



Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of April 19, 2022 meeting agenda

PUBLIC COMMENT PERIOD

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

RECOGNITIONS

5. Volunteer Appreciation Week
6. Holly Springs High School Aeronautics and Engineering Club

REQUESTS AND COMMUNICATIONS

7. North Carolina Turnpike Authority Complete I-540 Update

CONSENT AGENDA

8. Approve the minutes of the April 5, 2022 business meeting.
9. Quarterly Budget Amendments
10. Agreement for Limited Access to Sugg Farm from Parks at Bass Lake Subdivision
11. Installment Finance Agreement for Vehicles & Equipment - 2022B
12. Holly Springs Road Widening (EAST) ROW Acquisition Contract Amendment
13. Arbor Creek/Middle Creek Greenway Construction Management Contract
14. Chapter 16. Public Enterprises - Code of Ordinance Revisions

PUBLIC HEARINGS

15. 1000 S. Main Street Annexation and Rezoning - Legislative Hearings
16. Voluntary Annexation A21-01, Optimist Commons - Legislative Hearing

NEW BUSINESS

17. Optimist Commons Master Plan
18. Carolina Springs Phase 2 Preliminary Plan
19. Rhamkette Plaza Development Plan Major Amendment
20. CS Tree Services Development Plan

OTHER BUSINESS
MANAGER'S REPORT
CLOSED SESSION -
ADJOURNMENT

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

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



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions

Title: Volunteer Appreciation Week

Strategic Priority Area: Organizational Excellence

Safe & Friendly

Engaged, Healthy, & Active Community

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Proclaim April 17- 23 as Volunteer Appreciation Week in Holly Springs.

Explanation:

- April 17- 23, 2022 is National Volunteer Week and this year's theme is Volunteers are Empathy in Action.
- The Town wishes to recognize those who volunteer their time with the Town and with other organizations in Holly Springs.
- The Town also wishes to encourage all residents to become involved in volunteer work.

Background:

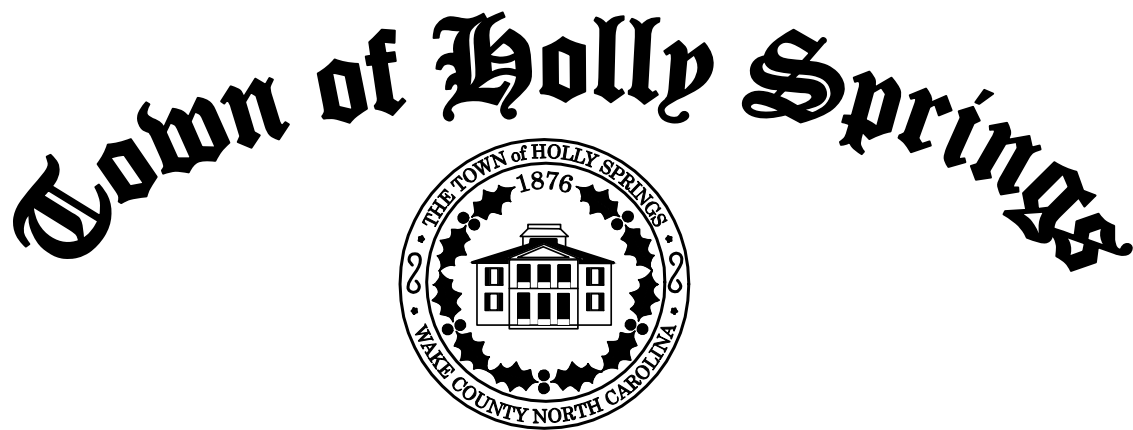
- Volunteers are a great treasure and share many and varied talents.
- Giving of oneself enriches the giver as much as, or more than, the receiver.

Funding Source(s):

N/A

Attachment(s):

1. Volunteer Appreciation Week



A Proclamation By The Mayor

Volunteer Appreciation Week

WHEREAS, National Volunteer Week is an opportunity to recognize and honor the countless individuals who selflessly invest in the lives of others; and

WHEREAS, the theme for National Volunteer Week 2022 is “volunteers are empathy in action”; and

WHEREAS, volunteers are finding unique and innovative ways to spread joy and meet the emotional, physical, and spiritual needs of others; and

WHEREAS, volunteers are an integral part of our heritage since the early days of our nation and it is essential that we continue this tradition of giving and sharing to preserve and improve the quality of life for all citizens in our community; and

WHEREAS, experience teaches us that government by itself cannot solve all of our nation’s problems; and the giving of oneself in service to another empowers the giver and the recipient; and

WHEREAS, our volunteers are a great treasure; and during this week we recognize the many and varied talents that volunteers share with the Town in service to Town Hall and the Parks and Recreation Department; and

WHEREAS, each year a special week is designated in our nation for the dual purpose of recognizing those who give of themselves and of encouraging all citizens to become involved in volunteer work; and it is fitting at this time that we say “thank you” to all individuals, groups, and businesses who have given time, energy, and resources to their communities through volunteer service;

NOW THEREFORE, I, Sean Mayefskie, Mayor of the Town of Holly Springs, North Carolina, do hereby proclaim April 17-23, 2022 as

Volunteer Appreciation Week

in the Town of Holly Springs and encourage the people of Holly Springs to observe this week by celebrating the important work that volunteers do every day throughout our community.

Proclaimed this, the 19th day of April, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 19th day of April, 2022.

Sean Mayefskie, Mayor



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Recognitions

Title: Holly Springs High School Aeronautics and Engineering Club

Strategic Priority Area: Organizational Excellence

Engaged, Healthy, & Active Community

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Honor the Holly Springs High School Aeronautics and Engineering Club

Explanation:

- Holly Springs High School Aeronautics and Engineering Club was selected as one of 57 winning schools in the NASA TechRise Student Challenge.
- Their project on Artificial Gravity will be launched in January 2023 on a suborbital rocket launched by UP Aerospace.

Background:

- Tiffanni Craig teaches physics at Holly Springs High School and started the Aeronautics and Engineering Club this year.
- The Club started with around 12 of her physics students and has since grown to 28 students, freshmen through seniors.
- The students chose the NASA TechRise challenge and came up with the design themselves.
- Artificial gravity could have practical applications in allowing longer space flights - such as a trip to Mars - by preventing the harm that bodies experience in anti-gravity.
- The students will at least get to watch a livestream of "their" rocket launch in January, but Ms. Craig hopes to be able to take them to California to watch the launch in person.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Requests & Communications

Title: North Carolina Turnpike Authority Complete I-540 Update

Strategic Priority Area: Responsible & Balanced Growth

Safe & Friendly

Staff Resource: Randy Harrington, Town Manager

Action(s):

No action required.

Explanation:

Dennis Jernigan of the NC Turnpike Authority will share a progress update on the I-540 extension in Holly Springs.

Background:

- Mr. Jernigan previously updated the Mayor and Council on the progress of the I-540 Extension project on August 6, 2019, February 18, 2020, and June 1, 2021.
- Since 2002, the NC Turnpike Authority has worked to advance toll transportation facilities to help increase choices in how drivers reach destinations in the region while also reducing congestion along heavily traveled routes and providing an additional revenue stream for building new commuter routes.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda

Title: Approve the minutes of the April 5, 2022 business meeting.

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Approve the minutes of the Council's business meeting held April 5, 2022.

Explanation:

- Minutes in draft form are attached for the Council's review.
- If there are any corrections, please call the Town Clerk at 919-557-3900 in advance of Tuesday night's meeting so that corrected versions of the draft minutes can be circulated for review before adoption of the Consent Agenda.

Background:

Funding Source(s):

N/A

Attachment(s):

1. 4.5.22 minutes_notes



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, April 5, 2022. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and three Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Mayefskie, Mayor Pro Tem Dan Berry, Council members Aaron Wolff, and Timothy Forrest.

Council Members Absent: Council members Kristi Bennett and Shaun McGrath.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager*; Daniel Weeks, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mathew Mutter, *IT*; Kendra Parrish, *Executive Director of Utilities & Infrastructure*; Tim Athy, *Utilities and Infrastructure*; Kimberly Keyes, *Utilities and Infrastructure*; Daniel Pope, *Development Services*; LeeAnn Plumer, *Director, Parks & Recreation*; Rachel Ingham, *Utilities and Infrastructure*; Aaron Levitt, *Utilities & Infrastructure*; Chris Hills, *Director, Development Services*; Irena Krstanovic, *Director, Economic Development*; Corey Petersohn, *Administration*; Antwan Morrison, *Director, Finance*; Cassie Hack, *Director, Communications*; LeRoy Smith, *Fire Chief*; Kathy White, *Deputy Clerk*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by the Reverend Dr. Jonathan Blanke of Resurrection Lutheran Church.

4. Agenda Adjustment: The April 5, 2022 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Forrest
Vote: Unanimous

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

The following written comments were received: none

The following comments were received in person: Bob Gill spoke about the noise ordinance and violations of that ordinance, and requested enforcement.

Tyler Dublick said he was a first grader at Holly Grove Elementary School and he participates in Kids Duty to clean up the playground at his school. He would like to know if a robot could be built to "eat" trash and spits it out into the trashcan.

Brent Dublick said that the kids who participate in Kids Duty are setting a good example to other people. He requested that Council consider passing a bill Kids Duty Act to enable and educate children to clean up their environment. He requested funding for plastic bags and grabby sticks to help the children clean up if building the robot was not feasible.

REQUESTS AND COMMUNICATIONS

5. Holly Springs Road Construction – Public Communication Strategy

Tim Athy, Utilities and Infrastructure, said the purpose of this item was to update Council on the Holly Springs Road Widening (East) public communication strategy. He introduced the team that partnered with the Town from Kimley Horne and Fred Smith. He explained that the phases have been renamed East, Central, and West. He outlined the timeline for construction, beginning with the bridge at Middle Creek starting later this month, with construction on the North side of the road beginning in late 2022. The South side of the road will begin construction in late 2023. The South side is the area that will have the greater impact to the schools. The roundabout will be constructed in late 2024, with the projected completion of the project in mid-2025.

Cassie Hack, Director Communications and Marketing, said that this was the largest road project that the Town has ever undertaken. She outlined the communications plan which includes signage along the road to reach drivers, information and an interactive map on the Town website, and Kimley Horn's interactive website, as well as in person meetings, communication to the school and local HOAs, direct mail, and in-person events. She explained how affected residents can get their questions answered. She said that the ground breaking for the project would be April 20th.

Consent Agenda

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

6. Minutes – Council approved the minutes of the March 8, 2022 workshop meeting and the March 15, 2022 business meeting.

7. Bass Lake Pump Station Phase 2 Upgrade – The Council approved a contract with HIGHFILL in the amount of \$248,100 for the design of upgrades needed at the Bass Lake Pump Station.

8. NC DEQ Division of Water Infrastructure Spring 2022 Grant and Loan Funding Applications. – The Council adopted Resolutions 22-13, 22-14, 22-15, 22-16, and 22-17
Copies of Resolutions 22-13, 22-14, 22-15, 22-16, and 22-17 are attached to these minutes.

9. Recruitment Incentives and Market Retention Salary Adjustments for Codes inspector and Fire Inspector Positions. – The Council authorized the Town Manager to implement hiring incentives, referral incentives, and early implementation of the Pay & Classification Study adjustments for only development related codes and fire inspection positions.

10. 1000 South Main Street Voluntary Annexation A21-05. – The Council adopted Resolution 22-04 directing the Town Clerk to investigate the sufficiency of annexation petition A21-05 and setting the public hearing for April 19, 2022.

A copy of Resolution 22-04 is attached to these minutes.

PUBLIC HEARINGS

11. Gunter Morris Rd. Road Closure

John Schifano, Town Attorney, said that Gunter Morris Road was a family road that cut through properties all owned by the same family in the Town's ETJ. The family would like the road closed, and the NCDOT requires action from the Town Council to abandon a portion of the right of way located on Gunter Morris Rd. The Council passed a resolution of intent to close the road on February 1, 2022. Mr. Schifano said that by operation of law, when the road is abandoned it will

revert to the underlying land owners. He said the Town has never maintained this road or invested any Town funds in its construction or maintenance.

Mayor Mayefskie opened the public hearing.

There being no input, Mayor Mayefskie closed the public hearing.

MPT Berry asked if the family gave a reason for wanting to close the road. Mr. Schifano said people were driving down it and dumping trash and the family wants to be able to put up no trespassing signs.

Action: Motion to adopt Resolution 22-12 to adopt an order to close and abandon Gunter Morris Road Right of Way.

Motion by: Wolff

Second by: Forrest

Vote: unanimous

A copy of Resolution 22-12 is attached to these minutes.

NEW BUSINESS

12. Fire Station Number 3 Design Services Contact & Reimbursement Resolution for Funding

Kimberly Keyes, Utilities and Infrastructure, said the purpose of this item was to award a contract to ADW Architects for design services for Fire Station Number 3. She showed where the proposed site is in relation to development on that side of town, and contrasted the current, temporary station 3 with a concept for the proposed station 3.

LeRoy Smith, Fire Chief, explained the coverage area that the new station would be able to cover and the importance for maintaining the Town's ISO rating. He gave a description of the proposed features of the station. MPT Berry asked how long it took to respond to the full 5 miles. Chief Smith gave the factors that feature into the response time and said it was 9 minutes total time to get to the far edge of the coverage. MPT Berry asked if, with the Town growing, three stations were enough or if more stations would be needed. Chief Smith said that they are constantly evaluating response times and the need for other facilities.

Mayor Mayefskie asked what the blank areas in the map were. Chief Smith said that if there are no roads in an area, they cannot reach the area. The GIS map only shows where there are roads. He said that parts of Station 3 coverage are in Wake County and parts of Apex, which could result in them increasing the Town's cost share. He said that the plan is to put a fire engine and four personnel in this station when it is completed, but as things change in the Town the assignments can change.

Ms. Keyes gave an overview of what the station would contain, and said that the land appraisal has been received and is under review. Next steps include the land purchase, with design and permitting from spring of 2022 to spring of 2023 and construction beginning in the summer of 2023. She said that this project will be funded with an anticipated up to \$11.2 million Limited Obligation Bond.

Action 1: Motion to adopt the Town Building Capital Project Ordinance (Ordinance 22-05) and Business Park Development Capital Project Ordinance (Ordinance 22-06).

Motion by: Berry

Second by: Forrest

Vote: unanimous

Copies of Ordinances 22-05 and 22-06 are attached to these minutes.

Action 2: Motion to approve the Reimbursement Resolution.

Motion by: Wolff

Second by: Forrest

Vote: unanimous

A copy of Resolution 22-19 is attached to these minutes.

Action 3: Motion to award contract to ADW Architects in the amount of \$587,950 for design services and provide project contingency in the amount of \$100,000.

Motion by: Berry

Second by: Wolff

Vote: unanimous

13. Fiscal Year 2022-23 Strategic Plan

Corey Petersohn, Administration, said the purpose of this item was to review updates to the proposed Fiscal Year 2022-23 Strategic Plan, and adopt the plan. He reminded Council of the work that they had done since December on updating the plan, and reviewed for residents the five strategic priority areas. He said the updates included refreshing the Engaged, Health, & Active Community strategic priority area in the wake of the recently completed Parks and Recreation Master Plan. Other updates respond to priorities identified in the community survey with new initiatives focused on infrastructure planning and asset management, a continued emphasis on employee retention recruitment, and professional development. The updates also included small tweaks which added clarity and improved alignment to the Mayor and Council's vision. He said that adopting the Strategic Plan tonight would allow the budget process to align with Council's vision in preparation for adoption in June.

Action: Motion to adopt the Fiscal Year 2022-23 Strategic Plan.

Motion by: Wolff

Second by: Forrest

Vote: unanimous

OTHER BUSINESS

None that required action.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he appreciated the Chamber of Commerce partnership and the effort they put in. He said later in April, on the 25th, is the next North West Gateway Advisory Committee meeting and there will be an open house on April 27th. They are looking for a summer completion of that project.

Related to this, Dennis Jernigan from NCDOT will be coming to the next council meeting. The realignment of Kildaire Farm Road is coming up and you will hear more about it at the next meeting.

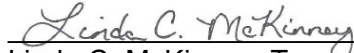
CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(3) to confer with the Town Attorney on a potential litigation matter.

Motion by: Berry
Second by: Wolff
Vote: Unanimous

Motion to leave closed session was made by MPT Berry, seconded by Council member Forrest and passed with a unanimous vote.

Adjournment: Council member Wolff made a motion to adjourn at 8:33 pm. It was seconded by MPT Berry and passed with a unanimous vote.

Respectfully Submitted on Tuesday, April 19, 2022.



Linda C. McKinney, Town Clerk

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



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda

Title: Quarterly Budget Amendments

Strategic Priority Area: Organizational Excellence

Staff Resource: Corey Petersohn, Finance

Action(s):

1. Approve general fund operating budget amendment related to the Apex interlocal agreement (ILA).
2. Approve Grants & Special Revenue Fund Ordinance (22-08) and Water Projects Capital Project Ordinance (22-09).

Explanation:

- On a quarterly basis, if needed, staff submit budget amendments that account for technical adjustments, any outstanding actions approved by Town Council at meetings and workshops, or when revenues need to be recognized.
- This quarterly action includes:
 - Town of Apex Interlocal Agreement (ILA) Yard Waste Revenue - the Town previously made an agreement with the Town of Apex regarding temporary transportation and disposal of yard waste. Staff estimated the full cost for the current fiscal year as not to exceed \$10,000. This is based on an agreed upon rate with the Town of Apex. This amendment budgets for the corresponding revenue and expense for this agreement.
 - State Capital and Infrastructure Fund (SCIF) \$2,500,000 grant - the Town has received from the state \$2,500,000 in grant funding per the Appropriations Act of 2021 (SL 2021-180). This Grants & Special Revenue Fund ordinance recognizes that new revenue.
 - Body Worn Cameras Grant \$138,000 - the Town has received federal matching funds for the purchase of equipment and implementation of body worn cameras. This Grants & Special Revenue Fund ordinance recognizes that new revenue.
 - Project Titan / Northwest Utility Expansion - the Town is receiving \$8,000,000 in state funds and has received \$5,000,000 in private contributions. The Water Projects Capital Project Ordinance recognizes this additional \$13,000,000 in revenue.

Background:

- In December 2021, the Town entered into an ILA for the temporary transportation and disposal of yard waste by a third party with the Town of Apex.
- Grants & Special Revenue Fund Ordinance (22-08) supersedes the previously approved ordinance (21-44) and funds all grants and special revenue projects. This ordinance increases the total fund from \$4,243,317 to \$6,881,317, which is a \$2,638,000 increase

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comprised of the \$2,500,000 SCIF Grant and \$138,000 federal match grant.

- Water Projects Capital Project Ordinance (22-09) supersedes the previously approved ordinance (21-41) and funds all water system projects. This ordinance increases the total fund from \$71,705,924 to \$84,705,924, which is a \$13,000,000 increase comprised of the \$8,000,000 state grant and \$5,000,000 private contribution.

Funding Source(s):

- Apex ILA - Yard waste fees paid by the Town of Apex to the General Fund (\$10,000).
- Grants & Special Revenue Fund - State Capital and Infrastructure Fund (SCIF) (\$2,500,000)
- Grants & Special Revenue Fund - Federal matching grant (\$138,000)
- Water Projects Capital Project Fund - State funding (\$8,000,000) and developer contributions (\$5,000,000)

Attachment(s):

1. FY22 Budget Amendment Form - Apex ILA Yard Waste
2. 22-08 Grants and Special Revenue Ordinance
3. 22-09 Water Projects Capital Ordinance

Town of Holly Springs Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022.

Department: Public Works **Date:** 4/19/2022

Reason for Budget Amendment:

This amendment is budgeting the revenue and expense related to the Town of Apex ILA for hauling yard waste.

Expense			
Account #	Account Description	Increase	Decrease
10-422-24-81.03	Solid Waste Landfill Fees	\$ 10,000	
Total Expense:		\$ 10,000	\$ -

Revenue			
Account #	Account Description	Increase	Decrease
10-324.03	General Fund - Yard Waste Fees	\$ 10,000	
Total Revenue:		\$ 10,000	\$ -

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.

Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.

All inter-departmental transfers will be reported to Town Council by the following month.

Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.



Ordinance No. 22-08

Date Submitted: April 19, 2022

Date Adopted: April 19, 2022

**Grants and Special Revenue Fund Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA**

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

SECTION I: The project authorized by this ordinance consists of general government projects funded by donations, grants, and local, state, and federal restricted funds.

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

SECTION III: The following amounts are appropriated for the project funds:

Grant and Special Revenue Fund	
Expenditures:	
General Government	4,640,588
Code Enforcement	1,978,018
Police Department	258,511
Parks and Recreation	4,200
Total	6,881,317

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

Grant and Special Revenue Fund	
Revenues:	
Federal Grants	2,331,649
State Grants	2,558,797
Other Grants	4,200
Inspections Revenues	1,978,018
Miscellaneous Revenues	8,653
Total	6,881,317

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

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

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

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

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

The provisions of this ordinance shall become effective April 19, 2022 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of April 2022.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk





Ordinance No. 22-09

Date Submitted: April 19, 2022

Date Adopted: April 19, 2022

**Water Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA**

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

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

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

SECTION III: The following amounts are appropriated for the project funds:

Water Project Fund	
Expenditures:	
Water Projects	84,705,924
Total	84,705,924

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

Water Project Fund	
Revenues:	
Revenue Bond Proceeds	59,611,400
Transfers In	9,540,816
State Grants	8,000,000
Private Contributions	5,000,000
Federal Grants	2,500,000
Miscellaneous Revenues	53,708
Total	84,705,924

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

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

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

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

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

The provisions of this ordinance shall become effective April 19, 2022 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of April 2022.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda

Title: Agreement for Limited Access to Sugg Farm from Parks at Bass Lake Subdivision

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: Adam Huffman, Parks & Recreation

Action(s):

Approve the Memorandum of Understanding (MOU) with the Parks at Bass Lake neighborhood for limited use of the emergency access road during certain Town special events.

Explanation:

- The Town often utilizes Sugg Farm for large, community-wide special events which can attract several thousand vehicles to the park.
- In order to safely and expeditiously move both pedestrians and traffic during the course of and at the conclusion of such events, the Town wishes to utilize a limited access road which connects to the Parks at Bass Lake Park (PABL) neighborhood at Eno Drive. This access point was installed as an emergency exitway and greenway connection from the park.
- This memorandum of understanding (MOU) outlines the terms and arrangements between the Town and the PABL HOA to allow the expanded use of the access road for egress purposes for certain Town events held at the park.
- The mutually beneficial goals of this agreement will achieve improved traffic flow at Sugg Farm Park and help reduce event parking within the PABL neighborhood.
- The PABL HOA unanimously approved the MOU at their April Board meeting.

Background:

- Parks at Bass Lake neighbor design was approved with an emergency exit connecting Sugg Farm Park to Eno Drive.
- Per the developer agreement, this exit road only allows access for emergency vehicles leaving Sugg Farm Park.
- In order to utilize the road as an egress point for events, roles and responsibilities for both parties are documented in the MOU..
- The MOU outlines the requirements and provides a framework for safe and efficient use of the access road.

Funding Source(s):

N/A

Attachment(s):

1. TOHS-PABL MOU aerial

Town Council Business Meeting
April 19, 2022

2. Register of Deeds MOU For Access Use
3. PABL MOU For Access Use. Final



ACCESS & USE EASEMENT

PREPARED BY (WITHOUT TITLE EXAMINATION) & RETURN TO: JOHN SCHIFANO, P. O. Box 8, HOLLY SPRINGS, NC 27540-0008 (Box 105)

**STATE OF NORTH CAROLINA
COUNTY OF WAKE**

THIS ACCESS EASEMENT is made and executed on the date listed at the signature line.

PARKS AT BASS LAKE HOMEOWNER'S ASSOCIATION, Inc. 4506 MIAMI BOULEVARD, SUITE 100 DURHAM, NC 27703-8000 GRANTOR, and	TOWN OF HOLLY SPRINGS P.O. BOX 8 HOLLY SPRINGS, NC 27540 GRANTEE.
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The designation "Grantor" as used herein shall include the singular and plural, as required, and the masculine, feminine and neuter gender as appropriate.

WITNESSETH:

WHEREAS, the Grantor is the owner of a tract of land described as follows: as described in that certain Deed recorded in Book 17161, Page 1064, Wake County Register of Deeds, having a Wake County Real Estate Tax ID Number of **0437106**, and a PIN of **0658561803** ("Property") ; and,

WHEREAS, the Town desires access to a portion of the Property for ingress and egress from its adjoining property of Sugg Farm Park and to do such things as provide the public with access during the Town events such as July 5th and Hollyfest ("Town Events") which take place at Sugg Farm Park, provide access for emergency first responders, and to provide construction and maintenance access for Town employees and agents as necessary, and such use will not interfere with the Grantor's use of its Property; and

WHEREAS, The Town has, in consideration of the foregoing, agrees to pave the current gravel road on the Property with asphalt within two years of this Agreement and to maintain the road and five feet on each side of the road in exchange for the Town's ability to use the road for access during Town Events, access for emergency first responders, and for construction and maintenance access; and,

WHEREAS, Grantor and has agreed to convey to the Grantee, hereinafter referred to as the “Town,” according to the terms under a Memorandum of Understanding among the Parties (“MOU”), the easements hereinafter described;

NOW, THEREFORE, for valuable consideration to the Grantor, receipt of which is hereby acknowledged, the Grantor has bargained and sold, and does hereby grant, sell and convey unto the Town, its successors and assigns, the rights, privileges, a right in the Property of the Grantor for the services hereinafter enumerated, the area subject to the easements being more particularly described as follows:

THE SPECIFIC PURPOSES, TERMS AND CONDITIONS, of the easements herein conveyed are as follows:

The area described (“Access Road”) is centered along the road which runs through the Property described in that certain Deed recorded in Book 17161, Page 1064, Wake County Register of Deeds, having a Wake County Real Estate Tax ID Number of 0437106, and a PIN of 0658561803.

I. ACCESS ROAD:

The Town may use the area of the Property, to wit, an approximately twenty five foot (25’) wide access through the Property (“HOA Access Strip”), with 12 feet of paved material centered along the gravel road running through the Property, as a right, privilege, and easement, in perpetuity, to begin upon recordation of this Agreement in the Wake County Register of Deeds, to use the HOA Access Strip for access and usage, across the Property described, together with the right, privilege and easement, for the Town or its agents’ egress and ingress across said easement for the purposes of construction and maintenance as necessary, access for emergency first responders, and for access to the public during the Town Events which are held on the adjacent property commonly known as Sugg Farm Park.

II. TERM.

The term of this agreement, and the Town or its agents’ right of access through the HOA Access Strip for construction and maintenance is permanent and shall not expire. The right of access for emergency first responders is permanent and shall not expire. The right of access for the public is permanent and shall not expire, but shall only be used during the Town Events held on the adjacent property commonly known as Sugg Farm Park.

III. CONDITION PRECEDENT.

Parties agree that the HOA Access Strip shall be used only pursuant to the terms of the MOU.

IV. INSTALLATION AND MAINTENANCE.

The Town agrees to install an asphalt road along the HOA Access Strip within two years of the recording of this Agreement. The Town further agrees to maintain the current gravel road and future asphalt road, as well as five feet adjacent to each side of the road. In the event that any pavement installed shall need repair because of the Town’s use, the Town shall repair the pavement of the Grantor’s HOA Access Strip.

AS FURTHER GENERAL TERMS AND CONDITIONS of this Agreement, the Grantor shall remain the fee owner of the affected property, and may make all lawful uses of such property not inconsistent with the Easement Area herein conveyed; and, following completion of any public improvements within the easement areas, including maintenance and repair of same, the Town will restore any disturbed lands to their former condition.

TO HAVE AND TO HOLD the aforesaid interests, and all privileges and rights thereunto belonging to the Town of Holly Springs, its successors and assigns during the Term of this Agreement.

AND the Grantor does covenant that it is vested of the premises in fee and has the right to allow the Town’s access to the Property and HOA Access Strip and agrees to keep the site compliant with local laws.

IN WITNESS WHEREOF, the Grantor hereinbefore named has set its hand and seal the day and year written below.

Parks at Bass Lake Homeowner’s Association, Inc.,

BY:_____ (Print Name) Date_____

_____ (Signature)

_____ (Title)

SEAL

**STATE OF NORTH CAROLINA
COUNTY OF WAKE**

I,_____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____ personally appeared before me this day and acknowledged that he is the _____ of The Parks at Bass Lake Homeowner’s Association, Inc., A North Carolina Non-Profit Corporation, and that he, as such officer, being authorized to do so, executed of the foregoing instrument.

Witness my official stamp or seal, this the _____ day of _____, 2020.

SEAL

TOWN OF HOLLY SPRINGS

By:

Randy Harrington, Town Manager

Date_____

SEAL

ATTEST:

Linda McKinney, Town Clerk

STATE OF NORTH CAROLINA

)

MEMORANDUM OF

)

UNDERSTANDING FOR ACCESS ROAD

COUNTY OF WAKE

)

AT SUGG FARM PARK

This Memorandum of Understanding ("MOU"), entered into the ____ day of April, 2022, by and between the Town of Holly Springs (the "Town"), a North Carolina municipal corporation, and the Parks At Bass Lake Homeowners' Association, Inc. ("HOA"), a North Carolina nonprofit corporation, (together referred to as the "Parties") hereby sets forth the following terms and understandings of the Parties with respect to this agreement for the use of an access road to Sugg Farm Park located at the intersection of Eno Drive and Grandfather Court in Holly Springs.

WHEREAS, the Town operates a Parks and Recreation Department pursuant to Article 18 of N.C.G.S. § 160A for the purpose of providing recreational opportunities both athletic and cultural to people of all ages, and to effectively accomplish these goals enters into contracts with private entities to provide a wide selection of opportunities for the citizens of Holly Springs; and,

WHEREAS, the Town owns, maintains, and utilizes current and planned several athletic fields, facilities, greenways, public streets, parks, and rights of way located within the Town for its use and for the general use of its citizens, and through effective time management, scheduling, and best practice utilization techniques, including but not limited to coordinating large community events such as Hollyfest and the celebration of Independence Day (typically on July 5) at Sugg Farm Park, which is adjacent to property owned by the HOA ; and,

WHEREAS, the HOA owns an approximate .06 acre tract ("Access Road") identified by Wake County Tax ID No 0437106 and PIN 0658561803 located at the intersection of Eno Drive and Grandfather Court, in Holly Springs, which serves as an access out of Sugg Farm Park under certain conditions stipulated to herein; and;

WHEREAS, the Parties desire to enter into this MOU to govern the manner and method in which the Town may utilize the Access Road and;

NOW THEREFORE, in consideration of the foregoing precatory language which forms the basis for the Agreement, the Parties do hereby agree as follows:

1. The Town may use the Access Road for egress only for Town of Holly Springs events, i.e. events that are entirely programmed and run by the Town of Holly Springs. The Town may from time to time allow other events at the park, however the Access Road may be utilized only for the events in which the Town is the sole sponsor or participant. The Town shall not hold more than three additional events per calendar year, in addition to HollyFest or Independence Day events, without express written permission of the HOA.
2. The Town shall provide the HOA with notice, pursuant to the Notice provision, 48 hours' notice in advance of any use relating to construction or maintenance. The access road can be used for egress and ingress for construction and maintenance.
3. The Access Road may be used at any time by first responders in the event of an emergency requiring such use, if in the opinion of the first responders, such access is necessary for the

provision of life saving measures or to prevent significant property damage. Use pursuant to this section shall only be for the duration necessary for the emergency.

4. In the event that Teal Lake Drive is not accessible to NC 55 By pass, the Access Road shall not be used.
5. If the main entrance to Sugg Farm Park via Grigsby Avenue is not passable for passenger traffic, the Access Road cannot be utilized as a replacement to the front gate for public access.
6. The Access Road will be paved by the town and kept in proper working condition and not allowed to fall into disrepair. Disrepair including, but not limited to, potholes, pavement heaving, and splitting allowing vegetation growth.
7. When not utilized by the Town, the Access Road shall be secured to prevent vehicular access, such as the use of at least two bollards, one at each end of the Access Road. The bollards will be placed at the Eno Drive and parkland entrances.
8. The Town will provide at least one digital radar sign along the westbound side of Eno Drive (east of Teal Lake Drive) during any Town event in which the Access Road is used by the Town.
9. When the Access Drive is in use for a Town event, a Town officer will be stationed within the boundary of the Parks at Bass Lake subdivision during high traffic periods of patrons leaving the event and throughout the entire Independence Day and Hollyfest events to ensure safe egress.
10. The Town shall develop a traffic management plan for Town events in which the Town utilizes the Access Road, and which shall meet the following requirements:
 - a. the Town will use up to 100 cones and place them in areas between driveways about every 30 feet (at least two cones will be placed between driveways).
 - b. The Town will place at least twelve No Parking signs along Eno Drive with one message board addressing speed.
 - c. P&R staff will intermittently drive along Eno Dr. and dispatch a police officer to talk to potential violators.
 - d. Homeowners may have cars towed (at the vehicle owner's expense) if violators park in front of their driveway.
 - e. The Town will post No Parking instructions along Eno Drive on the Holly Springs social media sites.
11. HOA shall maintain its tax exempt and nonprofit status during the term of the Agreement. In the event of a change in status, the HOA shall immediately inform the Town.
12. No partnership. No partnership is created under this MOU. The Town and HOA shall at all times maintain liability insurance policies for their respective interests. HOA agrees to indemnify, protect, and provide legal defense to the Town against any claims, whether or not they are meritorious, that originate as a result of any activity of HOA or its sublicense holder, on the Licensed Property.
13. Entire Agreement. This MOU represents the entire understanding of the Parties with respect to the matters set forth herein. Any modification of the terms of this MOU are not binding until reduced to writing, signed by a manager of HOA, and approved by majority vote of the Town Council of Holly Springs in an open meeting. With respect to any term or condition of any previous MOU that is not consistent with a term or condition of this MOU, this MOU shall control.

14. No Third Party Beneficiaries. There shall be no Third Party Beneficiaries to any promise, restriction, covenant, duty, or otherwise contained in this MOU.
15. Venue. Venue and jurisdiction for any legal dispute with respect to this License Agreement is proper in Wake County Superior Court.
16. Notice. For any notice under this MOU, the following shall apply:

- a. For the Town: Adam Huffman

Town of Holly Springs

- b. For the HOA: Shaun Flynn

Parks at Bass Lake Homeowners' Association

NOTICE TO ALL CONTRACTORS & VENDORS:

Notwithstanding anything to the contrary in your contracts, this Contract is valid and enforceable only on the following conditions: Any language in the attached contract purporting to create an indemnity against the Town is hereby stricken and given no effect. Any provision for forum selection or choice of law other than the situs of this contract (Wake County, North Carolina) is hereby stricken and given no effect. The signatures below are only effective upon your acceptance of the foregoing. In the event that you do not accept this notice and modification, inform the Contract Manager/Contact listed below immediately. Hereby incorporated is the attached Non Appropriations Clause. For contracts obligating a town expenditure exceeding \$2500, a PO is required.

VENDOR SIGNATURE:

I certify the above language is acceptable and I certify that as a vendor I am not on the list(s) at www.nctreasurer.com/iran.

Date: _____

Printed Name & Title: _____

Approved as to form:

John Schifano, Town Attorney

Town Contact: _____

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

Antwan Morrison, Director of Finance

PO Number: _____

By: _____

Randy Harrington, Town Manager

ATTEST:

(Town Seal)

By: _____

☐ Linda McKinney, Town Clerk

☐ Kathy White, Deputy Town Clerk

NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A PLEDGE OF THE FAITH AND CREDIT OF THE TOWN WITHIN THE MEANING OF ANY CONSTITUTIONAL DEBT LIMITATION. NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A DELEGATION OF GOVERNMENTAL POWERS NOR AS A DONATION BY OR A LENDING OF THE CREDIT OF THE TOWN WITHIN THE MEANING OF THE CONSTITUTION OF THE STATE. THIS AGREEMENT SHALL NOT DIRECTLY OR INDIRECTLY OR CONTINGENTLY OBLIGATE THE TOWN TO MAKE ANY PAYMENTS BEYOND THOSE APPROPRIATED IN THE SOLE DISCRETION OF THE TOWN FOR ANY FISCAL YEAR IN WHICH THIS AGREEMENT IS IN EFFECT; PROVIDED, HOWEVER, THAT ANY FAILURE OR REFUSAL BY THE TOWN TO APPROPRIATE FUNDS WHICH RESULTS IN THE FAILURE BY THE TOWN TO MAKE ANY PAYMENT COMING DUE HEREUNDER WILL IN NO WAY OBVIATE THE OCCURRENCE OF THE EVENT OF DEFAULT RESULTING FROM SUCH NONPAYMENT. NO DEFICIENCY JUDGMENT MAY BE RENDERED AGAINST THE TOWN IN ANY ACTION FOR BREACH OF A CONTRACTUAL OBLIGATION UNDER THIS AGREEMENT AND THE TAXING POWER OF THE TOWN IS NOT AND MAY NOT BE PLEDGED DIRECTLY OR INDIRECTLY OR CONTINGENTLY TO SECURE ANY MONEYS DUE UNDER THIS AGREEMENT.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda

Title: Installment Finance Agreement for Vehicles & Equipment - 2022B

Strategic Priority Area: Responsible & Balanced Growth

Safe & Friendly

Organizational Excellence

Staff Resource: Antwan Morrison, Finance

Action(s):

- Approve Installment Purchase Agreement (IPA) with Bank of America Approve Resolution 21-23 for financing terms and documents for equipment and vehicle Approve Installment Purchase Agreement (IPA) with First Bank
- Approve Resolution 22-20 for financing terms and documents for equipment and vehicle acquisitions
- Approve budget amendment associated with Installment Purchase Agreement with First Bank.

Explanation:

- The current economic environment and the related supply chain issues have presented local governments across the country with challenges in accessing vehicles and equipment in a timely manner. It is the goal of management to mitigate these challenges by expediting some planned orders.
- The Council has approved staff to proceed with implementing modifications to the current yard waste collection program, which will require new rolling stock equipment. The program update model is expected to go live in Spring 2023. This early ordering is necessary to mitigate the future risk of delayed truck deliveries impacting the start date for the new yard waste collection service model.
- The adopted FY 2022 budget included funds for police vehicles. Staff was ordered to begin the build-out of these vehicles during Fall 2021. During Winter 2021, staff was able to locate the needed vehicles on-site at a local dealer. Given the challenges mentioned above, staff determined it was in the town's best interest to not cancel the open build-out order so that we would not further delay receiving the needed police vehicles. Therefore, the Town will need to add additional budget to cover these three vehicles.
- Installment Purchase Agreements:
 - are one of several financing mechanisms available to local governments; authority is provided in NC General Statute 160A-20
 - for vehicles and equipment and do not require Local Government Commission (LGC) approval
 - allows the Town to take advantage of the current low-interest-rate environment,

as well as spread costs over future years

- The total amount for vehicle and equipment purchases, which includes taxes, tags, title, and decals, will not exceed \$1,581,000.
- This funding will be provided as follows:
 - Solid Waste - \$1,461,000
 - Public Safety - \$120,000

Background:

- Four (4) proposals were received with rates ranging from 2.40% to 2.98%.
- First Bank submitted a proposal with an interest rate of 2.40% for a five-year term and total interest payments of \$105,822.
- The attached resolution authorizes staff to proceed with closing the loan and obtaining the funds.

Funding Source(s):

Installment Financing Contract

Attachment(s):

1. Installment Purchase RFP
2. First Bank - Holly Springs - 2022B - IFA
3. First Bank - Holly Springs - 2022B - IFA - Amoritization Schedule
4. IFA - Analysis of Proposals
5. FY22 Budget Amendment Form - Vehicle Installment Financing
6. IFA Resolution - First Bank

Town of Holly Springs

REQUEST FOR PROPOSAL

INSTALLMENT PURCHASE FINANCING UNDER G. S. 160A-20

March 25, 2022

The Town of Holly Springs, North Carolina (hereinafter referred to as the "Town") desires to enter into an installment financing agreement pursuant to N. C. G. S. 160A-20 in the principal amount not to exceed \$ 1,581,000 This is the financing of the vehicles and equipment described below. The Town is soliciting your proposal to provide the necessary financing, subject to the terms and conditions set forth in this Request for Proposal.

The Town will be obligated to make the payments to fall due under the installment financing agreement.

VEHICLES/EQUIPMENT TO BE FINANCED:

Solid Waste	Single Axle Side Loaders (3)	\$ 975,000
Solid Waste	Leaf Truck	206,000
Solid Waste	Dump Truck	170,000
Solid Waste	Cart Delivery Truck	110,000
Public Safety	Investigator Vehicle (3)	<u>120,000</u>
Total		\$ 1,581,000

The current general obligation ratings for the Town are:

Aa1	Moody's Investors Services
AAA	Standard & Poor's Rating Services

Town staff expects to award the bid to the financial institution by Wednesday, April 13, 2022 and the respective resolution will be considered by the Town Council at their meeting on Tuesday, April 19, 2022. The Town anticipates closing this transaction on or prior to Friday, April 29, 2022.

CONTRACT SPECIFICATIONS

1. The desired amount of the financing is not to exceed \$1,581,000
2. The desired term of the financing is for a **five (5) year** period with level principal, a fixed interest rate and semi-annual payments made in arrears.

3. All proposals must specify the rate of interest to be charged and also provide a schedule of amortization. Proposals without an amortization schedule will not be considered.
4. List all additional costs expected to be associated with this financing in your bid, including but not limited to all origination, prepayment, legal and escrow fees/penalties that the Town of Holly Springs may be required to pay. If a fee/cost is not shown in your bid, the Town will not be obligated to pay it.
5. Total funding will be placed into escrow. Interest on which will accrue to the Town of Holly Springs and be credited to the escrow account. Bids should be based on gross funding of the equipment (without consideration of investment earnings).
6. The installment financing agreement must not contain a non-substitution clause and there must be a non-appropriation clause in the agreement.
7. Both parties must agree that the installment financing agreement shall be governed by the State of North Carolina. Proposer will obey all state and federal statutes, rules and regulations that are applicable to the financing.
8. The town reserves the right to reject any and all bids.

SUBMISSION OF PROPOSAL

Submit proposal to my attention by, Friday, April 8, 2022 (by 5:00 pm), via mail (Town of Holly Springs – 128 S Main Street – Holly Springs, NC 27540), e-mail or delivery.

If you have any questions or need additional information, please call me at 919-557-3912 or e-mail: antwan.morrison@hollyspringsnc.gov.

Thank you in advance for your consideration of this proposal.

Best regards,

A. Antwan Morrison

Finance Director

April 4, 2022

FIRST BANK

Town of Holly Springs
128 S Main St.
Holly Springs, NC 27540

Thank you for allowing First Bank the opportunity to submit a proposal for a direct loan of \$1,581,000 secured by Vehicles/Equipment as stated in the Request for Proposal from the Town of Holly Springs dated March 25, 2022.

The following terms and conditions for this loan are contingent on final loan approval:

- | | | | | | | | | | | | | |
|------------------------------|----------------------------|---|------------------------------|-----------|------------|-----------|------------|-----------|---------------------|-----------|--------------------------|-----------|
| I. | Borrower: | Town of Holly Springs, NC | | | | | | | | | | |
| II. | Amount: | \$1,581,000 | | | | | | | | | | |
| III. | Purpose: | <p>Purchase the following Vehicles and Equipment:</p> <table border="0"><tr><td>Single Axle Side Loaders (3)</td><td>\$975,000</td></tr><tr><td>Leaf Truck</td><td>\$206,000</td></tr><tr><td>Dump Truck</td><td>\$170,000</td></tr><tr><td>Cart Delivery Truck</td><td>\$110,000</td></tr><tr><td>Investigator Vehicle (3)</td><td>\$120,000</td></tr></table> | Single Axle Side Loaders (3) | \$975,000 | Leaf Truck | \$206,000 | Dump Truck | \$170,000 | Cart Delivery Truck | \$110,000 | Investigator Vehicle (3) | \$120,000 |
| Single Axle Side Loaders (3) | \$975,000 | | | | | | | | | | | |
| Leaf Truck | \$206,000 | | | | | | | | | | | |
| Dump Truck | \$170,000 | | | | | | | | | | | |
| Cart Delivery Truck | \$110,000 | | | | | | | | | | | |
| Investigator Vehicle (3) | \$120,000 | | | | | | | | | | | |
| IV. | Tax Status: | Tax-exempt | | | | | | | | | | |
| V. | Bank Qualified: | Yes | | | | | | | | | | |
| VI. | Interest Rate: | 2.40% | | | | | | | | | | |
| VII. | Term: | 5 years | | | | | | | | | | |
| VIII. | Maturity: | April 29, 2027 | | | | | | | | | | |
| IX. | Repayment: | 10 level semi-annual payments plus interest at a fixed interest rate for a period of 5 years, loan commencing on April 29, 2022 with semi-annual payments beginning October 29, 2022 and continuing every 6 months until loan is paid in full as outlined in the RFP Letter. | | | | | | | | | | |
| X. | Prepayment Penalty: | No pre-payment fee | | | | | | | | | | |
| XI. | Loan Fee: | 0 | | | | | | | | | | |

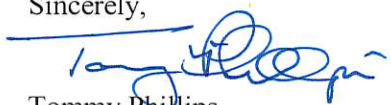
- XII. **Security:** Single Axle Side Loader Trucks (3), Leaf Truck, Dump Truck, Cart Delivery Truck and Investigator Vehicles (3) as listed in the RFP dated March 25, 2022.
- XIII. **Financial Statements:** Borrower shall furnish audited financial statements annually during the loan, and if requested by First Bank the Borrower shall provide interim financial statements.
- XI. **Closing Costs:** Town will cover any of their counsel fees while First Bank will cover any of the bank fees.
- XIV. **Ongoing Costs:** None
- XV. **Organizational Documents:** Copies of Borrower Organizational Documents certified by an authorized officer or representative of the Borrower and Certificates of Existences shall be furnished to First Bank prior to the loan closing.
- XVI. **Miscellaneous:** First Bank may require additional documentation, opinions of counsel for Borrower, or other documentation as may reasonably be necessary to assure borrowing authority, capacity and good standing of the Borrower.
- Bank would like a meeting to discuss our Deposit products & Treasury Service's capabilities.
- XVII. **Assignment:** This proposal is not assignable.

This is a proposal and not a commitment. The commitment will be based on the bank's review of the Town's current financials and obtaining final approval.

Term Sheet Rate will end on April 29, 2022 unless closed.

Thank you, again, for allowing First Bank this opportunity to be of service to you. We sincerely hope that you find these proposed terms and conditions to your satisfaction. If you have any questions, please feel free to contact us.

Sincerely,



Tommy Phillips
Business Development Officer
First Bank

AMORTIZATION SCHEDULE

Principal \$1,581,000.00	Loan Date 04-29-2022	Maturity 04-29-2027	Loan No	Call / Coll NONE	Account	Officer	Initials
References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing "*****" has been omitted due to text length limitations.							

Borrower: TOWN OF HOLLY SPRINGS

Lender: FIRST BANK
LOAN OPS
101 N Spring Street
Greensboro, NC 27401

Disbursement Date: April 29, 2022
Interest Rate: 2.400

Repayment Schedule: Principal+Interest
Calculation Method: 365/360 Actuarial

Payment Number	Payment Date	Payment Amount	Interest Paid	Principal Paid	Remaining Balance
1	10-29-2022	19,288.20	19,288.20	0.00	1,581,000.00
2	10-29-2022	158,100.00	0.00	158,100.00	1,422,900.00
2022 TOTALS:		177,388.20	19,288.20	158,100.00	
3	04-29-2023	17,264.52	17,264.52	0.00	1,422,900.00
4	04-29-2023	158,100.00	0.00	158,100.00	1,264,800.00
5	10-29-2023	15,430.56	15,430.56	0.00	1,264,800.00
6	10-29-2023	158,100.00	0.00	158,100.00	1,106,700.00
2023 TOTALS:		348,895.08	32,695.08	316,200.00	
7	04-29-2024	13,427.96	13,427.96	0.00	1,106,700.00
8	04-29-2024	158,100.00	0.00	158,100.00	948,600.00
9	10-29-2024	11,572.92	11,572.92	0.00	948,600.00
10	10-29-2024	158,100.00	0.00	158,100.00	790,500.00
2024 TOTALS:		341,200.88	25,000.88	316,200.00	
11	04-29-2025	9,591.40	9,591.40	0.00	790,500.00
12	04-29-2025	158,100.00	0.00	158,100.00	632,400.00
13	10-29-2025	7,715.28	7,715.28	0.00	632,400.00
14	10-29-2025	158,100.00	0.00	158,100.00	474,300.00
2025 TOTALS:		333,506.68	17,306.68	316,200.00	
15	04-29-2026	5,754.84	5,754.84	0.00	474,300.00
16	04-29-2026	158,100.00	0.00	158,100.00	316,200.00
17	10-29-2026	3,857.64	3,857.64	0.00	316,200.00
18	10-29-2026	158,100.00	0.00	158,100.00	158,100.00
2026 TOTALS:		325,812.48	9,612.48	316,200.00	
19	04-29-2027	160,018.28	1,918.28	158,100.00	0.00
2027 TOTALS:		160,018.28	1,918.28	158,100.00	
TOTALS:		1,686,821.60	105,821.60	1,581,000.00	

NOTICE: This is an estimated loan amortization schedule. Actual amounts may vary if payments are made on different dates or in different amounts.

LaserPro, Ver. 20.4.10.019 Copr. Finstra USA Corporation 1997, 2022. All Rights Reserved. - NC C:\CFILPL\AMORT.FC TR-140960 PR-10

Town of Holly Springs
General Fund Equipment and Vehicles - FY 2021-2022 (b) - \$1,581,000
Financing Proposals
Wednesday, April 13, 2022

BANK	TERM	INTEREST RATE		(PER AMTZN SCHED) MAXIMUM INTEREST COST	(PER AMTZN SCHED) ANNUAL DEBT SERVICE	NOTES	Payment	Total Payments	Total Interest
PNC Bank	5	2.9800%	BQ	\$ 44,758.11	\$ 342,112.59	Semi-annual payments No pre-payment penalty w/ 15 day notice No closing costs Legal fees not to exceed \$6,500 210 days make annual CPA audit available and annual budget	\$ 171,056.30	\$ 1,710,562.95	\$ 129,562.95
First Bank	5	2.4000%	BQ	\$ 32,695.08	\$ 337,364.32	Semi-annual payments No pre-payment penalty No closing costs Furnish audit financials upon request Proposal good through April 29, 2022	\$ 168,682.16	\$ 1,686,821.60	\$ 105,821.60
Truist Bank	5	2.5900%	BQ	\$ 39,017.00	\$ 339,155.90	Semi-annual payments No pre-payment penalty Escrow account Proposal good through June 7, 2022	\$ 169,577.95	\$ 1,695,779.50	\$ 114,779.50
First National Bank	5	2.8700%	Non BQ	\$ 36,213.70	\$ 340,171.56	120 days make annual CPA audit available Closing costs of \$96 No pre-payment penalty Semi-annual payments Proposal good through April 29, 2022	\$ 170,085.78	\$ 1,700,857.64	\$ 119,857.64
		2.5200%	BQ	\$ 31,737.63	\$ 337,188.60		\$ 168,594.30	\$ 1,685,942.38	\$ 104,942.38
Chase Bank	*****	*****	*****	*****	*****	*does not offer proposals for equipment/rolling stock	*****	*****	*****

Town of Holly Springs Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022.

Department: Finance Date: 4/19/2022

Reason for Budget Amendment:

Installment purchase agreement for vehicle and equipment.

Expense			
Account #	Account Description	Increase	Decrease
10-422-24-90.02	Public Work Solid Waste Capital Vehicles	\$ 1,085,000	
10-418-18-90.02	Police Capital Outlay Vehicles	\$ 120,000	
Total Expense:		\$ 1,205,000	\$ -

Revenue			
Account #	Account Description	Increase	Decrease
10-355.05	General Fund Installment Financing	\$ 1,205,000	
Total Revenue:		\$ 1,205,000	\$ -

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.

Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.

All inter-departmental transfers will be reported to Town Council by the following month.

Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.



THE TOWN OF

Holly Springs

Resolution No. 22-20

Date Adopted: April 19, 2022

Effective Date: April 19, 2022

Resolution Approving Financing Terms with First Bank

WHEREAS – the Town of Holly Springs (the “Town”) has previously determined to undertake a project for the financing of vehicles and equipment (“the Project”), and the Finance Director has now presented a proposal for the financing of such Project.

BE IT THEREFORE RESOLVED, as follows:

1. The Town hereby determines to finance the Project through First Bank or affiliate thereof (“Lender”), in accordance with the proposal dated April 8, 2022. The amount financed shall not exceed \$1,581,000, the annual interest rate (in the absence of default or change in tax status) shall not exceed 2.40%, and the financing term shall not exceed five (5) years from closing.
2. All financing contracts and all related documents for the closing of the financing (the “Financing Documents”) shall be consistent with the foregoing terms. The Finance Officer is hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution.
3. The Finance Officer is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for delivery of the Financing Documents have been completed to such officer’s satisfaction. The Finance Officer, further, is authorized to approve changes to any Financing Documents previously signed by Town officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the Finance Officer shall approve, with the Finance Officer’s release of any Financing Documents for delivery constituting conclusive evidence of such officer’s final approval of the Document’s final form.
4. The Town shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligationss. The Town hereby designates its obligations to make principal and interest payments aunder the Financing Documents as “qualified tax-exempt obligations” for the purpose of Internal Revenue Code Section 265(b)(3).

5. The Town intends that the adoption of this resolution will be a declaration of the Town's official intent to reimburse expenditures for the project that is to be financed from the proceeds of the Lender financing described above. The Town intends that funds that have been advanced, or that may be advanced, from the Town's general fund, or any other Town fund related to the project, for project costs may be reimbursed from the financing proceeds.
6. All prior actions of Town officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

Dated this ____ day of April, 2022.

[SEAL]

Linda McKinney
Town Clerk
Holly Springs, North Carolina



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda

Title: Holly Springs Road Widening (EAST) ROW Acquisition Contract Amendment

Strategic Priority Area: Economic Prosperity & Diversity

Safe & Friendly

Responsible & Balanced Growth

Engaged, Healthy, & Active Community

Staff Resource: Tim Athy, Utilities and Infrastructure, John Schifano, Town Attorney

Action(s):

- Approve TELICS Right-of-Way acquisition contract amendment in the amount of \$138,000.

Explanation:

- In June 2021, the Town Manager authorized expenditures up to \$50,000 for TELICS to assist the Town in the right-of-way (ROW) acquisition of 12 parcels for the Holly Springs Road Widening (EAST) project.
- Town is seeking to extend the TELICS contract for the ROW acquisition of an additional 35 parcels, and the work necessitates expenditures beyond the Town Manager's \$50,000 contract authority.
- TELICS' scope of work includes managing the property appraisal process, providing an estimate of value for impacted parcels, negotiating, and securing a signed Offer to Purchase.
- ROW Acquisition budget for the project is \$2M.

Background:

- On February 1, 2022, Town Council approved the construction and construction engineering/inspection/administration contracts for the Holly Springs Road Widening - Phase 2 project.
- Construction mobilization began on April 18, 2022 (construction duration is anticipated to take up to three years).
- The NCDOT approved the Town's ROW Phasing Plan, allowing the contractor to construct the project while the Town simultaneously acquires ROW.

Funding Source(s):

Streets Improvement Capital Project Fund

Attachment(s):

1. TELICS_Supplement_Proposal



April 7, 2022

Mr. Tim Athy, P.E.
Utilities & Infrastructure
Town of Holly Springs
128 S. Main Street
Holly Springs, NC 27540

**Town of Holly Springs On-Call
Holly Springs Road Widening Phase 2 Project
Wake County
Supplemental Proposal**

Supplemental Proposal for Right of Way Acquisition Services

Pursuant to the Town of Holly Spring’s request for TELICS to submit a supplemental proposal for the above project, the following is submitted for your consideration:

Fee Schedule	Unit Price
Negotiations using Claim Report (47 parcels)	\$4,000.00 / parcel
Total Fee for Negotiations	\$188,000.00
Less Original NTE (PO No. 2021-00000599)	(\$50,000.00)
Total Supplement Request	\$138,000.00

Original contract PO between TELICS and the Town is \$50,000.00. There are currently a total of 47 billable parcels for negotiations.

Thank you for your consideration. Please contact me with questions or if you require additional information.

Yours Truly,

J. Taylor Keith, R/W-RAC
Senior Manager
TELICS
(252) 227-4596

CC: Steve Nichols
Admin



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda

Title: Arbor Creek/Middle Creek Greenway Construction Management Contract

Strategic Priority Area: Engaged, Healthy, & Active Community

Responsible & Balanced Growth

Safe & Friendly

Staff Resource: Tim Athy, Utilities and Infrastructure

Action(s):

- Award and authorize the Town Manager to sign and execute the Construction Engineering & Inspections (CEI) and Contract Administration (CA) contract for the Arbor Creek/Middle Creek Greenway project to SEPI in the amount of \$264,000 (\$239,840 SEPI contract + \$24,160 contingency).

Explanation:

- The Arbor Creek/Middle Creek Greenway project will construct a 2.9 mile paved greenway generally located between Sunset Lake Rd./Arbor Creek neighborhood area and Holly Springs Rd./Middle Creek crossing.
- This greenway project has been identified on the Parks & Greenways Master Plan as one of the top greenway segment opportunities in the Town.
- The segment will also serve as a regional greenway connection linking Holly Springs and Apex.
- Town staff were able to incorporate the AC/MC Greenway CEI/CA contract with the existing Utle Creek Greenway CEI/CA contract, therefore leveraging a lower-priced contract for this work.
- The original CA/CEI project budget approved by the Town Council was \$687,500, including contingency. With an actual contract cost of \$264,000, including contingency, Town staff was able to leverage \$423,500 in savings.
- This greenway project will increase the town's trail network by 20% from 12 to 15 miles of hard surface trails.

Background:

- The project was bid for construction in January of 2022. Fred Smith Company was the lowest responsive, responsible bidder.
- On February 15, 2022 the Council approved the Arbor Creek/Middle Creek Greenway including a project budget of \$6,484,565 which included design, land easements, construction, and project contingency.

Funding Source(s):

Parks and Recreation Capital Project Fund

Attachment(s):

Town Council Business Meeting
April 19, 2022

1. AC-MC_Greenway_CA_Contract



RALEIGH

1 Glenwood Ave
Suite 600
Raleigh, NC 27603
O: 919.789.9977
F: 919.789.9591

CHARLOTTE

11020 David Taylor Dr
Suite 300
Charlotte, NC 28262
O: 704.714.4880
F: 704.714.4885

WILMINGTON

5030 New Centre Dr
Suite B
Wilmington, NC 28403
O: 910.523.5715
F: 910.523.5716

CHARLESTON

460 King St
Suite 200
Charleston, SC 29403
O: 843.804.8486
F: 843.203.9049

BEAUFORT

2015 Boundary St
Suite 233
Beaufort, SC 29902
O: 843.929.6854

February 11, 2022

Tim Athy
Transportation Engineer
Town of Holly Springs
PO Box 8
128 S. Main Street
Holly Springs, NC 27540

Subject: **Town of Holly Springs – Arbor Creek Greenway – Amendment #3 Construction Management/Construction Engineering and Inspection Services**

Dear Mr. Athy,

SEPI Engineering & Construction, Inc. (SEPI) is pleased to provide the **Town of Holly Springs** with a scope and fee proposal for Amendment #3 - Professional Construction Management/Construction Engineering and Inspection Services for the **Construction of Arbor Creek Greenway**. This estimate is based upon our understanding of the project information and scope of work as provided by **Town of Holly Springs Engineering** Staff and SEPI Design Engineers.

SEPI offers our clients a wide spectrum of services and we pride ourselves on being a full-service civil engineering and construction management firm with a 21-year history of providing professional engineering consulting services throughout North Carolina and the southeastern United States. Our services include site/civil engineering; land planning; surveying; environmental; planning; roadway design; traffic engineering; water resources; environmental remediation; construction engineering and inspection; and operations and maintenance. Our multi-disciplined structure enables SEPI to provide full consulting services for every step of a project from inception to implementation. SEPI is a certified Women's Business Enterprise (WBE) in North Carolina, South Carolina, and Florida. Our corporate office is located in Raleigh, with branch offices located in Wilmington, Charlotte, Asheville, Charleston SC, and Beaufort SC.

Scope and Fee

Our scope of services includes your potential desire to have all construction management; construction administration; material verification; construction materials testing; claims avoidance; and project closeout associated with this project, performed to minimum **Town of Holly Springs** and NCDOT specifications. The scope of this project would include the following:



- * In place density testing on subgrade in accordance with NCDOT protocols
- * Preparation of 7 and 28 day concrete cylinders and strength testing of field samples of concrete samples; samples to be delivered to a third party laboratory for testing
- * Nuclear density gauge density testing of asphalt. In the event nuclear gauge is not used, asphalt cores will be taken.
- * Conduct all concrete field testing (which includes concrete air entrapment and concrete slump)
- * Standard proctor value on the subgrade
- * In place density testing on the aggregate base in accordance with NCDOT protocols
- * Perform construction materials sampling and testing
- * Monitor sedimentation and erosion control devices and document revisions
- * Monitor traffic control plans for compliance
- * Monitor utility conflicts and relocations
- * Inspect asphalt repair/laydown operations
- * Inspect prefabricated pedestrian structure installation
- * Maintain project documentation in accordance with minimum **Town of Holly Springs** and NCDOT standards
- * Provide Claims Avoidance
- * Provide project closeout.

SEPI construction technicians will have all equipment necessary to conduct work in their possession at all times. All equipment will be well maintained, recently calibrated, and in good working order. SEPI will provide appropriate vehicle for requirements of project. SEPI will provide reliable computer with WIFI capability.

The Construction Technician has the ability to inspect construction phases for roadway/structure construction projects under the supervision of the construction project manager, or other supervisory personnel. The work by the Construction Technician is predicated upon the requirement to act and make decisions independently for routine project issues and to foster partnering relationships with the **Town of Holly Springs**, contractors, the general public, or other project stakeholders. The Construction Technician will monitor the work of contractors to ensure quality control and contractor compliance of moderate complexity. The inspector will be flexible in his responsibilities and will use the direction of the engineer to incorporate plan changes and/or non-conformance of the contractor. This technician also maintains diaries, verifies project quantities, confirms material received deliveries, and provides other project documentation.

The SEPI Construction Manager's function is to manage the assigned elements of a construction project to assure quality of the contractor's compliance with the plans and contract documents, conduct preconstruction meetings, conduct monthly progress meetings, review pay applications, prepare reports, manage project personnel staffing, project inspection, and contract administration.





The fees noted below include travel time and management/coordination/administration. Any direct expenses required beyond those considered customary will be reviewed with the **Town of Holly Springs** for approval prior to expense.

Introduction:

SEPI Engineering & Construction (SEPI) will be assisting the **Town of Holly Springs** on Construction Management/Construction Engineering and Inspection services for the subject project. We will not staff a technician full time to this project, rather our technician will be present each day during construction operations that require testing, oversight, and critical project documentation. As such, we will not be in a position to certify the complete acceptance of this project.

Description of Work Required:

Based upon information provided by the **Town of Holly Springs**, construction technicians are needed for the **inspection of the Arbor Creek Greenway in Holly Springs, NC**. Scope of work will include subgrade density determinations; compaction testing of asphalt repair; construction materials sampling and testing; monitoring sedimentation and erosion control devices; compaction testing of fill soils; concrete material sampling & testing; nuclear gauge testing of aggregate base material and asphalt; greenway grading inspection; drainage inspection; signage; pavement markings; pay verification of contract items; preparation of monthly estimates; monitoring traffic control; monitor utility conflicts and relocations; inspection of asphalt repair/laydown; inspection of prefabricated pedestrian structure; and closeout as needed for this project in accordance to minimum **Town of Holly Springs** and NCDOT standards.

Project Administration:

- 1.1 General Administration
- 1.2 Project construction administration will be directed by the **Town of Holly Springs (TOHS)**
- 1.3 SEPI will take direction from **TOHS** on schedule
- 1.4 SEPI will coordinate all contractor communications with **TOHS** Project Manager
- 1.5 SEPI fee is based upon on an average 20 hours/week. Actual time invoiced will be based upon time on the project and performing duties associated with **TOHS** project.
- 1.6 SEPI will document and inspect project per project contract, plans, permits, **Town of Holly Springs**, and where applicable NCDOT Standards and Specifications.



General Design:

- 2.1 Project Materials - SEPI will follow design plans (and any field plan revisions) to document material received in accordance with **Town of Holly Springs and NCDOT** standard practices and will be based upon the latest version of the Project Special Provisions.
- 2.2 Project Special Provisions - SEPI will observe and interpret the project special provisions for this project using the most current revisions in the contract document.
- 2.3 Engineering Review - SEPI will review contractor field installation procedures.
- 2.4 Shop Drawing and Geotechnical Review - SEPI (or its subconsultant) will provide shop drawing review of the prefabricated pedestrian structure and the geotechnical reporting of the contractor's Wave Equation Analysis and Analysis of the Pile Hammer.
- 2.5 LOHMR - SEPI will provide certification of final pedestrian structure elevations for LOHMR.

Construction Engineering and Inspection Services:

- 3.1 Daily Inspection - SEPI will observe daily operations of contractor per **Town of Holly Springs and NCDOT** standards and specifications.
- 3.2 Project Diaries - SEPI will document daily operations of contractor per **Town of Holly Springs and NCDOT** standards and specifications, and in accordance with the NCDOT Construction Manual with the approved daily report form. All needed forms will be identified prior to project to ensure correct documentation is used.
- 3.3 Materials Received - SEPI will record all material received per NCDOT standards specifications and in accordance with the NCDOT Construction Manual, unless otherwise noted.
- 3.4 Subgrade Evaluation - SEPI will observe and inspect subgrade operations for areas that are being repaired, including density tests.
- 3.5 Material Testing - where appropriate and identified by scope, SEPI will provide field testing per NCDOT standards and specifications and within frequencies specified in the NCDOT Minimum Sampling Guide. All testing technicians assigned to this project will be certified by NCDOT.
- 3.6 Maintain Pay Record Book - SEPI will record and document pay items per TOHS and NCDOT standards, specifications, and NCDOT Construction Manual as necessary.
- 3.7 Construction Materials Laboratory Testing - All materials laboratory testing will be performed by a third party accredited testing facility.

QA/QC:

- 4.1 As part of SEPI's QA/QC process, SEPI's Project Manager will conduct project inspections to ensure compliance and quality of work.
- 4.2 On-Site PM Review - This will be done as needed for documentation review
- 4.3 Coordination with job progress will be part of the QC process.
- 4.4 Monthly Progress Meetings will be held with **TOHS**, contractor, and other stakeholders.



Project Schedule:

5.1 SEPI will coordinate the monitoring of work associated with this project when the scope and fee is approved by **TOHS**.

Exclusions:

6.1 If additional services are needed, this will be further negotiated.

Invoicing:

7.1 SEPI will send invoices monthly.

Estimate

Scope of work will include subgrade density determination; structure inspections; compaction testing of asphalt surfacing and repair; observation of utility installation; sedimentation and erosion control; daily reporting; and project closeout.

This estimate supersedes **only** the Construction Services Task 1 Civil/Site Construction Administration (Time + Materials) estimate provided in the design phase of this project.

For Construction Services Task 2 Structural Construction Administration (Time + Materials), we need to increase our prior fee to \$12,000 to cover current review costs.

Construction Technician(s) – 1832 hours; Project Manager – 552 hours; Senior Project Engineer – 20 hours – \$218,840

Perform LOHMR Certification – \$2,500

Geotechnical Review (Wave Equation and Pile Driver Analysis) – \$9,000

Shop Drawing Review of Prefabricated Pedestrian Structure – \$2,000 (\$10,000 was included in the prior design estimate. We need to increase this amount to \$12,000)

Construction Materials Laboratory Testing (Third Party) – \$7,500

Total Cost with labor and directs – \$239,840





Construction technician time is based on one (1) part time Inspector III for a fifteen (15) month construction/closeout period.

This estimate is valid for 60 days.

Statement of Firm Being on Register.

SEPI is properly registered with the North Carolina Board of Registration for Professional Engineers and Land Surveys and carries the requested professional liability insurance coverage.

We have the financial capacity to undertake this assignment and have the accounting system to identify project costs accurately.

STATEMENT OF FIRM BEING ON REGISTER

SEPI is properly registered with the North Carolina Board of Registration for Professional Engineers and Land Surveys and carries the requested professional liability insurance coverage.

We have the financial capacity to undertake this assignment and have the accounting system to identify project costs accurately.

DATE OF MOST RECENT PRE-QUALIFICATION

SEPI has obtained its NCDOT Prequalification through 7/31/2022. The SEPI Team will comply with all applicable federal, state, and local regulations regarding equal employment opportunity.

SEPI maintains Workers Compensation Insurance and General Liability Insurance coverage of \$2,000,000 for our Firm. Upon receipt of a Notice of Intent to Award (NIA) and/or Notice of Award, our team can provide Certificates of Insurance.

CONFIDENTIALITY

This proposal was prepared by SEPI solely for your internal use in evaluating SEPI's services. SEPI considers the pricing technical and business information containing in this estimate to be proprietary and confidential. This proposal and the information contained herein shall not be used for any purpose other as specifically stated above and shall not be disclosed to any other party without SEPI's prior written consent.





Sincerely,

C. E. "Neil" Lassiter, PE
Senior Vice-President – CEI Director

The return of this executed document will serve as the Notice to Proceed.

Accepted By:

Print: _____

Signature: _____

Date: _____





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda

Title: Chapter 16. Public Enterprises - Code of Ordinance Revisions

Strategic Priority Area: Responsible & Balanced Growth
Safe & Friendly

Staff Resource: Rachel Ingham, Utilities and Infrastructure, Seann Byrd, Utilities and Infrastructure, Kendra Parrish, Utilities and Infrastructure

Action(s):

Approve Ordinance 22-07 to amend Chapter 16. Public Enterprises of the Town of Holly Springs Code of Ordinances.

Explanation:

- Chapter 16 of the Town's municipal code pertains to the Town's authority to establish and operate enterprise funds - business type governmental activities including water, wastewater, reclaimed, stormwater, and fiber.
- Chapter 16 (Public Enterprises), Article I (In General), Division 1 (Generally) was expanded to include sections that pertain to multiple utilities (drinking water, sanitary sewer, and/or reclaimed water).
- Chapter 16 (Public Enterprises), Article I (In General), Division 2 (Utility Extensions) was added to define the current and future utility extension process.
- Chapter 16 (Public Enterprises), Articles II-IV (Water Service, Sewer Service, and Reclaimed Water Regulation, respectively) were amended/repealed to reflect updated organization of the chapter and management of utility procedures.
- Ordinance additions were based on language contained in the code of other municipalities in North Carolina. Amendments were based on previous language and interviews with present day staff members.

Background:

- Chapter 16 (Public Enterprises) of the Code of Ordinances is largely based on the 1982 Code. Periodically, specific sections have been added and/or revised, but overall, the Chapter has not been revisited on a comprehensive level.
- Policies have not been altered. However, procedures for water and sewer permitting, extension, billing, etc. have changed, as have the federal/state legislation and town resources for managing these.
- Historically, utility (drinking water, sanitary sewer, and reclaimed water) extension permits in the Town of Holly Springs have been forwarded to and processed by the North Carolina Department of Environmental Quality (NCDEQ).
- As the town has grown, so has the number of town staff dedicated to performing tasks

Town Council Business Meeting
April 19, 2022

required for utility permitting. With adequate staffing and resources, U&I is working with the state to obtain Local Program delegation for water, sewer, and reclaimed extension permitting, whereby the Town would accept and process permit applications instead of submitting applications to NCDEQ for approval. Similar Local Programs exist in the Town of Cary, the Town of Apex, the City of Raleigh and other municipalities throughout the state.

- Part of the town's Local Program application involves updating town ordinances to reflect the current and future permitting process. Since Chapter 16 was being amended to include language on utility permitting, staff seized the opportunity to perform a comprehensive evaluation of the chapter and provide updates as needed.

Funding Source(s):

N/A

Attachment(s):

1. 22-07 Chapter 16 - Public Enterprises ordinance revision RI 04-06-2022
2. Chapter 16 - Public Enterprises ordinance revisions guide - RI 04-04-2022



Ordinance No. 22-07
Date Submitted: April 19, 2022
Date Adopted:

**AN ORDINANCE TO AMEND THE TOWN CODE OF ORDINANCES OF HOLLY SPRINGS TO
ADD NEW DIVISIONS AND SECTIONS IN CHAPTER 16,
PUBLIC ENTERPRISES, ARTICLE I, AND TO
AMEND AND REPEAL SECTIONS IN CHAPTER 16, PUBLIC ENTERPRISES, ARTICLE III**

NOW THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Code of Ordinances Chapter 16: Public Enterprises is amended as follows:

Part 1: The Following Sections are Added:

DIVISION 1. GENERALLY

Sec. 16-2. Tampering with water or sanitary sewer systems.

- (a) No person shall cut, break, obstruct, damage, change, alter or otherwise interfere or tamper with, in any manner, any pipe, main, hydrant, , meter, tank, manhole, or any other material or equipment which is a part of the potable water distribution system (hereafter "water system"), wastewater collection system (sometimes hereafter "sanitary sewer system"), or reclaimed water distribution system and/or is used, or intended to be used, for the purposes of making measurements, tests, examinations or repairs to such systems.
- (b) No person shall make any connection to any portion of the water, reclaimed, or sanitary sewer system(s) or perform any excavation or other work adjacent to or near such system(s) or make any street or other repairs which might endanger such system(s) on any legal holidays of the town or on Saturdays or Sundays without the prior written permission of the Executive Director of Utilities and Infrastructure Service, or his/her designee(s), (hereafter "Director"). Should permission be granted, a designated town employee must supervise this work and the person or company making the request shall be billed for the town employee's time in accordance with town policy.
- (c) No person shall operate any valve on the water, reclaimed, or sanitary sewer system(s) without the prior notification and approval of the town.

Sec. 16.3 Tampering – Enforcement and penalties.

- (a) Any violation of this division shall subject the offender to a civil penalty in the sum of \$1,000.00. Violators shall be issued a written citation to be delivered in person or by any means allowed by Rule 4 of the North Carolina Rules of Civil Procedure. The penalty shall

be paid at the town hall finance office within 72 hours of receipt of written citation by the offender.

- (b) Each day's continuing violation shall be a separate and distinct offense.
- (c) In the event that an offender does not pay any penalty assessed within the time provided in subsection (a) of this section, the town attorney is authorized to file suit on behalf of the town to collect any unpaid penalties, and the town administrator is authorized to verify and sign complaints on behalf of the town in such suits.
- (d) Notwithstanding the provisions of subsection (a) of this section, provisions of this division may be enforced through equitable remedies issued by a court of competent jurisdiction.
- (e) In addition to or in lieu of remedies authorized in subsections (a) and (d) of this section, violations of this division may be charged as a class 3 misdemeanor with a maximum penalty of \$500, at the discretion of a sworn law enforcement officer, in accordance with provisions of G.S. 160A-175 and G.S. 14-4.

Sec. 16-4. Connections—Subdivisions.

- (a) The water system, reclaimed water system (if applicable), and the sanitary sewer system in any particular area of a subdivision will be 100 percent completed, tested, and approved for use before any permit for connection to these systems will be issued.
- (b) No structure located upon a subdivision lot shall be permitted to be connected to town water, reclaimed water, or sanitary sewer lines until such time as the subdivision has been approved by the council.
- (c) Application for a permit to connect to water, reclaimed, and/or sanitary sewer ("new connection") must be made prior to the issuance of any building permit for a dwelling unit. The fees for water and/or sewer service connections shall be set from time to time by the council.
- (d) The town council may in its discretion, as a condition under which utility service will be extended, require the owner or owners of a proposed subdivision to enter into an agreement to improve the proposed streets therein at the owner's own expense and in accordance with the ordinances then in force governing the acceptance of public streets for the town. If required, this section shall apply to subdivisions which are located either within or outside the corporate limits of the town.

Sec. 16-5. Utility Connections.

- (a) Authority of town. The town shall own all meters attached to the water, sanitary sewer, or reclaimed system(s).
- (b) Utility connection fees. Every person, firm, partnership or corporation connecting to the town utility system shall pay connection fees as established by the town council in the adopted annual budget, unless a waiver is otherwise granted by the governing authority.

- (c) All utility connections shall be made in accordance with policy statements and/or standard procedures established by the town.

Sec. 16-6. Schedule of rates and charges; services outside town limits.

- (a) The charges made and collected for water and reclaimed delivered to and/or sanitary sewer collected from the town's customers residing within the corporate limits shall be established from time to time by the town council.
- (b) For said utility services outside the corporate limits of the town (if available), the rates and charges shall be doubled the rates and charges for services inside the corporate limits.

Sec. 16-7. System development fees.

- (a) Water and sewer system development fees ("System Development Fees") shall be established for service imposed with respect to new development to fund costs of capital improvements necessitated by and attributable to such new development, to recoup costs of existing facilities which serve such new development, or a combination of those costs.
- (b) A System Development Fee is established and revised pursuant to N.C.G.S. § 162A-200, et. Seq. The town shall publish this fee annually in its adopted budget.
- (c) System Development Fees shall be in addition to all other charges prescribed by ordinance or resolution now or hereafter in effect by the town.

Sec. 16-8. Town's responsibility and liability: connection charges.

- (a) The town may, in its discretion and subject to budgetary funding, run a service line from its distribution and/or collections line to the property in cases when the public lines exist and run immediately adjacent to or on the property to be served, subject to the provisions of this article applicable to connections with the water, sanitary sewer, and reclaimed systems.
- (b) The charge for tapping of a water main, sanitary sewer main, and/or reclaimed main and connection with the towns systems shall be set in the town's annual budget ordinance.
- (c) There shall be installed at the point of delivery to every water consumer and reclaimed consumer a meter of such size and type as will most nearly meet the requirements of the service for which it is installed and in conformity with the policy and requirements of the town. The town may install its meter at the property line or, at the option of the town, on the consumer's property in a convenient and appropriate location adjacent to or near the street line. In the event that the meter is set on the customer's property, the town has an easement by operation of this Ordinance for the limited purposes of maintenance, reading, replacing, repairing, locking for nonpayment, and for any other lawful purpose.
- (d) When two or more meters are installed on the same premises, they shall be closely grouped and differentiated in color based on usage type where reclaimed meters are housed in a purple meter box.

- (e) The town does not assume the responsibility of inspecting the consumer's piping or apparatus and will not be responsible therefor after installation.
- (f) The town reserves the right to refuse service unless the consumer's lines or piping are installed in such manner as to prevent cross connections or backflow and unless otherwise in compliance with all applicable laws, ordinances and regulations.
- (g) The town shall not be responsible for any damage done by or resulting from any defect in the piping, fixtures, or appliances on the consumer's premises. The town shall not be responsible for negligence of third persons, or forces beyond the control of the town resulting in any interruption of service. The town shall not in any case be liable to any person, firm or corporation, resident or nonresident, for damages for a failure to furnish a sufficient supply or particular quality of water for any purpose.
- (h) Under normal conditions, the consumer will be notified of any anticipated interruption of service.

Sec. 16-9. Consumer's responsibility.

- (a) Piping on the consumer's premises must be so arranged that the connections are located with respect to the town's lines or mains as specified in town Engineering Design and Construction Standards (hereafter "Town Standards") and any other town rules, policies and procedures (hereafter "Town Requirements").
- (b) If the consumer's piping on the consumer's premises is so arranged that the town is called upon to provide additional meters, each place of metering will be considered as a separate and individual account.
- (c) Where the meter is placed on the premises of a consumer, a suitable place shall be provided by the consumer for placing such meter, unobstructed and accessible at all times to the meter reader. Placing meters on private property requires the express consent of the town's Executive Director of Utilities and Infrastructure Services.
- (d) The consumer shall furnish and maintain a private cut-off valve on the consumer's side of the meter. The town will provide a valve on the town's side of such meter.
- (e) The consumer's piping and apparatus shall be installed and maintained by the consumer at the consumer's expense, in a safe and efficient manner and in accordance with the town's rules and regulations and in full compliance with the sanitary regulations of the state board of health and all applicable laws, ordinances and regulations (municipal, county and state).
- (f) The consumer shall guarantee proper protection for the town's property placed on the consumer's premises and shall permit access to it only by authorized representatives of the town.
- (g) In the event that any loss or damage to the property of the town or any accident or injury to persons or property is caused by or results from the negligence or wrongful act of the consumer, his agents or employees, the cost of the necessary repairs or replacements

shall be paid by the consumer to the town and any liability otherwise resulting shall be assumed by the consumer.

- (h) The amount of such loss or damage or the cost of repairs shall be billed to the consumer, and if not paid, service may be discontinued by the town.
- (i) Where there is not provided a separate service connection for each building situated on any given lot or parcel of land, the owner of such lot or parcel of land shall be responsible for the payment of charges for utilities supplied to all such buildings on the lot or parcel. Where separate service connections are not provided to every occupancy unit or tenant within a multi-tenant building, the owner of the building shall be responsible for the payment of all charges for utility service to the building.

Sec. 16-10. Maintenance of privately-owned water or sewer pipelines and/or service lines.

- (a) Every user or owner/occupant whose premises have a privately-owned water, reclaimed, or sanitary sewer line(s) and related appurtenances located in the area from the structure to the town's connection of the water distribution, reclaimed distribution, or sanitary sewer collection system is required to build such line(s) to public utility line standards and keep such line(s) in a condition comparable to that of its original design intent. There shall be a clear indication of where private infrastructure starts/stops. Privately-owned lines are to be free of defects and are only to be used for the delivery of potable or reclaimed water from the town's distribution systems to that premises or for the delivery of wastewater from that premises to the town's sanitary sewer system.
- (b) Upon becoming aware of a violation of the provision of this section, the town manager or designee shall give notice to the owner and/or occupant of the premises involved. The town manager or designee may direct that within a designated period of time that the malfunction or inappropriate use be corrected. If the staff determines that it is dangerous or prejudicial to the public health, safety or environment the town may summarily remove, abate, or remedy the situation. Specifically, based upon such a finding, notice will be given to correct, repair, and make functioning to the original design the violation within time specified in such notice. Refusal or failure to comply with such notice may result in the town manager or designee directing staff to take the appropriate steps for the correction and repair of the line, as specified in the notice. The expense of the action shall be paid by person in default (owner, user, or property management firm) and if not paid, a lien shall be placed upon the land or premises where the violation arose to be collected as unpaid taxes

Sec. 16-11. Disclaimer of liability.

The town shall not be held liable for:

- (a) Any claim or offset for damage or injury caused by or resulting from the performance without negligence of any act or duty herein authorized or required for the conduct, operation and maintenance of services and facilities relating to the furnishing of water or reclaimed water and enforcement of penalties for nonpayment of charges thereof.

- (b) Any damage caused by or resulting in the shutting off of the water or reclaimed supply at any premises with or without notice for repairs, maintenance or for nonpayment of bills.
- (c) Any damage or injury resulting from the failure of any pipe, connection, fixture, appliance or installation in any plumbing system on the outlet side of the meter at any premises connected with the water or reclaimed supply system of the town.
- (d) Any damage resulting from the use of equipment required to maintain public sanitary sewer where manhole elevations are above fixture elevations and no backwater device has been installed.
- (e) Any other act or thing required for the proper administration of the provisions of this chapter.

Sec. 16-12. Access to premises.

- (a) Duly authorized agents of the town shall have access, at all reasonable hours, to the premises of the consumer for the purpose of installing or removing town property, inspecting piping, reading or testing meters or for any other purpose in connection with the town's service facilities.
- (b) Each consumer shall grant or convey, or shall cause to be granted or conveyed, to the town a perpetual easement and right-of-way across any property owned or controlled by the consumer whenever such perpetual easement and right-of-way is necessary for the town facilities and lines, so as to be able to furnish services to the consumer.

Sec. 16-13. Application for service.

- (a) Any person desiring connection to be made with the town water, reclaimed, and/or sanitary sewer systems for service shall make application to the town, such application containing all required information. The application shall be accompanied by the appropriate connection fees and deposits required by this article.
- (b) The town may reject any application for service not available under a standard rate or which involves excessive service cost, or which may affect the supply of service to other customers.
- (c) The town may reject any application for service when the applicant is delinquent in payment of bills incurred for service previously supplied at any location.

Sec. 16-14. Deposit for service.

- (a) For residential, commercial or rental water or reclaimed service, the applicant shall submit and maintain with the town a deposit plus a nonrefundable service charge in the amount specified on the town's fee schedule.
- (b) The town shall require the consumer to submit a deposit twice the maximum amount. as stated in the fee schedule.

- (c) No interest shall be payable by the town with respect to any deposit made pursuant to this article.
- (d) The consumer in whose name each deposit is made shall be responsible for the payment of all bills incurred in connection with the service furnished.
- (e) A separate deposit shall be required for each meter installed.
- (f) The meter deposit charged to a residential customer may be applied to the account following 12 months of satisfactory payment history.
- (g) The meter deposit requirement for residential customers may be waived by the town provided the applicant provides a copy of the closing disclosure.

Sec. 16-15. Meter reading; billing; collecting.

- (a) Meters will be read and bills rendered monthly, but the town may vary the dates or length of period covered, temporarily or permanently if necessary or desirable.
- (b) Bills for water, sanitary sewer, and reclaimed will be figured in accordance with the town's published rate schedule then in effect and will be based on the amount consumed for the period covered by the meter readings, but the amount payable for each month's service shall not be less than the minimum charge prescribed in the schedule of rates.
- (c) Charges for services commence when the meter is installed and connection is made, whether used or not.
- (d) Readings from different meters will not be combined for billing, unless the meter or register is changed by the town, irrespective of the fact that such meters may be for the same or different premises, or for the same or different consumers, or for the same or different services.
- (e) Bills for service are due when rendered and are delinquent after date printed on bill. In the event the bill for service is not paid by the next billing cycle, all past and current amounts must be paid in full by 5:00 PM on the 15th of that month in order to avoid disconnection. After that time, a fee will be added, and all amounts due must be paid by the consumer to restore connection. The amount of such fee is set from time to time and a schedule of such fee is on file and available for inspection in the town offices.
- (f) Bills for services are generated the last working day of each month and sent via US mail or email provided by the customer. If payment is not made within 15 days of the date of billing, service may be disconnected. Delinquent accounts shall receive a phone call or text message notification prior to disconnection to allow for payment arrangement if necessary.
- (g) Failure to receive bills or notices shall not prevent such bills from becoming delinquent nor relieve the consumer from payment.

Sec. 16-16. Minimum charges.

- (a) The minimum deposit, the minimum monthly charge for service as provided in the fee schedule, and the initial connection charge shall be made for each meter installed, regardless of location.
- (b) Water and/or reclaimed water furnished for a given lot shall be used on that lot only. Each class of service must be metered separately.

Sec. 16-17. Change of occupancy.

- (a) Not less than three business days' notice must be given to discontinue service or to change occupancy. A change in occupancy (including death of a customer) requires a new application.
- (b) The outgoing consumer shall be responsible for all water, reclaimed, and sanitary sewer used up to the time of departure or the time specified for departure, whichever period is longest.
- (c) A charge will be made for each meter for each turn-on or cut-off, other than change of occupancy. The amount of such charge is set from time to time and a schedule of such charge is on file and available for inspection in the town offices.

Sec. 16-18. Suspension of service.

- (a) Upon discontinuance of service for nonpayment of bills, the deposit will be applied by the town toward settlement of the account. If the deposit is not sufficient to cover the amount due and payable, the town may proceed to collect the balance in any way provided by law for the collection of debts.
- (b) Service discontinued for nonpayment of bills will be restored only after bills are paid, re-deposit made, and a service charge paid for each meter reconnected. The service charge for reconnecting service is set from time to time and a schedule of such charge is on file and available for inspection in the town offices.
- (c) The town reserves the right to discontinue service without notice for any one or more of the following additional reasons:
 - (1) To prevent fraud or abuse.
 - (2) Violation of the town's rules and regulations.
 - (3) Emergency repairs.
 - (4) Insufficiency of supply due to circumstances beyond the control of the town.
 - (5) The existence of a plumbing cross-connections with another water source.
 - (6) Legal processes.

- (7) Direction of public authorities.
- (8) Strike, riot, fire, flood, accident or any unavoidable cause.
- (d) In addition to prosecution, the town may pull or lock the meter for any consumer who tampers with a meter or other measuring device.

Sec. 16-19. Complaints and adjustments.

- (a) If any consumer believes his bill to be in error, he shall contact customer service before the bill becomes delinquent. Such claim if made after the bill has become delinquent shall not be effective in preventing discontinuance of service, as heretofore provided. The consumer may pay such bill under protest and such payment shall not prejudice his claim.
- (b) The Finance Director or authorized designee may authorize equitable adjustments made with respect to any service account when the facts justify such action, as determined by the council. Adjustments are made to the sanitary sewer portion of billing ONLY. Leaks related to irrigation and/or reclaim will not receive adjustments unless it is determined that an incorrect reading of the meter has occurred. Payment plans will be available if needed in order to satisfy payment of the bill.
- (c) No modification of rates or any of the rules and regulations shall be made by any employee or agent of the town.

Sec. 16-20. Occupancy prohibited without connection.

It shall be unlawful for the owner of any premises or other improved property within the city limits of the town to occupy or allow to be occupied or otherwise use any such property if the premises have not been connected to the town water, , and sanitary sewer systems as required by this article.

DIVISION 2. UTILITY EXTENSIONS

Sec. 16-21. Generally; payment of expense.

All water, reclaimed and sanitary sewer extensions shall be made at the sole expense of the owner, unless water, reclaimed, and sanitary sewer extensions are made by the town under existing assessment policies. Nothing in this section shall relieve any owner or developer of property from payment of development fees, connection charges or other charges made in conjunction with extension of or connection to water and sanitary sewer lines unless waver is granted by the governing authority.

Sec. 16-22. Ownership of mains.

All mains extended and constructed under this article shall be designed of such size and material as contained in the town's overall master utility plan and the then current Town Standards and

Town Requirements. Furthermore, all utility extension projects shall be installed and constructed in accordance with the approved plans, specifications and other requirements of the town. All facilities installed under the provisions of this division, whether within or outside the corporate limits, shall become the sole property of the town and under its jurisdiction and control for any and all purposes whatsoever at the time such facilities are connected to the town system. When required, the property owner or owners shall grant to the town such utility easements as the town may require. In addition, a deed to the town for water facilities installed which are located outside the corporate limits, the cost of which is borne by individual property owners, shall be executed prior to the time any extensions provided for in this division are connected to the town systems. No person shall, by payment of any charges provided herein, or by causing any construction of facilities accepted by the town, acquire any interest or right in any of these facilities or any portion thereof, other than the privilege of having their property connected thereto for utility service(s) in accordance with this article and any amendments thereof.

Sec. 16-23. Street repairs at expense of property owner.

Repaving and repairing of all streets required to be breached to lay and construct mains under this article shall be done at the expense of the property owner obtaining the extension of water and sanitary sewer lines.

Sec. 16-24. Permit for construction, operation, or modification of water distribution system, sanitary sewer collection system, or reclaimed water system—Prohibited activities; application; conformance.

(a) No person shall do any of the activities listed in subsections (1) through(3) below concerning a water system, sanitary sewer system , or reclaimed water system, which is, or is proposed to become, a part of the town water system, sanitary sewer collection system, or reclaimed water system, and is located within the town utility service area unless such person shall have applied for and shall have received from the town and/or state a permit therefor and shall have complied with such conditions, if any, as are prescribed by such permit. The term "water system" shall mean and include, but shall not be limited to, water distribution lines, including fire hydrants, valves, air or pressure release valves and manholes. The term "sanitary sewer system" shall mean and include, but shall not be limited to, sanitary sewer lines, manholes, wastewater pumping stations, and force mains, including required valves, air release valves and cleanouts located in the public rights-of-way. The term "reclaimed water system" shall mean and include, but shall not be limited to, reclaimed water lines, including required valves, air release valves, and manholes. Activities prohibited without a permit shall be as follows:

- (1) Construct or operate any water system, sanitary sewer system, or reclaimed water system, regardless of whether or not that system is incorporated into the town's system;
- (2) Alter, extend, or change the construction or method of operation of any existing or proposed water, sanitary sewer system, or reclaimed water system; or
- (3) Enter into a contract for the construction and installation of any water system, sanitary sewer system, or reclaimed water system, or for the alteration or extension of such a system. Piping downspouts into sanitary sewer cleanouts is prohibited.

- (b) Any person proposing to undertake any thing or activity described in subsection (a) of this section shall make timely and proper application on such form(s) as may be prescribed by the Director and provide such information as may be required by the Director. A copy of all applications for permits subject to this section shall be provided to the town and/or North Carolina Department of Environmental Quality (DEQ) pursuant to applicable law. All permitting actions approved through a Local Program shall be reported to the respective Division and Division Regional Office.
- (c) All water systems, sanitary sewer systems, or reclaimed water systems and all proposed modifications to any existing portion of a water system, sanitary sewer system, or reclaimed water system shall be designed, constructed and installed in conformance with applicable provisions of the then current Town Standards and Town Requirements. Any engineering plans, specifications and profiles submitted by applicants for water systems, sanitary sewer systems, or reclaimed water systems, and modifications shall be prepared by or under the direct supervision of an engineer licensed to practice in North Carolina, shall bear the seal of such engineer, and shall be subject to approval by the Director. Such plans, specifications and profiles shall be prepared at the expense of the applicant. The Director shall maintain a copy of the current Town Standards and Town Requirements for public inspection.
- (d) The denial of an application for a permit, subject to the provisions of this section, shall be made in writing and shall contain each reason for the denial and the town's estimate of the changes in the applicant's proposed activities or plan which will be required in order that the applicant may obtain a permit. Nothing in such estimate shall preclude or otherwise bar the town from denying a permit which incorporates such changes, based upon changed circumstances or information not previously known by the town.

Sec. 16-25. Processing of utility extension applications.

- (a) Each application subject to section 16-24 shall be accompanied by a fee, which shall be set forth in the town's schedule of charges and fees or the state of North Carolina permit documents. Any application which is not accompanied by a fee in the proper amount shall be considered incomplete.
- (b) The Director shall review the fee, plans, specifications and other project data accompanying an application, and shall determine if the application and accompanying material are complete and in a form acceptable to the Director. The Director shall acknowledge receipt of a complete application.
- (c) The Director shall take final action on all permit applications not later than 90 days following receipt of a complete application; however, no permit shall be issued until final approval has also been given by the town Development Services Department or town council for any related development plan. All permits issued shall be in writing; provided, however, in the event construction has not begun pursuant to an issued permit within one year of the date of the permit, the permit shall expire and a new permit must be applied for and obtained by the applicant in accordance with sections 16-24 through 16-27. Construction and operation shall strictly conform to the permit requirements. A permit may contain such conditions as the Director determines to be reasonably necessary, considering the factors on which final action on a permit can be based. Final action on any

permit shall be based upon the design, capacity and manner of operation of the appropriate town water system, sanitary sewer system, or reclaimed water system; effectuating the purposes of all applicable rules, regulations, statutes and ordinances of the town, the state, and the United States of America; and on the Town Standards and Town Requirements.

- (d) If the application is not complete, the application shall be returned to the applicant within 30 days of receipt. The Director shall advise the applicant in writing:
 - (1) How the application can be modified to make it complete and acceptable; and
 - (2) That the time for the Director to take final action on an application does not begin until receipt of a complete, corrected application.
- (e) Any permit issued by the Director, pursuant to sections 16-24 through 16-27, is subject to revocation, suspension, or modification, in whole or in part, upon 14 days' written notice to the applicant by the Director for good cause, including, but not limited to:
 - (1) Violation of any terms or conditions of sections 16-24 through 16-27 or the permit, or failure to follow any applicable federal or state law, or Town Standard or Town Requirement;
 - (2) Obtaining a permit by misrepresentation or failure to disclose fully all relevant facts;
 - (3) Refusal of or by the permittee or its contractors, agents or employees to allow authorized officers, employees or agents of the town, upon presentation of credentials, to inspect or observe any activity, system, or other work required by the permittee's permit.

Sec. 16-26. Enforcement.

- (a) Any person that violates, fails to comply with, or continues to violate any provision of sections 16-24 through 16-27 or any permit issued hereunder shall be liable to the town for a maximum civil penalty of up to \$10,000.00 per violation per day for as long as the violation(s) continues. Each day on which a violation shall occur or continue shall be deemed a separate and distinct violation. In determining the amount of the civil penalty, the Director shall take into account all relevant circumstances, including, but not limited to, the extent of harm caused by the violation, the magnitude and duration of the violation, efforts to correct the violation, the compliance history of the person against whom the violation is assessed, cost of enforcement to the town, whether the violation was committed willfully or intentionally, and any other factor as justice requires.
- (b) If any person violates the provisions of sections 16-24 through 16-27 or the terms or conditions of any permit issued hereunder, a civil action may be commenced in the general court of justice in the name of the town for such legal and equitable relief as may be appropriate.
- (c) In addition to any penalty listed here, the town may institute a civil action to obtain injunctive relief against the applicant, seek an order of abatement, or other equitable

remedy. In the event that the applicant has been found to have willfully violated this ordinance, attorney's fees and costs may be awarded.

- (d) The remedies provided herein are not exclusive. The town may take any one, all, or any combination of these actions against any person in violation of the provisions of sections 16-24 through 16-27 or the terms or conditions of any permit issued hereunder.

Sec. 16-27. Hearing.

- (a) Persons entitled to hearing. Any person whose application for a permit under section 16-25 is denied, any person whose application for a permit is issued subject to conditions the applicant finds illegal, any person whose permit is revoked or suspended, and any person against whom a penalty is assessed pursuant to section 16-26 (each of whom is hereafter referred to as "aggrieved person") is entitled to a hearing pursuant to this section.
- (b) Demand for hearing.
- (1) The aggrieved person shall exercise such right to a hearing by making a written demand for a hearing in accordance with this subsection.
- (2) Any person making a demand for a hearing shall deliver the demand to the Director within 30 days of:
- a. The date of the contested permit;
- b. The date of the notice of denial of a permit application;
- c. The date of the notice of a revocation or suspension of an issued permit;
or
- d. The date a penalty was assessed, as the case may be.
- (c) Contents of demand. The written demand for a hearing must identify separately and with particularity:
- (1) The aggrieved person;
- (2) The specific permit provisions or conditions or other issues contested or to be considered;
- (3) The reasons for the objection; and
- (4) Any alternate provisions, conditions or terms the aggrieved person proposes.
- (d) Conduct of hearing.
- (1) The hearing shall be conducted by the Director and shall be subject to such rules as have been approved by the town council or the Director as hereinafter set forth. If the demand for a hearing is not made in accordance with the provisions of this section, the Director shall reject the demand and any right to a hearing shall be

terminated. If any person demanding a hearing shall fail to comply with an order of the Director or with any rules issued by the Director or approved by the town council concerning the conduct of the hearing, the Director may reject the demand and any right to a hearing shall be terminated. Within 90 days of the receipt of the written demand for a hearing, the Director shall conduct a hearing and issue a final order or decision. The Director shall transmit a copy of the final order or decision to the aggrieved person by registered or certified mail. No further review of the Director's final order or decision will be allowed, except as set forth in sections 16-24 through 16-27.

- (2) The Director may submit rules to the town council for approval concerning the conduct of the hearing and any other matter associated with the hearing. Such rules may impose requirements in addition to the provisions of this section. Upon approval by the town council, such rules shall be as effective as if set forth in this section. The Director shall make a copy of such rules available for inspection upon the request of any person.
 - (3) The Director is authorized to take any action which is reasonably necessary or convenient in considering a demand for a hearing and in resolving the issues raised therein so long as such action is not contrary to the provisions of sections 16-24 through 16-27, any rules approved by the town council, or other applicable law.
 - (4) The Director may appoint a hearing officer to conduct any hearing authorized by this section. A hearing officer shall have the same authority to conduct a hearing and reach a decision as is provided to the Director; provided that the decision of the hearing officer shall not be final, but shall be a recommended decision for consideration by the Director. The Director may approve such decision without change, reject the decision and require a new or continued hearing, or issue a different or revised decision which is supported by evidence presented at the hearing. The Director may refer a recommended decision of a hearing officer to the town manager or designee. In the event of a referral, the town manager or designee shall have the same authority to act upon a recommended decision of a hearing officer as is provided to the Director. The decision of the Director or, in the event of a referral, of the town manager or designee shall be final. A final order may provide that the action which is the basis for the demand for a hearing is approved without change or may modify such action in any manner that is supported by the evidence presented at the hearing.
 - (5) The Director may provide for any part of the hearing to be recorded by any reasonable means, including, but not limited to, audio and/or video recording, stenographer, or court reporter. A transcript of any hearing, or part thereof, which is recorded need not be prepared unless requested. The original of a requested transcript shall be filed with the Director. Each person shall bear the cost of the transcript which such person requests, including any copy thereof.
- (e) Judicial review. Any person against whom a final order or decision of the Director is made, pursuant to the hearing conducted under section 16-27, may seek judicial review of the order or decision by filing a written petition within 30 days after the date of notice of the order or decision, but not thereafter, with the superior court of the county. If not previously requested, such person shall request in writing that a transcript be prepared for every part

of the hearing which was recorded. Such request shall be made at or before the time that the petition is filed. A copy of the petition shall be served on the town in the manner required by law. Within 60 days after service of a copy of the petition upon the town or such other time as may be ordered by the court, the town shall prepare and transmit to the court the original or a certified copy of the official record of the hearing as hereinafter set forth. The official record of the hearing shall consist of all notices, motions and other similar documents; all documentary and tangible evidence tendered at the hearing; and the final order or decision. A transcript of each part of the hearing that was recorded shall be included in the official record as an exhibit, if available at the time the remaining portion of the official record is transmitted to the court. If the transcript is not available at that time, it shall be transmitted to the court as soon as reasonably possible after the transcript has been prepared. If testimony is taken and not recorded, a narrative summary of any testimony taken shall be prepared and transmitted to the court as an exhibit to the official record.

Sec. 16-28. Permitting program.

The town hereby has the authority, pursuant to approval of the state, to permit the:

- (a) Construction and alteration of the water distribution system.
- (b) Construction and operation of reclaimed water distribution lines, bulk distribution of reclaimed water, and residential irrigation <1 acre.
- (c) Construction and alteration of sanitary sewer gravity collection systems, pump stations, and force mains.

Sec. 16-29. Reimbursement policy.

- (a) The cost of installing all utility facilities within a subdivision or on property being connected, and the cost of installing all utility facilities between such subdivision or property being developed and the existing facilities of the town, shall be borne by the property being so connected, except as explicitly provided in this Section.
- (b) In instances where utility system extensions and facilities provide utility service beyond the scope of a specific development, the developer may request reimbursement from the town by one or more of the following methods, as authorized by G.S. 160A-320; 160A-499.
 - (1) *Oversize Reimbursement.* Developers who construct utility facilities in accordance with the town's utility master plans, but sized greater than that required for the project being developed, may be eligible for reimbursement. Such "oversize reimbursement" shall be requested during development plan review and will be processed by the town in accordance with policy statements and/or standard procedures.
 - (2) *Fee Credit and Reimbursement.* Developers who construct off-site utility facilities, or on-site utility facilities of a regional nature (including pump stations), may be eligible to enter into a fee credit and reimbursement contract with the town,

whereby water and/or sewer system development fees may be adjusted and costs in excess of those development fees may be eligible for reimbursement by the town. Such "reimbursement contracts" shall be requested by the developer; shall cover only those utility facilities expressly referred to in the contract; and will be processed by the town in accordance with policy statements and/or standard procedures.

Part 2: The Following Sections are Amended:

ARTICLE II. WATER SERVICE

DIVISION 1. GENERALLY

Sec. 16-32. - Classification of service.

- (a) *Residential service.* The term "residential service" means water service to a single-family dwelling, and to each residential unit in a trailer court, duplex or multiple dwelling building.
- (b) *Office/Institutional service.* The term "office/Institutional service" means non-residential service not for retail, restaurant, or industrial use. ~~*Builder service. The term "builder service" means water service to any unit under construction or before final inspection.*~~
- (c) *Retail/restaurant/industrial service.* The term "retail/restaurant/industrial service" means those non-residential services described as the sale of goods to the public, food service, or use characterized by an industry. ~~*Commercial service. The term "commercial service" means all services not classed as "residential service" or "builder service."*~~

(Code 1982, § 5-1002; Ord. No. 00-24, § 1(5-1002), 12-11-2000)

Sec. 16-49. Water connection—Compulsory.

~~Notwithstanding the requirements of Section 16-20, a~~All owners of improved real property located within the city limits of the town and within ~~300~~ 1000 feet of any water distribution line, owned ~~or leased~~, and operated by the town shall connect their premises with such water line. All connections shall be made in accordance with the town ordinances and such rules and regulations promulgated by the town from time to time.

(Code 1982, § 5-1018)

Sec. 16-50. Same—Notice to comply

Whenever any property within the city limits of the town shall be required to connect to the water system pursuant to the provisions of this article, the town shall give the owner of the property 30 days' written notice to make the connection and otherwise comply with the terms of this article. The notice to comply shall advise the property owner that he may request an informal hearing within ten days of receipt of the notice. Service of notice by mail shall be complete upon depositing the notice in the United States Mail, postage prepaid, addressed to the owner at the address given on the local tax scrolls for the current year.

(Code 1982, § 5-1019)

Sec. 16-51. Same—Informal hearing.

In the event that any property owner given notice to comply pursuant to the terms of section 16-50 shall request a hearing within the time set forth in that section, the town manager or other town official designated by him shall meet with the owner within a reasonable time, not to exceed ten days, to review his compliance with this article.

DIVISION 2. SHORTAGES AND CONSERVATION

Sec. 16-71. Water shortage and conservation measures.

- (a) The purpose of this water shortage and conservation ordinance is:
- (1) To implement permanent seasonal water conservation measures;
 - (2) To provide for the declaration of increasingly serious stages of water shortages; and
 - (3) To define mandatory water conservation measures to be implemented during these various stages.

The water shortage and conservation provisions of this division are intended to preserve the water resources of the town under specific conditions so that the water demands for human consumption, sanitation, and fire protection of its customers can be met as cost-efficiently as possible throughout the service area of the town.

- (b) This division shall apply to all users connected directly or indirectly to the town public potable water supply, regardless of whether user is located within the city limits or outside of the city limits.
- (c) The specific objectives of the water shortage and conservation provisions of this division are as follows:
- (1) To establish permanent seasonal water conservation measure for all customers in the interest of conserving the town's water supply;
 - (2) To establish the authority of the ~~town administrator~~ Director to declare water shortage conditions and to implement and enforce the procedures established in this division;
 - (3) To establish mandatory water conservation measures;
 - (4) To establish enforcement protocol for violations of mandatory water conservation measures outlined in this division.

(Code 1982, § 5-1024; Ord. No. 08-05, § 1, 4-1-2008)

Sec. 16-72. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Contamination means the addition to any watershed area, reservoir, storage tank, or distribution system of any material that appears in an above-normal concentration or has high nuisance or harmful effect on the consumer or the system.

Emergency means, when referring to water shortage, that conditions exist such that treated water supplies cannot meet customer demands and that serious treated water shortages exist.

Essential use means:

- (1) Use of water to sustain normal life and the lives of domestic pets, and to maintain minimum standards of hygiene and sanitation;
- (2) Use of water for patient care and rehabilitation;
- (3) Firefighting, including certain testing and drills by the fire department if conducted in the interest of public safety and if approved by the Director ;
- (4) Health and public protection purposes, if specifically approved by health officials and the ~~town administrator~~ Director, including flushing of water lines and hydrants.
- (5) Industrial sites producing essential products for the protection on public health and bioterrorism and homeland defense, including vaccines and pharmaceuticals.

Hand watering means the use of a hand-held watering device. The device can be attached to the end of a garden hose, but must be attended (and held in the hand of a person at all times that watering is taking place).

Mandatory conservation means that conservation measures are not voluntary, and that if users fail to comply, they are subject to the penalties outlined in this division.

Potable water means the water in the town water distribution system.

Rationing means procedures established by the town to provide for the equitable distribution of critically limited treated water supplies, in order to balance demand and limited availability, and to ensure that sufficient treated water is available to preserve public health and safety.

User means any person using water for any purpose from the town water distribution system (either directly or indirectly) and for which either a regular charge is made or, in the case of bulk sales, a cash charge is made at the site of delivery.

Water shortage means that conditions exist when the demands and requirements of water customers served by the town cannot be satisfied without depleting the available supply of potable water or the available water supply to or below a critical level, i.e., the level at which the continued availability of water for human consumption, sanitation, and fire

protection is jeopardized. Conditions contributing to a water shortage may include but are not limited to the following:

- (1) Water supplies are below the level necessary to meet needs;
- (2) Water quality has been threatened due to a contamination situation;
- (3) Power outages or equipment malfunction;
- (4) Peak customer demands on the water system;
- (5) Inability to maintain adequate pressure and/or water supply throughout every portion of the town water distribution system;
- (6) Natural disasters.

(Code 1982, § 5-1024.1; Ord. No. 10-01, pt. 1, 3-16-2010)

Cross reference(s)—Definitions generally, § 1-2

Sec. 16-73. Stage 0 permanent year-round and seasonal water conservation.

(a) *Year-round permanent water conservation.*

- (1) It shall be unlawful at any time of the year for any person to intentionally or unintentionally waste water, particularly by overwatering landscape by having irrigation nozzles directed so that water sprays onto impervious surfaces (streets, driveways, sidewalks or other hardscaped areas) to the extent that water runs into storm drains and by overwatering grass or landscape to the extent that the soil can no longer absorb water, which then flows off the landscape into the street or down parking lots.
- (2) Customers violating this section may be imposed a civil fine of up to \$100.00 per violation, at the discretion of the ~~town-manager~~ Director or his designee. In the event of multiple (two or more) uncorrected violations, the ~~town-manager~~ Director may direct suspension of water service at the location of the violations.

(b) *Stage 0, permanent voluntary seasonal water conservation measures.* The Town of Holly Springs shall observe a water conservation season annually from May 1 through September 30, when every town customer will be encouraged to comply on a voluntary basis with the following schedule for the irrigation systems. ("Irrigation systems" are defined as both unattended hose-end sprinklers and automated irrigation systems, however does not include attended hand-watering, of outdoor landscaping such as grass, shrubbery, trees, flowers and vegetable gardens.) The ~~town-manager~~ Director is empowered to pronounce the same guidelines to be observed during any other time of the year to be consistent with regulations being observed in and declared by the County of Harnett. Customers are encouraged to practice conservation and best landscape management practices, which includes avoiding the overwatering of outdoor landscaping. To this end, the following voluntary practice is strongly encouraged:

- (1) For customers whose address numbers end in an even digit, such watering shall be encouraged to take place on Mondays, Wednesdays and Saturdays.
 - (2) For customers whose address numbers end in an odd digit, such watering shall be encouraged to take place on Tuesdays, Thursdays and Sundays.
 - (3) Public property (i.e. schools and park athletic fields), golf courses and businesses with plants for sale are not subject to these irrigation schedules, **unless otherwise specified by the Director**; however, such users should keep nonessential watering to the minimum required to maintain safe playing surfaces or to maintain plant inventory.
- (c) Hand-watering with containers or hoses, the use of soaker hoses and the use of alternative sources of water to the town's public water supply are not restricted.
 - (d) During the annual water conservation season, no other uses of water are restricted, except as provided in subsection 16-73(a b).
 - (e) The town will use its best efforts to provide an educational campaign encouraging customers to limit to the extent possible and practical all uses of water.

(Ord. No. 00-05, § 1(5-1024.2), 5-2-2000; Ord. No. 02-11, § 2, 8-6-2002; Ord. No. 08-05, § 2, 4-1-2008)

Sec. 16-74. Stage 1 water shortage alert.

- (a) When a Stage 1 water shortage alert is declared by Harnett County, the ~~town-manager~~ **Director** is empowered to declare that the following Stage 1 mandatory conservation measures by users of the town's public water supply shall be in effect:
 - (1) For customers whose address numbers end in an even digit, such watering shall be restricted to between 6:00 AM. and 10:00 AM and between 6:00 PM and 10:00 PM Mondays, Wednesdays and Saturdays.
 - (2) For customers whose address numbers end in an odd digit, such watering shall be restricted to between 6:00 AM and 10:00 AM and between 6:00 PM and 10:00 PM Tuesdays, Thursdays and Sundays.
 - (3) No irrigation from the town's public water supply shall take place on Friday.
 - (4) Public and private property of social or economic impact in the community (i.e. public and private schools, day care centers, public and private golf courses, public parks and athletic fields) and businesses with plants for sale are not subject to these irrigation schedules, **unless otherwise specified by the Director**; however, such users must keep nonessential watering to the minimum required to maintain safe playing surfaces or to maintain plant inventory.
 - (5) Hand-watering with containers or hoses, the use of soaker hoses and the use of alternative sources of water to the town's public water supply are not restricted.

- (6) Exceptions to these restrictions on a temporary 30-day basis may be granted with a landscape watering permit from the ~~town clerk's office~~ **Department of Utilities & Infrastructure Services** for the purpose of establishing new plantings, including sod, seed (re-seeding and over-seeding are included) landscape beds, and trees.
- (7) A fee, ~~as listed on the town's fees and rate schedule and set at \$50.00 on the date of adoption of this section~~, shall be charged for landscape watering permits, except that a waiver of this fee may be provided for those who show evidence of having planted only warm-season hardy grasses, such as Zoyzia, Bermuda, Centipede or St. Augustine or drought-resistant landscaping. Fee waivers will not be granted for the planting of any cool-season grasses such as Rye or Fescue.
- (b) During a Stage 1 water shortage alert, no other uses of water are restricted, except as provided in subsection 16-73 ~~4~~(a).
- (c) The town will provide an educational campaign encouraging customers to limit to the extent possible and practical all uses of water.
- (d) The introduction of water into any new pond, ornamental fountain, pool, or other structure should be postponed until the Stage 1 water shortage alert is lifted, except that existing pools and ponds can be filled to remain operational, support aquatic life and provide sanitary conditions for swimmers. The ~~director of water quality or the town manager~~ **Director** or his designee may grant exceptions on a case-by-case basis.

(Code 1982, § 5-1024.3; Ord. No. 08-05, § 3, 4-1-2008)

Sec. 16-75. Stage 2 water shortage warning.

- (a) When a Stage 2 water shortage warning is declared by Harnett County, the ~~Town Manager of the Town of Holly Springs~~ **Director** is empowered to declare that the following Stage 2 mandatory conservation measures by users of the town's public water supply shall be in effect:
 - (1) For customers whose address numbers end in an even digit, such watering shall be restricted to Wednesdays and Saturdays.
 - (2) For customers whose address numbers end in an odd digit, such watering shall be restricted to Thursdays and Sundays.
 - (3) No irrigation shall take place on Mondays, Tuesdays or Fridays.
 - (4) Public and private property of social or economic impact in the community (i.e. public and private schools, day care centers, public and private golf courses, public parks and athletic fields) and businesses with plants for sale are not subject to these irrigation schedules, ~~unless otherwise specified by the Director~~; however, such users must keep nonessential watering to the minimum required to maintain safe playing surfaces or to maintain plant inventory.
- (b) Hand-watering with containers or hoses, the use of soaker hoses and the use of alternative sources of water to the town's public water supply are not restricted.

- (c) Exceptions to these restrictions on a temporary 30-day basis may be granted with a new landscape establishment permit from the ~~town clerk's office~~ **Department of Utilities & Infrastructure Services** for the purpose of establishing only new plantings, which are defined as the installation of new sod to the entire yard, whole yard first seeding, or large commercial plantings. The permit will be applicable during the installation and for 30 days from substantial completion of the installation. Irrigation will be permitted only during the hours 6:00 AM to 10:00 AM and from 6:00 PM to 10:00 PM on any day. During a Stage 2 water shortage warning, permits are not issued for over-seeding unless the Town of Holly Springs environmental office deems such over-seeding necessary to correct soil erosion control violations.
- (d) A fee, ~~as listed on the town's fees and rate schedule and which is set at \$50.00 on the date of adoption of this section,~~ shall be charged for new landscape establishment permits, except that a waiver of this fee may be provided for those who show evidence of having planted only warm-season hardy grasses, such as Zoyzia, Bermuda, Centipede or St. Augustine or drought-resistant landscaping. Fee waivers will not be granted for the planting of any cool-season grasses such as Rye or Fescue.
- (e) The owner or occupant of any land or building which receives water from the Town of Holly Springs and that also utilizes water from a well or supply other than that of the Town of Holly Springs shall post and maintain in a prominent place thereon a sign, placard, or sticker ~~furnished by the Town of Holly Springs~~ giving public notice of the use of a well or other source of water.
- (f) During a Stage 2 water shortage warning, other uses of water are restricted, including as provided in subsection 16-7~~3~~ **5(a)** and as follows:
- (1) It shall be unlawful to wash automobiles, trucks, trailers, boats, airplanes, or any other type of mobile equipment except at commercial car wash facilities; except that any person regularly engaged in a commercial operation or public service that requires equipment be washed shall be permitted to use water for such purposes as long as the amount of water being used is minimized.
 - (2) It shall be unlawful to wash down outside areas such as streets, driveways, service station aprons, parking lots, office buildings, exteriors of existing or newly constructed homes or apartments, sidewalks, or patios, or to use water for other similar purposes; provided, however, that any person regularly engaged in the business of washing such areas shall be permitted to use water for such purposes.
 - (3) It shall be unlawful to introduce water into any pond, ornamental fountain, or other structure making similar use of water, except that existing pools and ponds can be filled to remain operational, support aquatic life and provide sanitary conditions for swimmers. Electrical and plumbing permits for new swimming pool construction will not be issued until the Stage II water shortage warning is lifted.
 - (4) It shall be unlawful to use water from public fire hydrants, **including hydrant meters**, for any purpose other than fire suppression or other public emergency or water department need. The Director or the town manager or his designee may grant exceptions on a case-by-case basis.

- (5) It shall be unlawful to use water for dust control or compaction without demonstrating a lack of alternative sources and obtaining written permission from the ~~director of water quality, the town manager or designee~~ Director.
- (6) It shall be unlawful to fill newly constructed swimming or wading pools or refill swimming or wading pools that have been drained, except that the ~~director of water quality, the town manager or designee~~ Director may grant exceptions on a case-by-case basis.
- (7) All industrial, manufacturing, and commercial enterprises, other than those listed as "essential use" in section 16-72(5), shall reduce consumption to any degree feasible with a goal of reduction of at least 20 percent.
- ~~(8) The owner or occupant of any land or building which receives water from the Town of Holly Springs and that also utilizes water from a well or supply other than that of the Town of Holly Springs shall post and maintain in a prominent place thereon a sign, placard, or sticker furnished by the Town of Holly Springs giving public notice of the use of a well or other source of water.~~
- (g) The town shall make its best efforts to provide an educational campaign encouraging customers to limit to the extent possible and practical all uses of water.

(Code 1982, § 5-1024.4; Ord. No. 08-05, § 4, 4-1-2008; Ord. No. 10-01, pt. 2, 3-16-2010)

Sec. 16-76. Stage 3 water shortage emergency.

- (a) When a Stage 3 water shortage emergency is declared by Harnett County, the ~~town manager~~ Director is empowered to declare that the following mandatory conservation measures by users of the town's public water supply shall be in effect, in addition to the restrictions heretofore imposed:
 - (1) It shall be unlawful to water or sprinkle any lawn, grass, shrubbery, trees, or flowers with treated water using an automated irrigation or sprinkler system. Watering is permitted only by hand-held hose with a spring-loaded nozzle, by container, or by installed drip type irrigation. Provided, however, that any person regularly engaged in the sale of plants shall be permitted to use automated irrigation or sprinkler systems but only in amounts necessary to prevent the loss of nursery stock.
 - (2) It shall be unlawful to re-fill or supplement swimming and/or wading pools from the Town of Holly Springs water supply.
 - (3) Restaurants and other food serving establishments shall use single-serving utensils, plates, and cups and shall serve water only at the patron's request.
- (b) Except as provided in subparagraph (a) above, it shall be unlawful to use treated water outdoors for any reason other than fire suppression, emergencies relating to health and safety issues, or as needed by the Town of Holly Springs to maintain the water system.

- (c) All industrial, manufacturing, and commercial enterprises, other than those listed as "essential use" in section 16-72(5), shall reduce consumption to any degree feasible with a goal of reduction of at least 40 percent.

(Code 1982, § 5-1024.6; Ord. No. 08-05, § 5, 4-1-2008; Ord. No. 10-01, pt. 3, 3-16-2010)

Sec. 16-76.1. Stage 4 water shortage crisis.

- (a) When a Stage 4 water shortage crisis is declared by Harnett County, the ~~town-manager~~ **Director** is empowered to declare that the following mandatory conservation measures by users of the town's public water supply shall be in effect, in addition to the restrictions heretofore imposed:
- (1) Residential users shall reduce water consumption to a level necessary to sustain human life and the lives of domestic pets and to maintain minimum standards of hygiene and sanitation.
 - (2) Fire protection must be maintained, but where possible, tank trucks shall use untreated water.
 - (3) It shall be unlawful to wash automobiles, trucks, trailer, boats, airplanes, or any other type of mobile equipment.
 - (4) It shall be unlawful to make any nonessential use of treated water for commercial or public use.
 - (5) All industrial, manufacturing, and commercial enterprises, other than those listed as "essential use" in section 16-72(5), shall reduce consumption to any degree feasible with a goal of reduction of at least 50 percent.
- (b) The ~~manager~~ **Director** may declare additional measures of mandatory conservation controls such as larger percentage reductions in consumption, termination of service to specific areas in the water system on a rotating basis, prohibition of all industrial users of treated water, etc. or whatever is necessary to protect the health and safety of the customers of the water system. The town shall make every effort to ~~limit~~ **minimize** restrictions to those industrial customers producing essential products for the protection of public health, bioterrorism or homeland defense defined as "essential use" in section 16-72.

(Ord. No. 08-05, § 6(16-77), 4-1-2008; Ord. No. 10-01, pts. 4, 5, 3-16-2010)

Editor's note(s)—Ord. No. 08-05, § 6, adopted April 1, 2008, set out provisions intended for use as 16-77Editor's note(s)—, however said section 16-77 already exists. For purposes of classification, and at the editor's discretion, these provisions have been included as § 16-76.1. The original designation of this section has been incorporated in the history notes.

Sec. 16-76.2. ~~Town-manager~~ Director empowered to implement modified stages.

Whenever conditions warrant **water conservation measures** or whenever modified stages of response are declared by Harnett County, the ~~town-manager~~ **Director** is empowered to declare

whatever conservation measures by users of the town's public water supply shall be in effect. **Directions for compliance will be issued by the communications department, as necessary.**

(Ord. No. 08-05, § 7(16-78), 4-1-2008)

Editor's note(s)—Ord. No. 08-05, § 7, adopted April 1, 2008, set out provisions intended for use as 16-78, however said section 16-78 already exists. For purposes of classification, and at the editor's discretion, these provisions have been included as § 16-76.2. The original designation of this section has been incorporated in the history notes.

Sec. 16-77. Regulations.

- (a) During the effective period of any water shortage, warning, emergency, or crisis, the town is empowered to promulgate such regulations or policies as may be necessary to carry out the provisions of this division. The ~~town manager of the town~~ **Director**, or his duly authorized agent charged with implementation and enforcement of this division, shall be and is hereby granted the authority to implement and enforce any of the treated water use restrictions.
- (b) The ~~town manager~~ **Director** shall have authority to implement, maintain and rescind any one or more of the above restrictions and to make them applicable during various times of the day as he deems appropriate to protect the public health, safety and welfare until he determines that the conditions requiring their imposition no longer exist.

(Code 1982, § 5-1024.7)

Sec. 16-78. Enforcement.

- (a) Any person who violates the provisions of this division, who fails to carry out the duties and responsibilities imposed by this division, or who impedes or interferes with any action undertaken or ordered pursuant to this division shall be subject to enforcement actions.
- (b) Enforcement actions may include, but are not limited to the following:
 - (1) *Notice of violation (NOV)*. Whenever the town finds that any user has violated or is violating this division or any prohibition, limitation, or requirement contained in this division, the ~~town manager~~ **Director**, or his duly authorized agent, shall serve upon such a person a written notice stating the nature of the violation. The written notice of the violation shall be:
 - a. Mailed, certified with return receipt requested, to the customer of record and to any other person known to the town who is responsible for the violation or its correction; or
 - b. Hand delivered to the customer of record or to the person in charge of the premise where the violation occurred.

The notice of violation shall inform the user of the violation and his responsibility to halt the activity within a specified period of time.

- (2) *Suspensions of service.* In the event any treated water use restriction implemented by the town is violated, the ~~town-manager~~ Director shall terminate or restrict the service of the person where such violation occurs and may in addition thereto or in the alternative take such other appropriate legal action as provided by law.
- (c) At such time as the ~~town-manager~~ Director is satisfied that the person is no longer in violation of any treated water use restrictions, the ~~town-manager~~ Director shall reinstate the person's water service pursuant to the following:
 - (1) After payment of a suspension/reconnection charge of \$75.00 for first time offenders;
 - (2) After payment of a suspension/reconnection charge of \$300.00 for second time offenders;
 - (3) After payment of a suspension/reconnection charge of \$500.00 for each additional violation.
 - (4) Civil penalties.
- (d) The town shall assess a civil penalty of up to \$1,000.00 per violation to any offender who shall continue any violation beyond the time limit provided for in the aforementioned notice of violation. Each day in which a violation of any provision of this division shall occur or continue shall constitute a separate and distinct offense.
- (e) In determining the amount of the civil penalty, the town shall consider the following:
 - (1) The degree and extent of the harm to the natural resources, to the public health, or to public or private property resulting from the violation;
 - (2) The duration and gravity of the violation;
 - (3) Whether the violation was committed willfully or intentionally;
 - (4) The prior record of the violator in complying or failing to comply with the water shortage response ordinance;
 - (5) The costs of enforcement to the town.

(Code 1982, § 5-1024)

ARTICLE III. SEWER SERVICE

DIVISION 1. Generally

Sec. 16-181. Sewer service charges; installation of water meters or measuring for service without sewer charge.

- ~~(a) For the purpose of defraying a portion of the cost of providing capacity in the collection and treatment of wastewater, there shall be a sewer availability charge levied and collected for any building, structure or the like built after January 1, 1986 in order to discharge wastewater into the town's public sewer system. In addition, tap-on fees shall be levied to cover the cost of the actual hook up. The availability charge shall consist of two separate fees to be paid at the time of issuance of a building permit, discharge permit and/or approval of a residential subdivision as follows:~~
- ~~(1) Acreage fees. The purpose of the acreage fee is to recover a portion of the cost of providing capacity in the wastewater transport and pumping station and shall be based on the size of the property to be served, in acres.~~
- ~~(2) Impact fees. The purpose of the impact fee is to recover a portion of the cost of providing capacity for wastewater treatment and shall be based on demand on the POTW treatment facility as represented by the water meter size.~~
- (b) When a property owner connects to the town sewer system, he shall pay to the town, prior to connection, a fee in lieu of assessment for each linear foot of the property abutting the town sewer line. The fee in lieu of assessment shall apply to all undeveloped properties (lots, tracts, or parcels) within the corporate limits or within the water and sewer perimeter of the town, that abut a street, easement, or right-of-way in which sewer service is available. The fee in lieu of assessment shall not apply to any residential or commercial structures built prior to January 1, 1986, or to any property which has been assessed for the abutting sewer line.
- (c) For the purpose of defraying a portion of the expense of maintaining and operating the public sanitary sewer system, there shall be a sewer service charge levied and collected monthly in respect to all property in which there is a sanitary sewer connection with the public sanitary sewer system. The rate for water and/or sanitary sewer service is set forth by a schedule of rates and charges adopted by the town council, on file in the office of the town clerk. The occupants of the premises shall be liable for the payment thereof as is the case with the water charge. Such charge shall be added to each water bill monthly and shall be payable at the time that the water bill is payable. The penalty for failure to pay such charge shall be the same as in the case of failure to pay the water bill.
- (d) Water used for commercial irrigation in which no portion of the water used is returned to the sanitary sewer system, may be metered separately. A sanitary sewer service charge may not be billed, at the discretion of the town council, in these types of operations provided separate meters are installed by the town at the expense of the owner to measure only the water not required to be returned to the sanitary sewer.
- ~~(e) Where a well is used by any person and water from such well is put into the sanitary sewer system of the town, then such person shall install, at his own expense, the necessary meter or meters, obtained from the town to register the amount of water used from such well which goes into the sanitary sewer system and the sewer service charge thereon shall be set forth by a schedule of rates and charges adopted by the town council, on file in the office of the town clerk. This installation will be required if it is determined by the town council to be in the best interest of the town.~~
- ~~(f) In cases where the town determines not to require the installation of a meter, a flat rate shall be applied, as outlined in a schedule of rates and charges adopted by town council on file in the office of the town clerk. These rates may apply where the water consumption~~

~~of the residence or other approved user is generally no more than that of a one family residence. The town council shall determine whether the customer will be on the minimum or higher flat rate or whether a meter is to be installed to determine the sewer service charge and they shall set the amount of the charge based on estimated consumption. Metering may be required where water is used for industrial purposes or where monthly or yearly discharge of wastewater to the sanitary sewer system fluctuates over a wide range. A flat rate shall not be used where the water supply is from a state approved public water supply.~~

(Code 1982, § 5-2003)

Sec. 16-184. Septic tank waste.

No person shall discharge into the sanitary sewer system any waster from any septic tank or other private sewage disposal device except under the following conditions:

- (a) Only waste of domestic character (or other waste approved on special arrangement and in advance which in the opinion of the ~~town-manager~~ Director will not be detrimental to operation of the pollution control plants) will be allowed.
- (b) All waste shall be discharge at the ~~pollution-control plant~~ water reclamation facility at the discretion of the ~~town-manager~~ Director or their authorized representative and under the supervision of the operator on duty.
- (c) Persons desiring to discharge waste in accordance with this section shall make application to and contract with the ~~town-manager~~ Director for such service.
- (d) Prior to discharging any waste, the truck driver will complete (on a form obtained from the operator) a written statement, which shall be submitted to the operator on duty, setting forth the name of the individual, firm or corporation responsible for the waste, the date and time of discharge, and the name, address and telephone number of the owner of each of the premises where waste was collected.
- (e) All waste carrying vehicles shall have clear, permanent markings showing owner's name, address, county health department permit number, and waste carrying capacity in gallons.
- (f) A fee which may be billed monthly shall be paid at the rate as set forth in a schedule of rates and charges adopted by the town council ~~and on file in the office of the town clerk,~~ for each truckload of 1,000 gallons or a fraction thereof.
- (g) If at any time, in the opinion of the ~~town-manager~~ Director, the best interest of the town will be served by discontinuance of this service, then no more such wastes shall be accepted from any person, firm or corporation.

DIVISION 2. Connections

Sec. 16-201. Compulsory.

~~Notwithstanding the requirements of Section 16-20, a~~All owners of improved real property located within the town limits and within ~~a reasonable distance 1000 feet~~ of any sanitary sewer collection line, owned ~~or leased~~, and operated by the town shall connect their lines with such sewer line. All connections shall be made in accordance with the town ordinances and such rules and regulations promulgated by the town from time to time.

(Code 1982, § 5-2024)

Sec. 16-202. Sanitary sewer connection—Notice to comply.

Whenever any property within the town limits shall be required to connect to the sanitary sewer system pursuant to the provisions of this division, the town shall give the owner of the property 30 days written notice to make the connection and otherwise comply with the terms of this division. The notice to comply shall advise the property owner that he may request an informal hearing within ten days of receipt of the notice. Service of notice by mail shall be complete upon depositing the notice in the United States Mail, postage prepaid, addressed to the owner at the address given on the local tax scrolls for the current year.

(Code 1982, § 5-2025)

Sec. 16-203. Same-Informal hearing.

In the event that any property owner given notice to comply pursuant to the terms of the section 16-202 shall request a hearing within the time set forth in section 16-~~162~~ 202, the town manager or other town official designated by him shall meet with the owner within a reasonable time, not to exceed ten days, to review his compliance with this division.

(Code 1982, § 5-2026)

Sec. 16-207. Fees for sanitary sewer connections; extension of services outside corporate limits; application procedures; illegal connections.

~~(a) — The charges for sewer connections shall be as prescribed by the town council in the schedule of rates and charges on file in the town clerk.~~

(b) Any person residing outside of the corporate limits of the town and seeking permission to tap on any sanitary sewer line located outside the town must first connect to the town's water system.

(c) Any person who shall receive such permission to tap on to the town sanitary sewer system shall not permit any extension of such main to serve any other family, firm or corporation unit except by special permission of the town council.

~~(d) — The town reserves the right to have any waste matter going into the town's sewer main or~~

~~sewer system to be checked and examined to determine whether such material or waste matter is corrosive, volatile, suffocating, inflammable or explosive and/or would result in damage or destruction of the town's sewer line or system, and if found hazardous or damaging to the town system the owner shall be required to remove such waste from the town system.~~

- ~~(e) Drawings and specifications for all laterals required for industrial or residential development must be submitted to and approved by the town council.~~
- ~~(f) Charges for sewer connections outside the corporate limits of the town shall be as outlined in a schedule of rates and charges adopted by town council and on file in the town offices plus an additional amount as set forth in a schedule of rates and charges adopted by town council and on file in the town offices per front foot of lot tract based on division of use. If the tap on is made to an outfall line the same charge based on frontage shall apply, except for residences on undivided farmland where a frontage of 100 feet will be assumed.~~
- ~~(g) Where such sewer lines are in a street right-of-way the town shall extend the connection to the curb line; where such sewer lines are not in a street right-of-way the town shall extend the connection at the most convenient point within the right-of-way of the sewer main or outfall.~~
- (h) Any person, firm or corporation found to be illegally connected to the sanitary sewer system of the town shall be required to pay a penalty as set forth in a schedule of rates and charges adopted by town council and on file in the town offices plus the usual connection fee and service charges as determined by the town council for the period of illegal use. After payment of the determined amount of money, the person, firm or corporation must submit an application, on forms supplied by the town.
- (i) Any property owner desiring to connect to a sanitary sewer main laid under assessment, shall, in addition to the regular tap on fee, pay an amount equal to his pro rata share of the assessment.

(Code 1982, § 5-2030)

ARTICLE IV. RECLAIMED WATER REGULATION

DIVISION 1. General Provisions

Sec. 16-301. Purpose and intent.

This article sets forth the requirements for the reclaimed water system for the Town of Holly Springs, hereafter referred to as the town. The reclaimed water system provides an alternative water source for non-potable water demands. It is the town's policy to provide reclaimed water to meet non-potable water demands.

It is the town's purpose and intent to establish a reclaimed water system and to extend such system to certain areas of the town where the town council determines that the extension of reclaimed water is practical and economical. The reclaimed water distribution system will be constructed in sections and phases to provide reclaimed water service to designated areas as

determined by the town council and pursuant to the terms and conditions set forth herein. Such areas are as shown on the attached reclaimed water distribution service area map.

The objectives of this article are:

- (1) To reduce potable water demand.
- (2) To reduce wastewater discharges into Utley Creek.
- (3) To help meet nitrogen reduction goals for the Cape Fear River basin.

This article shall apply to existing and prospective users of the town's reclaimed water distribution system.

(Ord. No. 11-02, § 1, 4-5-2011)

Sec. 16-302. Definitions.

As used in this article, the following terms shall have the meanings provided in this section unless the context clearly indicates otherwise.

Approval authority should be ~~director of public utilities or director of engineering~~ the Executive Director of Utilities & Infrastructure Services.

Authorized representative of the reclaimed water user:

- (1) If user is a corporation, authorized representative shall mean the president, secretary, or a vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation, or
- (2) If the user is a partnership or sole proprietorship, an authorized representative shall mean a general partner or the proprietor, respectively.
- (3) If the user is a federal, state or local government facility, an authorized representative shall mean a director or highest official appointed or designated to oversee the operation and performance of the activities of the government facility, or their designee.
- (4) The entities described in subdivisions ~~(a)~~ (1) through ~~(b)~~ (2) above may designate another authorized representative. If the authorization is in writing, the authorization shall specify the individual or position responsible for the overall operation of the facility or having overall responsibility for environmental matters for the company and the written authorization is submitted to the town.

Available shall mean that a reclaimed water distribution main is or will be located at a property line of a property on which an irrigation system is installed or proposed, or a property proposed to be serviced with reclaimed water.

Cross-connection shall mean any unprotected actual or potential physical connection whereby the public water supply is connected with any other water supply system, whether public or private, either inside or outside of any building or buildings, in such a manner that a flow

of water into the public water supply is possible either through the manipulation of valves or because of ineffective check or back-pressure valves, or because of any other arrangement. This includes any unauthorized taps, whether or not adequate protection is provided.

Consumer shall mean any person, firm, or corporation responsible for any property at which reclaimed water from the town's public reclaimed water system is received. In the absence of other parties or the failure of other parties to accept the responsibilities consumer shall mean the actual user of the reclaimed water.

Dedicators shall mean and include the person owning or constructing any private utility system being dedicated to the town.

Department shall mean the Holly Springs Department Public ~~Utilities or Engineering of Utilities & Infrastructure Services.~~

Director means the ~~director public utilities or engineering of the town~~ Executive Director of ~~Utilities & Infrastructure Services~~ and his or her designee.

Irrigation system means a system of devices to provide for the application of water typically to any outdoor planted material by means of a permanent piping system under pressure and that is manually, semi-automatically or automatically operated.

Major reclaimed water line shall mean those reclaimed water lines which are 12 inches in diameter or greater.

NCDENR- DWQ-LAU ~~shall mean North Carolina Department of Environmental and Natural Resources- Division of Water Quality- Land Application Unit.~~

NCDEQ DWR shall mean the North Carolina Department of Environmental Quality Division of Water Resources

NCAC Section 15A NCAC 02U.0900 shall mean the North Carolina Administrative Code, Section 15A, subchapter 02~~U~~, ~~section .0900~~, as currently written and as may be rewritten from time to time.

Permit means written permission granted by the town or the ~~NCDENR-DWQ-LAU~~ NCDEQ DWR to install and/or utilize reclaimed water lines and/or systems.

Potable water shall mean water provided by the town via the town's water distribution system for public consumption that meets the state's potable drinking water standards, or water provided by a private source for consumption (drinking, cooking, bathing, etc.) by the applicant.

Reclaimed distribution main shall mean those conduits used to supply reclaimed water to service lines from transmission mains.

Reclaimed water or reuse water shall mean water provided by the town via the town's reclaimed water distribution system that has been treated to and meets the state's reclaimed water standards, then is allowed for certain non-potable (e.g. non-drinking, non-cooking, non-bathing, etc.) uses such as irrigation.

Reclaimed water service stubs shall mean those portions of reclaimed water service pipes that connect from the town's reclaimed water mains to the boundaries of public easements and/or rights-of-way.

Reclaimed water service area shall mean area of town as defined on the town's reclaimed water service area map attached to this policy statement.

Reclaimed water distribution system shall mean all equipment, piping, valves, storage tanks, and associated hardware and other appurtenances, including meters, from the customer's reclaimed water meter back to, and including the reclaimed water production facility.

Service line shall mean that conduit for reclaimed water from the reclaimed water distribution main to the property line.

Standard or Town Standard shall mean the "Town of Holly Springs Engineering Design and Construction Standard" for design and construction of town facilities.

Tap size shall mean the nominal diameter of the connection of the reclaimed water service line installed between a reclaimed water meter assembly and the reclaimed water main connected to the reclaimed water distribution utility system of Holly Springs.

Transmission mains means those utility lines used to supply reclaimed water from the town's pumping stations or treatment facilities to the town reclaimed water distribution system.

Utility system or utility lines shall mean and include reclaimed water pipe lines, water pipe lines, and sanitary sewer pipe lines (any or all as determined by the context), and shall include all pipes, valves, valve boxes, hydrants, and other fixtures, equipment, and apparatus connected to and forming a part of the reclaimed water, potable water, or sanitary sewer pipe lines and systems or all, and all appliances necessary and convenient thereto. The utility lines dedicated to the town shall include only main transmission or distribution lines, valves, hydrants and other apparatus, fixtures and equipment forming a part of the lines laid in public streets, roads, highways and alleys or across town utility or sanitary sewer easements on private property, and shall not include lines leading from mains to building connections on private property and shall not include the reclaimed water, potable water, or sanitary sewer lines within any residences or other privately owned building. Utility lines built in accordance with town standards are part of the town's utility system.

Waters of the state shall mean any stream, river, brook, swamp, lake, sound tidal estuary, bay, creek, reservoir, waterway or other body or accumulation of water, whether surface or underground, public or private, or natural or artificial, that is contained in, flows through, or borders upon any portion of this state.

(Ord. No. 11-02, § 1, 4-5-2011; Ord. No. 14-09, § 1, 10-7-2014)

Sec. 16-303. Adoption of governing authorities.

Rules and regulations relating to waste not discharged to surface waters appearing in North Carolina Administrative Code Title 15A NCAC 02U (herein after "administrative codes" and the Town of Holly Springs Reclaimed Water Generation and Distribution Permit (hereinafter "provider

permit"), as may be amended by the issuing agency from time to time, are hereby adopted by reference and incorporated into the this Code as though fully set forth within this article and shall apply within the town as an ordinance.

In the event of any variation between the provisions of the applicable administrative codes and/or the provider permit, and/or the provisions of this article, the stricter provision shall prevail. A violation of a provision of administrative codes or provider permit shall be deemed a violation of this article.

(Ord. No. 11-02, § 1, 4-5-2011; Ord. No. 14-09, § 1, 10-7-2014)

Sec. 16-304. Authority to adopt rules and regulations.

The town council may by resolution establish reasonable rules and regulations concerning the reclaimed water system and the use of reclaimed water. Additional standard policies and procedures may be adopted concerning the reclaimed water system. Insofar as there is not conflict with the provisions of this article or governing rules, town policies and procedures pertaining to potable water service shall apply.

(Ord. No. 11-02, § 1, 4-5-2011)

Sec. 16-305. Administrative programs.

The Director shall have the authority to implement administrative programs that may be required to adhere to federal or state law, adhere to the conditions of any permits from federal or state agencies, or provide efficient operation of the reclaimed system. Such programs may include, but are not limited to, an application program to approve new users, a connection inspection program, follow-up inspection program, compliance and enforcement program, spill prevention, control, and notification program, and educational program to advise the public of the proper and safe use of reclaimed water.

(Ord. No. 11-02, § 1, 4-5-2011)

Part 3: The Following Sections are Repealed in their entirety:

- Sec. 16-33. Application for service.**
- Sec. 16-34. Deposit for service.**
- Sec. 16-35. Minimum charges.**
- Sec. 16-36. Town's responsibility and liability: connection charges.**
- Sec. 16-37. Consumer's responsibility.**
- Sec. 16-38. Extensions to mains.**
- Sec. 16-39. Access to premises.**
- Sec. 16-40. Change of occupancy.**
- Sec. 16-41. Meter reading; billing; collecting.**
- Sec. 16-42. Suspension of service.**
- Sec. 16-43. Complaints and adjustments.**
- Sec. 16-44. Protest of erroneous bill; adjustments.**
- Sec. 16-45. Schedule of rates and charges; services outside town limits.**
- Sec. 16-47. Fees in lieu of assessment.**

- Sec. 16-48. Fees.
- Sec. 16-52. Occupancy prohibited without connection.
- Sec. 16-53. Tampering with water or sewer systems; permission and supervision required for excavations and repairs near system.
- Sec. 16-54. Enforcement and penalties.
- Sec. 16-96. Application for and approval of extensions required.
- Sec. 16-97. General extension requirements.
- Sec. 16-98. Financing extensions within corporate limits.
- Sec. 16-99. Financing extensions outside corporate limits.
- Sec. 16-100. Specifications, ownership.
- Sec. 16-101. Additional subdivision improvement requirement.
- Sec. 16-102. Penalty.
- Sec. 16-204. Same—Refusal to make connections or to falsify information.
- Sec. 16-205. Tampering with water or sewer systems.
- Sec. 16-206. Enforcement and penalties.
- Sec. 16-306. Authority to adopt rates, fees and charges.
- Sec. 16-306.5 Utility extension requirements.
- Sec. 16-307. Conditions of reclaimed water service use.
- Sec. 16-355. Ownership by town.

Part 4: REPEAL THE FOLLOWING SECTIONS IN THEIR ENTIRETY:

All ordinances or parts of the Town Code of the Town of Holly Springs conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Part 5: SEVERABILITY

If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 6: INCLUSION IN CODE

It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Town Code of Ordinances of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

Part 7: EFFECTIVE DATE

The provisions of this ordinance shall become effective April 19, 2022 in accordance with the laws of the State of North Carolina.

Adopted this, the ____ day of _____ 2022.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk



legend:	Color:	Action:
	white	Unchanged
	gold	Added
	blue	Amended
	orange	Repealed

Section	Title	Based on Town of Cary Ordinance Section #	Unchanged	Added	Amended	Repealed	Replaces Section # in Existing Code of Ordinances	Replaced by Section # in Proposed Code of Ordinances	Revision actions taken	Comments?
ARTICLE I. IN GENERAL										
DIVISION 1. GENERALLY										
16.1	Authority to establish enterprise funds.		X							
16.2	Tampering with water or sewer systems.	36.1		X			16.53		Combined ToC Sections 36.1 and 36.2; Subsection: 16.53(a)/16.205(a) added the word "sanitary", removed language limiting wording to "water" systems only; added the word "distribution"	
		36.2					16.205		16.53(b)/16.205(b) added the word "reclaimed", removed the words "water or sewer", made system plural, added "sanitary" before "sewer" [throughout document] 16.53(c) added the words "reclaimed, or sanitary sewer", made system plural	
16.3	Tampering - Enforcement and penalties.			X			16.54		Subsection: 16.54(a)/16.206(a) changed the phrase "certified or registered mail" to "any means allowed by Rule 4 of the North Carolina Rules of Civil Procedure".	
							16.206		16.54(e)/16.206(e) changed the word "prosecuted" to "charged", added the words "class 3", added the phrase "with a maximum penalty of \$500, at the discretion of a sworn law enforcement officer"	
16.4	Connections—Subdivisions.	36.4		X					(a) changed the phrase "wastewater collection" to "sanitary sewer" (b) removed from ToC verbiage, added references to reclaimed water, (c) added the word "reclaimed" (d) changed the word "water" to "utility", changed the word "their" to "the owner's"	
16.5	Utility Connections.	36.5		X					Subsection: (a) changed the phrase "install and retain ownership of" to "own", removed the phrase "public utility", added "attached to the water, sanitary sewer, or reclaimed system(s)" (b) changed "annual operating budget" to "adopted annual budget", added clause "unless a waiver is otherwise granted by the governing authority."	
16.6	Schedule of rates and charges; services outside town limits.			X			16.45		Subsection: 16.45(a) added the words "and reclaimed", replaced the words "town to its" with "town's", and added the phrase "and/or sewer collected from" 16.45(b) replaced the word "water" with "said utility", removed the word "made", and removed the word "water"	
16.7	System Development fees.	36.6		X					Title - added the word "System", Subsection: (a) added "(System Development Fees)" (b) changed to read "A System Development Fee is established and revised pursuant to NCGS 162A-200, et Seq. The town shall publish this fee annually in its adopted budget" (c) removed the words "Water and sewer"	

16.8	Town's responsibility and liability: connection charges.			X		16.36	Subsection: 16.36(a) changed "will" to "may, in its discretion and subject to budgetary funding", added the word "and/or collections line", added the word "public", replaced the words "and parallel" with "or on", added the words "sewer, and reclaimed " 16.36(b) added the words "sewer main, and/or reclaimed main " and "systems", changed the phrase "from time to time and a schedule of such charges is on file and available in the town offices" to in the town's annual budget ordinance" 16.36(c) added the words "and reclaimed consumer ", removed the word "water", added the sentence "In the event that the meter is set on the customer's property, the town has an easement by operation of this Ordinance for the limited purposes of maintenance, reading, replacing, repairing, locking for nonpayment, and for any other awful purpose." 16.36(d) removed the words "for different consumers" and added the phrase "and differentiated in color based on usage type where reuse meters are housed in a purple meter box" 16.36(e) added the words "after installation."
16.9	Consumer's responsibility.			X		16.37	Subsection: 16.37(a) removed the word "conveniently " and added the phrase "as specified in town Engineering Design and Construction Standards (hereafter "Town Standards") and any other town rules, policies and procedures (hereafter "Town Requirements")" 16.37(c) Added the sentence "Placing meters on private property requires the express consent of the town's Executive Director of Utilities and Infrastructure Services" 16.37(d) removed the word "like" 16.37(h) replaced "added to the consumer's bill" with the phrase "billed to the consumer", removed the word "water" 16.37(i) changed the word "water" to "utilities" two times
16.10	Maintenance of privately-owned water or sewer pipelines and/or service lines.	36.14		X			Subsection: (a) added the word "reclaimed", added the words "reclaimed distribution", changed "water" to "utility line", added the words "or reclaimed", deleted the word "water", and changed "waste" to "wastewater"
16.11	Disclaimer of liability.	36.10		X			Subsection: (a) added "or reclaimed water" (b) added "or reclaimed water" (c) removed the word "water" and added "or reclaimed"
16.12	Access to Premises	36.12		X		16.39	Subsection 16.39(b) removed the word "water" two times
16.13	Application for service.			X		16.33	Subsection: 16.33(a) changed the words "distribution system" to "reclaimed, and/or sewer systems" 16.33(c) removed the sentence "When the owner of the premises has been served water and has not paid for the water, the town shall not be required to render service to anyone at such location where the water was used, until such delinquent water bill has been paid." 16.33(d) has been removed

16.14	Deposit for service.				X		16.34	Subsection: 16.34(a) added the words "or reclaimed", changed the word "deposit" to "submit", removed the word "refundable", removed the phrase "in accordance with the town's fee schedule", deleted the words "rate and" 2 times 16.34(b) removed the phrase "have the option, on ten days' written notice, to", changed "increase the" to "submit a", removed the word "to", added the phrase "maximum" and changed the phrase "of the highest monthly bill therefor rendered" to "as stated in the fee schedule" 16.34(c) has been removed 16.34(g) has been removed 16.34(h) has been removed 16.34(i) removed the word "water" and changed the word "refunded" to "applied to account", removed the phrase "and the submission of a written request for a refund from the customer" 16.34(j) removed the word "water" and changed the phrase "certified evidence of the applicant's most recent payment history with a public water supplier and provided that the previous account was maintained without late payment for a period of 12 months or longer and closed in good standing" to "a copy of the closing disclosure" 16.34(k) has been removed.
16.15	Meter reading; billing; collecting.						16.41	Subsection: 16.41(b) added the words "sanitary sewer, and reclaimed " 16.41(d) added the phrase "unless the meter or register is changed by the town" 16.41(e) removed the word "water", replaced the words "15 days" with "date printed on the bill", removed the word "water", added the words "in full" 16.41(f) replaced with "Bills for services are generated the last working day of each month and sent via US mail or email provided by the customer. If payment is not made within 15 days of the date of billing, service may be disconnected. Delinquent accounts shall receive a phone call or text message notificatoin prior to disconnection to allow for payment arrangement if necessary."
16.16	Minimum charges.				X		16.35	Subsection: 16.35(a) removed the word "cash", changed the word "rate" to "fee", removed the sentence "Each meter shall have a separate meter reading sheet and each meter reading shall cover a separate and individual account." 16.35(b) has been removed 16.35(c) added the words "and/or reclaimed water" and removed last 3 sentences
16.17	Change of occupancy.				X		16.40	Subsection: 16.40(a) removed the phrase "in person or in writing, at the town's office" and added the sentence, "A change in occupancy (including death of a customer) requires a new application." 16.40(b) removed the word "consumed" and added the words "reclaimed, and sewer used"
16.18	Suspension of Service				X		16.42	Subsection: 16.42(a) has been removed 16.42(b) removed the phrase "Any balance will be refunded to the consumer, but" 16.42(c) removed the phrase "in full" 16.42(d) removed the word "water" 16.42(d)(2) changed "Consumer's willful disregard" to "Violation" 16.42(d) added "(5) The existence of a plumbing cross-connections with another water source." 16.42(e) changed the phrase "permanently refuse service to " to "pull or lock the meter for"

16.19	Complaints and adjustments			X		16.43		Subsection: 16.43(a) replaced the phrase "present his claim, in person, at the town office" to "contact customer service" 16.43(b) replaced the words "town council" with "Finance Director or authorized designee", removed the word "water", and added the sentences "Adjustments are made to the sanitary sewer portion of billing ONLY. Leaks related to irrigation and/or reclaim will not receive adjustments unless it is determined that an incorrect reading of the meter has occurred. Payment plans will be available if needed in order to satisfy payment of the bill."
16.20	Occupancy prohibited without connection.			X		16.52		changed the word "has" to "have"
DIVISION 2. UTILITY EXTENSIONS				X				Added division
16.21	Generally; payment of expense.	36-34		X				Added the word "reclaimed" two times and deleted the phrase "to property outside the corporate limits, and all water and sewer extensions to property inside the corporate limits"
16.22	Ownership of mains.	36-35		X		16.100		Changed "engineering standards" to "the then current Town Standards and Town Requirements"
16.23	Street repairs at expense of property owner.	36-36		X				
16.24	Permit for construction, operation, or modification of, water distribution system, sanitary sewer collection system, or reclaimed water system—Prohibited activities; application; conformance.	36-37		X				Title - changed "wastewater" to "sanitary sewer" (a) deleted the phrase "distribution system (hereafter "water")", changed "wastewater" to "sanitary sewer" two times, and deleted the phrase "(sometimes hereafter "sanitary sewer system")" (a)(3) added the sentence "Piping downspouts into sanitary sewer cleanouts is prohibited" (c) deleted the phrase "town Engineering Design and Construction Standards (hereafter...) and any other town rules, policies and procedures (hereafter)"
16.25	Processing of utility extension applications.	36-38		X				(a) added the phrase "or the state of North Carolina permit documents." and deleted the sentence "A copy of the current fee schedule shall be maintained by the Director and made available for inspection upon request". (d) added the phrase "within 30 days of receipt"
16.26	Enforcement.	36-39		X				
16.27	Hearing.	36-40		X				
16.28	Permitting program.	36.41		X				Revised wording to reflect TOHS permitting status and describe Local Program goals
16.29	Reimbursement policy.	36.42		X				Subsection: (b) removed the phrase "and Town of Cary Land Development Ordinance Section 3.24" (b)(1) removed the phrase "established by the Town" (b)(2) removed the phrase "established by the Town" and changed the word "waive" to "adjusted"
16.29-30	Reserved			X				
ARTICLE II. WATER SERVICE								
DIVISION 1. GENERALLY								
16.31	Management and control.			X				
16.32	Classification of service.				X			Subsections revised to align with fee schedule: 16.32(b) changed to "Office/Institutional service. The term "office/Institutional service" means non-residential service not for retail, restaurant, or industrial use. " 16.32(c) changed to "Retail/restaurant/industrial service. The term "retail/restaurant/industrial service" means those non-residential services described as the sale of goods to the public, food service, or use characterized by an industry."
16.33	Application for service.					X	16.13	
16.34	Deposit for service.					X	16.14	
16.35	Minimum charges.					X	16.16	

16.36	Town's responsibility and liability: connection charges.			X	16.8	
16.37	Consumer's responsibility.			X	16.9	
16.38	Extensions to mains			X	Article I, Division 2	
16.39	Access to premises.			X	16.12	
16.40	Change of occupancy.			X	16.17	
16.41	Meter reading; billing; collecting.			X	16.15	
16.42	Suspension of service.			X	16.18	
16.43	Complaints and adjustments.			X	16.19	
16.44	Protest of erroneous bill; adjustments.			X	N/A	Repeat of previous section 16.43
16.45	Schedule of rates and charges; services outside town limits.			X	16.6	
16.46	Limitation upon use of town water.	X				
16.47	Fees in lieu of assessment.			X	N/A	No longer applies
16.48	Fees.			X	N/A	No longer applies
16.49	Water connection—Compulsory		X			Added the phrase "Notwithstanding the requirements of Section 16-20" and changed "300" to "1000" and removed the phrase "or leased"
16.50	Same—Notice to comply.	X				
16.51	Same—Informal hearing.	X				
16.52	Occupancy prohibited without connection.			X	16.20	
16.53	Tampering with water or sewer systems; permission and supervision required for excavations and repairs near system.			X	16.2	
16.54	Enforcement and penalties.			X	16.3	
16.55-70	Reserved	X				
DIVISION 2. SHORTAGES AND CONSERVATION						
16.71	Water shortage and conservation measures.		X			Subsection: 16.71(c)(2) changed "town manager" to "Director" <i>essential</i> changed "town administrator" to "Director"
16.72	Definitions.		X			Subsection: 16.73(a)(2) changed "town manager" to "Director" two times 16.73(b) changed "town manager" to "Director" 16.73(b)(3) added the phrase "unless otherwise specified by the Director", changed a-c. bulleting to continued numbering but kept language, changed section number to 16.73(b)
16.73	Stage 0 permanent year-round and seasonal water conservation.		X			
16.74	Stage 1 water shortage alert.		X			Subsection: 16.74(a) changed "town manager" to "Director" 16.74(a)(4) added the phrase "unless otherwise specified by the Director" 16.74(a)(6) changed "town clerk's office" to "Department of Utilities & Infrastructure Services" 16.74(a)(7) removed the phrase "as listed on the town's fees and rate schedule and set at \$50.00 on the date of adoption of this section" 16.74(b) changed section number to 16.74(a) 16.74(d) changed "director of water quality or the town manager" to "Director"

16.75	Stage 2 water shortage warning.			X				Subsection: 16.75(a) changed "Town Manager of the Town of Holly Springs" to "Director" 16.75(a)(4) added the phrase "unless otherwise specified by the Director" 16.75(c) changed "town clerk's office" to "Department of Utilities & Infrastructure Services" 16.75(d) removed the phrase "as listed on the town's fees and rate schedule and which is set at \$50.00 on the date of adoption of this section," 16.75(e) removed the words "furnished by the Town of Holly Springs " 16.75(f) changed section number to 16.75(a) 16.75(f)(4) added the phrase "including hydrant meters" 16.75(f)(5) changed the "director of water quality, the town manager or designee" to "Director" 16.75(f)(6) changed the "director of water quality, the town manager or designee" to "Director" 16.75(f)(8) removed subsection	
16.76	Stage 3 water shortage emergency.			X				16.76(a) changed "town manager" to "Director"	
16.76.1	Stage 4 water shortage crisis.			X				Subsection: 16.76(a) changed "town manager" to "Director" 16.76.1(b) changed " manager" to "Director" and changed the word "limit" to "minimize"	
16.76.2	Town manager empowered to implement modified stages.			X				Title: changed "town manager" to "Director" 16.76.2 added the phrase "water conservation measures", changed "town manager" to "Director", and added the sentence "Directions for compliance will be issued by the communications department, as necessary."	
16.77	Regulations.			X				Subsection: 16.77(a) changed "town manager of the town" to "Director" 16.77(b) changed "town manager" to "Director"	
16.78	Enforcement.			X				Subsection: 16.78(b)(1) changed "town manager" to "Director" 16.78(b)(2) changed "town manager" to "Director" 16.78(c) changed "town manager" to "Director" two times	
16.79-95	Reserved		X						
DIVISION 3. EXTENSIONS								Revoke entire section???	
16.96	Application for and approval of extensions required.				X		Division 2.		
16.97	General extension requirements.				X				
16.98	Financing extensions within corporate limits.				X				
16.99	Financing extensions outside corporate limits.				X				
16.100	Specifications, ownership.				X		16.22		
16.101	Additional subdivision improvement requirement.				X		16.4(d)		
16.102	Penalty.				X		16.26		
16.103-130	Reserved		X						
DIVISION 4. CROSS CONNECTIONS									
16.131-180			X						
ARTICLE III. SEWER SERVICE									
DIVISION 1. GENERALLY									

16.181	Sewer service charges; installation of water meters or measuring for service without sewer charge.			X					Subsections: 16.181(a) has been removed 16.181(b) has been removed 16.181(e) has been removed (KPs notes) 16.181(f) has been removed (black notebook remark)	
16.182	Polluted water control.		X							
16.183	Use of public sewers.		X							
16.184	Septic tank waste.			X					Subsections: 16.184(a) the words "town council" have been replaced by "Director" 16.184(b) changed the words "pollution control plant" to "water reclamation facility " and the words "town council" have been replaced by "Director" 16.184(c) the words "town council" have been replaced by "Director" 16.184(f) removed the phrase "and on file in the office of the town clerk" 16.184(g) the words "town council" have been replaced by "Director"	
16.185-200	Reserved		X							
DIVISION 2. SEWER CONNECTIONS										
16.201	Compulsory.			X					Added the phrase "Notwithstanding the requirements of Section 16-20" and changed "reasonable distance" to "1000 feet" and removed the phrase "or leased"	
16.202	Sewer connection—Notice to comply.		X							
16.203	Same- Informal hearing.			X					Changed "16-162" to "16-202"	
16.204	Same—Refusal to make connections or to falsify information.					X		16.2		
16.205	Tampering with water or sewer systems.					X		16.2		
16.206	Enforcement and penalties.					X		16.3		
16.207	Fees for sewer connections; extension of services outside corporate limits; application procedures; illegal connections.			X					Subsection: 16.207(a) has been removed 16.207(d) has been removed (black notebook comment) 16.207(e) has been removed 16.207(f) has been removed 16.207(g) has been removed	
16.208-230	Reserved		X							
DIVISION 3. SEWER USE										
ARTICLE IV. RECLAIMED WATER REGULATION										
DIVISION 1. GENERALLY										
16.301	Purpose and intent.		X							
16.302	Definitions.			X					Approval authority changed "director of public utilities or director of engineering" to "the Executive Director of Utilities & Infrastructure Services." Authorized representative (4) changed (a) to (1) and (b) to (2) Department changed "Public Utilities or Engineering" to "of Utilities & Infrastructure Services." Director changed "director public utilities or engineering of the town" to "Executive Director of Utilities & Infrastructure Services " NCDENR- DWQ-LAU changed to NCDEQ DWR NCAC Section 15A NCAC 02U removed section 0.0900 two times and changed 02T to 02U Permit changed "NCDENR-DWQ-LAU" to "NCDEQ DWR"	
16.303	Adoption of governing authorities.			X					Removed the words "2H Section 0.200 and" and "Section .0900"	
16.304	Authority to adopt rules and regulations.		X							
16.305	Administrative programs.		X							
16.306	Authority to adopt rates, fees and charges.					X		16.6		

16.306.5	Utility extension requirements.				X		Division 2	
16.307	Conditions of reclaimed water service use.				X		16.18, 16.12	
16.308	No guarantee of provision.	X						
16.309	Duty to report damage.	X						
16.310	Emergency discontinuation of service and repairs.	X						
16.311	Enforcement procedure.	X						
16.312-319	Reserved	X						
DIVISION 2. USAGE		X						
DIVISION 3. SHORTAGES, CONSERVATION, RESTRICTIONS		X						
DIVISION 4. CONNECTIONS		X						
DIVISION 5. PUBLIC EXTENSIONS OF RECLAIMED WATER								
16.355	Ownership by town.				X		16.22	
16.356-364	Reserved	X						
DIVISION 6. CROSS CONNECTIONS		X						



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Public Hearings

Title: 1000 S. Main Street Annexation and Rezoning - Legislative Hearings

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Bronwyn Bishop, Development Services

Action(s):

1. Conduct Legislative Public Hearing on Annexation.
2. Adopt Annexation Ordinance A21-05.
3. Conduct Legislative Public Hearing on Rezoning
4. Adopt Rezoning Ordinance RZ22-03 to adopt statement of compatibility and to approve rezoning

Explanation:

- A new Unified Development Ordinance (2022 UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council is considering for each respective case.
 - Applicable Ordinance: 2002 UDO
 - Process: Legislative, Rezoning
- Annexation:
 - The Town has received a petition for voluntary annexation of 1.53 +/- acres, located at 1000 S. Main St. pursuant to plans to develop the property.
 - The property is owned by AVANI Properties, LLC.
 - The property is contiguous with Town Limits and meets all statutory requirements for annexation.
 - Staff has received feedback from all departments and there are no issues with this annexation.
- Rezoning:
 - The request is to rezone the property from RR Rural Residential to CB Community Business.
 - The project area consists of one site of about 1.5 acres and is located on S. Main Street between GB Alford Hwy and Ralph Stephens Rd.
 - The Future Land Use Map designates the property as Mixed-Use Center.
 - The proposed CB district offers the opportunity to serve broader economic,

- entertainment, and housing needs in the community.
- The petitioner has proposed conditions that restrict permitted uses, provide standards for building and parking locations on the site, and commits to certain transportation improvements.

Planning Board Recommendation

The Planning Board discussed the following issues and concerns on 03/22/22

- Traffic impact at the intersection of S. Main Street and Ralph Stephens Road
- The neighborhood meeting held by the applicant and list of invited owners
- Questions about potential future development.

Planning Board Recommendation:

The Planning Board recommended approval (8-0-1)

Background:

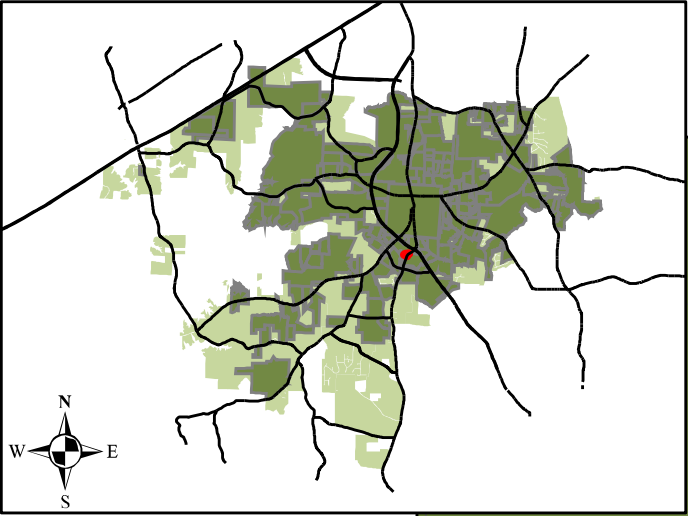
- Parcel was originally zoned R-20 Residential when added to the Holly Springs ETJ.
- Parcel was reassigned from R-20 to RR Rural Residential with the Zoning Reassignment on March 1, 2022

Funding Source(s):

N/A

Attachment(s):

1. A21-05_map
2. 22-04 Resolution of Sufficiency A21-05 - signed
3. A21-05_1000 S. Main St Ordinance
4. 21REZ06_1000SMainSt_PB_03222022
5. 21REZ01_1000 S. Main St Rezoning Petition
6. 21REZ06_1000SMainStreet_RezoningOrdinance 22-03



- Legend**
-  Annexation
 -  Subdivisions
 -  Lakes
 -  Town Limits
 -  GIS_Basem...
 -  Short Range
 -  Urban
 -  Service Area



Resolution No.: 22-04
Date Adopted: April 5, 2022
Annexation No.: A21-05

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

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

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

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

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

Being located in Holly Springs Township, Wake County, North Carolina and being bounded on the north by Orec Land, LLC as described in Deed Book 16685, Page 2038 and Book of Maps 2013, Page 433 and by Coastal Federal Credit Union as described in Deed Book 16459, Page 2570 and Book of Maps 2016, Page 2195; on the east by South Main Street; and on the south and west by Dunn Investments, LLC as described in Deed Book 18244, Page 2263 and Book of Maps 2021, Page 895; and being more particularly described as follows:

BEGINNING at an existing rebar at Coastal Federal Credit Union's southeast corner and on the western right of way line of South Main Street having North Carolina State Plane Coordinates N=687276.82' E=2048926.03' (NAD83-2011, CGF=0.99987833); Thence S 62°00'38" W 51.01' along the western right of way line of South Main Street to an iron pipe set;

Thence S 50°20,21" W 63.18' along the western right of way line of South Main Street to an existing iron pipe;

Thence S 42°15'53" W 43.97' along the western right of way line of South Main Street to an existing iron pipe;

Thence S 35°49'40" W 61.55' along the western right of way line of South Main Street to an existing iron pipe;

Thence S 29°19'27" W 76.12' along the western right of way line of South Main Street to an iron pipe set;

Thence S 25°00'58" W 21.68' along the western right of way line of South Main Street to a point in a concrete driveway;

Thence along the western right of way line of South Main Street a curve to the left with an internal angle of 00°46'05", a radius of 978.00', a length of 13.11', and a chord which bears S 34°14'39" W 13.11', to an existing mag nail in a concrete sidewalk;
Thence N 69°50'40" W 311.27' along Dunn Investments, LLC's northern line to an existing iron pipe;
Thence N 42°38'05" E 184.47' along Dunn Investments, LLC's eastern line to an existing iron pipe in Orec Land, LLC's southern line;
Thence S 89°50'03" E 64.84' along Orec Land, LLC's southern line to an existing iron pipe at Coastal Federal Credit Union's southwestern corner;
Thence N 89°51'24" E 315.53' along Coastal Federal Credit Union's southern line to the Point of Beginning, containing 1.532 acres, more or less.

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

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

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, April 19, 2022.

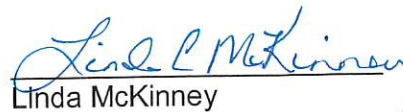
Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 5th day of April 2022.

ATTEST:



Sean Mayefskie, Mayor



Linda McKinney
Town Clerk





Annexation Ordinance No.: **A21-05**

Please mail after recordation to:

Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN
OF HOLLY SPRINGS, NORTH CAROLINA**

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31;

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

Section 1: By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 19th day of April, 2022.

Legal Description for Voluntary Annexation

Being 1.53 +/- acres located along S Main Street as shown on the map recorded in Book of Maps ____, Page ____ in the Wake County Register of Deeds office.

Adopted this, the 19th day of April, 2022.

ATTEST TO:

Linda C. McKinney, Town Clerk

Sean Mayefskie, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held April 19, 2022, at

7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 19th day of April, 2022.

Linda C. McKinney, Town Clerk





Town of Holly Springs Staff Report to the Planning Board

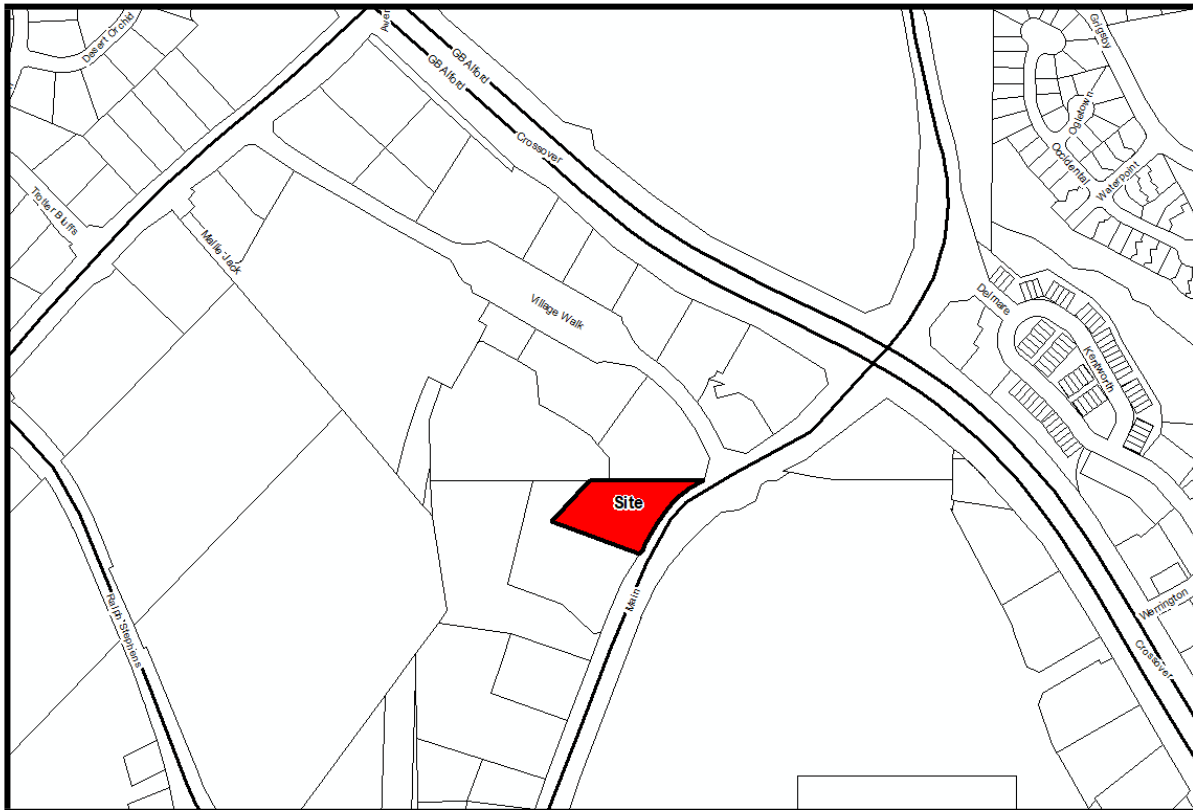
REQUEST FOR ZONE MAP CHANGE 1000 S. Main Street 21-REZ-06

PETITIONER(S):

Randy Miller
Thompson & Associates, PA
1149 Executive Circle
Suite D, Unit 2
Cary, NC 27511

OWNER(S):

Chaitany Patel
Avani Properties
280 Oak Haven Lane
Apex, NC 27523

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board:	March 22, 2022
Public Hearing and Town Council Action:	April 19, 2022

PROTEST PETITION FILED:

Bronwyn Bishop, Planner II
Rachel Jones, Development Review Engineer

ATTACHMENTS: Petition for Zone Map Change, Statement of Zoning Compatibility

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
AVANI PROPERTIES LLC	0648876157	RR Rural Residential	1.53 acres
TOTAL			1.53 acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	RR Rural Residential	Single Family Dwelling
North	CB Community Business	Commercial (Southpark Village)
South	CB CU Community Business Conditional Use	Multifamily Residential (Village Gate)
East	CB Community Business	Commercial (Wal-Mart)
West	CB CU Community Business Conditional Use	Multifamily Residential (Village Gate)

PROPERTY HISTORY

Rezoning History

Rezoning Number: 22-REZ-01 (zoning reassignment)

Original Zoning: R:20 Residential

Proposed Zoning: Rural Residential

Approved by Town Council on: March 1, 2022

ZONE MAP CHANGE REQUEST

	CURRENT	PROPOSED
Zoning District	RR Rural Residential	CB CU Community Business Conditional Use
Future Land-Use Designation	Mixed-Use Center	No Change
Conditional Use Permit Restrictions	N/A	See "Developer Commitments" below

STAFF ANALYSIS

Note: This project was submitted before the new UDO became effective on March 1, 2022 and was reviewed for compliance against the UDO In place at time of application. The requested zoning district of CB Community Business remains the same.

PROJECT OVERVIEW

Zone Map Change Request:

The applicant has requested to rezone 1.53 acres between Southpark Village and Village Gate from RR Rural Residential to CB Community Business.

Developer Commitments:

A Conditional Use District allows the Petitioner to place specific conditions on the property that are more restrictive than the minimum zoning regulations in the Town's Unified Development Ordinance. Once a Petitioner has placed such conditions with the Zoning Map Change request, they cannot be removed or modified to reduce the restriction. During the review and consideration process the Petitioner may add additional conditions or make the proposed conditions more restrictive, however, additional conditions or regulations cannot be added to the Petition by Planning Board or Town Council.

The property owner has offered conditions as described below:

The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with the 1000 S. Main Street rezoning, the Developer agrees they (i) are familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.

The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Assessment Report, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements.

1. Site to have no parking between the building and the street
2. Site to have an open space area in the northeast corner along S. Main Street with access available from the 10' side path running along S. Main Street
3. Site to utilize, where achievable and practicable, the use of low impact landscape design techniques and sustainable stormwater practices
4. The following uses shall be prohibited:
 - (a) Automotive Sales and Service
 - (b) Neighborhood Recycling Collection Point
 - (c) Parking Garage
5. Site to have a right in and right out for emergency vehicles only access from S. Main Street
6. Site to be subject to a building height a minimum of 25' and a minimum of 2 stories
7. Applicant agrees to pay a fee in lieu of towards the construction of a 250' through/right turn land and signal upgrade at S. Main Street/Piney Grove Wilbon/Ralph Stephens Road
8. Site to provide a joint cross access easement to the parcel to the east with PIN 648-87-7460

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Section 1: Land Use & Character Plan

Future Land Use: The Future Land Use Plan has this property designated as Mixed-Use Center. A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the

center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if when a decision is made to invest in premium transit along the NC 55 corridor.

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

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

Zone Map Change Analysis

The proposed zoning change to CB Community Business district is consistent with the neighboring properties. The proposed CB district will allow for a variety of office, retail, restaurant, and personal service uses which is consistent with adjacent properties zoned CB Community Business and developed with commercial land uses.

The Conditional Use District offered by the Petitioner places specific conditions on the property that are more restrictive than the minimum zoning regulations in the Town's Unified Development Ordinance. Proposed conditions help the property conform to the character area description in the Land Use & Character Plan for a Mixed-Use Center. The proposed conditions include the following:

- a commitment to locate the building closer to the Main Street with no parking in front of the building
- a removal of certain auto oriented land uses
- Interconnectivity with adjacent properties
- Use of Low Impact Design techniques where practicable

During the staff review of the rezoning, staff suggested additional commitments based on the Land Use & Character Plan description of a Mixed-Use Center. The applicant has chosen not to provide any commitments based on the following staff suggestions:

- A height minimum greater than 25' as it is suggested that buildings should be 3 to 5 stories along the corridor, but may be 2 to 3 stories in transitional areas," (page 67, Land Use & Character Plan).
- A commitment to green roof elements and/or rooftop gardens, (page 67 in the Land Use & Character Plan).
- Additional use restrictions be included to further the pedestrian-friendly nature of the development. For example, a condition that prohibits the following uses:
 - Food Sales and Services: Restaurant – Drive Through; Restaurant – Fast Food
 - Office/Professional Services: Bank Machines (ATM's) – Drive Through

Conditional Use restrictions are voluntary and cannot be required by the Town. The Planning Board should determine if the proposed conditional use restrictions adequately meet the Land Use & Character Plan and are compatible with adjacent development character.

PARKS & RECREATION

Greenways:

The Greenways and Trails map included in Chapter 3 of the Town's Comprehensive Plan; also known as the Parks, Recreation and Greenways Master Plan, shows a Sidepath on this project site frontage on S Main Street. This improvement will be required with their Development Plan submittal.

CIVIL IMPROVEMENTS:

Utility Availability and Impacts due to change of Permitted Uses:

With the development of this site, public utility connection will be required to serve the project. There is existing public watermain along S. Main St. available to the site and existing sanitary sewer is nearby but will require a sewer main extension completed by the developer to service the site. Additional sanitary sewer design and analysis may be required at the time of development plan. A Hydraulic Water Model and Fire Flow Analysis (FFA) Report will be required at the time of Development Plan.

Transportation

A Traffic Assessment Report (TAR) was completed with the Rezoning. Egress at the proposed access point off of S. Main Street will be restricted to right turning movement and for Emergency vehicles only. The second vehicular connection is located at the internal drive to the west with the Aspens (Village Gate Tract 1) and ultimately connects to S. Main St. The Developer will coordinate with the Aspens to optimize the placement of this vehicular connection. This project provided a right turn lane analysis for the proposed access off of S. Main St. Due to the low trip generated from the proposed use, an exclusive right turn lane was not warranted. Alternatively, a through/right lane is proposed at the driveway. This will be further evaluated at the time of Development Plan and driveway permit. Though the project did not trigger additional construction of off-site improvements, it was recommended to contribute a proportionate fee toward the Ralph Stephens/Piney Grove Wilbon/S. Main St. intersection and signal improvements. The proposed fee amount is \$3,105 and is under final review by Town Staff. Should this amount change as a result of final review, it will be updated in the Town Council Staff Report.

Environmental & Stormwater

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

STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

Conditional Use restrictions are voluntary and cannot be required by the Town. The Planning Board should determine if the proposed conditional use restrictions adequately meet the Land Use & Character Plan and are compatible with adjacent development character.

During the staff review of the rezoning, staff suggested addition commitments based on the Land Use & Character Plan description of a Mixed-Use Center. The applicant has chosen not to provide any commitments based on the following staff suggestions:

- A height minimum greater than 25' as it is suggested that buildings should be 3 to 5 stories along the corridor, but may be 2 to 3 stories in transitional areas," (page 67, Land Use & Character Plan).
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- Additional use restrictions be included to further the pedestrian-friendly nature of the development. For example, a condition that prohibits the following uses:
 - Food Sales and Services: Restaurant – Drive Through; Restaurant – Fast Food
 - Office/Professional Services: Bank Machines (ATM's) – Drive Through

STAFF RECOMMENDATION TO THE PLANNING BOARD

PLAN CONSISTENCY STATEMENT:

The requested zone map change from RR Rural Residential to CB Community Business is consistent with Vision Holly Springs, since the Future Land Use Plan Map indicates this property as Mixed-Use Center and the CB district, with the conditional use restrictions offered by the owner, provides the opportunity to serve broader economic, entertainment, and housing needs in the community.

ZONE MAP CHANGE PETITION MOTION:

Motion that the Planning Board recommend Town Council approve / deny Zone Map Change Petition #21-REZ-06 to change the zoning of 1.53 acres of Wake County PIN # 0648876157 from RR Rural Residential to CB Community Business Conditional Use as submitted by Randy Miller.

Conditional Use Restrictions

The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with the 1000 S. Main Street rezoning, the Developer agrees they (i) are familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.

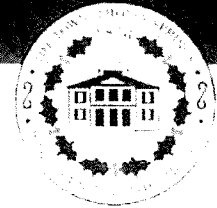
The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Assessment Report, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements.

1. Site to have no parking between the building and the street
2. Site to have an open space area in the northeast corner along S. Main Street with access available from the 10' side path running along S. Main Street
3. Site to utilize, where achievable and practicable, the use of low impact landscape design techniques and sustainable stormwater practices
4. The following uses shall be prohibited:
 - (a) Automotive Sales and Service
 - (b) Neighborhood Recycling Collection Point
 - (c) Parking Garage
5. Site to have a right in and right out for emergency vehicles only access from S. Main Street
6. Site to be subject to a building height a minimum of 25' and a minimum of 2 stories
7. Applicant agrees to pay a fee in lieu of towards the construction of a 250' through/right turn land and signal upgrade at S. Main Street/Piney Grove Wilbon/Ralph Stephens Road
8. Site to provide a joint cross access easement to the parcel to the east with PIN 648-87-7460

Agenda Item Completeness Checklist

Staff Member	Approved for Distribution			Comments
	Yes	No	Initials	
Bronwyn/Cheryl				
Rachel Jones	X			

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION



The current Filing Fees can be found online in the Town of Holly Springs Fee Schedule.

Petition Type (check one- each request must be on separate petitions)

- ☒ Zoning Map Change General Use District *or* ☒ Conditional Use District/Permit
☐ Comprehensive Plan Amendment (check all that apply)
 ☐ Text Amendment ☐ Future Land Use Plan Map Amendment
 ☐ Area/Corridor Plan Map Amendment / Name _____
☐ UDO Amendment (UDO Section: _____)

Project Information

Project Name: 1000 S. MAIN STREET
 Project Location: 1000 S. MAIN STREET HOLLY SPRINGS, NC
Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☒ Pending Annexation
 PIN: 0648 87 6157 Real Estate ID: 0164097

Project Acreage: (Rounded to nearest tenth) 1.53 Partial Parcel: ☒ No ☐ Yes

Scoping Meeting Date: SEPT 23, 2021 Concept Meeting Date: SEPT 23, 2021

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

Petition Request

Current Zoning: R-30 Proposed Zoning: CB-CU

Current Future Land Use Designation: MIX - USE CENTER

Proposed Future Land Use Designation: MIX - USE CENTER

Area Plan Designation (if applicable): _____

Waivers Requested: ☒ No Yes- Specify UDO Section Number(s): _____

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

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

Project Applicant/Contact

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

Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.

Name RANDY MILLER Company THOMPSON & ASSOCIATES

Mailing Address 1149 EXECUTIVE CIRCLE SUITE D2

City CARY State NC Zip 27511

Telephone # (919) 465-1566 E-Mail miller.pee@att.net

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

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

Property Owner(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

Name CHAITANY PATEL Company AVANI PROPERTIES, LLC

Mailing Address 280 OAK HAVEN LANE

City APEX State NC Zip 27523

Telephone # (919) 805-1166 E-Mail tricitydoctor@gmail.com

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

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

Owner's Authorization (Required for Conditional Use Zoning or Conditional Use Permit)

Owner's Signature(s) _____

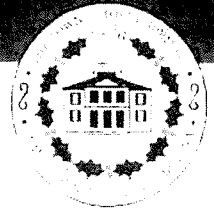
PIN/REID

Date

0648 87 6157 / 0164097

11-26-21

PLAN CONSISTENCY STATEMENT



Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of Vision Holly Springs: Town of Holly Springs Comprehensive Plan and how it is inconsistent with the Plan.

You must respond to each section; please type or print legibly in blue or black ink

Project Information:

Project Name: 1000 S MAIN STREET

Proposed Zoning District: CB-CU
Proposed Land Use/Density: OFFICE USE - MEDICAL

Future Land Use Plan Map Designation: MIX - USE CENTER
Future Land Use Plan Designation Land Use/Density: MIX - USE CENTER

For DPZ Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

In accordance with NCGS §160A-383 prior to adopting or rejecting any zoning amendment, the Town Council shall adopt a statement of zoning consistency or inconsistency. Please include as much detailed information about the proposed zoning change and developer offered conditions (if any) or unique conditions associated with this request that support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. If the proposed zoning amendment is not in compliance with the comprehensive plan, the Town Council is required to determine why the proposed zoning change is reasonable and in the public interest if approved. Please provide detailed documentation to assist the Council in making their determination. *Attach Additional Sheets as needed*

Petitioner's Response	Staff's Evaluation
Executive Summary <u>SEE ATTACHED SHEET</u>	☐ Agree ☐ Disagree
Section 1: Future Land Use & Community Character <u>SEE ATTACHED SHEET</u>	☐ Agree ☐ Disagree
Section 2: Transportation / Comprehensive Transportation Plan <u>SEE ATTACHED SHEET</u>	☐ Agree ☐ Disagree

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

☐ Agree
☐ Disagree

SEE ATTACHED SHEET

Section 4: Community Facilities

☐ Agree
☐ Disagree

SEE ATTACHED SHEET

Section 5: Infrastructure and Utilities

☐ Agree
☐ Disagree

SEE ATTACHED SHEET

Section 8: Natural Resources

☐ Agree
☐ Disagree

SEE ATTACHED SHEET

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date

Rachel Smith

10/7/24

Plan Consistency Statement

Petitioner's Response

Executive Summary

Owner, in conjunction with an Annexation Petition, respectfully requests to have the parcel at 1000 S. Main Street rezoned from a Wake County R-30 designation to a Town of Holly Springs CB-CU designation. Currently, the subject parcel is within the Town of Holly Spring's ETJ and is bounded by, on all sides, the Town of Holly Spring's Town Limits. All surrounding properties, currently within the Town of Holly Spring's limits are zoned CB. In addition, per the Town of Holly Spring's Future Land Use Plan, the subject parcel is designated as Mix-Use Center. CB-CU zoning is a consistent zoning designation for a land use designation of Mix-Use Center. In keeping with the intent of the Town of Holly Spring's future vision and land use designation, it is desired to have the subject parcel rezoned to CB-CU.

Section 1: Future Land Use & Community Character

Per the Town of Holly Spring's Future Land Use Plan, the subject parcel is within an area designated for a land use as Mix-Use Center. The proposed requested CB-CU zoning is an appropriate zoning within a Mix-Use Center land use area. Currently, all the surrounding properties are zoned with a CB designation. The current character of the surrounding area is a mix of office, commercial, retail, and businesses. With the re-zoning of the subject parcel to a CB-CU designation, the granting of the request will be consistent with the Town of Holly Spring's Future Land Use Plan and be in harmony with the current character of the surrounding community. To further ensure alignment with the Mix-Use Center land use designation, the proposed re-zoning will have conditions to ensure there will be no parking between the building and S. Main Street, provide for a common open space at the northeast corner of the property, along S. Main Street, adjacent to a 10' side path that is part of the Town's Greenway system, and where possible and achievable, provide low impact landscape design techniques and sustainable stormwater practices.

Section 2: Transportation / Comprehensive Transportation Plan

The subject parcel is located off of S. Main Street. Currently, S. Main Street is constructed to its ultimate roadway section. With the current roadway section along S. Main Street, the Transportation / Comprehensive Transportation Plan of the Town of Holly Springs is adhered to. In conjunction with this rezoning request, the subject parcel was required to provide a Traffic Assessment Report. Per this TAR, attached as part of this rezoning request, the rezoning of this parcel to a CB-CU designation has minimal impacts to the surrounding roadways. The result of the TAR was that a minimal right turn lane shall be provided for the entrance to the parcel off of S. Main Street. In addition, the entrance to the site from S. Main Street shall be restricted to a right in and right out for emergency vehicles only. In addition, the site shall connect internally to the drive from the Aspen Senior site to the west and provide a future joint access easement from the site's parking area to the site to the east (PIN 648-87-7460). Lastly, per the TAR, a fee in lieu of shall be provided toward the construction of a 250' through/right turn lane and signal upgrade at S. Main Street/Piney Grove Wilbon and Ralph Stephens Road.

Section 3: Parks, Recreation & Open Space / Beyond the Green: A Parks & Recreation Master Plan

The subject parcel, as per the Town of Holly Spring's Green Way Plan, shall provide a 10' side path as per the Town's Greenways and Trails Map. With the rezoning and the placement of the 10' side path along S. Main Street, the parcel fits into the Town's Greenways and Trails Map and has no adverse impact on any aspects of the Town's future park and recreation plans.

Section 4: Community Facilities

The subject parcel is located in an area that is commercial in nature. The parcel is surrounded by CB zoned parcels developed with businesses, retail, and other commercial uses. With the rezoning of the subject parcel to CB, the parcel fits into the surrounding area and has no impact on community facilities. With the rezoning to CB-CU, the subject parcel is proposed to be developed with a medical office. This use, allowed within the CB zoning district, will be an enhancement to the surrounding community. This is only enhanced given the subject parcel's location being near hospitals in the area.

Section 5: Infrastructure and Utilities

The subject parcel is near and has access to existing Town of Holly Spring's services. The parcel has access to Town of Holly Spring's water and sewer. Water service connection can be achieved via access to an existing water main in S. Main Street. Sanitary sewer service can be achieved via the extension of an existing sanitary sewer main at Village Walk. This small sanitary sewer extension and any required engineering calculations will be provided during the design of the utilities associated with the site. The subject parcel is within the service area of available water and sewer. The size of the subject parcel and the proposed use within the CB-CU zoning designation, will result in water and sewer usage that will have little to minimal impact on the Town's utility services.

Section 8: Natural Resources

The subject parcel contains no areas of natural waterways or water features. The existing site currently has a residential structure that will be removed. The site currently contains no stands of tree canopy coverage. There are no areas of existing tree coverage to preserve. Rezoning the parcel to a CB designation will have no impacts on any natural resources.

Prepared By: THOMPSON AND ASSOCIATES
1149 EXECUTIVE CIRCLE
SUITE D2
CARY, NORTH CAROLINA 27511

Returned To: Town of Holly Springs Department of Planning & Zoning
P.O. Box 8
Holly Springs, NC 27540

Instrument Type: Other – Conditional Use Permit



In accordance with the Town of Holly Springs Unified Development Ordinance, the Owner of the real estate located in the Town of Holly Springs, North Carolina, or its extra-territorial jurisdiction, which is described below, offers the following use and development standard restrictions for the following described parcel of real estate:

LEGAL DESCRIPTION: AS REFERENCED IN DEED BOOK 1861 PAGE 2475 WAKE COUNTY REGISTER OF DEEDS

Property Owner: AVANI PROPERTIES, LLC
Property Descriptions: PROPERTY LOCATED AT 1000 S. MAIN STREET HOLLY SPRINGS, NC 27540
PIN(s): 0648-87-6157

WRITTEN STATEMENT / TERMS OF CONDITIONAL USE PERMIT:

1. SEE ATTACHED LIST OF ZONING CONDITIONS
- 2.
- 3.
- 4.
- 5.

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change.

The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance, and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council.

The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council.

This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

IN WITNESS WHEREOF, Owner has executed this instrument this 8th day of December 2021.

1000 S. Main Street

Conditions of Zoning

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change. The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council. The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council. This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with the 1000 S. Main Street rezoning, the Developer agrees they (i) are familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.

The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Assessment Report, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements.

1. Site to have no parking between the building and the street
2. Site to have an open space area in the northeast corner along S. Main Street with access available from the 10' side path running along S. Main Street
3. Site to utilize, where achievable and practicable, the use of low impact landscape design techniques and sustainable stormwater practices
4. The following uses shall be prohibited:
 - (a) Automotive Sales and Service
 - (b) Neighborhood Recycling Collection Point
 - (c) Parking Garage
5. Site to have a right in and right out for emergency vehicles only access from S. Main Street
6. Site to be subject to a building height a minimum of 25' and a minimum of 2 stories
7. Applicant agrees to pay a fee in lieu of towards the construction of a 250' through/right turn land and signal upgrade at S. Main Street/Piney Grove Wilbon/Ralph Stephens Road
8. Site to provide a joint cross access easement to the parcel to the east with PIN 648-87-7460

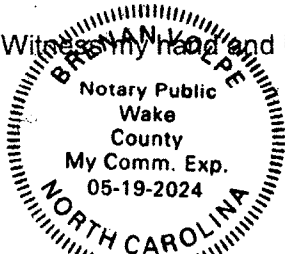
Signature [Signature] (Seal) (Organization Owner)

By Avani Properties, LLC
Printed Chaitany Patel
Title Member

STATE OF North Carolina (Organization Acknowledgment)
COUNTY OF Wake) SS:

I, a Notary Public for said County and State, certify that Chaitany Patel personally came before me this day and acknowledged that he/she is the owner of Avani Properties LLC, a (corporation, limited liability company, partnership) (strike inapplicable) and that by authority duly given as the act of the corporation the foregoing instrument was signed in its name by its member sealed with its corporate seal, and attested by himself/herself as its member.

Witness my hand and Notarial Seal this 8th day of December, 2021.



Signature Brenan Volpe
Printed Brenan Volpe

My Commission expires: 5-19-2024

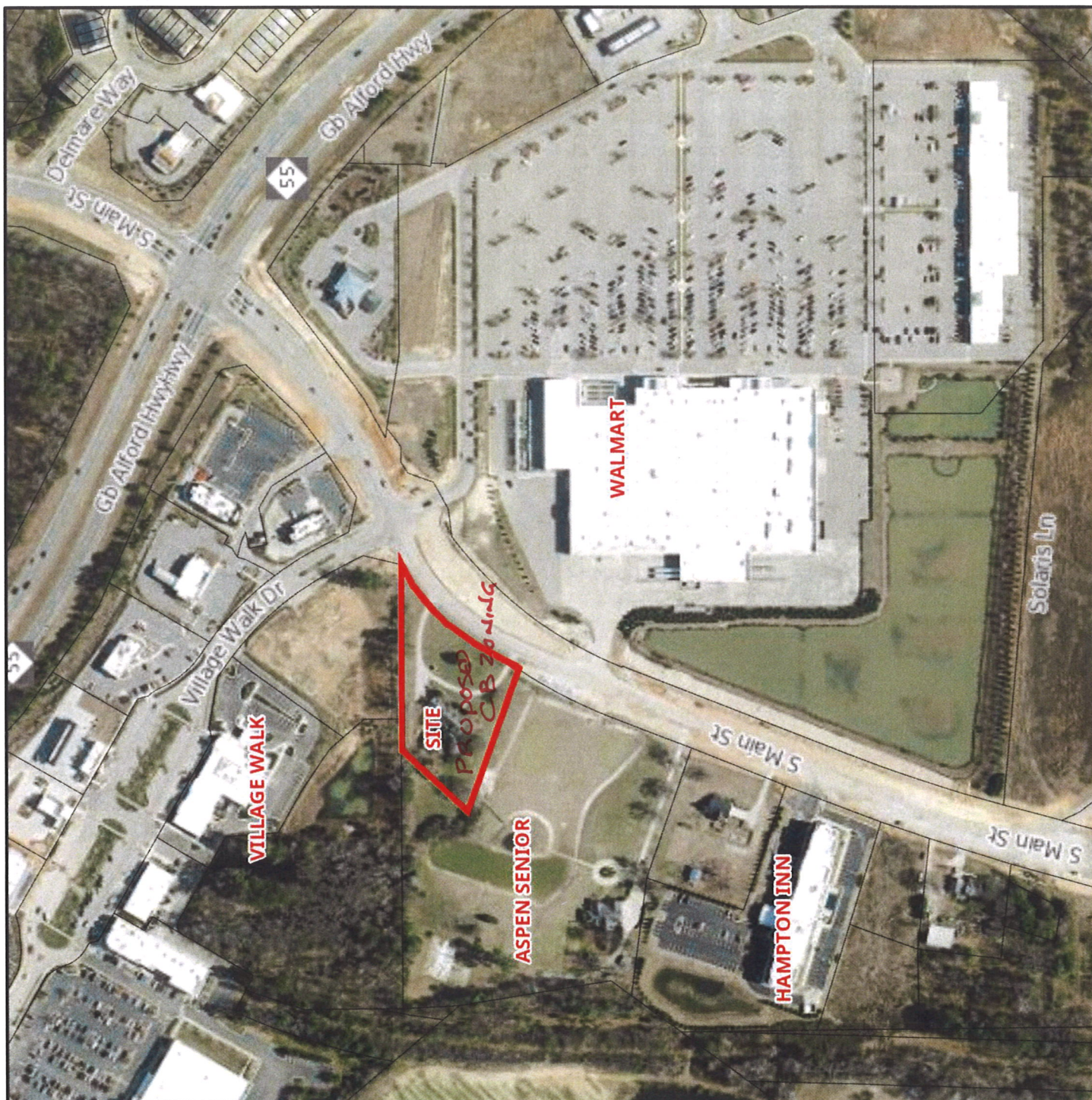
This instrument was prepared by _____.

1000 S MAIN STREET - VICINITY MAP

PIN: 0648876157
 PIN Ext: 000
 Real Estate ID: 0164097
 Map Name: 0648 12
 Owner: AVANI PROPERTIES LLC
 Mail Address 1: 280 OAK HAVEN LN
 Mail Address 2: APEX NC 27523-5803
 Mail Address 3:
 Deed Book: 018610
 Deed Page: 02475
 Deed Acres: 1.53
 Deed Date: 7/22/2021
 Building Value: \$301,289
 Land Value: \$128,160
 Total Value: \$429,449
 Billing Class: Business
 Description: PROP OF JAMES F YARBOROUGH
 SR BM1987 -01416
 Heated Area: 2928
 Street Name: S MAIN ST
 Site Address: 1000 S MAIN ST
 City:
 Planning Jurisdiction: HS
 Township: Holly Springs
 Year Built: 1989
 Sale Price: \$1,200,000
 Sale Date: 7/22/2021
 Use Type: SINGLFAM
 Design Style: Conventional

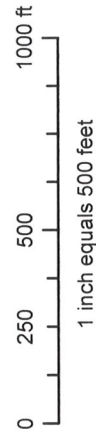


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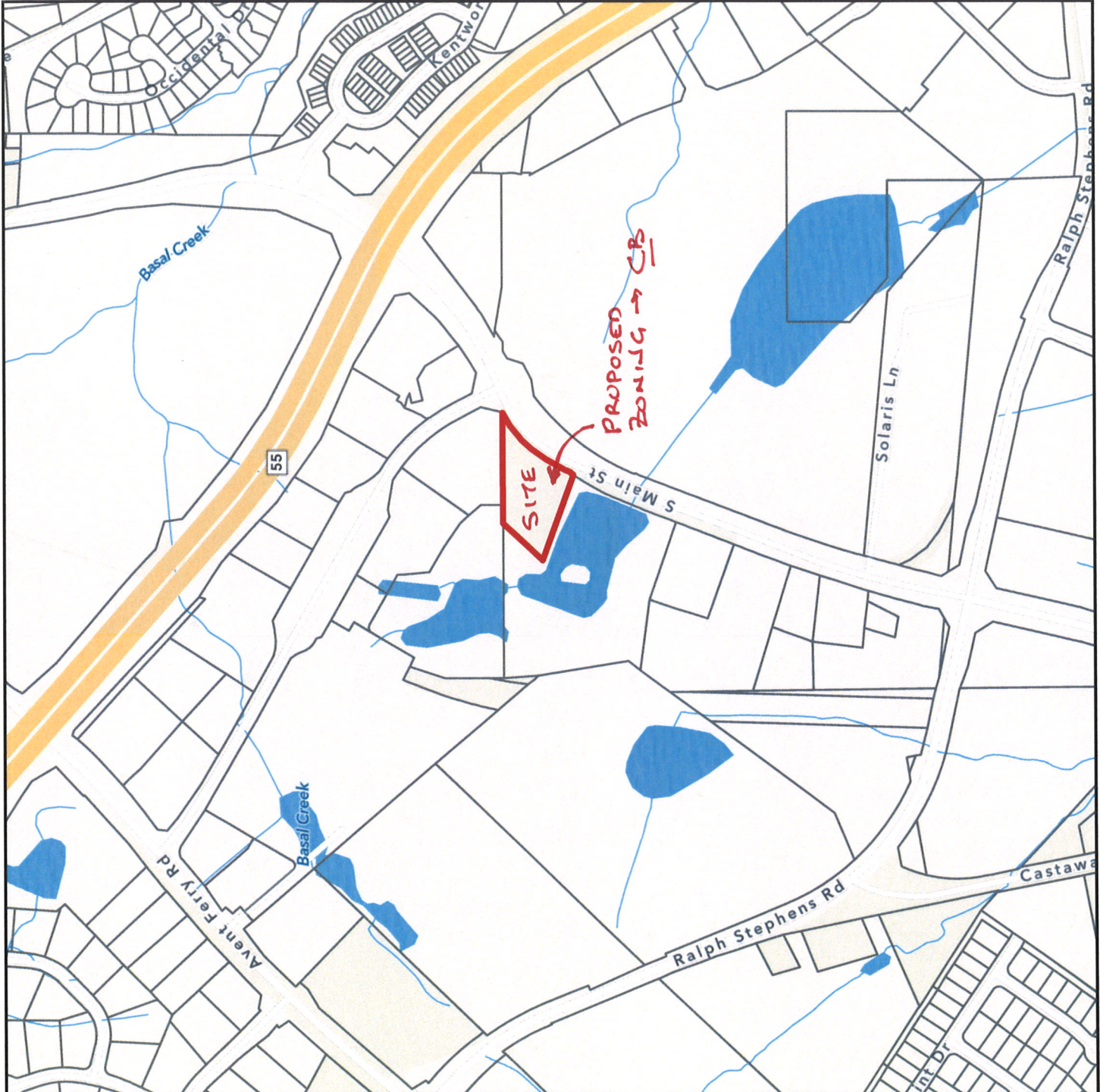


1000 S MAIN STREET - VICINITY MAP

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 Map Name: 0648 12
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 Deed Book: 018610
 Deed Page: 02475
 Deed Acres: 1.53
 Deed Date: 7/22/2021
 Building Value: 301289
 Land Value: 128160
 Total Value: 429449
 Billing Class: Business
 Description: PROP OF JAMES F
 YARBOROUGH SR BM1987 -01416
 Heated Area: 2928
 Street Name: S MAIN ST
 Site Address: 1000 S MAIN ST
 Planning Jurisdiction: HS
 Township: Holly Springs
 Year Built: 1989
 Sale Price: 1200000
 Sale Date: 7/22/2021
 Use Type: SINGLFAM
 Design Style: Conventional
 Land Class: Residential Less Than 10 Acres
 Old Parcel Number: 140-00000-0023



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



THOMPSON AND ASSOCIATES

1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NORTH CAROLINA 27511
(919) 465-1566

January 13, 2022

Dr. Chaitany Patel
Avani Properties, LLC
280 Oak Haven Lane
Apex, North Carolina 27523

Re: 1000 S. Main Street
Holly Springs, North Carolina
PIN 0648-87-6157

Dear Dr. Patel:

As the Owner of the parcel of land located at 1000 S. Main Street in Holly Springs, North Carolina identified as Wake County PIN 0648-87-6157, you are hereby being notified of the rezoning request being filed with the Town of Holly Springs on this parcel. The requested rezoning for this parcel is for a CB Conditional Use.

While you are the property owner, and have, in conjunction with our office, filed the rezoning request with the Town of Holly Springs, as per North Carolina General Statute 160A-384, this notice is being sent to you via certified letter.

With the receipt of this certified letter, it shall be confirmed that you have officially received notice of the proposed zoning map change of the subject parcel.

Sincerely,



Randall L. Miller, PE
Thompson and Associates, PA
C-0343



CARY
150 WRENN DR
7021 2720 0003 1740 2439

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Apex NC 27523	0504 03
☐ Certified Mail Fee	\$3.75
☐ Extra Services & Fees (check box, add fees as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$4.33
Sent To	
DR. CHAITANY PATEL	
280 OAK HAVEN LANE	
APEX, NC 27523	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Thompson and Associates, PA
1149 Executive Circle
Suite D, Unit 2
Cary, NC 27511

AID: A0000000031010
AL: VISA CREDIT
PIN: Not Required
CHASE VISA

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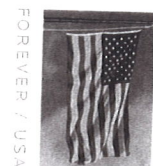
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or scan this code with your mobile device,



or call 1-800-410-7420.

DR. CHAITANY PATEL
AVANI PROPERTIES, LLC
280 OAK HAVEN LANE
APEX, NORTH CAROLINA
27523



NEIGHBORHOOD MEETING REPORT



A minimum of fourteen (14) days prior to the scheduled Public Hearing on the Petition, the Petitioner shall submit a report about the Neighborhood Meeting(s) to the Department of Planning & Zoning.

☒ Neighborhood Meeting Date: FEB 17, 2022
Time: 5:45 pm
Location: 1149 EXECUTIVE CIRCLE
SUITE 02 CARY, NC 27511

For DPZ Use only

Project # _____

Date Received: _____

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land abutting that parcel(s) of land, any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings and to the Town of Holly Springs Department of Planning & Zoning.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

☐ Complete ☐ Incomplete

☒ Date of Notification Mailing: JAN 25, 2022

Conduct of Meetings:

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

Summary of Issues:

NONE

Attach Additional Sheets as needed

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

NONE

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Samuel L. Miller

Date

2-22-22

THOMPSON & ASSOCIATES

ATTENDANCE LOG

NEIGHBORHOOD MEETING

REZONING OF 1000 S. MAIN STREET HOLLY SPRINGS, NC

DATE OF MEETING 2/17/2022

TIME OF MEETING 5:45 PM

PLACE OF MEETING 1149 EXECUTIVE CIRCLE SUITE D2 CARY, NC

ATTENDANCE

NAME	ADDRESS	ENTITY REPRESENTED	SIGNATURE
RANDALL L MILLER	1149 EXECUTIVE CIRCLE SUITE D2 CARY, NC	THOMPSON ASSOCIATES FOR OWNER	

THOMPSON AND ASSOCIATES
1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NORTH CAROLINA 27511
(919) 465-1566

January 25, 2022

Walmart Real Estate Business Trust
Property Tax Department Store #4458-00
PO Box 8050
Bentonville, Arkansas 72712-8055

Re: 1000 S. Main Street
Holly Springs, North Carolina
PIN 0648-87-6157

To whom it may concern:

As the Owner of a parcel of land located near 1000 S. Main Street in Holly Springs, North Carolina identified as Wake County PIN 0648-87-6157, you are hereby being notified of the rezoning request being filed with the Town of Holly Springs. The requested rezoning for the parcel located at 1000 S Main Street is being applied for by Avani Properties, LLC, the owner. The request is to rezone this parcel from Wake County R-20 to Town of Holly Springs CB Conditional Use.

As a property owner of a parcel of land neighboring the subject rezoning parcel, you are being contacted in regard to a neighborhood meeting to discuss the rezoning. This neighborhood meeting is scheduled to be as follows:

Date: February 17, 2022
Time: 5:45 pm
Address: 1149 Executive Circle
Suite D2
Cary, North Carolina 27511

Should there be any questions as related to this matter, please feel free to contact me during regular business hours at 919-465-1566.

With the receipt of this letter, it shall be confirmed that you have officially received notice of the proposed zoning map change of the subject parcel which neighbors your parcel.

Sincerely,

Randall L. Miller, PE
Thompson and Associates, PA
C-0343

THOMPSON AND ASSOCIATES
1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NORTH CAROLINA 27511
(919) 465-1566

January 25, 2022

Chick Fil A, Inc
Property Tax Department
5200 Buffington Road
Atlanta, Georgia 30349-2945

Re: 1000 S. Main Street
Holly Springs, North Carolina
PIN 0648-87-6157

To whom it may concern:

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C-0343

THOMPSON AND ASSOCIATES
1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NORTH CAROLINA 27511
(919) 465-1566

January 25, 2022

Flagship Village Holly Springs, LLC
2701 Coltsgate Road
Suite 300
Charlotte, North Carolina 28211-3594

Re: 1000 S. Main Street
Holly Springs, North Carolina
PIN 0648-87-6157

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Randall L. Miller, PE
Thompson and Associates, PA
C-0343

THOMPSON AND ASSOCIATES
1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NORTH CAROLINA 27511
(919) 465-1566

January 25, 2022

Coastal Federal Credit Union
1000 Saint Albans Drive
Suite 300
Raleigh, North Carolina 27609-7347

Re: 1000 S. Main Street
Holly Springs, North Carolina
PIN 0648-87-6157

To whom it may concern:

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C-0343

THOMPSON AND ASSOCIATES
1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NORTH CAROLINA 27511
(919) 465-1566

January 25, 2022

Trustee for the Diane Fletcher-Hoppe 2007 Trust
950 Oxford Avenue
Marina Del Rey, California 90292-5408

Re: 1000 S. Main Street
Holly Springs, North Carolina
PIN 0648-87-6157

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Randall L. Miller, PE
Thompson and Associates, PA
C-0343

THOMPSON AND ASSOCIATES
1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NORTH CAROLINA 27511
(919) 465-1566

January 25, 2022

Orec Land, LLC
2949 Huntington Way
Aurora, Ohio 44202-8766

Re: 1000 S. Main Street
Holly Springs, North Carolina
PIN 0648-87-6157

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Suite D2
Cary, North Carolina 27511

Should there be any questions as related to this matter, please feel free to contact me during regular business hours at 919-465-1566.

With the receipt of this letter, it shall be confirmed that you have officially received notice of the proposed zoning map change of the subject parcel which neighbors your parcel.

Sincerely,

Randall L. Miller, PE
Thompson and Associates, PA
C-0343

THOMPSON AND ASSOCIATES
1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NORTH CAROLINA 27511
(919) 465-1566

January 25, 2022

Trust Bank
PO Box 167
Winston Salem, North Carolina 27102-0167

Re: 1000 S. Main Street
Holly Springs, North Carolina
PIN 0648-87-6157

To whom it may concern:

As the Owner of a parcel of land located near 1000 S. Main Street in Holly Springs, North Carolina identified as Wake County PIN 0648-87-6157, you are hereby being notified of the rezoning request being filed with the Town of Holly Springs. The requested rezoning for the parcel located at 1000 S Main Street is being applied for by Avani Properties, LLC, the owner. The request is to rezone this parcel from Wake County R-20 to Town of Holly Springs CB Conditional Use.

As a property owner of a parcel of land neighboring the subject rezoning parcel, you are being contacted in regard to a neighborhood meeting to discuss the rezoning. This neighborhood meeting is scheduled to be as follows:

Date: February 17, 2022
Time: 5:45 pm
Address: 1149 Executive Circle
Suite D2
Cary, North Carolina 27511

Should there be any questions as related to this matter, please feel free to contact me during regular business hours at 919-465-1566.

With the receipt of this letter, it shall be confirmed that you have officially received notice of the proposed zoning map change of the subject parcel which neighbors your parcel.

Sincerely,

Randall L. Miller, PE
Thompson and Associates, PA
C-0343

THOMPSON AND ASSOCIATES
1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NORTH CAROLINA 27511
(919) 465-1566

January 25, 2022

The Aspens at Holly Springs, LLC
505 Pecan Street
Suite 202
Fort Worth, Texas 76102-4001

Re: 1000 S. Main Street
Holly Springs, North Carolina
PIN 0648-87-6157

To whom it may concern:

As the Owner of a parcel of land located near 1000 S. Main Street in Holly Springs, North Carolina identified as Wake County PIN 0648-87-6157, you are hereby being notified of the rezoning request being filed with the Town of Holly Springs. The requested rezoning for the parcel located at 1000 S Main Street is being applied for by Avani Properties, LLC, the owner. The request is to rezone this parcel from Wake County R-20 to Town of Holly Springs CB Conditional Use.

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Time: 5:45 pm
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Suite D2
Cary, North Carolina 27511

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With the receipt of this letter, it shall be confirmed that you have officially received notice of the proposed zoning map change of the subject parcel which neighbors your parcel.

Sincerely,

Randall L. Miller, PE
Thompson and Associates, PA
C-0343

THOMPSON AND ASSOCIATES
1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NORTH CAROLINA 27511
(919) 465-1566

January 25, 2022

The Fidelity Bank
Attention: Mike Whitley
100 S Main Street
Fuquay-Varina, North Carolina 27526-2221

Re: 1000 S. Main Street
Holly Springs, North Carolina
PIN 0648-87-6157

Dear Mr. Whitley:

As the Owner of a parcel of land located near 1000 S. Main Street in Holly Springs, North Carolina identified as Wake County PIN 0648-87-6157, you are hereby being notified of the rezoning request being filed with the Town of Holly Springs. The requested rezoning for the parcel located at 1000 S Main Street is being applied for by Avani Properties, LLC, the owner. The request is to rezone this parcel from Wake County R-20 to Town of Holly Springs CB Conditional Use.

As a property owner of a parcel of land neighboring the subject rezoning parcel, you are being contacted in regard to a neighborhood meeting to discuss the rezoning. This neighborhood meeting is scheduled to be as follows:

Date: February 17, 2022
Time: 5:45 pm
Address: 1149 Executive Circle
Suite D2
Cary, North Carolina 27511

Should there be any questions as related to this matter, please feel free to contact me during regular business hours at 919-465-1566.

With the receipt of this letter, it shall be confirmed that you have officially received notice of the proposed zoning map change of the subject parcel which neighbors your parcel.

Sincerely,

Randall L. Miller, PE
Thompson and Associates, PA
C-0343

Thompson & Associates, PA
1149 Executive Circle
Suite D Unit 2
Cary, NC 27511



WALMART REAL ESTATE BUSINESS TRUST
PROPERTY TAX DEPARTMENT STORE #4458-00
PO BOX 8050
BENTONVILLE, ARKANSAS 72712-8055

Thompson & Associates, PA
1149 Executive Circle
Suite D Unit 2
Cary, NC 27511



CHICK FIL A, INC.
PROPERTY TAX DEPARTMENT
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349-2945

Thompson & Associates, PA
1149 Executive Circle
Suite D Unit 2
Cary, NC 27511



FLAGSHIP VILLAGE HOLLY SPRINGS, LLC
2701 COLTSGATE ROAD
SUITE 300
CHARLOTTE, NORTH CAROLINA 28211-3594

Thompson & Associates, PA
1149 Executive Circle
Suite D Unit 2
Cary, NC 27511



THE FIDELITY BANK
ATTENTION: MIKE WHITLEY
100 S MAIN STREET
FUQUAY-VARINA, NORTH CAROLINA 27526-2221

Thompson & Associates, PA
1149 Executive Circle
Suite D Unit 2
Cary, NC 27511



THE ASPENS AT HOLLY SPRINGS, LLC
505 PECAN STREET
SUITE 202
FORT WORTH, TEXAS 76102-4001

Thompson & Associates, PA
1149 Executive Circle
Suite D Unit 2
Cary, NC 27511



TRUST BANK
PO BOX 167
WINSTON SALEM, NORTH CAROLINA 27102-0167

Thompson & Associates, PA
1149 Executive Circle
Suite D Unit 2
Cary, NC 27511



OREC LAND, LLC
2949 HUNTINGTON WAY
AURORA, OHIO 44202-8766

Thompson & Associates, PA
1149 Executive Circle
Suite D Unit 2
Cary, NC 27511



TRUSTEE FOR THE DIANE FLETCHER-HOPPE 2007
TRUST
950 OXFORD AVENUE
MARINA DEL REY, CALIFORNIA 90292-5408

Thompson & Associates, PA
1149 Executive Circle
Suite D Unit 2
Cary, NC 27511



COASTAL FEDERAL CREDIT UNION
1000 SAINT ALBANS DRIVE
SUITE 300
RALEIGH, NORTH CAROLINA 27609-7347



Ordinance No. 22-03

Date Submitted: April 19, 2022

Date Adopted: April 19, 2022

**AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES
TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP
AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY
NORTH CAROLINA GENERAL STATUTES 160D-605**

WHEREAS, the Town of Holly Springs Town Council adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* in November 2007 and updated the plan in 2009 and 2018; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 1.53 acres of Wake County PIN 0648876157 from RR Rural Residential to CB Community Business Conditional Use; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Mixed-Use Center; and

WHEREAS, the requested District proposes land uses that are consistent with the adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan Future Land Use Map*, and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on March 22, 2022 and recommended approval by a vote of 8-0; and

WHEREAS, an opportunity for public input into the suggested amendment has been offered in a public hearing before the Town Council; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map will meet the needs of the community and help achieve the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* since the *Future Land Use Plan Map* indicates this property as Mixed-Use Center and the CB district, with the conditional use restrictions offered by the owner, provides the opportunity to serve broader economic, entertainment, and housing needs in the community, and

WHEREAS, the Town Council finds the proposed amendment the Official Zoning Map is reasonable and in the public interest by providing opportunities to expand the nonresidential tax base, generate economic activity for the community, and provide a unique and integrated development; and

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Unified Development Ordinance of the Town is amended as follows:

Part 1: Amend Unified Development Ordinance Section 1.20, C. Official Zoning Map with the following rezoning request: #21-REZ-06 to change the zoning of 1.53 acres of Wake County PIN # 0648876157 from RR Rural Residential to CB Community Business Conditional Use, with the following owner offered conditions:

The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with the 1000 S. Main Street rezoning, the Developer agrees they (i) are familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.

The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Assessment Report, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements.

1. Site to have no parking between the building and the street
2. Site to have an open space area in the northeast corner along S. Main Street with access available from the 10' side path running along S. Main Street
3. Site to utilize, where achievable and practicable, the use of low impact landscape design techniques and sustainable stormwater practices
4. The following uses shall be prohibited:
 - (a) Automotive Sales and Service
 - (b) Neighborhood Recycling Collection Point
 - (c) Parking Garage
5. Site to have a right in and right out for emergency vehicles only access from S. Main Street
6. Site to be subject to a building height a minimum of 25' and a minimum of 2 stories
7. Applicant agrees to pay a fee in lieu of towards the construction of a 250' through/right turn land and signal upgrade at S. Main Street/Piney Grove Wilbon/Ralph Stephens Road
8. Site to provide a joint cross access easement to the parcel to the east with PIN 648-87-7460

Part 2:

REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 3:

SEVERABILITY

If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 4:

INCLUSION IN UDO

It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

Part 5:

EFFECTIVE DATE

The provisions of this ordinance shall become effective April 19, 2022 in accordance with the laws of the State of North Carolina.

Adopted this, the 19th day of April, 2022

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

Public Hearings

Title: Voluntary Annexation A21-01, Optimist Commons - Legislative Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Bronwyn Bishop, Development Services, Cheryl Caines, Development Services

Action(s):

- Conduct Public Hearing.
- Adopt Annexation Ordinance A21-01.

Explanation:

- The Town has received a petition for voluntary annexation of 13.7 +/- acres, located along Optimist Farm Road.
- The property is owned by Optimist Commons LLC.
- Annexation is being requested pursuant to plans to develop the property.
- The public hearing was continued from the November 30, 2021 meeting.
- The public hearing was re-advertised in the News & Observer on March 25, 2022.

Background:

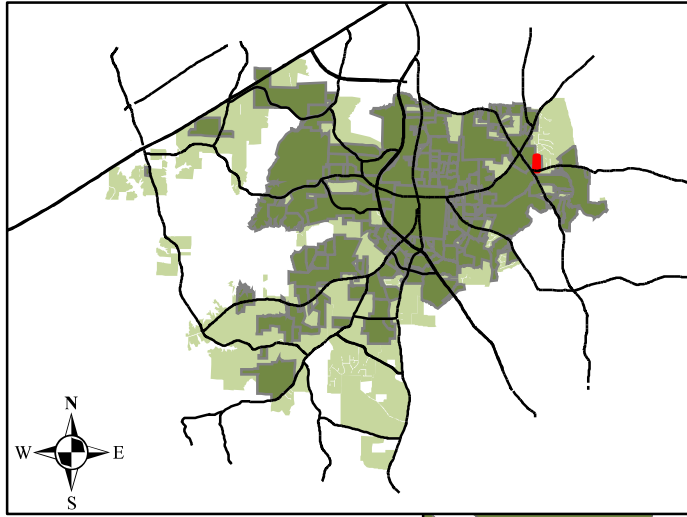
- The property is contiguous with Town Limits.
- Staff has received feedback from all departments and there are no issues with this annexation.
- The property meets all statutory requirements for annexation.

Funding Source(s):

N/A

Attachment(s):

1. A21-01 map
2. 21-17 Resolution of Sufficiency Optimist Commons
3. A21-01 Optimist Commons Ordinance-draft



Legend

- Parcels
- Annexation**
- Property Site**
- Subdivisions
- Lakes
- Town Limits
- ETJ
- Short Range
- Urban
- Service Area



THE TOWN OF

Holly Springs

Resolution No.: 21-17

Date Adopted: November 2, 2021

Annexation No.: A21-01

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

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

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

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

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

Legal Description for Voluntary Annexation

COMMENCING AT A NORTH CAROLINA CONTINUOUSLY OPERATING STATION "NCRD" HAVING NC GRID NORTH AMERICAN DATUM 1983(NAD83) PUBLISHED COORDINATES OF NORTHING 733167.41 AND EASTING 2124896.39 US FEET; THENCE, S60°41'08"W, 72,718.02 FEET TO A ¾" IRON STAKE FOUND IN THE NORTHWEST CORNER OF THE OPTIMIST COMMONS, LLC. TRACT AS RECORDED IN DEED BOOK 17529 PAGE 2101 IN THE WAKE COUNTY DEED REGISTRY AND SHOWN AS TRACT 1 OF THE PEARL ADAMS HEIRS SUBDIVISION AS RECORDED IN BOOK OF MAPS 1990 PAGES 600 AND 601 IN SAID DEED REGISTRY, BEING ALSO IN THE EAST LINE OF THE JORDAN REAL ESTATE HOLDINGS, LLC. TRACT AS RECORDED IN DEED BOOK 14287 PAGE 696 AND BOOK OF MAPS 2016 PAGE 340 IN SAID DEED REGISTRY, BEING ALSO THE PLACE AND POINT OF BEGINNING HAVING NAD83 COORDINATES OF NORTHING 697564.64 AND EASTING 2061490.14 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, ALONG THE NORTH LINE OF SAID OPTIMIST COMMONS, LLC. TRACT, S88°14'47"E, PASSING AN IRON STAKE AT 5.34 FEET AT THE SOUTHWEST CORNER OF LOT 15 OF THE FAIRVIEW WOODED ACRES SECTION 4 SUBDIVISION AS RECORDED IN BOOK OF MAPS 1975 PAGE 44 IN SAID DEED REGISTRY, ALSO PASSING THE CENTERLINE RIGHT OF WAY OF SOUTH BELL HAVEN STREET AT 235.35 FEET, FOR A TOTAL DISTANCE OF 383.97 FEET TO A ¾" IRON STAKE FOUND AT THE NORTHEAST CORNER OF TRACT 1 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING

ALSO THE NORTHWEST CORNER TRACT 2 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING ALSO THE POINT CHURCH OF THE TRIANGLE, INC. TRACT AS RECORDED IN DEED BOOK 17310 PAGE 2377 IN SAID DEED REGISTRY; THENCE, ALONG A LINE BETWEEN SAID LOTS 1 AND 2, S01°25'58"W, PASSING THE CENTERLINE OF A POWER TRANSMISSION RIGHT OF WAY EASEMENT AT 446.92 FEET, ALSO PASSING THE CENTERLINE OF A SANITARY SEWER EASEMENT AT 711.80 FEET, FOR A TOTAL DISTANCE OF 1496.04 FEET TO A ¾" IRON STAKE FOUND IN THE NORTHERN LINE OF THE OPTIMIST FARM ROAD, SR 1390, A 60 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN DEED BOOK 6166 PAGE 124 IN SAID DEED REGISTRY; THENCE ALONG THE NORTH LINE OF SAID OPTIMIST FARM ROAD THE FOLLOWING TWO COURSES, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1302.00 FEET, AN ARC LENGTH OF 317.12 FEET AND A CHORD OF N87°18'33"W, 316.33 feet TO AN IRON STAKE SET AT THE POINT OF TANGENCY; THENCE, N80°19'56"W, 68.41 FEET TO AN IRON STAKE SET AT A POINT OF WIDENING FROM A 60 FOOT RIGHT OF WAY TO A 100 FOOT RIGHT OF WAY OF SAID OPTIMIST FARM ROAD; THENCE, N01°25'58"E, 20.19 FEET TO A 1" IRON STAKE FOUND AT SAID 100 FOOT RIGHT OF WAY WIDTH OF SAID OPTIMIST FARM ROAD, BEING ALSO THE SOUTHEAST CORNER OF SAID JORDAN REAL ESTATE HOLDINGS, LLC. TRACT; THENCE, ALONG THE EAST LINE OF SAID JORDAN REAL ESTATE HOLDINGS, LLC. N01°25'58"E, PASSING THE CENTERLINE OF SAID POWER TRANSMISSION RIGHT OF WAY EASEMENT AT 619.77 FEET, ALSO PASSING THE CENTERLINE OF SAID SANITARY SEWER EASEMENT AT 934.25 FEET, FOR A TOTAL DISTANCE OF 1461.13 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 13.1997 ACRES, MORE OR LESS AS SHOWN ON A SURVEY FOR OPTIMIST COMMONS LLC. PREPARED BY MAERSTAN, PLLC. DATED NOVEMBER 20, 2019.

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

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

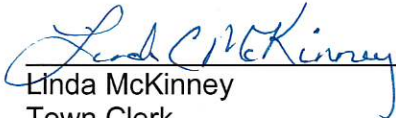
Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, November 16, 2021.

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

Adopted this, the 2nd day of November 2021.

ATTEST:


Dick Sears, Mayor


Linda McKinney
Town Clerk



Annexation Ordinance No.: **A21-01**

Please mail after recordation to:

Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

**An Ordinance to Extend the Corporate Limits
of the Town of Holly Springs, North Carolina**

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31;

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 19th day of April, 2022.

Legal Description for Voluntary Annexation

Being 13.7 +/- acres located along Optimist Farm Road as shown on the map recorded in Book of Maps ___, Page ___ in the Wake County Register of Deeds office.

Adopted this, the 19th day of April, 2022.

ATTEST TO:

Linda C. McKinney, Town Clerk

Sean Mayefskie, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held April 19, 2022, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 19th day of April, 2022.

Linda C. McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 17.

New Business

Title: Optimist Commons Master Plan

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services

Action(s):

1. Make and accept the Findings of Fact for consideration of Waiver of Utility Undergrounding.
2. Approve/deny/table Optimist Commons Detailed Master Plan (21-MAS-02) and Waiver with the conditions stated in the attachment.

Explanation:

- A new Unified Development Ordinance (2022 UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council is considering for each respective case.
 - Applicable Ordinance: 2002 UDO
 - Process: Administrative; Detailed Master Plan
- The Town has received a request for a Detailed Master Plan for Optimist Commons located on Optimist Farm Road near the intersection with Sunset Lake Road.
- The site has split zoning (NMX Neighborhood Mixed Use and NCR Neighborhood Center Residential).
- Two development PODs are proposed based on the zoning.
- POD I is commercial and a Development Plan has been submitted for review.
- POD II is residential (maximum 25 town homes or multi-family units) and is not being developed at this time.
- A Waiver is requested from UDO Section 7.08 for the relocation of existing overhead utilities underground (along Optimist Farm Road).

Planning Board Recommendation - Recommended Denial (8-0-1)

- The Planning Board discussed the following issues and concerns on 03/22/22:
 - Concerns with access to and from the commercial portion of the site along Optimist

Town Council Business Meeting
April 19, 2022

Farm Road. Access will be restricted to right-in-right-out only per Town and NCDOT requirements.

- The Planning Board Recommended approval (4-4-1) with the condition that Town Council consider an alternate traffic pattern for the proposed development.
 - Votes not in favor were due to lack of a solid traffic plan, safety concerns, and no support for a right-in/ right-out access point with no cross connection to sites with full access until those adjacent sites develop in the future.
- Due to lack of a majority vote for the first motion, the Planning Board made a second motion recommending denial (8-0-1).
 - Staff requested the applicant to further explore alternatives to the right-in-right-out site drive configuration. The applicant has indicated that in their conversations with NCDOT, no alternatives were supported and that the site drive will remain restricted to the configuration proposed on the Master Plan. The applicant reiterated that once the adjacent properties develop, interconnectivity of streets and drive aisles will provide alternative means of access for the proposed project site.

Background:

- The parcel was rezoned from R-30 Residential to Local Business Conditional Use (LB CU) and R-MF-8 Residential Multifamily Conditional Use (R-MF-8 CU) on July 20, 2021.
- The site was reassigned to NMX CU Neighborhood Mixed Use CU and NCR CU Neighborhood Center Residential CU on March 1, 2022.
- Per North Carolina General Statutes, the applicant is proceeding with the application under the 2002 UDO effective at the time they made the application.

Funding Source(s):

N/A

Attachment(s):

1. 21MAS02_OptimistCommons_PB_03222022
2. 21MAS02 - Optimist Farms Petition and Plans
3. 21MAS02_OptimistCommons_Proposed Motions and Conditions



Town of Holly Springs Staff Report to the Planning Board

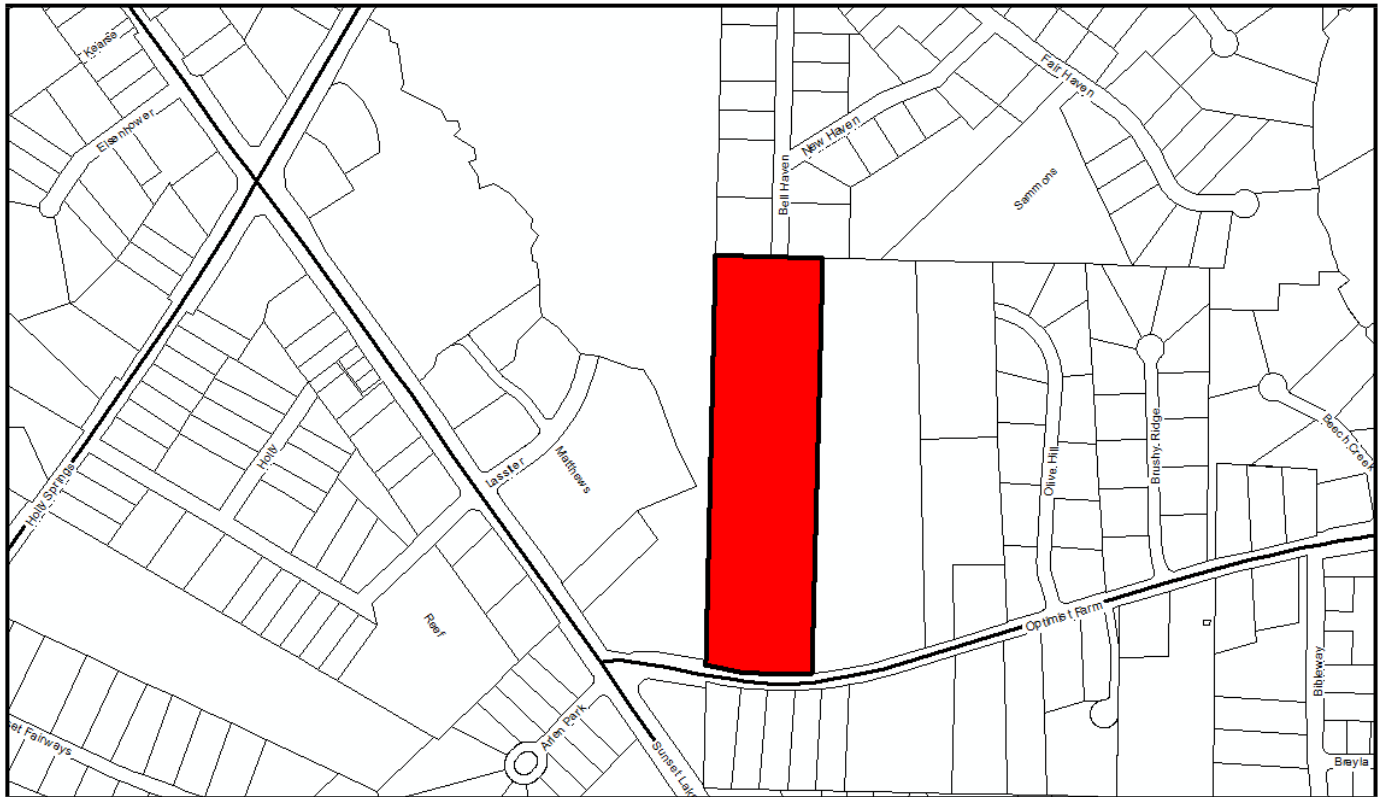
REQUEST FOR DETAILED MASTER PLAN Optimist Commons 21-MAS-02

PETITIONER(S):

Underfoot Engineering
1149 Executive Circle, Ste C-1
Cary, NC 27511

OWNER(S):

Rodney Brown
Optimist Commons, LLC
5032 Sunset Fairways Drive
Holly Springs, NC 27540

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: March 22, 2022
Town Council Action: April 19, 2022

STAFF CONTACTS: Cheryl Caines, Senior Planner
Rachel Jones, Development Review Engineer

ATTACHMENTS: Development Petition, Detailed Master Plan

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Rodney Brown	0669167505	NMX Neighborhood Mixed-Use NCR Neighborhood Center Residential	13.17 ac

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	NMX Neighborhood Mixed-Use	Vacant, undeveloped.
	NCR Neighborhood Center Residential	
North	RR Rural Residential	Avent Ferry Road, then Holly Point subdivision
South	RR Rural Residential	Optimist Farm Road, then single family residence
East	MXR Mixed-Use Residential	Vacant, undeveloped
West	NMX Neighborhood Mixed-Use	Vacant, undeveloped

PROPERTY HISTORY

ETJ History

Resolution: 15-18

Approved by Town Council on: April 21, 2015

Rezoning History

Case Number: 20-REZ-05

Original Zoning: R-30

Proposed Zoning: LB CU & R-MF-8 CU

Approved by Town Council on:

July 20, 2021

Case Number: 22-REZ-01 (zoning reassignment)

Original Zoning: LB CU and R-MF-8 CU

Proposed Zoning: NMX CU and NCR CU

Approved by Town Council on: March 1, 2022

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

1. Request to allow for a Waiver of Regulations of UDO Section 7.08 B., 1., b., (2) Utilities, Underground Installation Required, to allow for a waiver of the requirement that overhead utility services along Optimist Farm Rd. be relocated underground and the fee-in-lieu payment in association with Detailed Master Plan Petition #21-MAS-02.

UDO Requirements:

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

- b. Underground Installation Required.

- (2) Relocation – Where any *major subdivision, non-residential incremental subdivision, multifamily dwelling project, commercial / mixed use project* or *industrial project* is proposed, existing overhead utility services along or through

the proposed development shall be relocated underground, provided, however, where the existing utility service is of a nature where relocation underground is not feasible, the *Town Council* may waive this requirement upon recommendation of the *Director of Engineering*.

Waiver Findings of Fact:

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

STAFF ANALYSIS

Note: This project was submitted before the new UDO became effective on March 1, 2022 and was reviewed for compliance against the UDO In place at time of application.

PROJECT OVERVIEW

The Town has received a request for a nonresidential subdivision located south on Optimist Farm Road near the intersection with Sunset Lake Road. The project area includes the 13.20± acres. The applicant has submitted a detailed master plan which establishes the transportation network, utility layout, lot lines, common landscaping, and master architectural guidelines (common building materials and colors) for future development of the property. If the master plan is approved, the next step in the development process would be a detailed development plan for each outlot. The detailed development plan will determine the specific use of the property (based on the permitted uses) and specific design standards such as pedestrian circulation, building location, parking lot layout, internal landscaping, site lighting, and building elevations.

The site has two zoning districts. POD I is has commercial zoning (NMX CU – Neighborhood Mixed-Use Conditional Use). POD II has residential zoning (NCR CU – Neighborhood Center Residential Conditional Use). A Development Plan has been submitted for a commercial development in POD I (#21-DP-11). The square footage of the proposed buildings is less than 20,000 square feet, which is an administrative review issued by the Director.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan Land Use & Character Plan:

The Future Land Use Map designates this property as Mixed-Use Center with small portions of Natural Area, designated as such due to environmental features.

A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the

center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor. A large-scale, Mixed-Use Center may be surrounded by one or more residential neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

Development Standards

Lot Arrangement:

- Minimum Number of Lots: 2

- Maximum Number of Lots: 25

- At time of POD I development, existing parcel will not be subdivided and will remain one parcel.

- POD II may further subdivide for future development but may not exceed 25 dwelling units.

- Acreage of POD I: 4.91 acres

- Acreage of POD II: 8.29 acres

Minimum Perimeter Yards and Setbacks

- Along Optimist Farm Rd.: 30 feet

- Eastern property line:

 - NMX zoned portion: 20 feet

 - NCR zoned portion: 30 feet

- Northern property line: 30 feet

- Western property line:

 - NMX zoned portion: 10 feet

 - NCR zoned portion: 30 feet

Building Height:

- Building height requirements will be reviewed at time of site-specific development plan.

Parking & Loading:

- Parking & Loading requirements will be reviewed at time of site-specific development plan.

Outdoor Operations:

- Outdoor operations will be reviewed at time of site-specific development plan.

Landscape Requirements:

Perimeter Yard/Bufferyard

- Existing vegetation will be used to meet the minimum Plant Unit Value requirements for all yards. When existing vegetation is insufficient, perimeter yards and bufferyards will be supplemented to meet the minimum PUV requirements. Detailed tree survey information must be provided at time of site specific development plan to confirm that PUV requirements have been achieved.

- Along Optimist Farm Rd. (Thoroughfare): 30' Type A-50

- Northern property line: 30'

- Eastern property line:

 - NMX zoned portion: 20' Type C-75

 - NCR zoned portion: 30' Type B-75

- Western property line:

 - NMX zoned portion: 10' Type A-20

 - NCR zoned portion: 30' Type B-75

Street Trees

Street trees will be provided along Optimist Farm Road and internal roadways.

Tree Preservation

Required: 10% of project area or 1.32 acres

Provided: 4.08 acres- a detailed tree preservation plan with preservation locations will be reviewed at time of site-specific development plan.

Foundation, Interior Parking Lot, and Parking Area Screening will be reviewed at time of site-specific development plan

Developed Recreational Open Space Requirements

Open space requirements will be reviewed at time of site specific development plan.

General Regulations

Fences:

A decorative black fence detail has been provided for all common area fencing or where ornamental fencing is required. Fencing location will be reviewed at time of site specific development plan.

Architectural and Site Design Requirements

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

Individual building elevation and site design requirements will be addressed for each outlot as part of a detailed development plan. All projects would be required to meet Architectural and Site Design Requirements and the color, material, and design standards set forth in the proposed architectural design guidelines. Specific guidelines include:

Building Materials

All buildings will have masonry and stone materials per UDO Sections 3.08 and 2.07.

Architectural Elements

Architectural emblems are required per UDO Sections 3.08 and 2.07. Awnings shall be metal. Glazing shall be clear glass; spandrel glass is allowed where clear glass is not appropriate.

Architectural Style

No specific architectural style has been designated in order to allow a wider variety of architectural style. Four sided, 360-degree architectural will be incorporated on all building elevations.

Master Sign Plan:

A Master Sign Plan will be submitted in the future to establish the design of signs. Sign poles will be black.

Lighting:

Lighting will be reviewed for compliance with the Unified Development Ordinance for POD I. The Town has maximum light levels at property lines, which are stricter along residential property lines to prevent light pollution spilling onto residential properties. Duke Energy Progress black shoebox lighting is proposed for commercial parking areas.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Sidewalks will be provided on both sides of all streets. A connection to the public sidewalk system will be required for each building.

The Greenways and Trails map included in Chapter 3 of the Town's Comprehensive Plan; also known as the Parks, Recreation and Greenways Master Plan, shows both on-site Greenway and a Sidepath on this project site. The developer has proposed a 10' Sidepath across their frontage on Optimist Farm Rd. The Greenway proposed in the Town's Parks, Recreation and Greenways Master Plan cuts through the middle of the property east-west and doesn't currently have any immediate connection points on either side. The developer has agreed to pay a fee-in-lieu of construction of the Greenway and to dedicate a larger area central to the property as a Greenway Easement. This agreement allows the Town to avoid having to maintain a landlocked and inaccessible section of Greenway, while preserving our ability to either build the Greenway ourselves or to work with an adjacent future development on construction of a connected Greenway through this location. The fee-in-lieu will be calculated based on a construction estimate and vetted prior to acceptance.

The map displays Sunset Lake Road with various trail and sidepath segments. A red circle is located on the road, near the intersection with a road labeled 'FIELDS'. The legend indicates that dashed teal lines represent proposed greenway trails, dashed purple lines represent proposed sidepaths, solid teal lines represent existing greenway trails, and solid purple lines represent existing sidepaths. The map also shows surrounding areas like 'KA PL' and 'FIELDS'.

This project is required to tie to and extend Town water facilities to serve all proposed buildings. A connection will be made to the existing watermain in Optimist Farm Road, extended through the site and stubbed at the property lines for future development connection. A Hydraulic Fire Flow Analysis has been completed with the Master Plan Submittal.

Page 157 of 314

A Sanitary Sewer Study memo was completed in conjunction with the Rezoning and updated with the Master Plan to confirm capacity in the downstream infrastructure. This development will discharge to the Middle Creek Pump Station. This project is required to tie to and extend Town sewer facilities to serve any proposed buildings.

Transportation:

A Traffic Analysis Report (TAR) was completed in conjunction with the Rezoning. A Fee-in-lieu of construction of the median across the project frontage along Optimist Farm. Draft Design is shown with the Master Plan.

In accordance with the Unified Development Ordinance (UDO) and Comprehensive Transportation Plan (CTP), road widening to meet ½ of the ultimate four-lane, median-divided thoroughfare cross-section is required across the property frontage on Optimist Farm Rd. All internal streets will be constructed in accordance with public street standards found in the Town's Engineering Design & Construction Standards.

The Comprehensive Transportation Plan (CTP) shows a roadway connection from Bell Haven Street, across the northern portion of this property, westward to ultimately tie into Lockley Rd. With the new Complete 540 construction project, a new roadway connection to Bell Haven Street to the north will be provided and allow motorists a full access movement at the intersection with Holly Springs Rd.

Pedestrian Facilities and Connectivity:

An on-site 10' sidepath is required to be designed and constructed across the project property frontage in accordance with the Town's Parks and Greenways Master Plan along Optimist Farm Rd.

Environmental and Stormwater:

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

STAFF RECOMMENDATION TO THE PLANNING BOARD

Motion that the Planning Board recommend the Town Council approve / deny Detailed Master Plan 21-MAS-02 for Optimist Commons as submitted by the Underfoot Engineering, Project Number C19002.00, dated Revised 2/16/22 with the following conditions:

1. All previous approval conditions for *Optimist Commons 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. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage, a Master Sign Plan must be submitted for review and approval.
3. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
4. The following items must be provided prior to or with the first construction drawing submittal:
 - a. 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.
 - b. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
5. The following must be addressed prior to issuance of construction drawing approval and/or land disturbance permit:
 - a. This project is responsible for paying a fee-in-lieu of construction for half of the median shown in the ultimate street cross section, across the project frontage along Optimist Farm Road. The fee is due at the time of Construction Drawing Approval.

- b. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
 - c. A waiver of UDO Section 7.08 requirement to relocate overhead utilities underground, was submitted with this project. A fee-in-lieu cost estimate shall be finalized through coordination with Duke during construction drawing review and finalized prior to construction drawing approval. The fee-in-lieu of relocation is required to be paid prior to Construction Drawing approval.
 - d. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - e. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - f. 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.
 - g. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project
6. If build out exceeds the anticipated time frame in the approved Traffic Assessment Report (TAR), an update of the TAR will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
 7. At the time of development of the Northern phase of this Master Plan, Phase II, a traffic analysis will be required. The scope of that analysis will be determined at that time of the specific Development Plan. Any additional roadway improvements will be required to be designed and constructed with that plan.
 8. With each Development Plan associated with this Master Plan, the following is required:
 - a. A separate Hydraulic Water/Fire flow Analysis Report will be required.
 - b. Additional sewer evaluation may be required.
 9. A Deed of Easement is required to be executed for vehicular & pedestrian access between the adjacent property owners at the time of plat.
 10. Note that during construction drawing review, a Street Lighting Plan for interior streets, adjacent public streets and thoroughfares will be required. Required street lights shall be installed with the project at the developer's expense, in accordance with the Town's Unified Development Ordinance (UDO) and Engineering Design & Construction Standards.
 11. . Prior to Town Council Meeting the applicant shall:
 - a. Update the decorative crosswalk detail to indicate a general color for the brick pavers.

Agenda Item Completeness Checklist				
Staff Member	Approved for Distribution			Comments
	Yes	No	Initials	
RDJ	X			

DEVELOPMENT PETITION

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



Petition Type:

☒ Master Plan

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

☐ Preliminary Plan- Major Subdivision

- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☐ Development Plan (check all that apply)

- ☐ New ☐ Major Amendment ☐ Minor Amendment*
☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Multifamily
☐ Residential Development Options or Infill Development Options

☐ Special Exception Use

- ☐ New ☐ Family Child Care Home

* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: Optimist Commons

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

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

Project Location: 4900 Optimist Farm Road

Use street address. If none, use the closest intersection

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

PIN: 0669-16-7505 Real Estate ID: 01833078

Project Acreage (rounded to nearest tenth): 2.20 AC. Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: _____ Proposed Use (see UDO Primary Use List): Commercial/Office & Daycare Center

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

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

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

Scoping Meeting Date: _____ Concept Meeting Date: April 02, 2020

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

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

Project Applicant/Contact

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

Name Mike Roselli, PE Company Underfoot Engineering Inc.

Mailing Address 1149 Executive Circle, Ste C-1

City Cary State NC Zip 27511

Telephone # (919) 696-0830 E-Mail mroselli@underfootengineering.com

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

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

Design Professional if different than Applicant/Contact

Name Mike Roselli, PE Company Underfoot Engineering Inc.

Mailing Address 1149 Executive Circle, Ste C-1

City Cary State NC Zip 27511

Telephone # (919) 696-0830 E-Mail mroselli@underfootengineering.com

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

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

Developer

Name Rodney Brown Company Optimist Commons, LLC
Mailing Address 5032 Sunset Fairway Drive
City Holly Springs State NC Zip 27540
Telephone # (919) 696-0830 E-Mail rodney@littleangelsprep.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name Kenneth Korngay, PE Company CSE Engineering Consultants
Mailing Address 8511 Davis Lake Parkway, Suite C6-200
City Charlotte State NC Zip 28269
Telephone # (704) 509-5428 E-Mail kkorngay@cse-engineers.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Terry Boylan, PLA, LEEP AP Company Underfoot Engineering Inc.
Mailing Address 1149 Executive Circle, Ste C-1
City Cary State NC Zip 27511
Telephone # (919) 624-4468 E-Mail terry.m.boylan@gmail.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

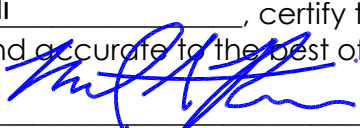
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ Alternate Telephone # () _____
Fax # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name Rodney Brown Company Optimist Commons, LLC
Mailing Address 5032 Sunset Fairway Drive
City Holly Springs State NC Zip 27540
Telephone # (919) 696-0830 E-Mail rodney@littleangelsprep.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

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

Signature:  Date: 2021.02.26

WAIVER/ALTERNATE COMPLIANCE PETITION

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

Waiver/Alternate Compliance Type (check one)

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

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final**Project Information**

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Optimist Commons Development Plan Phase I	Associated Project Number:
--------------------------	---	----------------------------

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

This request is to waive the requirements of UDO Section 7.08 for the relocation of overhead utilities underground. A fee-in-lieu payment is required in the amount of \$10,000.00.

Contact Information**Waiver/Alternate Compliance Contact**

Name Mike Roselli, PE Company Underfoot Engineering, Inc.

Mailing Address 1149 Executive Circle, Suite C-1

City Cary State NC Zip 27511

Telephone # (919) 696-0830 E-Mail mroselli@underfootengineering.com

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

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



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

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

The granting of a waiver to waive the requirements of UDO Section 7.08 for the relocation of overhead utilities underground will not be detrimental to public safety, health or welfare or injurious to other property.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

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

Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property as relocation does not meet Duke Energy's minimum requirement of 1,000 LF of relocation distance.

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

The utilities do not belong to the applicant and cannot be relocated by the applicant. The utility owner will not relocate on their own accord.

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

Granting the waiver to waive the requirements of UDO Section 7.08 for the relocation of overhead utilities underground will not contravene the provisions of this UDO or the Comprehensive Plan.

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

Duke Energy has reviewed and provided an estimated cost for relocation of overhead utilities, and the Town has been copied on the correspondence from Duke Energy.

Certificate of Completion

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

Signature: 

Date: 2021.09.16

X:\CIVIL\PROJECTS\2019\NC19002.00 - BROWN DAYCARE SITE\HIS DRAWINGS\PLAN SETS\MASTER PLAN\NC19002 - COVER SHEET & NOTES.DWG PRINTED BY: JEFFREY TABOADA, 3/10/22 @ 10:31 AM, LAST SAVED BY: JEFFREY TABOADA

CONTACT INFORMATION

DEVELOPER / OWNER
OPTIMIST COMMONS LLC
5032 SUNSET FAIRWAY DR, HOLLY SPRINGS, NC 27540
CONTACT: RODNEY BROWN
PHONE: 919-697-3131

ARCHITECT
CSE ENGINEERING CONSULTANTS
6511 DAVIS LAKE PARKWAY, SUITE C6-200
CHARLOTTE, NC 28269
CONTACT: KENNETH KORNEGAY, P.E.
PHONE: 704-509-5408

REFERENCES

SURVEY
MAERSTAN, PLLC.
ADDRESS
CONTACT: RICHARD BULLOCK, PLS
PHONE: 919-678-5111

ENVIRONMENTAL ENGINEER
SAGE ECOLOGICAL SERVICES
3707 SWIFT DR, RALEIGH, NC 27606
CONTACT: SEAN CLARK
PHONE: 919-559-1537

REVIEW AGENCIES / UTILITY CONTACTS

MUNICIPALITY
TOWN OF HOLLY SPRINGS
128 S MAIN ST, HOLLY SPRINGS, NC 27540
CONTACT: CHERYL CAINES
PHONE: 919-557-2914

NC DOT
SEAN BRENNAN, PE
4009 DISTRICT DR, RALEIGH, NC 27607
PHONE: 919-733-3213

LANDSCAPE ARCHITECT
VILLAGE GREEN LAND DESIGN, PLLC
1149 EXECUTIVE CIRCLE, SUITE C-1, CARY, NC 27511
CONTACT: TERRY BOYLAN, PLA, LEED AP
PHONE: 919-624-4468

OWNERS REPRESENTATIVE
B GROUP INC.
2101 GATEWAY CENTRE BLVD #200
MORRISVILLE, NC 27560
JOSH DUNBAR
PHONE: 919-459-5266

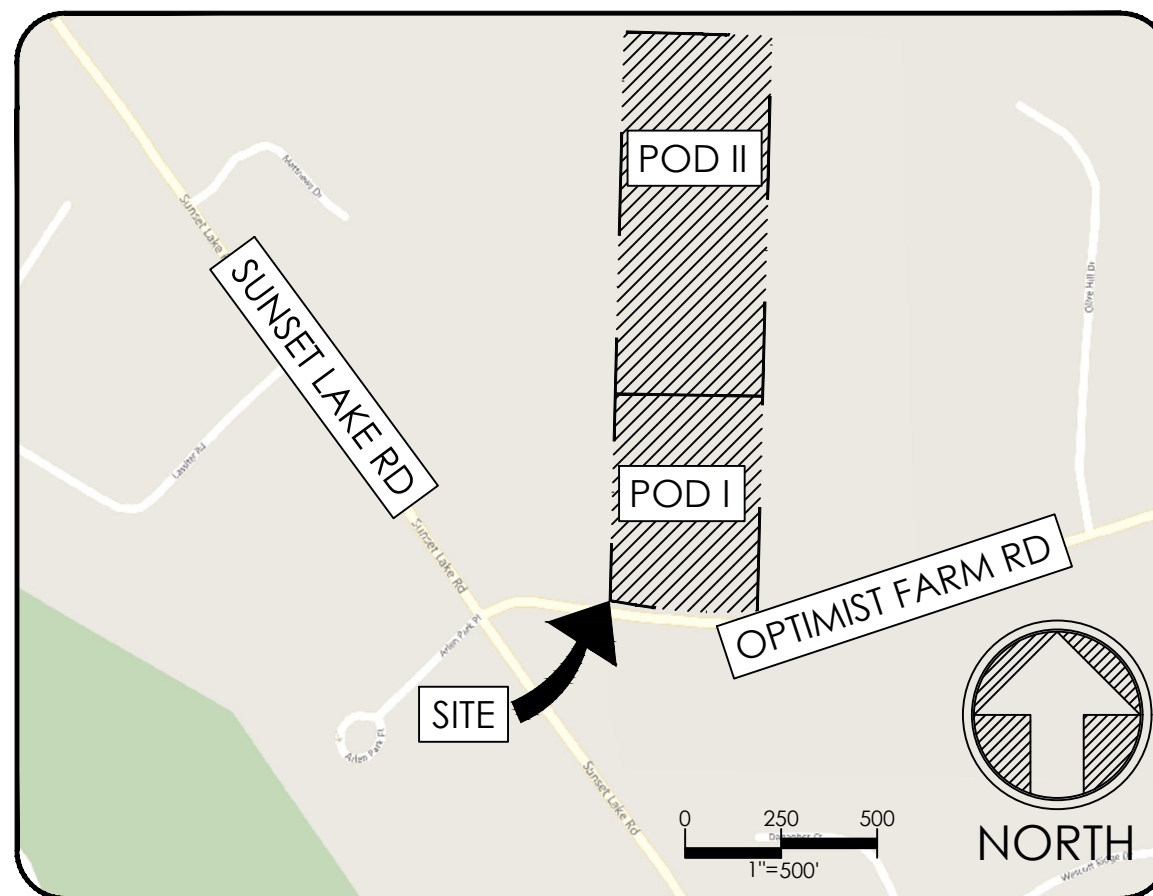
REZONING CONDITIONS

- FOR THE PORTION OF THE PROPERTY REZONED FOR RESIDENTIAL USES, THE MAXIMUM NUMBER OF RESIDENTIAL UNITS THAT SHALL BE CONSTRUCTED SHALL BE TWENTY-FIVE (25) AND SHALL BE SINGLE-FAMILY OR TOWNHOME DEVELOPMENT AND EXCLUDE CONDOMINIUM OR APARTMENT DEVELOPMENT.
- AT THE TIME OF ANY DEVELOPMENT NORTH OF THE BEAVER DAM CREEK, THE FOLLOWING ITEMS WILL BE DEVELOPED AS SHOWN ON AN APPROVED MASTER PLAN:
 - DEDICATION OF GREENWAY EASEMENT AS SHOWN ON AN APPROVED MASTER PLAN.
- GREENWAY CONSTRUCTION AS SHOWN ON THE TOWN OF HOLLY SPRING'S GREENWAY MASTER PLAN, OR FEE-IN-LIEU THEREOF AS ESTIMATED IN AN ENGINEER'S OPINION OF COST TO BE PROVIDED TO THE TOWN FOR REVIEW AND APPROVAL.
- THE FUTURE EXTENSION OF S. BELL HAVEN ROAD AND A PUBLIC RIGHT-OF-WAY CONNECTION TO THE EAST SHALL BE DESIGNED, PERMITTED, AND DEDICATED TO THE TOWN OF HOLLY SPRINGS.
- DESIGN, PERMITTING, AND IMPACT FEES FOR FUTURE UTILITIES TO SERVE THE DEVELOPMENT NORTH OF THE BEAVER DAM CREEK.
- THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET, AND WITH THIS REZONING THE DEVELOPER AGREES HE/SHE (I) IS FAMILIAR WITH THESE FEES, (II) DOES NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET; AND (III) NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HEREBY AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO DEVELOPER IN CONNECTION WITH NON-RESIDENTIAL AND RESIDENTIAL PROJECTS. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER THE ORDINARY COURSE OF DEVELOPMENT.
- THE TOWN REQUIRES, PURSUANT TO N.C.G.S. § 160A-372, THE DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS OF WAY, AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN AND THE APPROVED TRANSPORTATION ASSESSMENT REPORT, TO CREATE CONDITIONS ESSENTIAL TO PUBLIC HEALTH, SAFETY, AND THE GENERAL WELFARE. A REZONING MAY BE DELAYED UNTIL SUCH TIME AS NECESSARY TRANSPORTATION IMPROVEMENTS (TO INCLUDE OFFSITE IMPROVEMENTS) MAY BE MADE, UNLESS THE TOWN AND THE DEVELOPER CAN ENTER INTO AGREEMENTS TO ACCELERATE THE TIME FOR COMPLETION OF THESE NEEDED IMPROVEMENTS.
- THE DEVELOPER SHALL CONSTRUCT REQUIRED SIDEPATH ACROSS PROJECT FRONTAGE ALONG OPTIMIST FARM RD AS WELL AS, GREENWAY EASEMENT DEDICATION ON SITE AND PAYMENT OF FEE-IN-LIEU FOR THE COST OF GREENWAY CONSTRUCTION.

OPTIMIST COMMONS DETAILED MASTER PLAN

UNDERFOOT PROJECT - C19002.00 HOLLY SPRINGS PROJECT #21-MAS-02/PLDMP2021-00096 REZONING PROJECT #20-REZ-05

LOCATION:
4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NC 27540



PROJECT NARRATIVE

THIS IS A MASTER PLAN LOCATED AT 4900 OPTIMIST FARM ROAD PROPOSING TWO POD FOR SEPARATE DEVELOPMENT PLANS. WHERE MINIMAL DETAIL IS PROVIDED, IT IS UNDERSTOOD THAT ADDITIONAL DETAIL WILL BE REQUIRED TO BE PROVIDED AT THE TIME OF DEVELOPMENT PLANS AND CONSTRUCTION DRAWINGS FOR EACH OF THE TWO POD PROPOSED.

IN ADDITION TO THIS MASTER PLAN, DEVELOPMENT PLANS SHALL ABIDE BY THE ZONING CONDITIONS INCLUDED IN THE CONDITIONAL USE REZONING APPLICATION.

PREPARED BY:



**underfoot
ENGINEERING**

1149 EXECUTIVE CIRCLE
CARY, NC 27511
P: 919.576.9733
NCBELS # C-3847

CONTACT: MIKE ROSELLI, PE
MROSELLI@UNDERFOOTENGINEERING.COM

SITE DATA

EXISTING PARCEL ACREAGE 13.20 AC.
PARCEL IDENTIFICATION NUMBER 0669167505
REAL ESTATE IDENTIFICATION NUMBER 0183078
PARCEL ADDRESS 4900 OPTIMIST FARM ROAD, HOLLY SPRINGS, NC 27540
(HOLLY SPRINGS TOWNSHIP)

POD I
EXISTING USE VACANT
ACREAGE OF POD I 4.91 AC.
ZONING LB - CONDITIONAL USE
REQUIRED OPEN SPACE 0.5% MIN. (0.02 AC.)
MINIMUM LOTS *SEE NOTE
MAXIMUM LOTS *SEE NOTE

POD II
EXISTING USE VACANT
PROPOSED USE SINGLE-FAMILY OR TOWNHOME
ACREAGE OF POD II 8.29 AC.
ZONING R-MF-8 - CONDITIONAL USE
REQUIRED OPEN SPACE 10% MIN. (0.83 AC.)
MINIMUM LOTS 25
MAXIMUM LOTS 25
APPROVED PLANNED UNIT DEVELOPMENT LOTS *SEE NOTE

*NOTE: AT TIME OF POD I DEVELOPMENT, EXISTING PARCEL WILL NOT BE SUBDIVIDED AND WILL REMAIN ON PARCEL. POD II MAY FURTHER SUBDIVIDE FOR FUTURE DEVELOPMENT BUT MAY NOT EXCEED 25 DWELLING UNITS.

APPROX. SEWER FLOW
(IN ACCORDANCE TO ED&CS AND THE NCDENR 2T RULES)

POD I
AS PROPOSED FOR COMMERCIAL DEVELOPMENT RATE (GPD)* = 1,000
AREA ASSUMED FOR DEVELOPMENT (AC) = 3.33
SEWER FLOW (GPD) = 3330

POD II
DWELLING UNITS: 255 GPD/UNIT (FOR RESIDENTIAL SINGLE FAMILY FLOW RATE, ACCORDING TO TOWN OF HOLLY SPRINGS ED&CS. UNITS ARE ASSUMED TO BE 2-BEDROOM UNITS.)
DAILY FLOW FOR DESIGN: 25 UNITS * 255 GPD/UNIT = 6375 GPD
POD II TOTAL = 6375 GPD

APPROX. DAILY FLOW:
*GPD RATES AS PREVIOUSLY USED FOR ANALYSIS. THE RESIDENTIAL RATE IS PER DWELLING UNIT, AND THE ZONING CLASSIFICATION USED ASSUMES A LOW DENSITY RESIDENTIAL RATE OF 1.00 DWELLING UNIT PER ACRE.

HOLLY SPRINGS GEODETIC MONUMENT COLEY 24

SHEET INDEX

#	SHEET NAME
C-000	COVER SHEET
C-100	EXISTING CONDITIONS & DEMOLITION PLAN
C-200	OVERALL SITE PLAN
C-201	SITE PLAN LAYOUT - POD I
C-202	SITE PLAN LAYOUT - POD II
C-300	GRADING & DRAINAGE PLAN - POD I
C-301	GRADING & DRAINAGE PLAN - POD II
C-400	UTILITY PLAN - POD I
C-401	UTILITY PLAN - POD II
C-500	SITE DETAILS
L-100	TREE PRESERVATION PLAN
L-101	BUFFER & STREET TREE LANDSCAPE PLAN
A-MP	ARCHITECTURAL PLANS (BY OTHERS) MASTER ARCHITECTURAL PLANS

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS. PLAN IS PROVIDED FOR PLANNING APPROVAL AND IS NOT A CONSTRUCTION DOCUMENT.

ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT
TOWN OF HOLLY SPRINGS & NCDOT
STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

PLAN REVISIONS

#	DATE	REVISION	BY
1	2021.06.20	TOWN COMMENTS	JT
2	2022.01.14	TOWN COMMENTS	JT
3	2022.02.16	TOWN COMMENTS	JT



PROJECT:

OPTIMIST COMMONS MASTER PLAN

4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NC
WAKE COUNTY

PROJECT #: C19002
DRAWN BY: ERB
REVIEWED BY: MAR
1ST SUBMITTAL: 2021.02.26
SCALE: AS NOTED

OFFICIAL ACTION SET

PREPARED FOR:



Environmental, Health & Safety Solutions

OPTIMIST COMMONS, LLC

PREPARED BY:



**underfoot
ENGINEERING**

1149 EXECUTIVE CIRCLE
CARY, NC 27511
P: 919.576.9733
NCBELS # C-3847

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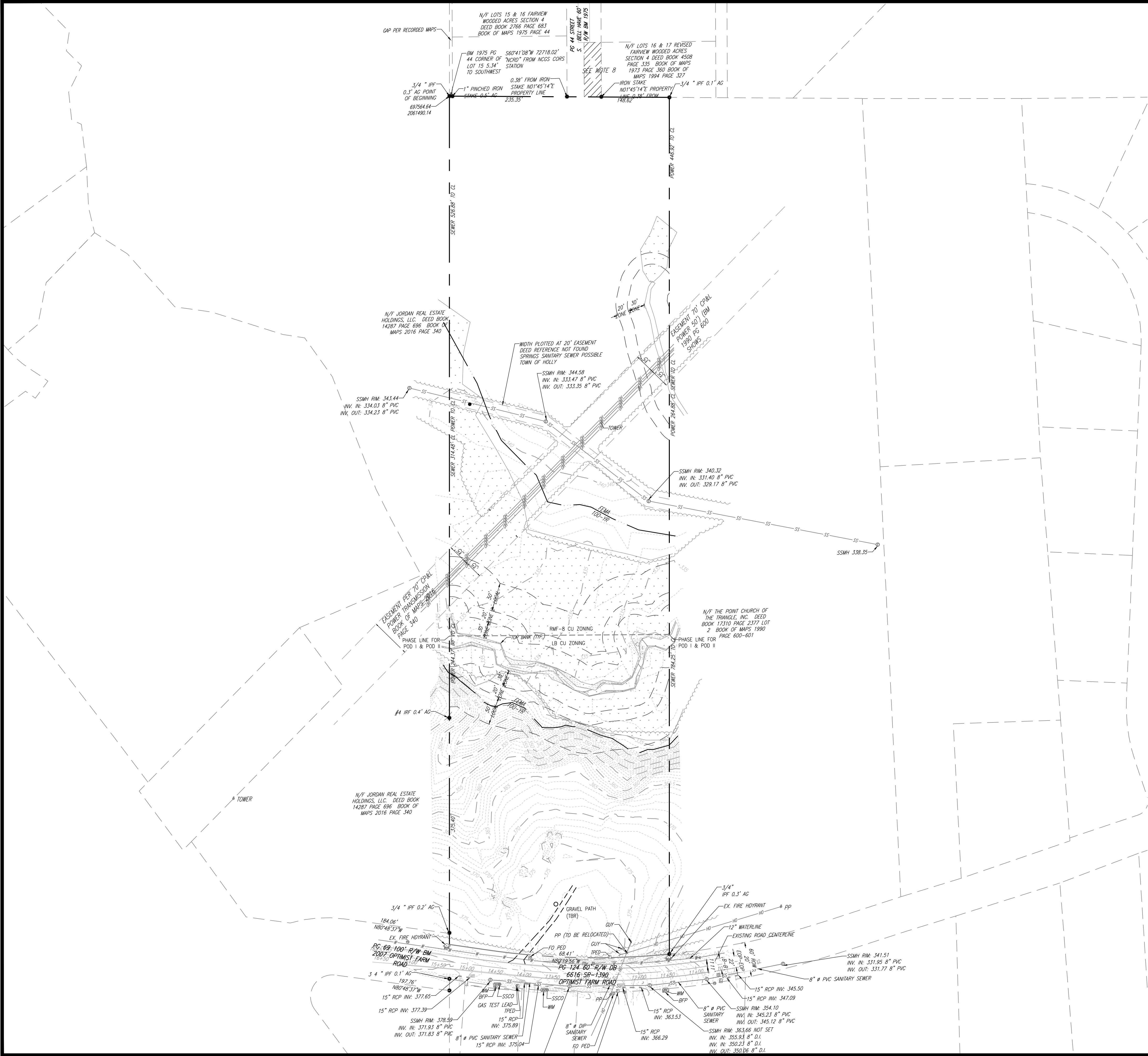


SHEET:

COVER SHEET

C-000

X:\CIVIL\PROJECTS\2019\PC\19020205 - BROWN DAYCARE SITE\US DRAWINGS\PLANS\MASTER PLAN\1902 - EXISTING CONDI & SITE PLAN.DWG PRINTED BY: JEFFREY TABOADA 3.10.22 @ 10:31 AM LAST SAVED BY: JEFFREY TABOADA



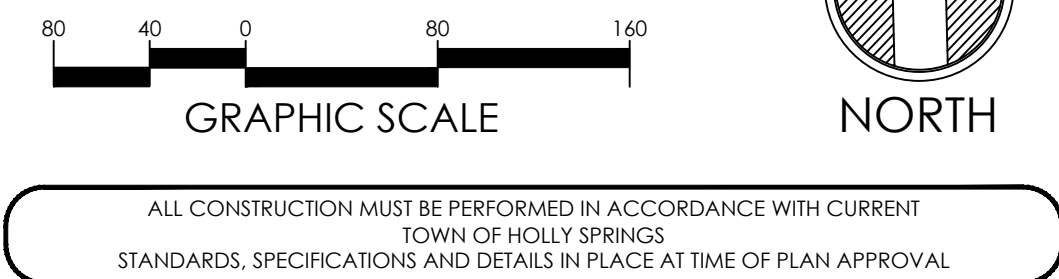
GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF HOLLY SPRINGS STANDARDS, SPECIFICATIONS AND DETAILS.
2. EXISTING SURVEY AND TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY PROVIDED BY MAERSTADT, P.L.L.C., AS WELL AS GIS AND INFORMATION OBTAINED FROM A FIELD VISIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. BASED ON THE DELINEATION AND THE "CLEAN WATER ACT" JURISDICTION & PERMIT STATUS REVIEW" REPORT PROVIDED BY CAROLINA ECOSYSTEMS, INC., DATED JANUARY 27, 2017, THERE ARE 0.2 ACRES OF JURISDICTIONAL WETLANDS, A 0.25 ACRE POND AND 150 LF OF STREAM CHANNEL LOCATED ON THE SITE.
4. THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 3720064900J, EFFECTIVE DATE MAY 2, 2006.
5. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL IN PLACE SUB-SURFACE UTILITY INFORMATION INCLUDING HORIZONTAL AND VERTICAL LOCATION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
6. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT OR TOWN OF HOLLY SPRINGS REQUIREMENT ARE OBTAINED.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF ASSOCIATED WORK.
10. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

DEMOLITION NOTES

1. REFER TO GENERAL NOTES ON THIS SHEET.
2. ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THIS PROJECT SHALL BE PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS.
3. ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THIS PROJECT SHALL BE REMOVED COMPLETELY. THE EXISTING POND SHALL BE DRAINED AND BACKFILLED WITH CLEAN FILL MATERIAL AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING TREES AND OTHER VEGETATION, ONLY AS NECESSARY FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
5. WITH ANY CONCRETE SHOWN TO BE REMOVED, THE CONTRACTOR SHALL REMOVE THE CONCRETE TO THE NEAREST JOINT OR SAW CUT TO PROVIDE CLEAN EDGE.
6. WITH ANY ASPHALT SHOWN TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT TO PROVIDE A CLEAN EDGE.
7. ALL UTILITIES TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL NECESSARY MEASURES ARE TAKEN, WHETHER TEMPORARY OR PERMANENT, TO ALLOW FOR PROPER FUNCTIONING OF EXISTING UTILITIES.

DEMOLITION LEGEND	
TYPICAL EXISTING NOTE	TYPICAL DEMOLITION / REMOVAL NOTE
---	EASEMENT LINE
=====	CONCRETE CURB & GUTTER
	UTILITY POLE
	TYPICAL LIGHT
	TYPICAL SIGN
----	SANITARY SEWER LATERAL
----	UNDERGROUND WATER LINE
----	UNDERGROUND ELECTRIC LINE
----	UNDERGROUND GAS LINE
----	OVERHEAD WIRE
----	UNDERGROUND TELEPHONE LINE
----	UNDERGROUND CABLE LINE
----	STORM SEWER
----	SANITARY SEWER MAIN
	HYDRANT
	SANITARY MANHOLE
	STORM JUNCTION BOX
	WATER METER
	WATER VALVE
(TBR)	TO BE REMOVED / RELOCATED



ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

PLAN REVISIONS

#	DATE	REVISION	BY
1	2021.06.20	TOWN COMMENTS	JT
2	2022.01.14	TOWN COMMENTS	JT
3	2022.02.16	TOWN COMMENTS	JT



KNOW WHAT'S BELOW
ALWAYS CALL 811
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It's fast. It's free. It's the low.

PROJECT:

OPTIMIST COMMONS MASTER PLAN

4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NC
WAKE COUNTY

PROJECT #:
DRAWN BY:
REVIEWED BY:
1ST SUBMITTAL:
SCALE:

C19002
ERB
MAB
2021.02.26
1" = 80'

OFFICIAL ACTION SET

PREPARED FOR:



Environmental, Health & Safety Solutions

OPTIMIST COMMONS, LLC

PREPARED BY:



underfoot
ENGINEERING

1149 EXECUTIVE CIRCLE
CARY, NC 27511
P:919.576.9733
NCBELS # C-3847

SEALED:

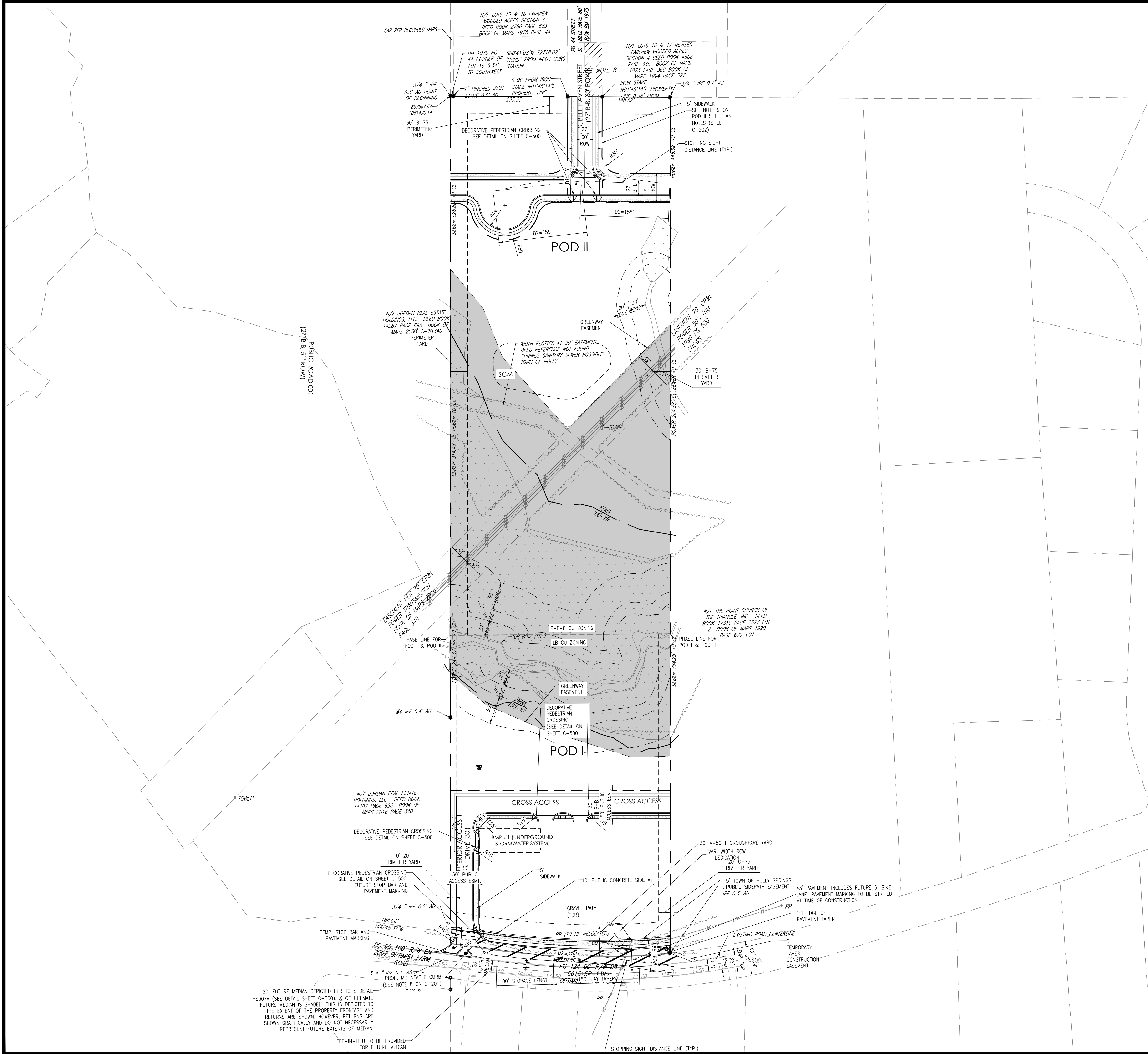


NORTH CAROLINA
PROFESSIONAL
ENGINEER
MICHAEL A. ROSELLI
2022.02.16

EXISTING CONDITIONS & DEMOLITION PLAN

C-100

X:\CIVIL\PROJECTS\2019\PC\19022.05 - BROWN DAYCARE SITE\US DRAWINGS\PLAN SETS\MASTER PLAN\C-1902 - EXISTING CONDO & SITE PLAN.DWG PRINTED BY: JEFFREY BARCADA 3.10.22 @ 10:31 AM. LAST SAVED BY: JEFFREY BARCADA



OVERALL SITE PLAN NOTES

1. INTERNAL LOT LINE BETWEEN TRACTS 1 AND 2 IS SUBJECT TO UDO SECTION 1.20 J. 2; ANY PORTION OF A LOT INTERNAL TO A PROJECT SHALL NOT BE REQUIRED TO PROVIDE MINIMUM PERIMETER YARDS INTERNAL TO THE PROJECT.
2. PARKING SHALL BE SUBJECT TO UDO SECTION 7.04 AT TIME OF DEVELOPMENT PLAN.
3. LOADING SHALL BE SUBJECT TO UDO SECTION 7.05 AT TIME OF DEVELOPMENT PLAN.
4. THE METAL FENCE DETAIL IS FOR ORNAMENTAL FENCING ONLY. OTHER FENCES ARE ALLOWED WHERE PERMITTED BY THE UNIFORM DEVELOPMENT ORDINANCE.
5. MAINTENANCE OF GREENWAY EASEMENT AREA SHALL NOT BE THE RESPONSIBILITY OF THE TOWN UNTIL A PUBLIC GREENWAY HAS BEEN CONSTRUCTED ON THE PROPERTY. MAINTENANCE WILL BE LIMITED TO A 30' WIDE AREA ALONG THE PATH OF THE GREENWAY AND IMMEDIATE SHOULDER.

HATCH LEGEND

GREENWAY EASEMENT	EXISTING WETLAND

SITE LEGEND (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	
	UTILITY POLE	
	TYPICAL LIGHT	
	TYPICAL SIGN	
	ELECTRIC BOX	
	MONITORING WELL	

80 40 0 80 160

GRAPHIC SCALE

NORTH

ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

PLAN REVISIONS			
#	DATE	REVISION	BY
1	2021.06.20	TOWN COMMENTS	JT
2	2022.01.14	TOWN COMMENTS	JT
3	2022.02.16	TOWN COMMENTS	JT

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PROJECT:

OPTIMIST COMMONS MASTER PLAN

4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NC
WAKE COUNTY

PROJECT #:
DRAWN BY:
REVIEWED BY:
1ST SUBMITTAL:
SCALE:

C19002
ERB
MAB
2021.02.26
1" = 80'

OFFICIAL ACTION SET

PREPARED FOR:

Environmental, Health & Safety Solutions

OPTIMIST COMMONS, LLC

PREPARED BY:

underfoot ENGINEERING

1149 EXECUTIVE CIRCLE
CARY, NC 27511
P:919.576.9733
NCBELS # C-3847

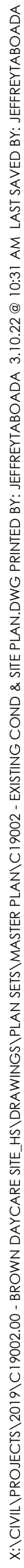
SEALED:

2022.02.16

SHEET:

OVERALL SITE PLAN

C-200





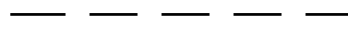
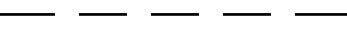
1. REFER TO GENERAL NOTES ON SHEET C-100.
2. BUFFERS ARE SHOWN PER TOWN OF HOLLY SPRINGS STANDARDS. SETBACKS AND DETAILED DIMENSIONS SHALL BE PROVIDED WITH DEVELOPMENT PLANS FOR EACH OF THE TWO PHASES.
3. IF THE TOWN OF HOLLY SPRINGS IS NOT PROVIDED, ADDITIONAL DETAIL SHALL BE SHOWN ON EACH DEVELOPMENT PLAN IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS DEVELOPMENT PLAN CHECKLIST.
4. UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAT AFTER CONSTRUCTION IS COMPLETED.
5. TREES SHALL NOT BE PLANTED IN ANY TOWN OF HOLLY SPRINGS SANITARY SEWER EASEMENTS.
6. ALL TRAVEL LANES (ANY AREA THAT IS NOT A PARKING AREA) SHALL PAVED WITH THE HEAVY DUTY PAVEMENT SECTION SPECIFIED ON SHEET C-500 (DET. SHEET). ALL PARKING AREAS SHALL BE PAVED WITH THE LIGHT DUTY PAVEMENT SECTION SPECIFIED ON SHEET C-500 (DET. SHEET).
7. THE INTENT OF THE PHASE IS TO DEVELOP THE FRAMEWORK FOR THE NORTHERN PORTION OF THE PROPERTY TO BE PROVIDED ACCESS VIA BELL HAVEN AND PARCELS TO THE EAST AND WEST. IN ORDER TO AVOID AN UN-PERMITTABLE CROSSING OF THE BEAVER DAM CREEK.
8. S. BELL HAVEN EXTENSION TO EXTEND EXISTING 60' RIGHT-OF-WAY TO THE EAST.
9. A DEVELOPMENT OF 100' OR MORE WIDENING MAY BE REQUIRED TO BE A WIDE CROSS SECTION DEPENDING ON TYPE OF DEVELOPMENT IN ACCORDANCE WITH ED&C.

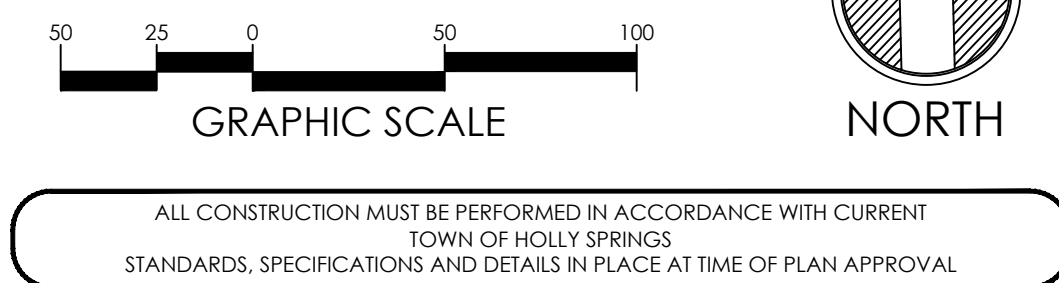
1. ALL PAYMENT MARKINGS AND STREET SIGNAGE SHALL BE IN ACCORDANCE WITH THE MUTCD, 2009 EDITION.
2. PAVEMENT MARKINGS IN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC AND SHALL COMPLY WITH TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
3. SIGNS MUST USE PRISMATIC SHEETING AND MEET THE MINIMUM RETRO-REFLECTIVITY LEVELS SHOWN IN THE LATEST EDITION OF THE MUTCD. SIGNS PROVIDED FOR PEDESTRIAN CROSSINGS SHALL USE THE STRONG YELLOW GREEN COLOR.
4. ALL TRAFFIC CONTROL AND STREET NAME SIGNS AND POSTS MUST COMPLY WITH TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS. REQUESTS FOR SPECIALTY SIGNS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN PRIOR TO INSTALLATION AND ACCEPTANCE OF MAINTENANCE FOR THE CERTIFICATE OF OCCUPANCY.

PARCEL IDENTIFICATION NUMBER	0669167505
REAL ESTATE IDENTIFICATION NUMBER	0183078
PARCEL ADDRESS	4900 OPTIMIST FARM ROAD, HOLLY SPRINGS NC 27540
	(HOLLY SPRINGS TOWNSHIP)
EXISTING USE	VACANT
ACREAGE OF POD II	8.29 AC.
MAXIMUM NUMBER OF LOTS	25*
PHASE II SEWER FLOW	
(IN ACCORDANCE TO EDACS AND THE NCDENR 21 RULES)	
DWELLING UNITS:	
DAILY FLOW FOR DESIGN:	255 GPD/UNIT (FOR RESIDENTIAL-SINGLE FAMILY HOUSE UNITS, ACCORDING TO TOWN OF HOLLY SPRINGS EDACS. UNITS ARE ASSUMED TO BE 2-BEDROOM UNITS.)
	25 UNITS * 255 GPD/UNIT = 6375 GPD
APPROX. DAILY FLOW:	PHASE II TOTAL = 6375 GPD

* FINAL LOT LAYOUT SHALL BE INCLUDED AS PART OF A FUTURE DEVELOPMENT PLAN AND SHALL BE SUBJECT TO ZONING CONDITIONS AND TOWN OF HOLLY SPRINGS STANDARDS AT THE TIME OF APPROVAL.

DATUM HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

SITE LEGEND (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER SPILL CURB
	UTILITY POLE	
	TYPICAL LIGHT	
	TYPICAL SIGN	
	ELECTRIC BOX	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	



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PROJECT:

4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NC
WAKE COUNTY

PROJECT #: C19002
DRAWN BY: ERB
REVIEWED BY: MAR
1ST SUBMITTAL: 2021.02.26
SCALE: 1" = 50'

OFFICIAL
ACTION SET

PREPARED FOR:



OPTIMIST
COMMONS, LLC

PREPARED BY:



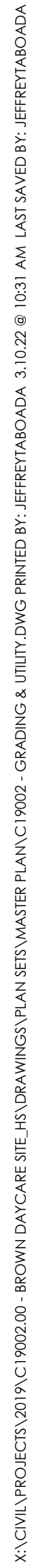
SEALD



SHEET:

SITE PLAN LAYOUT -
POD II

C-202



1. REFER TO GENERAL NOTES ON SHEET C-100.
2. WHERE MINIMUM DETAIL IS PROVIDED, ADDITIONAL DETAIL SHALL BE REQUIRED TO BE SHOWN ON EACH DEVELOPMENT PLAN IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS DEVELOPMENT PLAN CHECKLIST.
3. THIS IS A PRELIMINARY MASTER PLAN GRADING AND DRAINAGE DESIGN. GRADING SHALL BE BASED ON THE PROVIDED ELEVATIONS AND THE CONSTRUCTION OF THE PROPOSED DRAWINGS. ALL PROPOSED CONTOURS AND SLOPE ELEVATIONS REFLECT FINISHED GRADES. THE PROJECT WILL MEET ALL REQUIREMENTS RELATIVE TO BEST MANAGEMENT PRACTICES AND EROSION CONTROL. THE PROPOSED STRUCTURES AS OUTLINED IN THE HOLLY SPRINGS UDO AND TOWN STANDARDS AND SPECIFICATIONS.
4. BMPs SHALL BE LOCATED IN STORMWATER ACCESS EASEMENTS WITHIN THE COMMON OPEN SPACE. AN OPERATIONS AND MAINTENANCE MANUAL AND MAINTENANCE AGREEMENT SHALL BE PROVIDED FOR EACH EROSION CONTROL MEASURE.
5. AT TIME OF DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS, PRIVATE DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL PIPES, CHANNELS, AND DRAINAGEWAYS.
6. ALL UNDERGROUNDS STORAGE PIPES SHALL BE 12" DRAINAGE PIPES WITH HOLLY SPRINGS REQUIREMENTS. CORRUGATED METAL PIPE IS NOT ALLOWED.



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PROJECT

4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NC
WAKE COUNTY

PROJECT #:	C19002
DRAWN BY:	ERB
REVIEWED BY:	MAR
1ST SUBMITTAL:	2021.02.26
SCALE:	1" = 40'

OFFICIAL
ACTION SET

PREPARED FOR:



Environmental, Health & Safety Solutions

OPTIMIST
COMMONS, LLC

PREPARED BY:



underfoot
ENGINEERING

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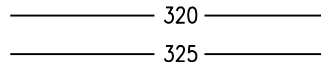
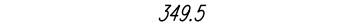
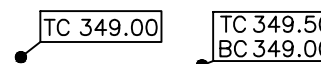
SEALED:



SHEET

GRADING & DRAINAGE PLAN - POD I

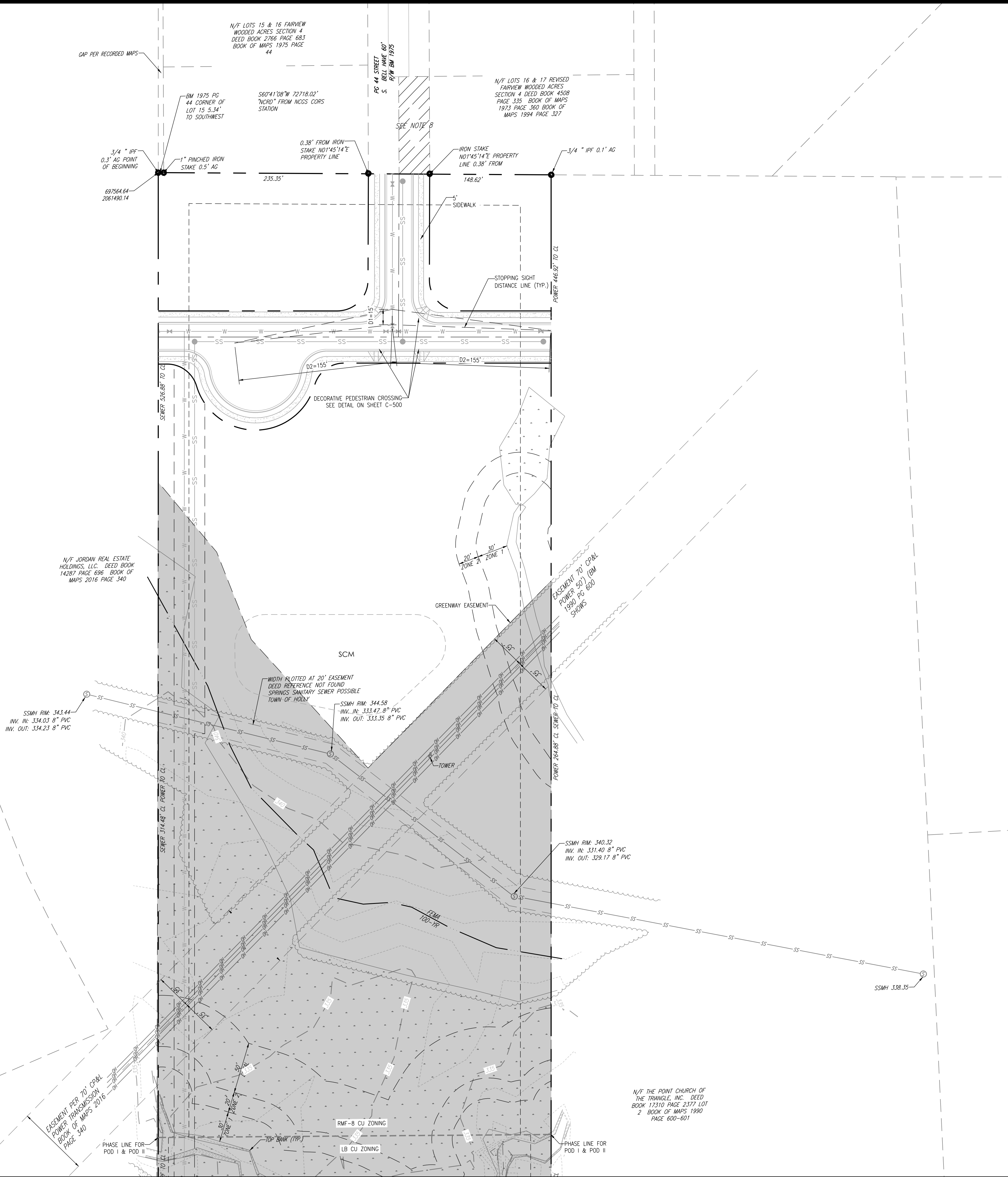
C-300

GRADING LEGEND		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
 --- 320 --- --- 325 ---	CONTOUR LINE	 _____ 320 _____ _____ 325 _____
 349.5	SPOT ELEVATIONS	 TC 349.00 TC 349.50 BC 349.00
SANITARY LABEL	SANITARY LABEL	 MH XXX
STORM LABEL	STORM LABEL	 STM XXX
	STORM SEWER	
	STORM JUNCTION BOX	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	CATCH BASIN	
	MONITORING WELL	N/A
	BORING	N/A
	BENCHMARK	N/A
N/A	TEST PIT	



ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT
TOWN OF HOLLY SPRINGS
STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

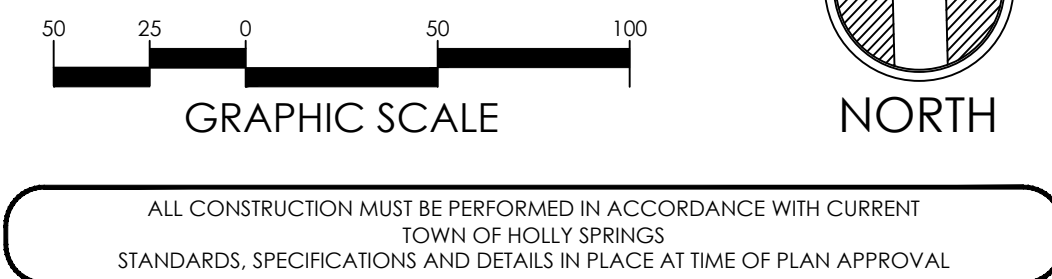
X:\CIVIL\PROJECTS\2019\PC\19022.05 - BROWN DAYCARE SITE\15-DRAWINGS\PLAN SETS\MASTER PLAN\1902 - GRADING & UTILITY.DWG PRINTED BY: JEFFREY ARDADA, 3.10.22 @ 10:32 AM. LAST SAVED BY: JEFFREY ARDADA



GRADING AND DRAINAGE NOTES

1. REFER TO GENERAL NOTES ON SHEET C-100.
2. WHERE MINIMUM DETAIL IS PROVIDED, ADDITIONAL DETAIL SHALL BE REQUIRED TO BE SHOWN ON EACH DEVELOPMENT PLAN IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS DEVELOPMENT PLAN CHECKLIST.
3. THIS IS A PRELIMINARY MASTER PLAN GRADING AND DRAINAGE DESIGN. GRADING SPECIFICATIONS SHALL BE PROVIDED AT TIME OF DEVELOPMENT PLANS AND/OR CONSTRUCTION DRAWINGS. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
4. THE PROJECT WILL MEET ALL REQUIREMENTS RELATIVE TO BEST MANAGEMENT PRACTICES AND ENGINEERED STORMWATER CONTROL STRUCTURES AS OUTLINED IN THE HOLLY SPRINGS UDO AND TOWN STANDARDS AND SPECIFICATIONS.
5. BMPs SHALL BE LOCATED IN STORMWATER ACCESS EASEMENTS WITHIN THE COMMON OPEN SPACE. AN OPERATIONS AND MAINTENANCE MANUAL AND MAINTENANCE AGREEMENT SHALL BE IN PLACE FOR EACH BMP.
6. AT TIME OF DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS, PRIVATE DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL PIPES, CHANNELS, AND DRAINAGE WAYS.
7. ALL UNDERGROUND STORAGE PIPES SHALL CONFORM TO TOWN OF HOLLY SPRINGS REQUIREMENTS. CORRUGATED METAL PIPE IS NOT ALLOWED.

GRADING LEGEND		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
--- 320 ---	CONTOUR LINE	--- 320 ---
--- 325 ---		--- 325 ---
349.5	SPOT ELEVATIONS	TC 349.00 BC 349.50
SANITARY LABEL	SANITARY LABEL	MH XXX
STORM LABEL	STORM LABEL	STM XXX
---	STORM SEWER	---
●	STORM JUNCTION BOX	●
▽	TYPICAL END SECTION	▽
U	HEADWALL OR ENDWALL	U
■	CATCH BASIN	■
⊗	MONITORING WELL	N/A
⊕	BORING	N/A
⊗	BENCHMARK	N/A
N/A	TEST PIT	⊗



PLAN REVISIONS			
#	DATE	REVISION	BY
1	2021.06.20	TOWN COMMENTS	JT
2	2022.01.14	TOWN COMMENTS	JT
3	2022.02.16	TOWN COMMENTS	JT



PROJECT:

OPTIMIST COMMONS MASTER PLAN

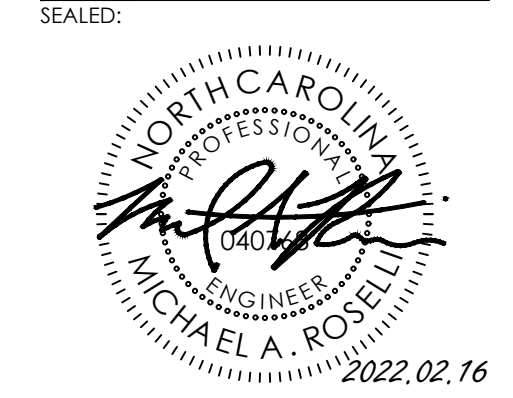
4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NC
WAKE COUNTY

PROJECT #: C19002
DRAWN BY: ERB
REVIEWED BY: MAB
1ST SUBMITTAL: 2021.02.26
SCALE: 1" = 40'

OFFICIAL ACTION SET



OPTIMIST COMMONS, LLC



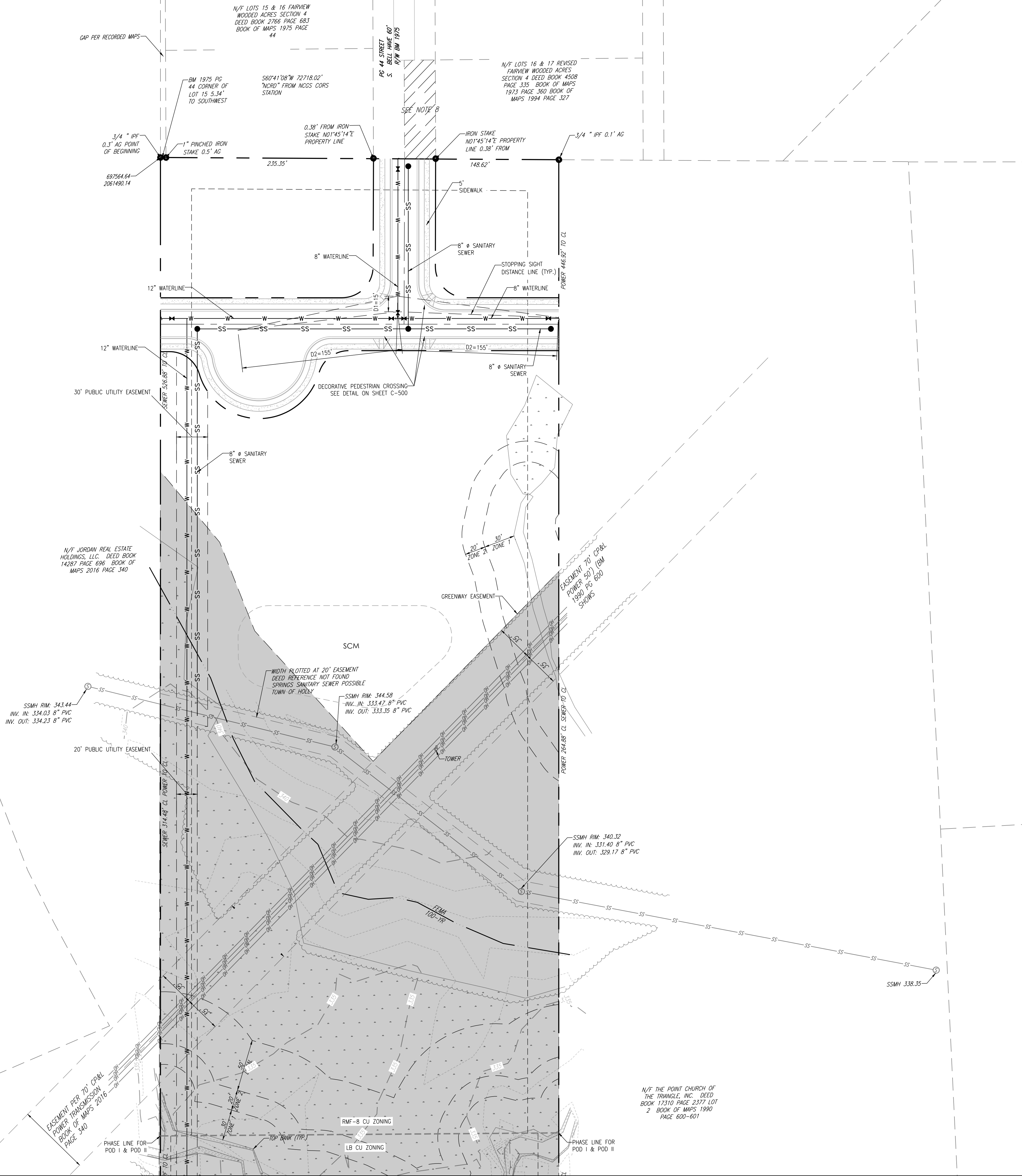
SHEET:

GRADING & DRAINAGE PLAN - POD II

C-301

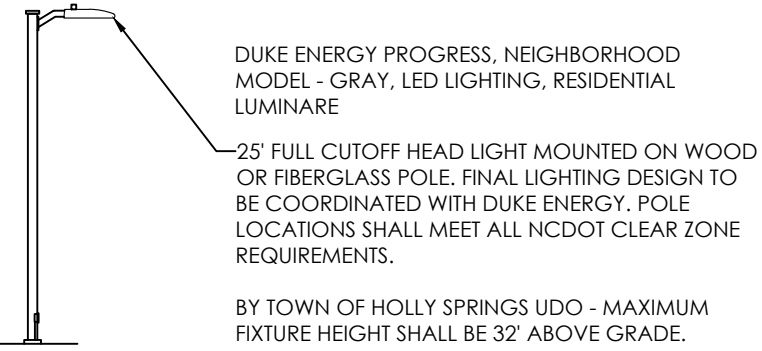


X:\CIVIL\PROJECTS\2019\PC\19022.05 - BROWN DAYCARE SITE\US DRAWINGS\PLAN SETS\MASTER PLAN\C\1902 - GRADING & UTILITY.DWG PRINTED BY: JEFFREY ARDADA 3.10.22 @ 10:32 AM. LAST SAVED BY: JEFFREY ARDADA



UTILITY NOTES

1. REFER TO GENERAL NOTES SHEET C-100
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS THAT ARE CURRENT AT THE TIME OF PLAN APPROVAL.
3. WHERE MINIMUM DETAIL IS PROVIDED, ADDITIONAL DETAIL SHALL BE REQUIRED TO BE SHOWN ON EACH DEVELOPMENT PLAN IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS DEVELOPMENT PLAN CHECKLIST.
4. THIS IS A PRELIMINARY MASTER PLAN UTILITY DESIGN. UTILITY SPECIFICATIONS SHALL BE PROVIDED AT TIME OF DEVELOPMENT PLANS AND/OR CONSTRUCTION DRAWINGS.
5. THE INTENT OF THIS PLAN IS TO SHOW A WATERLINE CONNECTION TO POD II AS REQUIRED. WATERLINE EXTENSIONS FROM THE EAST AND WEST ARE SHOWN ARE LIKELY MORE SUITABLE EXTENSIONS IF AVAILABLE. THE DEVELOPMENT PLAN FOR PHASE II SHALL IDENTIFY THE MOST SUITABLE EXTENSION AT THE TIME OF DEVELOPMENT.
6. THE INTENT OF THIS PLAN IS TO SHOW THE FRAMEWORK TO PROVIDE THE NORTHERN PORTION OF THE PARCEL SERVED VIA AN EXTENSION OF THE ON-SITE SANITARY SEWER EASEMENT NORTH OF THE BEAVER DAM CREEK. THE SOUTHERN PORTION OF THE PROPERTY WILL BE SERVED VIA THE MAINHOLE IN OPTIMIST FARM.
7. LOCATION OF PROPOSED FIRE HYDRANT FOR POD II WILL BE DETERMINED AT TIME OF DEVELOPMENT.



- NOTE:
1. THE MAXIMUM LIGHT LEVEL PERMITTED WITHIN THE PARCEL SHALL NOT EXCEED FIFTEEN (15) HORIZONTAL FOOT CANDLES.
 2. THE MAXIMUM LIGHT LEVEL PERMITTED ON THE LOT LINE SHALL NOT EXCEED (0.2) FOOT CANDLES.

"NEIGHBORHOOD" STREETLIGHT DETAIL

NOT TO SCALE

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SANITARY LABEL	SANITARY LABEL	MH XXX
STORM LABEL	STORM LABEL	STM XXX
	SANITARY SEWER LATERAL	
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
SS	SANITARY SEWER MAIN	SS
H	HYDRANT	H
	SANITARY MANHOLE	
	STORM JUNCTION BOX	
WM	WATER METER	WM
WV	WATER VALVE	WV
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	CATCH BASIN	
	SANITARY CLEAN OUT	
	MONITORING WELL	N/A
N/A	TEST PIT	



ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

PLAN REVISIONS

#	DATE	REVISION	BY
1	2021.06.20	TOWN COMMENTS	JT
2	2022.01.14	TOWN COMMENTS	JT
3	2022.02.16	TOWN COMMENTS	JT



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BEFORE YOU DIG
It's fast. It's free. It's the law.

PROJECT:

OPTIMIST
COMMONS
MASTER
PLAN

4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NC
WAKE COUNTY

PROJECT #: C19002
DRAWN BY: ERB
REVIEWED BY: MAB
1ST SUBMITTAL: 2021.02.26
SCALE: 1" = 40'

OFFICIAL
ACTION SET

PREPARED FOR:



OPTIMIST
COMMONS, LLC

PREPARED BY:



1149 EXECUTIVE CIRCLE
CARY, NC 27511
P:919.576.9733
NCBELS # C-3847

SEALED:

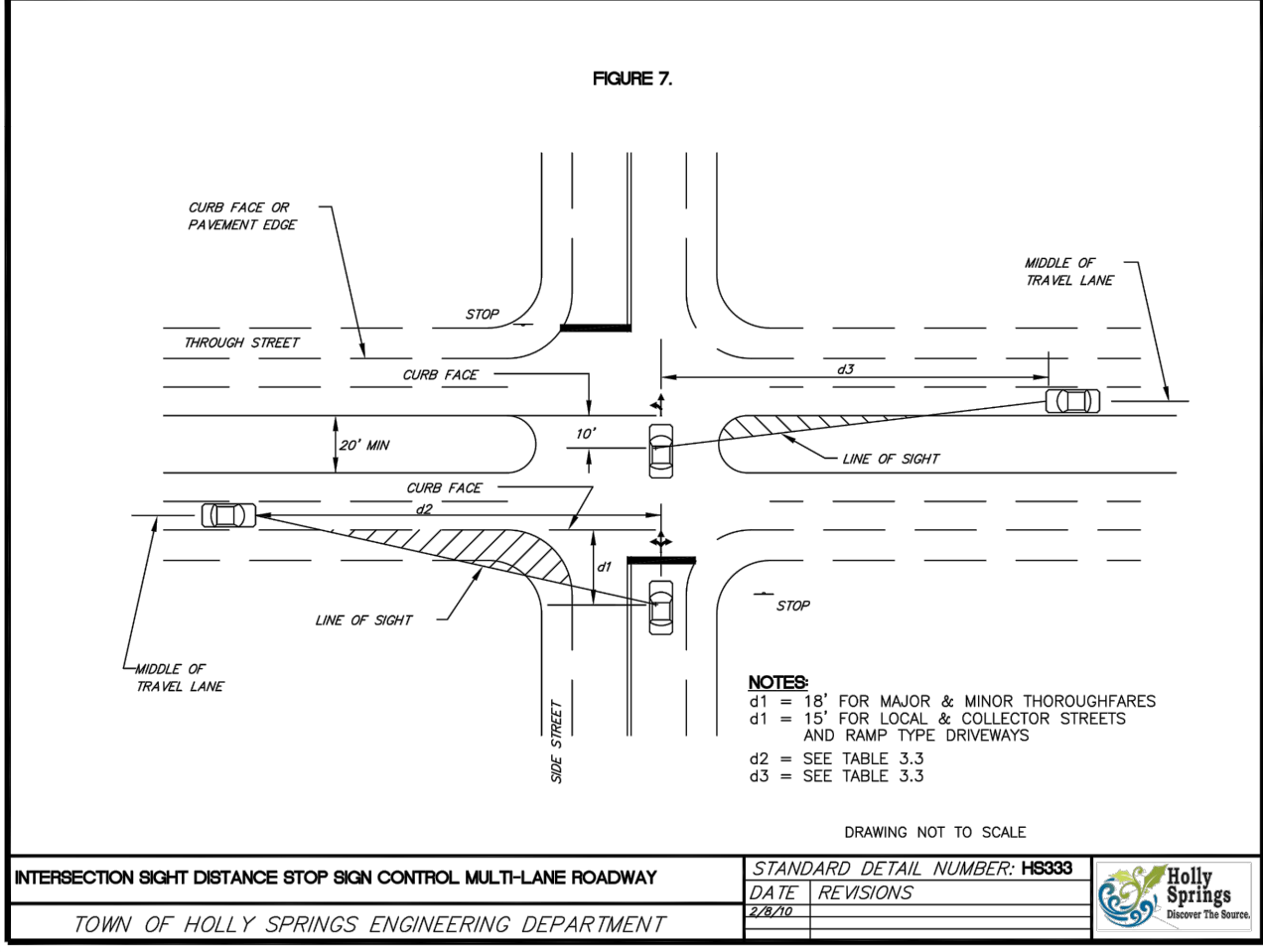
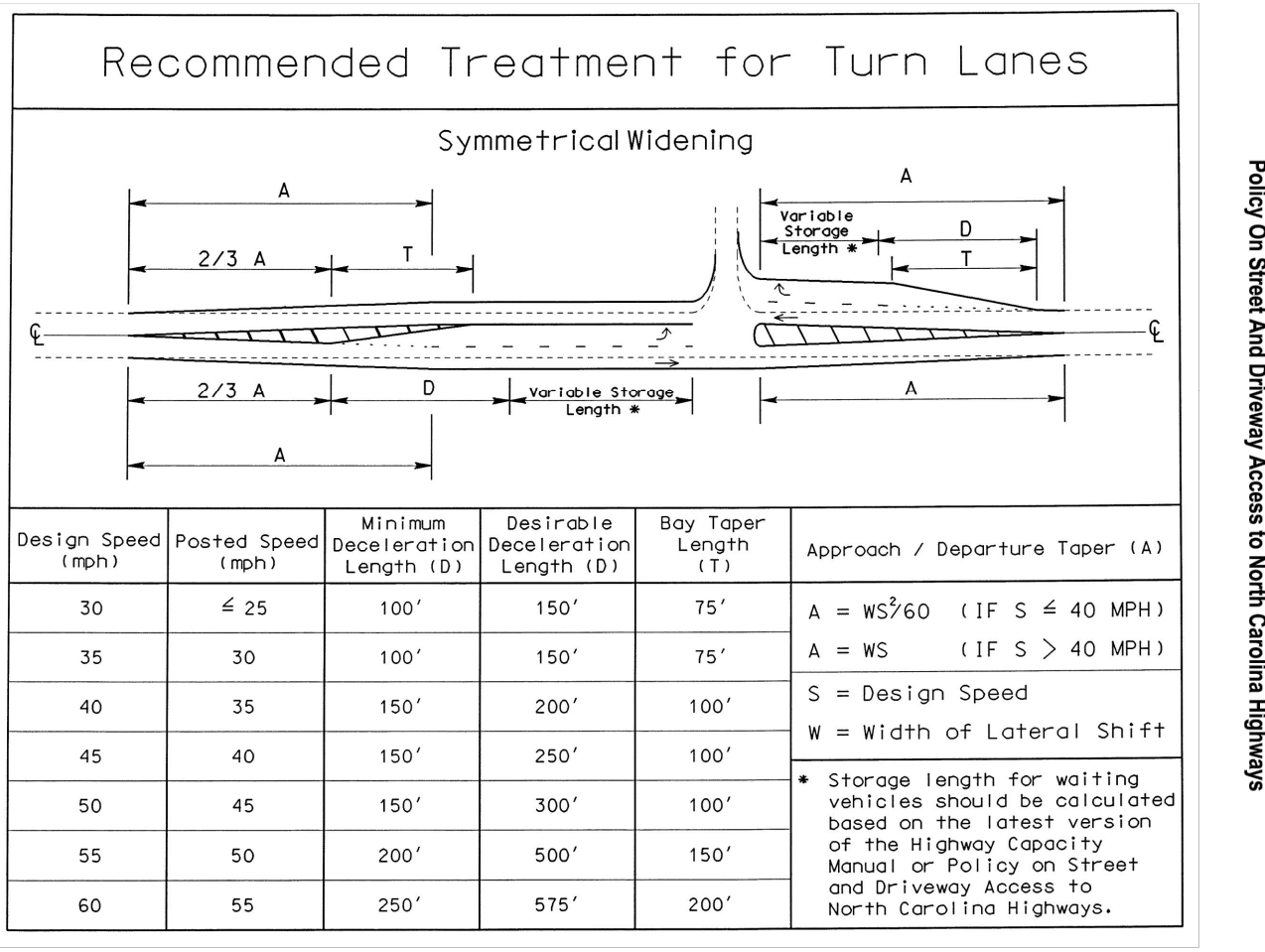
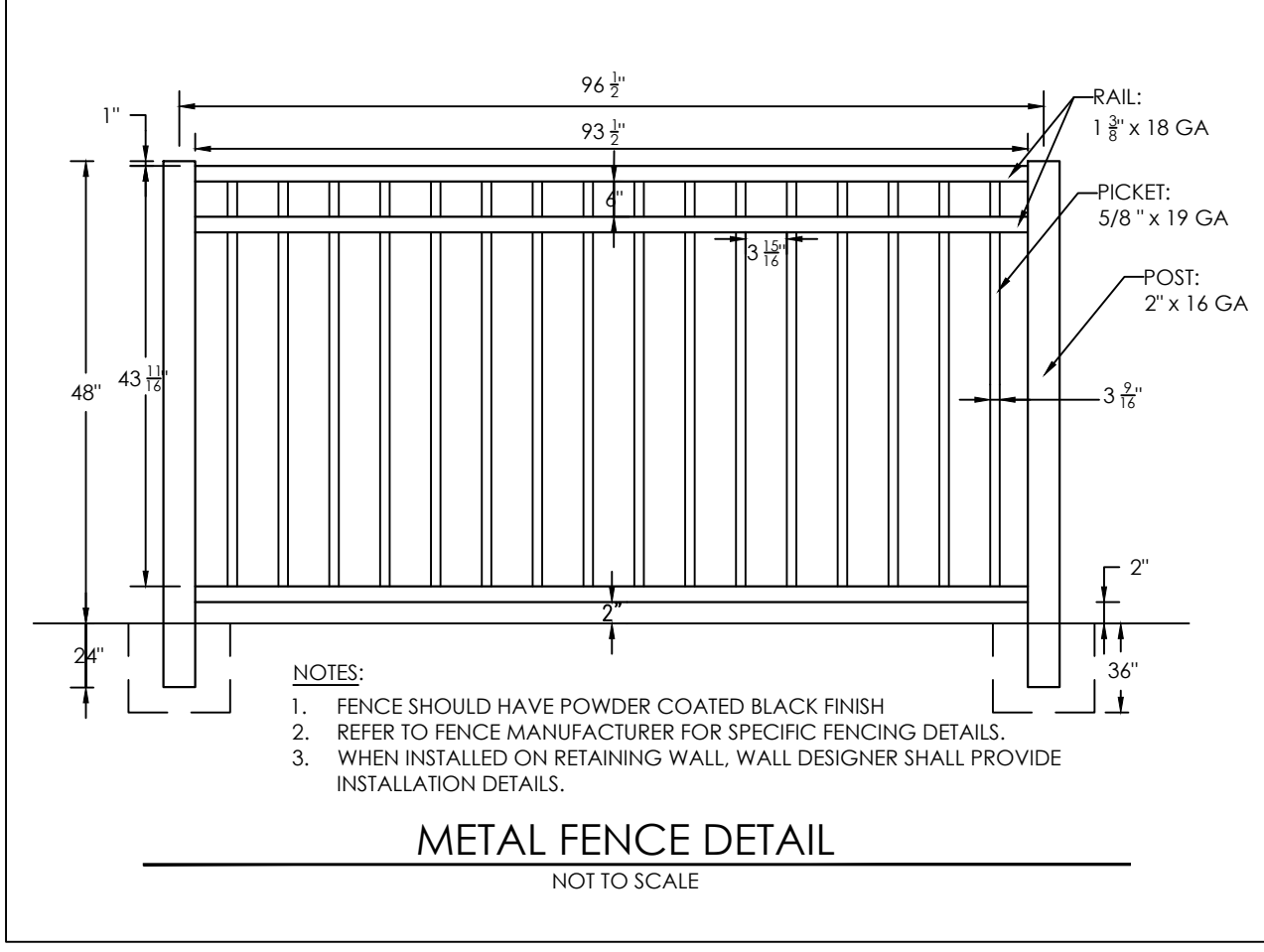
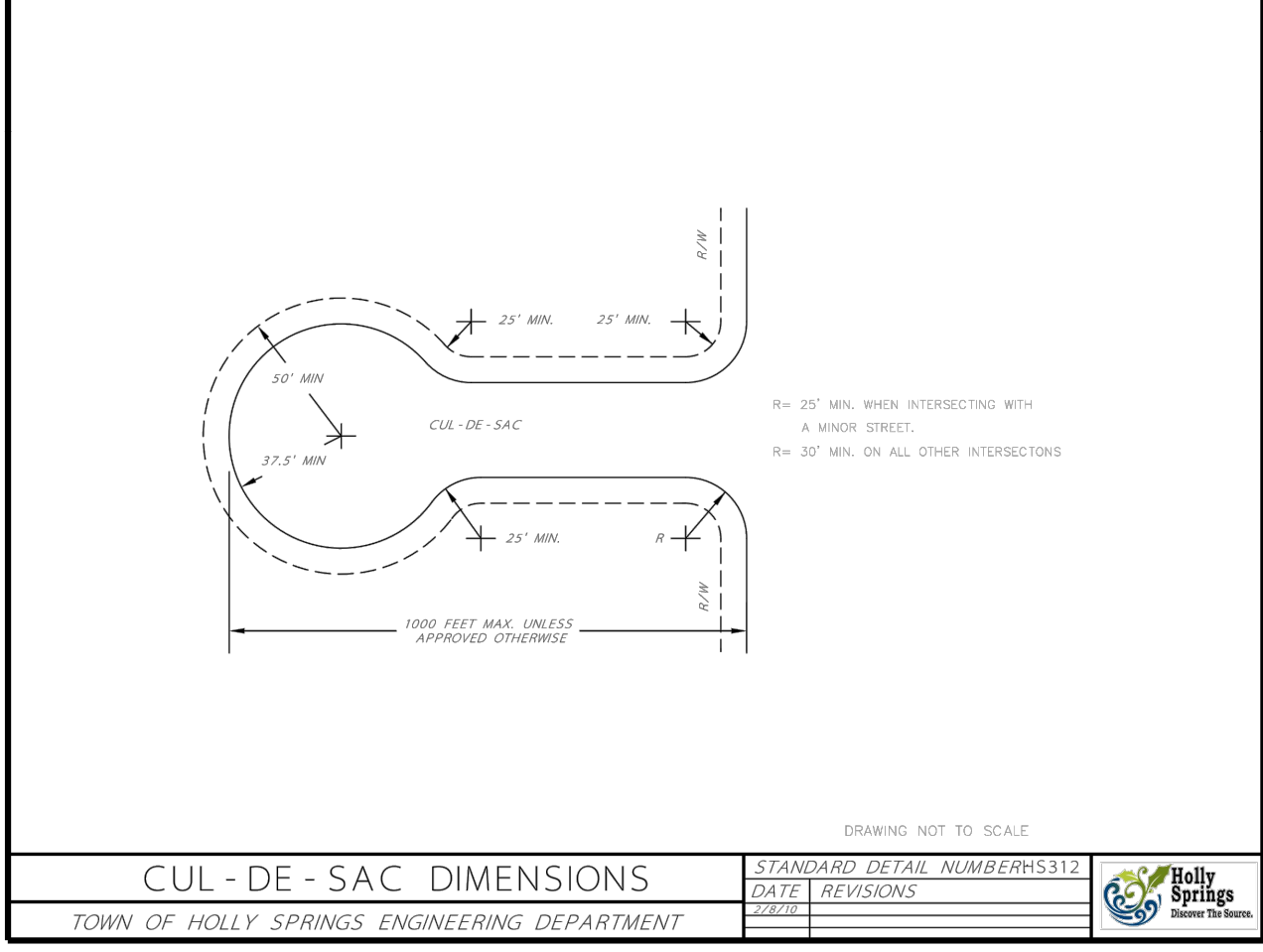
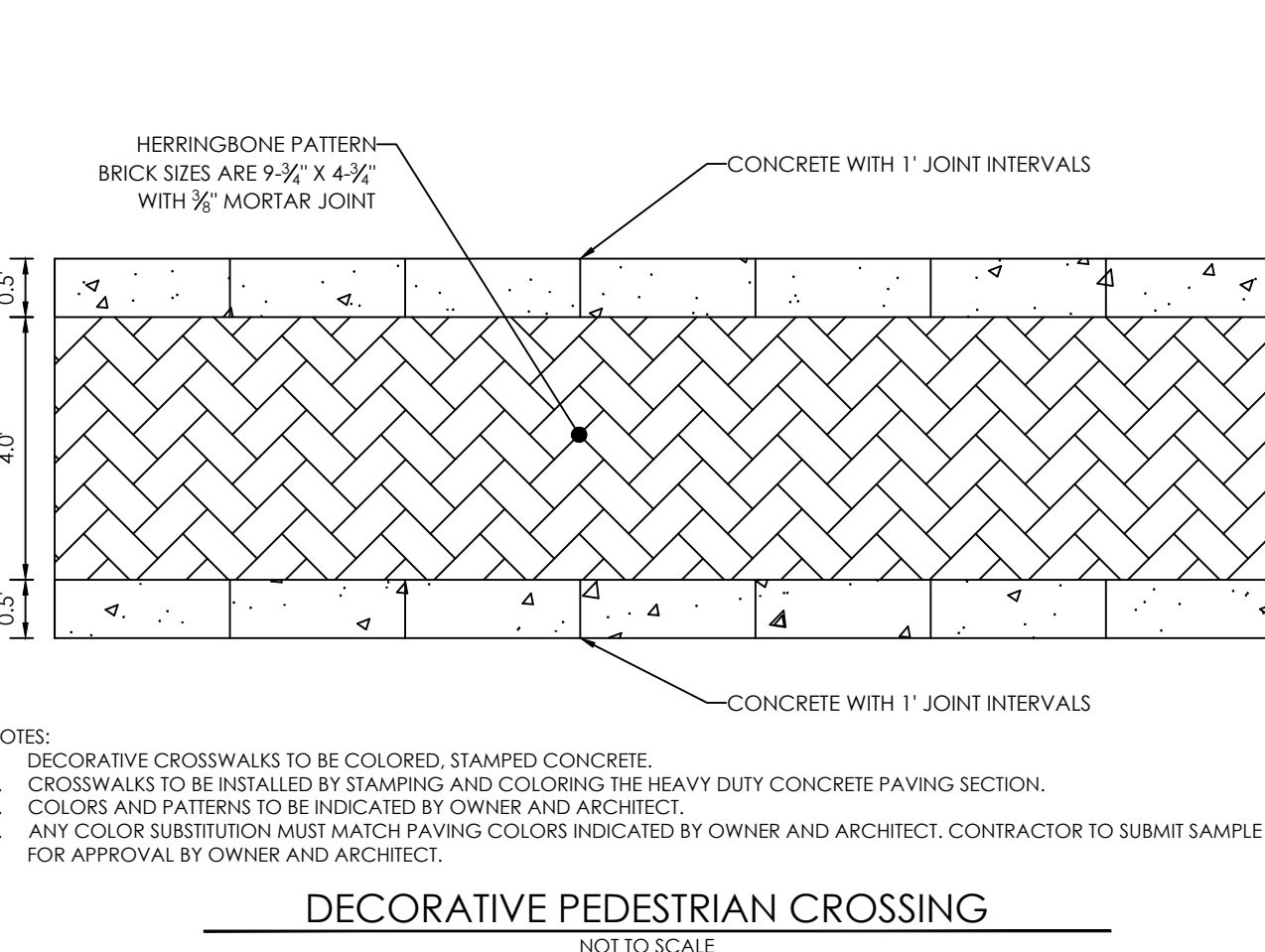
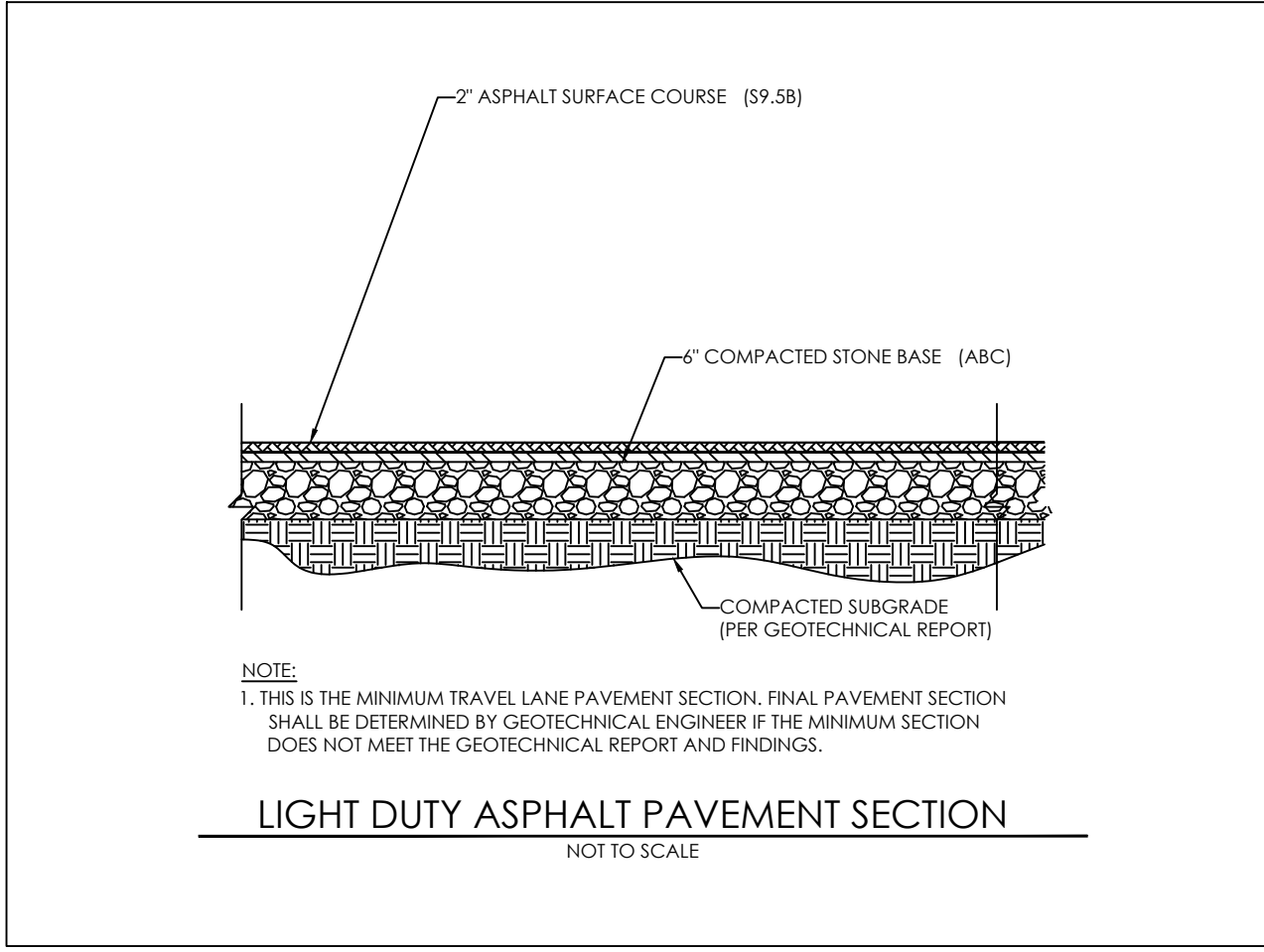
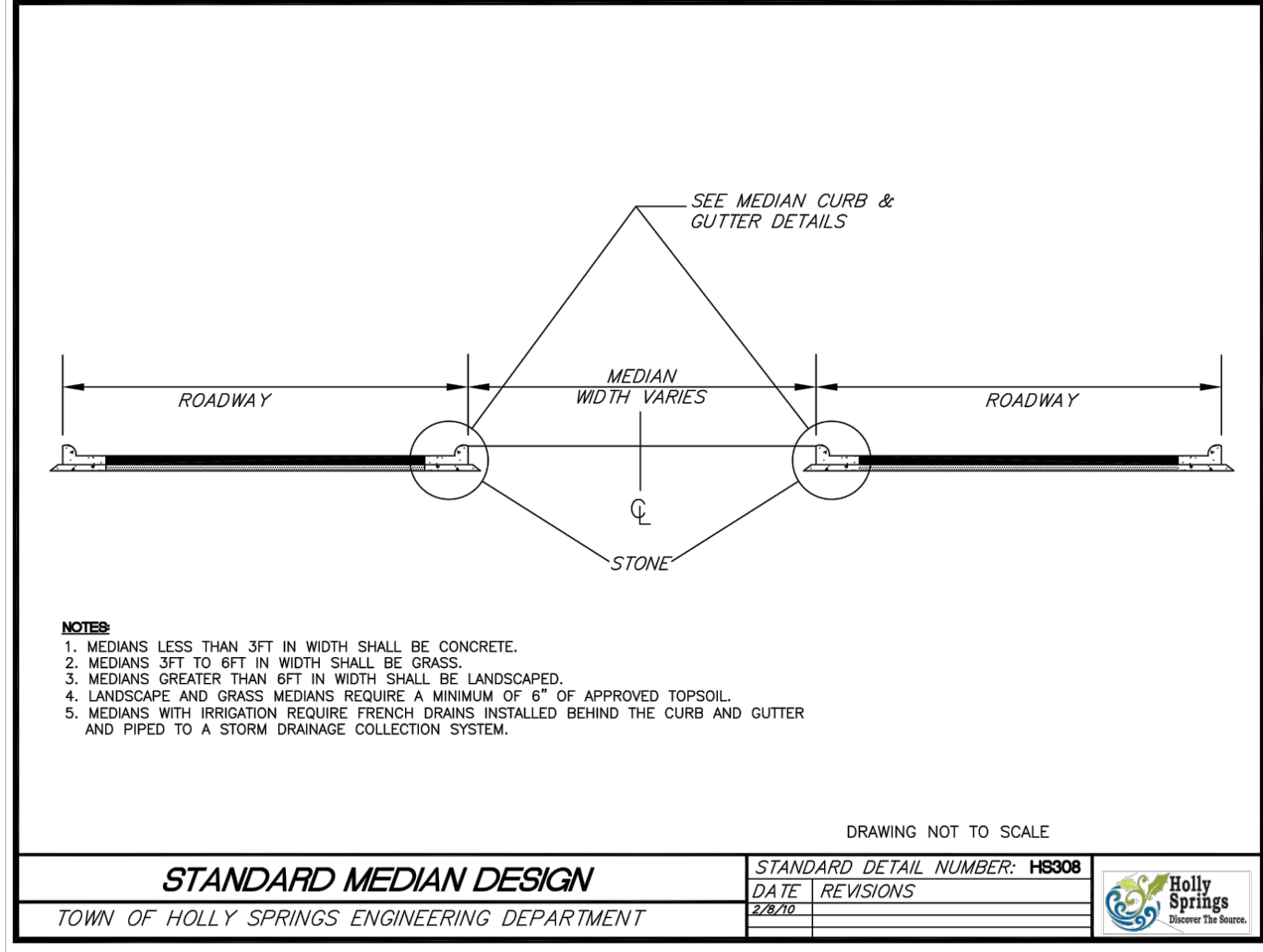
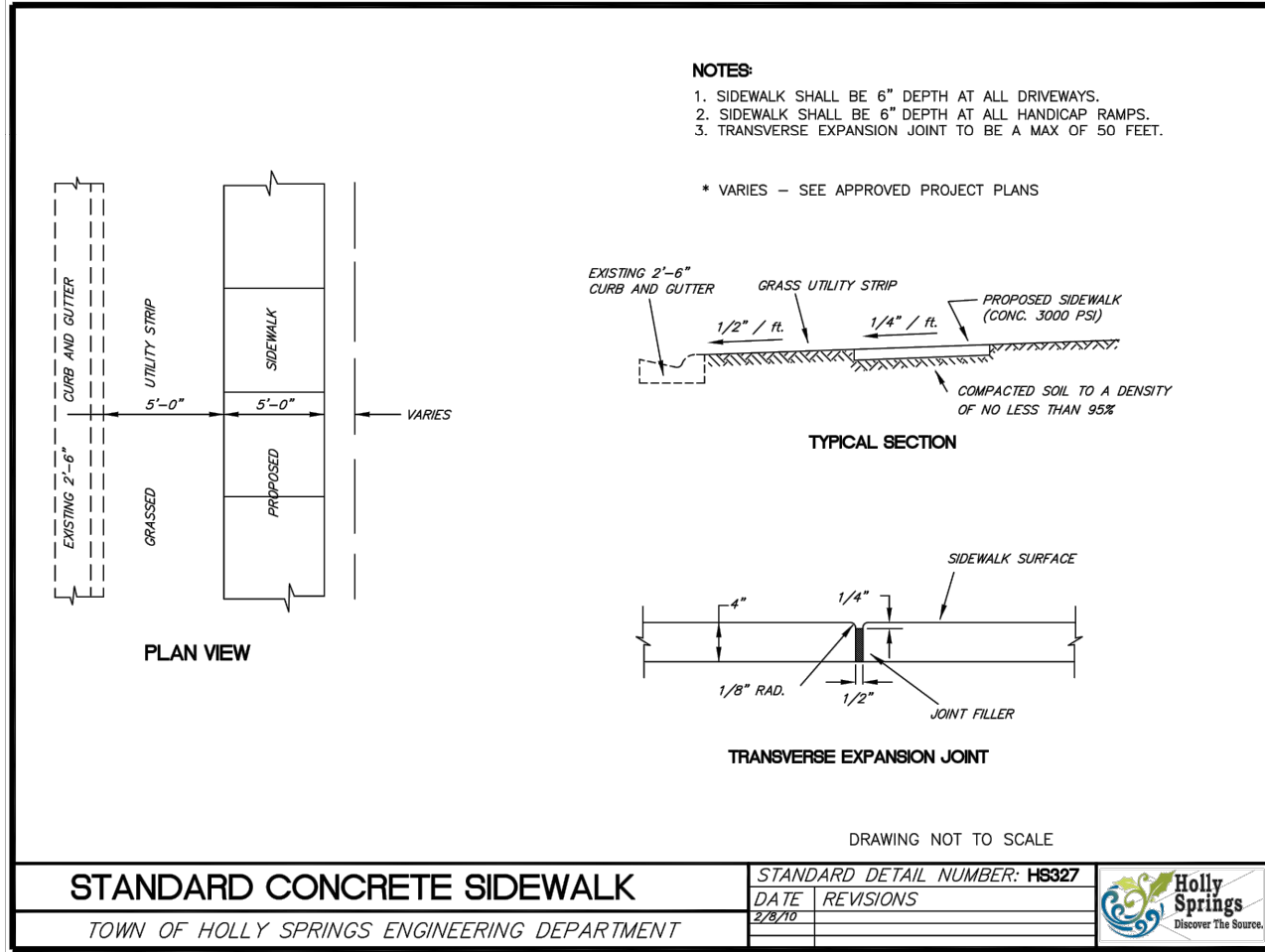
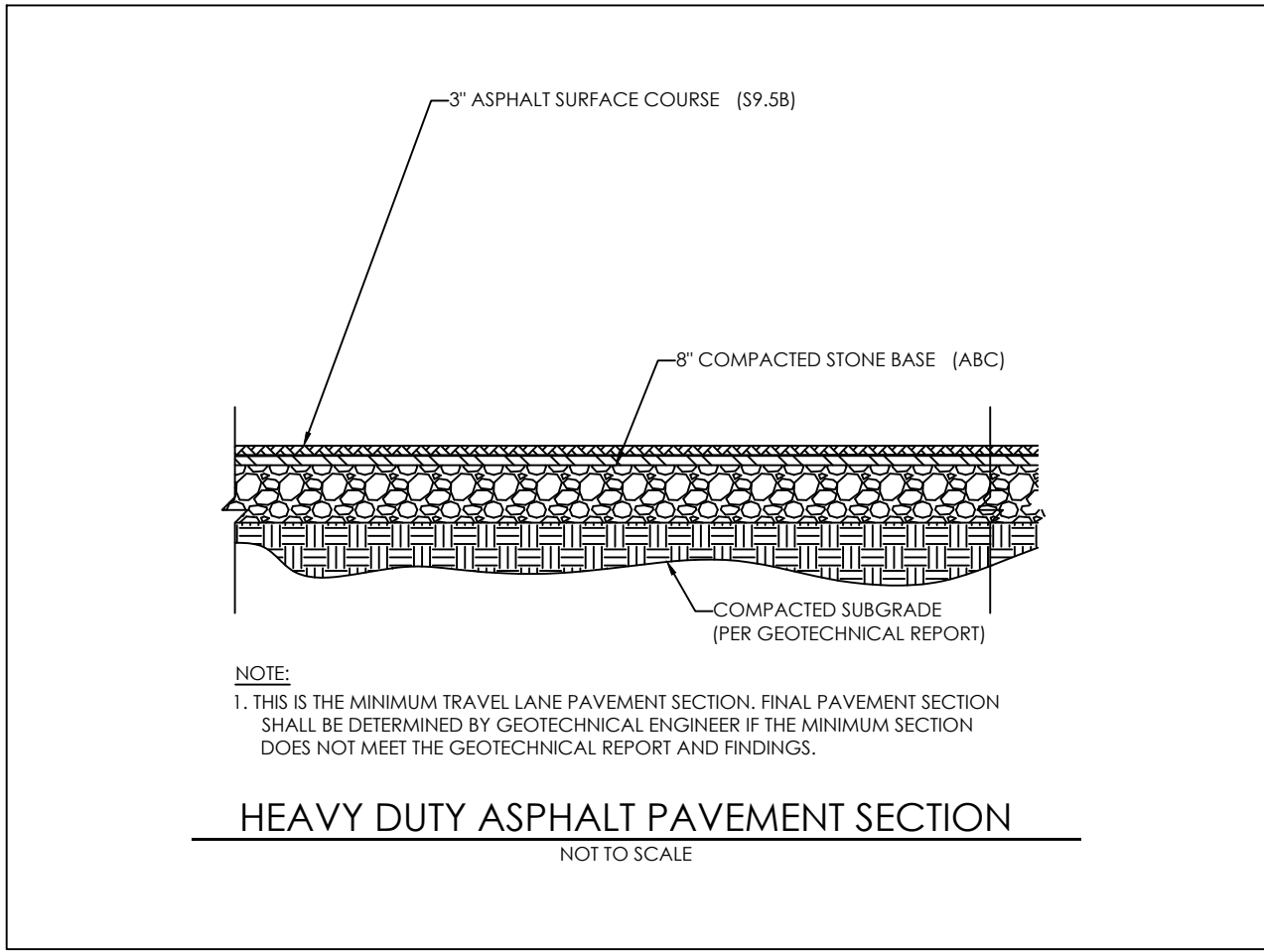
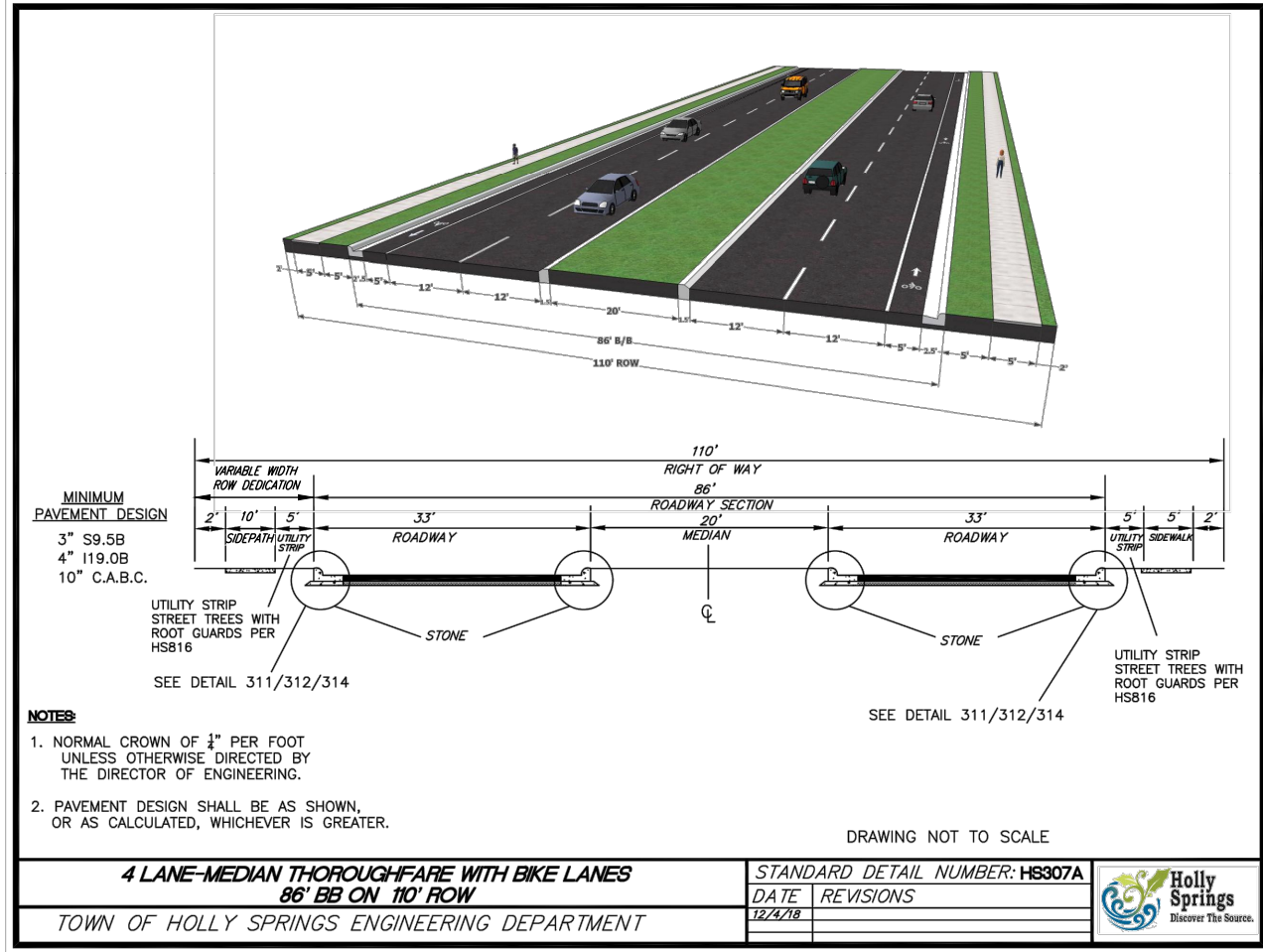
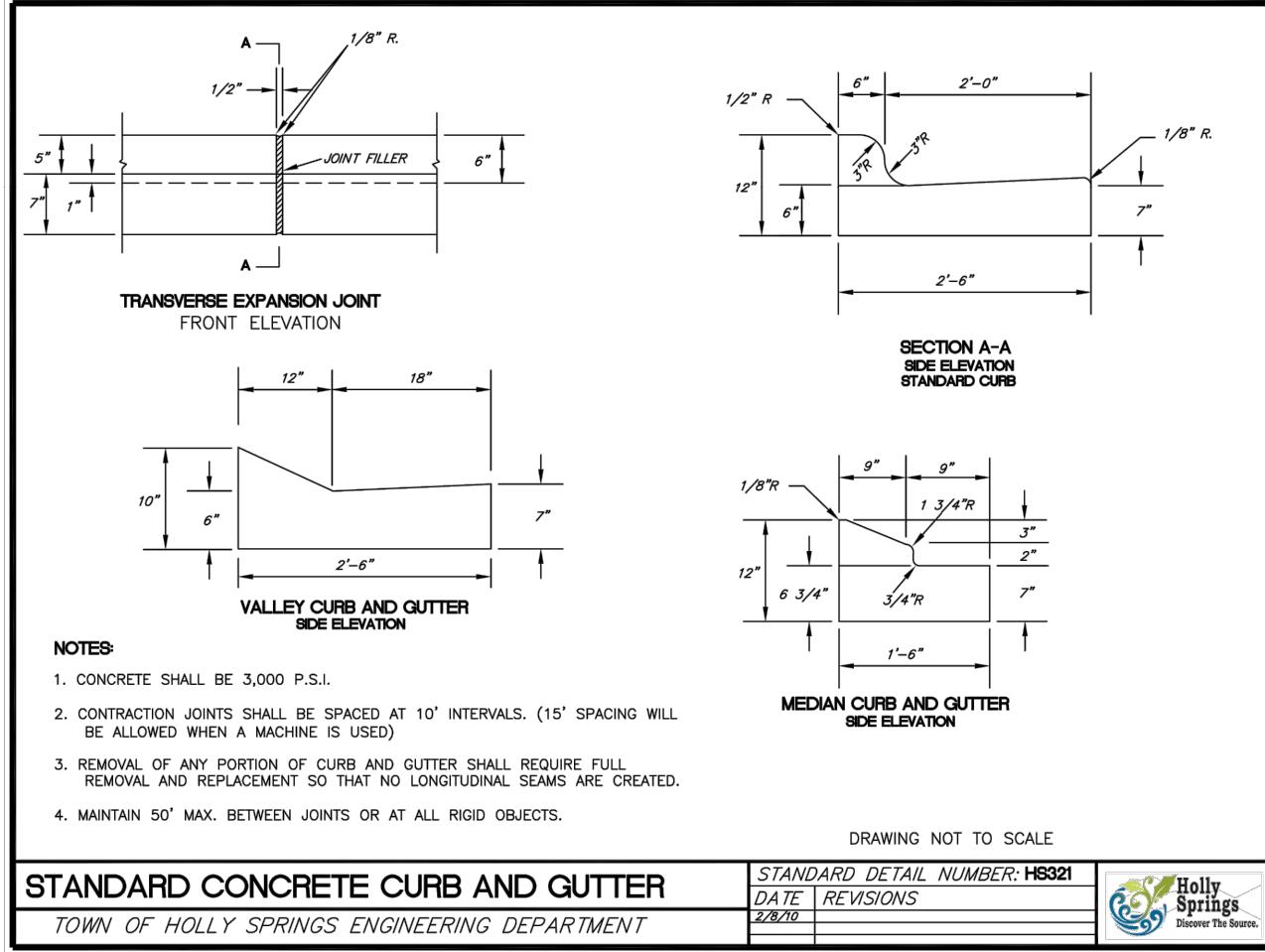
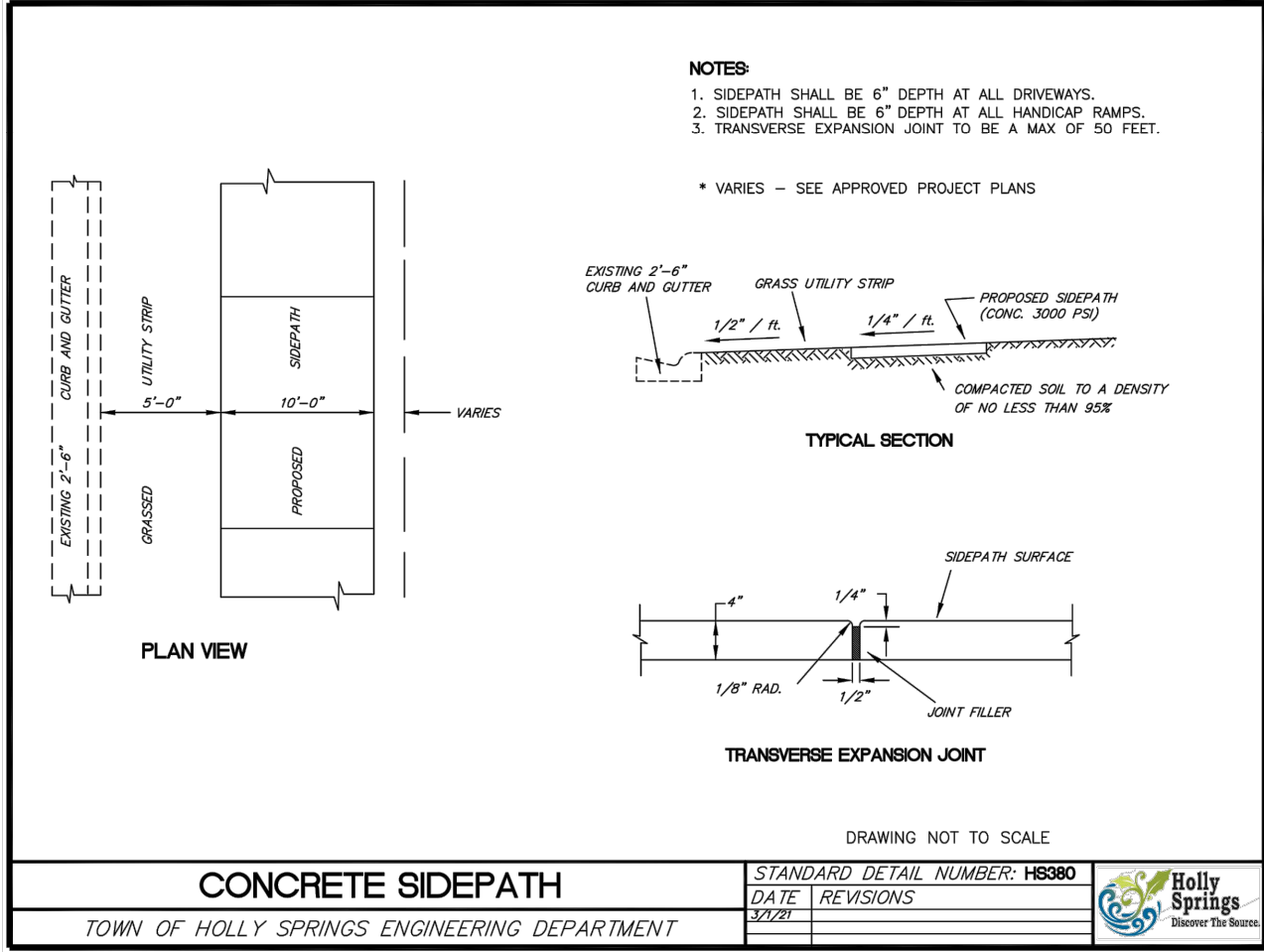
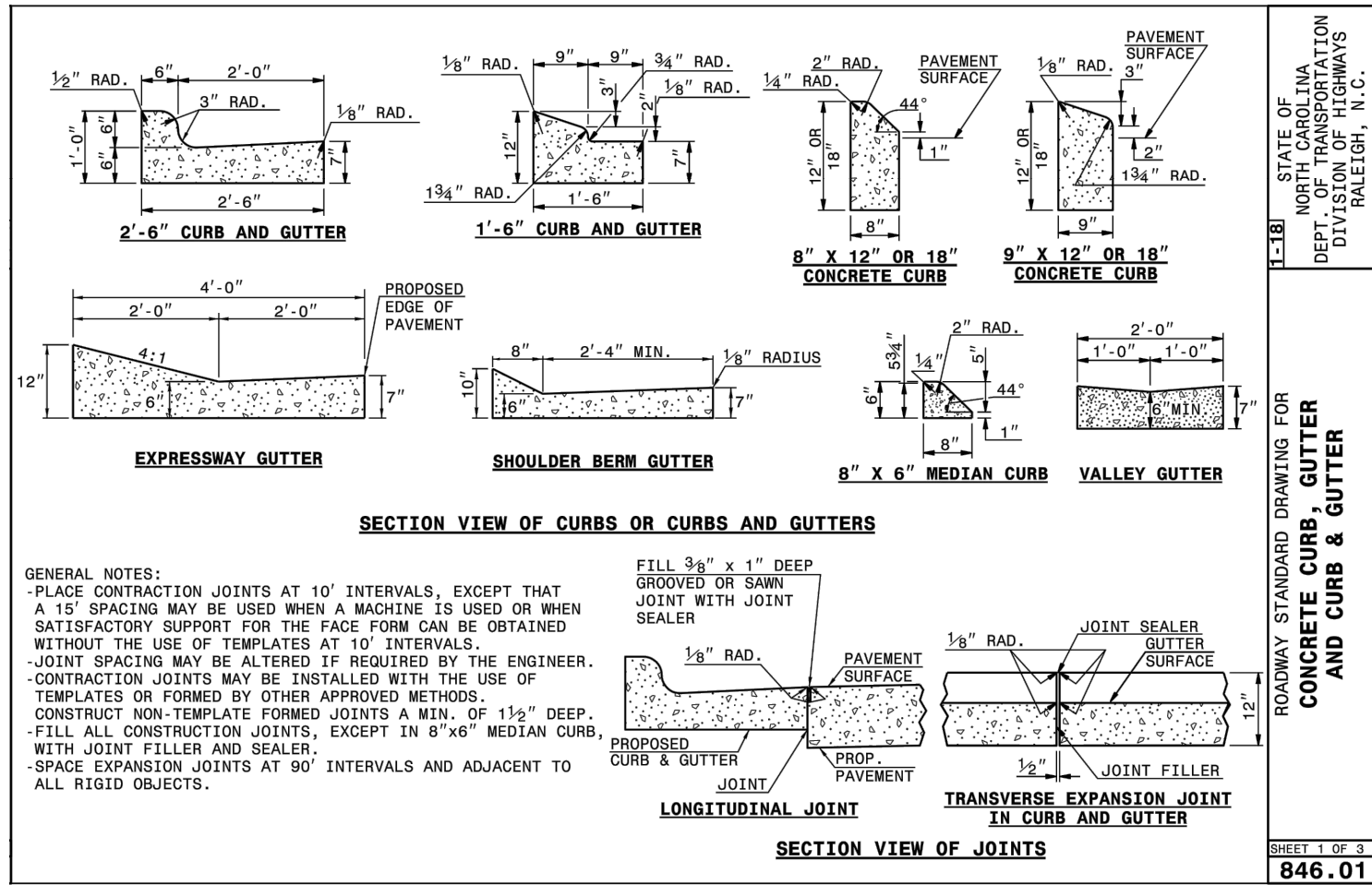


SHEET:

UTILITY PLAN - POD II

C-401

X:\CIVIL\PROJECT\2019\PC\19022.05 - BROWN DANCARE SITE\H5\DRAWINGS\PLAN SETS MASTER PLAN\C1902 - COVER SHEET & NOTES.DWG PRINTED BY: JEFFREY ARDADA, 3.10.22 @ 10:32 AM. LAST SAVED BY: JEFFREY ARDADA



ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS & NCDOT STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL.

PLAN REVISIONS			
#	DATE	REVISION	BY
1	2021.06.20	TOWN COMMENTS	JT
2	2022.01.14	TOWN COMMENTS	JT
3	2022.02.16	TOWN COMMENTS	JT

811

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PROJECT:

OPTIMIST COMMONS MASTER PLAN

4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NC
WAKE COUNTY

PROJECT #:

C19002

DRAWN BY:

ERB

REVIEWED BY:

MA8

151 SUBMITTAL:

2021.02.26

SCALE:

AS NOTED

OFFICIAL ACTION SET

PREPARED FOR:

Environmental, Health & Safety Solutions

OPTIMIST COMMONS, LLC

PREPARED BY:

underfoot ENGINEERING

1149 EXECUTIVE CIRCLE
CARY, NC 27511
P:919.576.9733
NCBELS # C-3847

SEALED:

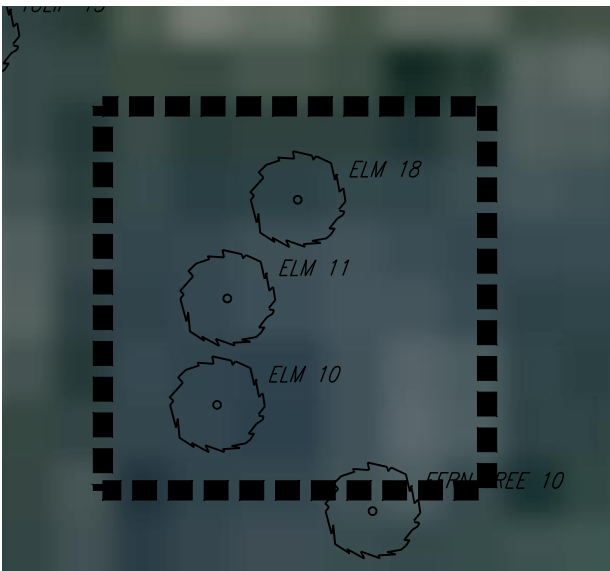
NORTH CAROLINA PROFESSIONAL ENGINEER
MICHAEL A. ROSELLI
2022.02.16

SHEET:

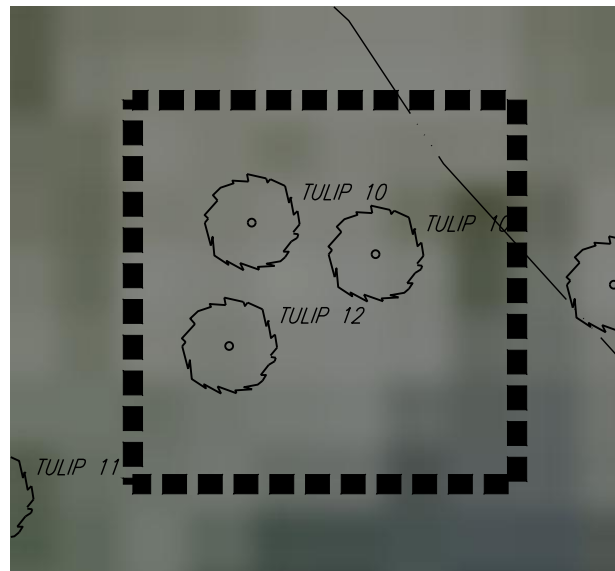
SITE DETAILS

C-500

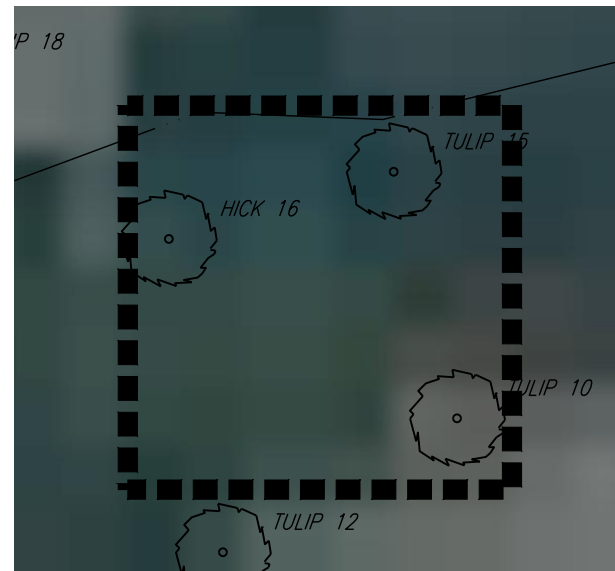
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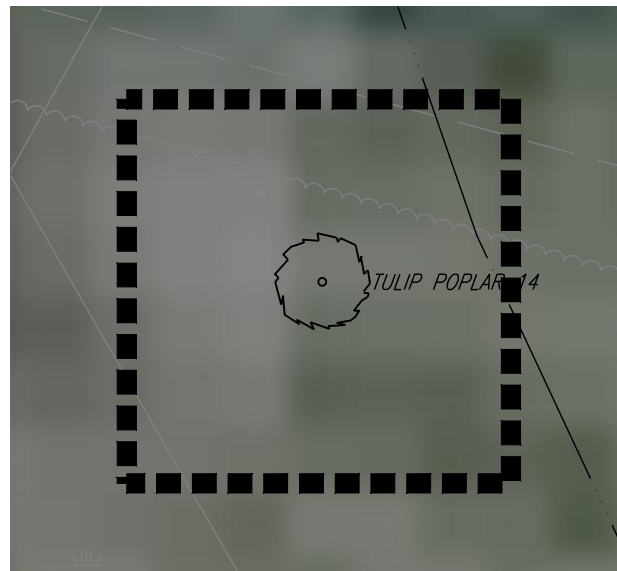
20X20 SAMPLE AREA #1
WOODED AREA OUTSIDE OF NATURAL RESOURCE AREAS. MOSTLY HARDWOODS 1" CAL TO 11" CAL, INCLUDING 3 ELMs FROM FIELD SURVEY



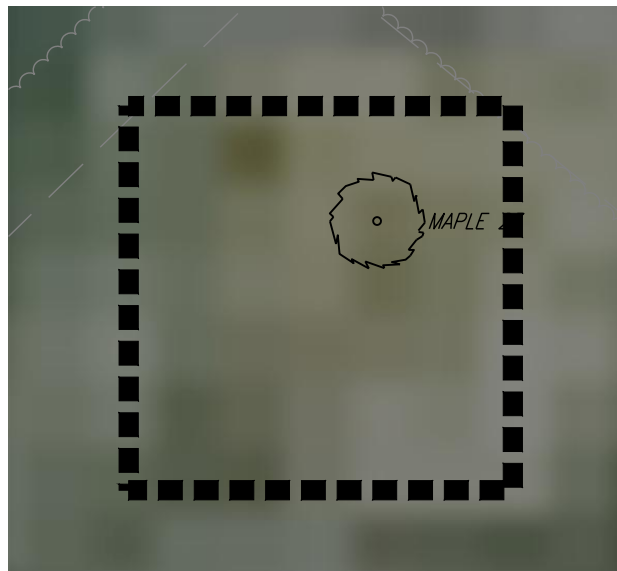
20X20 SAMPLE AREA #2
WOODED AREA ADJACENT TO 100 YR FLOODPLAIN. MOSTLY HARDWOODS 1" CAL TO 12" CAL, INCLUDING 3 TULIP POPLARS FROM FIELD SURVEY



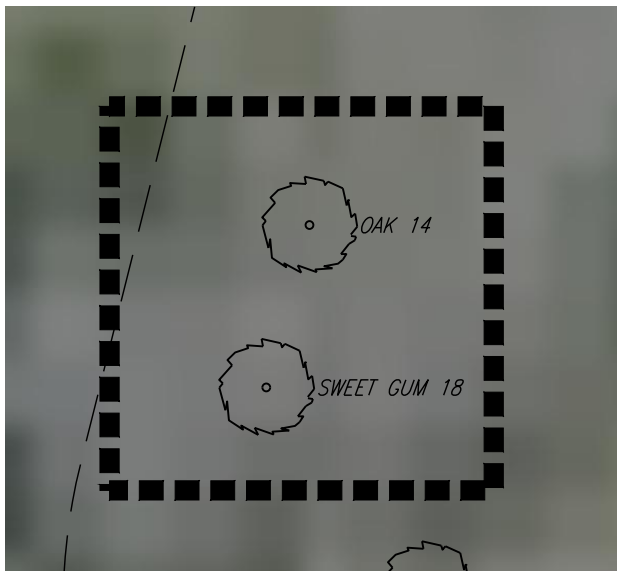
20X20 SAMPLE AREA #3
WOODED AREA ADJACENT TO STREAM BUFFER. MOSTLY HARDWOODS 1" CAL TO 16" CAL, INCLUDING 2 TULIP POPLARS & 1 HICKORY FROM FIELD SURVEY



20X20 SAMPLE AREA #4
WOODED AREA ADJACENT TO SEWER EASEMENT & WITHIN 100 YR FLOODPLAIN. MOSTLY HARDWOODS 1" CAL TO 14" CAL, INCLUDING 1 TULIP TREES/YELLOW POPLAR FROM FIELD SURVEY



20X20 SAMPLE AREA #5
WOODED AREA ADJACENT TO SEWER EASEMENT & WITHIN 100 YR FLOODPLAIN. MOSTLY HARDWOODS 1" CAL TO 24" CAL, INCLUDING 1 MAPLE FROM FIELD SURVEY



20X20 SAMPLE AREA #6
WOODED AREA WITHIN RIPARIAN BUFFER. MOSTLY HARDWOODS 1" CAL TO 18" CAL, INCLUDING 1 OAK & 1 SWEETGUM FROM FIELD SURVEY



MASTER PLAN NOTES

WHERE MINIMUM DETAIL IS PROVIDED, ADDITIONAL DETAIL SHALL BE REQUIRED TO BE SHOWN ON EACH DEVELOPMENT PLAN IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS DEVELOPMENT PLAN CHECKLIST.

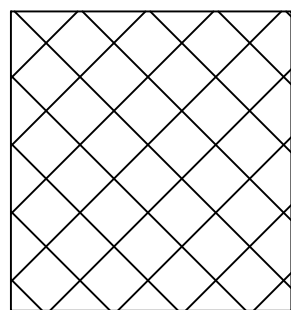
THIS IS A PRELIMINARY MASTER PLAN DESIGN. SPECIFICATIONS SHALL BE PROVIDED AT TIME OF DEVELOPMENT PLANS AND/OR CONSTRUCTION DRAWINGS.

TREE PRESERVATION NOTES

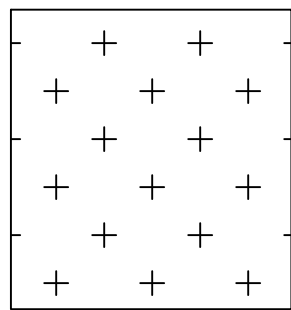
TOTAL PARCEL AREA: 13.1996 AC
PHASE 1 (PROPOSED LB CU ZONING) PROVIDED: 4.91 AC
PHASE 2 (PROPOSED RMF-8 CU ZONING) PROVIDED: 8.29 AC
TOTAL TREE PRESERVATION AREA REQUIRED: 1.32 AC (10% OF PROJECT AREA IN LB CU AND RMF-8 CU ZONING DISTRICTS)

TOTAL TREE PRESERVATION PROVIDED: 4.80 AC (209,057 SF)
(IN SIGNIFICANT NATURAL RESOURCE AREAS)
PHASE I (PROPOSED LB CU ZONING) PROVIDED: 87,725 SF (2.01 AC)
PHASE II (PROPOSED RMF-8 CU ZONING PROVIDED: 121,332 SF (2.79 AC)

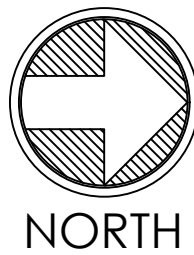
TREE AREA PRESERVATION PRIORITY (7.01 J.S.C.):
PRIORITY A:
THERE ARE 6 NON-PINE TREES WITH DBH OF 24" OR GREATER IDENTIFIED ON THIS SITE. THESE TREES ARE LOCATED IN THE DEVELOPMENT AREA AND ARE PROPOSED TO BE REMOVED. TWO OF THESE TREES ARE SWEET GUMS.
PRIORITY B:
THERE ARE FIVE PROPOSED INDIVIDUAL TREE PRESERVATION AREAS ON SITE THAT ARE EACH GREATER IN AREA THAN 10,000 SF AND EACH THUS QUALIFIES AS SIGNIFICANT TREE STANDS.
PRIORITY C:
WE DO NOT INTEND TO PLANT SUPPLEMENTAL UNDISTURBED PERIMETER LANDSCAPE YARDS AS ADEQUATE TREE PRESERVATION AREAS ARE LOCATED ELSEWHERE ON SITE TO MEET THE 10% TREE PRESERVATION REQUIREMENT.
PRIORITY D:
FOUR PROPOSED INDIVIDUAL TREE PRESERVATION AREAS ON SITE LISTED IN PRIORITY B ABOVE ALSO CONTAIN RIPARIAN BUFFERS AND/OR WETLANDS AND FLOODPLAIN (SIGNIFICANT NATURAL RESOURCE AREAS) THAT WILL BE LEFT UNDISTURBED EXCEPT FOR FUTURE GREENWAY CONSTRUCTION.



DEVELOPMENT AREA



HARDWOOD / EVERGREEN MIX MATURE CANOPY



ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT HOLLY SPRINGS STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

PLAN REVISIONS

#	DATE	REVISION	BY
1	2021.06.20	TOWN COMMENTS	TMB
2	2022.01.14	TOWN COMMENTS	TMB
3	2022.02.16	TOWN COMMENTS	TMB



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PROJECT:

OPTIMIST COMMONS MASTER PLAN

4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NC
WAKE COUNTY

PROJECT #: C19002
DRAWN BY: TMB
REVIEWED BY: TMB
1ST SUBMITTAL: 2021.02.26
SCALE:

OFFICIAL ACTION SET

PREPARED FOR:



Environmental, Health & Safety Solutions

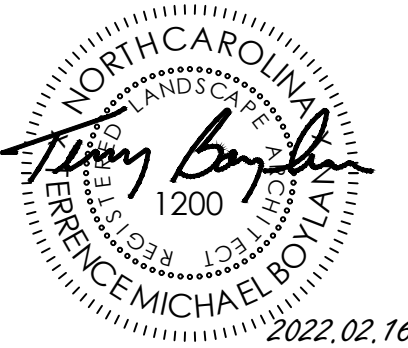
OPTIMIST COMMONS, LLC

PREPARED BY:

Village Green
Land Design

1149 EXECUTIVE CIRCLE
CARY, NC 27511
P: 919.624.4468
NCBOLA # C-480

SEALED:

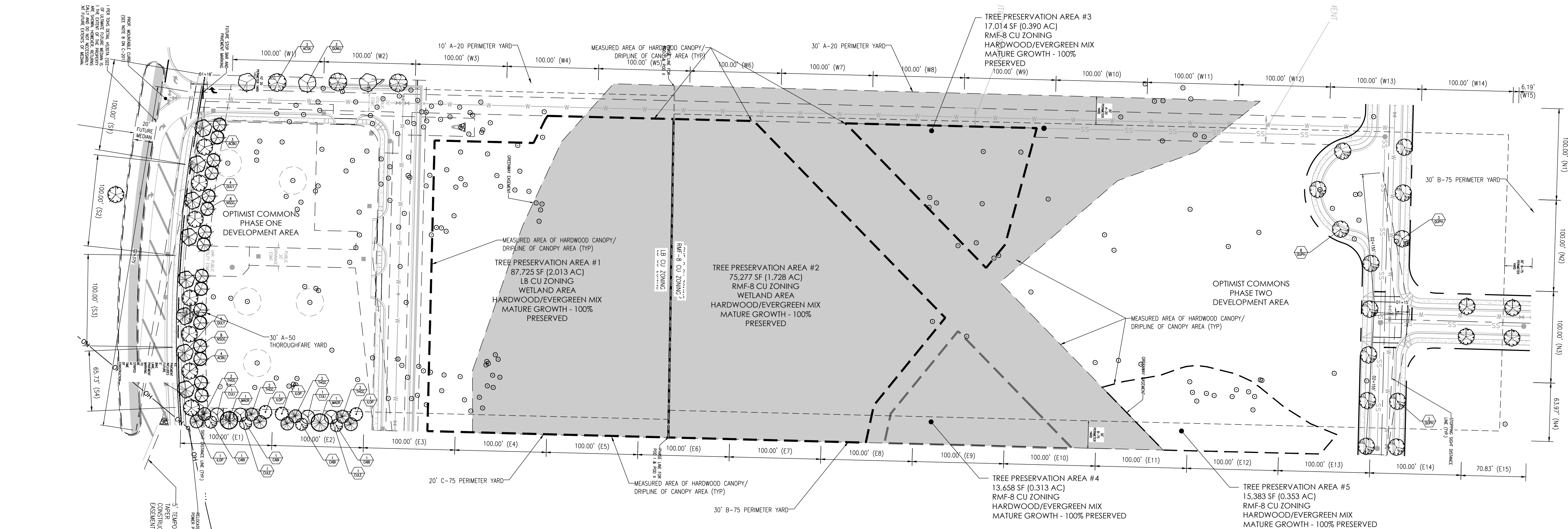


SHEET:

TREE PRESERVATION PLAN

L-100

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LANDSCAPE COMPLIANCE CHART
HOLLY SPRINGS, NC

PERIMETER YARD CALCULATIONS		LANDSCAPE MATERIAL		PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF REQ. PROVIDED	A-20 PUV REQ'D / PROVIDED (80% LARGE DECIDUOUS TREES)	B-75 PUV REQ'D / PROVIDED (20% LG OR SM DECID. TREES / 40% EVERGREEN TREES)	C-75 PUV REQ'D / PROVIDED (70% EVERGREEN TREES)
INCREMENT	LENGTH								
W1	100 LF	3 LARGE DECID. TREES (2.5' CAL.)		24	24	100	20 REQ'D / 24 PROVIDED	N/A	N/A
W2	100 LF	3 LARGE DECID. TREES (2.5' CAL.)		24	24	100	20 REQ'D / 24 PROVIDED	N/A	N/A
W3	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W4	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W5	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W6	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W7	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W8	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W9	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W10	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W11	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W12	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W13	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W14	100 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		20	20+	100+	20 REQ'D / 24 PROVIDED	N/A	N/A
W15	6 LF	UP TO 1 LARGE CAL. TREE (2.5' CAL.) TYPICALS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 1/2 PERIMETER YARD		12	12+	100	12 REQ'D / 12 PROVIDED	N/A	N/A

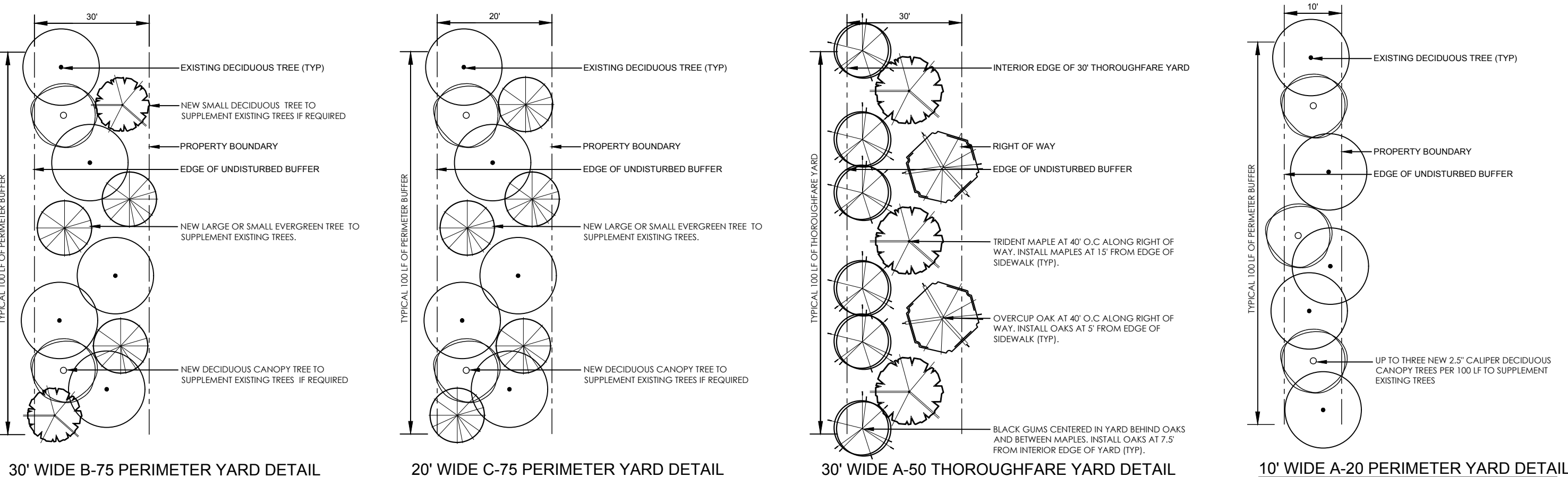
PERIMETER YARD CALCULATIONS		LANDSCAPE MATERIAL		PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF REQ. PROVIDED	A-20 PUV REQ'D / PROVIDED	B-75 PUV REQ'D / PROVIDED	C-75 PUV REQ'D / PROVIDED
INCREMENT	LENGTH								
N1	100 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		15	45	300%	N/A	30 EVERGREEN PTVS. AND 30 EVERGREEN TREES (8' H) PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
N1	100 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		15	45	300%	N/A	30 EVERGREEN PTVS. AND 30 EVERGREEN TREES (8' H) PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
N1	100 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		15	45	300%	N/A	30 EVERGREEN PTVS. AND 30 EVERGREEN TREES (8' H) PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
N4	6 LF	2 SMALL DECIDUOUS TREES (1.5' CAL.) 2 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		10	30	300%	N/A	30 EVERGREEN PTVS. AND 30 EVERGREEN TREES (8' H) PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A

PERIMETER YARD CALCULATIONS		LANDSCAPE MATERIAL		PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF REQ. PROVIDED	A-20 PUV REQ'D / PROVIDED	B-75 PUV REQ'D / PROVIDED	C-75 PUV REQ'D / PROVIDED
INCREMENT	LENGTH								
S1	100 LF	4 LARGE DECIDUOUS TREES (2.5' CAL.) (8 PTVS) 4 SMALL DECIDUOUS TREES (1.5' CAL.) (3 PTVS)		20	52	260%	50 REQ'D / 52 PROVIDED	N/A	N/A
S2	100 LF	4 LARGE DECIDUOUS TREES (2.5' CAL.) (8 PTVS) 4 SMALL DECIDUOUS TREES (1.5' CAL.) (3 PTVS)		20	52	260%	50 REQ'D / 52 PROVIDED	N/A	N/A
S3	100 LF	4 LARGE DECIDUOUS TREES (2.5' CAL.) (8 PTVS) 4 SMALL DECIDUOUS TREES (1.5' CAL.) (3 PTVS)		20	52	260%	50 REQ'D / 52 PROVIDED	N/A	N/A
S4	60 LF	3 LARGE DECIDUOUS TREES (2.5' CAL.) (8 PTVS) 3 SMALL DECIDUOUS TREES (1.5' CAL.) (3 PTVS)		24	33	138%	33 REQ'D / 38 PROVIDED	N/A	N/A

PERIMETER YARD CALCULATIONS		LANDSCAPE MATERIAL		PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF REQ. PROVIDED	A-20 PUV REQ'D / PROVIDED (80% LARGE DECIDUOUS TREES)	B-75 PUV REQ'D / PROVIDED (20% LG OR SM DECID. TREES / 40% EVERGREEN TREES)	C-75 PUV REQ'D / PROVIDED (70% EVERGREEN TREES)
INCREMENT	LENGTH								
E1	100 LF	1 LARGE EVERGREEN TREE (12' H) 5 SMALL EVERGREEN TREES (8' H) AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 20' PERIMETER YARD		8	58	725%	N/A	N/A	8 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)
E2	100 LF	1 LARGE EVERGREEN TREE (12' H) 5 SMALL EVERGREEN TREES (8' H) AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 20' PERIMETER YARD		8	58	725%	N/A	N/A	8 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)
E3	100 LF	1 LARGE EVERGREEN TREE (12' H) 5 SMALL EVERGREEN TREES (8' H) AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 20' PERIMETER YARD		8	58	725%	N/A	N/A	8 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)
E5	100 LF	1 LARGE EVERGREEN TREE (12' H) 5 SMALL EVERGREEN TREES (8' H) AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 20' PERIMETER YARD		8	58	725%	N/A	N/A	8 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)
E6	34 LF	1 LARGE EVERGREEN TREE (12' H) 5 SMALL EVERGREEN TREES (8' H) AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 20' PERIMETER YARD		8	5	62%	N/A	N/A	16/20 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)
E8	60 LF	2 SMALL DECIDUOUS TREES (1.5' CAL.) 2 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		10	30	300%	N/A	10 DECIDUOUS PTVS. AND 20 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
E7	100 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		15	45	300%	N/A	10 DECIDUOUS PTVS. AND 30 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
E8	100 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		15	45	300%	N/A	10 DECIDUOUS PTVS. AND 30 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
E9	100 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		15	45	300%	N/A	10 DECIDUOUS PTVS. AND 30 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
E10	100 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		15	45	300%	N/A	10 DECIDUOUS PTVS. AND 30 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
E11	100 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		15	45	300%	N/A	10 DECIDUOUS PTVS. AND 30 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
E12	100 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		15	45	300%	N/A	10 DECIDUOUS PTVS. AND 30 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
E13	100 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		15	45	300%	N/A	10 DECIDUOUS PTVS. AND 30 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
E14	100 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		15	45	300%	N/A	10 DECIDUOUS PTVS. AND 30 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A
E15	71 LF	3 SMALL DECIDUOUS TREES (1.5' CAL.) 3 SMALL EVERGREEN TREES (8' H) PROVIDE ADD. TREES AS REQ'D TO SUPPLEMENT EXIST. PRESERVED TREES IN 30' B-75 YARD		10	35	350%	N/A	10/35 DECIDUOUS PTVS. AND 21/35 EVERGREEN PTVS. REQ'D / PROVIDED BY EXIST. TREES (SUPPLEMENT IF NECESSARY)	N/A

KEY	QTY.	% *	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	REMARKS
ACBU	11		<i>Acer buergerianum</i> 'ATRI'	Streetwise Trident Maple	2.5" CAL	B+B	12-14' HT	THOROUGHFARE YARD TREE / STREET TREE
ACSA	3		<i>Acer saccharum</i>	Sugar Maple	2.5" CAL	B+B	12-14' HT	DECIDUOUS TREE (W1, W2 PERIMETER YARDS)
NSGG	16		<i>Nyssa sylvatica</i> 'Green Gable'	Black Gum	2.5" CAL	B+B	12-14' HT	THOROUGHFARE YARD TREE
QULY	8		<i>Quercus lyrata</i> 'Highbeam'	'Highbeam' Overcup Oak	2.5" CAL	B+B	12-14' HT	THOROUGHFARE YARD TREE
QUNU	3		<i>Quercus nuttallii</i>	Nuttall Oak	2.5" CAL	B+B	12-14' HT	DECIDUOUS TREE (W1, W2 PERIMETER YARDS)
QUPH	13		<i>Quercus phellos</i> 'Hightower'	'Hightower' Willow oak	2.5" CAL	B+B	12-14' HT	STREET TREE
CABI	4		<i>Cupressus arizonica</i> 'Blue Ice'	Blue Ice Cypress	B+B	B	6' HT	EVERGREEN TREE (E1, E2 PERIMETER YARDS)
CULE	4		<i>Cupressus x leylandii</i>	Leyland Cypress	B+B	B	6' HT	EVERGREEN TREE (E1, E2 PERIMETER YARDS)
ILDP	4		<i>Ilex opaca</i>	American Holly	B+B	B	6' HT	EVERGREEN TREE (E1, E2 PERIMETER YARDS)
MAGR	2		<i>Magnolia grandiflora</i>	Southern Magnolia	B+B	B	12' HT	EVERGREEN TREE (E1, E2 PERIMETER YARDS)
THGG	8		<i>Thuja occidentalis</i> 'Green Giant'	Green Giant Arborvitae	B+B	B	6' HT	EVERGREEN TREE (E1, E2 PERIMETER YARDS)

* NOTE: TREES SHOWN IN THE LANDSCAPE SCHEDULE ARE FOR MEETING MASTERPLAN REQUIREMENTS FOR THOROUGHFARE AND STREET TREE PLANTING REQUIREMENTS AS WELL AS CONSTRUCTED BUFFER PLANTING REQUIREMENTS FOR PERIMETER YARD INCREMENTS E1, E2, W1 AND W2. EXISTING TREES IN OTHER PERIMETER YARD INCREMENTS SHALL BE SUPPLEMENTED WITH ADDITIONAL TREES AS REQUIRED, BASED ON THE LANDSCAPE COMPLIANCE CHART ON THIS SHEET. ULTIMATE PERCENTAGES OF INDIVIDUAL TREE SPECIES WILL VARY BASED ON EXTENT OF ADDITIONAL DECIDUOUS AND EVERGREEN TREES PLANTED TO SUPPLEMENT EXISTING TREES IN PERIMETER YARD AREAS. SUPPLEMENTAL TREES SHALL BE INSTALLED SUCH THAT NO INDIVIDUAL TREE SPECIES WILL COMPOSE MORE THAN 25% OF THE TOTAL NUMBER OF PROPOSED TREES TO BE INSTALLED.



MASTER PLAN NOTES

- OWNER SHALL BE RESPONSIBLE FOR:
 - "THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS CROCMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
 - "THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON."
- PLANT MATERIALS LOCATED WITHIN FIVE (5) FEET OF THE BACK OF CURB / EDGE OF PAVEMENT OF AN INTERIOR LANDSCAPE ISLAND LOCATED AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE SELECTED OR MAINTAINED WITH A GROWTH PATTERN NOT TO EXCEED THIRTY-SIX (36) INCHES ABOVE GRADE.

ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT
HOLLY SPRINGS
STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

PLAN REVISIONS			
#	DATE	REVISION	BY
1	2021.06.20	TOWN COMMENTS	TMB
2	2022.01.14	TOWN COMMENTS	TMB
3	2022.02.16	TOWN COMMENTS	TMB

811
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BEFORE YOU DIG
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PROJECT:
OPTIMIST COMMONS MASTER PLAN

4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NC
WAKE COUNTY

PROJECT #:
DRAWN BY:
REVIEWED BY:
1ST SUBMITTAL:
SCALE:

C19002
TMB
TMB
2021.02.26

OFFICIAL ACTION SET

EI
Environmental, Health & Safety Solutions

PREPARED BY:
OPTIMIST COMMONS, LLC

PREPARED BY:

Village Green Land Design
1149 EXECUTIVE CIRCLE
CARY, NC 27511
P: 919.624.4468
NCBOLA # C-480

SEALED:

North Carolina
Professional Seal
MICHAEL BOYLAN
2022.02.16

SHEET:
BUFFER & STREET TREE LANDSCAPE PLAN

L-101

I. MASTER ARCHITECTURAL PLAN

1. ALL BUILDINGS AND STRUCTURE, INCLUDING BUILDING ADDITIONS AND ACCESSORY STRUCTURES, SHALL COMPLY WITH THE PROVISIONS OF THE UDO SECTION 3.08, ARCHITECTURAL AND SITE DESIGN REQUIREMENTS FOR COMMERCIAL / MIXED USE DISTRICTS AND UDO SECTION 2.07, HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT. THE MASTER PLAN DOES NOT SUPERSEDE THE REQUIREMENTS CONTAINED WITHIN UDO SECTION 3.08 OR 2.07 BUT SHALL BE USED TO REINFORCE COMMON ELEMENTS OF DESIGN WHERE SPECIFIED.

II. ARCHITECTURAL THEME

1. IN ORDER TO ENCOURAGE CREATIVITY AND UNIQUENESS IN ARCHITECTURAL DESIGN AND STYLE, THERE SHALL BE NO SPECIFIC ARCHITECTURAL THEME DEFINED. THE DESIGN AND STYLE OF THE BUILDINGS SHALL VARY DEPENDING ON THE USES ASSOCIATED WITH THEM AND THEIR LOCATION WITHIN THE MASTER PLAN AREA.
2. FOUR-SIDED, 360-DEGREE, ARCHITECTURAL SHALL BE INCORPORATED ON ALL BUILDING ELEVATIONS.
3. THE USE OF PROTOTYPE DESIGN SHALL BE PROHIBITED.

III. BUILDING MATERIALS, COLORS, TEXTURE AND ARCHITECTURE

1. BUILDING MATERIALS AND BUILDING MASSING TREATMENT SHALL BE IN COMPLIANCE WITH UDO SECTION 3.05B ARCHITECTURAL AND SITE DESIGN REQUIREMENTS FOR COMMERCIAL / MIXED USE DISTRICTS OR UDO SECTION 2.07 HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT AND AS FURTHER SPECIFIED BELOW.
2. BUILDING MATERIALS
 - A. A MINIMUM OF ONE (1) COMMON BUILDING MATERIAL, EITHER BRICK OR STONE, SHALL BE USED ON ALL BUILDINGS IN MEETING THE REQUIREMENTS OF EITHER UDO SECTION 3.08 A. 1. c. (1) BUILDING MATERIALS AND UDO SECTION 2.07 D.
 - B. THERE SHALL BE TWO (2) COMMON MATERIALS USED ON ALL BUILDINGS. THE FIRST COMMON MATERIAL SHALL BE BRICK. THE BRICK WILL BE GENERAL SHALE OLD CARBONDALE MODULAR BRICK OR AN EQUIVALENT DEPENDING ON AVAILABILITY OF MATERIALS. SEE PHOTO SAMPLE 1.
 - C. THE SECOND COMMON MATERIAL SHALL BE A STONE. THE STONE WILL BE CORONADO PRAIRIE STONE MOCHA GRANITE MANUFACTURED STONE OR AN EQUIVALENT DEPENDING ON AVAILABILITY OF MATERIALS. SEE PHOTO SAMPLE 2.

IV. ANIMATING FEATURES

1. FOR UDO SECTION 3.08, ARCHITECTURAL AND SITE DESIGN REQUIREMENTS FOR COMMERCIAL / MIXED USE DISTRICTS, ANIMATING FEATURES SHALL BE PROVIDED TO MEET UDO SECTION 3.09 A. 1. C. (2) (c), PROVIDED HOWEVER THAT THE FOLLOWING SHALL APPLY.
- A. AWNINGS SHALL BE LIMITED TO METAL. FABRIC AWNINGS SHALL BE PROHIBITED.
- B. ALL GROUND FLOOR WINDOWS AND GLASS DOORS SHALL BE CLEAR GLASS. SPANDREL GLASS ON THE GROUND FLOOR MAY BE ALLOWED IN AREAS WHERE CLEAR GLASS IS NOT APPROPRIATE PROVIDED THAT THE COLOR OF THE GLASS IS A SOLID COLOR BLACK OR GRAY.

V. FENCING

1. ALL FENCING LOCATED BETWEEN A FRONT BUILDING LINE AND FRONT LOT LINE SHALL BE BLACK ORNAMENTAL FENCING.

VI. LIGHTING

1. LIGHT POLES AND LIGHT POLE BASES ARE TO BE BLACK.
2. PARKING AREA LIGHT FIXTURES SHALL BE DUKE ENERGY PROGRESS SHOEBOX LED OUTDOOR LIGHTING IN BLACK. SEE SAMPLE 3.
3. NO ADDITIONAL PEDESTRIAN AREA LIGHTING SHALL BE PROVIDED.

VII. MECHANICAL EQUIPMENT

1. EXTERIOR WALL MOUNTED MECHANICAL EQUIPMENT SUCH AS ELECTRICAL BOXES, ELECTRICAL METERS, ETC, SHALL BE PAINTED TO MATCH THE PRIMARY FACADE OF THE BUILDING EXCEPT WHEN PROHIBITED BY FEDERAL, STATE OR LOCAL LAW OR CODE.
2. EXTERIOR WALL MOUNTED PIPES TUBES OR OTHER SUCH MATERIALS SHALL BE PAINTED TO MATCH THE PRIMARY FACADE OF THE BUILDING OR BLACK EXCEPT WHEN PROHIBITED BY FEDERAL, STATE OR LOCAL LAW OR CODE.

VIII ADDITIONAL STANDRDS

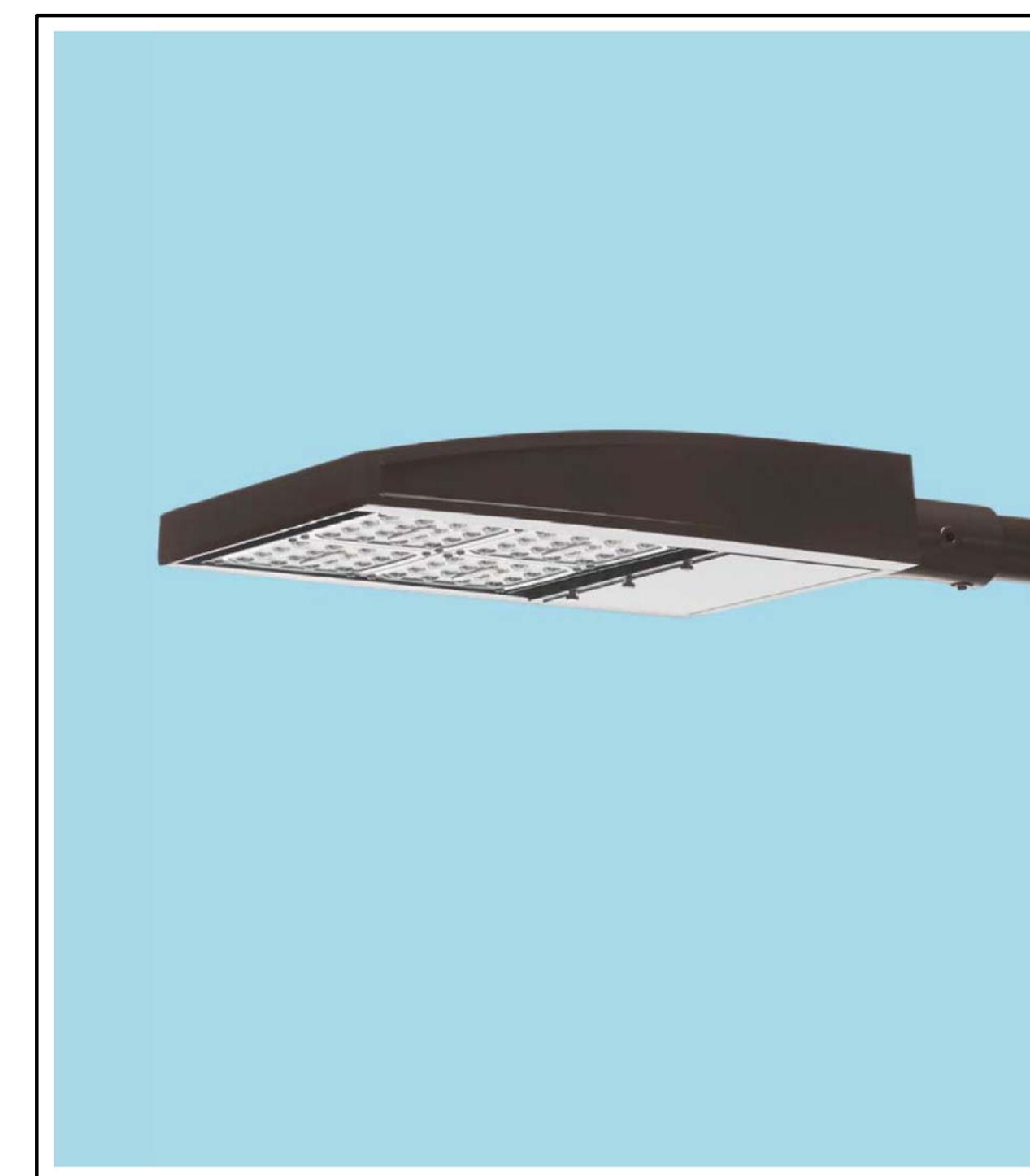
1. SIGN POLES, SIGN POLE BASES AND TRAFFIC BOLLARDS ARE TO BE BLACK.



1 BRICK VENEER - GENERAL SHALE OLD
CARBONDALE MODULAR BRICK



2 STONE VENEER - CORONADO PRAIRIE STONE
MANUFACTURED STONE VENEER - MOCHA GRANITE



3 PARKING AREA LIGHTING - DUKE ENERGY
PROGRESS SHOEBOX LED OUTDOOR LIGHTING,
BLACK, DECORATIVE SQUARE METAL POLE, BLACK



Optimist Commons Detailed Master Plan and Waiver Conditions of Approval

Motions and Conditions of Approval:

Waiver of Utility Undergrounding:

Motion to make and accept the Findings of Fact for consideration of and to approve Waiver of Utility Undergrounding.

1. A fee-in-lieu cost estimate shall be finalized through coordination with Duke during construction drawing review and finalized prior to construction drawing approval. The fee-in-lieu of relocation is required to be paid prior to Construction Drawing approval.

Detailed Master Plan:

Motion to approve / deny / defer Detailed Master Plan 21-MAS-02 for Optimist Commons as submitted by Underfoot Engineering, Project Number C19002.00, dated Revised 2/16/2022, with the following conditions:

1. All previous approval conditions for *Optimist Commons 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. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage, a Master Sign Plan must be submitted for review and approval.
3. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
4. The following items must be provided prior to or with the first construction drawing submittal:
 - a. 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.
 - b. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
5. The following must be addressed prior to issuance of construction drawing approval and/or land disturbance permit:

- a. This project is responsible for paying a fee-in-lieu of construction for half of the median shown in the ultimate street cross section, across the project frontage along Optimist Farm Road. The fee is due at the time of Construction Drawing Approval.
 - b. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
 - c. A waiver of UDO Section 7.08 requirement to relocate overhead utilities underground, was submitted with this project. A fee-in-lieu cost estimate shall be finalized through coordination with Duke during construction drawing review and finalized prior to construction drawing approval. The fee-in-lieu of relocation is required to be paid prior to Construction Drawing approval.
 - d. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - e. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - f. 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.
 - g. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project
6. If build out exceeds the anticipated time frame in the approved Traffic Assessment Report (TAR), an update of the TAR will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
 7. At the time of development of the Northern phase of this Master Plan, Phase II, a traffic analysis will be required. The scope of that analysis will be determined at that time of the specific Development Plan. Any additional roadway improvements will be required to be designed and constructed with that plan.
 8. With each Development Plan associated with this Master Plan, the following is required:
 - a. A separate Hydraulic Water/Fire flow Analysis Report will be required.
 - b. Additional sewer evaluation may be required.
 9. A Deed of Easement is required to be executed for vehicular & pedestrian access between the adjacent property owners at the time of plat.
 10. Note that during construction drawing review, a Street Lighting Plan for interior streets, adjacent public streets and thoroughfares will be required. Required street lights shall be installed with the project at the developer's expense, in accordance with the Town's Unified Development Ordinance (UDO) and Engineering Design & Construction Standards.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 18.

New Business

Title: Carolina Springs Phase 2 Preliminary Plan

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services

Action(s):

1. Approve/deny/table Carolina Springs Phase 2 with the conditions stated in the attachment.

Explanation:

- A new Unified Development Ordinance (2022 UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council is considering for each respective case.
 - Applicable Ordinance: 2002 UDO
 - Process: Administrative; Preliminary Plan
- The Town has received a request for Preliminary Plan for Carolina Springs Phase 2 located south of the interchange of Old Holly Springs Rd/Veridea Parkway and NC 540.
- The project site is 116 acres located in the Neighborhood District of the Carolina Springs Planned Unit Development (PUD).
- Phase 2 will consist of 401 residential dwelling units (229 townhomes and 172 single family homes) and is directly west of Phase 1 (436 units).

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 03/22/2022:

- Timing of the commercial component related to residential permits
- Updates on Calvert Ice Sports
- Status of road and utility construction
- Whether there would be residential EV charging stations

Planning Board Recommendation:

The Planning Board recommended approval (8-0-1)

Background:

- Carolina Springs Master Plan 19-MAS-03-A01 for site improvements was approved on
Town Council Business Meeting
April 19, 2022

June 22, 2020.

- Carolina Springs Master Plan 19-MAS-03 for the Architectural Design Guidelines was approved on February 18, 2020.
- Carolina Springs Planned Unit Development (PUD) is located on approximately 396 acres of land south of the interchange of Old Holly Springs Apex Road/Veridea Parkway and NC 540.
- The PUD, approved in May 2019, is a mixed-use development consisting of commercial/retail, office, multifamily housing and single-family housing.
- In accordance with the approved Infrastructure Reimbursement Agreement (IRA), prior to the recording of the first plat (this will occur at a later time) in Carolina Springs, a 3-5 acre site for a new Town fire station shall be transferred to the Town.
- In accordance with the approved IRA, the Developer must achieve certain milestones for non-residential development.
 - A maximum of 25% (425) of the allowed residential units may receive building permits prior to the approval of plans for at least 20,000 square feet of non-residential development.
 - A maximum of 50% (850) of the allowed residential units may receive building permits once construction is complete for at least 20,000 square feet of non-residential development in addition to having plans approved for the next phase of non-residential development equal to at least 20,000 square feet of additional nonresidential development.
 - A maximum of 65% (1,105) of the allowed residential units may receive building permits once construction is complete for at least 40,000 square feet of non-residential development in addition to having plans approved for the next phase of non-residential development equal to at least 20,000 square feet of additional nonresidential development.
 - A maximum of 100% (1,700) of the allowed residential units may receive building permits once construction is complete for at least 60,000 square feet of non-residential development.

Funding Source(s):

N/A

Attachment(s):

1. 21MAS06_CarolinaSpringsPh2_PB_03222022
2. 21MAS06_Carolina Springs 2_Petition and Plans
3. 21MAS06_Carolina Springs 2_Proposed Motions and Conditions



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR PRELIMINARY PLAN CAROLINA SPRINGS PHASE 2 21-MAS-06

PETITIONER(S):

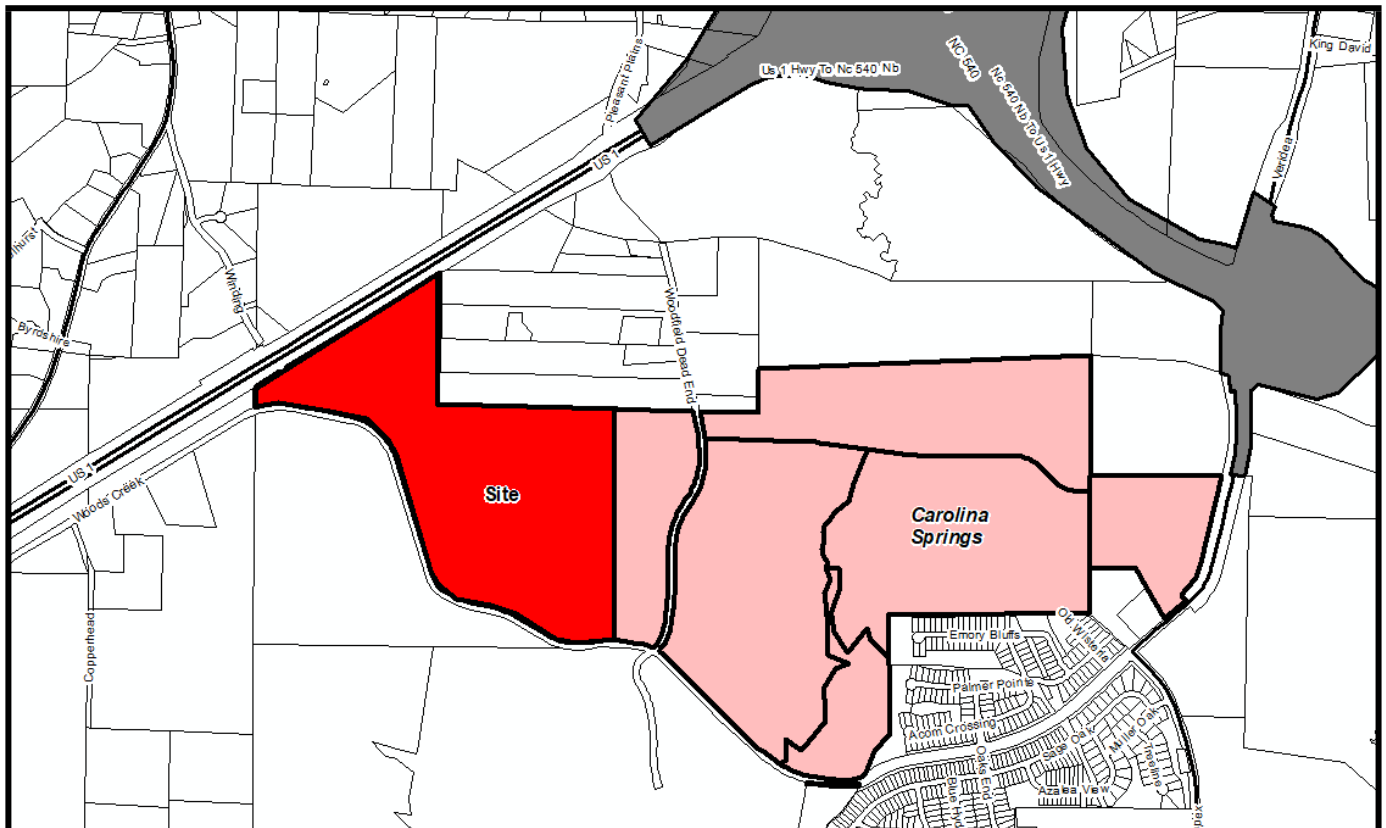
Debra Ferm
WithersRavenel
115 MacKenan Dr.
Cary, NC 27511

DESIGN PROFESSIONAL:

Debra Ferm
WithersRavenel
115 MacKenan Dr.
Cary, NC 27511

DEVELOPER:

Stephen Dorn
Lennar Carolinas
1100 Perimeter Park Dr. Suite 112
Morrisville, NC 27560



LOCATION: ☒ Within Corporate Limits of Holly Springs ☐ Within Holly Springs ETJ ☐ Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board:	March 11, 2022
Town Council Action:	April 19, 2022

STAFF CONTACTS: Cheryl Caines, Senior Planner
Rachel Jones, Development Review Engineer

ATTACHMENTS: Petition, Plans

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Lennar Carolinas LLC	0730534863 (portion of)	PUD: Carolina Springs	116± acres
TOTAL			116± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	PUD: Carolina Springs	Vacant
North	RR: Rural Residential NMX: Neighborhood Mixed-Use	Vacant Single Family Dwellings
South	RR: Rural Residential (Wake County) R-80	Elementary School (Under Construction) Vacant
East	PUD: Carolina Springs	Carolina Springs Ph. 1 (Under Construction)
West	RR: Rural Residential	Vacant Single Family Dwellings

CAROLINA SPRINGS PROJECT HISTORY

Annexation History

PIN: 0730634462

Project Number: A02-02

Description: Annexation of 425 acres

Approved by Town Council on: 01/15/2002

Master Plan History

Project Number: 19-MAS-03

Description: Architectural Design Guidelines

Approved by Town Council on: 02/18/2020

Project Number: 19-MAS-03-A01

Description: Detailed Master Plan

Approved by Town Council on: 06/22/2020

Rezoning History

Original Zoning: Wake County R-80

Proposed Zoning: R-20

Approved by Town Council on: 02/19/2002

Project Number: 18-REZ-01

Original Zoning: R-30, R-20, and LB

Proposed Zoning: PUD

Approved by Town Council on: 05/21/2019

Planned Unit Development History

Project Number: 18-PUD-01

Description: Mixed Use PUD Master Plan

Approved by Town Council on: 05/21/2019

Project Number: 18-PUD-01-A01

Description: Minor Amendments

Approved by Director on: 08/11/2020

STAFF ANALYSIS

PROJECT OVERVIEW

Note: This project was submitted before the new UDO became effective on March 1, 2022 and was reviewed for compliance against the UDO In place at time of application.

Carolina Springs Planned Unit Development (PUD) is located on approximately 396 acres of land south of the interchange of Old Holly Springs Apex Road/Verida Parkway and NC540. The PUD, approved in May 2019, is a mixed use development consisting of commercial/retail, office, multifamily housing and single family housing.

The proposed Preliminary Plan is the second residential phase of the PUD following the approval of the first phase of residential directly to the east of the site. Phase 2 will consist of 401 residential dwelling units (229 townhomes and 172 single family homes) in the Neighborhood District.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character

The project area is designated as Natural Area and Mixed Residential Neighborhood on the Future Land Use Map.

Natural Area

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

Mixed Residential Neighborhood

A Mixed Residential Neighborhood includes several housing types — single dwelling detached, single dwelling attached, and multi-dwelling — that provide a range of home choices (densities) in the same neighborhood. This mixed approach allows residents at all stages of life, with different housing needs and preferences, to live in a multi-generational community for a lifetime. Residents can start in a smaller, less expensive option like an apartment or townhome early in life, and move to larger detached single dwelling homes on larger lots as their families grow and change. Empty nesters can downsize to a townhome or senior living option without ever leaving the neighborhood.

In a Mixed Residential Neighborhood, homes are oriented toward the street with on-street parking in front of more dense housing options. Some neighborhoods may mix housing types on the same block, or provide accessory dwelling units. Smaller blocks and a grid street network support a well-connected, cohesive community. New Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provide gathering space; preserve large tree stands; and help manage stormwater run-off. These neighborhoods are organized around a neighborhood-scale park which can serve as a central gathering place, within a five-minute walk of all homes. Smaller open spaces like pocket parks and community gardens are distributed throughout the neighborhood, within a shorter walk of homes.

The density of Mixed Residential Neighborhoods is highest around the central gathering place, where attached and multi-dwelling housing types like townhomes, apartments and condo buildings define the space. Moving out from the center, lots transition from smaller to larger, and become exclusively single dwelling detached. If a Mixed Residential Neighborhood is built adjacent to an existing conventional neighborhood, this variation from more dense to less dense will provide an appropriate transition.

Some of the areas shown on the FLUM as Mixed Residential Neighborhood are small pockets of previously undeveloped land adjacent to existing development. In these cases, the types of housing introduced should be compatible with the adjacent neighborhoods, and appropriate transitions should be provided between different housing types.

Preliminary Plan

Development Standards

Gross Density/Lot Area/Lot Size:

Total Phase 2 Area: 116 acres

Total Phase 2 Units: 401 Units

Neighborhood District

Neighborhood Area: 116 acres

Total Units: 401 Units

Total Townhome Units: 229 units

Total Single Family Units: 172 units

Gross Density: 3.45 units per acre

Max Units Allowed in Neighborhood per PUD: 594 (4.5 units per acre)

Remaining Units Allowed in Neighborhood per PUD:

Phase 1: 436

Phase 2: 401

Total Provided Units: 592

Total Remaining Units: 2

Maximum PUD Density: 4.5 units per acre, not to exceed 1,700 units

Remaining Units Allowed per PUD: 863 units

Minimum Yards/Interior Yards (Landscape Screen):

Perimeter yards around the perimeter of the PUD will match the Master Plan and are provided as follows:

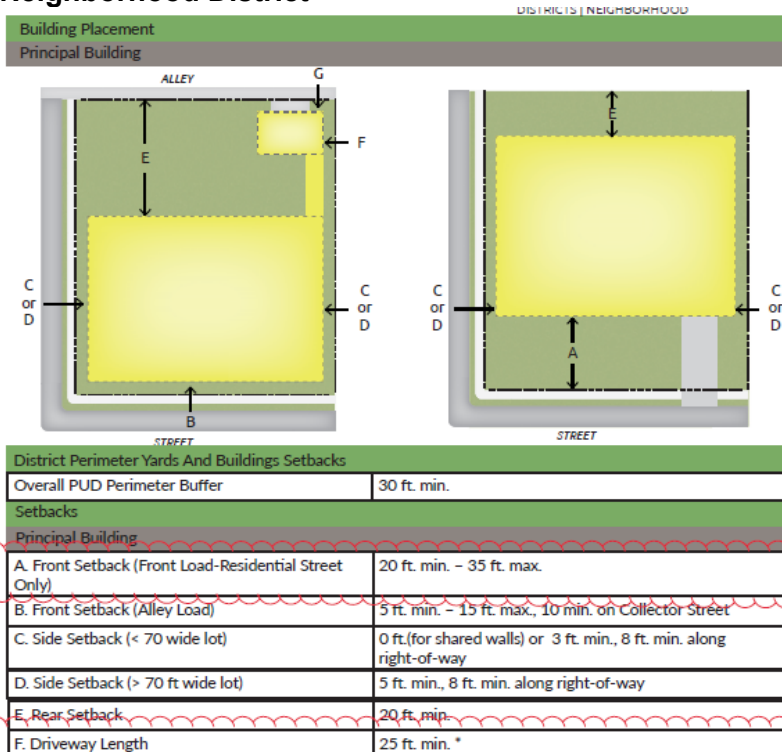
Along Woods Creek Road: 30' Landscape Screen

Along north property line: 30' Landscape Screen

Along US 1: 100' Landscape Screen

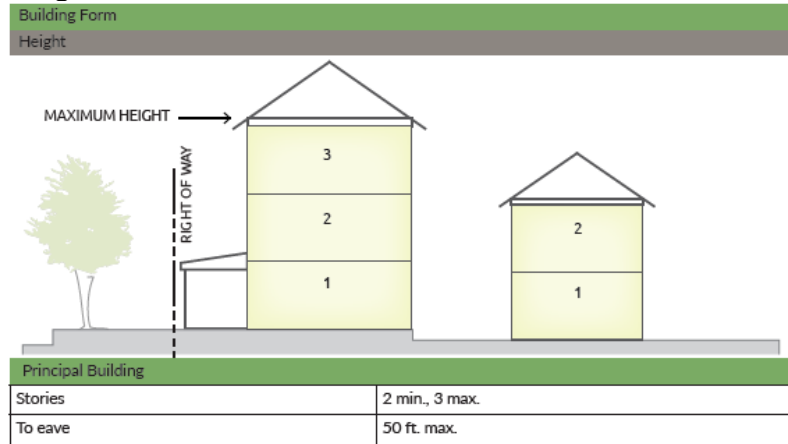
Building Setbacks:

Neighborhood District



Building Height:

Neighborhood District



Landscape Requirements:

Perimeter Yard/Bufferyard

Preservation of existing vegetation will be used to satisfy minimum landscape yard and bufferyard requirements. Sufficient vegetation has been demonstrated with a tree survey.

Along Woods Creek Road: 30' Type B Landscape Screen

Along north property line: 30' Type B Landscape Screen

Along US 1: 100'

Tree Preservation

Required: 15% of total PUD area

Provided: 21.12 % of total PUD area per approved Master Plan

Provided Tree Preservation in Phase 2: 15.91 acres tree preservation area

Street Trees

Street trees will be provided along all internal streets. A variety of species will be planted to encourage a healthy street species. Tree species include: Zelkova, Star Magnolia, Bald Cypress, Laurel Oak, Trident Maple, Dogwood, Chinese Pistache, & Ginkgo.

Developed Recreational Open Space Requirements:

This phase will include three pocket parks and one community recreation site.

Neighborhood District

Total Developed Open Space Required: 22.50 acres

Total Provided this Phase: 11.76 acres

Total Provided Phase 1: 5.74 acres

Balance Transfer: 5.14 acres

*balance taken for extra open space in Village Square Distract as permitted by PUD

Remaining Required for Future Phases: 0

Architectural and Site Design Requirements

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

The Carolina Springs Architectural Design Guidelines require certain design elements for townhomes and single family units as shown in the chart below:

BUILDING TYPE	Single Family		Townhomes		Amenity
	Front Load	Rear Load	Front Load	Rear Load	
Features					
Covered Entry (Porch or Stoop) - 15 SF min	R	R	P	P	P
Outdoor Patio or Deck - 40 SF min	R	R	R	R	P
Exposed Foundation > 18" to be finished w/Masonry Product*	R	R	R	R	P
Roof Eaves - 12" min (Facing Public Right-of-Way)	R	R	R	R	R
Slab on Grade Foundation	P	P	P	P	P
Decorative					
Shutters or window trim wrap (Front Facade Only)	R	R	R	R	P
Architectural Shingles	R	R	R	R	R
Decorative Garage Door	R	R	R	R	P
Roofline Variations (Direction, Height, Dormers)	R	R	R	R	R
Materials					
Brick	P	P	P	P	P
Cultured/Natural Stone	P	P	P	P	P
Wood Siding	P	P	P	P	P
Fiber Cement Siding	P	P	P	P	P
Alleys	P	R	P	R	P

Single family dwellings will be reviewed for compliance with each building permit.

Townhomes elevations have been submitted with this phase. All proposed elevations meet the requirements of the design guidelines checklist.

Mail Kiosk

2 new Mail kiosks will be provided and include on street parking areas.

Master Sign Plan:

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

PARKS & RECREATION

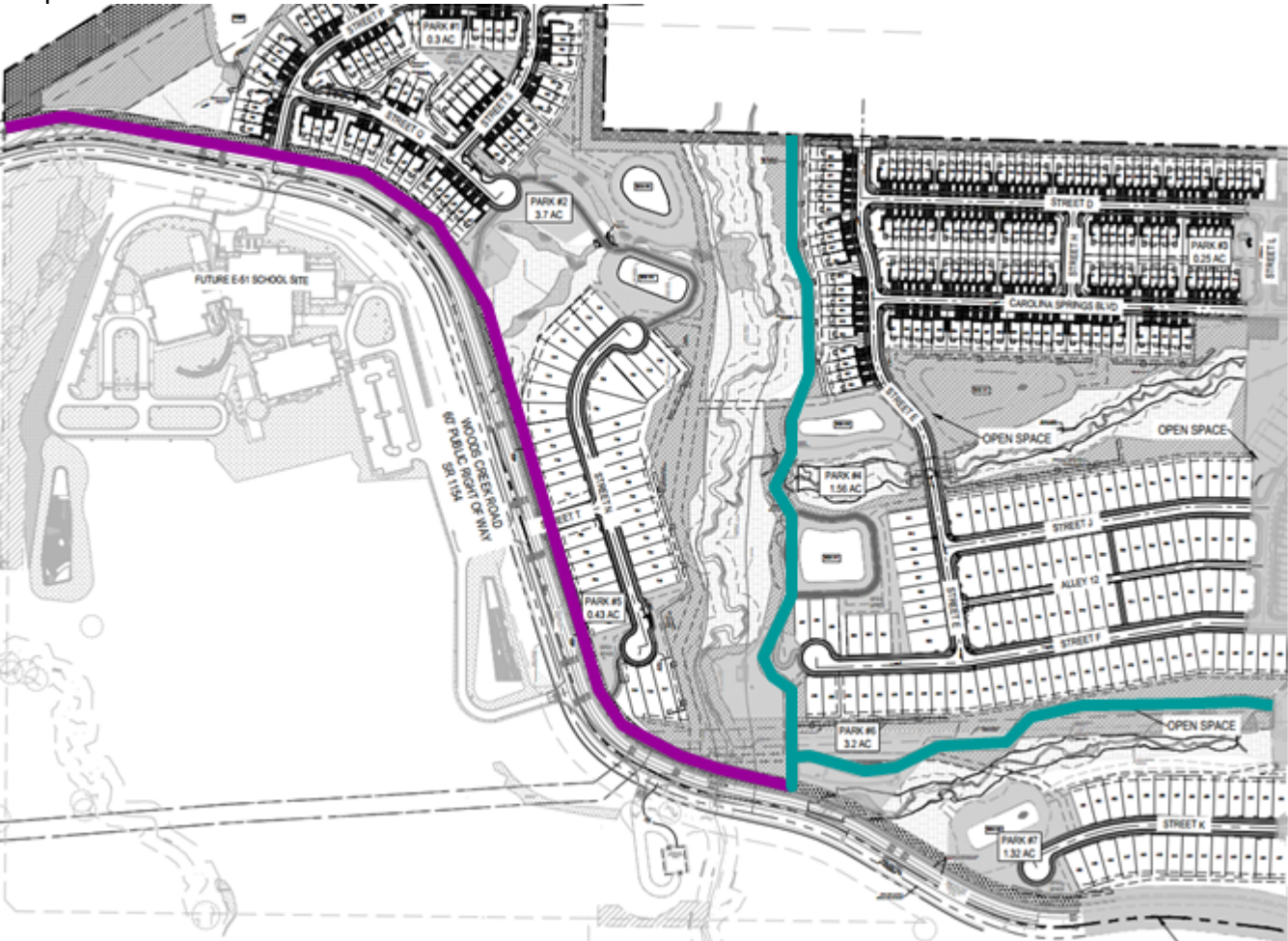
Greenways:

The Greenways and Trails map included in Chapter 3 of the Town's Comprehensive Plan; also known as the Parks, Recreation and Greenways Master Plan, shows both on-site Greenway and a Sidepath on this project site. Greenways and Sidepath have been provided in accordance with the Comprehensive Plan. The Parks, Recreation and Greenways Master Plan was approved by the Town Council in March 2021, during the process of planning the Carolina Springs development, with their original PUD approval in May 2019. As such, the developer had laid out their plans based on prior Comprehensive Planning documents and was not held to the newer requirement. On-site Greenways were planned along with an off-site greenway connection south to 12 Oaks, but Sidepath was not initially included as this was not a requirement at the time of PUD approval. The developer and their engineering consultants have worked with the Town to provide Sidepath from the western terminus of their on-site Greenway at Woods Creek Rd extending west to the western end of the project near Friendship Rd. The additional cost of building a 10' Sidepath vs the 5' sidewalk included in previous planning documents will be covered by a 1-to-1 reduction in Parks and Recreation fee-in-lieu of Parkland Dedication, based on an approved construction estimate.

Requirement:



Proposed:



CIVIL IMPROVEMENTS

Potable Water Service:

Potable water service will be provided to this development through connection to the existing watermain along Woods Creek Rd., installed with the Woods Creek Elementary School project. The watermain will be extended through the internal residential streets of the subdivision. A hydraulic water model and Fire Flow Analysis Report has been completed with this project.

Reclaimed Water Service:

Reclaimed water service will be provided to this development through connection to the existing watermain along Woods Creek Rd., installed with the Woods Creek Elementary School project. The reclaimed watermain will be extended through the internal residential streets of the subdivision. A hydraulic reclaimed water model Report has been included with this project.

Sanitary Sewer Service:

Sewer service will be provided to this development through a network of gravity sewer main that will extend through the development and across Woods Creek Road to discharge to the Woods Creek Elementary School Pump Station (formerly Carolina Springs PS #2). A Sewer Study Evaluation and Design Report has been completed. .

Transportation:

A Traffic Impact Analysis (TIA) Update Memo has been provided with this development project based off of the originally approved TIA with the Approved Carolina Springs PUD. It was identified that with this subdivision, the 50% build threshold, identified in the original TIA has been met. All associated on-site and off-site transportation improvements shall be designed and constructed with this development, if they have not been with previous phases.

Three (3) intersections are identified as requiring future traffic signalization once warranted and approved by NCDOT. The existing traffic volumes do not meet warrants required for signalization. However, with this development, a fee-in-lieu (FIL) of design and construction of the three (3) traffic signals will be provided at the time of Construction Drawing approval, and the intersections will continue to be monitored with the development of the PUD. Once warranted and approved, the traffic signals will be designed and constructed by the developer. The three (3) locations and associated FIL amounts are as follows:

- Future Traffic Signal at NC-540 EB Ramps at Old Holly Springs Apex Rd. - \$11,775.75 (*draft - under final review*)
- Future Traffic Signal at Old Holly springs Apex Rd. at Carolina Springs Blvd. - \$42,152.91 (*draft - under final review*)
- Future Traffic Signal at Old Holly Springs Apex rd. at Woods Creek Rd. - \$38,288.25 (*draft - under final review*)

Environmental and Stormwater:

This project is required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance. Located in the Neuse River Basin, this project will be subject to all applicable requirements of that basin

REQUESTED ACTION

Motion that the Planning Board recommend the Town Council approve / deny Preliminary Plan #21-MAS-06 for Carolina Springs Phase 2 as submitted by WithersRavenel, Project Number 02190372.30, dated Revised February 11, 2022 with the following conditions:

1. All previous conditions of approval for *Carolina Springs PUD* 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. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
 3. The following items must be provided prior to or with the first construction drawing submittal:
 - a. 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.
 - b. Refer to the TIA Revision Memo associated with Carolina Springs Phase 2 Residential Subdivision and confirm all on-site and off-site transportation improvements are included with your 1st Construction Drawing Submittal.
 - c. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
 - d. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
 4. The following must be addressed prior to issuance of construction drawing approval and/or land disturbance permit:
 - a. This development is responsible for traffic signal design and installation; including mast arm pole construction and fiber connection/extension, in accordance with NCDOT and Town standards at the following intersections when warranted and approved. Until such time, the intersections will continue to be monitored and a fee-in-lieu of design and construction will be collected with each phase of the PUD. Fee-in-lieu below are required at the time of Construction Drawing Approval.
 - i. Future Traffic Signal at NC-540 EB Ramps at Old Holly Springs Apex Rd. - \$11,775.75 (*draft - under final review*)
 - ii. Future Traffic Signal at Old Holly springs Apex Rd. at Carolina Springs Blvd. - \$42,152.91 (*draft - under final review*)
 - iii. Future Traffic Signal at Old Holly Springs Apex rd. at Woods Creek Rd. - \$38,288.25 (*draft - under final review*)
 - b. Fee in Lieu is required for the thoroughfare improvements in the area not being shown as constructed along the Woods Creek Rd. project frontage. The ultimate Right-of-Way is required to be dedicated with this project on the final plat across frontage that cannot be constructed. The fee-in-lieu amount will be finalized prior to Town Council and is due at the time of Construction Drawing Approval.
 - c. Fee-in-lieu of design and construction of SB Right turn Lane at the intersection of Bennett Knoll Pkwy at NC-55 in the amount of \$10,395 is due at the time of construction Drawing Approval.
 - d. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
 - e. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - f. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - g. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
 - h. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
 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 TIA 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 identified pedestrian facilities at intersections necessary to meet safety and circulation requirements.
7. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
8. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
9. Fiber utility connection/extension is required with this project and any associated with traffic signal/pump station installation and construction. Please continue to coordinate with Staff through approval of this project.
10. This project is dependent on off site sewer facilities being constructed by WCPSS, E-51 School and Carolina Springs Phase 1 Subdivision (Pump Station #1) to serve the proposed site. If they are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities & Infrastructure. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
11. This project is dependent on off site water facilities being constructed by WCPSS, E-51 School to serve the proposed site. If they are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities & Infrastructure. The Town is not responsible for completion of off-site water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
12. Verification that no changes occurred to the gravity sewer network; including final sizing for lines that are stubbed upstream, will be required with first construction drawing submittal. If changes have been made to the gravity sewer network between Town Council Approval and first Construction Drawing Submittal, a Final Gravity Sewer Line Sizing Report will be required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.
13. A detailed hydraulic report will be required for the reclaimed water main extension proposed with this project. This report must be finalized prior to 1st construction drawing submittal and no later than prior to construction drawing approval.
14. The following items must be finalized no later than March 22, 2022 for this project to remain on the April Town Council Agenda.:
 - a. The Opinion of Probable Cost for the remaining thoroughfare widening along the project frontage on Woods Creek Rd. must be reviewed and approved by the Town.
 - b. The Opinion of Probable Cost for the three (3) future traffic signals must be reviewed and approved by the Town
 - c. Update the TIA Revision Memo if the cost estimate review comments indicate revisions are necessary to finalize.
 - d. Finalize plan revisions and resubmitted complete planset to the town for approval.

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	Yes	No	Initials	Comments
Cheryl Caines	X		CAC	
Matt Beard				
Rachel Jones	X		RDJ	Remaining outstanding items to be finalized prior to TC
Sean Ryan				

DEVELOPMENT PETITION

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



Petition Type:

☐ Master Plan

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

☒ Preliminary Plan- Major Subdivision

- ☒ New ☐ Major Amendment ☐ Minor Amendment*

☐ Development Plan (check all that apply)

- ☐ New ☐ Major Amendment ☐ Minor Amendment*
☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Multifamily
☐ Residential Development Options or Infill Development Options

☐ Special Exception Use

- ☐ New ☐ Family Child Care Home

* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: Carolina Springs Section 2 (Sub-Phase 6-10)

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

PUD/Master Plan/Subdivision Carolina Springs Project Shopping Center/Lot# _____Project Location: Woods Creek Road

Use street address. If none, use the closest intersection

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

PIN: 0730534863 (portion) Real Estate ID: 0292227Project Acreage (rounded to nearest tenth): 116.3 Partial Parcel: ☐ No ☒ Yes (additional fee)Current Zoning: PUD Proposed Use (see UDO Primary Use List): _____Open Space [See UDO Section 7.06(F)(4)]: ☒ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/AWaivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____

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

Scoping Meeting Date: 3-18-21 Concept Meeting Date: 8-05-21

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

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

Project Applicant/Contact

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

Name Debra M. Ferm, P.E. Company WithersRavenel, Inc.Mailing Address 115 MacKenan DriveCity Cary State NC Zip 27511Telephone # (919) 238-0368 E-Mail dferm@withersravenel.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☒ US Mail- Certified

Design Professional if different than Applicant/Contact

Name Same as above Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () E-Mail _____How would you like to receive staff review comments? ☐ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

Name Stephen Dorn Company Lennar Carolinas
Mailing Address 1100 Perimeter Park Drive, Suite 112
City Morrisville State NC Zip 27560
Telephone # (919) 224-9922 E-Mail stephen.dorn@lennar.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☒ US Mail- Certified

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Daniel Whatley Company WithersRavenel, Inc.
Mailing Address 115 MacKenan Drive
City Cary State NC Zip 27511
Telephone # (919) 815-2714 E-Mail dwhatley@withersravenel.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☒ US Mail- Certified

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

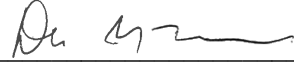
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) _____ Alternate Telephone # (_____)
Fax # (_____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail ☐ US Mail- Certified

Property Owner - Required

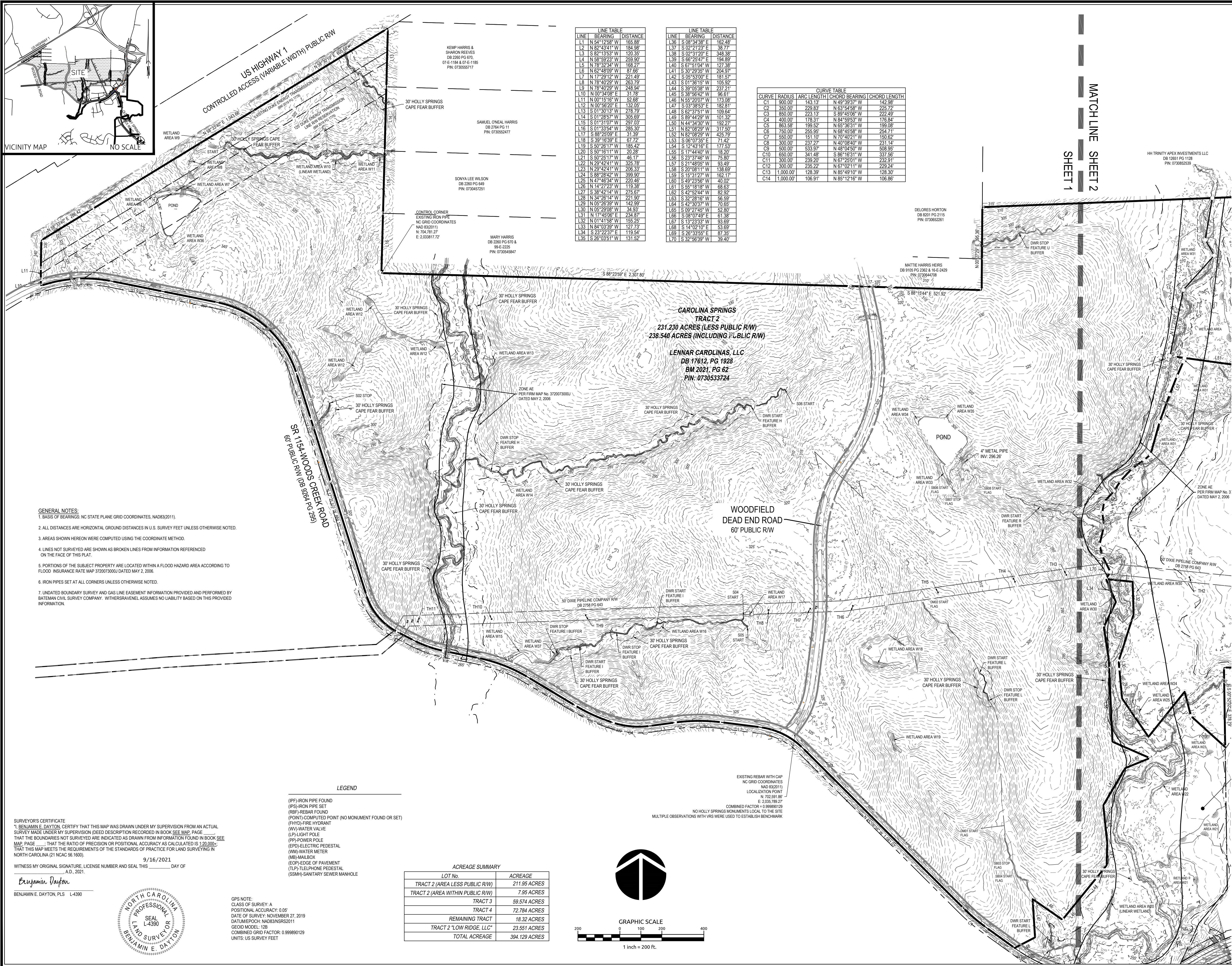
Name Keith McGuinness / David Stillings Company Duke Energy / Capital Properties of Raleigh II LLC
Mailing Address 550 S. Tryon Street / 3724 National Drive, Suite 220
City Charlotte / Raleigh State NC Zip 28202 / 27612
Telephone # (_____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

I, Debra M. Ferm, P.E., certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 9/17/2021

ATTN: STEPHEN DORN



WithersRavenel

Engineers | Planners | Surveyors

115 Mackinnon Drive | Cary, NC 27511 | 919.469.3340 | license # C-0832 | www.withersravenel.com

CAROLINA SPRINGS

PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

EXISTING CONDITIONS

Job No. 02190372_30
Date 09/09/21
Drawn By WR
Designer ZPN

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

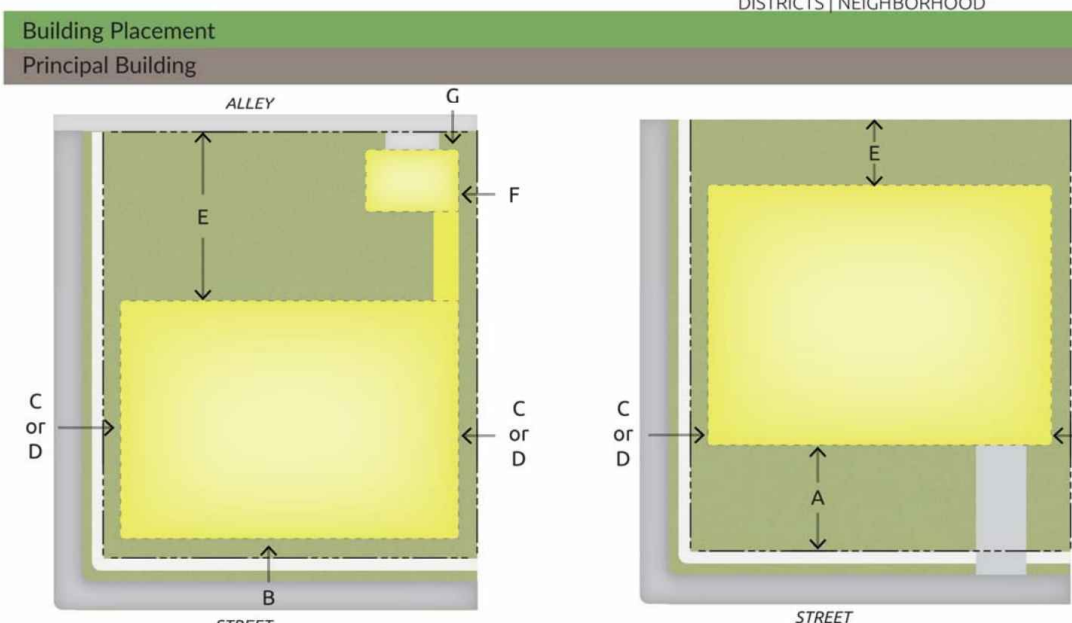
Revisions

Sheet No.
C1.0

Page 194 of 314

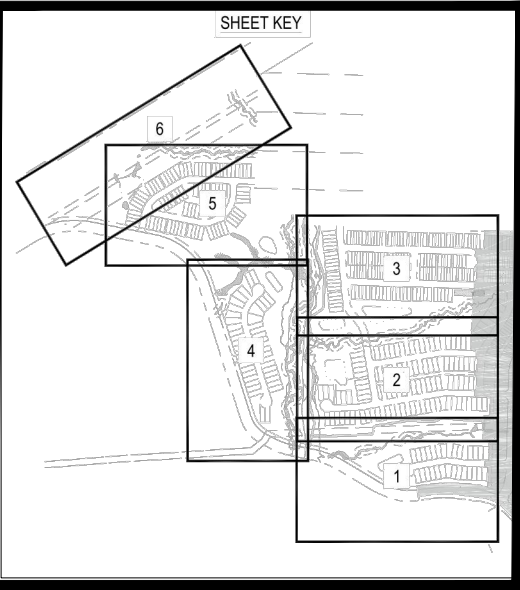
GENERAL & SITE PLAN NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY BATEMAN AND WITHERSRAVENEL, INC.
3. WETLANDS AND RIPARIAN BUFFERS DELINEATED BY S&EC AND SURVEYED BY WITHERSRAVENEL.
4. ALL ADJOINER ZONING INFORMATION IS TOWN OF HOLLY SPRINGS ZONING UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL LOCATE ANY AND ALL UTILITIES PRIOR TO START OF CONSTRUCTION. NOTIFY ENGINEER IN WRITING OF ANY CONFLICTS WHICH MAY REQUIRE REVISION TO THESE PLANS.
6. EXISTING VISIBLE ABOVE-GROUND UTILITY INFORMATION BASED ON SURVEY BY WITHERSRAVENEL, INC. AND SUPPLEMENTED OUTSIDE OF THE PROJECT BOUNDARY BY GIS LIDAR.
7. DELINEATED WETLAND AND RIPARIAN BUFFER AREAS SHALL NOT BE CLEARED, DRAINED OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS AND NCDENR-DWQ.
8. THE RESTRICTIVE COVENANTS FOR THE SUBDIVISION SHALL BE RECORDED AT WAKE COUNTY REGISTER OF DEEDS PRIOR TO THE RECDORDATION OF ANY LOTS.
9. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION CAN BEGIN. ALL APPLICABLE FEES SHALL ALSO BE PAID PRIOR TO CONSTRUCTION DRAWING APPROVAL ON A PHASE BY PHASE BASIS.
10. REGULATORY FEMA MAPPED FLOODPLAINS DO NOT EXIST ON THIS SIT PER FIRM 3720064800J, DATED MAY 2, 2006.
11. TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN AND VEGETATED PERIMETER BUFFER AREAS.
12. ALL ONSITE POWER LINES WILL BE PROVIDED UNDERGROUND TO DUKE ENERGY PROGRESS STANDARDS.
13. PARKS AND RECREATION FEE WILL BE FINALIZED PRIOR TO LOT RECORDING.
14. NO FILL MATERIAL MAY BE ADDED TO NR3 ZONE 1 (INNER 30') AND NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS UNLESS SPECIFICALLY PERMITTED BY THE TOWN OF HOLLY SPRINGS AND/OR NCDWQ.
15. COMMON OPEN SPACE INCLUDING LANDSCAPE BUFFER AREAS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
16. STREET LIGHTING SHALL BE REQUIRED FOR THIS PROJECT AND BE DESIGNED AND CONSTRUCTED WITHIN ACCORDANCE TO HOLLY SPRINGS AND DUKE ENERGY PROGRESS ENERGY POLICIES AND STANDARDS. ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO THE FIRST C.O. AND INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
17. ALL RETAINING WALLS SHALL REQUIRE A BUILDING PERMIT. WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL AT CONSTRUCTION DRAWING REVIEW AS WELL AS A BUILDING PERMIT. NO UTILITIES SHALL CONFLICT WITH STRUCTURAL REINFORCEMENT OF THE WALL.
18. LOCATION OF STREET TREES AND STREET LIGHTING WILL BE FIELD-COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
19. PARKS AND RECREATION FEES WILL BE REDUCED IN THE AMOUNT OF THE CONSTRUCTION COST OF THE ADDITIONAL SIDEPATH ALONG THE WOODS CREEK ROAD.



District Perimeter Yards And Buildings Setbacks	
Overall PUD Perimeter Buffer	30 ft. min.
Setbacks	
Principal Building	
A. Front Setback (Front Load-Residential Street Only)	20 ft. min. - 35 ft. max.
B. Front Setback (Alley Load)	5 ft. min. - 15 ft. max., 10 min. on Collector Street
C. Side Setback (< 70 wide lot)	0 ft.(for shared walls) or 3 ft. min., 8 ft. min. along right-of-way
D. Side Setback (> 70 ft wide lot)	5 ft. min., 8 ft. min. along right-of-way
E. Rear Setback	20 ft. min.
F. Driveway Length	25 ft. min. *
Accessory Structure (Alley Load Only)	
F. Side Setback	3 ft. min., 8 ft. min. along right-of-way
G. Rear Setback	4 ft. min. or 20 ft max.

*Note: Driveway length in the Neighborhood District shall be in compliance with the Engineering Design & Construction Standards (ED&CS) unless otherwise approved by the Director of Engineering. The minimum driveway length for one-car and two-car garages is 25 ft. in accordance with the ED&CS. In areas of the Neighborhood District depicted on the attached Proposed 20' Front Setback Areas Exhibit, topographical, environmental or design challenges have been identified, and a reduced driveway length is desired. In this case, a request for exception of the ED&CS Section 3.0 is required to be submitted to the Director of Engineering for consideration. The request for exception will be evaluated and a determination will be made as to the allowable driveway length reduction or the design modification needed to stay as close to the minimum 25 ft standard as possible. Under no circumstances shall the driveway be reduced to a length less than 20 ft.



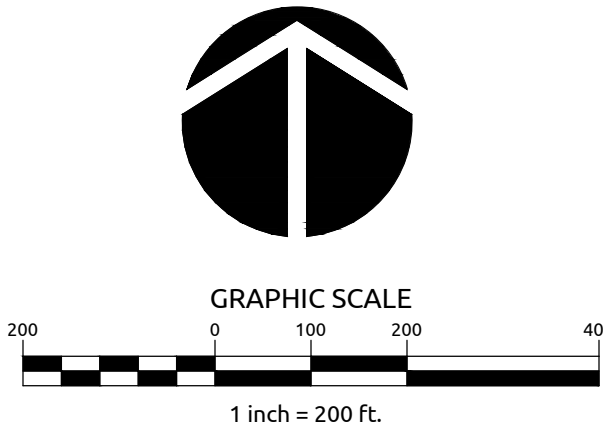
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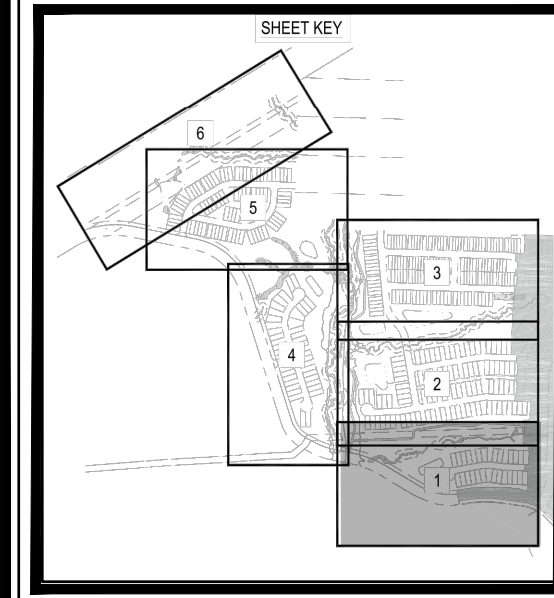
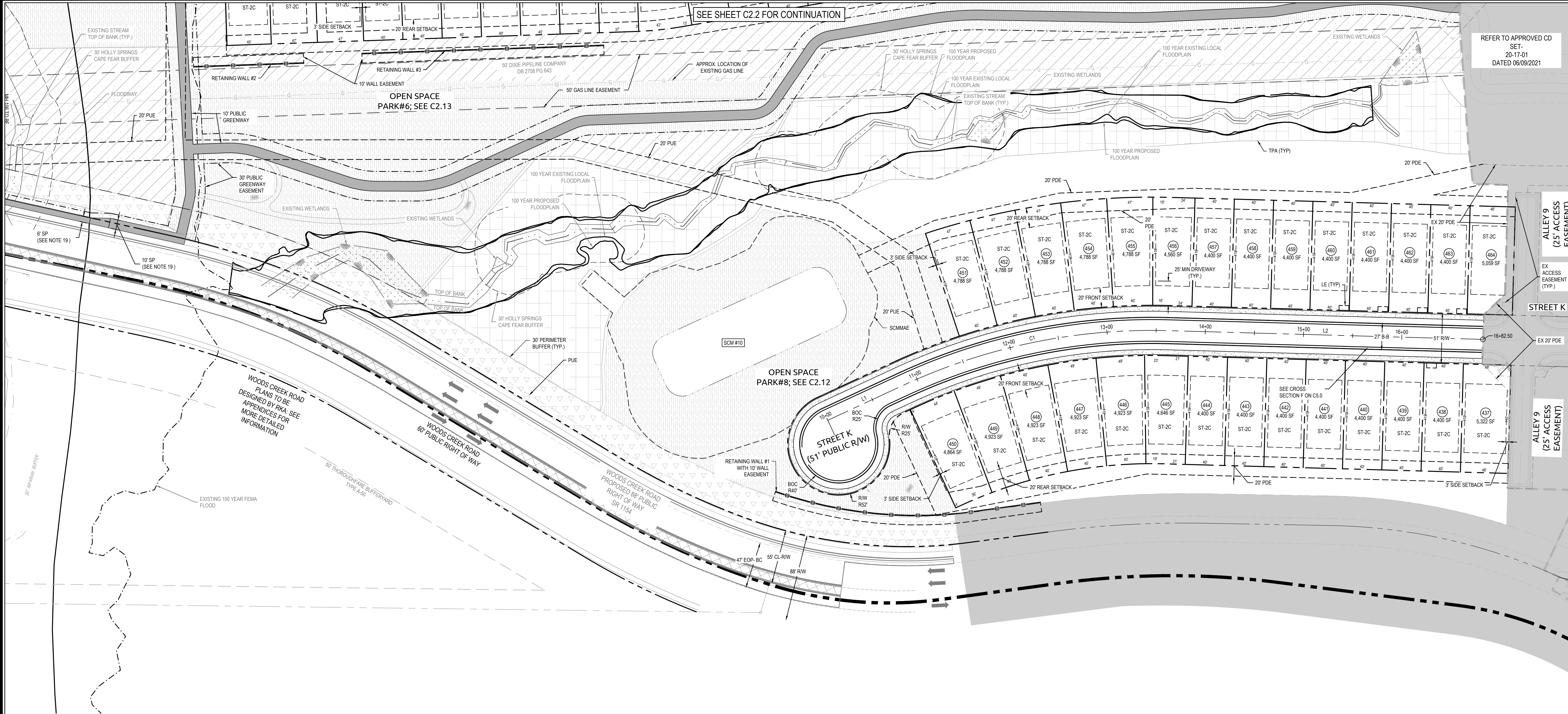
REQUIRED PARKING - CAROLINA SPRINGS	# UNITS	# SPACES
TOTAL REQUIRED		825
SINGLE-FAMILY HOMES		
2 SPACES/DWELLING UNIT	172	344
TOWNHOMES		
2 SPACES/DWELLING UNIT	229	458
PLUS 10% (ONSTREET) INCLUDES ADA SPACES	23	
MIN # OF ADA SPACES REQUIRED PER TCHS TABLE 7.04C		3
PROVIDED PARKING - CAROLINA SPRINGS		
TOTAL PROVIDED		1305
TOTAL PROVIDED (SINGLE-FAMILY HOMES)		344
TOTAL PROVIDED (TOWNHOMES - GARAGE/DRIVEWAY)		916
TOTAL PROVIDED ONSTREET - INCLUDING ADA		45

UNIT LEGEND		
ABBREVIATION	MODEL	MAX IMPERVIOUS (SF)
DE-F	DESIGNER-INTERIOR	1540
DE-F	DESIGNER-EXTERIOR	1940
CO-R	COTTAGE	2770
ST-2C	STERLING	2380
EM-F	EMORY-INTERIOR	2050
EM-F	EMORY-EXTERIOR	2250

LEGEND:

- DEVELOPED OPEN SPACE
- UNDEVELOPED OPEN SPACE
- EXISTING WETLAND
- TREE PRESERVATION AREA
- 30' TYPE B LANDSCAPE SCREEN - B-40
- 30' TYPE B LANDSCAPE SCREEN - B-75
- 30' TYPE B LANDSCAPE SCREEN - B-225





LEGEND:

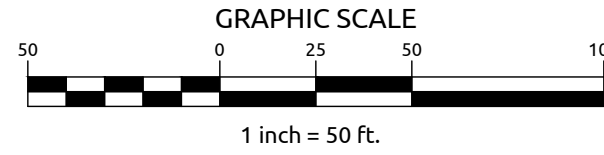
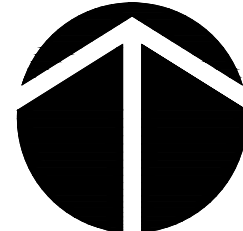
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- UNDEVELOPED OPEN SPACE
- EXISTING WETLAND
- TREE PRESERVATION AREA
- 30' TYPE B LANDSCAPE SCREEN - B-40
- 30' TYPE B LANDSCAPE SCREEN - B-75
- 30' TYPE B LANDSCAPE SCREEN - B-225

ABBREVIATION LEGEND

- DE DRAINAGE EASEMENT (PUBLIC)
- GE GREENWAY EASEMENT (PUBLIC)
- PDE PRIVATE DRAINAGE EASEMENT
- PGE PRIVATE GREENWAY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SCM MAINTENANCE AND ACCESS EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- STE STREET TREE EASEMENT
- VWDE VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
- LE LANDSCAPE EASEMENT
- RW PUBLIC RIGHT-OF-WAY
- B-B BACK OF CURB TO BACK OF CURB
- SP SIDEPATH

UNIT LEGEND

ABBREVIATION	MODEL	MAX IMPERVIOUS (SF)
DE-F	DESIGNER-INTERIOR	1540
DE-F	DESIGNER-EXTERIOR	1940
CO-R	COTTAGE	2770
ST-2C	STERLING	2380
EM-F	EMORY-INTERIOR	2050
EM-F	EMORY-EXTERIOR	2250

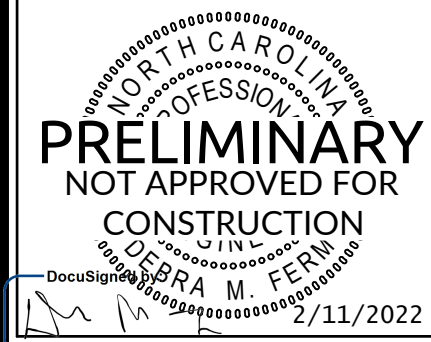


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CAROLINA SPRINGS
PHASE 2
HOLLY SPRINGS, NORTH CAROLINA

SITE PLAN

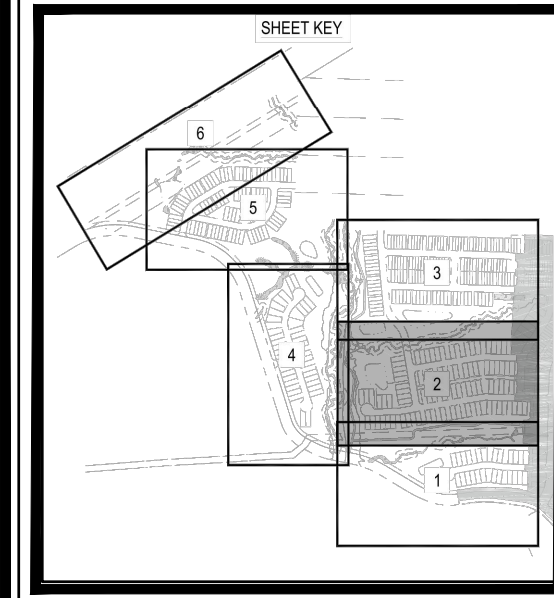
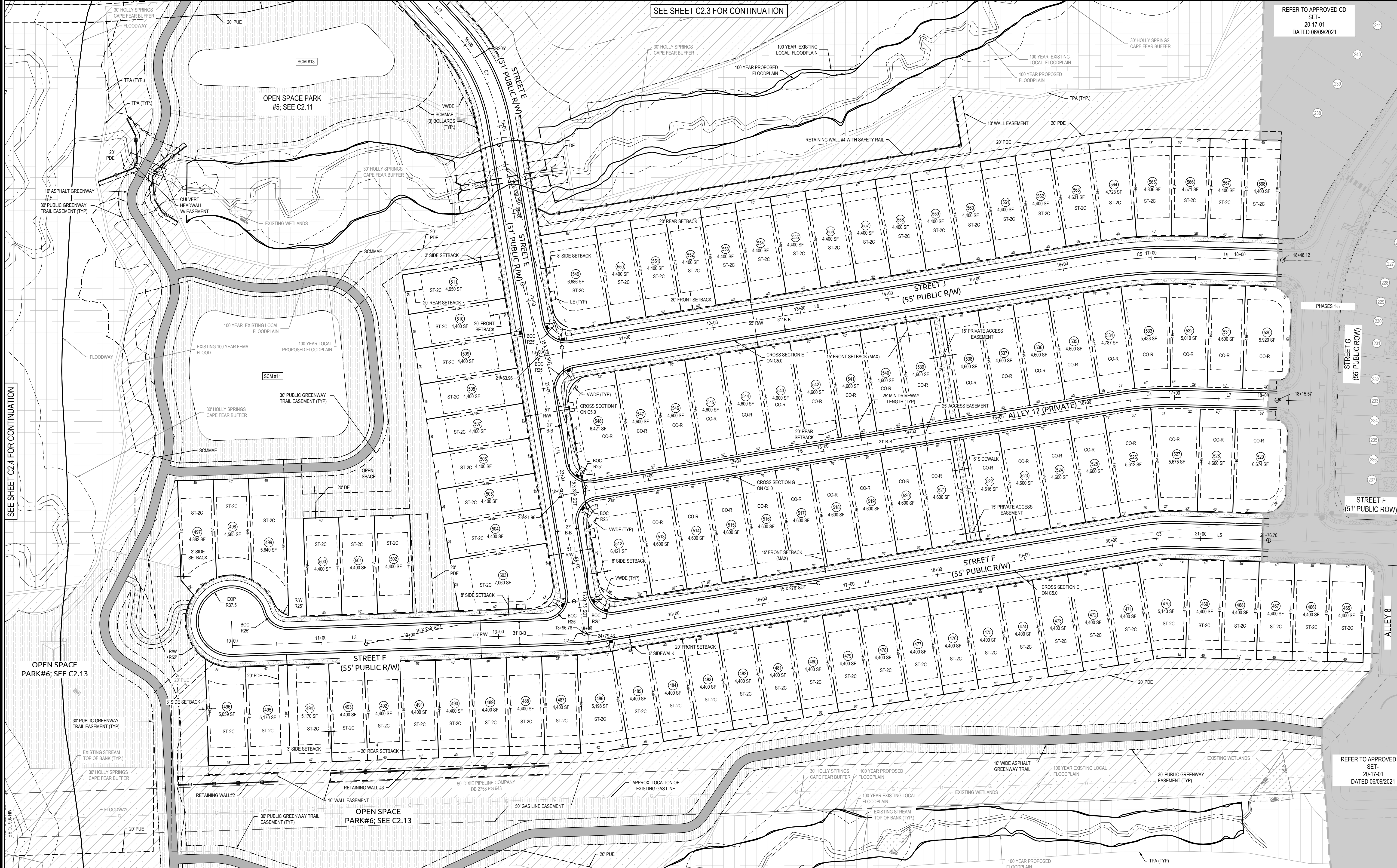
Job No.	02190372-30	Drawn By	WR
Date	09/09/21	Designer	ZPN



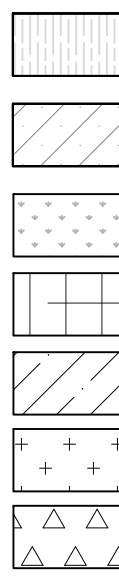
Revisions
1. PER TOWN COMMENTS 11/12/21
2. PER TOWN COMMENTS 12/28/21
3. PER TOWN COMMENTS 01/14/22
4. PER TOWN COMMENTS 02/11/22

Sheet No.

C2.1



LEGEND:



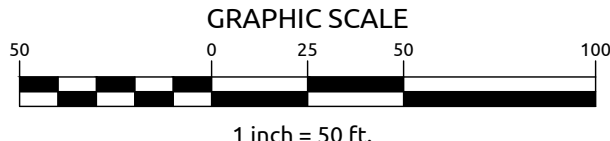
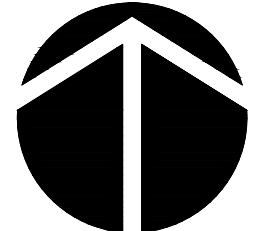
- DEVELOPED OPEN SPACE
- UNDEVELOPED OPEN SPACE
- EXISTING WETLAND
- TREE PRESERVATION AREA
- 30' TYPE B LANDSCAPE SCREEN - B-40
- 30' TYPE B LANDSCAPE SCREEN - B-75
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ABBREVIATION LEGEND

- DE DRAINAGE EASEMENT (PUBLIC)
- GE GREENWAY EASEMENT (PUBLIC)
- PDE PRIVATE DRAINAGE EASEMENT
- PGE PRIVATE GREENWAY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SCMAE SCMA MAINTENANCE AND ACCESS EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- STF STREET TREE EASEMENT
- WVDE VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
- LE LANDSCAPE EASEMENT
- RW PUBLIC RIGHT-OF-WAY
- B-B BACK OF CURB TO BACK OF CURB
- SP SIDEWALK

UNIT LEGEND

ABBREVIATION	MODEL	MAX IMPERVIOUS (SF)
DE-F	DESIGNER-INTERIOR	1540
DE-F	DESIGNER-EXTERIOR	1940
CO-R	COTTAGE	2770
ST-2C	STERLING	2380
EM-F	EMORY-INTERIOR	2050
EM-F	EMORY-EXTERIOR	2250



WithersRavenel
Engineers | Planners | Surveyors

**CAROLINA SPRINGS
PHASE 2**
HOLLY SPRINGS, NORTH CAROLINA

SITE PLAN

Job No.	02190372.30	Drawn By	WR
Date	09/09/21	Designer	ZPN

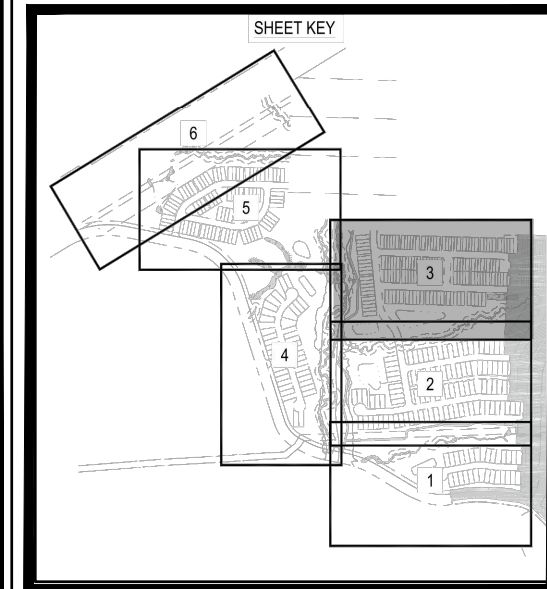
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
DEBRA M. FERN
2/11/2022

Revisions	
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2.	PER TOWN COMMENTS 12/28/21
3.	PER TOWN COMMENTS 01/14/22
4.	PER TOWN COMMENTS 02/11/22

Sheet No.
C2.2

SEE SHEET C2.3 FOR CONTINUATION

SEE SHEET C2.4 FOR CONTINUATION



LEGEND:

- DEVELOPED OPEN SPACE
- UNDEVELOPED OPEN SPACE
- EXISTING WETLAND
- TREE PRESERVATION AREA
- 30' TYPE B LANDSCAPE SCREEN - B-40
- 30' TYPE B LANDSCAPE SCREEN - B-75
- 30' TYPE B LANDSCAPE SCREEN - B-225

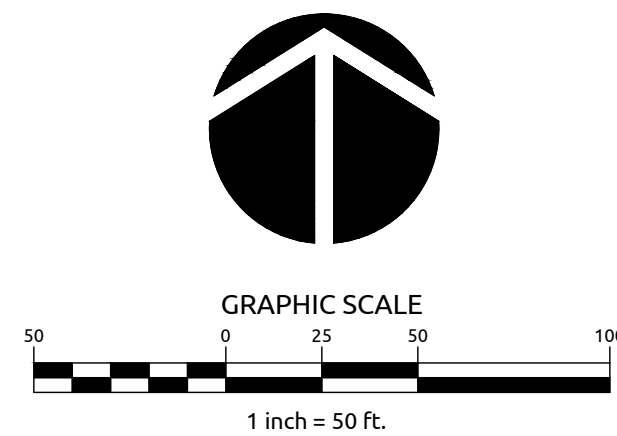
ABBREVIATION LEGEND

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- PUE PUBLIC UTILITY EASEMENT
- SCM SCM MAINTENANCE AND ACCESS EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- STE STREET TREE EASEMENT
- VWIDE VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
- LE LANDSCAPE EASEMENT
- RW PUBLIC RIGHT-OF-WAY
- B-B BACK OF CURB TO BACK OF CURB
- SP SIDEWALK

UNIT LEGEND

ABBREVIATION	MODEL	MAX IMPERVIOUS (SF)
DE-F	DESIGNER-INTERIOR	1540
DE-F	DESIGNER-EXTERIOR	1940
CO-R	COTTAGE	2770
ST-ZC	STERLING	2380
EM-F	EMORY-INTERIOR	2050
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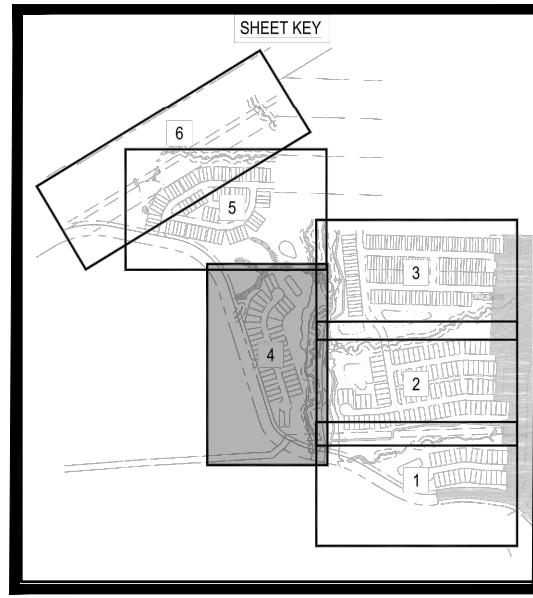
SEE SHEET C2.2 FOR CONTINUATION



MATTIE HARRIS HEIRS
DB 9105, PG. 2362 & 16-E-2429
PIN: 0730544708
LAND USE: VACANT
ZONING: R30
TOWN OF HOLLY SPRINGS ETJ

REFER TO APPROVED CD
SET-
20-17-01
DATED 06/09/2021

REFER TO APPROVED CD
SET-
20-17-01
DATED 06/09/2021



30" TYPE B LANDSCAPE SCREEN - B-225

UNIT LEGEND		
ABBREVIATION	MODEL	MAX IMPERVIOUS (SF)
DE-F	DESIGNER-INTERIOR	1540
DE-F	DESIGNER-EXTERIOR	1940
CO-R	COTTAGE	2770
ST-2C	STERLING	2380
EM-F	EMORY-INTERIOR	2050
EM-F	EMORY-EXTERIOR	2250

UNIT LEGEND		
ABBREVIATION	MODEL	MAX IMPERVIOUS (SF)
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DE-F	DESIGNER-EXTERIOR	1940
CO-R	COTTAGE	2770
ST-2C	STERLING	2380
EM-F	EMORY-INTERIOR	2050
EM-F	EMORY-EXTERIOR	2250



CAROLINA SPRINGS
PHASE 2

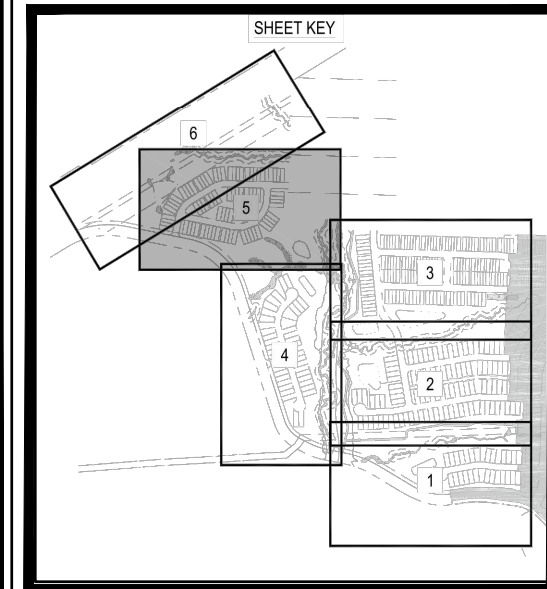
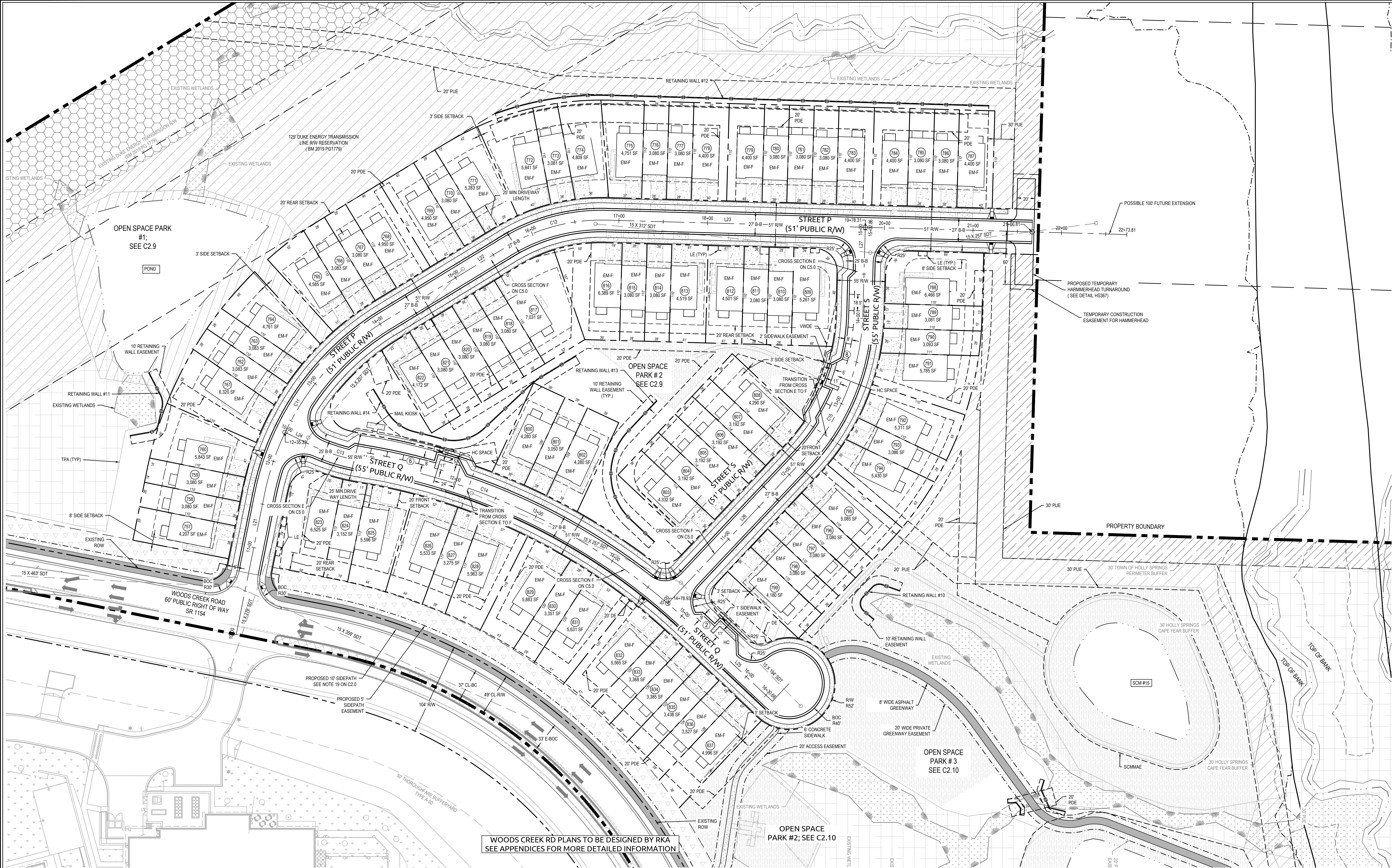
SITE PLAN


 NORTH CAROLINA
 PROFESSIONAL ENGINEER
PRELIMINARY
 NOT APPROVED FOR
 CONSTRUCTION
 DEBRA M. FERM
 2/11/2022

Revisions		
1.	PER TOWN COMMENTS	11/12/21
2.	PER TOWN COMMENTS	12/28/21
3.	PER TOWN COMMENTS	01/14/22
4	PER TOWN COMMENTS	02/11/22

Sheet No.

C2.4



LEGEND:

	DEVELOPED OPEN SPACE
	UNDEVELOPED OPEN SPACE
	EXISTING WETLAND
	TREE PRESERVATION AREA
	30' TYPE B LANDSCAPE SCREEN - B-40
	30' TYPE B LANDSCAPE SCREEN - B-75
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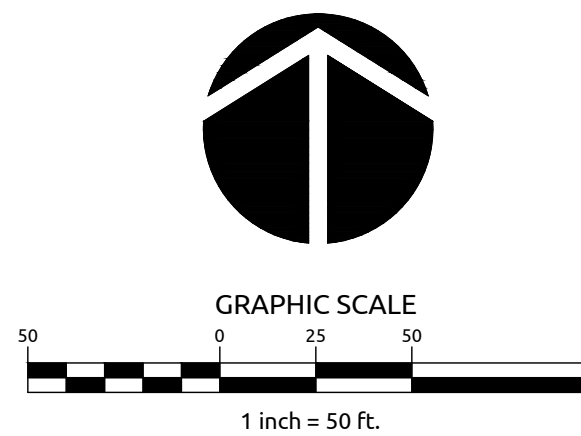
ABBREVIATION LEGEND

DE	DRAINAGE EASEMENT (PUBLIC)
GE	GREENWAY EASEMENT (PUBLIC)
PDE	PRIVATE DRAINAGE EASEMENT
PGE	PRIVATE GREENWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCMMAE	SCM MAINTENANCE AND ACCESS EASEMENT
SDT	RIGHT DISTANCE TRIANGLE
SFE	STREET TREE EASEMENT
VWDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
R/W	PUBLIC RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB
SP	SIDEPATH

UNIT LEGEND

ABBREVIATION	MODEL	MAX IMPERVIOUS (SF)
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DE-F	DESIGNER-EXTERIOR	1940
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ST-2C	STERLING	2380
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EM-F	EMORY-EXTERIOR	2250

SEE SHEET C2.1 FOR CONTINUATION



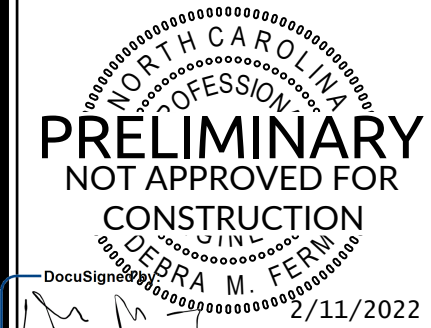
SEE SHEET C2.3 FOR CONTINUATION

CAROLINA SPRINGS
PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

SITE PLAN

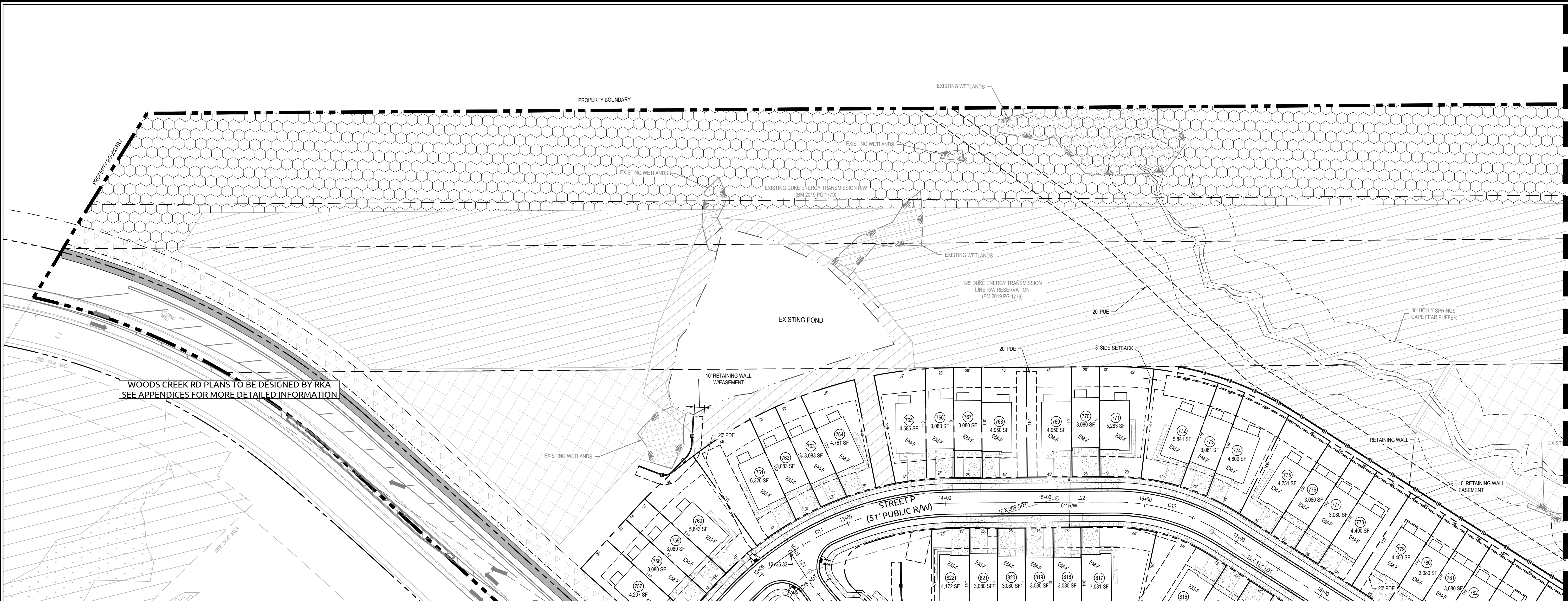
Job No.	02190372-30	Drawn By	WR
Date	09/09/21	Designer	ZPN



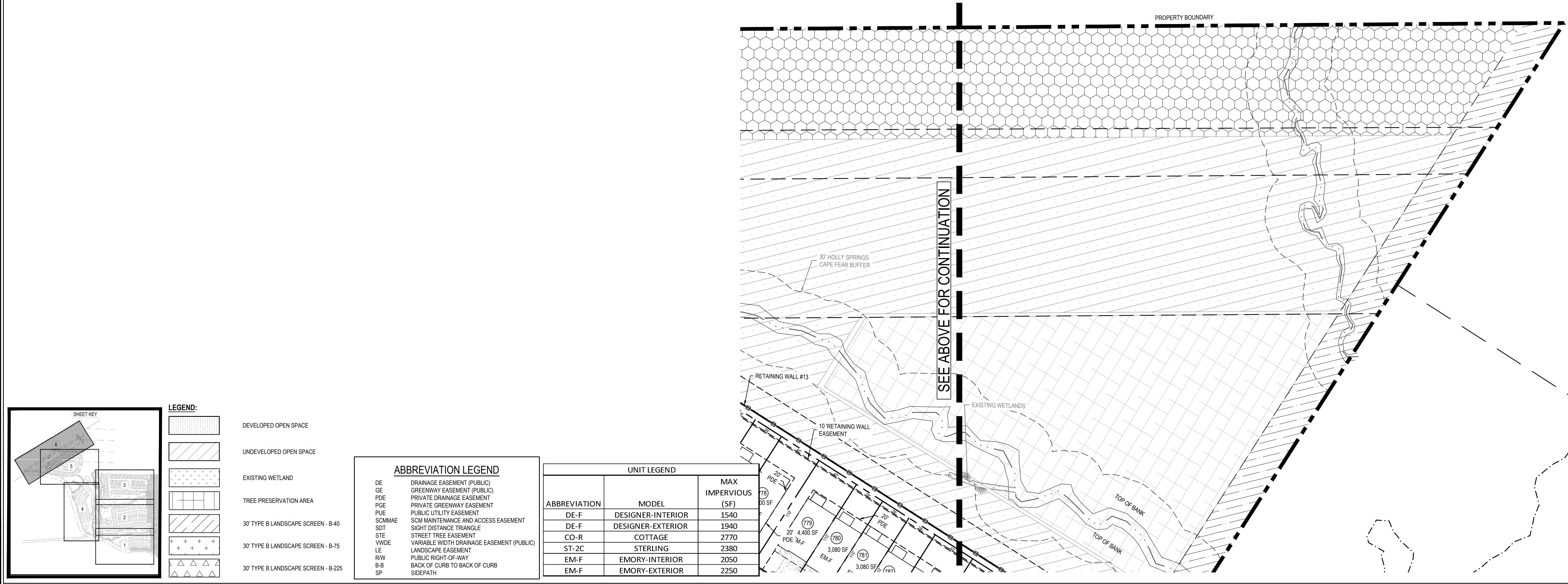
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1.	PER TOWN COMMENTS 11/12/21
2.	PER TOWN COMMENTS 12/28/21
3.	PER TOWN COMMENTS 01/14/22
4.	PER TOWN COMMENTS 02/11/22

Sheet No.

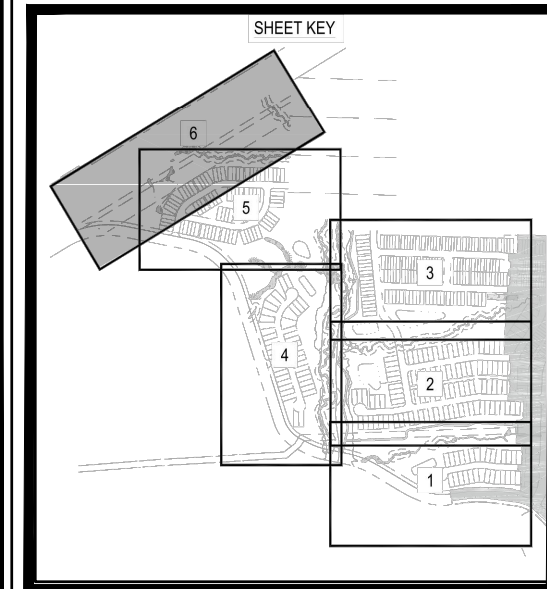
C2.5



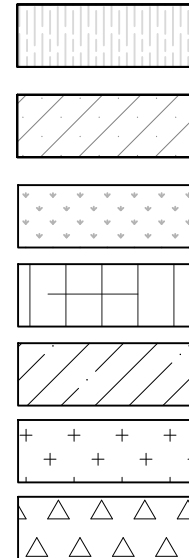
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SEE ABOVE FOR CONTINUATION



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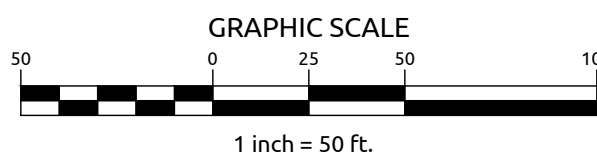
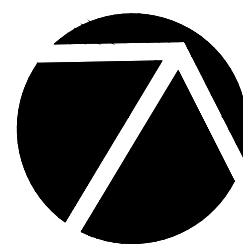


ABBREVIATION LEGEND

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PDE	PRIVATE DRAINAGE EASEMENT
PGE	PRIVATE GREENWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCHMAE	SCHMANTENANCE AND ACCESS EASEMENT
SDT	SIGHT DISTANCE TRIANGLE
STE	STREET TREE EASEMENT
VWDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
RW	PUBLIC RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB
SP	SIDEPATH

UNIT LEGEND

ABBREVIATION	MODEL	MAX IMPERVIOUS (SF)
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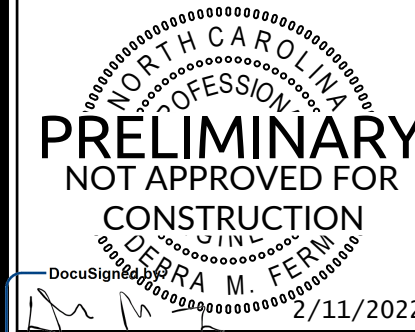


**CAROLINA SPRINGS
PHASE 2**

HOLLY SPRINGS, NORTH CAROLINA

SITE PLAN

Job No.	02190372-30	Drawn By	WR
Date	09/09/21	Designer	ZPN



Revisions	
1.	PER TOWN COMMENTS 11/12/21
2.	PER TOWN COMMENTS 12/28/21
3.	PER TOWN COMMENTS 01/14/22
4.	PER TOWN COMMENTS 02/11/22

Sheet No.

C2.6

ROADWAY ALIGNMENTS

STREET K

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N65°08'43"E	85.23'
L2	S88°23'59"E	320.23'

CURVE TABLE						
CURVE	PI	Δ	D	L	T	R
C1	12+26.26	26°27'18.1"	9°32'57.5"	277.04'	141.03'	600.00'

STREET F

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N88°02'30"E	388.15'
L4	N80°28'48"E	625.46'
L5	S88°23'59"E	96.49'

CURVE TABLE						
CURVE	PI	Δ	D	L	T	R
C2	13+98.07	7°33'47.6"	38°11'49.9"	19.80'	9.91'	150.00'
C3	20+53.38	11°07'12.4"	27°56'57.0"	39.79'	19.96'	205.00'

ALLEY 12

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N80°28'48"E	636.62'
L7	S88°23'59"E	108.49'

CURVE TABLE						
CURVE	PI	Δ	D	L	T	R
C4	16+71.96	11°07'12.4"	15°47'02.3"	70.45'	35.34'	363.00'

STREET J

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N80°28'48"E	638.67'
L9	S88°23'59"E	112.41'

CURVE TABLE						
CURVE	PI	Δ	D	L	T	R
C5	16+87.35	11°07'12.4"	11°27'33.0"	97.04'	48.67'	500.00'

STREET E

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S1°38'57"W	226.72'
L11	S18°39'25"E	19.00'
L12	S2°15'25"E	172.98'
L13	S42°20'21"E	59.56'
L14	S9°31'12"E	581.78'

CURVE TABLE						
CURVE	PI	Δ	D	L	T	R
C6	12+63.43	20°18'21.6"	27°56'57.0"	72.65'	36.71'	205.00'
C7	13+61.60	16°23'59.7"	19°05'54.9"	85.87'	43.23'	300.00'
C8	16+62.00	40°04'55.8"	27°56'57.0"	143.41'	74.78'	205.00'
C9	18+40.59	32°49'09.2"	27°56'57.0"	117.42'	60.37'	205.00'

STREET D

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S88°23'59"E	1053.49'

ROADWAY ALIGNMENTS

CAROLINA SPRINGS BLVD.

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S88°23'59"E	1006.62'

STREET H

LINE TABLE		
LINE	BEARING	DISTANCE
L17	N1°36'01"E	271.00'

STREET M

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N72°30'48"E	225.50'

STREET N

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N17°29'12"W	615.53'
L20	N47°21'46"E	85.02'

CURVE TABLE						
CURVE	PI	Δ	D	L	T	R
C10	17+45.75	64°50'57.7"	27°56'57.0"	232.03'	130.22'	205.00'

STREET P

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N11°19'31"E	161.48'
L22	N58°33'40"E	159.00'
L23	S88°28'53"E	481.09'

CURVE TABLE						
CURVE	PI	Δ	D	L	T	R
C15	13+17.43	41°43'35.0"	22°56'05.9"	182.07'	95.28'	250.00'
C11	12+92.66	47°14'09.2"	19°05'54.9"	247.33'	131.18'	300.00'
C12	16+28.44	32°57'28.7"	27°56'57.0"	117.92'	60.64'	205.00'

STREET Q

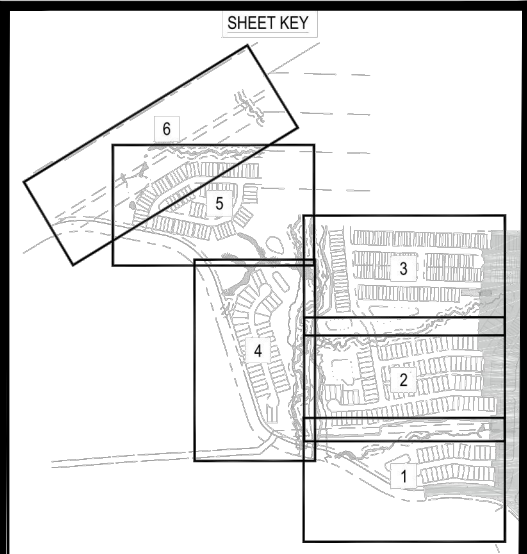
LINE TABLE		
LINE	BEARING	DISTANCE
L24	S63°53'12"E	31.33'
L25	S46°45'18"E	120.66'

CURVE TABLE						
CURVE	PI	Δ	D	L	T	R
C13	10+62.07	17°03'12.5"	27°56'57.0"	61.02'	30.74'	205.00'
C14	13+07.60	34°11'06.9"	8°11'06.4"	417.65'	215.25'	700.00'

STREET S

LINE TABLE		
LINE	BEARING	DISTANCE
L26	N43°14'42"E	222.15'
L27	N1°31'07"E	98.65'

CURVE TABLE						
CURVE	PI	Δ	D	L	T	R
C15	13+17.43	41°43'35.0"	22°56'05.9"	182.07'	95.28'	250.00'





LEGEND:

DEVELOPED OPEN SPACE

UNDEVELOPED OPEN SPACE

DEVELOPED OPEN SPACE	AREA (AC)
PARK 1 (ND)	0.30
PARK 2 (ND)	3.70
PARK 3 (ND)	0.25
PARK 4 (ND)	1.56
PARK 5 (ND)	0.43
PARK 6 (ND)	3.20
PARK 7 (ND)	1.32
GREENWAY (ND)	1.00
OVERALL TOTAL	11.76

WithersRavenel

Engineers | Planners | Surveyors

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CAROLINA SPRINGS

PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

OVERALL OPEN SPACE

PLAN

Job No. 02190372.30

Date 09/09/21

Drawn By WR

Designer ZPN

NORTH CAROLINA LANDSCAPE

PRELIMINARY

NOT APPROVED FOR CONSTRUCTION

Drawn By Daniel B. White

2/11/2022

Revisions

1. PER TOWN COMMENTS 11/12/21

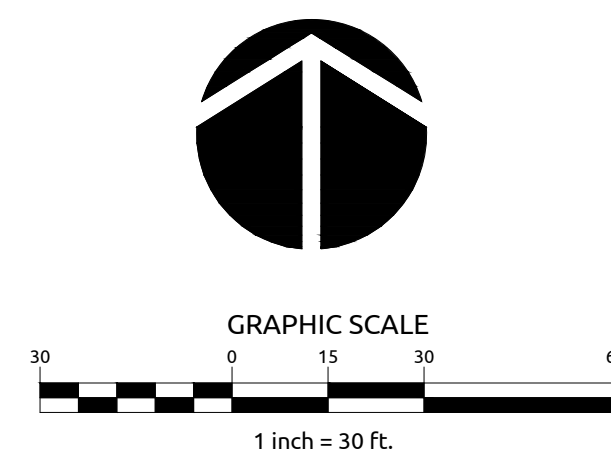
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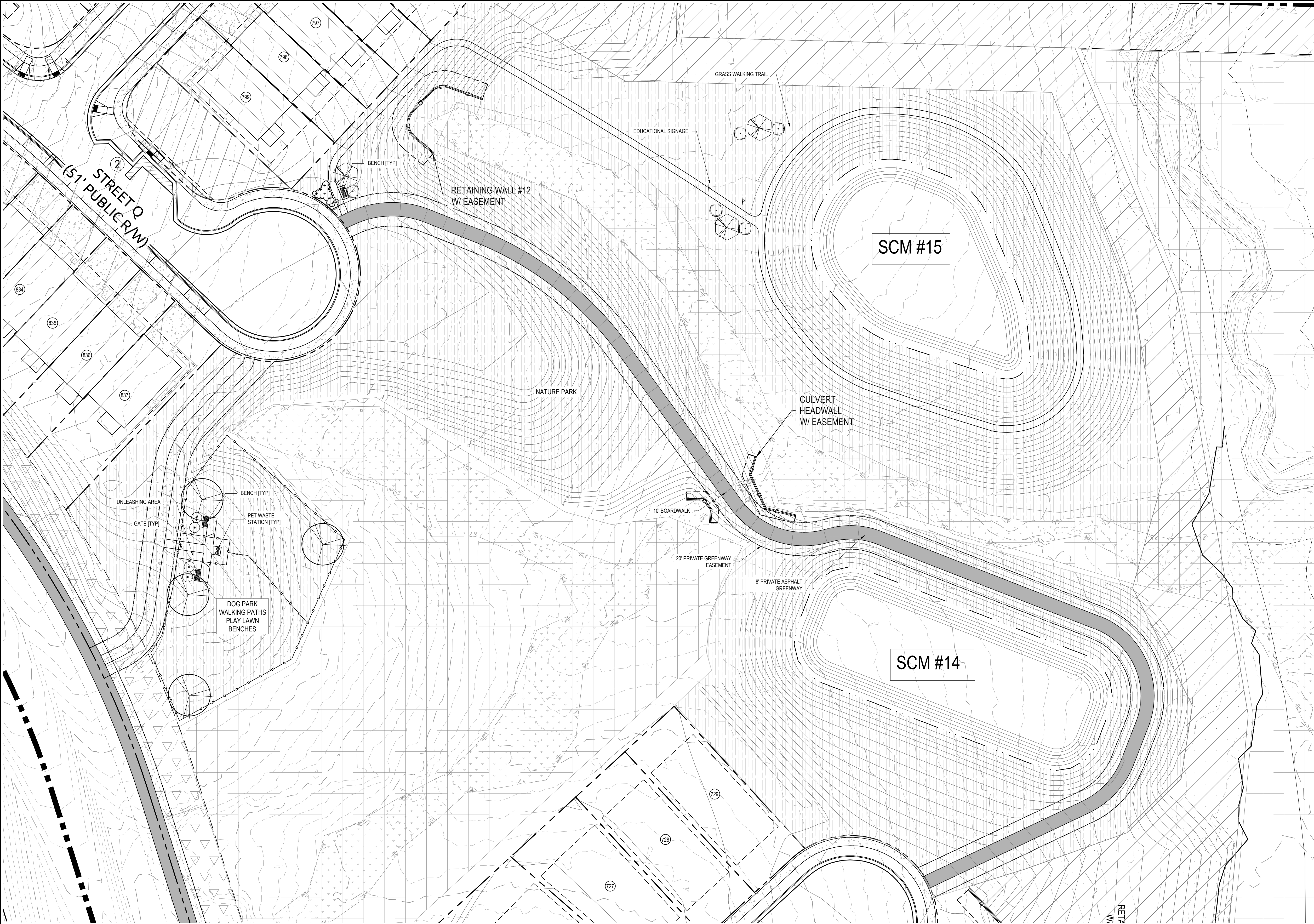
3. PER TOWN COMMENTS 01/14/22

4. PER TOWN COMMENTS 02/11/22

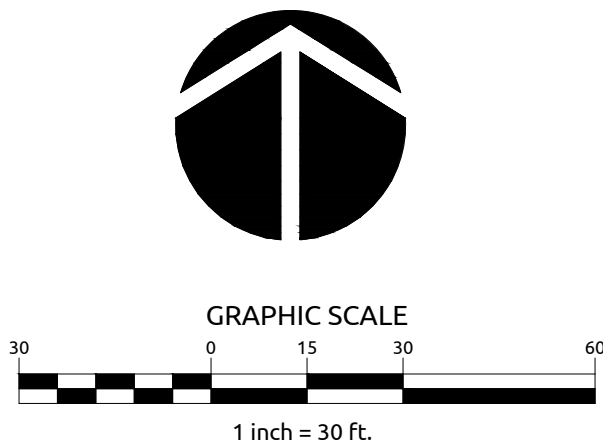
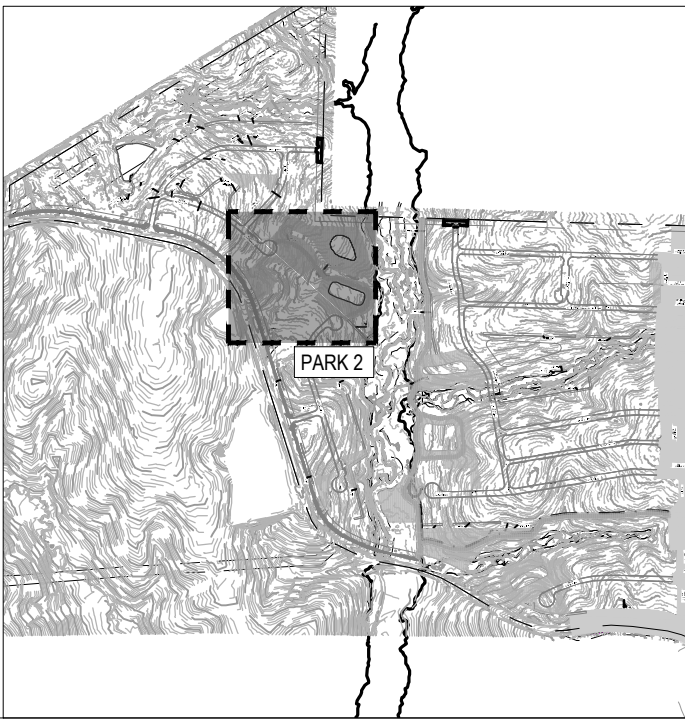
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PARK #2



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CAROLINA SPRINGS

PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

DETAILED OPEN SPACE

Job No. 02190372.30
Date 09/09/21

Drawn By WR
Designer ZPN

NORTH CAROLINA LANDSCAPE ARCHITECTS

PRELIMINARY

NOT APPROVED FOR CONSTRUCTION

Drawn By B. WHIT
Daniel J. Whit
2/11/2022

Revisions

1. PER TOWN COMMENTS 11/12/21

2. PER TOWN COMMENTS 12/28/21

3. PER TOWN COMMENTS 01/14/22

4. PER TOWN COMMENTS 02/11/22

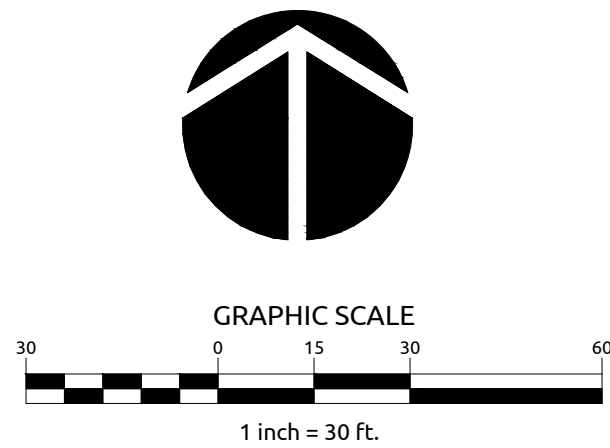
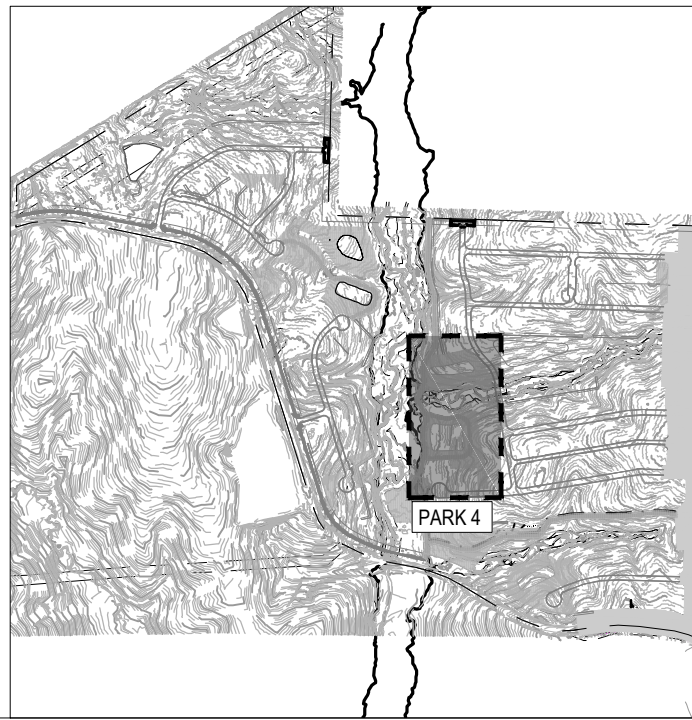
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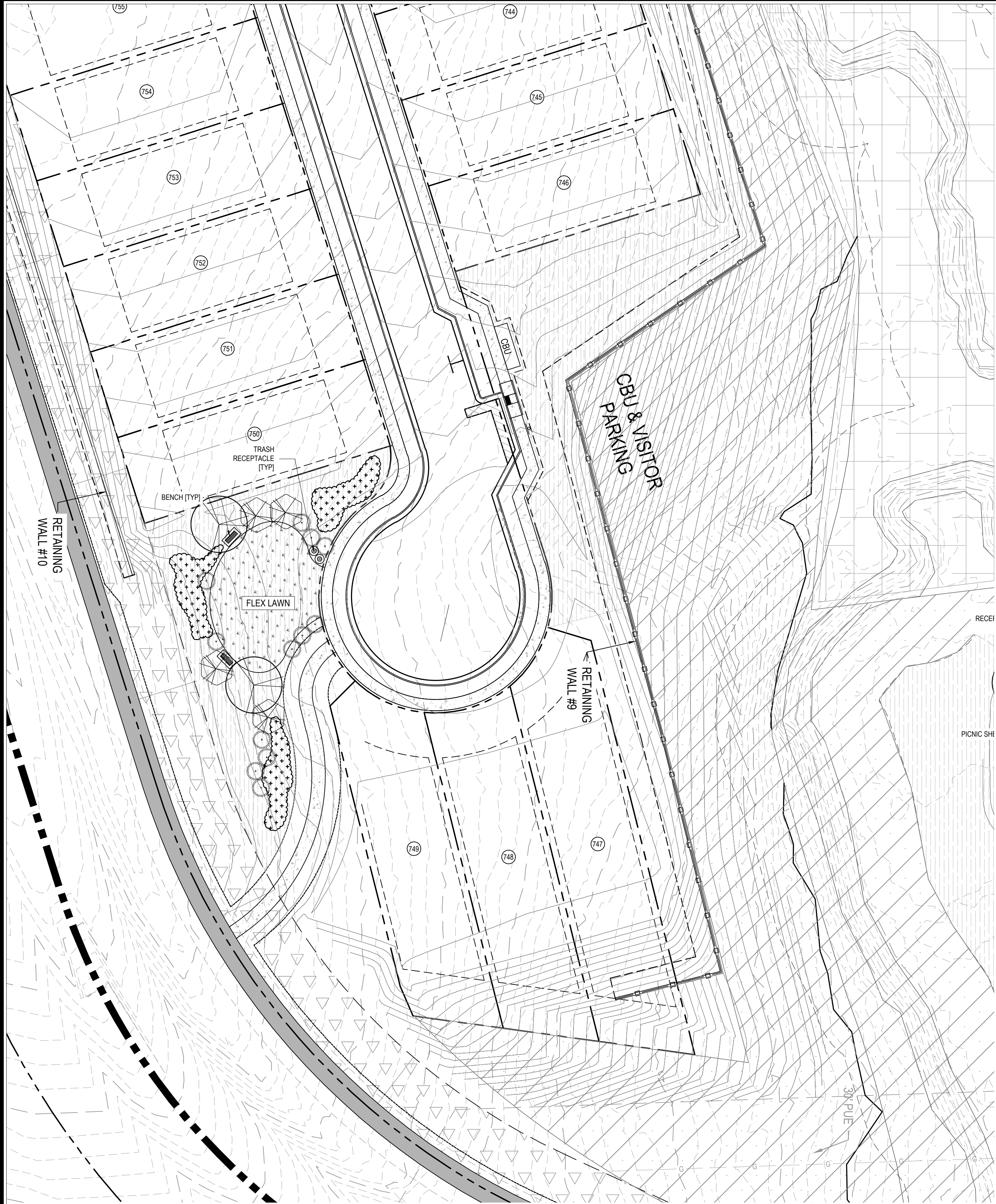
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Page 205 of 314

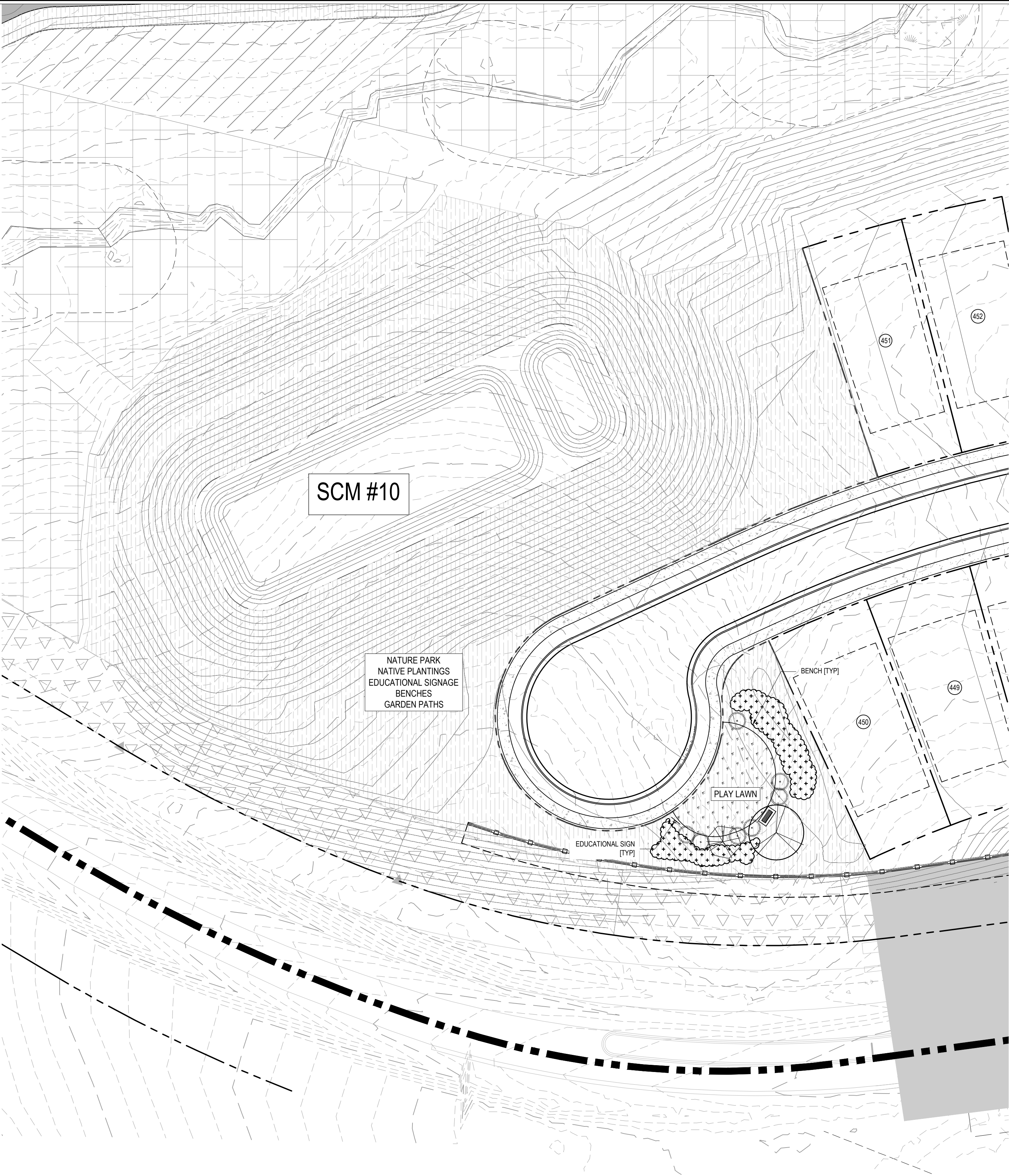


PARK #4

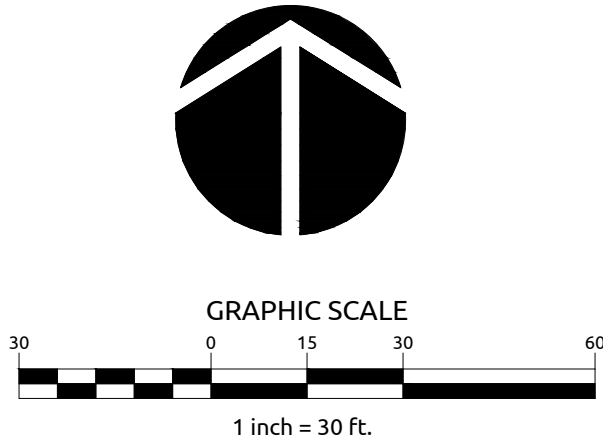
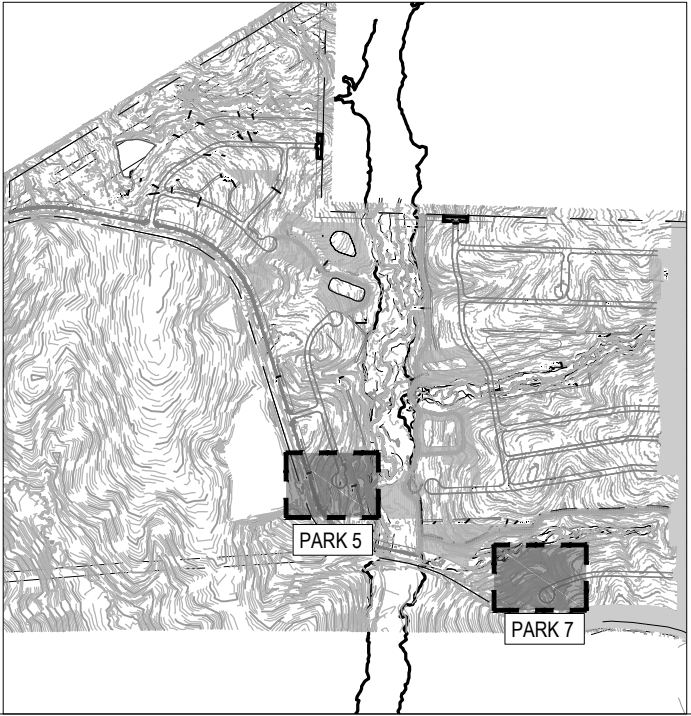




PARK #5



PARK #7



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CAROLINA SPRINGS
PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

DETAILED OPEN SPACE

Job No. 02190372.30
Date 09/09/21

Drawn By WR
Designer ZPN

NORTH CAROLINA
LANDSCAPE ARCHITECTS

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Drawn By Daniel B. Whitely
2/11/2022

Revisions

1. PER TOWN COMMENTS 11/12/21

2. PER TOWN COMMENTS 12/28/21

3. PER TOWN COMMENTS 01/14/22

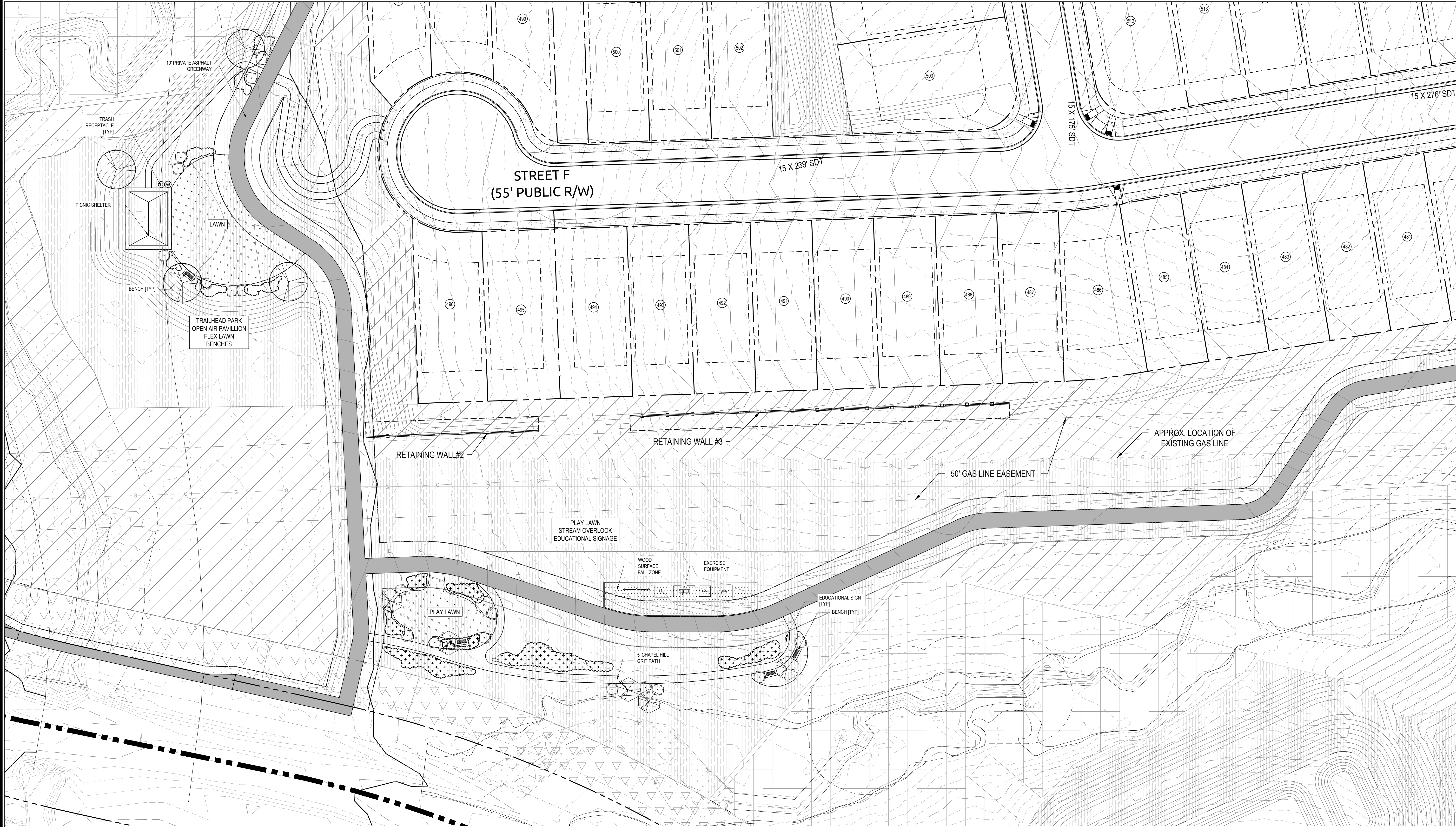
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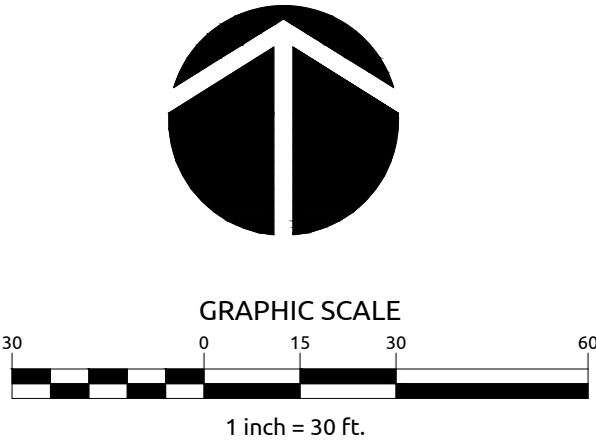
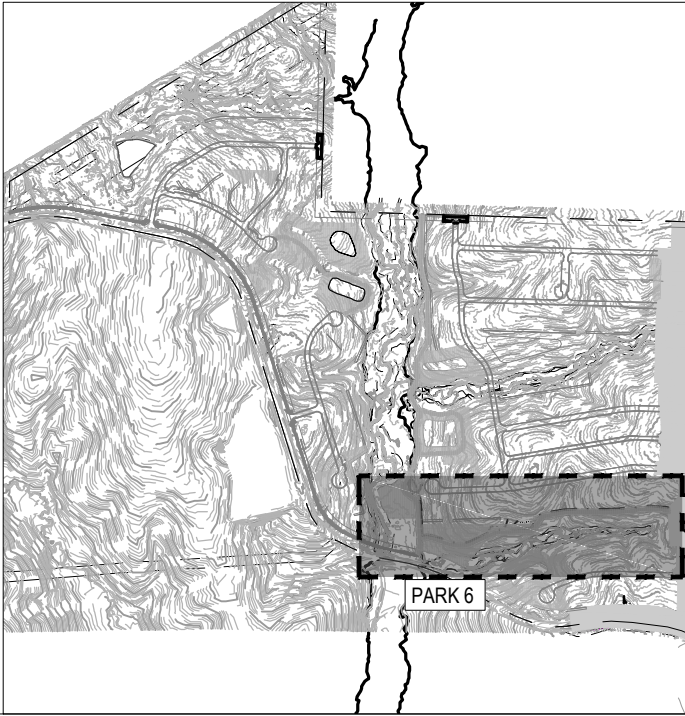
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PARK #6



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CAROLINA SPRINGS
PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

DETAILED OPEN SPACE

Job No.	02190372.30	Drawn By	WR
Date	09/09/21	Designer	ZPN

NORTH CAROLINA
LANDSCAPE
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

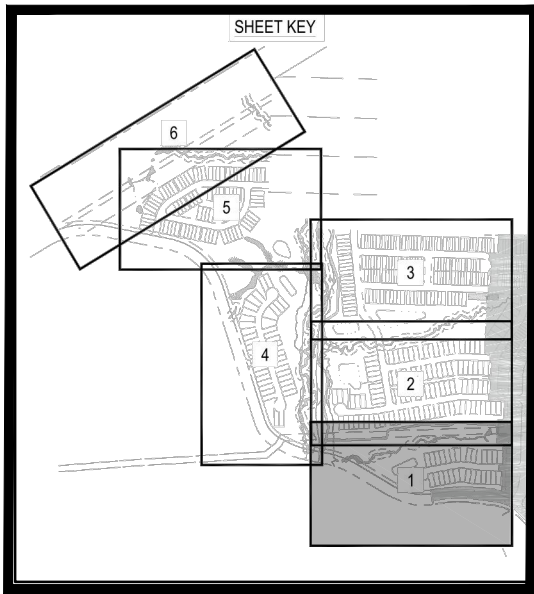
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Daniel Whittaker
2/11/2022

Revisions	
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2.	PER TOWN COMMENTS 12/28/21
3.	PER TOWN COMMENTS 01/14/22
4.	PER TOWN COMMENTS 02/11/22

Sheet No.

C2.13





ABBREVIATION LEGEND

DE	DRAINAGE EASEMENT (PUBLIC)
GE	GREENWAY EASEMENT (PUBLIC)
FE	PRIVATE FURNACE EASEMENT
PGE	PRIVATE GREENWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCMMAE	SCH. MAINTENANCE AND ACCESS EASEMENT
SDT	SIGHT DISTANCE TRIANGLE
STE	STREET TREE EASEMENT
VWDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
R/W	PUBLIC RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB

UTILITY ABBREVIATION LEGEND	
FHA	FIRE HYDRANT ASSEMBLY
BOA	BLOWOFF ASSEMBLY
GV	GATE VALVE
RED	REDUCER
WM	WATER MAIN
RWM	RECLAIMED WATER MAIN
CO	CLEAN OUT

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

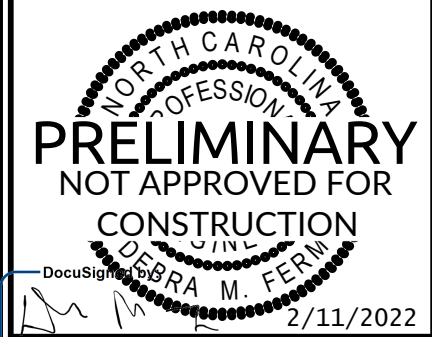
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CAROLINA SPRINGS
PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

UTILITY PLAN

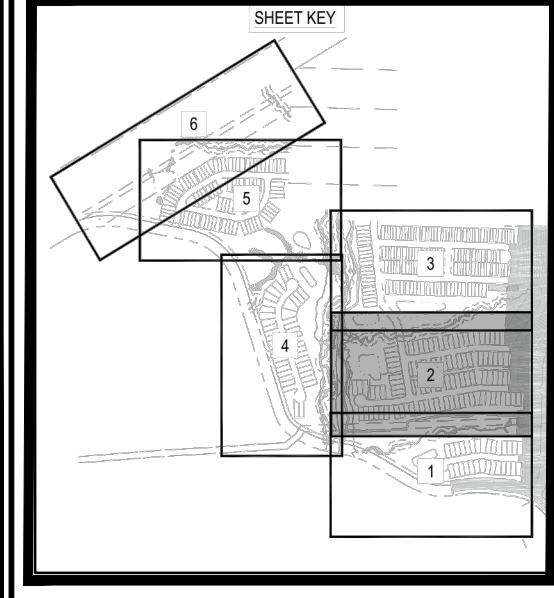
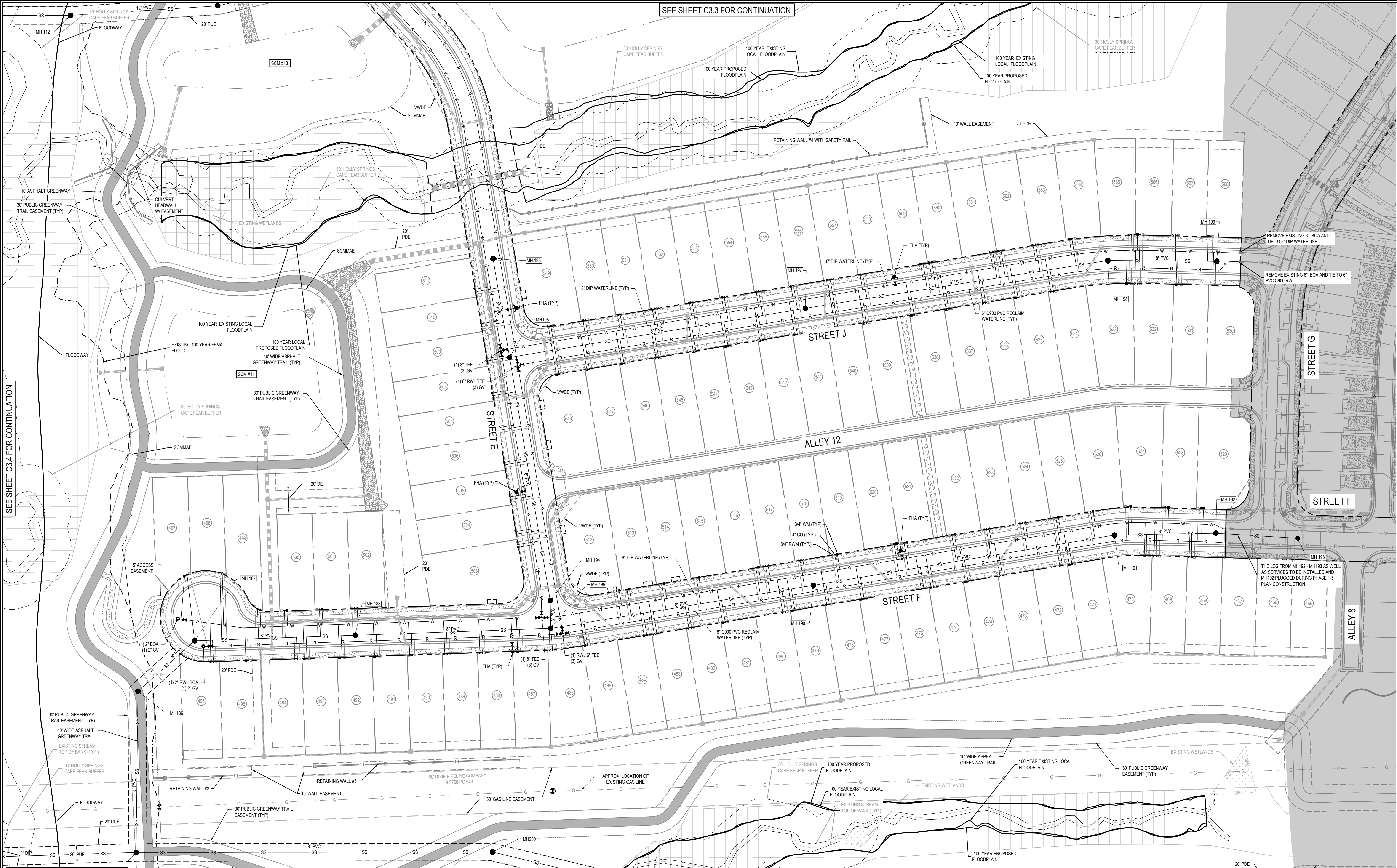
Job No.	02190372.30	Drawn By	WR
Date	09/09/21	Designer	ZPN



Revisions		
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2.	PER TOWN COMMENTS	12/28/21
3.	PER TOWN COMMENTS	01/14/22
4	PER TOWN COMMENTS	02/11/22

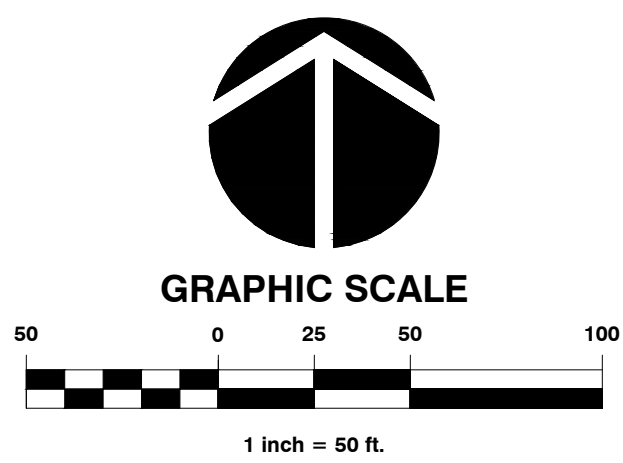
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C3.1



ABBREVIATION LEGEND	
DE	DRAINAGE EASEMENT (PUBLIC)
GE	GREENWAY EASEMENT (PUBLIC)
PDE	PRIVATE DRAINAGE EASEMENT
PGE	PRIVATE GREENWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCMMAE	SCM MAINTENANCE AND ACCESS EASEMENT
SDT	SIGHT DISTANCE TRIANGLE
SITE	STREET TREE EASEMENT
VWDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
RW	PUBLIC RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB

UTILITY ABBREVIATION LEGEND	
FHA	FIRE HYDRANT ASSEMBLY
BOA	BLOWOFF ASSEMBLY
GV	GATE VALVE
RED	REDUCER
WM	WATER MAIN
RWM	RECLAIMED WATER MAIN
CO	CLEAN OUT



SEE SHEET C3.3 FOR CONTINUATION

SEE SHEET C3.1 FOR CONTINUATION

CAROLINA SPRINGS
PHASE 2

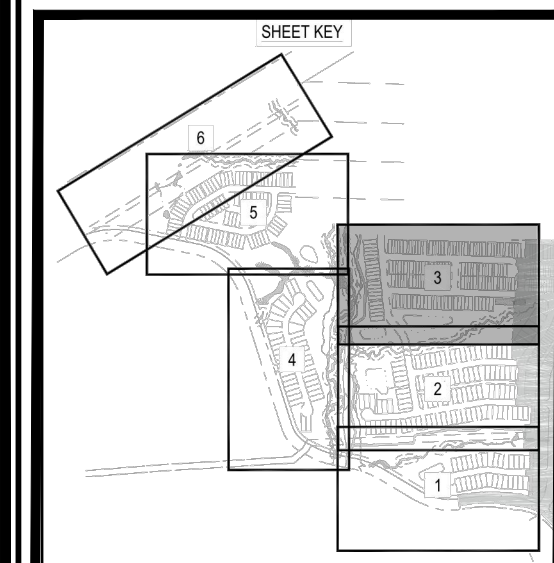
HOLLY SPRINGS, NORTH CAROLINA

UTILITY PLAN

Job No.	02190372-30	Drawn By	WR
Date	09/09/21	Designer	ZPN

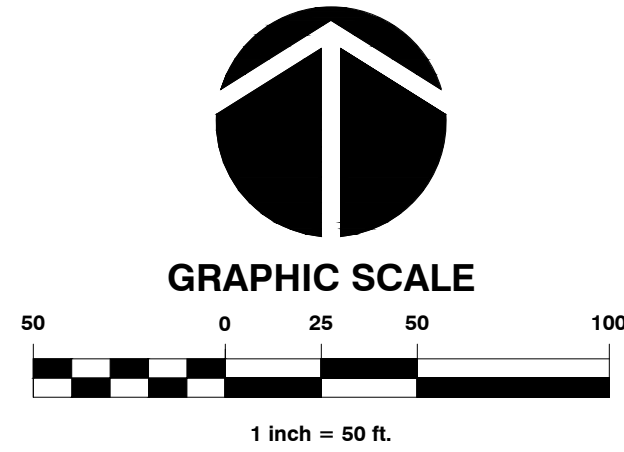


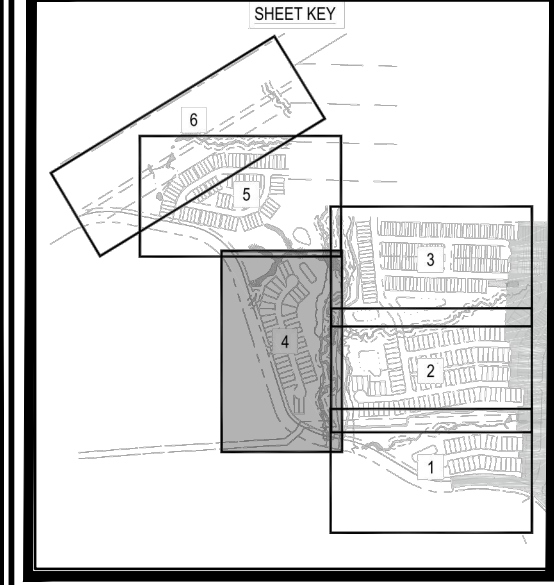
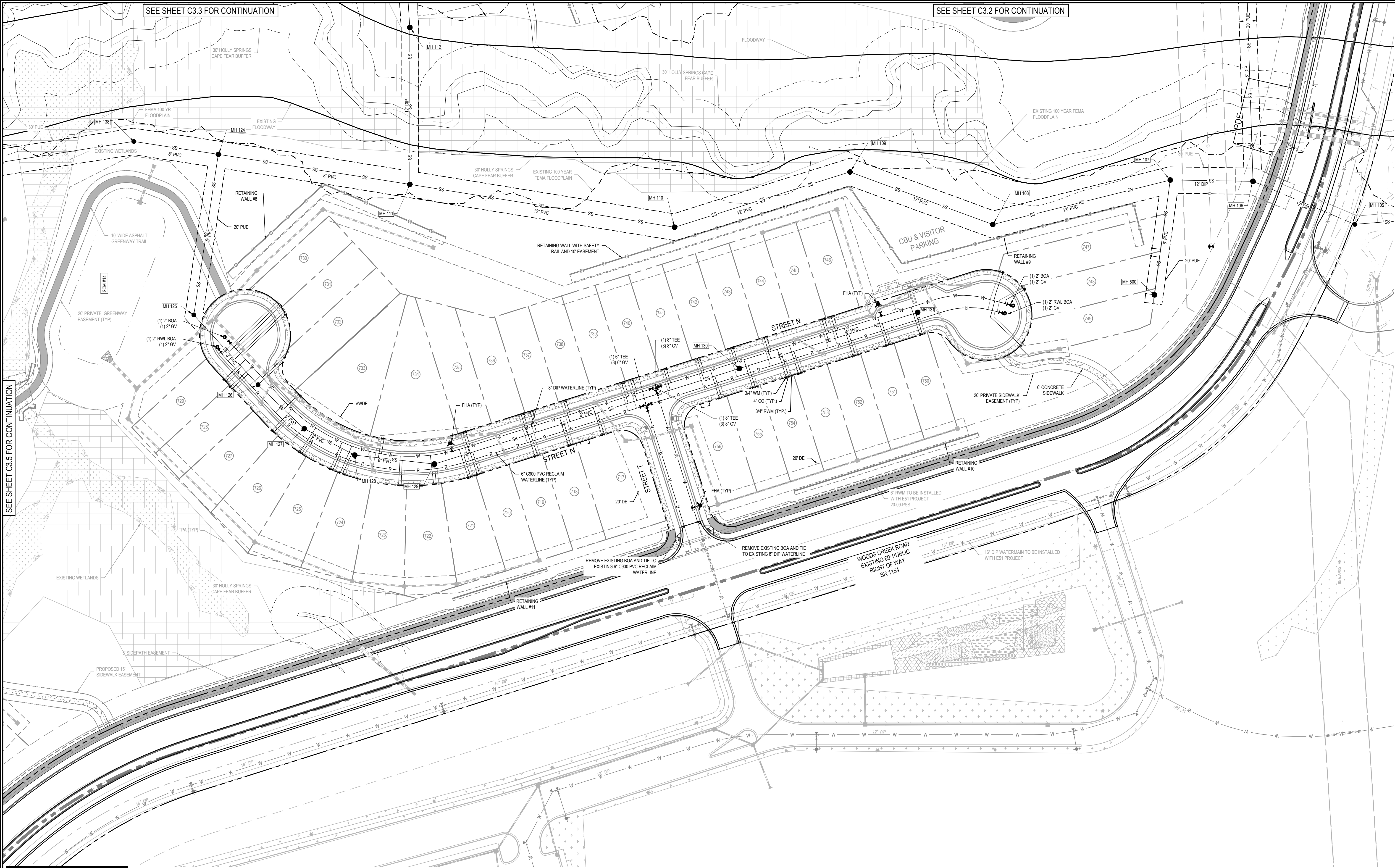
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3.	PER TOWN COMMENTS 01/14/22
4.	PER TOWN COMMENTS 02/11/22



UTILITY ABBREVIATION LEGEND

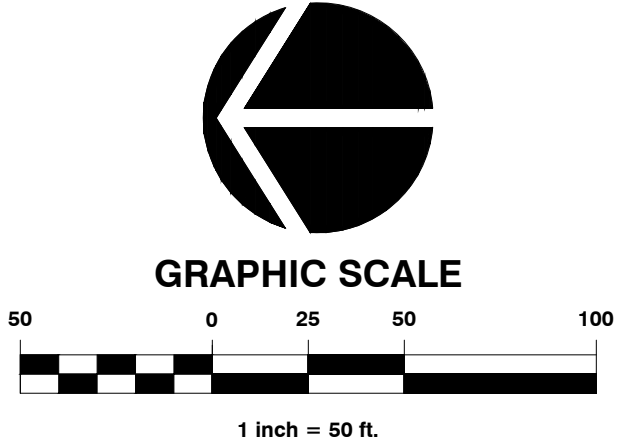
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B/OA	BLOWOFF ASSEMBLY
GV	GATE VALVE
RED	REDUCER
WM	WATER MAIN
RWM	RECLAIMED WATER MAIN
CO	CLEAN OUT

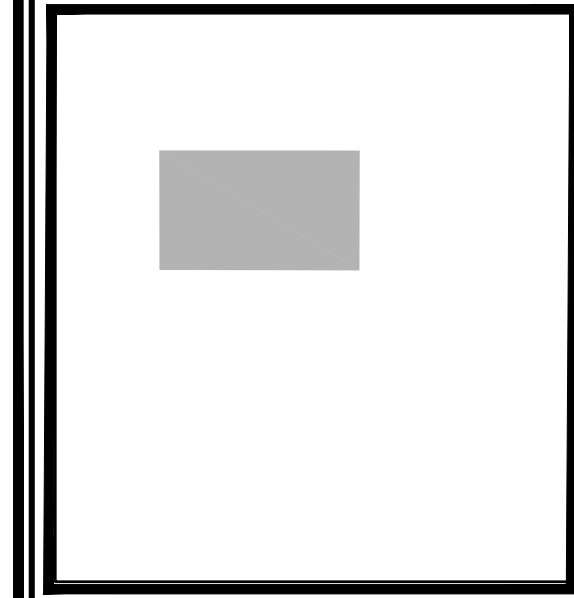




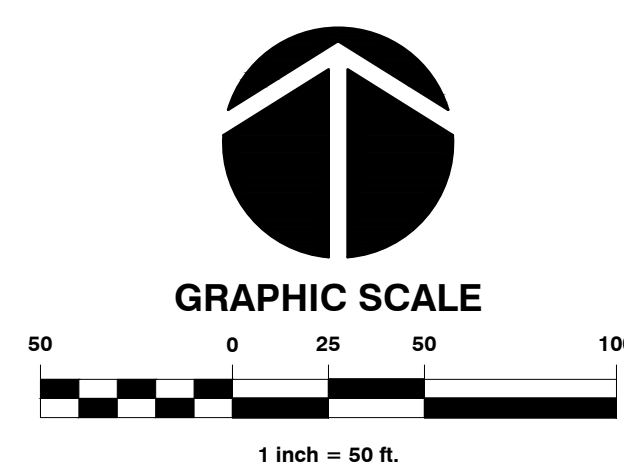
ABBREVIATION LEGEND	
DE	DRAINAGE EASEMENT (PUBLIC)
GE	GREENWAY EASEMENT (PUBLIC)
PDE	PRIVATE DRAINAGE EASEMENT
PGE	PRIVATE GREENWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCHMAE	SOM MAINTENANCE AND ACCESS EASEMENT
SOT	SIGHT DISTANCE TRIANGLE
STE	STREET TREE EASEMENT
VWDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
RW	PUBLIC RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB

UTILITY ABBREVIATION LEGEND	
FHA	FIRE HYDRANT ASSEMBLY
BOA	BLOWOFF ASSEMBLY
GV	GATE VALVE
RED	REDUCER
WM	WATER MAIN
RWM	RECLAIMED WATER MAIN
CO	CLEAN OUT

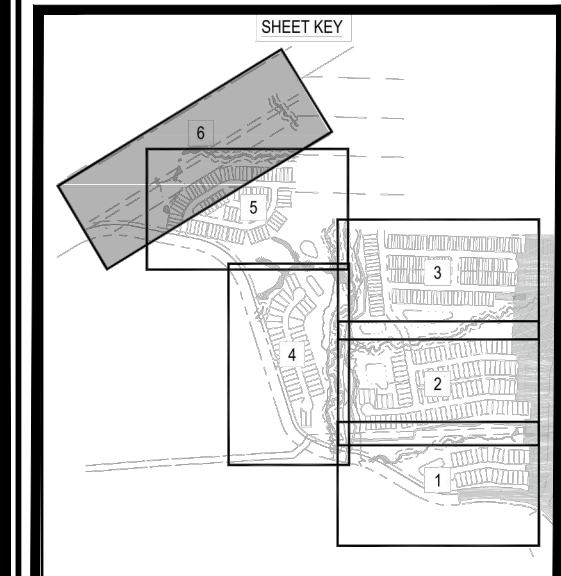




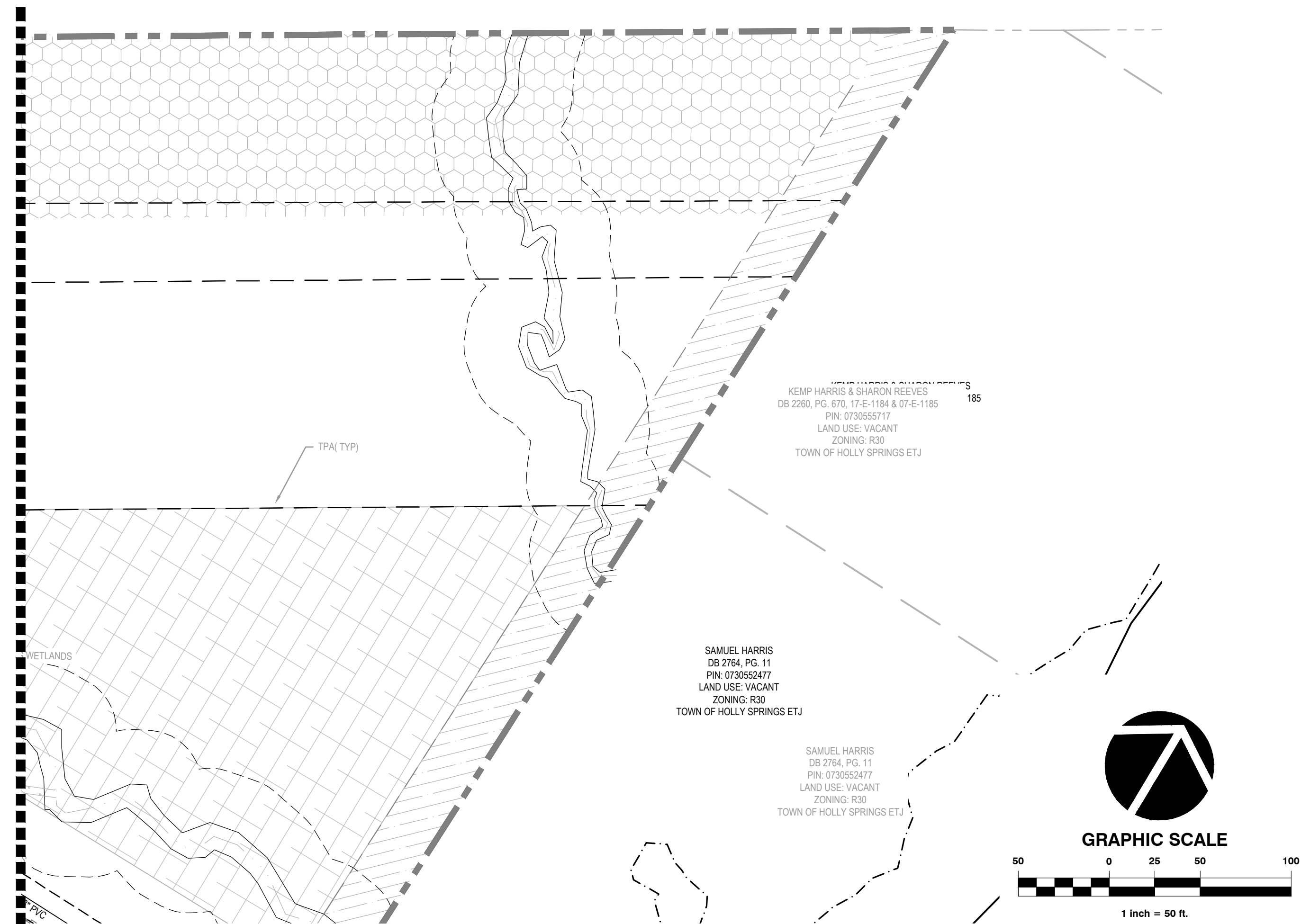
UTILITY ABBREVIATION LEGEND	
FHA	FIRE HYDRANT ASSEMBLY
BOA	BLOWOFF ASSEMBLY
GV	GATE VALVE
RED	REDUCER
WM	WATER MAIN
RWM	RECLAIMED WATER MAIN
CO	CLEAN OUT

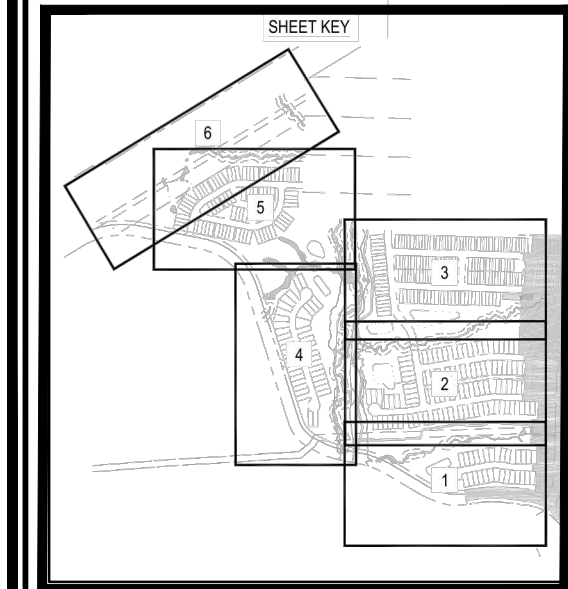


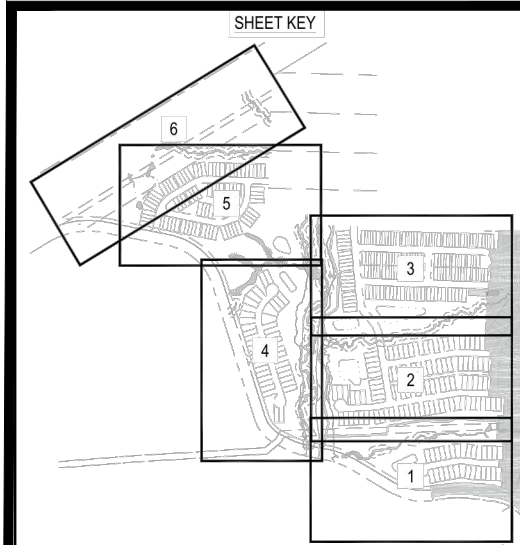
 WithersRavenel Engineers Planners Surveyors		115 MacKean Drive, Cary, NC 27511 t: 919 499 3360 license #: F-1479 www.withersravenel.com	
CAROLINA SPRINGS PHASE 2 UTILITY PLAN			
HOLLY SPRINGS, NORTH CAROLINA			
Job No.	02190372.30	Drawn By	WR
Date	09/09/21	Designer	ZPN
			
PRELIMINARY			
NOT APPROVED FOR CONSTRUCTION			
Delbra K. Williams, P.E., License No. 000000000, Expires 12/31/2022			
Revisions			
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2.	PER TOWN COMMENTS	12/28/21	
3.	PER TOWN COMMENTS	01/34/22	
4.	PER TOWN COMMENTS	02/11/22	
Sheet No.			
C3.5			



UTILITY ABBREVIATION LEGEND	
FHA	FIRE HYDRANT ASSEMBLY
BOA	BLOWOFF ASSEMBLY
GV	GATE VALVE
RED	REDUCER
WM	WATER MAIN
RWM	RECLAIMED WATER MAIN
CO	CLEAN OUT







	OPEN SPACE
	EXISTING WETLAND
	TREE PRESERVATION AREA
	30' TYPE B LANDSCAPE SCREEN - B-40
	30' TYPE B LANDSCAPE SCREEN - B-75
	30' TYPE B LANDSCAPE SCREEN - B-225

TC	TOP OF CURB
GFE	GARAGE FLOOR ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL

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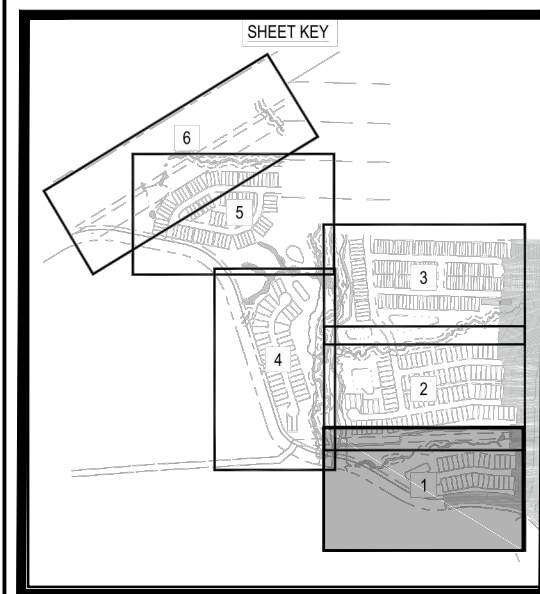
CAROLINA SPRINGS
PHASE 2

OVERALL GRADING AND STORM DRAINAGE PLAN

DocuSign
2/11/2022

Revisions		
1.	PER TOWN COMMENTS	11/12/21
2.	PER TOWN COMMENTS	12/28/21
3.	PER TOWN COMMENTS	01/14/22
4	PER TOWN COMMENTS	02/11/22

C4.0



OPEN SPACE

EXISTING WETLAND

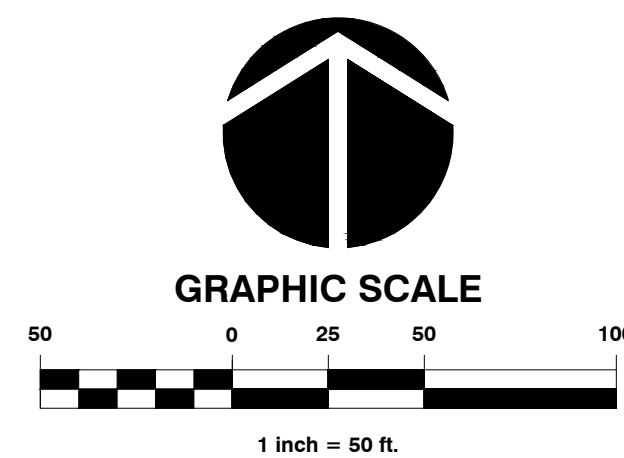
TREE PRESERVATION AREA

30' TYPE B LANDSCAPE SCREEN - B-40

30' TYPE B LANDSCAPE SCREEN - B-75

30' TYPE B LANDSCAPE SCREEN - B-225

DE	DRAINAGE EASEMENT (PUBLIC)
GE	GREENWAY EASEMENT (PUBLIC)
PDE	PRIVATE DRAINAGE EASEMENT
PGE	PRIVATE GREENWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCMMAE	SCM MAINTENANCE AND ACCESS EASEMENT
SDT	SIGHT DISTANCE TRIANGLE
STE	STREET TREE EASEMENT
WVDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
R/W	RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB
TC	TOP OF CURB
GFE	GARAGE FLOOR ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL



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HOLLY SPRINGS, NORTH CAROLINA

GRADING AND STORM DRAINAGE PLAN

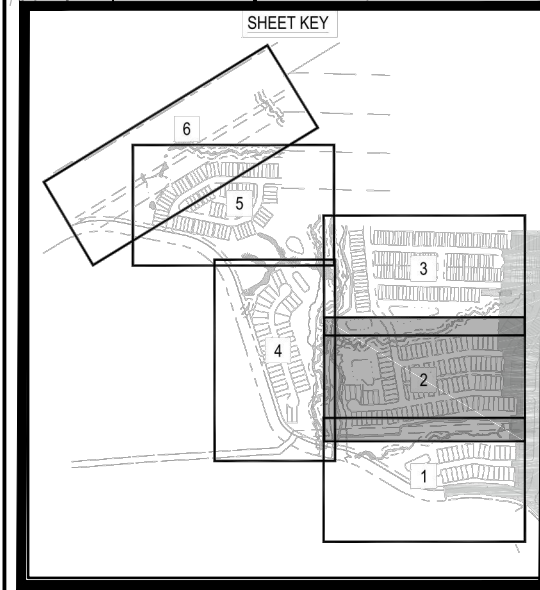
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NORTH CAROLINA
PROFESSION
PRELIMINARY
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CONSTRUCTION
DEBRA M. FERM

2/11/2022

Sheet No. _____

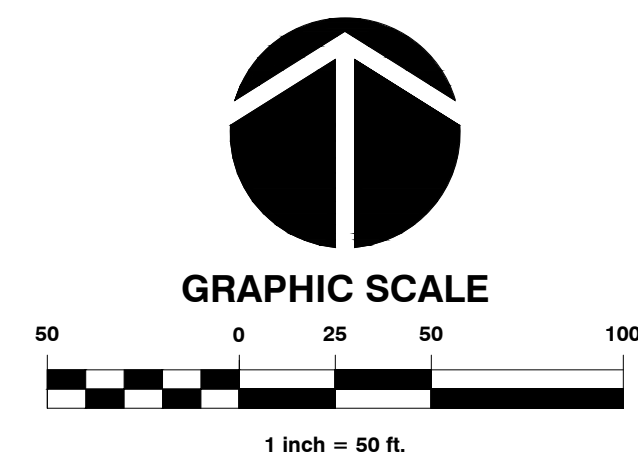
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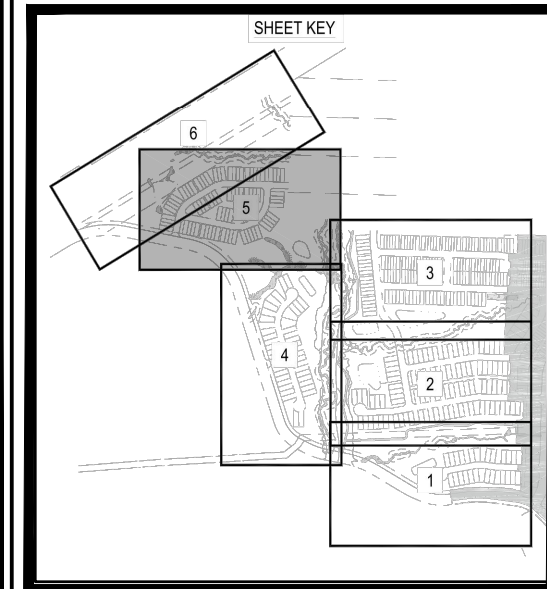


ABBREVIATION LEGEND

DE	DRAINAGE EASEMENT (PUBLIC)
GE	GREENWAY EASEMENT (PUBLIC)
PDE	PRIVATE DRAINAGE EASEMENT
PGE	PRIVATE GREENWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCMME	SCM MAINTENANCE AND ACCESS EASEMENT
SOT	SIGHT DISTANCE TRIANGLE
ST	STREET TREE EASEMENT
VWE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
RW	RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB
TC	TOP OF CURB
GF	GARAGE FLOOR ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL

SEE SHEET C4.1 FOR CONTINUATION



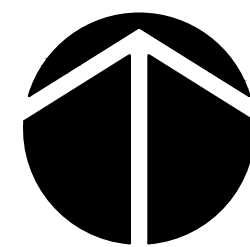


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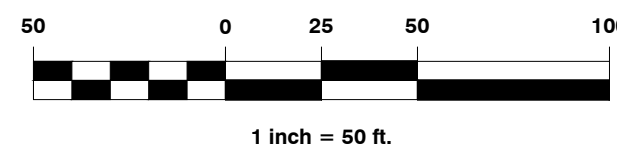
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| | OPEN SPACE |
| | EXISTING WETLAND |
| | TREE PRESERVATION AREA |
| | 30' TYPE B LANDSCAPE SCREEN - B-40 |
| | 30' TYPE B LANDSCAPE SCREEN - B-75 |
| | 30' TYPE B LANDSCAPE SCREEN - B-225 |

ABBREVIATION LEGEND

- | | |
|-------|---|
| DE | DRAINAGE EASEMENT (PUBLIC) |
| GE | GREENWAY EASEMENT (PUBLIC) |
| PDE | PRIVATE DRAINAGE EASEMENT |
| PGE | PRIVATE GREENWAY EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| SCMAE | SCM MAINTENANCE AND ACCESS EASEMENT |
| SOT | SIGHT DISTANCE TRIANGLE |
| STE | STREET TREE EASEMENT |
| VWDE | VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC) |
| LE | LANDSCAPE EASEMENT |
| R/W | RIGHT-OF-WAY |
| B-B | BACK OF CURB TO BACK OF CURB |
| TC | TOP OF CURB |
| GFE | GARAGE FLOOR ELEVATION |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |



GRAPHIC SCALE



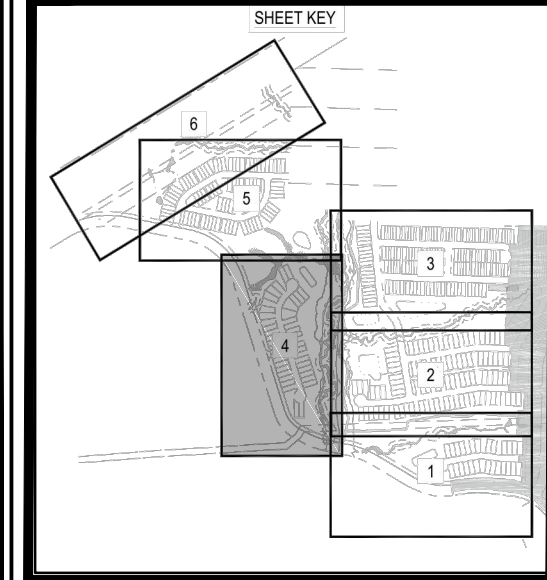
SEE SHEET C4.3 FOR CONTINUATION

SEE SHEET C4.4 FOR CONTINUATION

Job No. 02190372-30 Drawn By WR
Date 09/09/21 Designer ZPN



Revisions	
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2.	PER TOWN COMMENTS 12/28/21
3.	PER TOWN COMMENTS 01/14/22
4.	PER TOWN COMMENTS 02/11/22

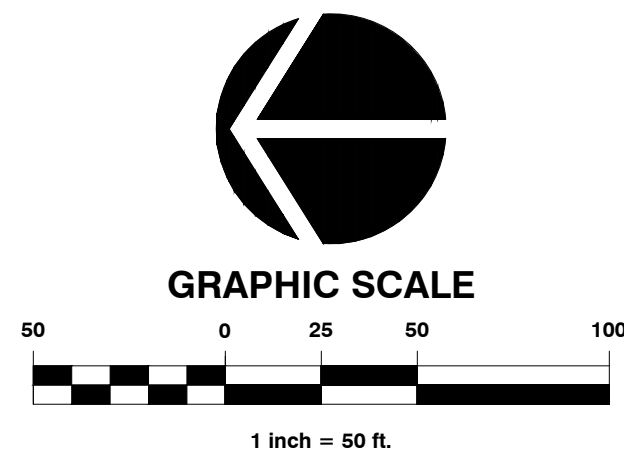


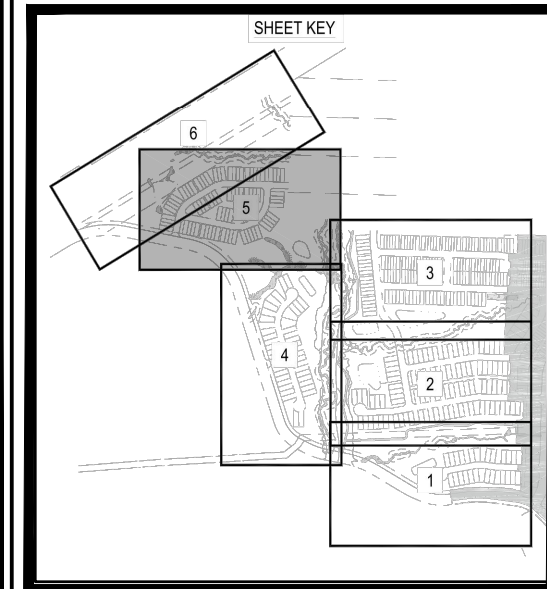
LEGEND:

- OPEN SPACE
- EXISTING WETLAND
- TREE PRESERVATION AREA
- 30' TYPE B LANDSCAPE SCREEN - B-40
- 30' TYPE B LANDSCAPE SCREEN - B-75
- 30' TYPE B LANDSCAPE SCREEN - B-225

ABBREVIATION LEGEND

- DE DRAINAGE EASEMENT (PUBLIC)
- GE GREENWAY EASEMENT (PUBLIC)
- PDE PRIVATE DRAINAGE EASEMENT
- PGE PRIVATE GREENWAY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SCMAE SCM MAINTENANCE AND ACCESS EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- STE STREET TREE EASEMENT
- VWDE VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
- LE LANDSCAPE EASEMENT
- ROW RIGHT-OF-WAY
- B-B BACK OF CURB TO BACK OF CURB
- TC TOP OF CURB
- GFE GARAGE FLOOR ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL



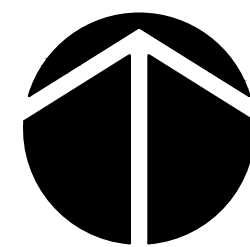


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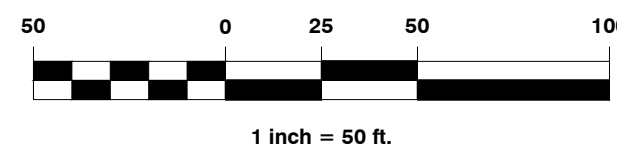
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| | OPEN SPACE |
| | EXISTING WETLAND |
| | TREE PRESERVATION AREA |
| | 30' TYPE B LANDSCAPE SCREEN - B-40 |
| | 30' TYPE B LANDSCAPE SCREEN - B-75 |
| | 30' TYPE B LANDSCAPE SCREEN - B-225 |

ABBREVIATION LEGEND

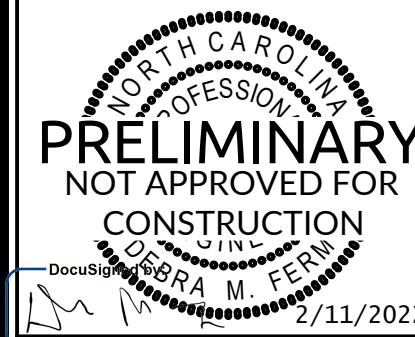
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|-------|---|
| DE | DRAINAGE EASEMENT (PUBLIC) |
| GE | GREENWAY EASEMENT (PUBLIC) |
| PDE | PRIVATE DRAINAGE EASEMENT |
| PGE | PRIVATE GREENWAY EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| SCMAE | SCM MAINTENANCE AND ACCESS EASEMENT |
| SOT | SIGHT DISTANCE TRIANGLE |
| STE | STREET TREE EASEMENT |
| VWDE | VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC) |
| LE | LANDSCAPE EASEMENT |
| R/W | RIGHT-OF-WAY |
| B-B | BACK OF CURB TO BACK OF CURB |
| TC | TOP OF CURB |
| GFE | GARAGE FLOOR ELEVATION |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |



GRAPHIC SCALE



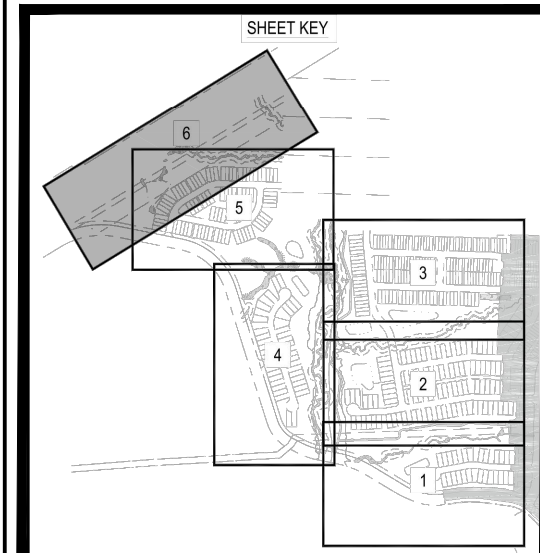
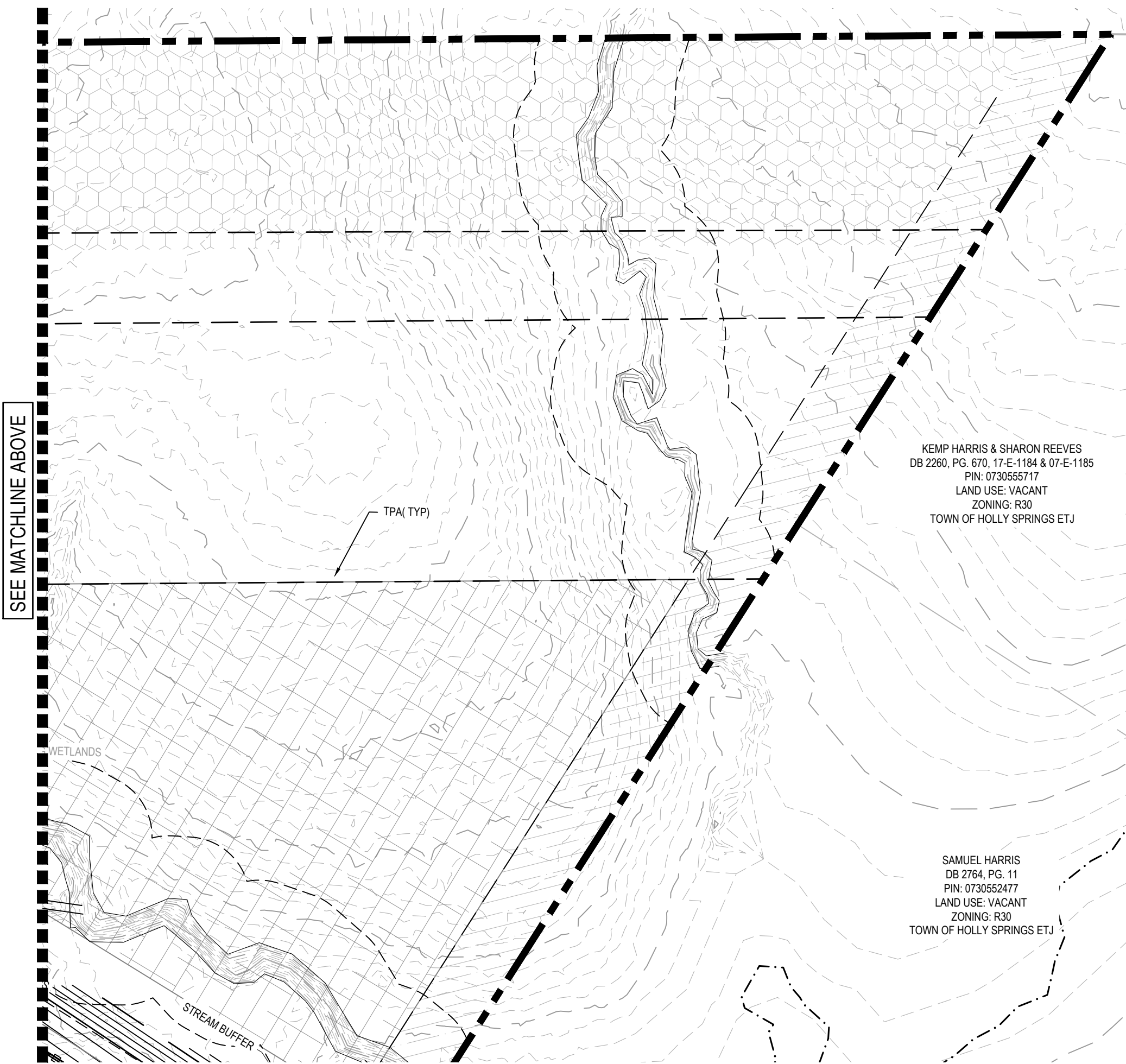
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Date	09/09/21	Designer	ZPN



Revisions	
1.	PER TOWN COMMENTS 11/12/21
2.	PER TOWN COMMENTS 12/28/21
3.	PER TOWN COMMENTS 01/14/22
4.	PER TOWN COMMENTS 02/11/22



SEE SHEET C4.5 FOR CONTINUATION

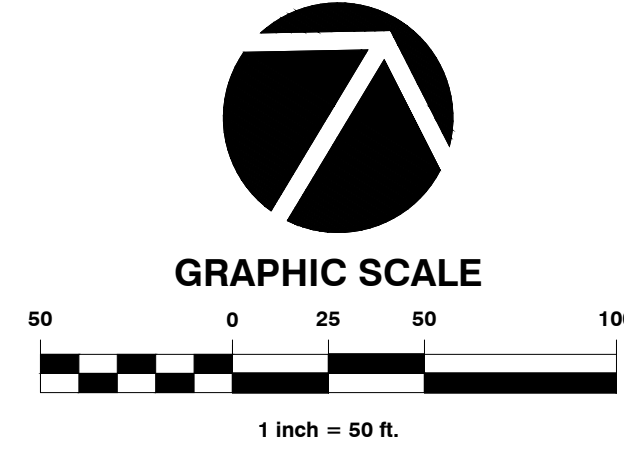


LEGEND:

- OPEN SPACE
- EXISTING WETLAND
- TREE PRESERVATION AREA
- 30' TYPE B LANDSCAPE SCREEN - B-40
- 30' TYPE B LANDSCAPE SCREEN - B-75
- 30' TYPE B LANDSCAPE SCREEN - B-225

ABBREVIATION LEGEND

- DE DRAINAGE EASEMENT (PUBLIC)
- GE GREENWAY EASEMENT (PUBLIC)
- PDE PRIVATE DRAINAGE EASEMENT
- PGE PRIVATE GREENWAY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SCMMAE SCM MAINTENANCE AND ACCESS EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- STE STREET TREE EASEMENT
- VWDE VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
- LE LANDSCAPE EASEMENT
- R/W RIGHT-OF-WAY
- B-B BACK OF CURB TO BACK OF CURB
- TC TOP OF CURB
- GFE GARAGE FLOOR ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL



WithersRavenel
Engineers | Planners | Surveyors

**CAROLINA SPRINGS
PHASE 2**

HOLLY SPRINGS, NORTH CAROLINA

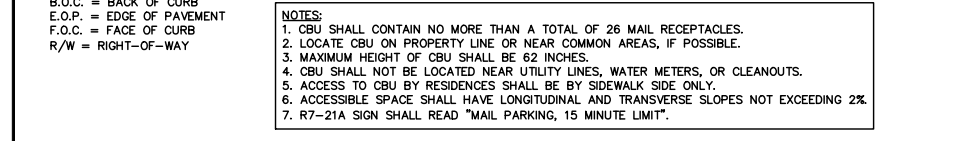
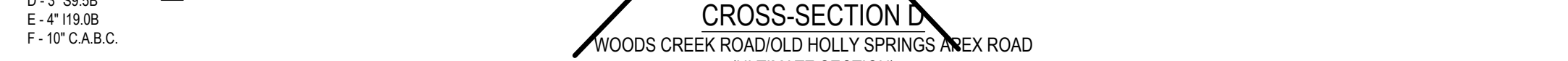
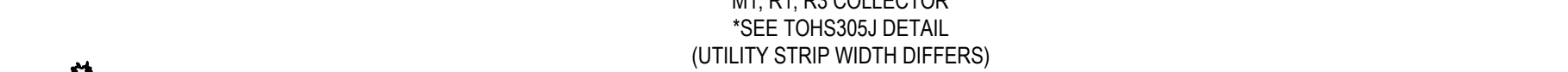
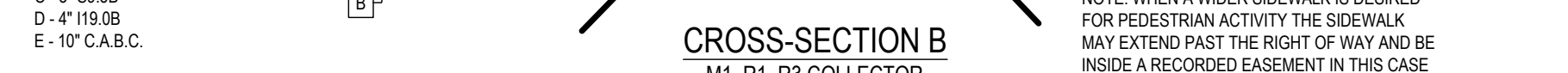
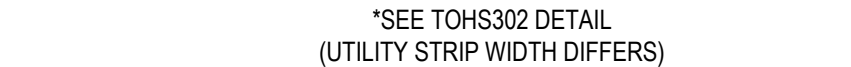
**GRADING AND STORM
DRAINAGE PLAN**

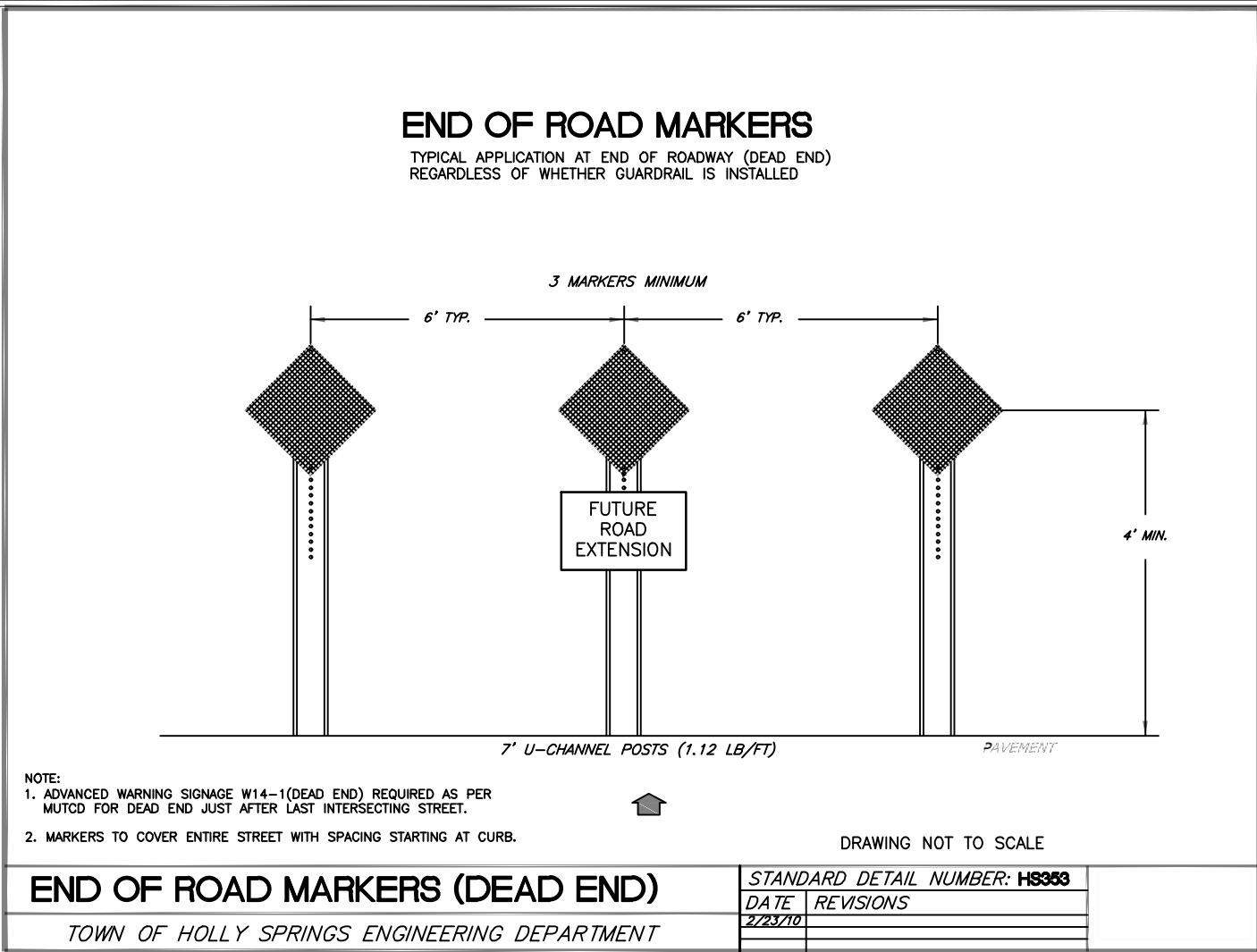
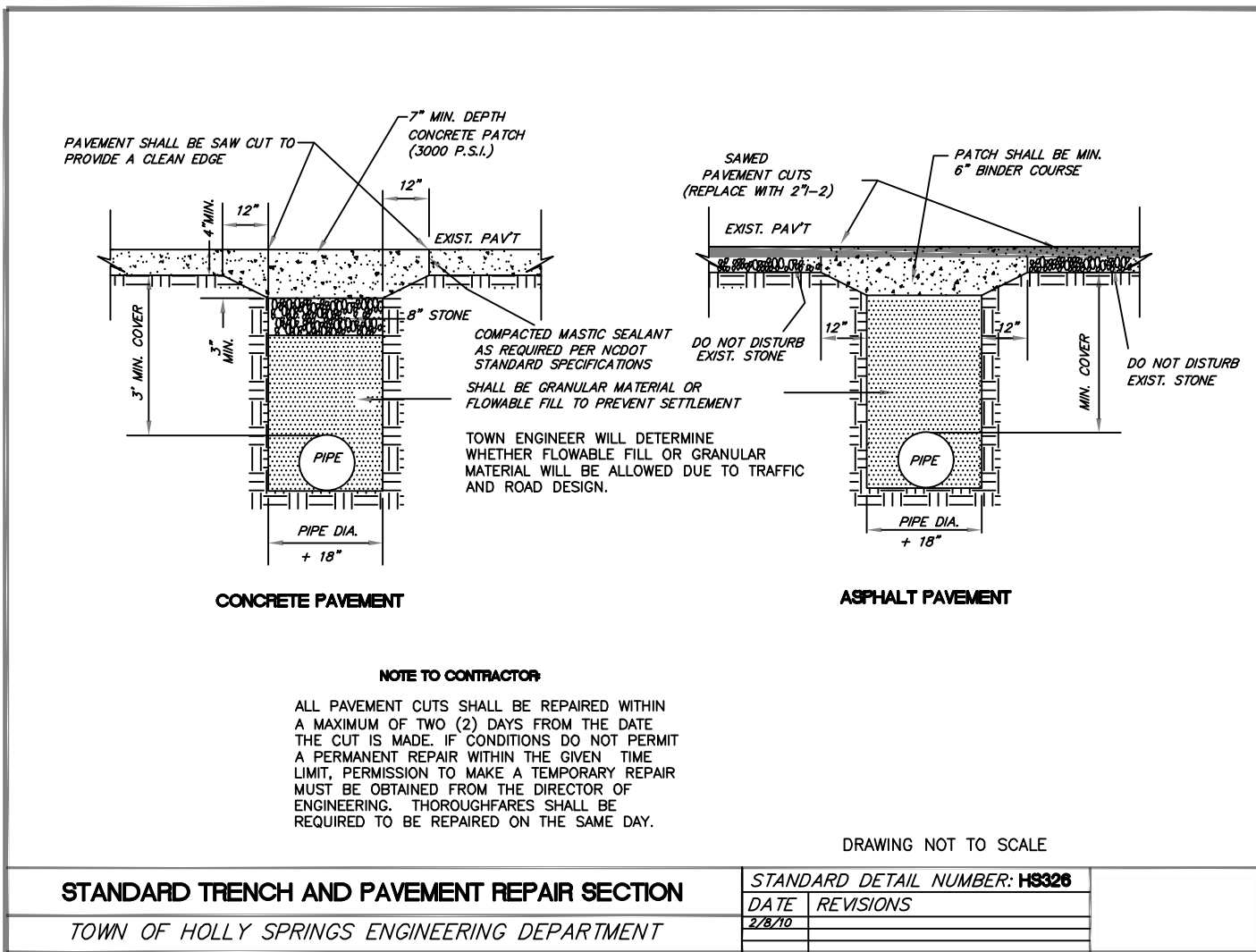
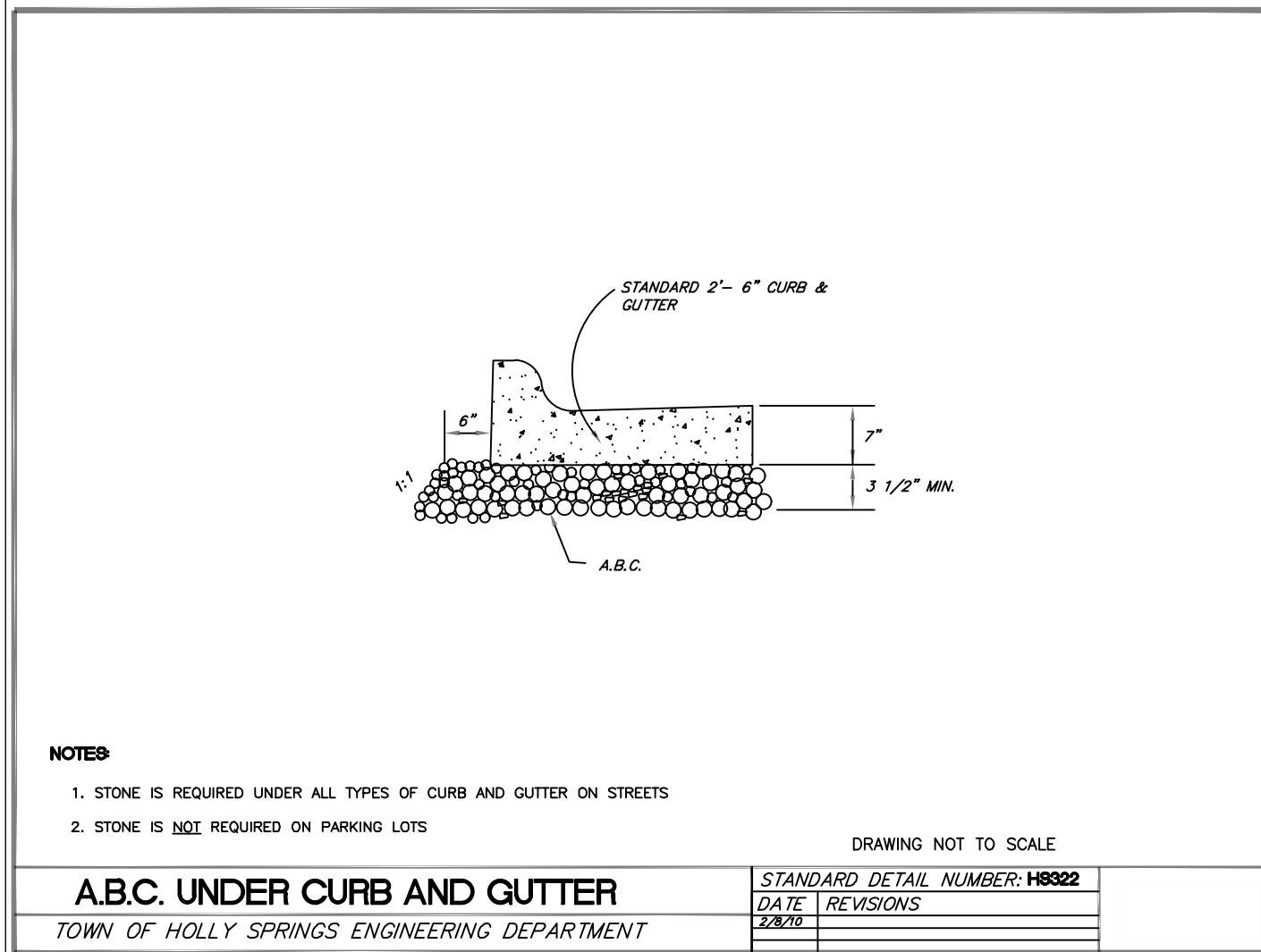
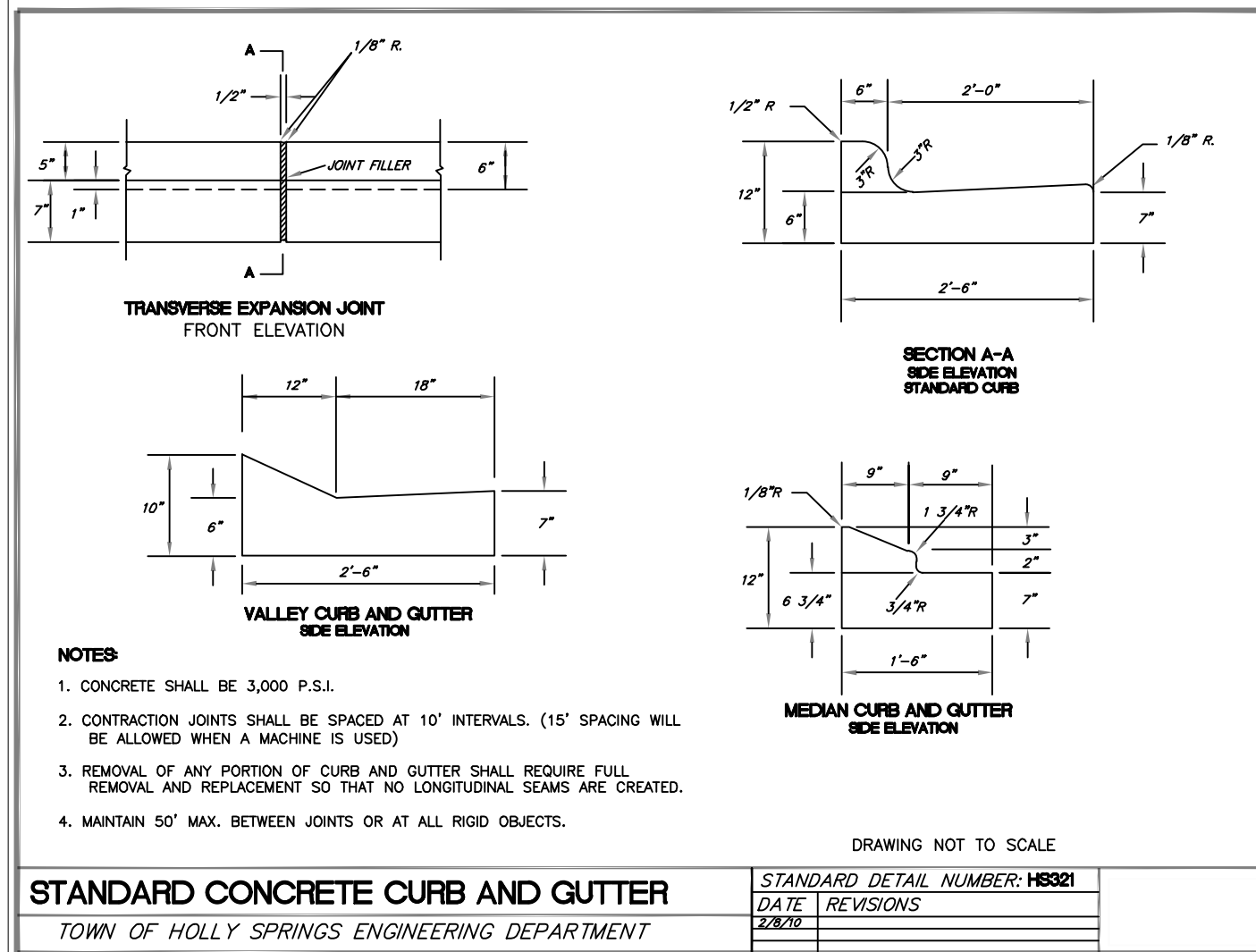
Job No.	02190372-30	Drawn By	WR
Date	09/09/21	Designer	ZPN

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
DEBRA M. FERN
2/11/2022

Revisions	
1. PER TOWN COMMENTS	11/12/21
2. PER TOWN COMMENTS	12/28/21
3. PER TOWN COMMENTS	01/14/22
4. PER TOWN COMMENTS	02/11/22

Sheet No.
C4.6







BUILDING TYPE	Single Family		Townhomes	
	Sterling (FL)	Cottage (RL)	Emory (FL)	Designer (FL)
Features / Unit Code	ST - FL	CO - RL	EM - FL	DE - FL
Covered Entry (Porch or Stoop) - 15 SF min	X	X	X	X
Outdoor Patio or Deck - 40 SF min	X	X	X	X
Exposed Foundation > 18" to be finished w/Masonry Product* (if not a slab)	X	X	X	X
Roof Eaves - 12" min (Facing Public Right-of-Way)	X	X	X	X
Slab on Grade Foundation	some	majority	majority	majority
Decorative				
Shutters or window trim wrap (Front Façade Only)	X	X	X	X
Architectural Shingles	X	X	X	X
Decorative Garage Door	X	X	X	X
Roofline Variations (Direction, Height, Dormers)	X	X	X	X
Materials				
Brick	some	some	some	some
Cultured/Neutral Stone	some	some	some	some
Wood Siding	NA	NA	NA	NA
Fiber Cement Siding	X	X	X	X
Alleys				

EMORY COLLECTION

TOWN OF HOLLY SPRINGS LANDSCAPE NOTES

1. ALL STREET TREES SHALL BE SPACED AT A MINIMUM OF 25' FROM THE BASE OF ALL STREET LIGHT POLES.
2. TREES SHALL BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY, FULLY BRANCHED, HEAVY AND WELL BRANCHED, WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED SYSTEMS. TREES MUST BE SELF SUPPORTING, WITH STRAIGHT TRUNKS AND WITH LEADERS INTACT. ALL WOUNDS PRESENT AT THE TIME OF DIGGING MUST EXHIBIT CALLUSING, WITH THE BARK AT THE EDGES OF ANY SUCH WOUND TIGHT AND INTACT. NO ABRASIONS OR UNHEALED CUTS ARE ALLOWED ON THE TRUNKS OF TREES. ALL TREES FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS.
3. ALL TREES PLANTED TO MEET THE STREET TREE REQUIREMENT MUST BE WELL MATCHED SPECIMENS. THE DEVELOPER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE PLANT MATERIAL MEETS THIS QUALITY REQUIREMENT AT THE TIME OF INSTALLATION.
4. IN ORDER TO MAINTAIN A HIGH QUALITY OF URBAN STREETSCAPE, EACH RESIDENTIAL STREET MUST CONTAIN A LEAST (2) SPECIES OF TREES WITH A SINGLE TREE REQUIREMENT. NO MORE THAN 50% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET.
5. CENTERED IN THE PUBLIC RIGHT-OF-WAY WITHIN THE UTILITY STRIP BETWEEN THE SIDEWALK AND CURB OR CENTERED BETWEEN RIGHT-OF-WAY LINE AND CURB IF NO SIDEWALK IS PRESENT.
6. WHERE NOTE #5 IS DEEMED NOT FEASIBLE AND PRACTICAL, THE DIRECTOR SHALL HAVE THE AUTHORITY TO MODIFY AND APPROVE ACCEPTABLE ALTERNATIVES TO STREET TREE REQUIREMENTS.
7. STREET TREES MUST BE INSTALLED PRIOR TO THE CERTIFICATE OF UDO COMPLIANCE FOR THE DWELLING ON THE LOT WHERE THE TREE IS LOCATED.
8. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING TO CERTIFY THE CORRECT SPECIES OF TREES HAVE BEEN INSTALLED.
9. ALL REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH TOWN POLICY STATEMENT #P-039.
10. NO SPECIES OF PLANT WITHIN ITS GIVEN CATEGORY SHALL EXCEED 25% OF THE TOTAL QUANTITY OF PLANTS WITHIN THAT CATEGORY.
11. FOR ALL LANDSCAPE SCREENING EXISTING VEGETATION CAN BE USED TO SATISFY THE PUV REQUIREMENT.
12. TREE SURVEYS WILL BE PROVIDED AT THE TIME OF PRELIMINARY PLAN OR DEVELOPMENT PLAN TO CONFIRM REQUIRED PUV HAS BEEN ACHIEVED WITH EXISTING VEGETATION.
13. FINAL DESIGN OF THE PERMIT YARDS SHALL USE THE DETAIL BUT THAT MODIFICATIONS CAN BE MADE TO ACCOMMODATE SITE FEATURES AS NECESSARY.
14. STREET TREES ARE REQUIRED AT DEVELOPMENT PLAN OR PRELIMINARY PLAN.
15. STREET TREE SPECIES SHALL ADHERE TO THE RECOMMENDATION OF THE TOWN OF HOLLY SPRINGS PROFFERED MATERIALS LIST 12.01.
16. STREET TREE LOCATIONS SHALL BE SHOWN WITH APPROVED LIGHTING FIXTURE LOCATIONS SHALL BE POSITIONED AS TO NOT INTERFERE WITH ANY LIGHTING FIXTURES OR ANY SITE DISTANCE TRIANGLES.
17. SITE DISTANCE AND STREET TREE TRUNK FALLS WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE INSTALLED AS A SINGLE STEM TREE. STREET TREE MUST BE LIMBED UP TO CREATE A CLEAR ZONE BENEATH THE CANOPY FROM THE FINISHED GRADE TO A HEIGHT OF 8 FEET.
18. CONTRACTOR TO FIELD ADJUDICATE TREES SUCH THAT CONFLICTS WITH UTILITIES ARE MINIMIZED TO THE FULLEST EXTENT POSSIBLE.
19. ALL PREVIOUS CONDITIONS OF CAROLINA SPRINGS PLANNED UNIT DEVELOPMENT SHALL BE APPLICABLE TO THIS DEVELOPMENT UNDER ANY CONDITIONS THAT DESCRIBES FEE OR 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.

FRONT, SIDE & REAR YARDS AND FRONT, SIDE & REAR BUFFERYARDS:

1. ALL REQUIRED YARDS AND BUFFERYZONES SHALL BE LANDSCAPED IN COMPLIANCE WITH THE REQUIREMENTS IN TABLE 7.01 C - TYPE AND PLANT UNIT VALUE OF REQUIRED LANDSCAPING.
2. ALONG THOROUGHFARES, TREES SHALL BE PLANTED SO AS TO CREATE THE VISUAL APPEARANCE OF STREET TREES AS FOLLOWS:
 - 2.1. DECIDUOUS TREES AS SPECIFIED IN SECTION 12.01 - PREFERRED LANDSCAPE MATERIALS OF THE TOWN OF HOLLY SPRINGS 'DEVELOPMENT PROCEDURES MANUAL', OR AS FURTHER SPECIFIED IN THE TOWN OF HOLLY SPRINGS COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN.
 - 2.2. WHERE EXISTING ONE UTILITIES INTERFERE WITH PART OF THE LANDSCAPE AREA, THE LARGE TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.
3. REQUIREMENTS:
 - LARGE DECIDUOUS TREES = 2" CAL. (40' O.C. ON AVERAGE)
 - SMALL DECIDUOUS TREES = 1" CAL. (30' O.C. ON AVERAGE)
4. ALL TREES SHALL BE LOCATED A MINIMUM OF 50' FROM THE POINT OF TANGENCY OF CURB RADI AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS 'ENGINEERING DESIGN & CONSTRUCTION STANDARDS'.
5. ALL TREES SHALL BE LOCATED 25' FROM THE BASE OF ALL LIGHT POLES.
6. ALL TREES SHALL BE LOCATED WITHIN 5' OF THE RIGHT-OF-WAY LINE ON THE PRIVATE PROPERTY SIDE.
7. AT THE TIME OF INSTALLATION, THE NURSERY TAGS MUST REMAIN ON THE TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.
8. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS 'ENGINEERING DESIGN & CONSTRUCTION STANDARDS'.

GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE EXISTING PLANTS, FACILITIES AND STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER. ADJACENT STREETS AND SIDEWALKS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST-FREE.
2. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND SPECIFICATIONS, AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
3. NO CHANGES TO ANY ASPECT OF APPROVED SITE PLAN INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
4. ALL PLANTS PROVIDED BY THE CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK AND 1981-1973 SPECIFICATIONS FOR GROWING AND B&B SPECIFICATIONS. PLANTS SHALL BE FULL AND HEAVY AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT SHALL REJECT ANY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.
5. ALL PLANTS ARE TO BE FULLY GUARANTEED (INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM FINAL ACCEPTANCE.
6. [PLANTING SHALL FOLLOW NCDOT STANDARD SPECIFICATIONS AS OUTLINED IN SECTION 1670. PLANTING SEASON IS OCTOBER 15 - MARCH 15, UNLESS OTHERWISE NOTED OR APPROVED BY NCDOT ENGINEER.] ALL PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EVENLY AND CONSISTENTLY WATERED, AS NEEDED, TO PREVENT DRYING OF ROOTS. ROOT BALLS OF B&B STOCK SHALL BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN MOISTURE IN ROOTS.
7. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS. CONTRACTOR SHALL TAG ALL TREES (AS DESIGNATED IN THE MASTER PLANT LIST) AT THE NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS.
8. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
9. ALL PLANTS AND PLANTING BEDS ARE TO BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS ETC. SPECIFIC ATTENTION SHALL BE GIVEN TO ENSURE THAT PLANTS INDIVIDUALLY SHOWN ON THE PLAN ARE ACCURATELY LOCATED. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
10. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL NEW PLANTING BEDS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DISSIPATE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.

TREE PROTECTION NOTES:

1. ALL TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK, MUST BE PROTECTED WITH 6" TALL CHAIN LINK FENCE TO THE EXTENT OF THE TREE BOX OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE. FENCING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED ONLY AT THE END OF THE PROJECT.
2. NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A TREE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST: ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, SOIL OR DEBRIS; TRENCHING; OR DISPOSAL OF ANY LIQUIDS.
3. NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE DRIP LINE OF AN EXISTING TREE.
4. APPROVED EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES AND ROOTS.
5. NO ROOTS GREATER THAN 2 INCHES IN DIAMETER SHALL BE CUT WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST. EXPOSED ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
6. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB SITE, PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT LANDSCAPE ARCHITECT OR PROJECT ARBORIST FOR DIRECTION AND CLEARANCE TO CONTINUE THE CONFLICTING WORK.
7. TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY BETWEEN APRIL THROUGH SEPTEMBER.

11. ALL LANDSCAPE AREAS ARE TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN FOR SPECIFIC GRADING INFORMATION.
12. ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULCH.
13. ALL PLANTING BEDS ARE TO BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. MULCH SHALL BE DARK BROWN, DESIGNER-GRADE, DOUBLE-SHREDED HARDWOOD. NO PINE STRAW IS PERMITTED. CONTRACTOR TO SUBMIT A SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY TO PROJECT SITE.
14. FINISH OFF 2'-4" CLEAR ZONE AROUND TREES WITH A 3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
15. MIXED GROUNDCOVER AND PLANTS SPECIFIED FOR MASS PLANTINGS SHALL BE PLANTED IN GROUPS OF 3-7 AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED.
16. ALL TREES ADJACENT TO PEDESTRIAN WALKWAYS AND IN SIGHT TRIANGLES SHALL BE UNDER-TRIMMED SUFFICIENTLY TO ALLOW CLEAR SIGHT AND PEDESTRIAN ACCESS UP TO 6 FEET ABOVE SIDEWALK ELEVATION. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST, AND ADHERE TO THE ANSI A300 PRUNING STANDARD. PRUNING CUTS ARE TO BE DELIBERATE AND TARGETED ONLY TO THE NECESSARY BRANCHES IN ORDER TO SATISFY SIGHT AND CLEARANCE REQUIREMENTS WHILE MAINTAINING THE INTEGRITY OF THE TREES.
17. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL FINAL ACCEPTANCE.
18. ANY PLANT WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, IN ACCORDANCE WITH THE APPROPRIATE PLANTING SEASON, QUANTITY AND SIZE TO MEET PLAN SPECIFICATIONS.
19. UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. SEE UTILITY DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS. THE CONTRACTOR MUST LOCATE AND VERIFY ALL SUCH INFORMATION, INCLUDING INFORMATION NOT SHOWN ON THE PLANS, BY CONTACTING THE INDIVIDUAL UTILITY COMPANY & INVESTIGATING THE SITE TO DETERMINE THE EXACT LOCATION OF UTILITY LINES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS OWN EXPENSE, AND TO THE SATISFACTION OF THE PROJECT OWNER AND THE UTILITY OWNER, DAMAGE TO ANY UTILITY CAUSED BY HIS WORK. HE SHALL IMMEDIATELY NOTIFY THE OWNER AND THE UTILITY OWNER OF ANY DAMAGE TO ANY UTILITY BY HIS OPERATION.
20. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
21. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

PREPARATION FOR PLANTED AREAS (ORNAMENTAL PLANT BEDS):

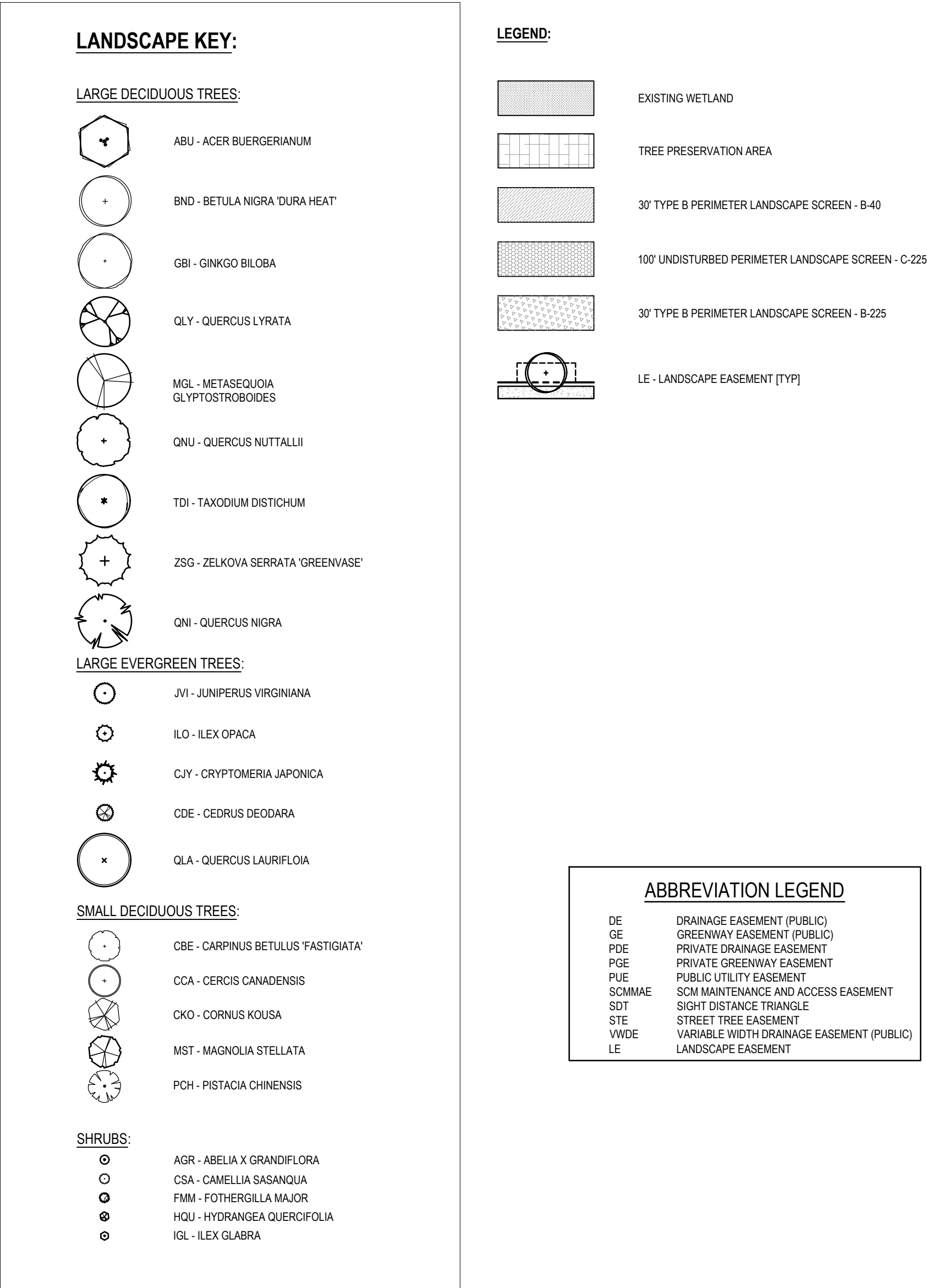
1. PERFORM SOIL TESTS FROM EVENLY SPACED SAMPLES IN ORDER TO CALIBRATE FERTILIZER AND LIME NEEDS.
 2. RIP AND LOOSEN SUBGRADE OF PLANTED AREAS TO A MINIMUM OF DEPTH OF 18". REMOVE STONES AND ANY OTHER DEBRIS OVER 1 1/2" IN ANY DIMENSION. LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.
 - INCORPORATE 6 INCHES OF 3/8" BLENDED SOIL INTO THE AREAS TO BE PLANTED. PLACE 1/2" DEPTH OF 3/8" SOIL OVER THE AREA AND WORK IT INTO THE TOP OF THE LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER AND THEN PLACE ANOTHER 1/2" DEPTH OF 50/50 SOIL.
 3. SPREAD AMENDMENTS BASED ON SOIL SAMPLE RESULTS INCLUDING SLOW RELEASE NITROGEN AND TRIPLE SUPERPHOSPHATE FERTILIZER, LIME, AND ORGANIC MATTER.
 4. IN HEAVY CLAY SOILS WITH LOW CEC PROVIDE HUMIC ACID OR A COMPARABLE PRODUCT TO INCREASE CATION EXCHANGE CAPACITY OF THE SOIL.
 5. IN HEAVY CLAY SOILS ADD 1 INCH OF STALITE AND INCORPORATE INTO THE TOP 4 INCHES OF SOIL.
 6. GRADE AREAS TO A SMOOTH AND EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS, AS REQUIRED. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IMMEDIATELY. LIMIT FOOT TRAFFIC.
- PREPARATION FOR INSTALLATION OF LAWNS:**
1. PERFORM SOIL TESTS FROM EVENLY SPACED SAMPLES IN ORDER TO CALIBRATE FERTILIZER AND LIME NEEDS.
 2. RIP AND LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM OF DEPTH OF 6". REMOVE STONES AND ANY OTHER DEBRIS OVER 1 1/2" IN ANY DIMENSION. LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.
 3. PLACE 3/4" DEPTH OF SCREENED TOP SOIL OVER THE LAWN AREA AND WORK IT INTO THE TOP OF THE LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER AND THEN PLACE ANOTHER 3/4" DEPTH OF SCREENED TOP SOIL.
 4. SPREAD AMENDMENTS BASED ON SOIL SAMPLE RESULTS INCLUDING FERTILIZER, LIME, AND ORGANIC MATTER.
 5. IN HEAVY CLAY SOILS WITH LOW CEC PROVIDE HUMIC ACID OR A COMPARABLE PRODUCT TO INCREASE CATION EXCHANGE CAPACITY OF THE SOIL.
 6. ALLOW FOR SOIL THICKNESS WHEN FINE GRADING.
 7. GRADE LAWN AREAS TO A SMOOTH AND EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL, RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS, AS REQUIRED. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IMMEDIATELY. LIMIT FOOT TRAFFIC. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING LAWNS. AVOID CREATING MUDDY CONDITIONS.
 8. INSTALL FRESH CUT "TIFU" BERMUDA SOD IN LAWN AREAS SPECIFIED IN THE LANDSCAPE PLAN TO BE SODDED.
 9. SOD TO BE INSTALLED IN STRAIGHT LINES WITH SHOVED JOINTS BETWEEN EACH PIECE. GAPS SHALL BE 3" OR LESS.
 1. SOD ON SLOPE TO BE INSTALLED PERPENDICULAR TO THE SLOPE.
 2. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
 3. WATER NEWLY SODDED AREAS AND KEEP MOIST UNTIL NEW GRASS IS ESTABLISHED

SEEDING NEW LAWN AREAS AND DAMAGED EXISTING LAWNS

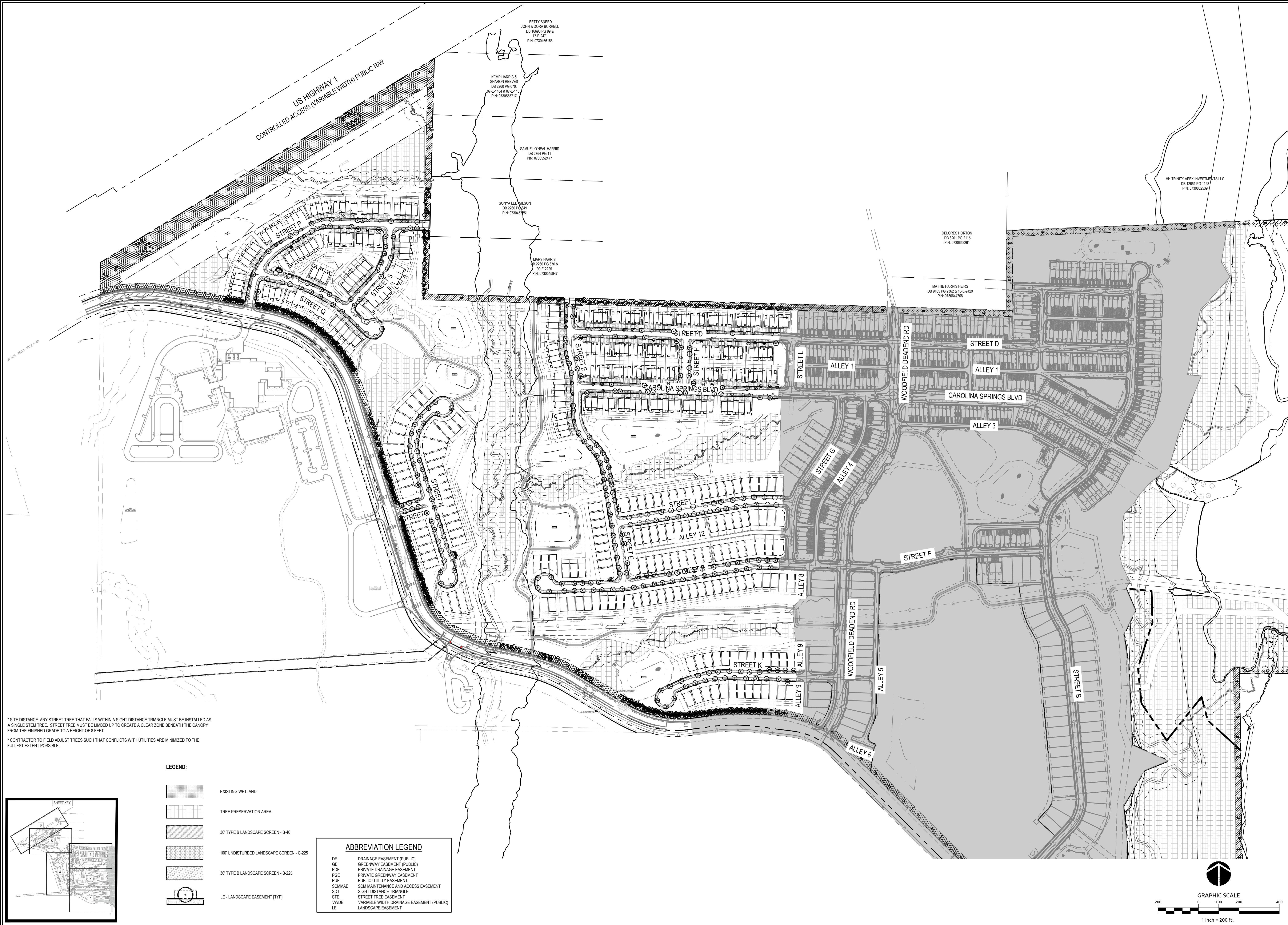
14. PERFORM SOIL TESTS FROM EVENLY SPACED SAMPLES IN ORDER TO CALIBRATE FERTILIZER AND LIQUID NEEDS.
15. RAKE SEED LIGHTLY INTO TOP 4" OF SOIL, ROLL LIGHTLY AND WATER WITH FINE SPRAY.
16. PROTECT SEEDED AREAS BY LIGHTLY SPREADING WHEAT STRAW MULCH, SPREAD BY HAND, BLOWER OR OTHER SUITABLE EQUIPMENT TO FORM A CONTINUOUS BLANKET IN LOOSE THICKNESS OVER SEEDED AREAS.
17. ANCHOR STRAW MULCH BY CRIMPING INTO SOIL WITH SUITABLE MECHANICAL EQUIPMENT
18. ANCHOR STRAW MULCH WITH NETTING FOR SLOPES.
19. WATER SEED THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
20. WATER NEWLY SEEDED AREAS AND KEEP MOIST UNTIL NEW GRASS IS ESTABLISHED.

GENERAL MAINTENANCE OF LANDSCAPING AND SITE:

21. THE PROPERTY OWNER, INCLUDING SUBSEQUENT OR SUCCESSOR OWNER, AND THEIR AUTHORIZED AGENTS ARE JOINTLY AND SEVERALLY RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE PROJECT. THE LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
22. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPING.
23. REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY. AFTER INITIAL INSTALLATION, THE OWNER OF THE PROPERTY UPON WHICH THE LANDSCAPING IS INSTALLED SHALL MAINTAIN ALL REQUIRED PLANTINGS IN A HEALTHY, VIGOROUS AND ATTRACTIVE STATE.
24. ALL REQUIRED PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE SHALL BE APPROPRIATELY TREATED. DEAD PLANTS SHALL BE PROMPTLY REMOVED AND REPLACED WITHIN THE NEXT PLANTING SEASON AFTER REMOVAL. IF REPLACEMENT IS NECESSARY, ALL PLANTS AND OTHER NON-LIVING LANDSCAPE MATERIALS SHALL BE EQUAL IN SIZE, DENSITY AND APPEARANCE AS ORIGINALLY REQUIRED AT THE TIME OF THE APPROVAL OF THE DEVELOPMENT PERMIT.

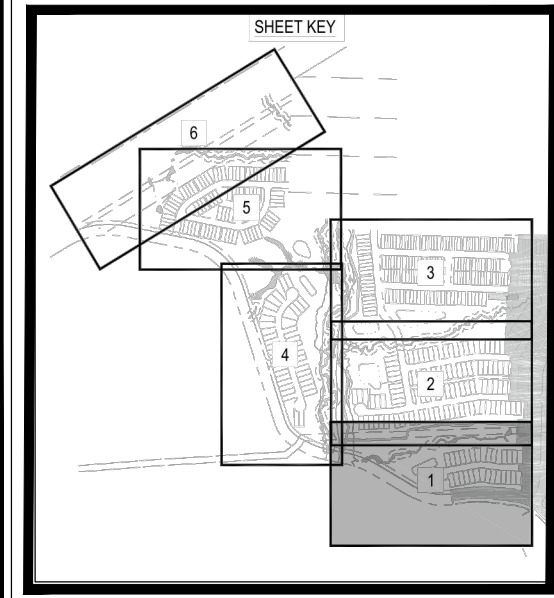
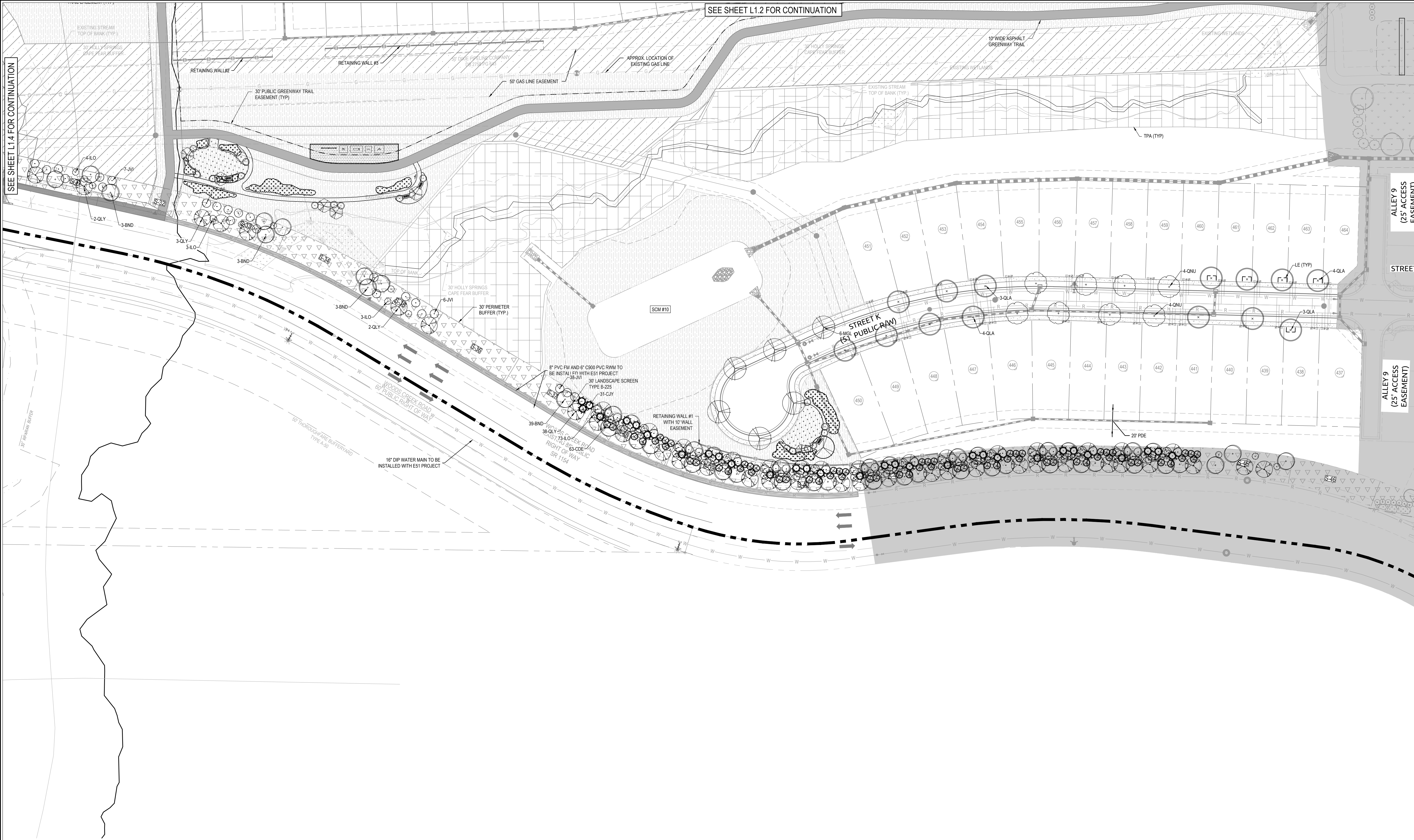


PLANT SCHEDULE											
KEY	QTY	SPECIES %	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	CONTAINER (MINIMUM)	TYPE	USE	NOTES
LARGE TREES											
ABU	36	8.13%	Acer buergeranum	Trident Maple	B&B	2"			D	ST	MATCHED
BND	20	4.51%	Betula nigra 'Dura Heat'	Dura Heat River Birch	B&B	2"			D	BUFFER	MATCHED
GBI	39	8.80%	Ginkgo biloba	Ginkgo	B&B	2"			D	ST	MATCHED / MALE CULTIVARS ONLY
ILO	55	12.42%	Ilex opaca	American Holly	B&B		6'		E	BUFFER	MATCHED
JVI	72	16.25%	Juniperus virginiana	Eastern Red Cedar	B&B		12'		E	BUFFER	MATCHED
MGL	40	9.03%	Metasequoia glyptostroboides	Dawn Redwood	B&B	2"			D	ST	MATCHED
QLA	47	10.61%	Quercus laurifolia	Laurel Oak	B&B	2"			SE	ST	MATCHED
QLY	14	3.16%	Quercus lyrata	Overcup Oak	B&B	2"			D	BUFFER	MATCHED
QNU	43	9.71%	Quercus nuttallii	Nuttall Oak	B&B	2"			D	ST	MATCHED
TDI	36	8.13%	Taxodium discolor	Bald Cypress	B&B	2"			D	ST	MATCHED
ZSG	41	9.26%	Zelkova serrata 'Green Vase'	Japanese Zelkova	B&B	2"			D	ST	MATCHED
SMALL TREES											
CBE	18	21.18%	Carpinus betulus 'Fastigiata'	European Hornbeam	B&B	1"			D	ST	MATCHED / SINGLE STEM TF
CCA	19	22.35%	Cercis canadensis	Eastern Redbud	B&B	1"			D	ST	MATCHED / SINGLE STEM TF
CKO	16	18.82%	Cornus kousa	Kousa Dogwood	B&B	1"			D	ST	MATCHED / SINGLE STEM TF
MST	19	22.35%	Magnolia stellata	Star Magnolia	CONT.	1"			D	ST	MATCHED / SINGLE STEM TF
PCH	13	15.29%	Pistacia chinensis	Chinese Pistache	B&B	1"			D	ST	MATCHED / SINGLE STEM TF
SHRUBS											
AGR	8	19.05%	Abelia x grandiflora	Glossy Abelia	CONT.		24"	5 GAL.	E	KIOSK	MATCHED
CSA	8	19.05%	Camellia sasangua	Sasqua Camellia	CONT.		24"	5 GAL.	E	KIOSK	MATCHED
FMM	8	19.05%	Fothergilla major 'Mount Airy'	Fothergilla	CONT.		24"	5 GAL.	D	KIOSK	MATCHED
HQU	8	19.05%	Hydrangea quercifolia	Oakleaf Hydrangea	CONT.		24"	5 GAL.	D	KIOSK	MATCHED
IGL	10	23.81%	Ilex glabra	Inkberry Holly	CONT.		24"	5 GAL.	E	KIOSK	MATCHED
TYPE / USE LEGEND											
PLANT TYPE: E = EVERGREEN / D = DECIDUOUS / SE = SEMI-EVERGREEN											
PLANT USE: ST = STREET TREE / BUFFER = PERIMETER BUFFER / KIOSK = MAIL KIOSK											



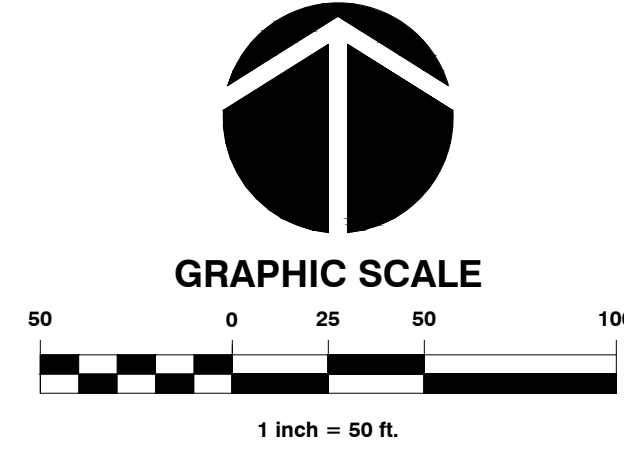
* SITE DISTANCE: ANY STREET TREE THAT FALLS WITHIN A SIGHT DISTANCE TRIANGLE MUST BE INSTALLED AS A SINGLE STEM TREE. STREET TREE MUST BE LIMBED UP TO CREATE A CLEAR ZONE BENEATH THE CANOPY FROM THE FINISHED GRADE TO A HEIGHT OF 8 FEET.

* CONTRACTOR TO FIELD ADJUST TREES SUCH THAT CONFLICTS WITH UTILITIES ARE MINIMIZED TO THE FULLEST EXTENT POSSIBLE.



ABBREVIATION LEGEND	
DE	DRAINAGE EASEMENT (PUBLIC)
GE	GREENWAY EASEMENT (PUBLIC)
PDE	PRIVATE DRAINAGE EASEMENT
PGE	PRIVATE GREENWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCMMAE	SCM MAINTENANCE AND ACCESS EASEMENT
SOT	SIGHT TRIANGLE
STE	STREET TREE EASEMENT
VWDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
R/W	RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB

LEGEND:	
	EXISTING WETLAND
	TREE PRESERVATION AREA
	30' TYPE B LANDSCAPE SCREEN - B-40
	100' UNDISTURBED LANDSCAPE SCREEN - C-225
	30' TYPE B LANDSCAPE SCREEN - B-225
	LE - LANDSCAPE EASEMENT (TYP)



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CAROLINA SPRINGS
PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

LANDSCAPE PLAN

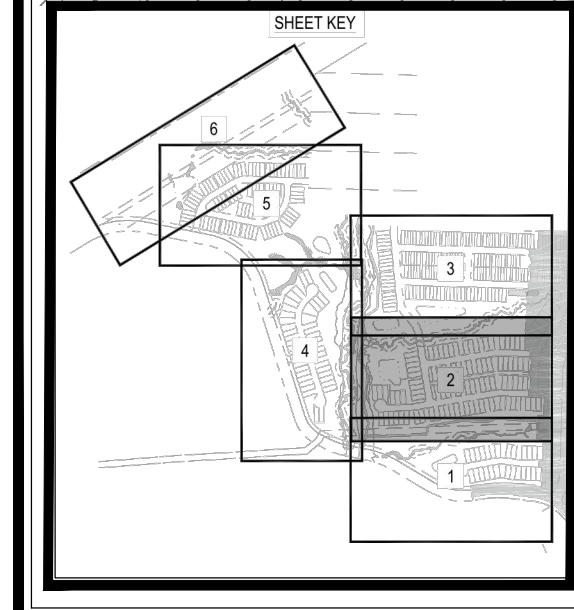
Job No. 02190372-30
Date 09/09/21
Drawn By WR
Designer ZPN

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Drawn By B. W. H. H.
2/10/2022

Revisions
1. PER TOWN COMMENTS 11/12/21
2. PER TOWN COMMENTS 12/28/21
3. PER TOWN COMMENTS 01/14/22
4. PER TOWN COMMENTS 02/11/22

Sheet No.
L1.1



ABBREVIATION LEGEND

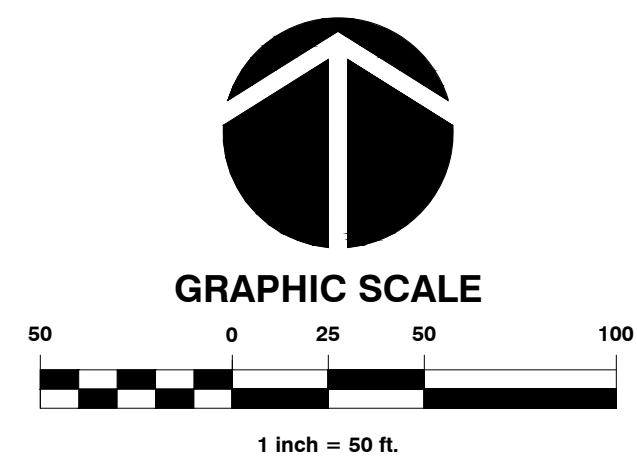
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PGE	PRIVATE GREENWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SCOMMAE	SCM MAINTENANCE AND ACCESS EASEMENT
SDT	SIGHT DISTANCE TRIANGLE
STE	STREET TREE EASEMENT
VWDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
R/W	RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB

LEGEND:

	EXISTING WETLAND
	TREE PRESERVATION AREA
	30' TYPE B LANDSCAPE SCREEN - B-40
	100' UNDISTURBED LANDSCAPE SCREEN
	30' TYPE B LANDSCAPE SCREEN - B-225
	LE - LANDSCAPE EASEMENT [TYP]

SEE SHEET L1.1 FOR CONTINUATION

SEE SHEET L1.3 FOR CONTINUATION



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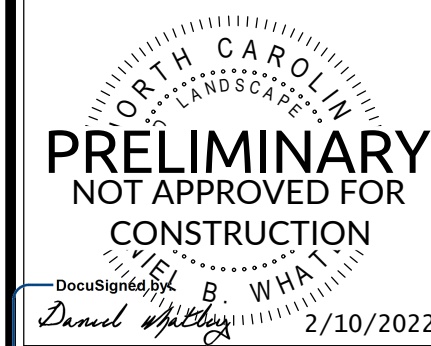
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CAROLINA SPRINGS
PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

LANDSCAPE PLAN

Job No. 02190372.30	Drawn By WF
Date 09/09/21	Designer ZPN



Revisions	
1.	PER TOWN COMMENTS 11/12/21
2.	PER TOWN COMMENTS 12/28/21
3.	PER TOWN COMMENTS 01/14/22
4	PER TOWN COMMENTS 02/11/22

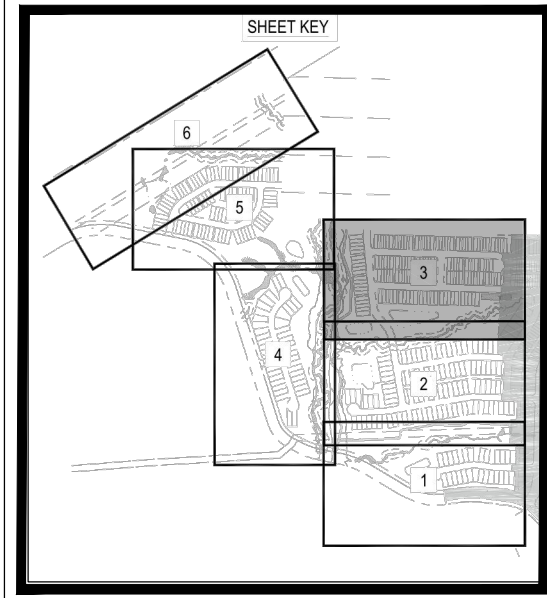
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L1.2

SEE SHEET L1.5 FOR CONTINUATION

SEE SHEET L1.4 FOR CONTINUATION

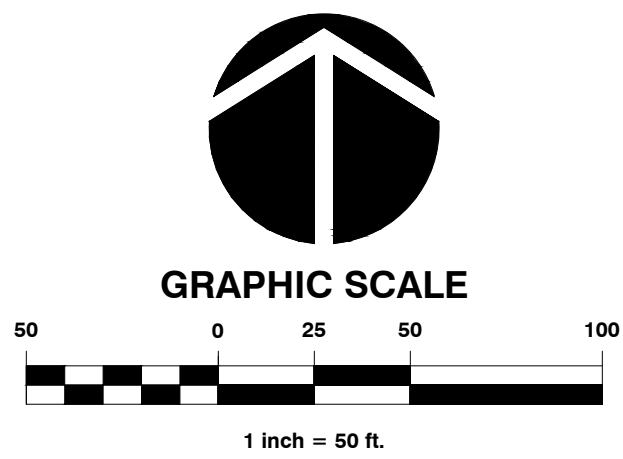
SEE SHEET L1.2 FOR CONTINUATION



ABBREVIATION LEGEND	
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GE	GREENWAY EASEMENT (PUBLIC)
PDE	PRIVATE DRAINAGE EASEMENT
PGE	PRIVATE GREENWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SOMMAE	SOM MAINTENANCE AND ACCESS EASEMENT
SOT	SIGHT DISTANCE TRIANGLE
STE	STREET TREE EASEMENT
VWDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
RW	RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB

LEGEND:

	EXISTING WETLAND
	TREE PRESERVATION AREA
	30' TYPE B LANDSCAPE SCREEN - B-40
	100' UNDISTURBED LANDSCAPE SCREEN - C-225
	30' TYPE B LANDSCAPE SCREEN - B-225
	LE - LANDSCAPE EASEMENT (TYP)



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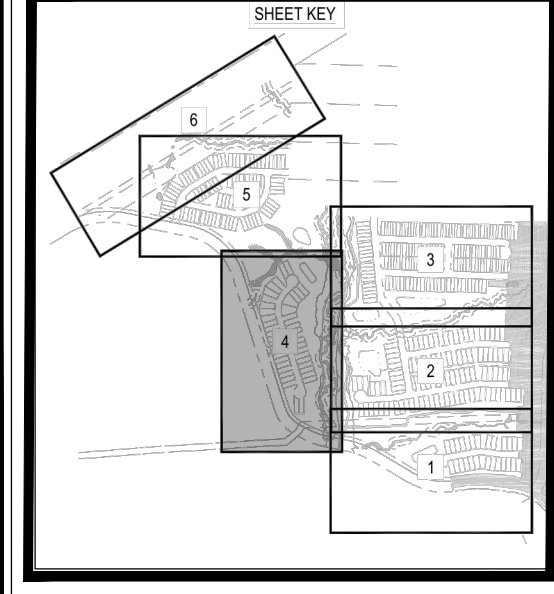
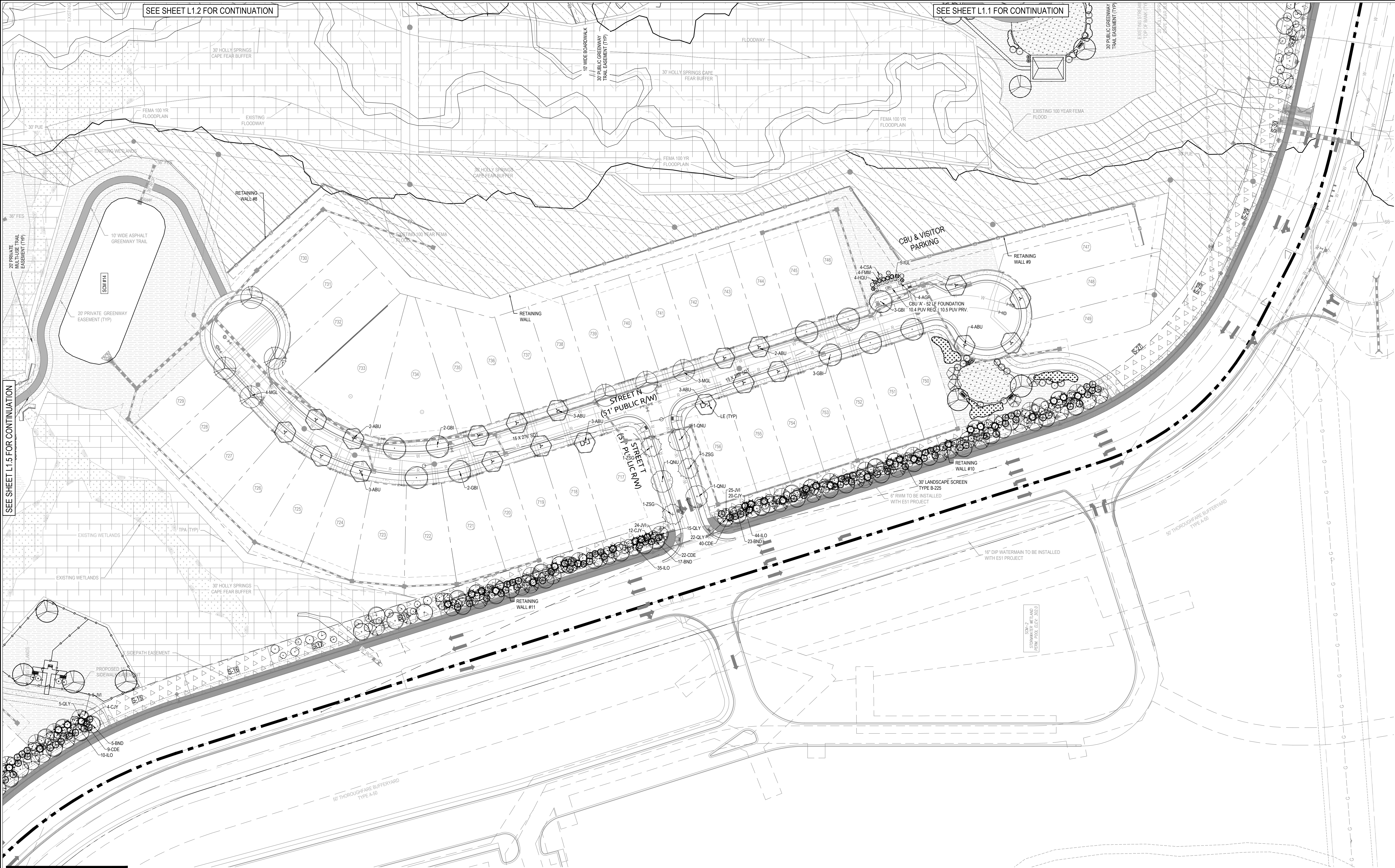
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CAROLINA SPRINGS
PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

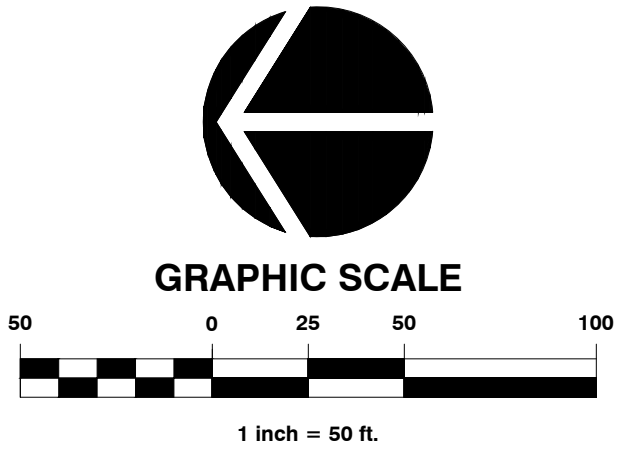
LANDSCAPE PLAN

Job No.	02190372.30	Drawn By	WR
Date	09/09/21	Designer	ZPN
PRELIMINARY NOT APPROVED FOR CONSTRUCTION 2/10/2022			
Revisions			
1.	PER TOWN COMMENTS	11/12/21	
2.	PER TOWN COMMENTS	12/28/21	
3.	PER TOWN COMMENTS	01/14/22	
4.	PER TOWN COMMENTS	02/11/22	
Sheet No.			
L1.3			

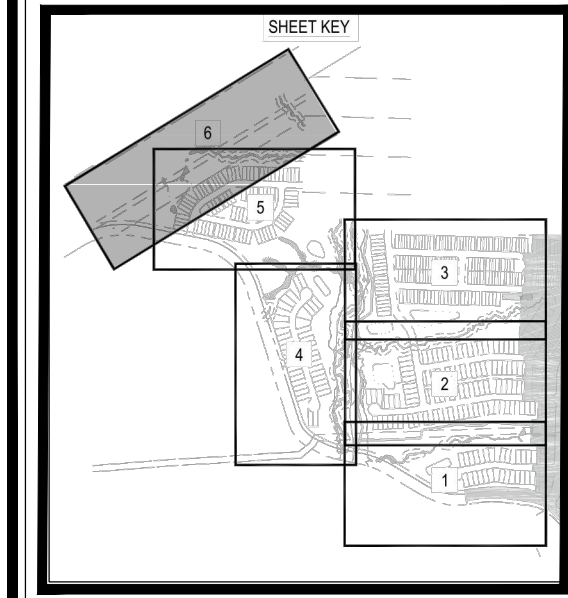


ABBREVIATION LEGEND	
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GE	GREENWAY EASEMENT (PUBLIC)
PDE	PRIVATE DRAINAGE EASEMENT
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LE	LANDSCAPE EASEMENT
RW	RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB

LEGEND:	
	EXISTING WETLAND
	TREE PRESERVATION AREA
	30' TYPE B LANDSCAPE SCREEN - B-40
	100' UNDISTURBED LANDSCAPE SCREEN - C-225
	30' TYPE B LANDSCAPE SCREEN - B-225
	LE - LANDSCAPE EASEMENT [TYP]



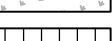
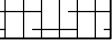
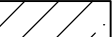
Revisions	
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2. PER TOWN COMMENTS	12/28/21
3. PER TOWN COMMENTS	01/14/22
4. PER TOWN COMMENTS	02/11/22

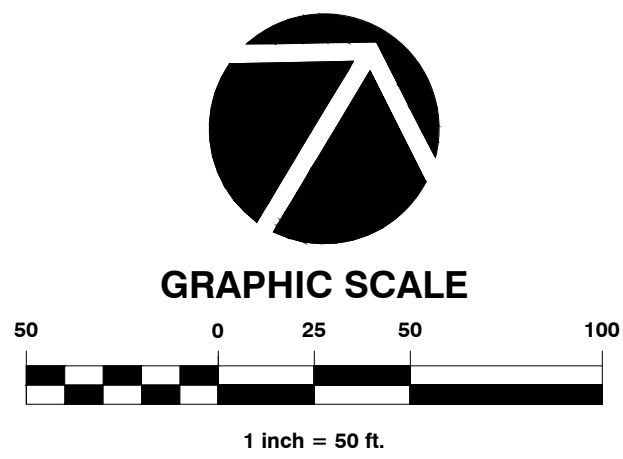
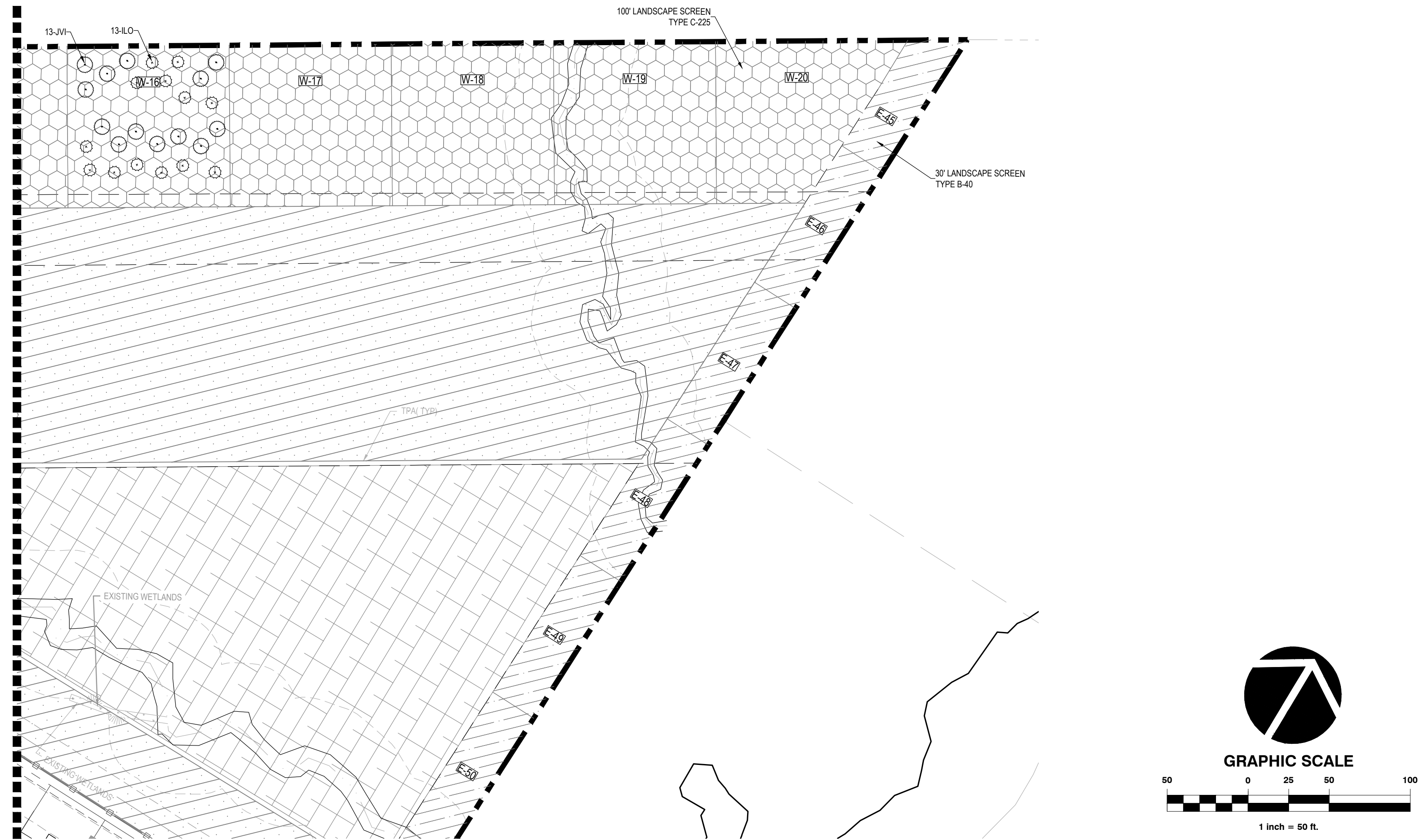


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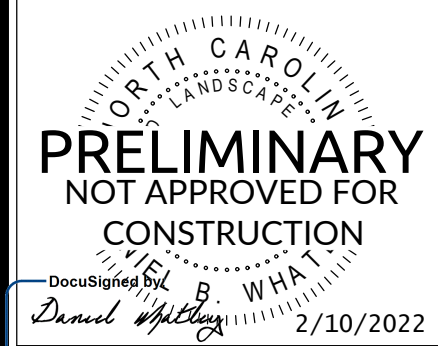
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SDT	SIGHT TRIANGLE
SST	STREET TREE EASEMENT
VWDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
R/W	RIGHT-OF-WAY
B-B	BACK OF CURB TO BACK OF CURB

LEGEND:

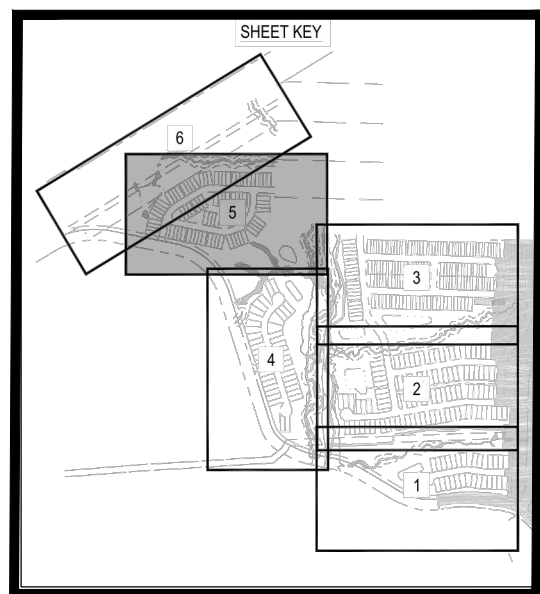
	EXISTING WETLAND
	TREE PRESERVATION AREA
	30' TYPE B LANDSCAPE SCREEN - B-40
	100' UNDISTURBED LANDSCAPE SCREEN - C-225
	30' TYPE B LANDSCAPE SCREEN - B-225
	LE - LANDSCAPE EASEMENT [TYP]



Job No.	02190372.30	Drawn By	WR
Date	09/09/21	Designer	ZPN



Revisions		
1.	PER TOWN COMMENTS	11/12/21
2.	PER TOWN COMMENTS	12/28/21
3.	PER TOWN COMMENTS	01/14/22
4	PER TOWN COMMENTS	02/11/22



ABBREVIATION LEGEND

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GE	GREENWAY EASEMENT (PUBLIC)
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SDT	SIGHT DISTANCE TRIANGLE
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WVDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)
LE	LANDSCAPE EASEMENT
RW	RIGHT-OF-WAY
R/B	BACK OF CURB TO BACK OF CURB

LEGEND:

EXISTING WETLAND

TREE PRESERVATION AREA

30' TYPE B LANDSCAPE SCREEN - B-40

100' UNDISTURBED LANDSCAPE SCREEN - C-225

30' TYPE B LANDSCAPE SCREEN - B-225

L.E. - LANDSCAPE EASEMENT [TYP]

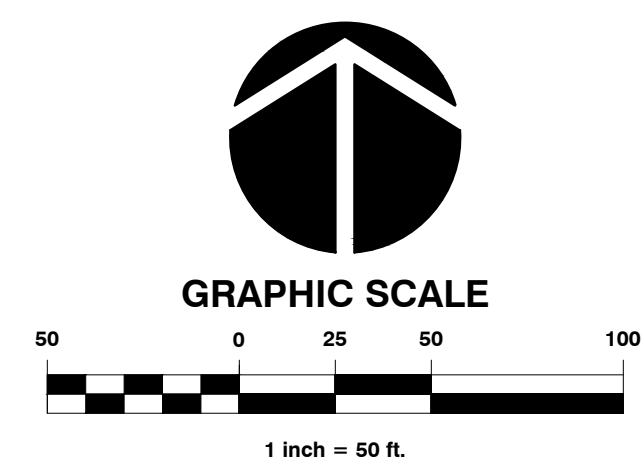


TABLE L2.2			TYPE B-225 PERIMETER BUFFER - 225 P.U.V. REQUIRED/100' (180 P.U.V. REQUIRED/100' FOR PRESERVATION)																																																								
PERIMETER BUFFER CALCULATIONS			W-1		S-1		S-2 *SEE NOTE		S-3		S-4		S-5		S-6		S-7		S-8 *SEE NOTE		S-9		S-10		S-11		S-12		S-13		S-14		S-15		S-16		S-17		S-18		S-19		S-20		S-21 *SEE NOTE		S-22 *SEE NOTE		S-23		S-24		S-25						
PLANT CATEGORIES OF TREES TO BE PRESERVED	MINIMUM SIZE OF TREES TO BE PRESERVED	P.U.V	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT									
SMALL DECIDUOUS	1'-3' Caliper	4																																																									
	3'-5' Caliper	8																																																									
	> 5' Caliper	12																																																									
LARGE DECIDUOUS	2'-4' Caliper	6																																																									
	4'-6' Caliper	12	2	24					1	12	1	12	1	12	1	12																																											
	> 6' Caliper	18			2	36	1	18																																																			
SMALL EVERGREEN	3'-5' High	2																																																									
	5'-10' High	4																																																									
	> 10' High	6																																																									
LARGE EVERGREEN	5'-8' High	5																																																									
	8'-12' High	8																																																									
	> 12' High	12	2	18	3	27	1	9		6	48	5	40	2	24	1	12																																										
TOTAL P.U.V. PROVIDED PER (20X20) SAMPLE UNIT				42		63		27		60		52		52		48		0		0		0		0		0		0		0		42		36		35		24		0		0		0		0		0		0		0		0					
PLANT CATEGORIES OF SUPPLEMENTAL TREES	MINIMUM SIZE AT TIME OF PLANTING	P.U.V	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT							
SMALL DECIDUOUS	1" Caliper	4																																																									
	1.5" Caliper	5																																																									
	2" Caliper	6																																																									
LARGE DECIDUOUS	2.5" Caliper	8															10	60	5	30	10	60	10	60	10	60	10	60	10	60																													
	4" High	2																																																									
	6" High	5																																																									
LARGE EVERGREEN	12" High	8															19	95	3	15	19	95	19	95	19	95	19	95	19	95	19	95																											
																	9	72	9	72	9	72	9	72	9	72	9	72	9	72	9	72	4	20	6	30	19	95	19	95	9	45	8	40	19	95	19	95	19	95	19	95							
TOTAL SUPPLEMENTAL P.U.V. PROVIDED PER INCREMENT				0		0		0		0		0		0		0		227		117		227		227		227		227		227		227		0		0		52		106		227		227		153		142		227		227		72					
TOTAL P.U.V. PROVIDED DECIDUOUS				57%		57%		67%		20%		23%		23%		25%		26%		26%		26%		26%		26%		26%		26%		57%		50%		21%		37%		26%		26%		24%		21%		26%		26%		26%		26%					
TOTAL P.U.V. PROVIDED EVERGREEN				43%		43%		33%		80%		77%		77%		75%		74%		74%		74%		74%		74%		74%		74%		43%		50%		79%		63%		74%		74%		76%		79%		74%		74%		74%							
TOTAL P.U.V. PROVIDED PER 100' INCREMENT				210		315		135		300		260		260		240		227		117		227		227		227		227		227		210		180		227		228		227		227		153		142		227		227		227							
NOTE: REFER TO TABLES L2.6 & L2.8 FOR BUFFER INCREMENT SAMPLES / S-2 NOTE: ADDITIONAL PLANTING TO MEET PUV NOT ALLOWED IN TRANSMISSION LINE R/W / S-8 NOTE: PUV PRORATED DUE TO STREET / S-21 & S-22 NOTE: PUV PRORATED DUE TO STREET & EASEMENTS.																																																											

NOTE: REFER TO TABLE L2.8 FOR BUFFER INCREMENT SAMPLES

HOLLY SPRINGS, NORTH CAROLINA

LANDSCAPE
CALCULATIONS

NORTH CAROLINA
 LANDSCAPE ARCHITECTURE
PRELIMINARY
 NOT APPROVED FOR
 CONSTRUCTION
 J. B. WHATLEY
 Daniel M. Whatley
 2/10/2022

Sheet No.

TABLE L2.3			TYPE C-225 PERIMETER BUFFER - 225 P.U.V. REQUIRED/100' (180 P.U.V. REQUIRED/100' FOR PRESERVATION)																																								
PERIMETER BUFFER CALCULATIONS			W-2		W-3		W-4		W-5		W-6		W-7		W-8		W-9		W-10		W-11		W-12		W-13		W-14		W-15		W-16		W-17		W-18		W-19		W-20				
PLANT CATEGORIES OF TREES TO BE PRESERVED	MINIMUM SIZE OF TREES TO BE PRESERVED	P.U.V	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT			
SMALL DECIDUOUS	1"-3" Caliper	4																																									
	3"-5" Caliper	8																																									
	> 5" Caliper	12																																									
LARGE DECIDUOUS	2"-4" Caliper	6			1	6			3	18			2	12	3	18	3	18	2	12			2	12	2	12	2	12			1	6			3	18	1	6					
	4"-6" Caliper	12																																									
	> 6" Caliper	18	1	18																																							
SMALL EVERGREEN	3'-5' High	2																																									
	5'-10' High	4					6	18				3	9																											2	8		
	> 10' High	6			1	6					3	18	2	12	7	42	4	24	4	24	2	12	3	18	7	42	7	42			1	6			6	36			2	12			
LARGE EVERGREEN	5'-8' High	5																																									
	8'-12' High	8					1	8	7	56	1	9						1	8				6	48					3	24			3	27			1	5					
	> 12' High	12	2	18	3	27			2	24	1	12	4	36	5	45	4	36	7	63	2	24			1	9	1	9			2	24	4	36	3	36			2	16			
TOTAL P.U.V. PROVIDED PER (20X20) SAMPLE UNIT				36		39			26		98			60		105			78		107		36		78		63		63		36		12		51		95		42		36		
PLANT CATEGORIES OF SUPPLEMENTAL TREES	MINIMUM SIZE AT TIME OF PLANTING	P.U.V	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT			
SMALL DECIDUOUS	1" Caliper	4																																									
	1.5" Caliper	5																																									
	2" Caliper	6																																									
LARGE DECIDUOUS	2" Caliper	6																																									
	2.5" Caliper	8																																									
	4" High	2																																									
SMALL EVERGREEN	6' High	5																																									
	6' High	5																																									
	6' High	5					8	40																																			
LARGE EVERGREEN	12' High	8	6	48				7	56																																		
	12' High	8																																									
	12' High	8																																									
TOTAL SUPPLEMENTAL P.U.V. PROVIDED PER INCREMENT				48		0		96		0		0		0		0		0		0		0		0		0		0		0		168		0		0		0		0			
TOTAL P.U.V. PROVIDED DECIDUOUS				21%		15%		0%		18%		0%		20%		17%		23%		11%		0%		15%		19%		19%		0%		3%		0%		19%		14%		0%			
TOTAL P.U.V. PROVIDED EVERGREEN				79%		85%		100%		82%		100%		80%		83%		77%		89%		100%		85%		81%		81%		100%		97%		100%		81%		86%		100%			
TOTAL P.U.V. PROVIDED PER 100' INCREMENT				228		195		226		480		240		300		525		390		535		180		390		315		315		180		229		255		475		210		180			
NOTE: REFER TO TABLE L2.6 FOR BUFFER INCREMENT SAMPLES																																											

NOTE: REFER TO TABLE L2.6 FOR BUFFER INCREMENT SAMPLES

TABLE L2.4			TYPE B-40 PERIMETER BUFFER - 40 P.U.V. REQUIRED/100' (32 P.U.V. REQUIRED/100' FOR PRESERVATION)																											
PERIMETER BUFFER CALCULATIONS			E-45		E-46		E-47		E-48		E-49		E-50		E-51		E-52		E-53		E-54		E-55		E-56					
PLANT CATEGORIES OF TREES TO BE PRESERVED	MINIMUM SIZE OF TREES TO BE PRESERVED	P.U.V	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT		
SMALL DECIDUOUS	1"-3" Caliper	4																												
	3"-5" Caliper	8																												
	> 5" Caliper	12																												
LARGE DECIDUOUS	2"-4" Caliper	6			1	6			1	6	1	6	3	18																
	4"-6" Caliper	12	2	24	1	12	1	12			1	12																		
	> 6" Caliper	18																												
SMALL EVERGREEN	3'-5' High	2																												
	5'-10' High	4																												
	> 10' High	6											2	12																
LARGE EVERGREEN	5'-8' High	5																												
	8'-12' High	8	1	8					1	8	4	32																		
	> 12' High	12	2	18	3	27	2	18	1	9																				
TOTAL P.U.V. PROVIDED PER (20X20) SAMPLE UNIT				50		45		30		23		50		30		0		0		0		0		0		0		0		
PLANT CATEGORIES OF SUPPLEMENTAL TREES	MINIMUM SIZE AT TIME OF PLANTING	P.U.V	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT	QTY	P.U.V CREDIT		
SMALL DECIDUOUS	1" Caliper	4																												
	1.5" Caliper	5																												
	2" Caliper	6																												
LARGE DECIDUOUS	2.5" Caliper	8													2	12	2	12	2	12	2	12	2	12	2	12	2	12		
	4' High	2																												
	6' High	5																												
LARGE EVERGREEN	6' High	5																												
	12' High	8													3	15	3	15	3	15	3	15	3	15	3	15	3	15		
															2	16	2	16	2	16	2	16	2	16	2	16	2	16		
TOTAL SUPPLEMENTAL P.U.V. PROVIDED PER INCREMENT				0		0		0		0		0		0		43		43		43		43		43		43		43		
TOTAL P.U.V. PROVIDED DECIDUOUS				48%		40%		40%		26%		36%		60%		28%		28%		28%		28%		28%		28%		28%		
TOTAL P.U.V. PROVIDED EVERGREEN				52%		60%		60%		74%		64%		40%		72%		72%		72%		72%		72%		72%		72%		
TOTAL P.U.V. PROVIDED PER 100' INCREMENT				250		225		150		115		250		150		43		43		43		43		43		43		43		
NOTE: REFER TO TABLE L2.7 FOR BUFFER INCREMENT SAMPLES																														

[illegible]

TABLE L2.7		PERIMETER BUFFER SAMPLES																							
E45		E46		E47		E48		E49		E50		E51		E52		E53		E54		E55		E56			
PLANT	DBH	PLANT	DBH	PLANT	DBH	PLANT	DBH	PLANT	DBH	PLANT	DBH	PLANT	DBH	PLANT	DBH	PLANT	DBH	PLANT	DBH	PLANT	DBH	PLANT	DBH		
PN	3	OAK	3	OAK	6	OAK	3	PN	3	POP	3	GUM	8	PN	3	PN	3	PN	3	PN	3	OAK	3		
OAK	4	GUM	4	OAK	12	CDR	3	PN	3	GUM	3	GUM	9	PN	3	PN	3	PN	3	PN	3	OAK	4		
OAK	5	OAK	8	POP	20	OAK	4	PN	3	GUM	3	GUM	11	PN	3	PN	3	PN	3	OAK	3	POP	5		
OAK	6	OAK	8			OAK	4	GUM	3	GUM	4			PN	3	PN	3	PN	3	OAK	3	OAK	5		
MPL	6	OAK	10			OAK	18	PN	4	GUM	4			PN	3	PN	3	PN	3	PN	4	OAK	27		
OAK	7							GUM	4					PN	3	PN	3	PN	3	OAK	8				
OAK	8													PN	3	PN	3	PN	3	POP	25				
OAK	9													PN	3	PN	3	PN	4						
CHY	9													PN	3	PN	4	PN	4						
OAK	11													PN	3	PN	4	PN	4						
POP	12													PN	4	PN	5	PN	4						
														PN	4			PN	5						
														PN	4			PN	6						
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														PN	4										
														PN	4										

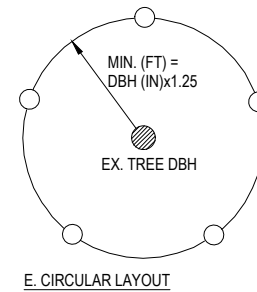
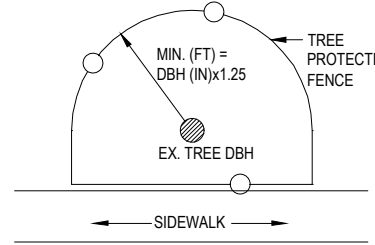
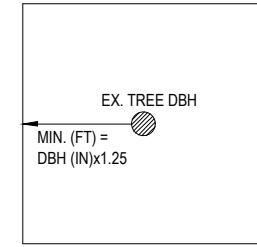
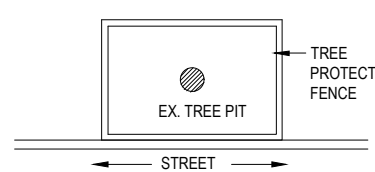
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HOLLY SPRINGS, NORTH CAROLINA

LANDSCAPE
CALCULATIONS

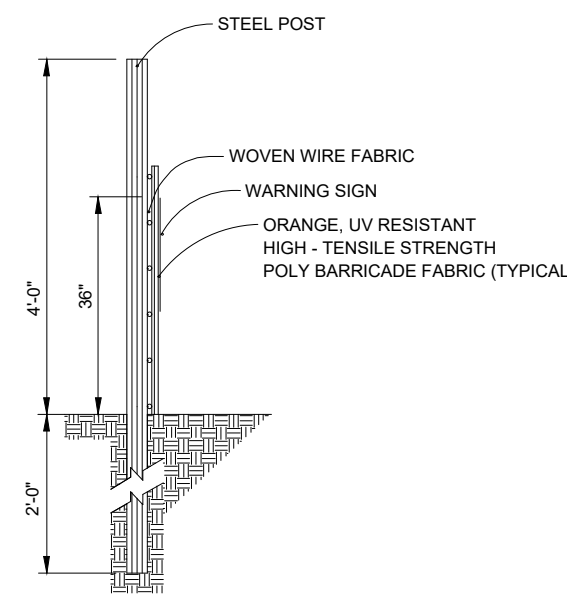
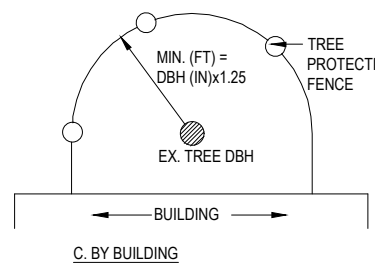
NORTH CAROLINA
 LANDSCAPE ARCHITECTURE
PRELIMINARY
 NOT APPROVED FOR
 CONSTRUCTION
 JAMES B. WHATLEY
 2/10/2022

Sheet No.

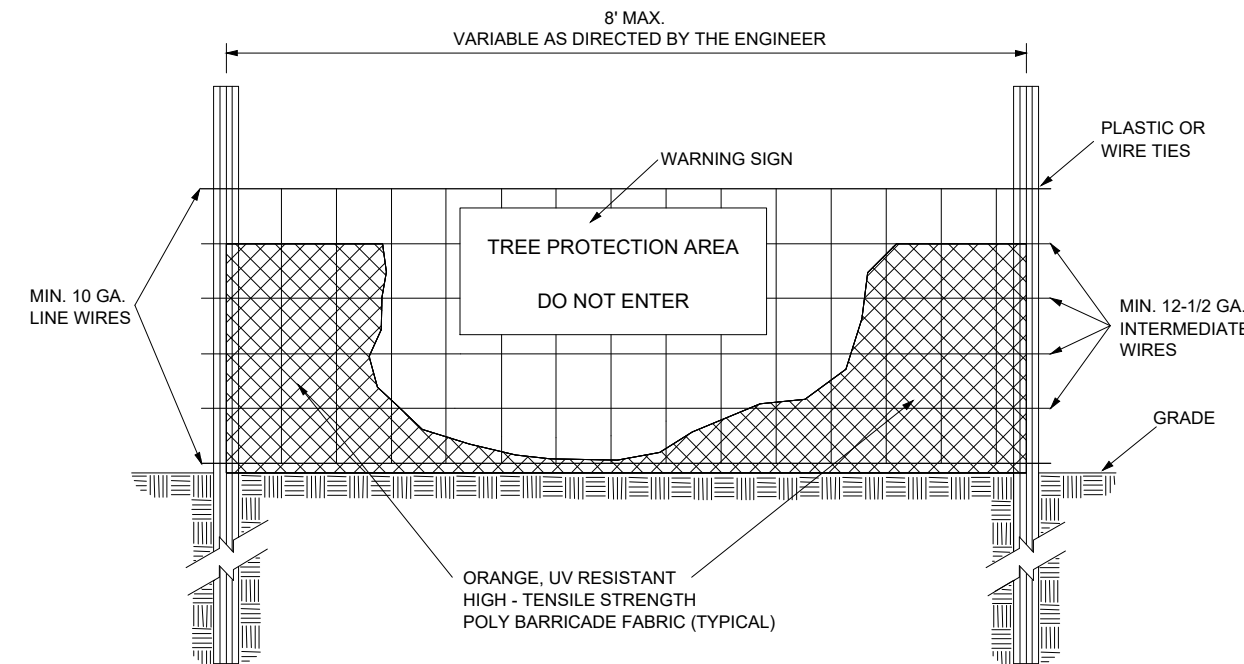
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NOTES:

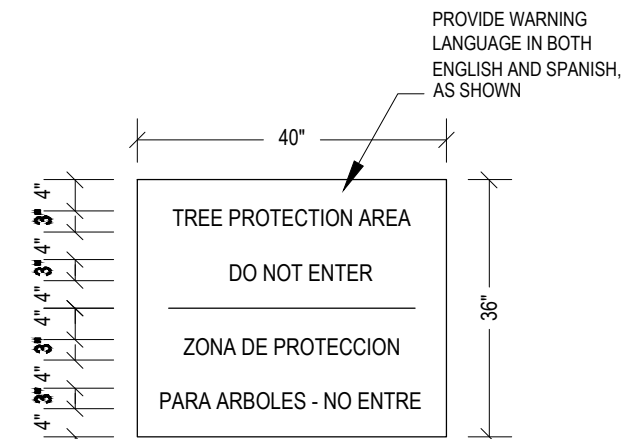
1. CONTRACTOR MUST PROVIDE AND INSTALL TREE PROTECTION SIGNAGE.
2. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION IF ANY TREES ON CITY PROPERTY ARE TO BE IMPACTED BY PRUNING, TRENCHING, BORING, REMOVAL, PAVING, PLANTING, ETC.



SIDE VIEW



FRONT VIEW



WARNING SIGN DETAIL

- NOTES:**
1. THE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE OTHER RADIUS OF THE CIRCULAR ROAD. (SEE DETAIL: TTP05 FOR EXAMPLES)
 2. THE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT
 3. THE PROTECTION FENCING MUST BE APPROVED BY URBAN FOREST SERVICES
 4. APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
 5. THE FENCE SHALL BE PLACED AT A MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER
 6. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO MORE THAN ONE SIGN PER PROTECTED AREA.
 7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
 8. ALL SIGNS SHALL BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 3" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.

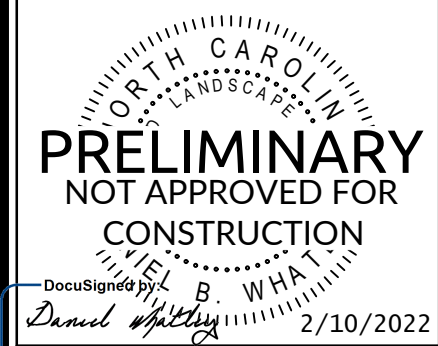


CAROLINA SPRINGS PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

TREE PRESERVATION PLAN

Job No.	02190372.30	Drawn By	WR
Date	09/09/21	Designer	ZPN



Revisions		
1.	PER TOWN COMMENTS	11/12/21
2.	PER TOWN COMMENTS	12/28/21
3.	PER TOWN COMMENTS	01/14/22
4	PER TOWN COMMENTS	02/11/22

Sheet No.

L3.0

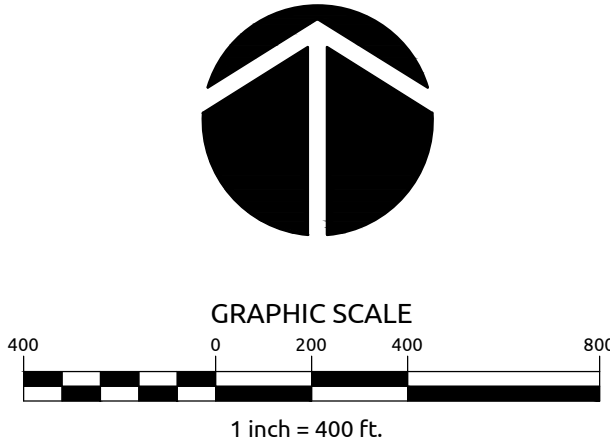
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LEGEND:

--- PUD BOUNDARY

□ TREE PRESERVATION AREA

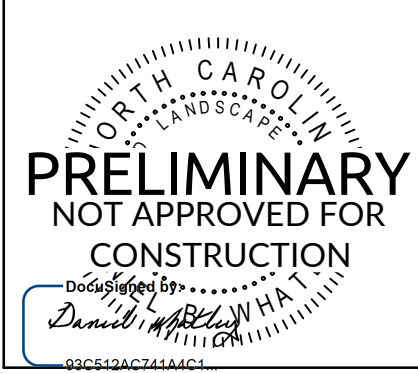


CAROLINA SPRINGS
PHASE 2

HOLLY SPRINGS, NORTH CAROLINA

TREE PRESERVATION
AERIAL

Job No.	02190372.30	Drawn By	WR
Date	09/09/21	Designer	ZPN



Revisions	
1. PER TOWN COMMENTS	11/12/21
2. PER TOWN COMMENTS	12/28/21
3. PER TOWN COMMENTS	01/14/22
4. PER TOWN COMMENTS	02/11/22

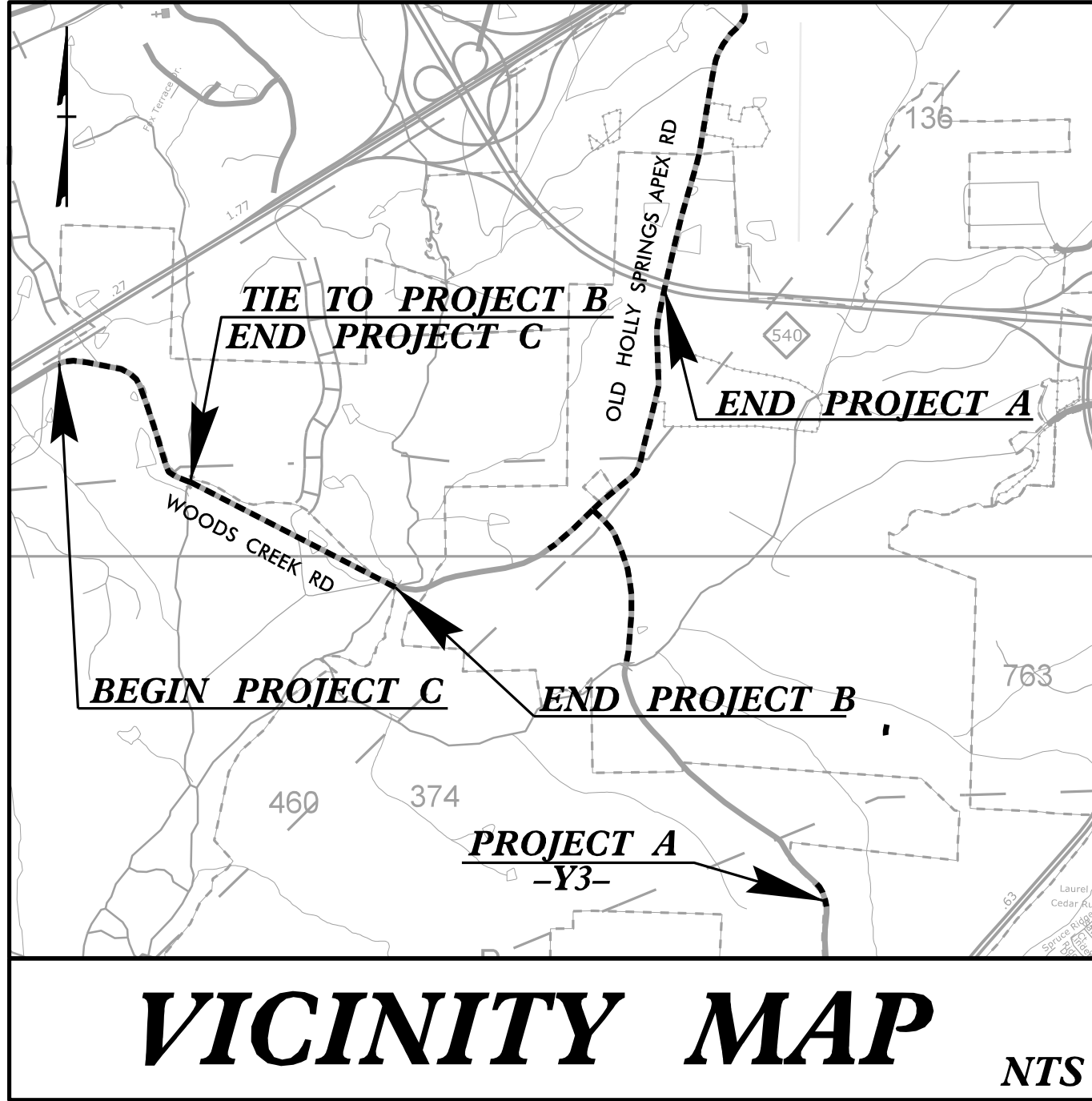
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L3.1

09.08/2017

CAROLINA SPRINGS PHASE 2

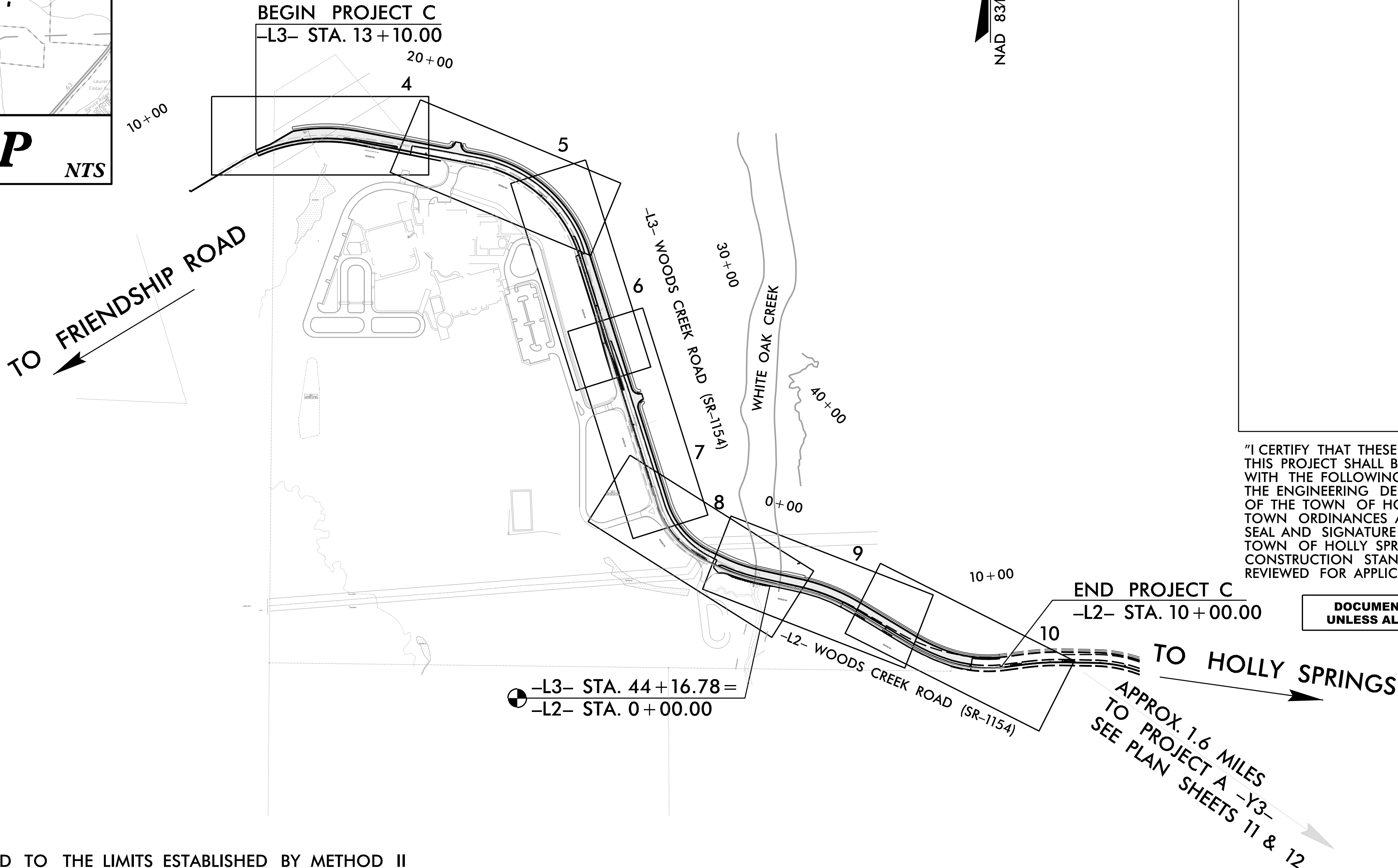
See Sheet 1A For Index of Sheets
See Sheet 1B For Conventional Symbols



STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS
WAKE COUNTY

LOCATION: SR 1154 (WOODS CREEK ROAD)

TYPE OF WORK: GRADING, PAVING & DRAINAGE

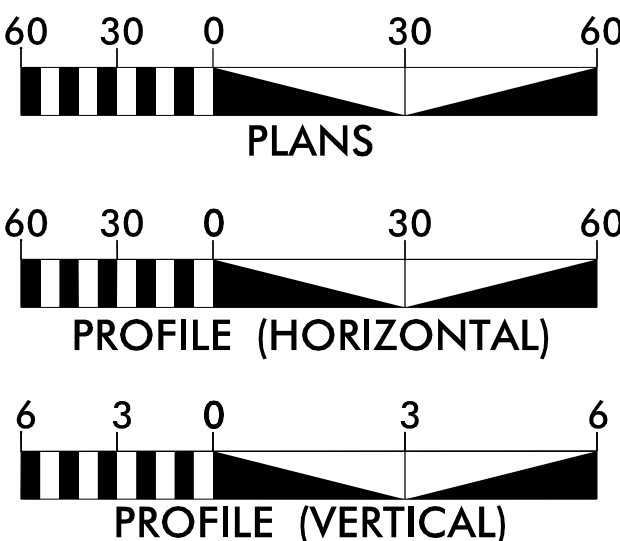


"I CERTIFY THAT THESE PLANS WERE PREPARED AND THAT THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, THE LATEST EDITION OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS AND OTHER APPLICABLE TOWN ORDINANCES AND POLICIES. THE ENGINEER WHOSE SEAL AND SIGNATURE APPEAR BELOW CERTIFIES THAT THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS HAVE BEEN THOROUGHLY REVIEWED FOR APPLICABILITY TO THIS PARTICULAR PROJECT."

DOCUMENT NOT CONSIDERED FINAL
UNLESS ALL SIGNATURES COMPLETED

CLEARING ON THIS PROJECT SHALL BE PERFORMED TO THE LIMITS ESTABLISHED BY METHOD II

GRAPHIC SCALES



DESIGN DATA

ADT 2017 460

V = 40 MPH

FUNCT. CLASS.: LOCAL

PROJECT LENGTH

LENGTH ROADWAY PROJECT C = 0.778 MILES

NCDOT CONTACT: SEAN BRENNAN, PE
DIV 5 SENIOR ASSISTANT DISTRICT ENGINEER
(919)733-7759

Prepared In the Office of:

RKA
RAMEY KEMP ASSOCIATES

5808 Faringdon Place Raleigh, North Carolina 27609
Phone: 919-872-5115 | www.rameykemp.com | NC License No. C-0910

2018 STANDARD SPECIFICATIONS

RIGHT OF WAY DATE:

LETTING DATE:

CLAUDETTE M. K. ROQUE, P.E.
PROJECT ENGINEER

HERB RIDGEWAY, IV
PROJECT DESIGNER

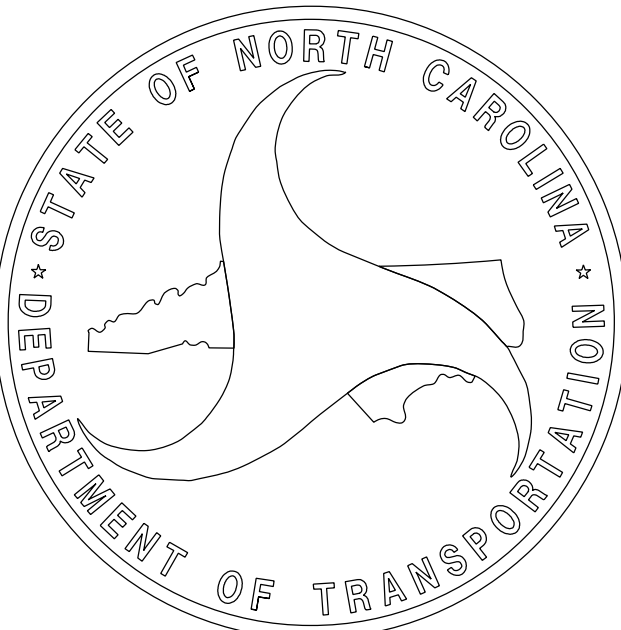
HYDRAULICS ENGINEER

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SIGNATURE:
ROADWAY DESIGN ENGINEER



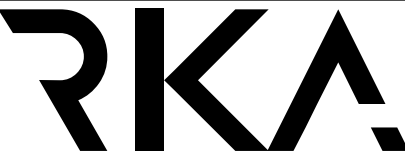
SIGNATURE:



3/18/2022
\\Proj\2017_Sect+2_Rdy_tsh.dgn
User: melodino

INDEX OF SHEETS	
SHEET NUMBER	SHEET
1	TITLE SHEET
1A	INDEX OF SHEETS, GENERAL NOTES, AND STANDARD DRAWINGS
1B	CONVENTIONAL SYMBOLS
2A-1 THRU 2A-3	PAVEMENT SCHEDULE AND TYPICAL SECTIONS
3D-1	DRAINAGE SUMMARY
4 THRU 12	PLAN AND PROFILE SHEET
TMP-1 THRU TMP-?	TRAFFIC MANAGEMENT PLANS
SIGN-1 THRU SIGN-?	SIGNING AND PAVEMENT MARKING PLANS
EC-1 THRU EC-??	EROSION CONTROL PLANS
X-1 THRU X-29	CROSS-SECTIONS

GENERAL NOTES:		2018 SPECIFICATIONS	EFFECTIVE: 01-16-2018 REVISED:
GRADING AND SURFACING:		THE GRADE LINES SHOWN DENOTE THE FINISHED ELEVATION OF THE PROPOSED SURFACING AT GRADE POINTS SHOWN ON THE TYPICAL SECTIONS. GRADE LINES MAY BE ADJUSTED AT THEIR BEGINNING AND ENDING AND AT STRUCTURES AS DIRECTED BY THE ENGINEER IN ORDER TO SECURE A PROPER TIE-IN.	
CLEARING:		CLEARING ON THIS PROJECT SHALL BE PERFORMED TO THE LIMITS ESTABLISHED BY METHOD II.	
SUPERELEVATION:		ALL CURVES ON THIS PROJECT SHALL BE SUPERELEVATED IN ACCORDANCE WITH STD. NO. 225.04 USING THE RATE OF SUPERELEVATION AND RUNOFF SHOWN ON THE PLANS. SUPERELEVATION IS TO BE REVOLVED ABOUT THE GRADE POINTS SHOWN ON THE TYPICAL SECTIONS.	
SHOULDER CONSTRUCTION:		ASPHALT, EARTH, AND CONCRETE SHOULDER CONSTRUCTION ON THE HIGH SIDE OF SUPERELEVATED CURVES SHALL BE IN ACCORDANCE WITH STD. NO. 560.01	
SIDE ROADS:		THE CONTRACTOR WILL BE REQUIRED TO DO ALL NECESSARY WORK TO PROVIDE SUITABLE CONNECTIONS WITH ALL ROADS, STREETS, AND DRIVES ENTERING THIS PROJECT. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR THE PARTICULAR ITEMS INVOLVED.	
TEMPORARY SHORING:		SHORING REQUIRED FOR THE MAINTENANCE OF TRAFFIC WILL BE PAID FOR AS "EXTRA WORK" IN ACCORDANCE WITH SECTION 104-7.	
SUBSURFACE PLANS:		NO SUBSURFACE PLANS ARE AVAILABLE ON THIS PROJECT. THE CONTRACTOR SHOULD MAKE HIS OWN INVESTIGATION AS TO THE SUBSURFACE CONDITIONS.	
UTILITIES:		UTILITY OWNERS ON THIS PROJECT ARE Town of Holly Springs and Dixie Pipeline (Enterprise Products) ANY RELOCATION OF EXISTING UTILITIES WILL BE ACCOMPLISHED BY OTHERS, EXCEPT AS SHOWN ON THE PLANS.	
RIGHT-OF-WAY MARKERS:		ALL RIGHT-OF-WAY MARKERS ON THIS PROJECT SHALL BE PLACED BY CONTRACT IN ACCORDANCE WITH SECTION 801 OF THE 2018 NORTH CAROLINA STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.	

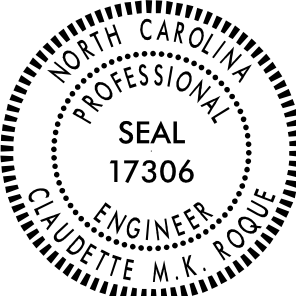


RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone: 919-472-5115

NC License No. C-0910
www.rameykemp.com

PROJECT REFERENCE NO.
20117

ROADWAY DESIGN ENGINEER



SEAL
17306
ENGINEER
MAUDETTE M. K. ROUSE

SHEET NO.
1A

**DOCUMENT NOT CONSIDERED FINAL
UNLESS ALL SIGNATURES COMPLETED**

EFF. 01-16-2018
REV.

2018 ROADWAY ENGLISH STANDARD DRAWINGS

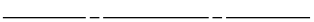
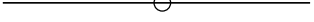
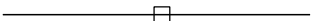
The following Roadway Standards as appear in "Roadway Standard Drawings" Highway Design Branch – N. C. Department of Transportation – Raleigh, N. C., Dated January, 2018 are applicable to this project and by reference hereby are considered a part of these plans:

STD.NO.	TITLE
DIVISION 2 – EARTHWORK	
200.02	Method of Clearing – Method II
225.02	Guide for Grading Subgrade – Secondary and Local
225.04	Method of Obtaining Superelevation – Two Lane Pavement
225.06	Method of Grading Sight Distance at Intersections
DIVISION 3 – PIPE CULVERTS	
300.01	Method of Pipe Installation
DIVISION 5 – SUBGRADE, BASES AND SHOULDERS	
560.01	Method of Shoulder Construction – High Side of Superelevated Curve – Method I
DIVISION 6 – ASPHALT BASES AND PAVEMENTS	
654.01	Pavement Repairs
DIVISION 8 – INCIDENTALS	
840.00	Concrete Base Pad for Drainage Structures
840.14	Concrete Drop Inlet – 12" thru 30" Pipe
840.15	Brick Drop Inlet – 12" thru 30" Pipe
840.16	Drop Inlet Frame and Grates – for use with Std. Dwg 840.14 and 840.15
840.25	Anchorage for Frames – Brick or Concrete or Precast
840.34	Traffic Bearing Junction Box – for Use with Pipes 42" and Under
840.45	Precast Drainage Structure
840.46	Traffic Bearing Precast Drainage Structure
840.54	Manhole Frame and Cover
840.66	Drainage Structure Steps
846.01	Concrete Curb, Gutter and Curb & Gutter
852.04	Method for Placement of Drop Inlets in Grassed Median – Using 1'-6" Curb and Gutter
876.01	Rip Rap in Channels
876.02	Guide for Rip Rap at Pipe Outlets
876.04	Drainage Ditches with Class 'B' Rip Rap

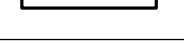
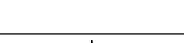
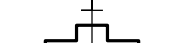
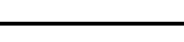
CONVENTIONAL PLAN SHEET SYMBOLS

Note: Not to Scale

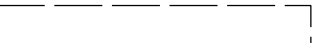
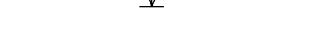
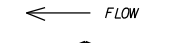
BOUNDARIES AND PROPERTY:

State Line	
County Line	
Township Line	
City Line	
Reservation Line	
Property Line	
Existing Iron Pin (EIP)	
Computed Property Corner	
Existing Concrete Monument (ECM)	
Parcel/Sequence Number	
Existing Fence Line	
Proposed Woven Wire Fence	
Proposed Chain Link Fence	
Proposed Barbed Wire Fence	
Existing Wetland Boundary	
Proposed Wetland Boundary	
Existing Endangered Animal Boundary	
Existing Endangered Plant Boundary	
Existing Historic Property Boundary	
Known Contamination Area: Soil	
Potential Contamination Area: Soil	
Known Contamination Area: Water	
Potential Contamination Area: Water	
Contaminated Site: Known or Potential	

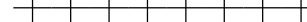
BUILDINGS AND OTHER CULTURE:

Gas Pump Vent or U/G Tank Cap	
Sign	
Well	
Small Mine	
Foundation	
Area Outline	
Cemetery	
Building	
School	
Church	
Dam	

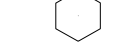
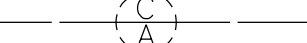
HYDROLOGY:

Stream or Body of Water	
Hydro, Pool or Reservoir	
Jurisdictional Stream	
Buffer Zone 1	
Buffer Zone 2	
Flow Arrow	
Disappearing Stream	
Spring	
Wetland	
Proposed Lateral, Tail, Head Ditch	
False Sump	

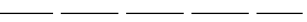
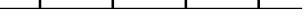
RAILROADS:

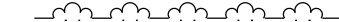
Standard Gauge	
RR Signal Milepost	
Switch	
RR Abandoned	
RR Dismantled	

RIGHT OF WAY & PROJECT CONTROL:

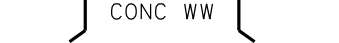
Primary Horiz Control Point	
Primary Horiz and Vert Control Point	
Secondary Horiz and Vert Control Point	
Vertical Benchmark	
Existing Right of Way Monument	
Proposed Right of Way Monument (Rebar and Cap)	
Proposed Right of Way Monument (Concrete)	
Existing Permanent Easement Monument	
Proposed Permanent Easement Monument (Rebar and Cap)	
Existing C/A Monument	
Proposed C/A Monument (Rebar and Cap)	
Proposed C/A Monument (Concrete)	
Existing Right of Way Line	
Proposed Right of Way Line	
Existing Control of Access Line	
Proposed Control of Access Line	
Proposed ROW and CA Line	
Existing Easement Line	
Proposed Temporary Construction Easement	
Proposed Temporary Drainage Easement	
Proposed Permanent Drainage Easement	
Proposed Permanent Drainage/Utility Easement	
Proposed Permanent Utility Easement	
Proposed Temporary Utility Easement	
Proposed Aerial Utility Easement	

ROADS AND RELATED FEATURES:

Existing Edge of Pavement	
Existing Curb	
Proposed Slope Stakes Cut	
Proposed Slope Stakes Fill	
Proposed Curb Ramp	
Existing Metal Guardrail	
Proposed Guardrail	
Existing Cable Guiderail	
Proposed Cable Guiderail	
Equality Symbol	
Pavement Removal	
VEGETATION:	
Single Tree	
Single Shrub	
Hedge	

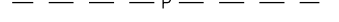
Woods Line	
Orchard	
Vineyard	

EXISTING STRUCTURES:

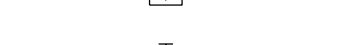
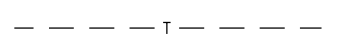
MAJOR:	
Bridge, Tunnel or Box Culvert	
Bridge Wing Wall, Head Wall and End Wall	
MINOR:	
Head and End Wall	
Pipe Culvert	
Footbridge	
Drainage Box: Catch Basin, DI or JB	
Paved Ditch Gutter	
Storm Sewer Manhole	
Storm Sewer	

UTILITIES:

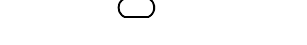
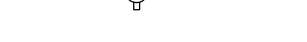
* SUE – Subsurface Utility Engineering
LOS – Level of Service – A,B,C or D (Accuracy)

POWER:	
Existing Power Pole	
Proposed Power Pole	
Existing Joint Use Pole	
Proposed Joint Use Pole	
Power Manhole	
Power Line Tower	
Power Transformer	
U/G Power Cable Hand Hole	
H-Frame Pole	
U/G Power Line Test Hole (SUE – LOS A)*	
U/G Power Line (SUE – LOS B)*	
U/G Power Line (SUE – LOS C)*	
U/G Power Line (SUE – LOS D)*	

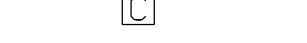
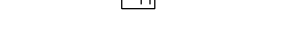
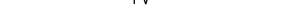
TELEPHONE:

Existing Telephone Pole	
Proposed Telephone Pole	
Telephone Manhole	
Telephone Pedestal	
Telephone Cell Tower	
U/G Telephone Cable Hand Hole	
U/G Telephone Test Hole (SUE – LOS A)*	
U/G Telephone Cable (SUE – LOS B)*	
U/G Telephone Cable (SUE – LOS C)*	
U/G Telephone Cable (SUE – LOS D)*	
U/G Telephone Conduit (SUE – LOS B)*	
U/G Telephone Conduit (SUE – LOS C)*	
U/G Telephone Conduit (SUE – LOS D)*	
U/G Fiber Optics Cable (SUE – LOS B)*	
U/G Fiber Optics Cable (SUE – LOS C)*	
U/G Fiber Optics Cable (SUE – LOS D)*	

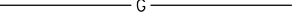
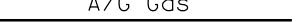
WATER:

Water Manhole	
Water Meter	
Water Valve	
Water Hydrant	
U/G Water Line Test Hole (SUE – LOS A)*	
U/G Water Line (SUE – LOS B)*	
U/G Water Line (SUE – LOS C)*	
U/G Water Line (SUE – LOS D)*	
Above Ground Water Line	

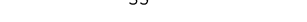
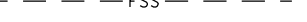
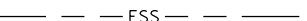
TV:

TV Pedestal	
TV Tower	
U/G TV Cable Hand Hole	
U/G TV Test Hole (SUE – LOS A)*	
U/G TV Cable (SUE – LOS B)*	
U/G TV Cable (SUE – LOS C)*	
U/G TV Cable (SUE – LOS D)*	
U/G Fiber Optic Cable (SUE – LOS B)*	
U/G Fiber Optic Cable (SUE – LOS C)*	
U/G Fiber Optic Cable (SUE – LOS D)*	

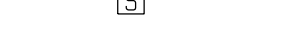
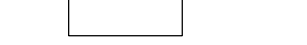
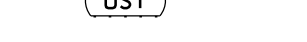
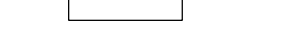
GAS:

Gas Valve	
Gas Meter	
U/G Gas Line Test Hole (SUE – LOS A)*	
U/G Gas Line (SUE – LOS B)*	
U/G Gas Line (SUE – LOS C)*	
U/G Gas Line (SUE – LOS D)*	
Above Ground Gas Line	

SANITARY SEWER:

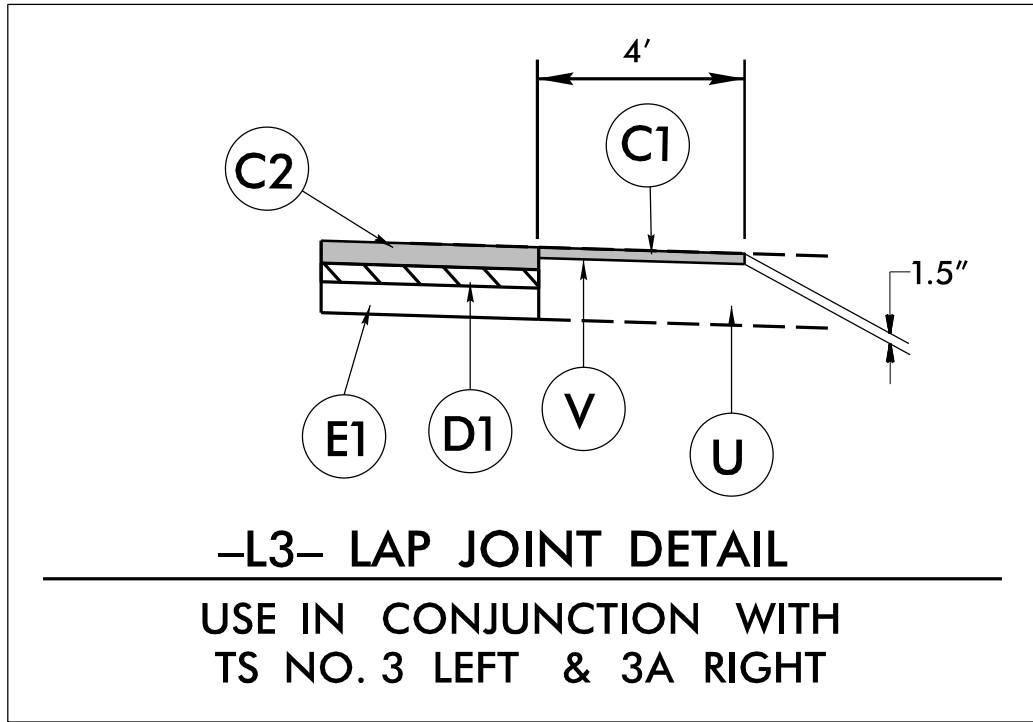
Sanitary Sewer Manhole	
Sanitary Sewer Cleanout	
U/G Sanitary Sewer Line	
Above Ground Sanitary Sewer	
SS Force Main Line Test Hole (SUE – LOS A)*	
SS Force Main Line (SUE – LOS B)*	
SS Force Main Line (SUE – LOS C)*	
SS Force Main Line (SUE – LOS D)*	

MISCELLANEOUS:

Utility Pole	
Utility Pole with Base	
Utility Located Object	
Utility Traffic Signal Box	
Utility Unknown U/G Line (SUE – LOS B)*	
U/G Tank; Water, Gas, Oil	
Underground Storage Tank, Approx. Loc.	
A/G Tank; Water, Gas, Oil	
Geoenvironmental Boring	
Abandoned According to Utility Records	
End of Information	

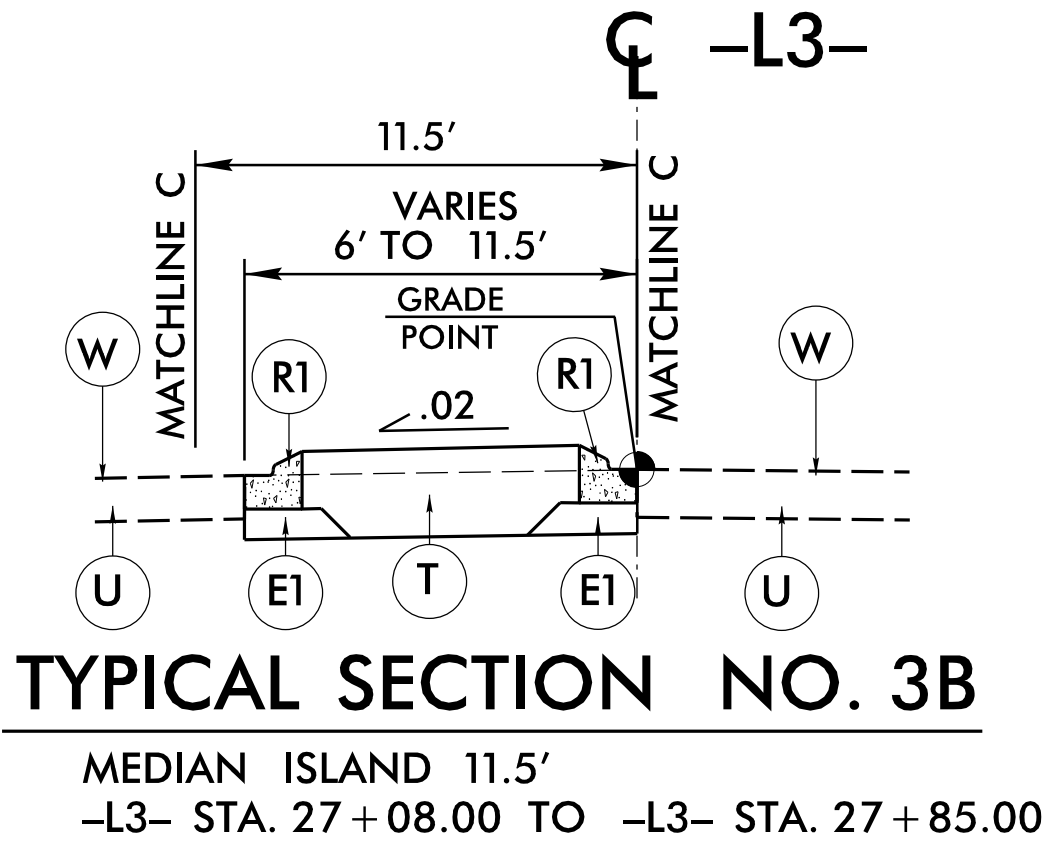
PAVEMENT SCHEDULE	
C1	PROP. APPROX. 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YD.
C2	PROP. APPROX. 3.0" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YD. IN EACH OF TWO LAYERS.
C3	PROP. VAR. DEPTH ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 112 LBS. PER SQ. YD. PER 1" DEPTH TO BE PLACED IN LAYERS NOT TO EXCEED 2.0" IN DEPTH.
C4	PROP. APPROX. 2" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5B, AT AN AVERAGE RATE OF 224 LBS. PER SQ. YD.
D1	PROP. APPROX. 4.0" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YD.
D2	PROP. VAR. DEPTH ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 114 LBS. PER SQ. YD. PER 1" DEPTH TO BE PLACED IN LAYERS NO LESS THAN 2.5" IN DEPTH OR GREATER THAN 4" IN DEPTH.
E1	PROP. APPROX. 5.0" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 570 LBS. PER SQ. YD.
E2	PROP. VAR. DEPTH ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 114 LBS. PER SQ. YD. PER 1" DEPTH TO BE PLACED IN LAYERS NOT LESS THAN 3" IN DEPTH OR GREATER THAN 5.5" IN DEPTH.
J1	10" AGGREGATE BASE COURSE
J2	6" AGGREGATE BASE COURSE
J3	STONE SHOULDER
R1	1'-6" CURB AND GUTTER
R2	2'-6" CURB AND GUTTER
R3	2'-9" CURB AND GUTTER
S	4" CONCRETE SIDEWALK
T	COMPACTED EARTH MATERIAL
U	EXISTING PAVEMENT
V	1.5' DEPTH MILLING
V1	INCIDENTAL MILLING (VARIABLE DEPTH)
W	VARIABLE DEPTH PAVEMENT

NOTES: 1. ALL PAVEMENT SLOPES ARE 1:1 UNLESS OTHERWISE SPECIFIED.
2. SEE ROADWAY PLANS FOR LOCATION OF INTERSECTION TURNOUTS, TURN LANES, ISLANDS, AND CURB RAMPS.



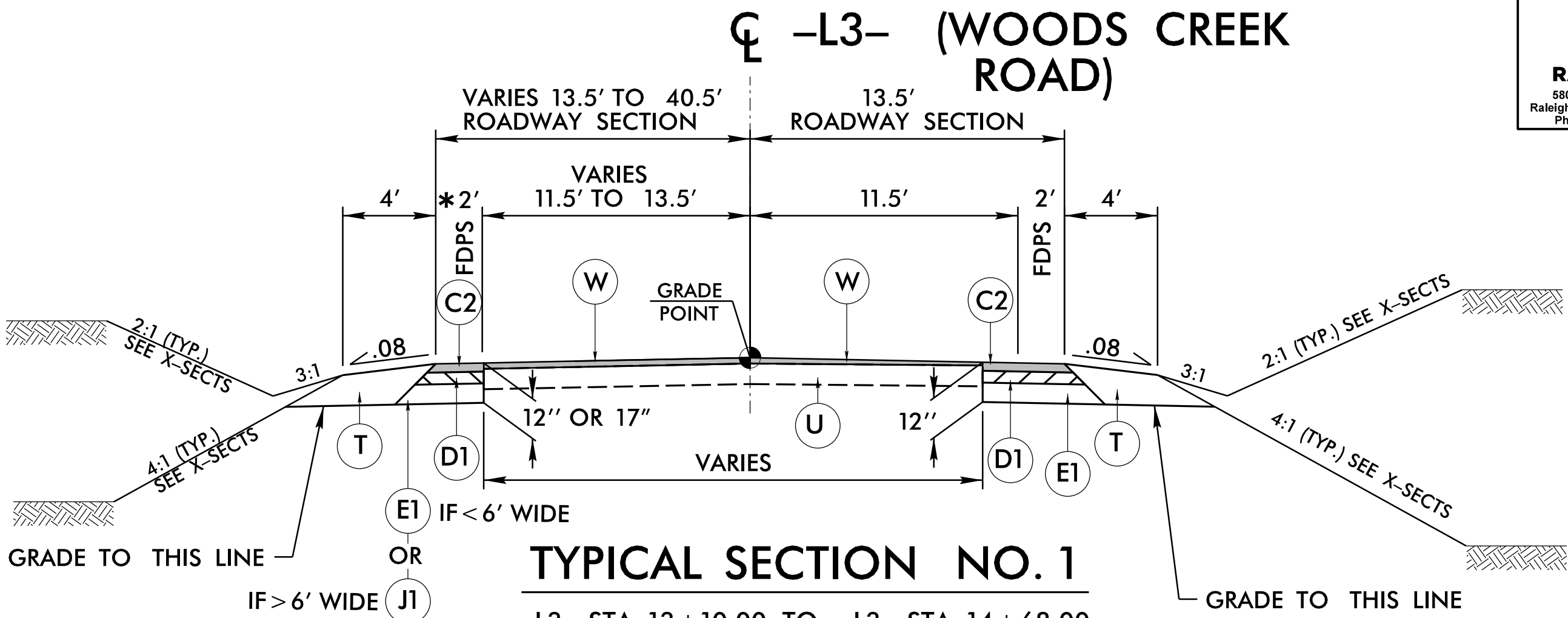
-L3- LAP JOINT DETAIL

USE IN CONJUNCTION WITH
TS NO. 3 LEFT & 3A RIGHT



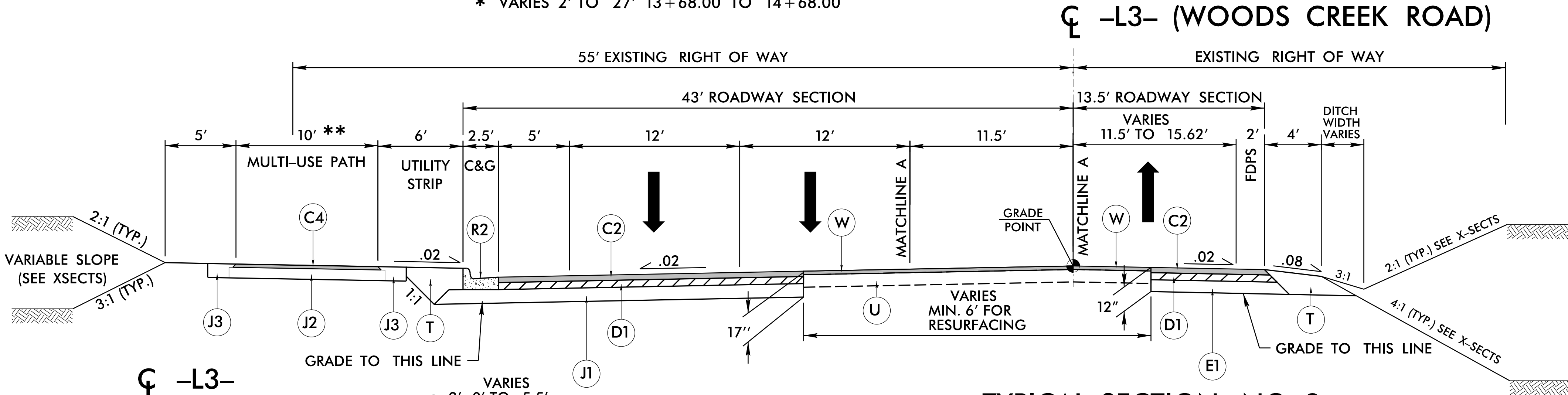
TYPICAL SECTION NO. 3B

MEDIAN ISLAND 11.5'
-L3- STA. 27+08.00 TO -L3- STA. 27+85.00



TYPICAL SECTION NO. 1

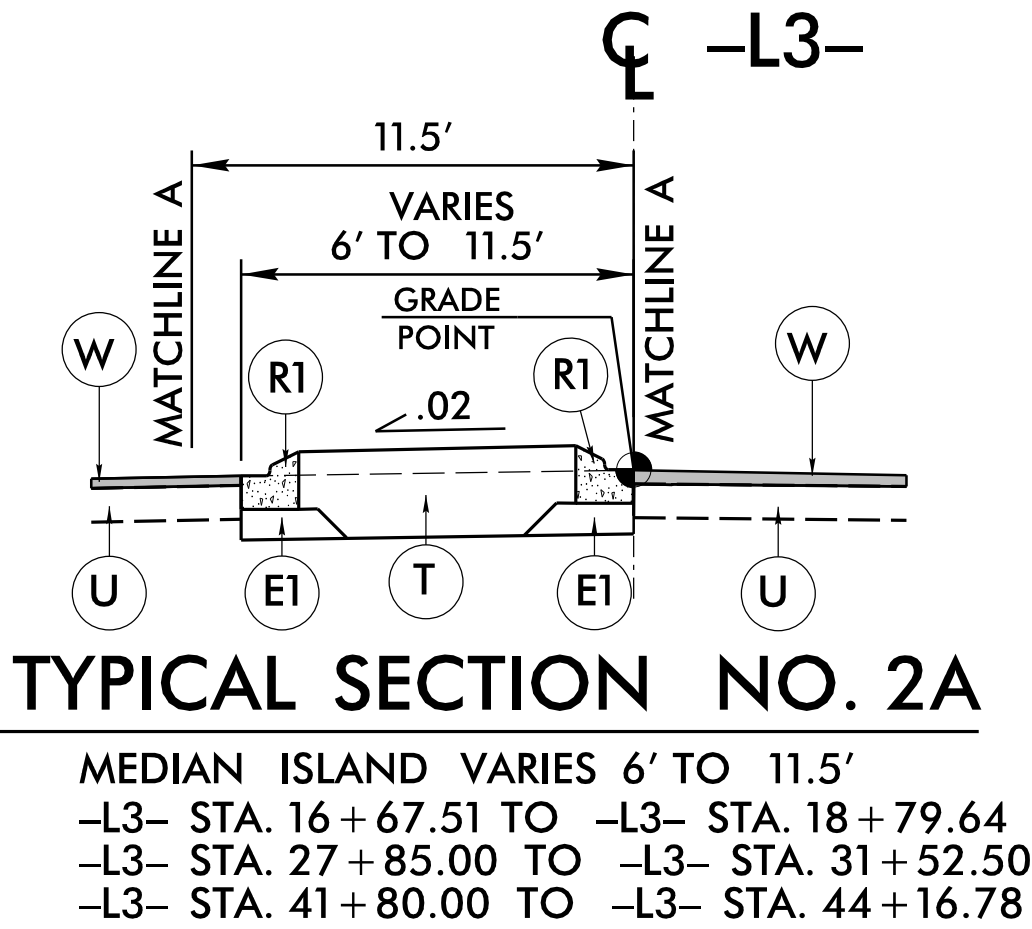
-L3- STA. 13+10.00 TO -L3- STA. 14+68.00
* VARIES 2' TO 27' 13+68.00 TO 14+68.00



TYPICAL SECTION NO. 2

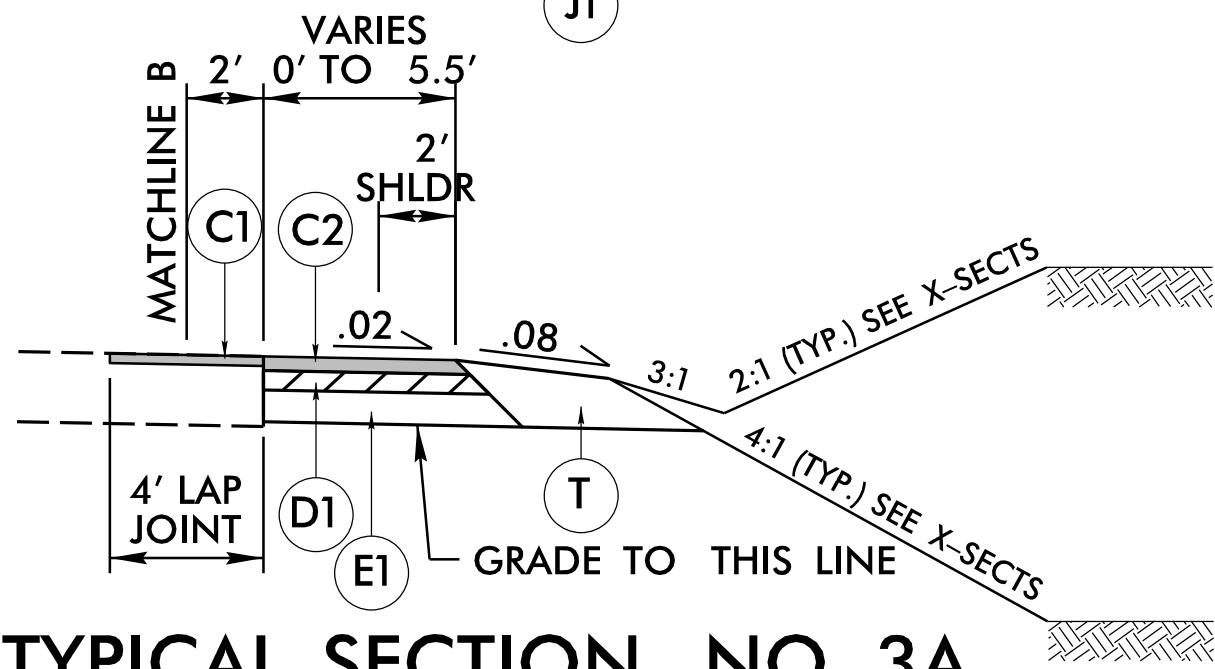
-L3- STA. 14+68.00 TO -L3- STA. 19+40.00
-L3- STA. 27+85.00 TO -L3- STA. 31+52.50
-L3- STA. 41+80.00 TO -L3- STA. 44+16.78

** REDUCE TO 6' MUP -L3- STA. 43+00.00 TO -L3- STA. 44+16.78



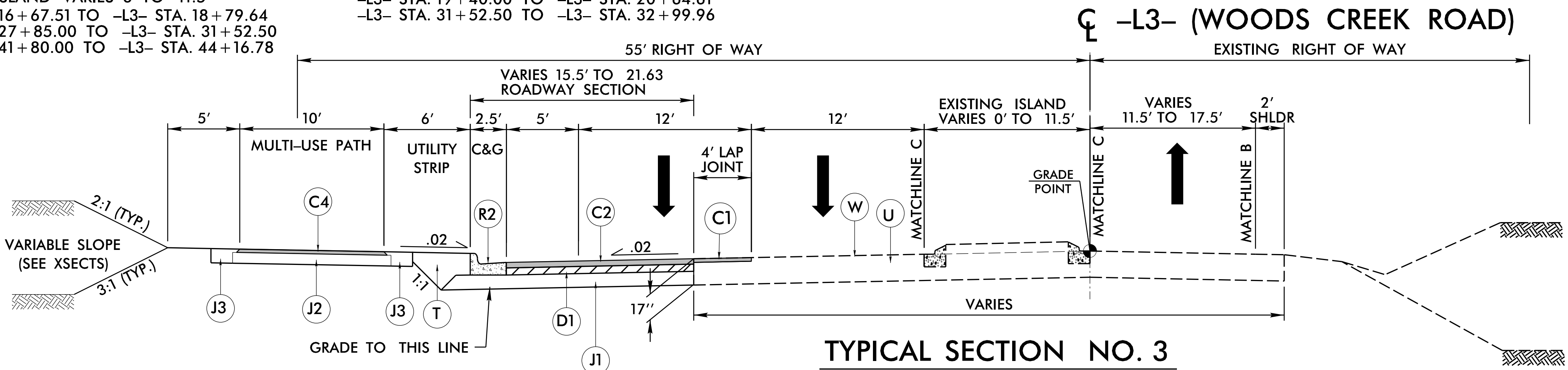
TYPICAL SECTION NO. 2A

MEDIAN ISLAND VARIES 6' TO 11.5'
-L3- STA. 16+67.51 TO -L3- STA. 18+79.64
-L3- STA. 27+85.00 TO -L3- STA. 31+52.50
-L3- STA. 41+80.00 TO -L3- STA. 44+16.78



TYPICAL SECTION NO. 3A

-L3- STA. 19+40.00 TO -L3- STA. 20+64.61
-L3- STA. 31+52.50 TO -L3- STA. 32+99.96



TYPICAL SECTION NO. 3

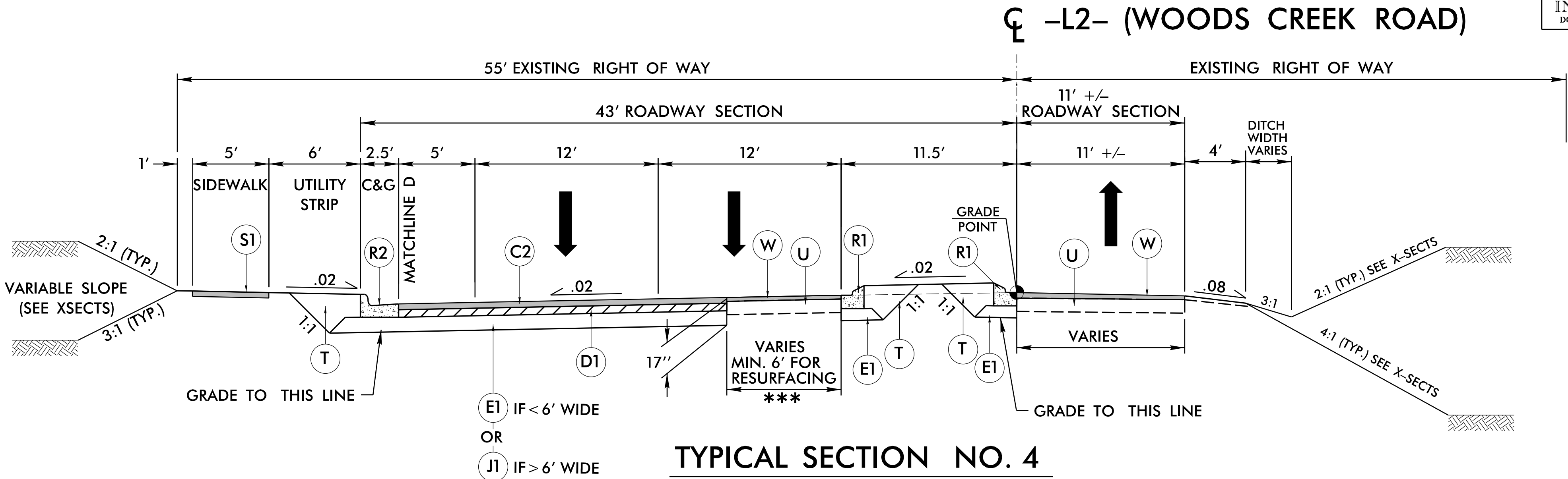
-L3- STA. 19+40.00 TO -L3- STA. 27+85.00
-L3- STA. 31+52.500 TO -L3- STA. 41+80.00



PROJECT REFERENCE NO.	SHEET NO.
20117	2A-1
ROADWAY DESIGN ENGINEER	PAVEMENT DESIGN ENGINEER
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	
INCOMPLETE PLANS DO NOT USE FOR R/W ACQUISITION	

PAVEMENT SCHEDULE	
C1	PROP. APPROX. 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YD.
C2	PROP. APPROX. 3.0" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YD. IN EACH OF TWO LAYERS.
C3	PROP. VAR. DEPTH ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 112 LBS. PER SQ. YD. PER 1" DEPTH TO BE PLACED IN LAYERS NOT TO EXCEED 2.0" IN DEPTH.
C4	PROP. APPROX. 2" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5B, AT AN AVERAGE RATE OF 224 LBS. PER SQ. YD.
D1	PROP. APPROX. 4.0" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YD.
D2	PROP. VAR. DEPTH ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 114 LBS. PER SQ. YD. PER 1" DEPTH TO BE PLACED IN LAYERS NO LESS THAN 2.5" IN DEPTH OR GREATER THAN 4" IN DEPTH.
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J1	10" AGGREGATE BASE COURSE
J2	6" AGGREGATE BASE COURSE
J3	STONE SHOULDER
R1	1'-6" CURB AND GUTTER
R2	2'-6" CURB AND GUTTER
R3	2'-9" CURB AND GUTTER
S	4" CONCRETE SIDEWALK
T	COMPACTED EARTH MATERIAL
U	EXISTING PAVEMENT
V	1.5' DEPTH MILLING
V1	INCIDENTAL MILLING (VARIABLE DEPTH)
W	VARIABLE DEPTH PAVEMENT

NOTES: 1. ALL PAVEMENT SLOPES ARE 1:1 UNLESS OTHERWISE SPECIFIED.
2. SEE ROADWAY PLANS FOR LOCATION OF INTERSECTION TURNOUTS, TURN LANES, ISLANDS, AND CURB RAMPS.

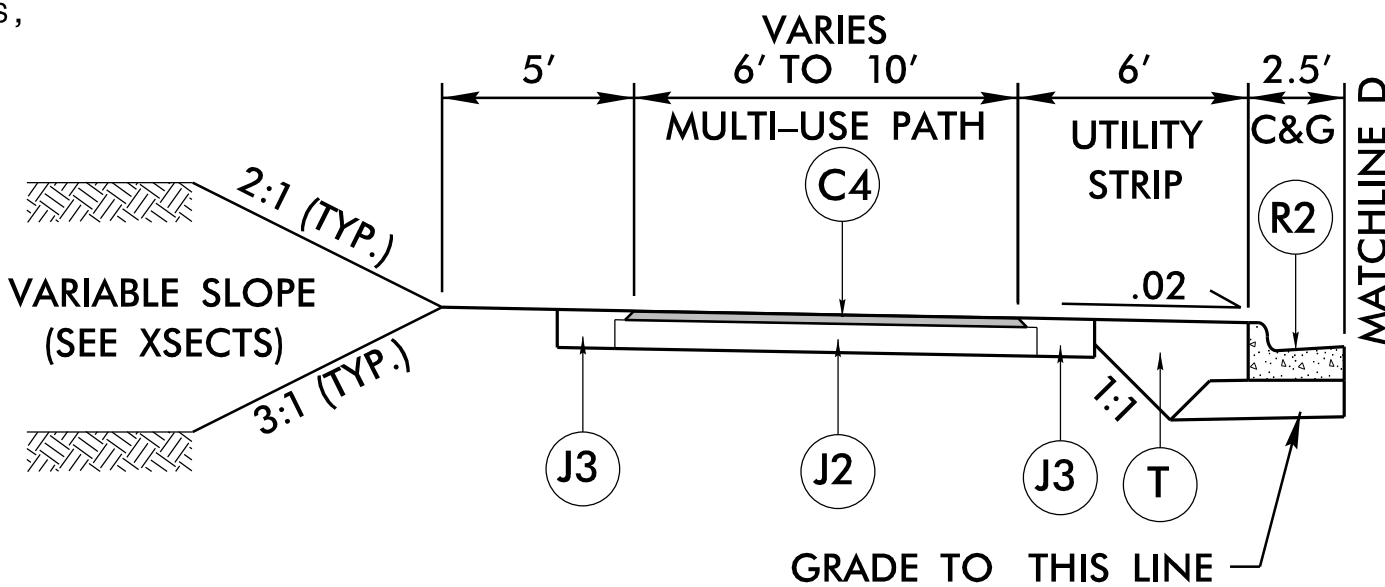


TYPICAL SECTION NO. 4

EQUALITY -L3- STA. 44+16.78 LB = -L2- STA. 0+00.00 LA

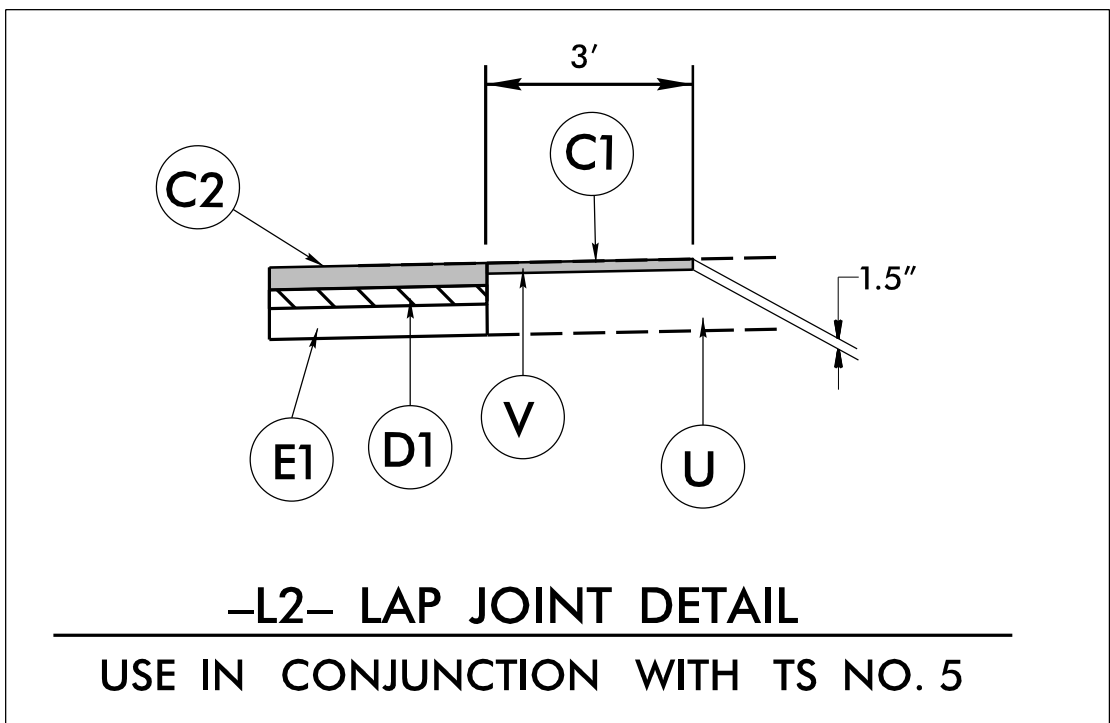
-L2- STA. 0+00.00 TO -L2- STA. 8+80.81

NO FULL DEPTH PAVED SHOULDER
-L2- STA. 0+15.34 TO -L2- STA. 8+80.81



TYPICAL SECTION NO. 4A

-L2- STA. 0+00.00 TO -L2- STA. 1+29.00
6' MUP -L2- STA. 0+00.00 TO -L2- STA. 0+53.00
10' MUP -L2- STA. 53+00.00 TO -L2- STA. 0+33.00



TYPICAL SECTION NO. 5

-L2- STA. 8+80.81 TO -L2- STA. 10+00.00



PROJECT REFERENCE NO.		SHEET NO.	
20117		2A-2	
ROADWAY DESIGN ENGINEER		PAVEMENT DESIGN ENGINEER	
			
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED			

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

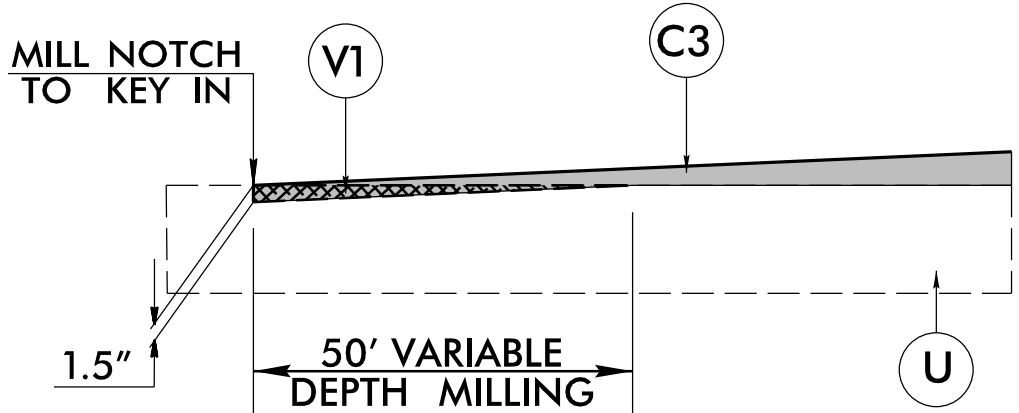
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C3	PROP. VAR. DEPTH ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 112 LBS. PER SQ. YD. PER 1" DEPTH TO BE PLACED IN LAYERS NOT TO EXCEED 2.0" IN DEPTH.
C4	PROP. APPROX. 2" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5B, AT AN AVERAGE RATE OF 224 LBS. PER SQ. YD.
D1	PROP. APPROX. 4.0" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YD.
D2	PROP. VAR. DEPTH ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 114 LBS. PER SQ. YD. PER 1" DEPTH TO BE PLACED IN LAYERS NO LESS THAN 2.5" IN DEPTH OR GREATER THAN 4" IN DEPTH.
E1	PROP. APPROX. 5.0" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 570 LBS. PER SQ. YD.
E2	PROP. VAR. DEPTH ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 114 LBS. PER SQ. YD. PER 1" DEPTH TO BE PLACED IN LAYERS NOT LESS THAN 3" IN DEPTH OR GREATER THAN 5.5" IN DEPTH.
J1	10" AGGREGATE BASE COURSE
J2	6" AGGREGATE BASE COURSE
J3	STONE SHOULDER
R1	1'-6" CURB AND GUTTER
R2	2'-6" CURB AND GUTTER
R3	2'-9" CURB AND GUTTER
S	4" CONCRETE SIDEWALK
T	COMPACTED EARTH MATERIAL
U	EXISTING PAVEMENT
V	1.5' DEPTH MILLING
V1	INCIDENTAL MILLING (VARIABLE DEPTH)
W	VARIABLE DEPTH PAVEMENT

NOTES: 1. ALL PAVEMENT SLOPES ARE 1:1 UNLESS OTHERWISE SPECIFIED.
2. SEE ROADWAY PLANS FOR LOCATION OF INTERSECTION TURNOUTS, TURN LANES, ISLANDS, AND CURB RAMPS.

NOTES:
FOR SURFACE MIX OVER 1" IN THICKNESS, MILL THE EXISTING PAVEMENT IN ACCORDANCE WITH THE FOLLOWING SKETCH AS DIRECTED BY THE ENGINEER

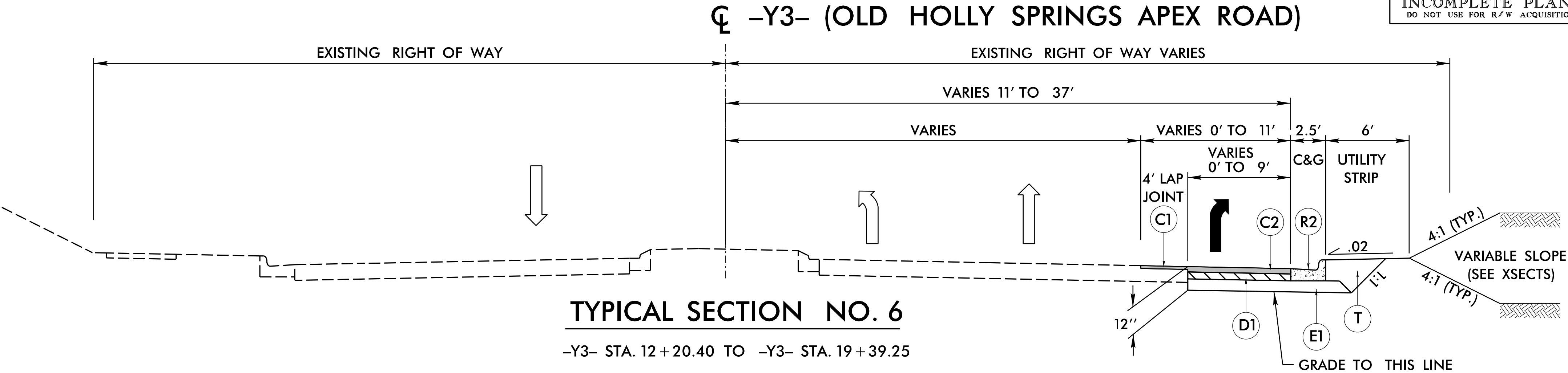
LOCATIONS SHALL INCLUDE TIES INTO EXISTING PAVEMENT.

PERFORM THE WORK IN ACCORDANCE WITH SECTION 607 OF THE JANUARY 2018 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES. RESURFACING WILL BE ACCOMPLISHED AT THE SAME TIME AS THE MILLING OPERATION.

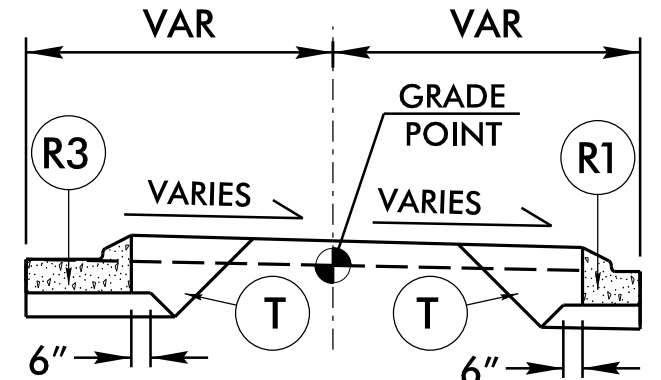


INCIDENTAL MILLING DETAIL

AS DIRECTED BY THE ENGINEER
-L3- STA. 13+10.00 TO -L3- STA. 13+60.00
-L2- STA. 8+30.00 TO -L2- STA. 8+80.81

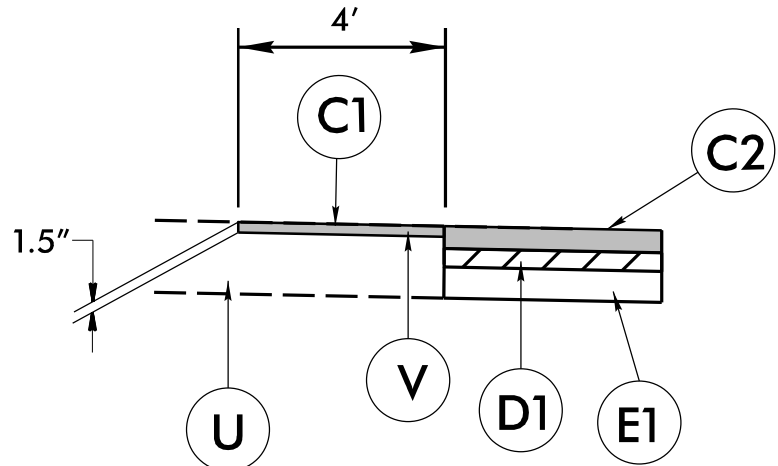


INSTALL 2'-9" CURB & GUTTER

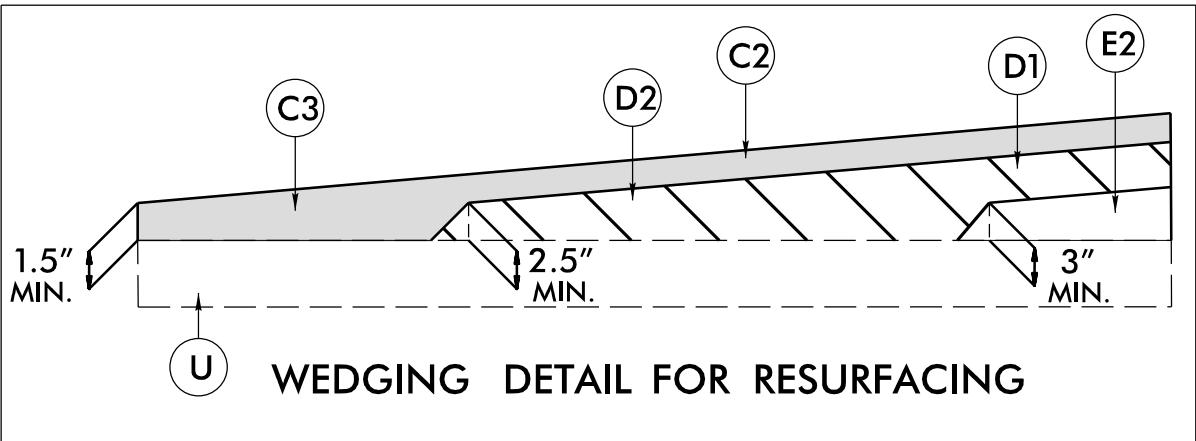


USE IN CONJUNCTION WITH
TYPICAL SECTION NOS. 2 AND 3
TRANSITION TO 1'-6" C&G IN 10'

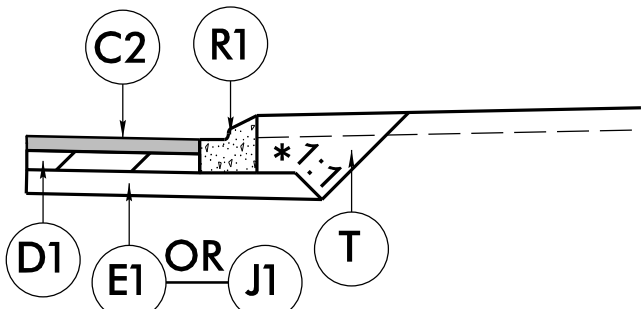
-L3- STA. 42+01.51 TO -L3- STA. 44+16.78 RT
-L2- STA. 0+00.00 TO -L2- STA. 0+20.21 RT
-L2- STA. 0+30.21 TO -L2- STA. 4+74.88 LT
-L2- STA. 4+94.88 TO -L2- STA. 8+70.81 RT



-Y3- LAP JOINT DETAIL
USE IN CONJUNCTION WITH TS NO. 6

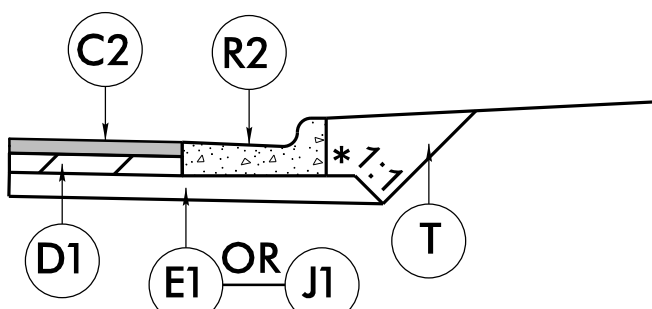


WEDGING DETAIL FOR RESURFACING



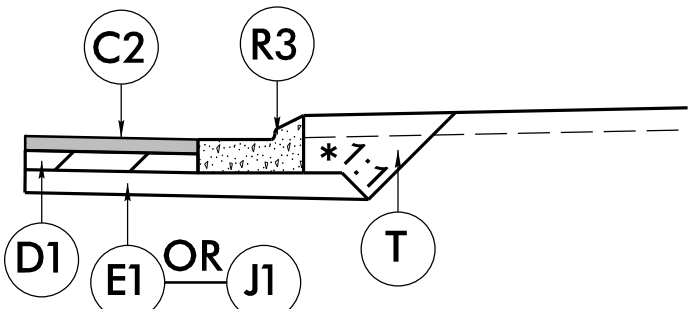
1'-6" CURB AND GUTTER DETAIL

* 6" FOR E1
1' FOR J1



2'-6" CURB AND GUTTER DETAIL

* 6" FOR E1
1' FOR J1



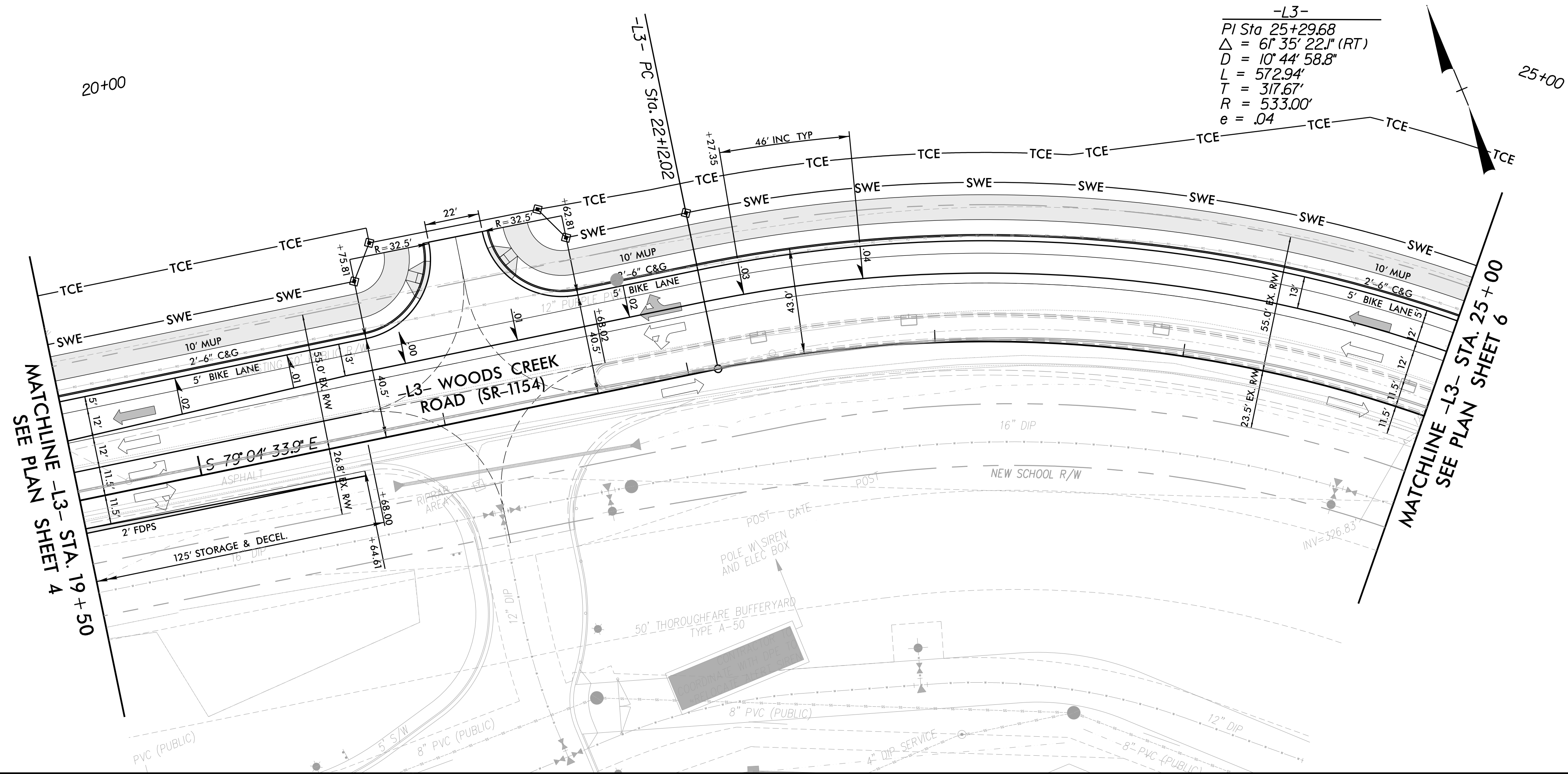
2'-9" CURB AND GUTTER DETAIL

* 6" FOR E1
1' FOR J1



PROJECT REFERENCE NO.	SHEET NO.
20117	2A-3
ROADWAY DESIGN ENGINEER	PAVEMENT DESIGN ENGINEER
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION



SHEET NO.

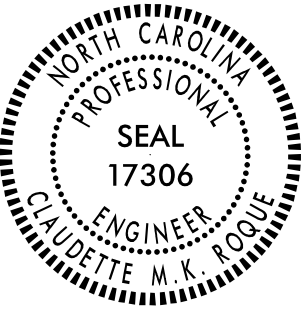
5

TOWN OF HOLLY SPRINGS

CAROLINA SPRINGS OFFSITE IMPROVEMENTS

PLAN SHEET

ROADWAY DESIGN ENGINEER



HYDRAULICS ENGINEER

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES

H-SCALE - 1"=30'

V-SCALE - 1"=3'

DATE: 03/18/2022

DESIGNED BY: HLR, MPD

CHECKED BY: CMKR

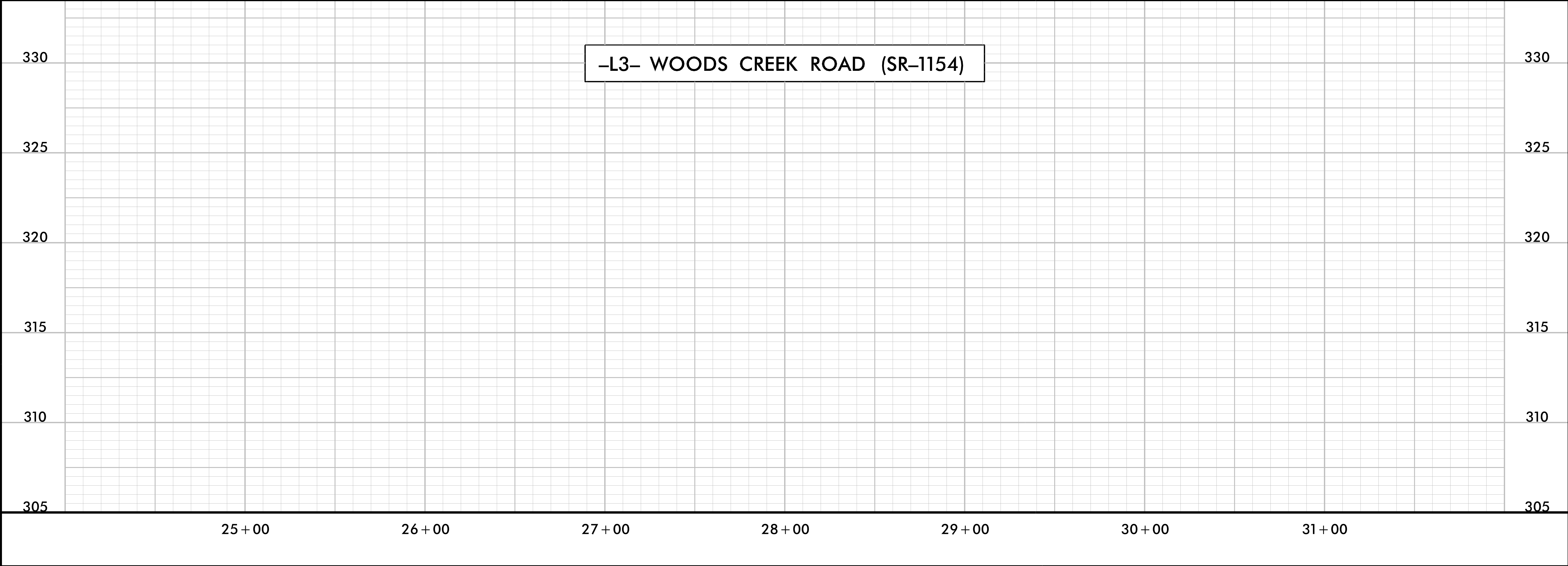
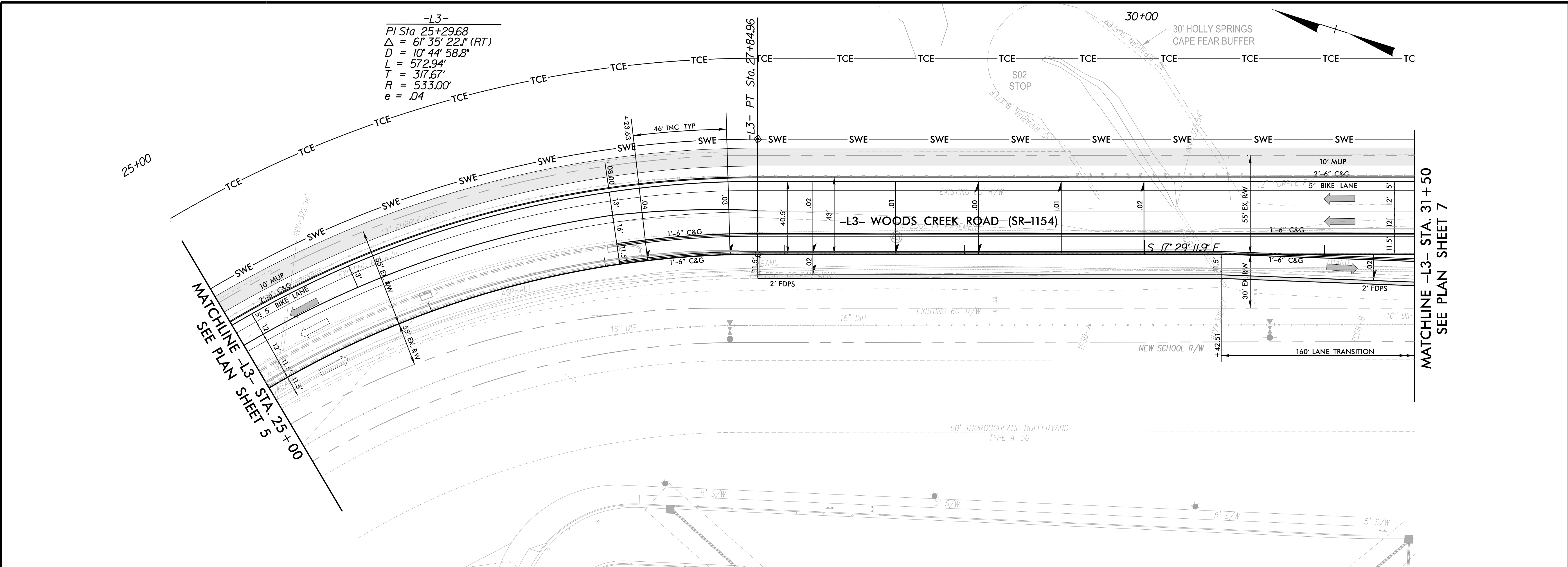
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AMEY KEMP ASSOCIATES

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Page 249 of 314

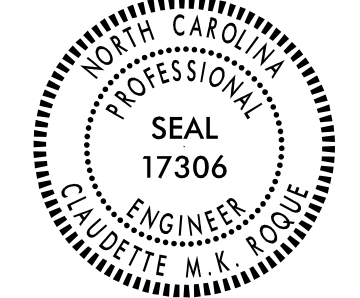
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SHEET NO.
6

TOWN OF HOLLY SPRINGS
CAROLINA SPRINGS
OFFSITE IMPROVEMENTS
PLAN SHEET

ROADWAY DESIGN
ENGINEER



HYDRAULICS ENGINEER

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

REVISIONS

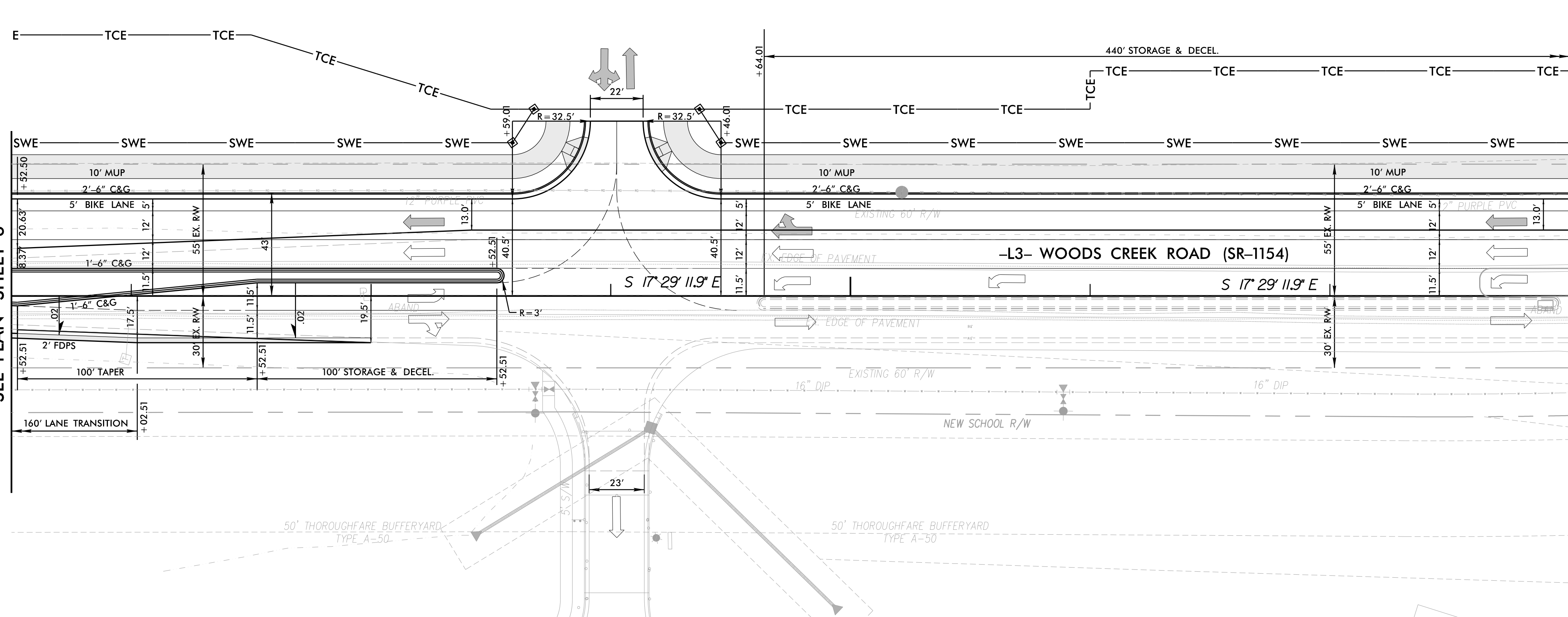
SCALES
H-SCALE - 1"=30'
V-SCALE - 1"=3'
DATE: 03/18/2022
DESIGNED BY: HLR, MPD
CHECKED BY: CMKR


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MATCHLINE -L3- STA. 31+50
SEE PLAN SHEET 6



MATCHLINE -L3- STA. 38+00
SEE PLAN SHEET 8

-L3- WOODS CREEK ROAD (SR-1154)

SHEET NO.

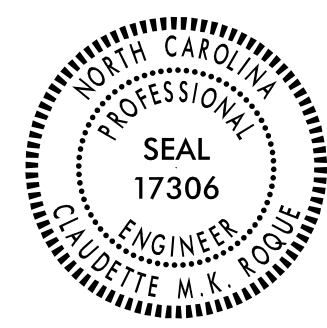
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TOWN OF HOLLY SPRINGS

CAROLINA SPRINGS
OFFSITE IMPROVEMENTS

PLAN SHEET

ROADWAY DESIGN
ENGINEER



HYDRAULICS ENGINEER

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

REVISIONS

SCALES

H-SCALE - 1"=30'

V-SCALE - 1"=3'

DATE: 03/18/2022

DESIGNED BY: HLR, MPD

CHECKED BY: CMKR

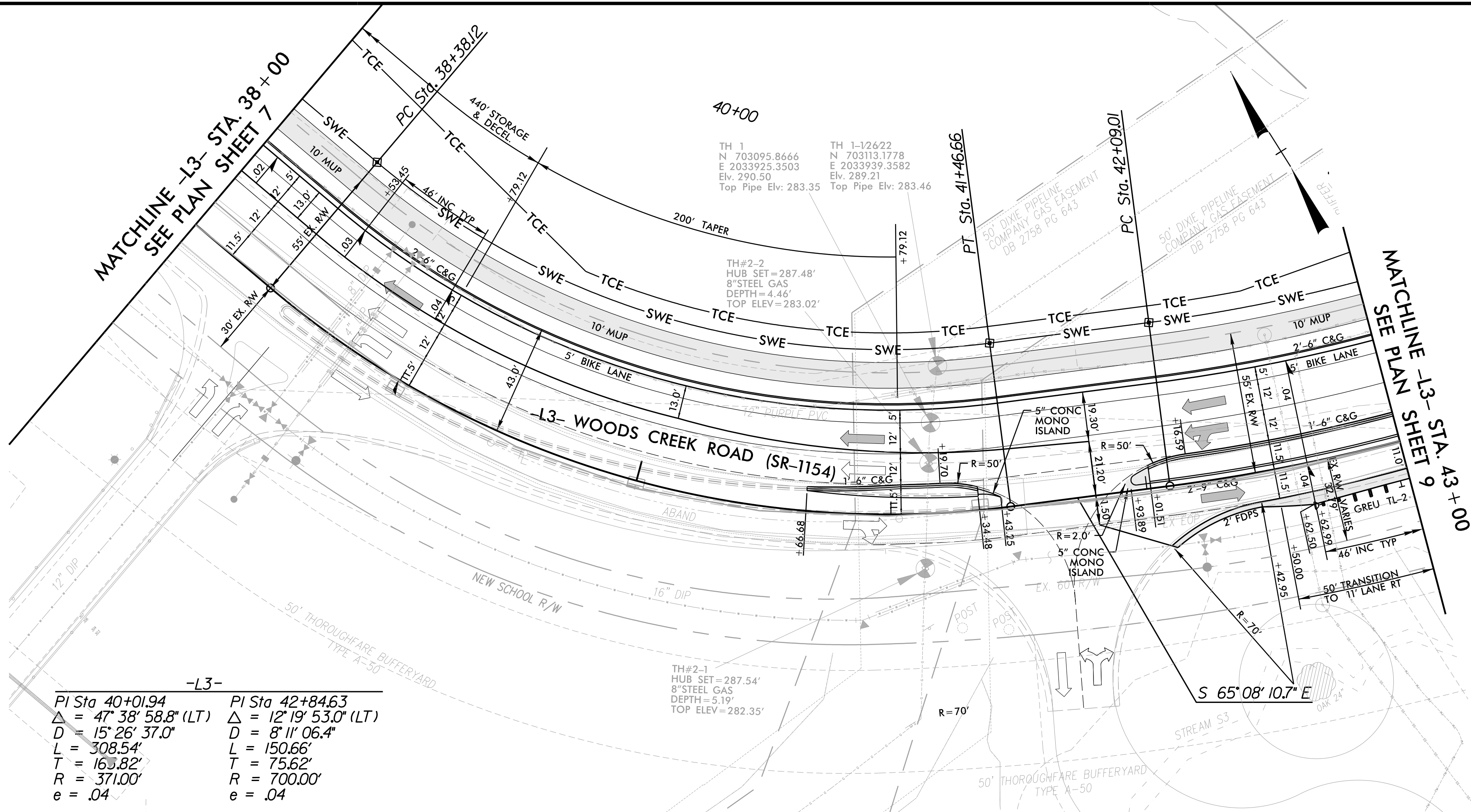
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3/18/2022
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-L3-
PI Sta 40+01.94
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 $D = 15^{\circ} 26' 37.0''$
 $L = 308.54'$
 $T = 165.82'$
 $R = 371.00'$
 $e = .04$

PI Sta 42+84.63
 $\Delta = 12^{\circ} 19' 53.0''$ (LT)
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 $R = 700.00'$
 $e = .04$

-L3- WOODS CREEK ROAD (SR-1154)

-L3- WOODS CREEK ROAD (SR-1154)

SHEET NO.
8

TOWN OF HOLLY SPRINGS
CAROLINA SPRINGS
OFFSITE IMPROVEMENTS
PLAN SHEET

ROADWAY DESIGN
ENGINEER

SEAL
17306
ENGINEER
CLAUDETTE M. F. FOYE

HYDRAULICS ENGINEER

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

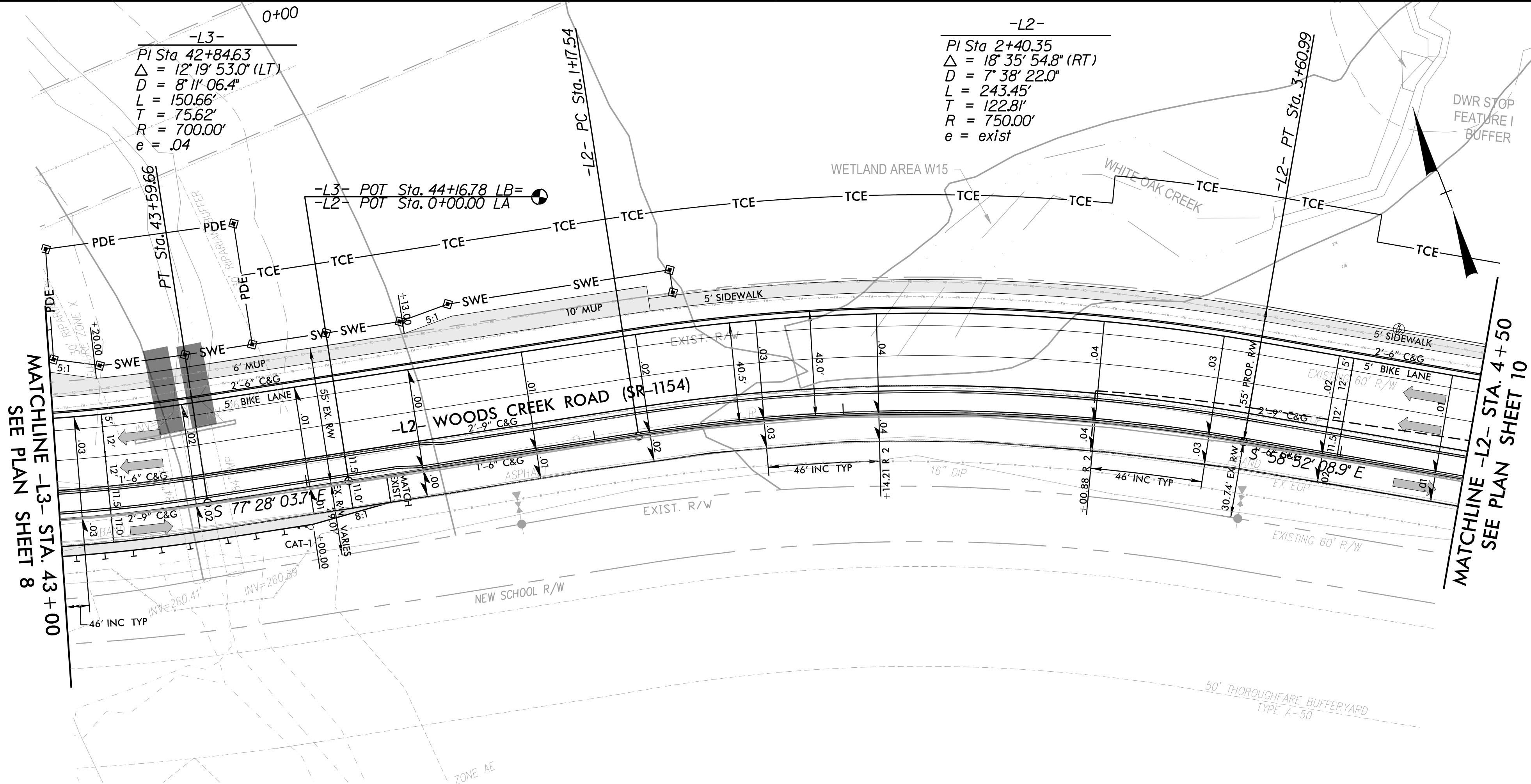
REVISIONS

SCALES
H-SCALE - 1"=30'
V-SCALE - 1"=3'
DATE: 03/18/2022
DESIGNED BY: HLR, MPD
CHECKED BY: CMKR

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SIGNATURES COMPLETED

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-L3- WOODS CREEK ROAD (SR-1154)

-L2- WOODS CREEK ROAD (SR-1154)

SHEET NO.

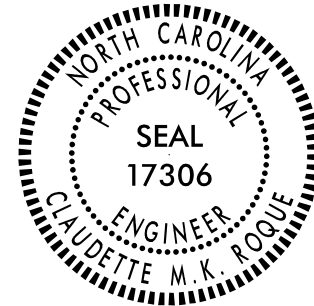
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TOWN OF HOLLY SPRINGS

CAROLINA SPRINGS
OFFSITE IMPROVEMENTS

PLAN SHEET

ROADWAY DESIGN
ENGINEER



HYDRAULICS ENGINEER

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

REVISIONS

SCALES

H-SCALE - 1"=30'

V-SCALE - 1"=3'

DATE: 03/18/2022

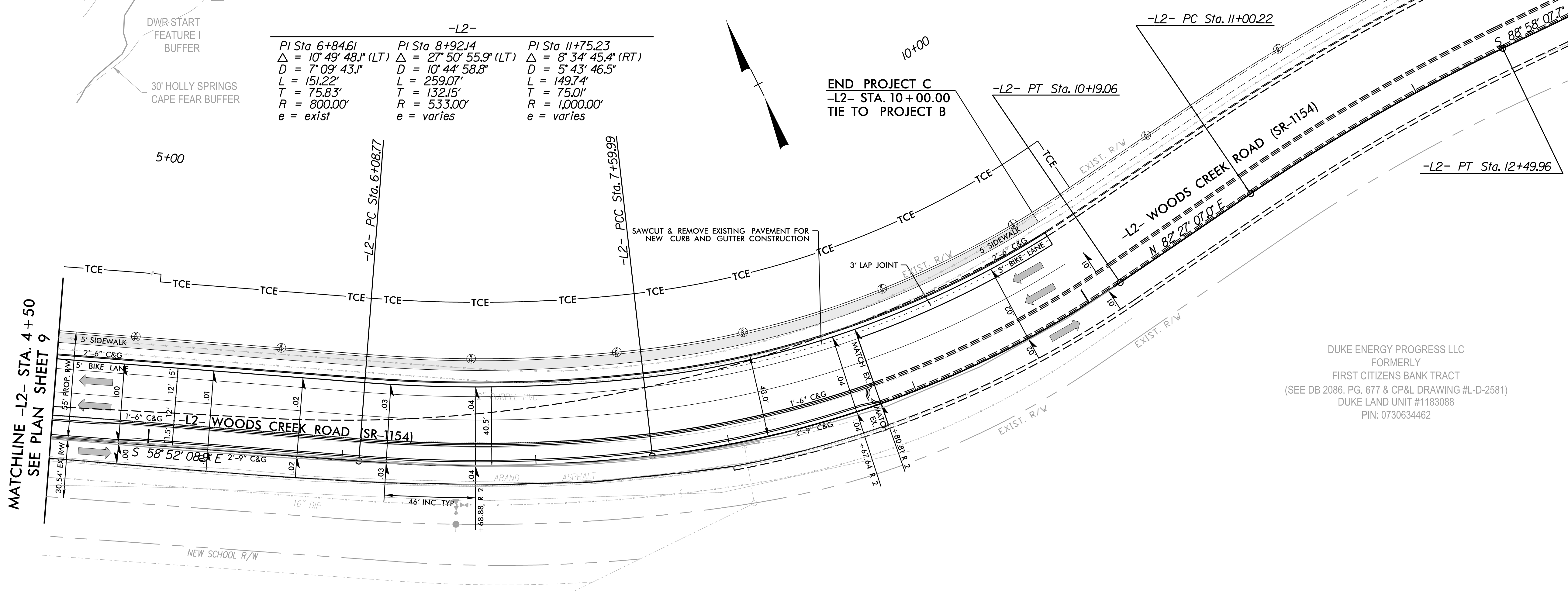
DESIGNED BY: HLR, MPD

CHECKED BY: CMKR



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MATCHLINE -L2- STA. 4+50
SEE PLAN SHEET 9

-L2-		
PI Sta 6+84.61	PI Sta 8+92.14	PI Sta 11+75.23
$\Delta = 10^{\circ} 49' 48.1''$ (LT)	$\Delta = 27^{\circ} 50' 55.9''$ (LT)	$\Delta = 8^{\circ} 34' 45.4''$ (RT)
$D = 7^{\circ} 09' 43.1''$	$D = 10^{\circ} 44' 58.8''$	$D = 5^{\circ} 43' 46.5''$
$L = 151.22'$	$L = 259.07'$	$L = 149.74'$
$T = 75.83'$	$T = 132.15'$	$T = 75.01'$
$R = 800.00'$	$R = 533.00'$	$R = 1,000.00'$
$e = exist$	$e = varies$	$e = varies$

SHEET NO.
10

TOWN OF HOLLY SPRINGS
CAROLINA SPRINGS
OFFSITE IMPROVEMENTS
PLAN SHEET

ROADWAY DESIGN
ENGINEER

SEAL
17306
ENGINEER
CLAUDE M. ROUSE

HYDRAULICS ENGINEER

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

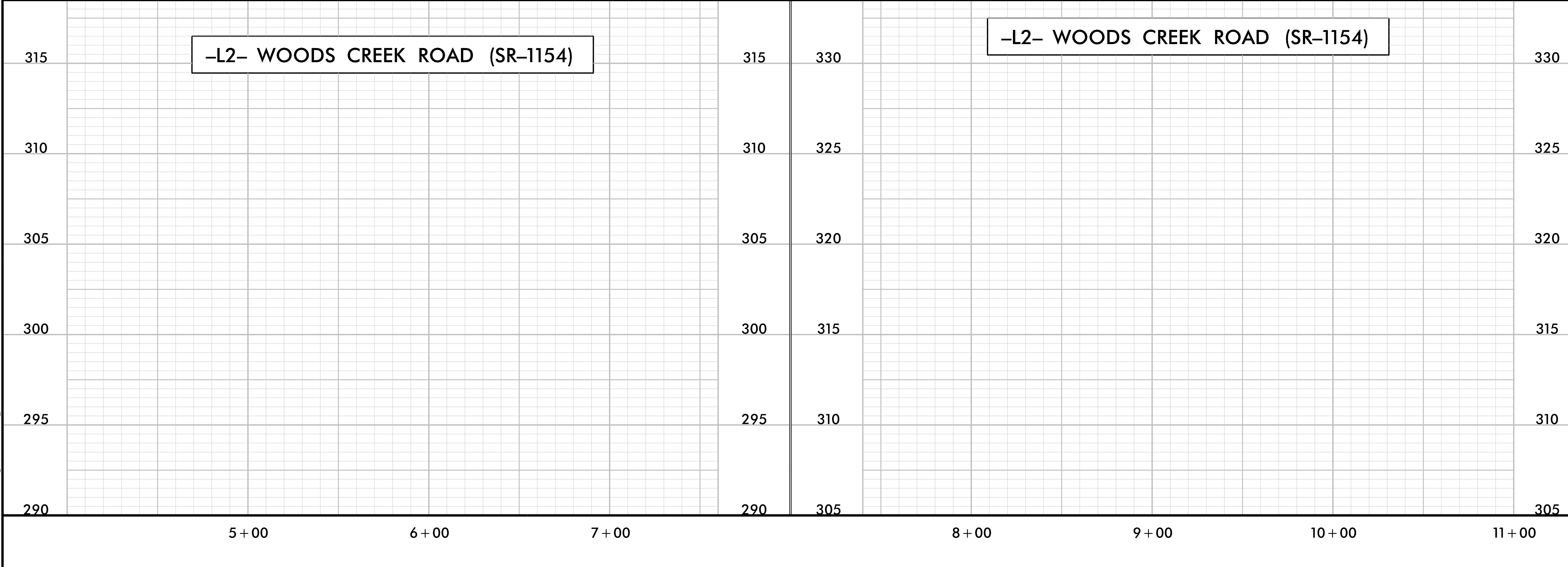
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DO NOT USE FOR R/W ACQUISITION

REVISIONS

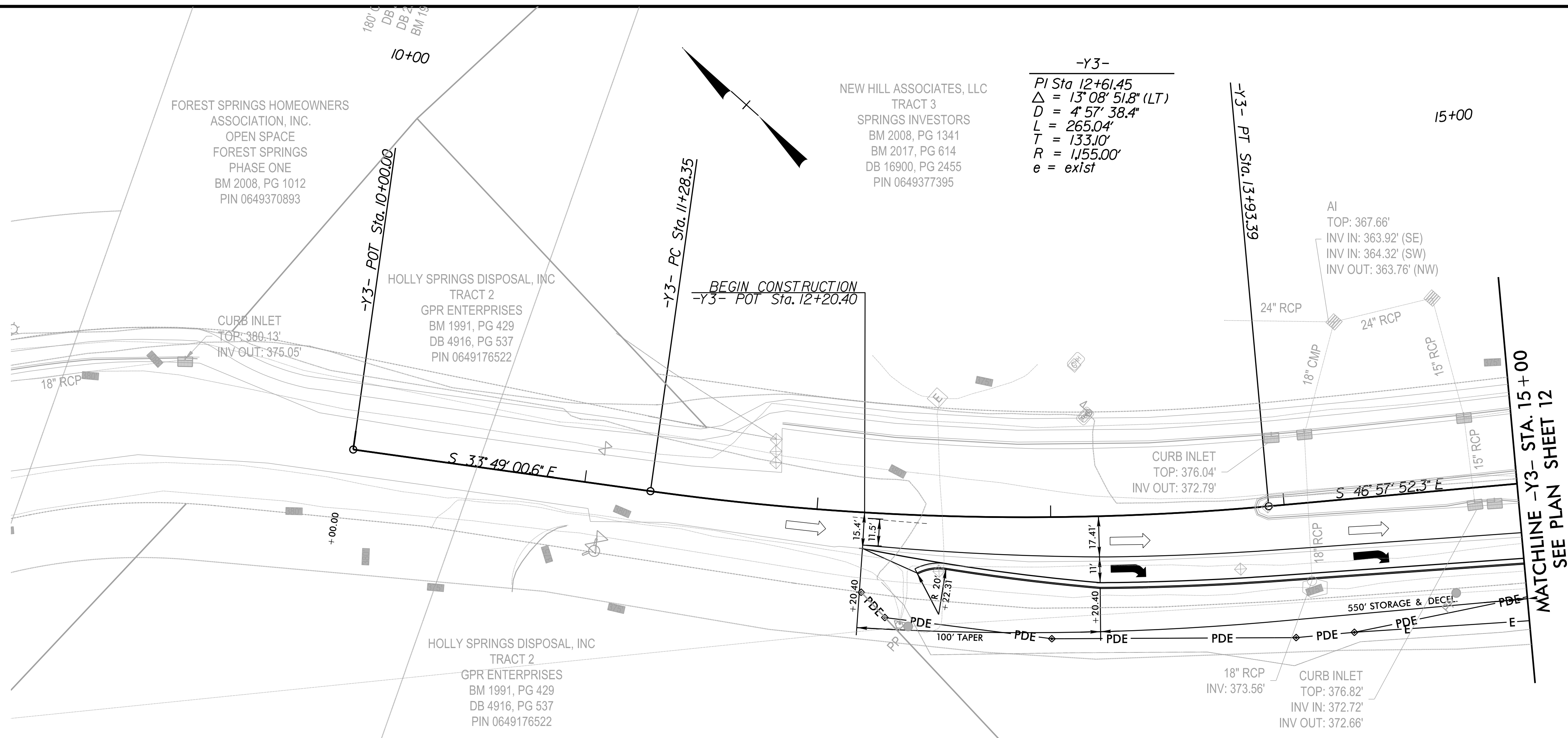
SCALES
H-SCALE - 1"=30'
V-SCALE - 1"=3'
DATE: 03/18/2022
DESIGNED BY: HLR, MPD
CHECKED BY: CMKR

RKA
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SIGNATURES COMPLETED



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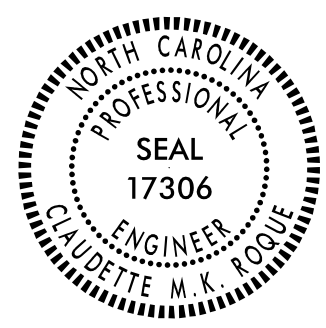
SHEET NO.

11

TOWN OF HOLLY SPRINGS

CAROLINA SPRINGS

PLAN SHEET

ROADWAY DESIGN
ENGINEER

HYDRAULICS ENGINEER

PRELIMINARY PLANS

INCOMPLETE PLANS
 DO NOT USE FOR R/W ACQUISITION

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES

H-SCALE - 1"=30'

V-SCALE - 1"=3'

DATE: 03/18/2022

DESIGNED BY: HLR, MPD

CHECKED BY: CMKR

DISA

SKA



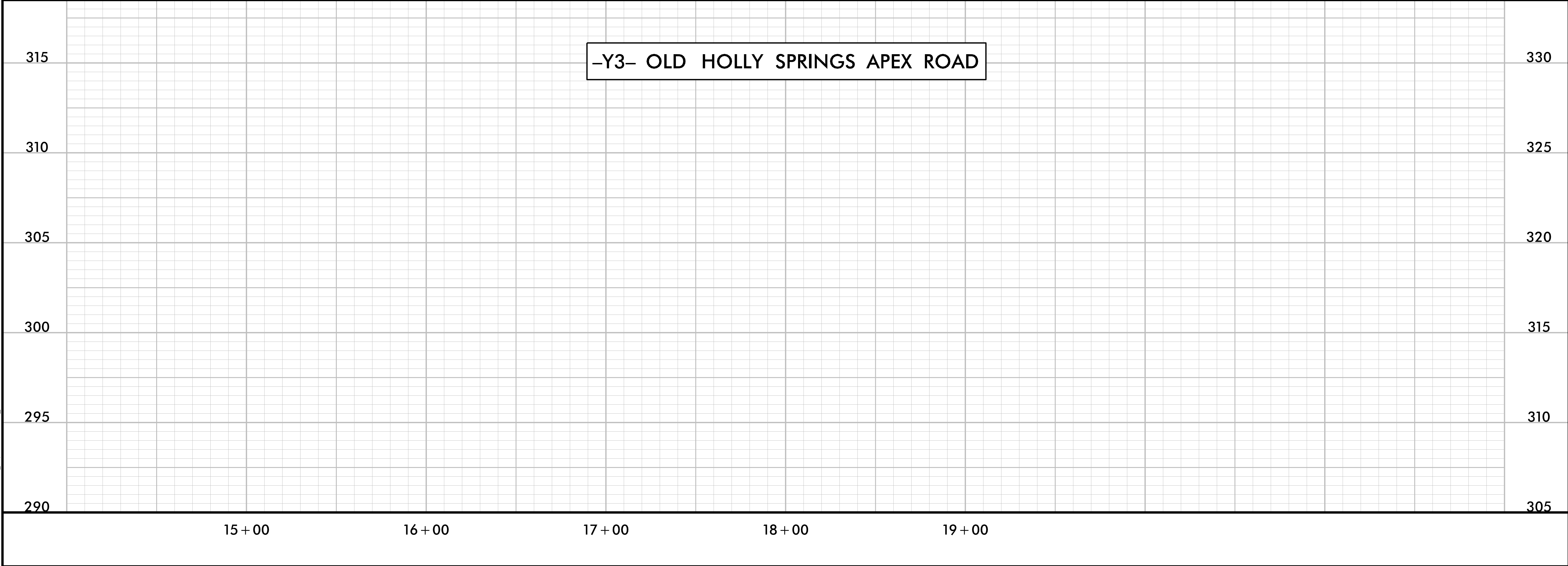
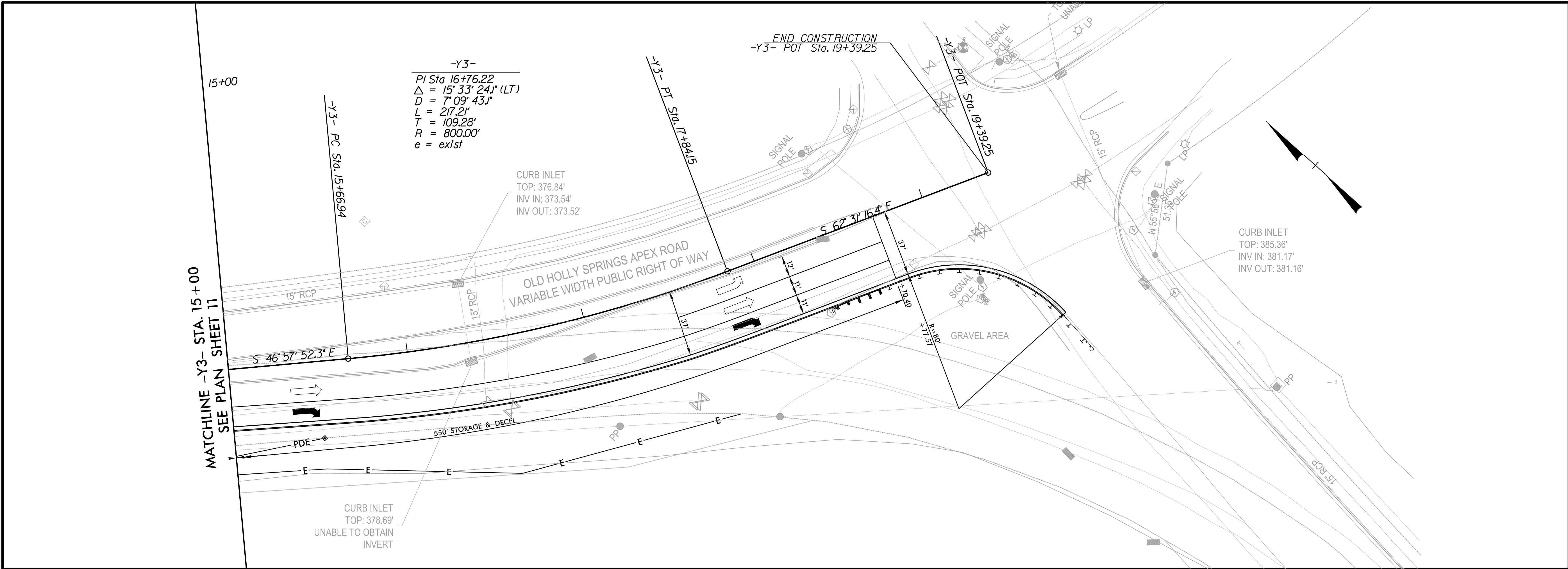
JAMEY KEMP ASSOCIATES

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Page 255 of 314

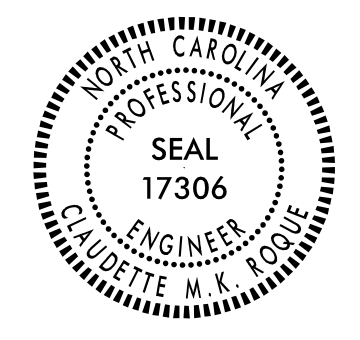
3/18/2022
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2022-03-18 15:00:00



SHEET NO.
12

TOWN OF HOLLY SPRINGS
CAROLINA SPRINGS
OFFSITE IMPROVEMENTS
PLAN SHEET

ROADWAY DESIGN
ENGINEER



HYDRAULICS ENGINEER

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

REVISIONS

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SIGNATURES COMPLETED

SCALES

H-SCALE - 1"=30'

V-SCALE - 1"=3'

DATE: 03/18/2022

DESIGNED BY: HLR, MPD

CHECKED BY: CMKR


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Carolina Springs Phase 2 Preliminary Plan Conditions of Approval

Motion and Conditions of Approval:

Motion to approve / deny / defer Preliminary Plan 21-MAS-06 for Carolina Springs Phase 2 as submitted by Withers Ravenel, Project Number 02190372.30, dated Revised 2/11/2022, with the following conditions:

1. All previous conditions of approval for *Carolina Springs PUD and Carolina Springs Master Plan* 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. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
3. The following items must be provided prior to or with the first construction drawing submittal:
 - a. 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.
 - b. Refer to the TIA Revision Memo associated with Carolina Springs Phase 2 Residential Subdivision and confirm all on-site and off-site transportation improvements are included with your 1st Construction Drawing Submittal.
 - c. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
 - d. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
4. The following must be addressed prior to issuance of construction drawing approval and/or land disturbance permit:
 - a. This development is responsible for traffic signal design and installation; including mast arm pole construction and fiber connection/extension, in accordance with NCDOT and Town standards at the following intersections when warranted and approved. Until such time, the intersections will continue to be monitored and a fee-in-lieu of design and construction will be collected with each phase of the PUD. Fee-in-lieu below are required at the time of Construction Drawing Approval.
 - i. Future Traffic Signal at NC-540 EB Ramps at Old Holly Springs Apex Rd. - \$11,775.75
(draft - under final review)
 - ii. Future Traffic Signal at Old Holly springs Apex Rd. at Carolina Springs Blvd. - \$42,152.91
(draft - under final review)
 - iii. Future Traffic Signal at Old Holly Springs Apex rd. at Woods Creek Rd. - \$38,288.25
(draft - under final review)
 - b. Fee in Lieu is required for the thoroughfare improvements in the area not being shown as constructed along the Woods Creek Rd. project frontage. The ultimate Right-of-Way is required to be dedicated with this project on the final plat across frontage that cannot be constructed.

The fee-in-lieu amount will be finalized prior to Town Council and is due at the time of Construction Drawing Approval.

- c. Fee-in-lieu of design and construction of SB Right turn Lane at the intersection of Bennett Knoll Pkwy at NC-55 in the amount of \$10,395 is due at the time of construction Drawing Approval.
 - d. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
 - e. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - f. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - g. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
 - h. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
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 TIA 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 identified pedestrian facilities at intersections necessary to meet safety and circulation requirements.
 7. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
 8. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
 9. Fiber utility connection/extension is required with this project and any associated with traffic signal/pump station installation and construction. Please continue to coordinate with Staff through approval of this project.
 10. This project is dependent on off site sewer facilities being constructed by WCPSS, E-51 School and Carolina Springs Phase 1 Subdivision (Pump Station #1) to serve the proposed site. If they are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities & Infrastructure. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
 11. This project is dependent on off site water facilities being constructed by WCPSS, E-51 School to serve the proposed site. If they are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities & Infrastructure. The Town is not responsible for completion of off-site water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed.
 12. Verification that no changes occurred to the gravity sewer network; including final sizing for lines that are stubbed upstream, will be required with first construction drawing submittal. If changes have been made to the gravity sewer network between Town Council Approval and first Construction Drawing Submittal, a Final Gravity Sewer Line Sizing Report will be required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.

13. A detailed hydraulic report will be required for the reclaimed water main extension proposed with this project. This report must be finalized prior to 1st construction drawing submittal and no later than prior to construction drawing approval.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 19.

New Business

Title: Rhamkatte Plaza Development Plan Major Amendment

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Cheryl Caines, Development Services

Action(s):

1. Make and accept the Findings of Fact for consideration of Waiver (Alternate Compliance) of Architectural Design Standards.
2. Approve/deny/table Rhamkatte Plaza Major Amendment and Waiver with the conditions stated in the attachment.

Explanation:

- A new Unified Development Ordinance (2022 UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council is considering for each respective case.
 - Applicable Ordinance: 2002 UDO
 - Process: Administrative; Development Plan and Waiver
- The Town has received a request for a Development Plan Major Amendment for Rhamkatte Plaza (20-DP-10-A02) located at 601 Holly Springs Rd.
- The proposal is to modify the previously approved elevations for one building.
- In conjunction with the Development Plan amendment, the applicant is requesting a Waiver (Alternate Compliance) of Architectural Design Standards to allow building bays and rooflines to extend for more than 50 feet (up to 61 feet).

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 03/22/2022:

- There were no concerns discussed.

Planning Board Recommendation:

The Planning Board recommended approval (8-0-1)

Background:

- The site is within the Rhamkatte Planned Unit Development and the site is zoned PUD.
- The original Rhamkatte Plaza Development Plan (20-DP-10) and other associated cases

Town Council Business Meeting
April 19, 2022

were approved by Town Council on February 16, 2022.

- A minor amendment was approved on March 9, 2022 to revise the building pads and footprints.

Funding Source(s):

N/A

Attachment(s):

1. 20DP10A02_RhamkattePlaza_PB_03222022
2. 20DP10A02_Rhamkatte Plaza Petition and Plans_TC



**Town of Holly Springs
Staff Report to the Planning Board**

**REQUEST FOR DEVELOPMENT PLAN MAJOR AMENDMENT & WAIVER
RHAMKATTE PLAZA
20-DP-10-A02**

APPLICANT(S):

Tom Spaulding
The Spaulding Group, PA
1611 Jones Franklin Rd, Ste 101
Raleigh, NC 27606

DEVELOPER(S):

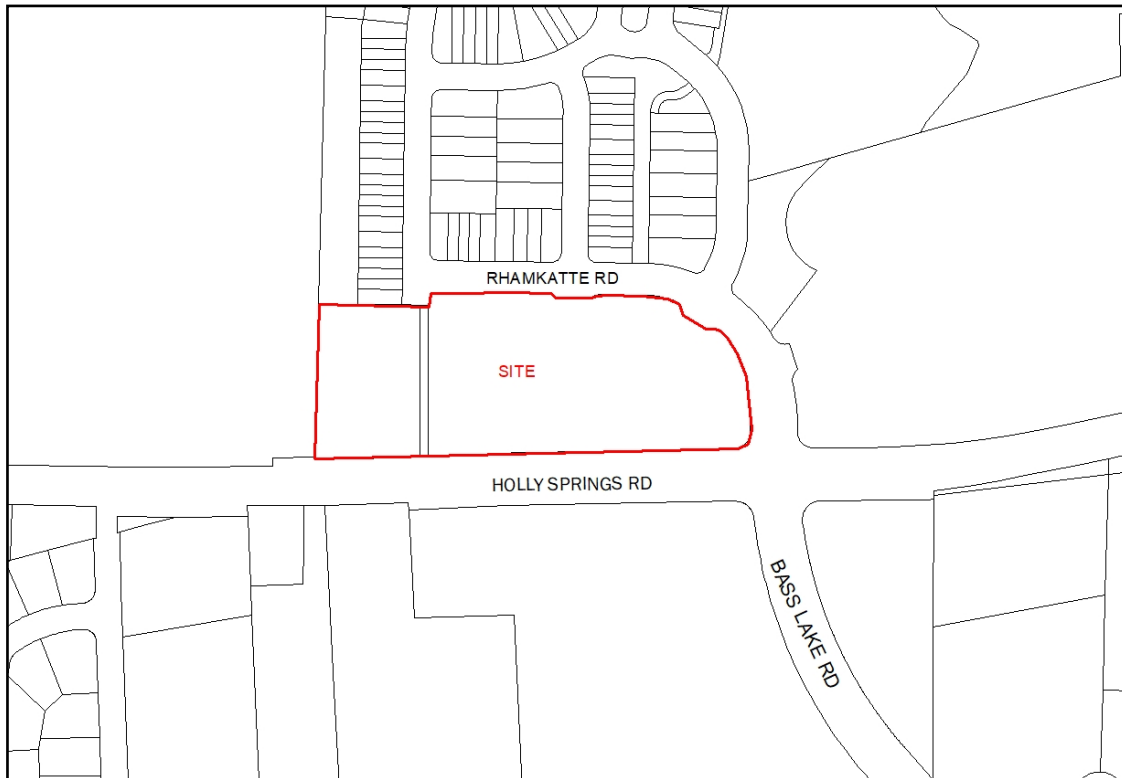
Wayne Hightower
Anthony Property Group
1201 Edwards Mill Rd., Suite 300
Raleigh, NC 27607

OWNER(S):

Richard L. Jones
Terry J. Jones
P.O. Box 937
Holly Springs, NC 27540

AACRE, LLC
1201 Edwards Mill Rd. Suite 300
Raleigh, NC 27607

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: March 22, 2022
Town Council Action: April 19, 2022

STAFF CONTACTS: Cheryl Caines, Senior Planner
Rachel Jones, Development Review Engineer

ATTACHMENTS: Development Petition, Development Plan

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Jones, Richard and Terry	0659139511	PUD	3.93
Jones, Richard and Terry	0659135417	PUD	1.32
AACRE, LLC	0659136418	PUD	.11
TOTAL			5.36± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	Rhamkatte Village PUD	Vacant, undeveloped
North	Rhamkatte Village PUD	Single family homes (attached & detached)
South	Rhamkatte Village PUD, NCR Neighborhood Center Residential	Holly Springs Crossing – commercial complex, Multi-family
East	Rhamkatte Village PUD	Vacant, undeveloped
West	SR Suburban Residential	Public school

PROPERTY HISTORY

Rezoning History

Original Zoning: R-20: Residential-Agricultural District
and O&I: Office and Institutional District
Proposed Zoning: PUD
Approved by Town Council on: 03/06/01

Planned Unit Development History

PUD Amendment (Major): March 5, 2002
PUD Amendment (Minor): July 22, 2003
PUD Amendment (Minor): April 28, 2004
PUD Reinstated as an Active Plan: May 27, 2014
PUD Amendment (Major): February 3, 2015
PUD Amendment (Minor): May 18, 2016
PUD Amendment (Minor): June 27, 2016
PUD Amendment (Minor): March 7, 2017
PUD Amendment (Minor): October 3, 2017
PUD Amendment (Major): February 16, 2021

Variance History

Case Number: 20-VARTC-06
Description: Reduce Holly Springs Rd setback from
30' to 20'
Approved by Town Council on:
February 16, 2021

Case Number: 20-VARTC-07
Description: Reduce Rhamkatte Rd setback from
30' to 20'
Approved by Town Council on:
February 16, 2021

Development Plan History

Case Number: 20-DP-10
Description: Integrated center (58,251 gross
square feet) with a mix of office and retail.
Approved by Town Council on:
February 16, 2021

Case Number: 20-DP-10-A01
Description: Revise building 2 to be pads for
two smaller buildings and increase size of
building 1 and revise footprint.
Approved by Director on:
March 9, 2022

Special Exception Use History

Case Number: 20-SEU-06
Description: Free-standing buildings
exceeding 12,000 sq. ft.
Approved by Town Council on:
February 16, 2021

Case Number: 20-SEU-13
Description: Integrated Center exceeding
124,000 sq. ft.
Approved by Town Council on:
February 16, 2021

Case Number: 20-VARTC-13
Description: Allow double loaded parking in front
bufferyard
Approved by Town Council on:
February 16, 2021

WAIVER REQUESTS

1. **Request to allow for a Waiver of Regulations of UDO Section 3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment on Building 1, Variation in Massing, to allow exceeding 30 feet bay width on the north, south, east, northeast, and west facades (proposed maximum 60 feet) and Roof Treatment, extending rooflines for more than 50 feet in a continuous plane on the west and west façades (proposed maximum 60 feet) in association with Development Plan Major Amendment #20-DP-10-A02.**

UDO Requirements:

3.08, A 1. c. Primary Façade Building Materials, and Building Massing and Façade Treatment, Primary Building Material

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

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

Waiver Findings of Fact:

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

STAFF ANALYSIS

Note: This project was submitted before the new UDO became effective on March 1, 2022 and was reviewed for compliance against the UDO in place at time of application.

PROJECT OVERVIEW

The Rhamkatte Plaza development is located in the Rhamkatte Village PUD at the intersection of Holly Springs Road and Rhamkatte Road/Bass Lake Road. The purpose of this amendment is to modify the building elevations of the westernmost building. In accordance with UDO Section 9.05 D. a major modification is a substantial change in building design, building material selection, or percentage of various building materials utilized.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Future Land Use & Character Plan Designation: Neighborhood Center

Small scale, Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

An interconnected street grid creates small to medium blocks. Rear loaded lots maximize walkability and reduce the emphasis on automobiles. On-street parking and shared parking are provided throughout the neighborhood. Sidewalks and bike facilities provide links to adjacent neighborhoods.

Shared public open spaces ensure for a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, and community gardens. Due to their small scale and location, Neighborhood Centers are often developed in a manner that does not allow significant protection of topography or natural landscape features, and may require significant grading, tree clearing, retaining walls or stormwater management features. However, specimen tree preservation is encouraged.

Front setbacks should be minimal, with storefronts pulled up to the street to enhance walkability. Buildings are primarily commercial on the first floor but may contain residential or office uses above. Buildings may be up to three stories in height.

Planning Concepts for Neighborhood Center

1. NC-1: Complement neighborhoods with small-scale neighborhood serving commercial. Neighborhood-serving retail and service uses accessible from neighborhoods (within ½ mile of homes) enhances the convenience of such uses to residents, particularly if such commercial uses are connected to the neighborhood by local streets, sidewalks, and trails. Create compatible relationships between residential and non-residential uses using scale, design, and encouraging uses that generate fewer vehicular trips adjacent to residential.
2. NC-2: Allow a mix of residential units within and at the edges of the centers. Include a variety of housing types for different lifestyles and stages of life. Locate housing so that similar massing and building types face each other. Development at the edges should be comparable in size to existing homes on existing lots.
3. NC-3 Bring open space to the forefront. Integrate green spaces as organizing elements and give open spaces a public edge (such as streets on two or more sides). Encourage development that locates buildings, especially retail shops, restaurants, and homes so they face the open space. This area then becomes an extension of the adjacent use and provides eyes on the park for increased safety.

Development Standards

Building Height:

Maximum Permitted: 55 feet, 3 stories per PUD

Proposed: 34 ft.

Architectural and Site Design Requirements

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

Individual building elevation and site design requirements are required to meet UDO Section 3.02, Architectural and Site Design Requirements.

Building Materials

A minimum of 60% of the primary building façade must be constructed using a masonry material, such as brick or stone. Two brick types are proposed as the primary building materials.

Colors

A variety of tan and brown tones are used throughout the various building materials for the building.

Architecture

No specific architectural style has been selected for the integrated center. Use of similar building materials on each of the buildings tie them together. Distinct design elements are used on each building to provide a unique style to each one. The revised building elevations utilize asymmetrical bays, repeating window patterns and brick patterns.

Roof Treatment

Parapet walls must match the perimeter wall below. In locations where a higher parapet wall turns back onto the roof, the turn back must be of sufficient distance to appear as an architectural element and be treated similar to the façade when visible. Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a continuous plane for more than fifty (50) feet. Rooflines exceed this requirement on some facades (up to 61 feet). Alternate compliance is proposed to allow this.

Animating Features

UDO Section 3.08 stipulates that building bays are to be established a maximum of 30-feet in width with a 4-inch change in depth. Building bays exceed this requirement on some facades (up to 61 feet). Alternate compliance is proposed to allow this.

Glazing (windows and glass doors) and Human Scale features are provided, including a soldier courses above and below the windows.

STAFF RECOMMENDATION TO THE PLANNING BOARD

Motion that the Planning Board recommend the Town Council approve / deny Development Plan #20-DP-10-A02 and associated Waiver for Rhamkatte Plaza as submitted by The Spaulding Group, dated Revised 2/11/22 with the following conditions:

1. All previous approval conditions for *Rhamkatte Village PUD* and *Rhamkatte Plaza* will apply to this Development Plan.

DEVELOPMENT PETITION

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



Petition Type:

☐ Master Plan

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

☐ Preliminary Plan- Major Subdivision

- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ Development Plan (check all that apply)

- ☐ New ☒ Major Amendment ☐ Minor Amendment*
☒ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Multifamily
☐ Residential Development Options or Infill Development Options

☐ Special Exception Use

- ☐ New ☐ Family Child Care Home

* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: Rhamkatte Plaza

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

PUD/Master Plan/Subdivision Rhamkatte Village Shopping Center/Lot# _____

Project Location: _____

Use street address. If none, use the closest intersection

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

PIN: 0659-13-5417; 0659-13-9511; 0659-13-6418 Real Estate ID: 0205084; 0108004; 0434446

Project Acreage (rounded to nearest tenth): 5.36 Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: PUD Proposed Use (see UDO Primary Use List): Integrated Center

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

Waivers Requested: ☐ No ☒ Yes- Specify UDO Section Number(s): _____

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

Scoping Meeting Date: _____ Concept Meeting Date: 10/19/21

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

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

Project Applicant/Contact

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

Name Thomas Spaulding Company The Spaulding Group

Mailing Address 5318 Burning Oak Ct.

City Raleigh State NC Zip 27606

Telephone # (919) 669-1078 E-Mail tom@spaulding-group.com

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

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

Design Professional if different than Applicant/Contact

Name Same as applicant Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () E-Mail _____

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

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

Developer

Name Wayne Hightower Company Anthony Property Group
Mailing Address 1201 Edwards Mill Road, ste 300
City Raleigh State NC Zip 27607
Telephone # (919) 582-3119 E-Mail whightower@aacre.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name Ted Van Dyk Company New City Design Group
Mailing Address 1304 Hillsborough Street
City Raleigh State NC Zip 27605
Telephone # (919) 831-1308 E-Mail ted@newcitydesign.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Pam Porter Company TMTLA & Associates
Mailing Address 5011 Southpark Drive, Ste 200
City Durham State NC Zip 27713
Telephone # (919) 484-8880 E-Mail _____
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

Name Jason Clough Company Anthony property group
Mailing Address 1201 Edwards Mill Road, ste 300
City Raleigh State NC Zip 27607
Telephone # () Alternate Telephone # ()
Fax # () E-Mail jclough@aacre.com
How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name Rick Jones Company _____
Mailing Address P.O.Box 937
City Holly Springs State NC Zip 27540
Telephone # (919) 427-6116 E-Mail at6116@yahoo.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

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

Signature: _____ Date: _____

WAIVER/ALTERNATE COMPLIANCE PETITION



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

Waiver/Alternate Compliance Type (check one)

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

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: Rhamkatte Plaza Associated Project Number: 20-DP-10-A01

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

See attached document with waiver requests for new Building 1 at Rhamkatte Plaza.

Contact Information

Waiver/Alternate Compliance Contact

Name Ted Van Dyk Company New City Design Group

Mailing Address 1304 Hillsborough St.

City Raleigh State NC Zip 27605

Telephone # (919) 831-1308 E-Mail ted@newcitydesign.com

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

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

TOWN OF HOLLY SPRINGS
UDO SECTION 3.08 OR 4.05: ALTERNATE COMPLIANCE WITH ARCHITECTURAL
AND SITE DESIGN REQUIREMENTS IN LB, CB, OR, GB & BT, RT, IT
FINDINGS OF FACT

DPM Appendix #A.06
Supplement #15
December 2018



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

- (1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

While the commercial office building will serve multiple tenants, a prominent design feature on the primary facade facing Holly Springs Road is intended to serve as a focal

point with raised facades adjacent to provide an attractive and active facade on the main road. This design feature is repeated at the opposite facade facing the parking lot to act as a focal point and clearly identify the building entry to a common core. Introduction of a larger scale, more prominent, entry & accent elements with increased depth and wider building elements is appropriate and enhances the building design beyond the minimum variation in massing requirements of the UDO.

- (2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

The proposed Rhamkatte Plaza is a continued development of an established PUD along Holly Springs Road. Our development will help complete the original vision of a live/work mixed use community by completing the commercial portion of the PUD site. The overall work at Rhamkatte Plaza will bring approximately 36,000 sf of mixed use commercial office space and 8,000 sf of retail space. Two additional plots will be provided for future buildings.

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

The proposed Rhamkatte Plaza contributes mixed use density in an appropriate location, on Holly Springs Road in proximity to downtown Holly Springs. When complete, the development will be a completion of the PUD mixed use center, offering a range of retail and commercial office space while complementing the existing residential townhomes development which will help support the commercial portion of the PUD.

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

See included response letter which provides more detailed information and response for each requested waiver as it pertains to the new Building 1 at Rhamkatte Plaza.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Certificate of Completion

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

Signature: _____ Date: 12/28/21



Date: 03/18/2022

To: Town of Holly Springs
Planning & Zoning Department

Project: **Rhamkatte Plaza**
Proj. No: 20-DP-10-A01

RE: Rhamkatte Plaza Site Plan Review Comments (Update)

To Whom It May Concern:

To support our applications for Development Waiver/Alternate Compliance Packet submittal, please see the additional information below to support our waiver requests.

Waiver Requests per Town of Holly Springs UDO for Building 1z:

Base, Body, Cap per UDO section 3.08 A. 1. c. (2) (a))

Waiver Request for Building 1 not meeting 9% minimum base requirement

(New) RESPONSE: We have inset the first course of brick 1/2" above the soldier course, raising the base assembly by 3". This increases the base percentage from 8% to 9%, which now meets the minimum UDO requirements.

~~**(Old) RESPONSE:** We are providing a consistent base around the entire perimeter of the building. This base allows for typical interior flexibility for future tenants while providing sufficient height above grade for exterior elements. We feel the base height is typical for this proposed type of building and provides a sufficient height to still provide the desired base element.~~

Variation in Massing (refer to UDO section 3.08 A. 1. c. (2) (b))

Waiver request for Building 1 exceeding the 30'-0" maximum length of a building bay. We propose an increase to 60'-0" for all elevations. Most bays exceeding the maximum will be far less than 60'-0", closer to 40'-0" on average.

RESPONSE: A high quality development is desired for this building and articulation of the primary and secondary building elements as proposed are appropriate for this building type and consistent with the intent of the UDO. The general "L" shape of the proposed building promotes active elevations with all sides, roadways and parking. We are providing larger scale active features on the facades visible from the main roadway and at the main building entryway. Additional façade articulation would detract from the main areas of focus on these facades. We support the features by increasing the depth of the projections, the width of projections, the off-center location and adding additional height. The remaining areas provide glazing and primary building materials that exceed the minimum requirements and keep human scale elements, variation in materials and active design features.



Animating Features (refer to UDO section 3.08 A. 1. c. (2) (c) ii)

Waiver request for Building 1 not meeting the minimum glazing requirement of 40% for the East elevation. We propose a slight reduction to the indicated glazing percentage.

(new) RESPONSE: The Town clarified that only one East elevation was subject to the minimum glazing requirement. This elevation, as well as all other elevations required by the Town, now meet the minimum glazing requirements.

It should be noted that this minimum is for commercial uses, while this building is intended for office use, which has a much lower minimum threshold.

~~**(old) RESPONSE:** We are proposing a high quality, balanced façade while still providing wall area to allow for interior elements for egress requirements and tenant subdivision. We feel that the minimal amount of glazing that is omitted does not affect the quality and layout of the elevation.~~

Roof treatment (refer to UDO section 3.08 A. 1. c. (2) (g))

Waiver request for Building 1 exceeding the 50' continuous roofline. We propose increasing to 60' on the East and West facades.

RESPONSE: A high quality development is desired for this building and articulation of the primary and secondary building elements as proposed are appropriate for this building type and consistent with the intent of the UDO. The general "L" shape of the proposed building promotes active elevations with all sides, roadways and parking. We are providing larger scale active features on the facades visible from the main roadway and at the main building entryway. Additional façade articulation would detract from the main areas of focus on these facades. We support the features by increasing the depth of the projections, the width of projections, the off-center location and adding additional height. The remaining areas provide glazing and primary building materials that exceed the minimum requirements and keep human scale elements, variation in materials and active design features. The continuous facades and rooflines help support the main building elements and providing additional breaks in roofline would take away from the main design features.

Sincerely,
New City Design Group, PLLC

Ted Van Dyk
Principal

REVISION DETAILS

02/10/2022 REVISED CITY VIEW CASE NUMBER

DEVELOPER:
RHAMKATTE PARTNERS, LLC
1201 EDWARDS MILL ROAD SUITE 300
RALEIGH, NC 27607
PHONE: (919) 832-1110
CONTACT: JASON CLOUGH, email: jclough@aacore.com

ENGINEER:
THE SPAULDING GROUP, PA
1611 JONES FRANKLIN ROAD, STE. 101
RALEIGH, NORTH CAROLINA 27606
PHONE: (919) 854-7990
FAX: (919) 854-7925
CONTACT: THOMAS J. SPAULDING, P.E. email: tom@spauldingnorris.com

LANDSCAPE ARCHITECT:
TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTHPARK DRIVE, SUITE 200
DURHAM, NC 27713
PHONE: (919) 484-8880
FAX: (919) 484-8881
CONTACT: PAMELA PORTER, RLA, LEED AP, email: pam@tmlla.com

SURVEY:
ROBINSON & PLANTE LAND SURVEYING
1240 SE MAYNARD ROAD, SUITE 203
CARY, NORTH CAROLINA 27511
PHONE: (919) 461-1245
CONTACT: STUART PLANTE, III, PLS, email: buddy@robinsonplante.com

ARCHITECT:
NEW CITY DESIGN GROUP
1304 HILLSBOROUGH STREET
RALEIGH, NC 27605
PHONE: (919) 831-1308
CONTACT: WAYNE SIDLE, AIA, email: wayne@newcitydesign.com

SITE DATA

PROJECT ADDRESS: 801 HOLLY SPRINGS ROAD
TOWN OF HOLLY SPRINGS
TOTAL PARCEL AREA: 5.36 AC
ZONING: PUD (00-PUD-05-A08)
PARCEL AREA: 1.32 AC
PIN: 0659-13-5417
REID: 0205084
DB: 15-E, PG 1586
BM 2015, PG 02077

PARCEL AREA: 0.11
PIN: 0659-13-6418
REID: 0434446
DB: 016237, PG 00871
BM 2015, PG 02077

PARCEL AREA: 3.93 AC
PIN: 0659-13-6511
REID: 0108004
DB: 016234, PG 02027
BM 2015, PG 02077

BUILDINGS
PROPOSED BUILDING (1) USE: OFFICE
PROPOSED GROSS MAIN FLOOR AREA = 37,302 SF
PROPOSED BUILDING FOOTPRINT: 18,651 SF (2 FLOORS - 18,651/FLOOR)

MAXIMUM BUILDING HEIGHT = 55/3 STORIES
PROPOSED BUILDING HEIGHT = 34'-10 1/2" STORIES

FUTURE BUILDING - LOT (2) USE: OFFICE/RETAIL
FUTURE GROSS MAIN FLOOR AREA = 4,500 SF
FUTURE BUILDING FOOTPRINT: 4,500 SF (1 FLOOR)

FUTURE BUILDING - LOT (3) USE: OFFICE/RETAIL
FUTURE GROSS MAIN FLOOR AREA = 7,500 SF
FUTURE BUILDING FOOTPRINT: 7,500 SF (1 FLOOR)

PROPOSED BUILDING (4) USE: RETAIL
PROPOSED GROSS MAIN FLOOR AREA = 8,251 SF (1 FLOOR)

MAXIMUM BUILDING HEIGHT = 55/3 STORIES
PROPOSED BUILDING HEIGHT = 23'-2 1/4" STORY

SETBACKS:
FRONT SETBACK 20'
REAR SETBACK 20'
SIDE SETBACK 20'

IMPERVIOUS SURFACE: 3.39 AC

TOTAL PARKING:
TOTAL PARKING REQUIRED = 231 SPACES (222 PROVIDED ON-SITE+9 OFF-SITE = 231 SPACES TOTAL)
TOTAL HC REQUIRED (INCL. VAN HC SPACES) = 10 SPACES (10 PROVIDED)
TOTAL BICYCLE RACKS REQUIRED: 5 RACKS / 10 BIKES (12 RACKS / 24 BIKES PROVIDED)

TOTAL SPACES REQUIRED BUILDING (1): 150 SPACES (INCL. HC SPS)
(4 SPACES/1000 SF*37,302 SF = 150 SPACES)

HANDICAP REQUIRED: 5 SPACES (INCL. 1 VAN HC SP) 5 SPACES/101-150 REGULAR SPACES

BICYCLE RACK REQUIRED: 2 RACKS

TOTAL SPACES REQUIRED BUILDING (2): 18 SPACES (INCL. HC SPS)
(4 SPACES/1000 SF*4,500 SF = 18 SPACES)

HANDICAP REQUIRED: 1 SPACES (INCL. 1 VAN HC SP) 1 SPACES/1-25 REGULAR SPACES

BICYCLE RACK REQUIRED: 1 RACKS

TOTAL SPACES REQUIRED BUILDING (3): 30 SPACES (INCL. HC SPS)
(4 SPACES/1000 SF*7,500 SF = 30 SPACES)

HANDICAP REQUIRED: 2 SPACES (INCL. 1 VAN HC SP) 2 SPACES/26-50 REGULAR SPACES

BICYCLE RACK REQUIRED: 1 RACK

TOTAL SPACES REQUIRED BUILDING (4): 33 SPACES (INCL. HC SPS)
(4 SPACES/1000 SF*8,251 SF = 33 SPACES)

HANDICAP REQUIRED: 2 SPACES (INCL. 1 VAN HC SP) 2 SPACES/26-50 REGULAR SPACES

BICYCLE RACK REQUIRED: 1 RACK

TOTAL SPACES PROVIDED: 231 SPACES (222 SPS (INCL. 10 HC SPS)+ 9 OFF-SITE SPACES ON
RHAMKATTE ROAD (100% OF REQUIRED PARKING)

OPEN SPACE REQUIRED: 1,168 SF
0.5% PER TOTAL PROJECT AREA = 0.5% * 231,481.6 SF (5.36 AC)

OPEN SPACE PROVIDED: 3,439 SF PATIO AREA

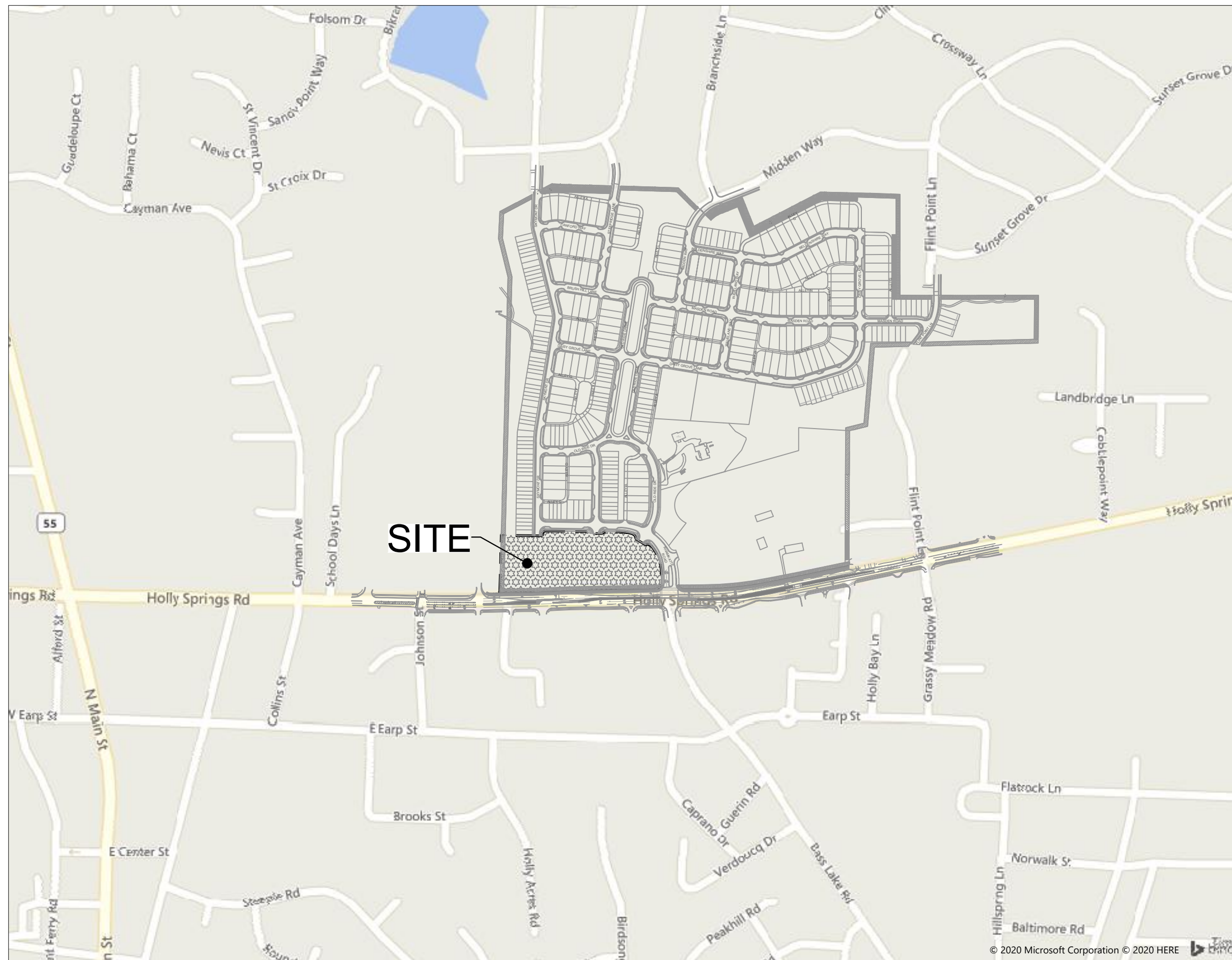
RHAMKATTE PLAZA

MAJOR AMENDMENT TO DEVELOPMENT PLAN

HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

PROJECT # 20-DP-10-A02/PLPD202100162

(PART OF) 00-PUD-05



AC 0000 NORTH (HOLLY RD)

VICINITY MAP

SCALE: 1" = 500'

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON SURVEY INFORMATION PROVIDED BY ROBINSON & PLANTE LAND SURVEYING. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE TOWN OF HOLLY SPRINGS.
3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
4. BUILDING FOOTPRINT PROVIDED BY NEW CITY DESIGN GROUP.
5. H/C RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
6. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
7. ALL POWER LINES SHALL BE PLACED UNDERGROUND OR RELOCATED IN COORDINATION WITH DUKE ENERGY. IF RELOCATION OF OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED FOR THIS PROJECT.
8. NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS.
9. ADDRESS NUMBERS AND SUITE NUMBERS ON THE EACH BUILDING SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT.
10. BICYCLE RACKS SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR AND SHALL NOT IMPEDE PEDESTRIAN TRAFFIC WHEN PLACED ADJACENT TO SIDEWALKS.
11. A FEE-IN-LIEU SHALL BE REQUIRED OF THE APPLICANT TO BE PAID AT THE TIME OF CONSTRUCTION APPROVAL FOR THE INTERSECTION OF MAIN STREET/HOLLY SPRINGS ROAD AS AGREED UPON BY THE TOWN OF HOLLY SPRINGS AND APPLICANT DURING THE TIA REVIEW OF THIS PROJECT.

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THE PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

TOWN OF HOLLY SPRINGS GEODETIC MONUMENT USED AS BENCHMARK FOR DESIGN ELEVATIONS:

Station: GUERIN
NAD 83 => LATITUDE = 35 39 08.10366 N LONGITUDE = 078 49 20.61714 W
SPC 83 => NORTHING = 692365.390 sft EASTING = 2052762.320 sft
ELEVATION (NGVD 88) = 439.00 sft (BM)

UTILITY FLOWS

SEWER
BUILDING 1 & 4 OFFICE/RETAIL = 42,553 / 250 SF / EMPLOYEE x 25 GPD / EMPLOYEE = 4,255 GPD
BUILDING 4 FOOD SERVICE = 3,000 SF x 15 SF / SEAT x 30 GPD / SEAT = 6,000 GPD
FUTURE BUILDINGS 2 & 3 = 10,000 SF RETAIL / 250 SF / EMPLOYEE x 25 GPD / EMPLOYEE = 1,000 GPD
TOTAL SANITARY SEWER FLOW MINOR AMENDMENT: = 11,255 GPD

FOR REVIEW ONLY—
NOT FOR CONSTRUCTION

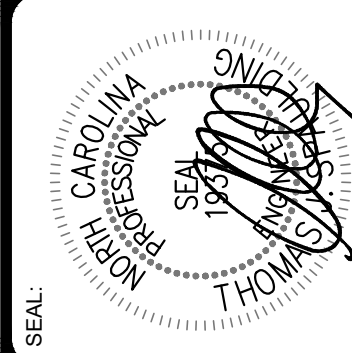
PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

THIS DRAWING IS THE PROPERTY OF:

The Spaulding Group, PA

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NO.	REVISION	DATE
1.	PER TON COMMENTS	09/25/2020
2.	PER TON COMMENTS	10/05/2020
3.	PER TON COMMENTS	12/02/2020
4.	PER TON COMMENTS	02/05/2021
5.	AMENDMENT BLOG CHANGE	11/19/2021
6.	MAJOR AMENDMENT	12/30/2021
7.	PER TON COMMENTS	02-11-2022



THE SPAULDING GROUP, PA
Planning • civil engineering
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR:
909 AVIATION PARKWAY, SUITE 700
MORRISVILLE, NC 27560
DATE: 02-13-2020
SST FIRM CERTIFICATION # C-1975
PROJECT ENGINEER:
IRIS A. MITCHELL
PROJECT DESIGNER:
IRIS A. MITCHELL
PROJECT SURVEYOR:
TBD

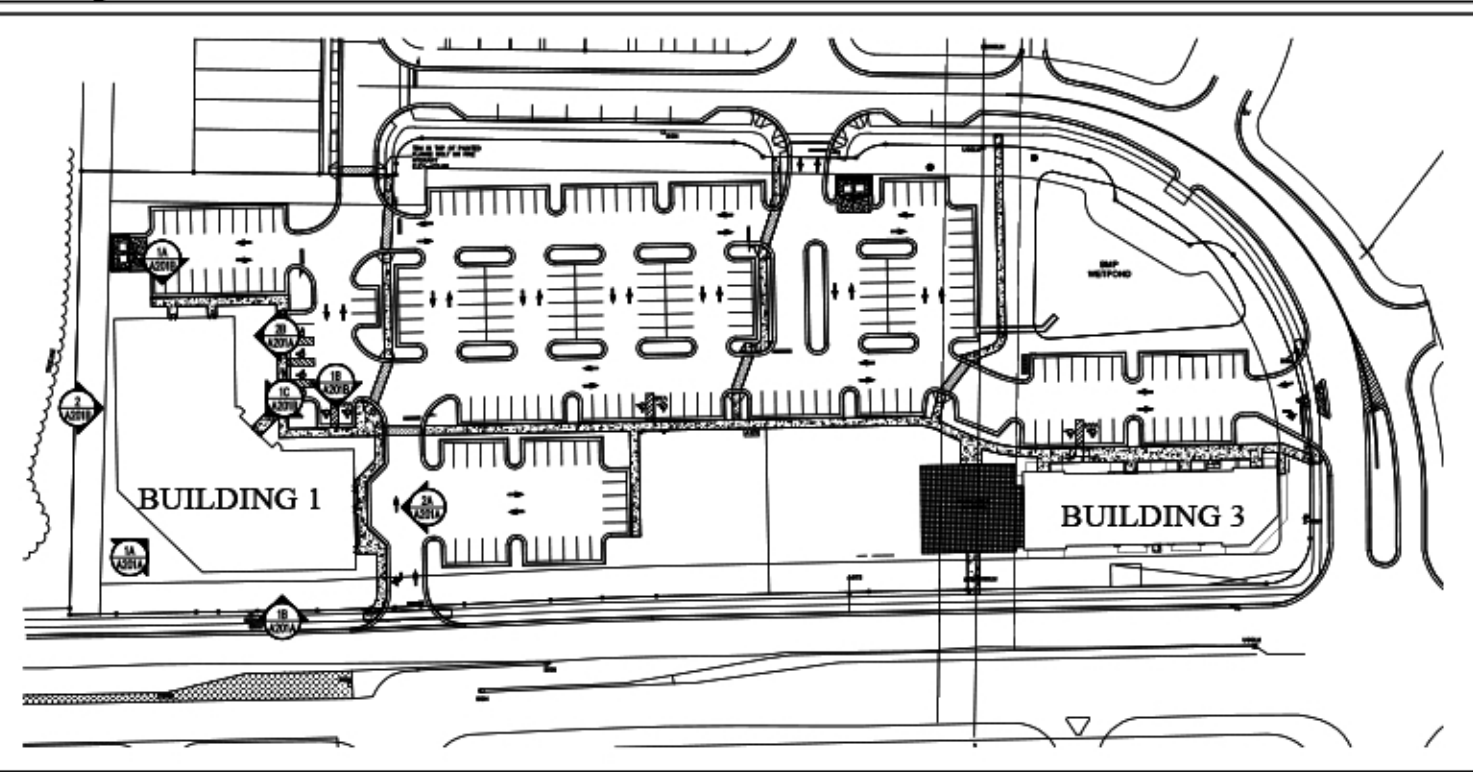
RHAMKATTE PLAZA
HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
DEVELOPMENT PLAN
COVER SHEET

DRAWING
SHEET

C-0.0

PROJECT NUMBER
955-19

Key Plan:



Material Calculations: Building 1

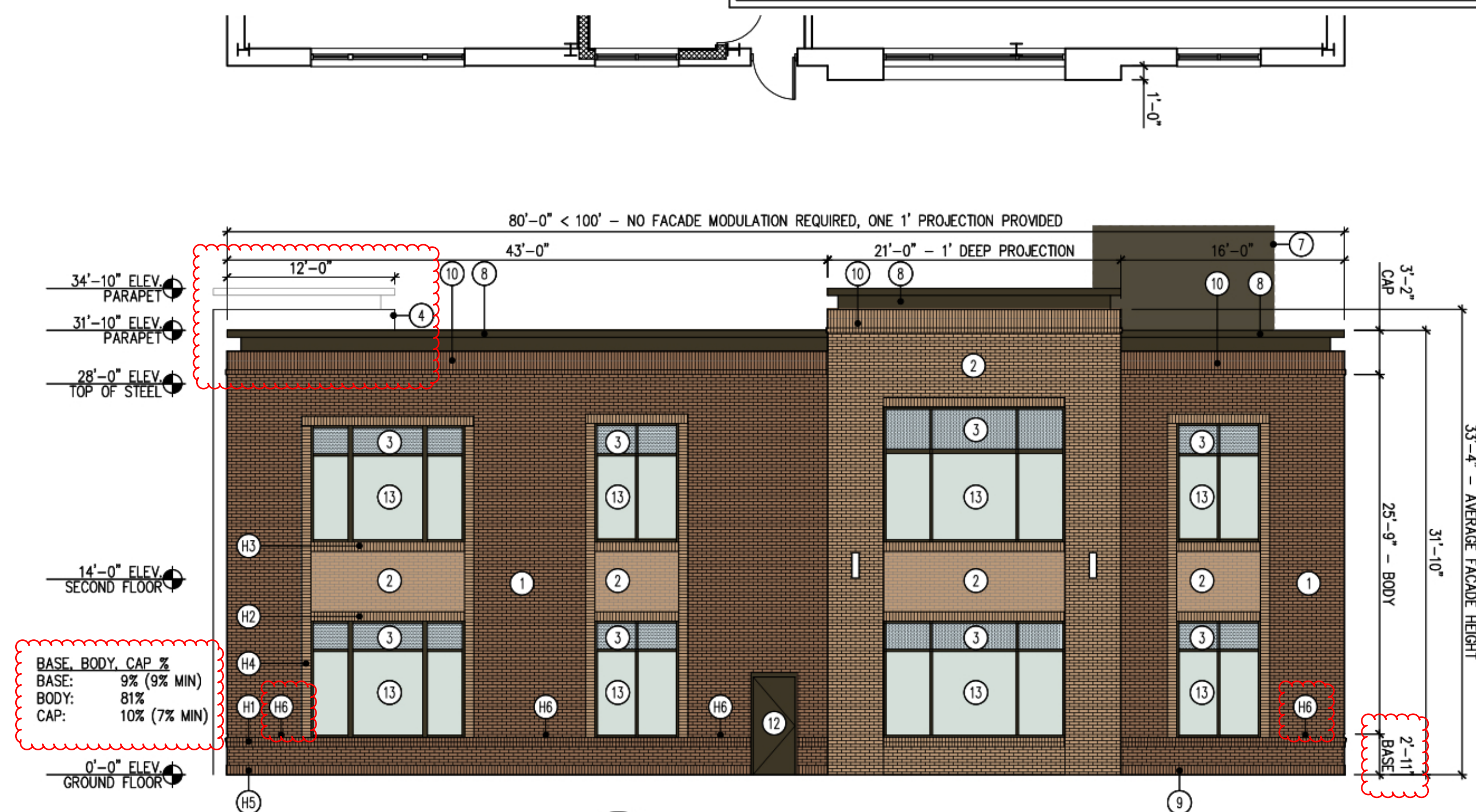
South & Southwest Elevation (Holly Springs Rd)	East Elevations	North & Northeast Elevations	West Elevation
TOTAL FACADE AREA: 5,683 S.F. AREA OF GLAZING: SEE INDIVIDUAL ELEVATIONS TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS: 2,974 S.F. PRIMARY BUILDING MATERIALS: COMMERCIAL (60% REQUIRED): 3,410 S.F. PRIMARY BUILDING MATERIALS: COMMERCIAL (70% PROVIDED): 3,974 S.F.	TOTAL FACADE AREA: 4,320 S.F. AREA OF GLAZING: SEE INDIVIDUAL ELEVATIONS TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS: 3,151 S.F. PRIMARY BUILDING MATERIALS: COMMERCIAL (60% REQUIRED): 2,592 S.F. PRIMARY BUILDING MATERIALS: COMMERCIAL (73% PROVIDED): 3,151 S.F.	TOTAL FACADE AREA: 5,352 S.F. AREA OF GLAZING: SEE INDIVIDUAL ELEVATIONS TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS: 3,653 S.F. PRIMARY BUILDING MATERIALS: COMMERCIAL (60% REQUIRED): 3,211 S.F. PRIMARY BUILDING MATERIALS: COMMERCIAL (68% PROVIDED): 3,653 S.F.	TOTAL FACADE AREA: 3,582 S.F. AREA OF GLAZING: N/A TOTAL WALL AREA OF PRIMARY BUILDING MATERIALS: 2,464 S.F. PRIMARY BUILDING MATERIALS: COMMERCIAL (60% REQUIRED): 2,149 S.F. PRIMARY BUILDING MATERIALS: COMMERCIAL (69% PROVIDED): 2,464 S.F.

Primary Building Materials:

BRICK-PRIMARY VENEER #1 "CHESTNUT" VELOUR
BRICK-SECONDARY VENEER #2 "AUTUMN BLEND"

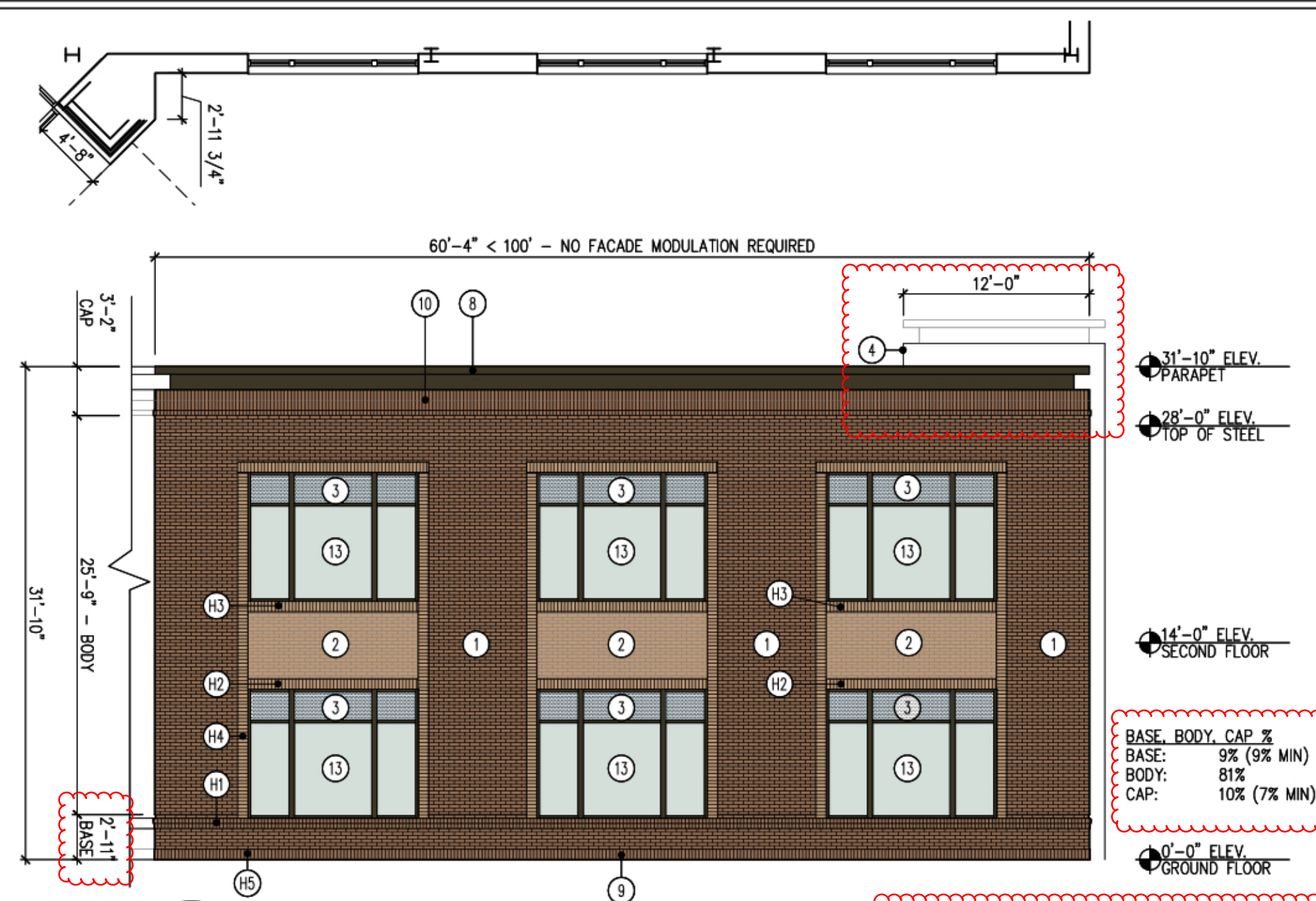
Elevation Keynotes:

- Human Scale Callouts:
- (H) 8" BRICK SOLIDER COURSE UNDER WINDOWS
 - (H) BRICK SOLIDER COURSE ABOVE WINDOWS
 - (H) BRICK SOLIDER COURSE BELOW WINDOWS
 - (H) STACKED BRICK ACCENT WINDOW TRIM
 - (H) SOLIDER COURSE AT FLOOR LEVEL
 - (H) MET SINGLE RUNNING BOND COURSE ABOVE SILL HEIGHT BY 1"
- Typical Building Callouts:
- (1) BRICK VENEER #1 - "CHESTNUT VELOUR"
 - (2) BRICK VENEER #2 - "AUTUMN BLEND"
 - (3) SPANDREL GLAZING
 - (4) PARAPET OF 1'-0" PROJECTION WALL BEYOND
 - (5) PROPOSED ELECTRICAL METER LOCATION. PAINT ALL CONDUIT, METERS ETC TO MATCH MASONRY.
 - (6) METAL CANOPY
 - (7) METAL FINISH (DARK BRONZE). EXACT SIZE & LOCATION TBD
 - (8) METAL PANEL AND CORING CAP ON PARAPET
 - (9) BRICK SOLIDER COURSE AT FLOOR LEVEL - 1" PROJECTION
 - (10) DOUBLE BRICK SOLIDER COURSE
 - (11) BRICK SOLIDER COURSE ABOVE AND BELOW WINDOWS
 - (12) EXTERIOR INSULATED STEEL DOOR & FRAME
 - (13) ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING



2A Exterior Elevation

SCALE: 1/8" = 1'-0"

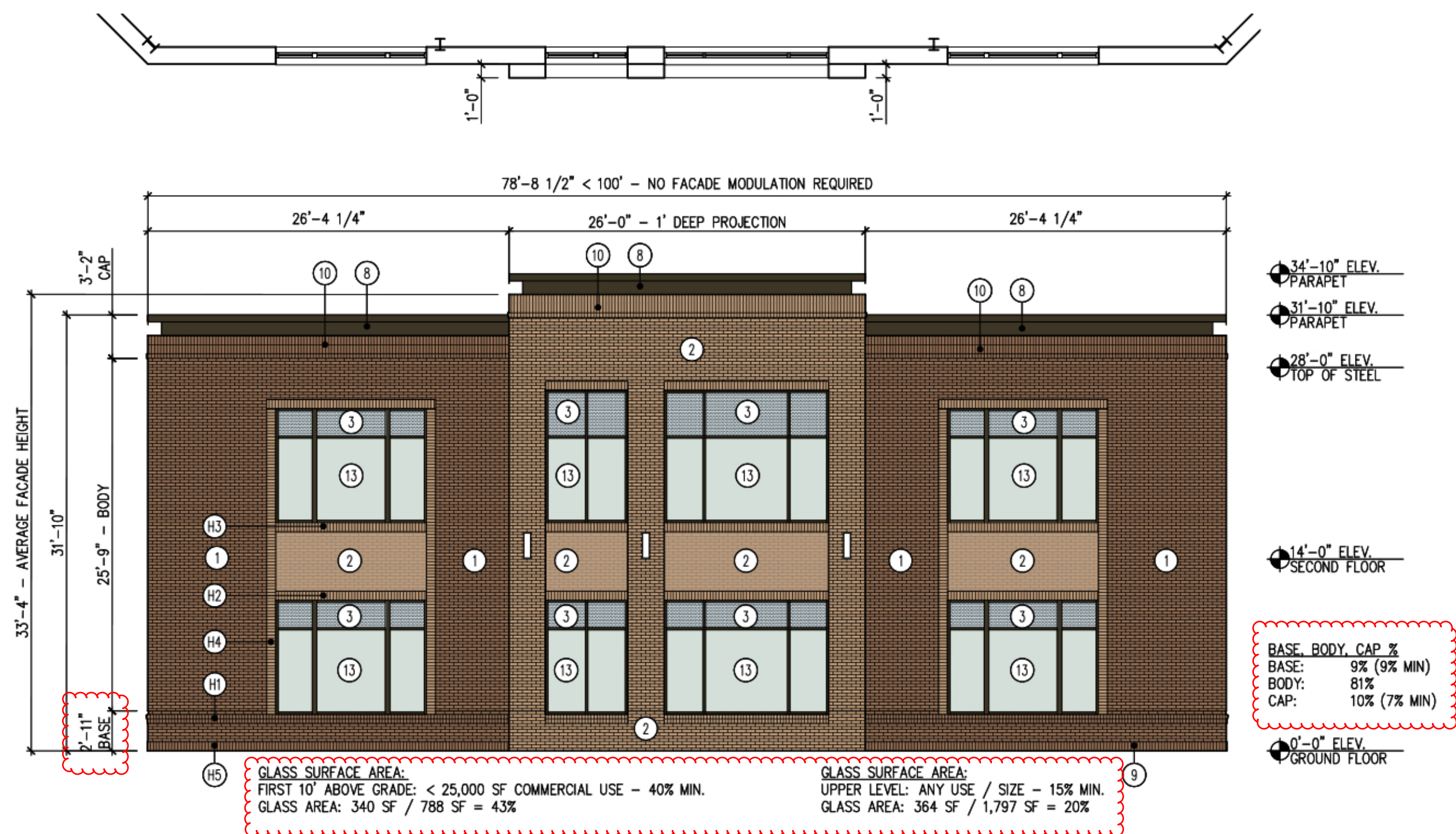


2B Exterior Elevation

SCALE: 1/8" = 1'-0"

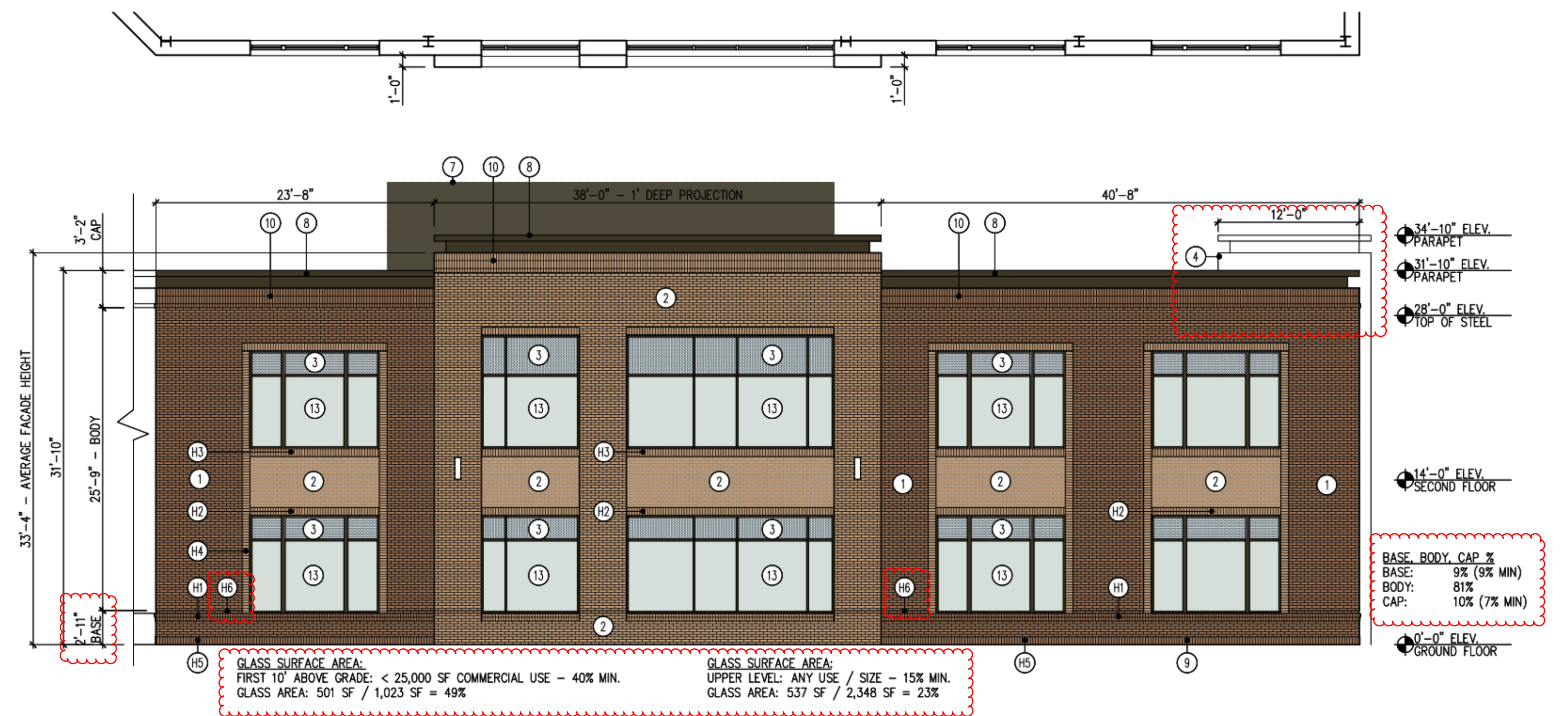
GLASS SURFACE AREA:
FIRST 10' ABOVE GRADE: < 25,000 SF COMMERCIAL USE - 40% MIN.
GLASS AREA: 285 SF / 604 SF = 47%

GLASS SURFACE AREA:
UPPER LEVEL: ANY USE / SIZE - 15% MIN.
GLASS AREA: 285 SF / 1,317 SF = 22%



1A Exterior Elevation

SCALE: 1/8" = 1'-0"



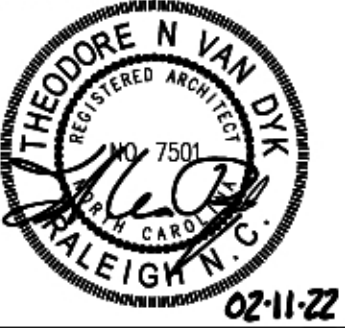
1B Exterior Elevation

SCALE: 1/8" = 1'-0"

new city
design group

1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737

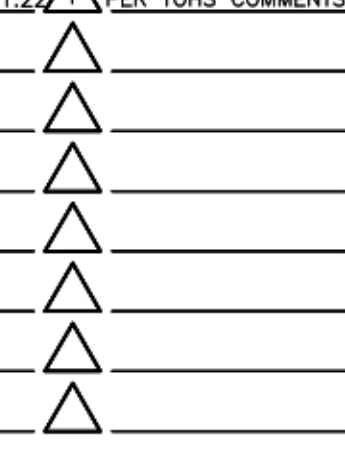
10 FEBRUARY 2022



- ☐ PRICING PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET

02.11.22 ■ SUBMITTAL DOCUMENT

02.11.22 △ PER TOHS COMMENTS



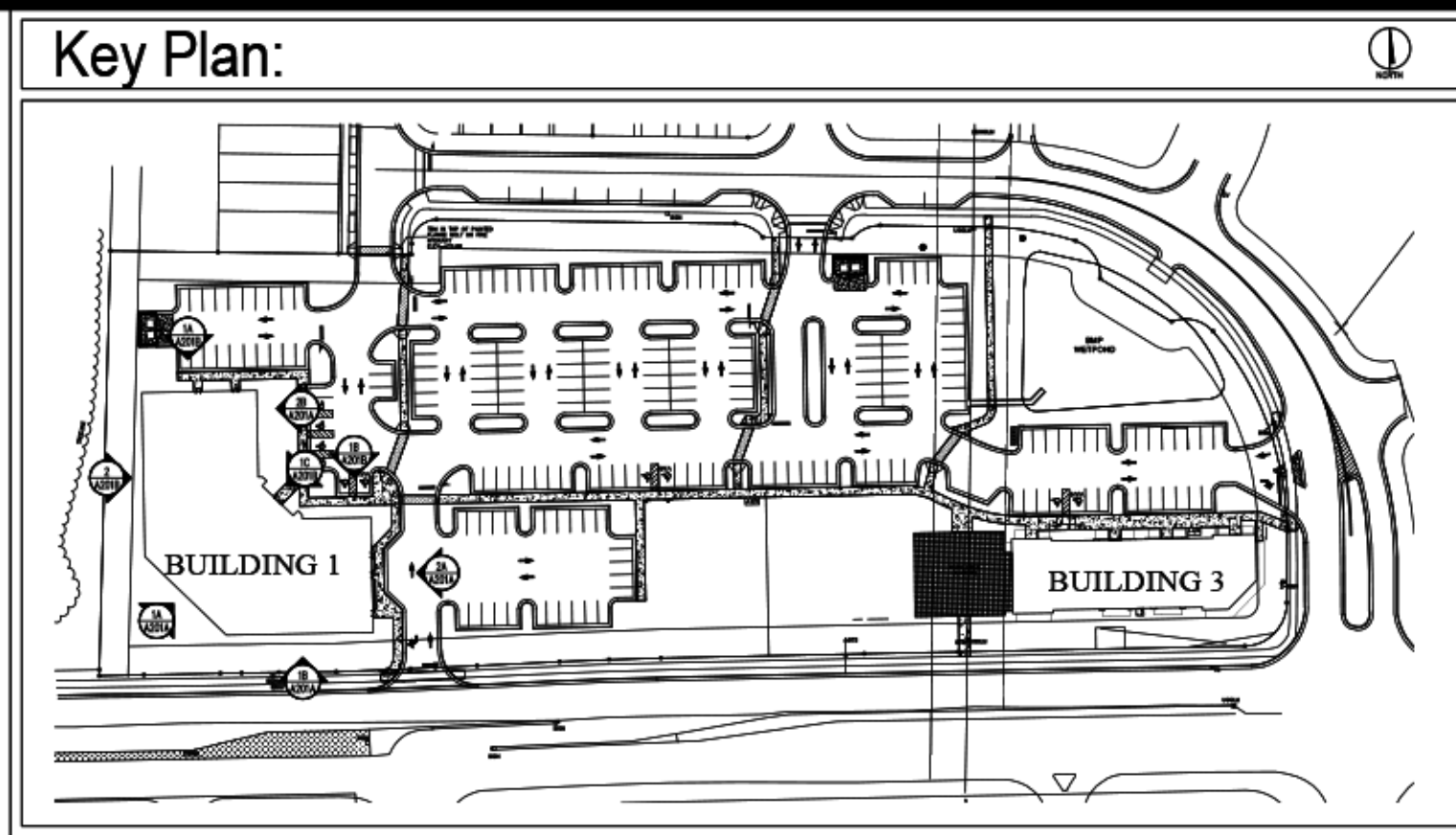
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Rhamkette Plaza
Building 1
Rhamkette Road
Holly Springs, NC 27540

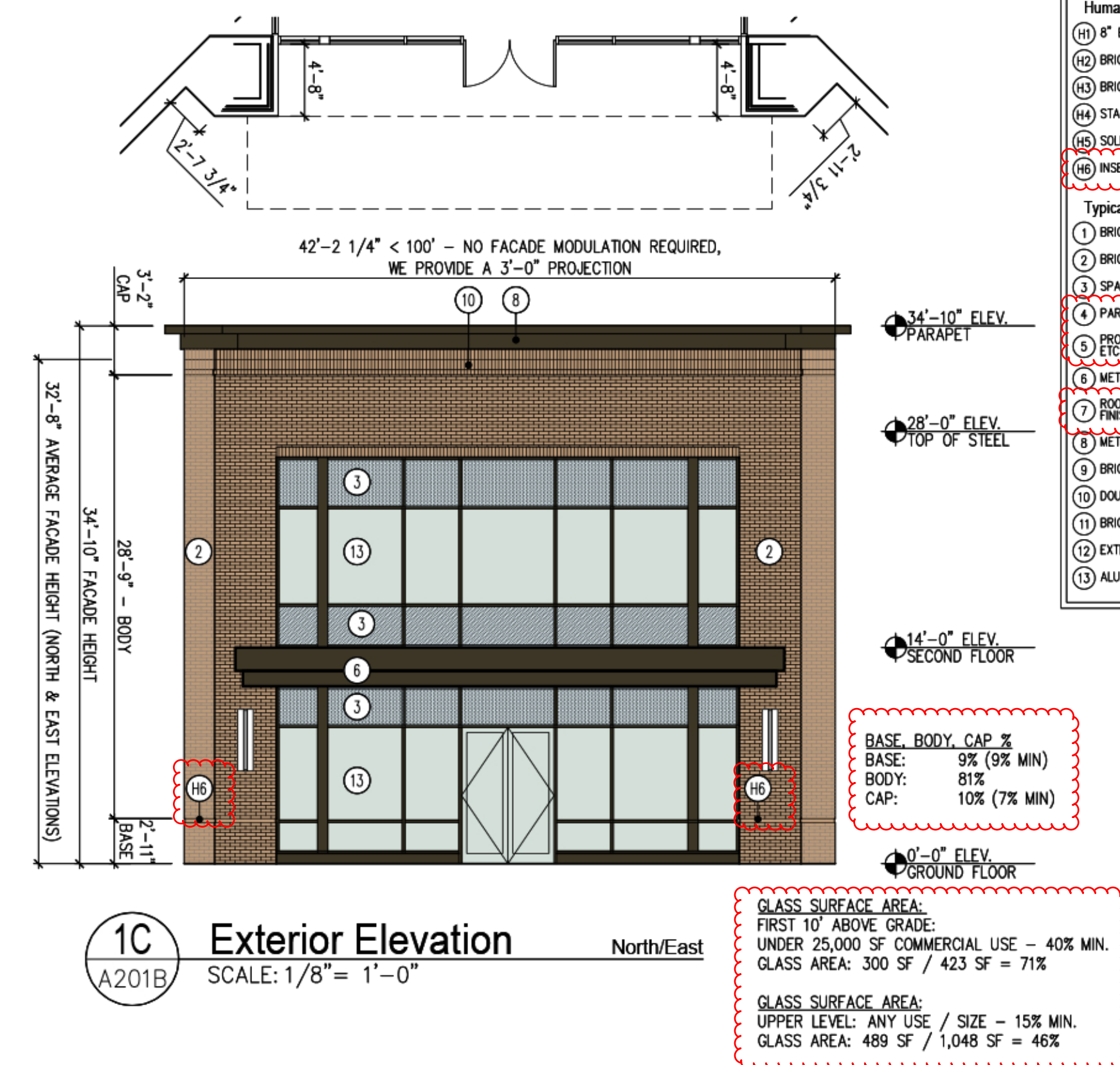
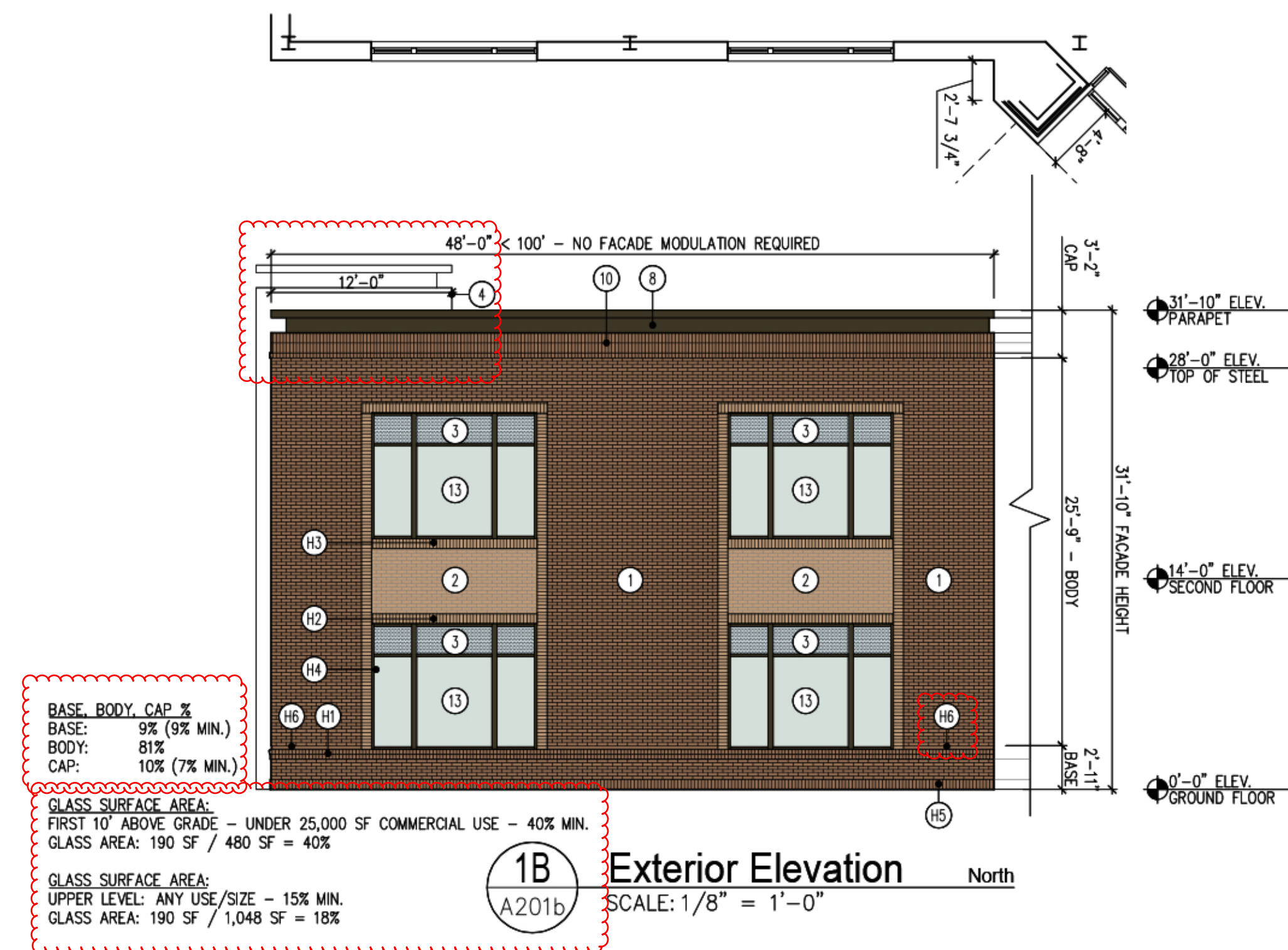
DESIGNER : TVO
DRAWN : WS
CHECKED : TVO
SCALE : AS NOTED
JOB NUMBER : 80080
SHEET TITLE
Exterior Elevations
Building 1

SHEET NUMBER
A201A

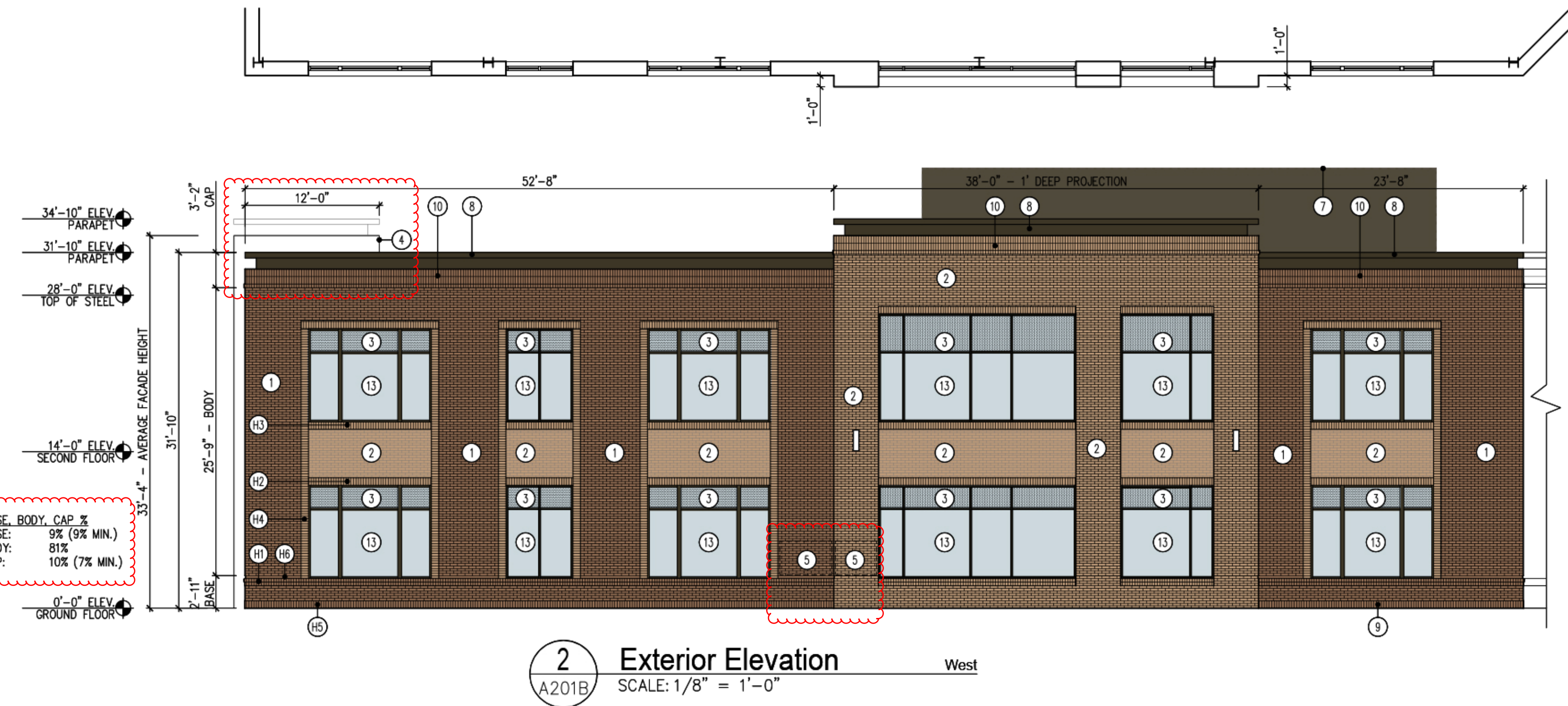
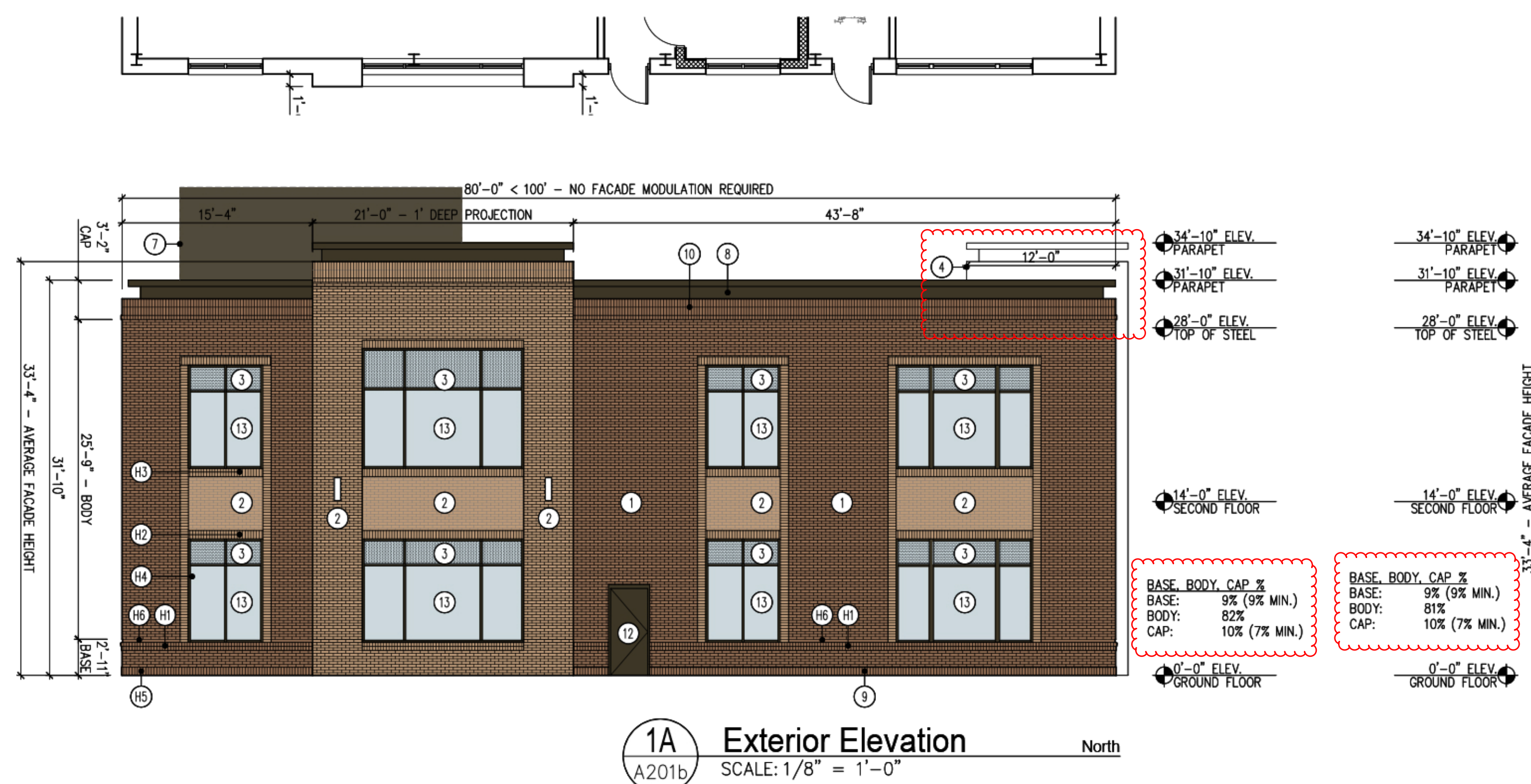
SITE PLAN SUBMISSION



Material Calculations: Building 1			
South & Southwest Elevation (Holly Springs Rd)	East Elevations	North & Northeast Elevations	West Elevation
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Primary Building Materials:			
BRICK-PRIMARY VENEER #1 "CHESTNUT" VELOUR BRICK-SECONDARY VENEER #2 "AUTUMN BLEND"			



- Elevation Keynotes:
- Human Scale Callouts:
- (H1) 8" BRICK SOLDIER COURSE UNDER WINDOWS
 - (H2) BRICK SOLDIER COURSE ABOVE WINDOWS
 - (H3) BRICK SOLDIER COURSE BELOW WINDOWS
 - (H4) STACKED BRICK ACCENT WINDOW TRIM
 - (H5) SOLDIER COURSE AT FLOOR LEVEL
 - (H6) METAL SINGLE RUNNING BOND COURSE ABOVE SILL HEIGHT BY 1"
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 - (5) PROPOSED ELECTRICAL METER LOCATION, PAINT ALL CONDUIT, METERS ETC TO MATCH MASONRY.
 - (6) METAL CANOPY
 - (7) ROOF MOUNT PERFORATED METAL MECHANICAL SCREEN TO MATCH M-FINISH (DARK BRONZE), EXACT SIZE & LOCATION TBD
 - (8) METAL PANEL AND CORING CAP ON PARAPET
 - (9) BRICK SOLDIER COURSE AT FLOOR LEVEL - 1" PROJECTION
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 - (12) EXTERIOR INSULATED STEEL DOOR & FRAME
 - (13) ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING



new city design group

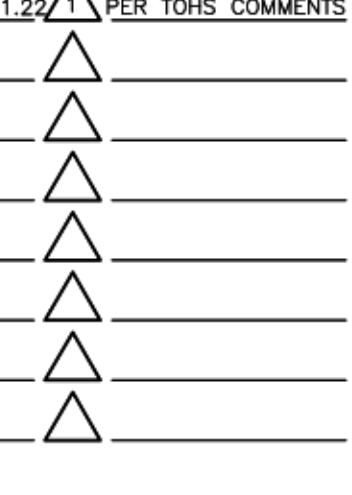
1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737



- ☐ PRICING PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET

02.11.22 SUBMITTAL DOCUMENT

02.11.22 PER TOHS COMMENTS

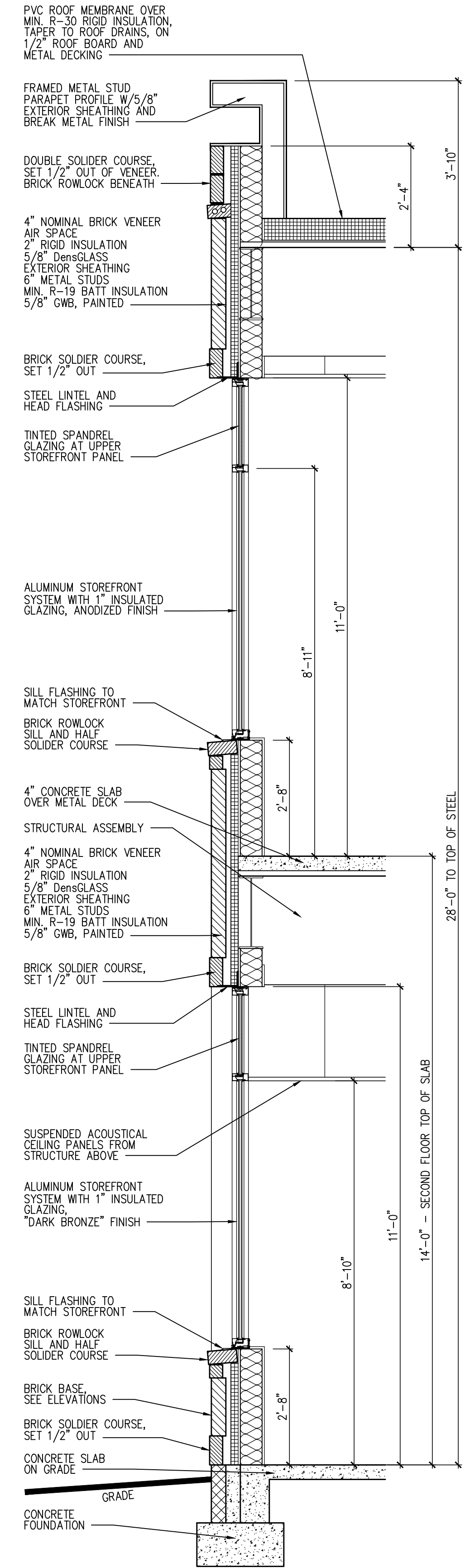


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Rhamkette Plaza
Building 1
Rhamkette Road
Holly Springs, NC 27540

SITE PLAN SUBMISSION

DESIGNER : TVO
DRAWN : WS
CHECKED : TVO
SCALE : AS NOTED
JOB NUMBER : 80080
SHEET TITLE
Exterior Elevations
Building 1
SHEET NUMBER
A201B



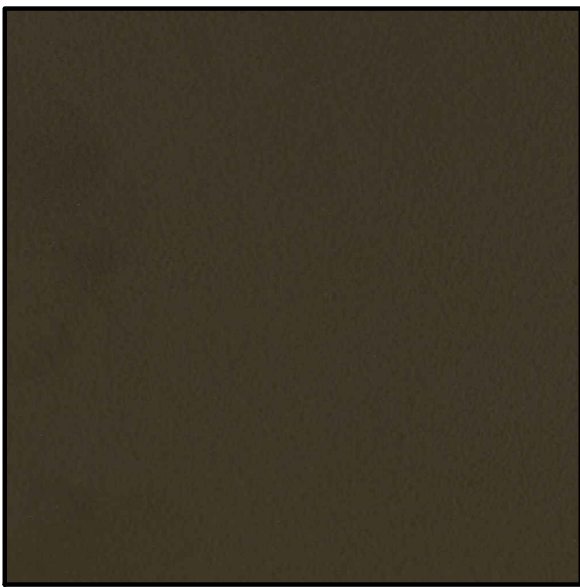
1 Wall Section
A202 SCALE: 1/2" = 1'-0" Typical Wall Section



BUILDING GLAZING: (G-1)
1" INSULATED GLAZING
UNIT, LOW "E"
SOLARBAN 90 XL OR EQ.



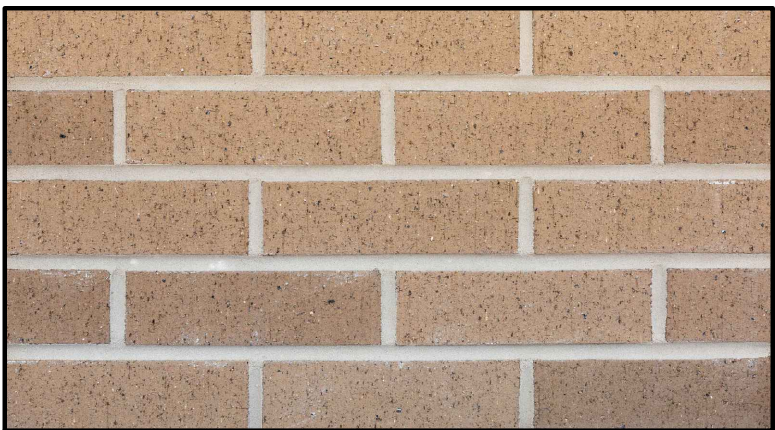
SPANDREL GLAZING: (G-2)
1" INSULATED SPANDREL
GLAZING PANEL
SOLARBAN OR EQ.,
FINAL TINT TBD



METAL FINISH #1: (M-1)
DARK BRONZE



BRICK VENEER: #1 (B-1)
US BRICK
"CHESTNUT" VELOUR



BRICK VENEER: #2 (B-2)
TAYLOR CLAY
"AUTUMN BLEND"

Finish Schedule:

Exterior Materials

B-1	TYPE: MODULAR BRICK MANUFACTURER: US BRICK COLOR: "CHESTNUT" VELOUR GROUT: HOLCIM "SANTÉE SALMON" LOCATION: FIELD BRICK ON ALL BUILDINGS CONTACT: BEN AIKEN - CUSTOM BRICK CO. 919-795-5492
B-2	TYPE: MODULAR BRICK MANUFACTURER: TAYLOR BRICK COLOR: "AUTUMN BLEND" GROUT: HOLCIM "SANTÉE SALMON" LOCATION: BRICK AT RETAIL BUILDING SIGN BANDS CONTACT: BEN AIKEN - CUSTOM BRICK CO. 919-795-5492
G-1	TYPE: 1" INSULATED LOW "E" GLAZING MANUFACTURER: SOLARBAN 90XL OR EQ. COLOR: CLEAR LOCATION: ALL STOREFRONT/CURTAINWALL GLAZING U.N.O. NOTE:
G-2	TYPE: 1" INSULATED SPANDREL GLASS PANEL MANUFACTURER: SOLARBAN EQ. COLOR: TO BE DETERMINED LOCATION: UPPER AND FLOOR PANELS IN STOREFRONTS AS SHOWN NOTE:
M-1	TYPE: "DARK BRONZE" FINISH ALUMINUM LOCATION: NEW STOREFRONT SYSTEM AT ALL OFFICE BUILDING WINDOWS, 6" CURTAINWALL WHERE FULL HEIGHT WINDOWS ARE SHOWN
M-2	TYPE: METAL PANEL SYSTEM, ALUCOBOND OR APPROVED EQ. LOCATION: COLOR TO MATCH STOREFRONT FINISH WITH ACCENT ALL PARAPETS NOTE:

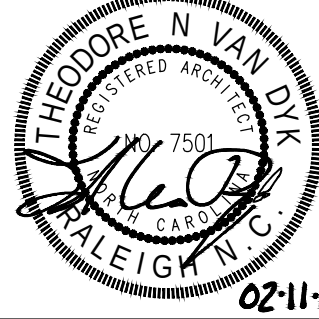
Notes:

- ALL EXTERIOR GLASS TO BE CLR. LOW "E" SOLARBAN 90 XL OR EQ.
- ALL STOREFRONT MULLIONS TO BE CLEAR ANODIZED ALUMINUM FINISH AT OFFICE BUILDINGS AND DARK BRONZE AT RETAIL BUILDING U.N.O.
- UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 5/8" EXTERIOR DensGLASS GOLD SHEATHING AND ONE LAYER OF VAPOR BARRIER. A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES.
- ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL.
- SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.



1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737

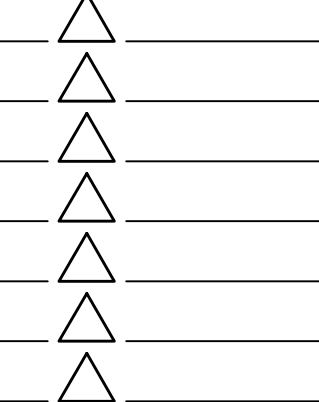
10 FEBRUARY 2022



- ☐ PRICING PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
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02.11.22 ■ SUBMITTAL DOCUMENT

02.11.22 ▲ PER TOHS COMMENTS



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Rhamkette Plaza
Building 1
Rhamkette Road
Holly Springs, NC 27540
SITE PLAN SUBMISSION

DESIGNER : TVD
DRAWN : WS
CHECKED : TVD
SCALE : AS NOTED
JOB NUMBER : 80080

SHEET TITLE
Materials Board
and Building Section

SHEET NUMBER
A202



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 20.

New Business

Title: CS Tree Services Development Plan

Strategic Priority Area: Responsible & Balanced Growth

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

Action(s):

1. Adopt Resolution 22-18 to make and accept the Findings of Fact for consideration of Waivers.
2. Approve/deny/table CS Tree Services and Waivers with the conditions stated in the attachment.

Explanation:

- A new Unified Development Ordinance (2022 UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council is considering for each respective case.
 - Applicable Ordinance: 2002 UDO
 - Process: Administrative; Development Plan
- The Town has received a request for a Development Plan for CS Tree Services located at 8420 James Rest Home Road.
- The proposal is to convert an existing care facility (2,522 square feet) into an office for a contractor, construct a 4,930 square foot maintenance building, and construct accessory uses such as parking and storage yards.
- No utilities are available for the development site.
- In conjunction with the Development Plan, the applicant is requesting Waivers of certain development requirements:
 1. A waiver from road widening and improvement requirements.
 2. A waiver to connect to public utilities and utilize existing well and septic.
- In lieu of designing and constructing the required widening and improvements for James Rest Home Road, the applicant will pay a fee-in-lieu of \$100,828.56.
- An exception to Section 3.02.G of the Engineering Design & Construction Standards was granted to allow parking lot construction without curb & gutter.

Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on 03/22/2022:

- No concerns were discussed.

Planning Board Recommendation:

The Planning Board recommended approval (8-0-1)

Background:

- The parcel was rezoned from R-30 Residential to IT CU Industry & Technology Conditional Use on October 19, 2021.
- The site was reassigned from IT CU to HI CU Heavy Industrial CU effective March 1, 2022.
- Per North Carolina General Statutes, the applicant is proceeding with the application under IT CU zoning and the UDO effective at the time they made the application.
- A Variance to reduce the side and rear bufferyards from 150 feet to 50 feet was approved by the Board of Adjustments on March 7, 2022.

Funding Source(s):

N/A

Attachment(s):

1. 21DP12 CS Tree Service_Petitions and Plans_TC
2. 21DP12_CSTreeService_PB_03222022
3. Resolution 22-18 CS Tree Service Findings & Waivers
4. 21DP12 CS Tree_Proposed Motions and Conditions

DEVELOPMENT PETITION

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



Petition Type:

☐ Master Plan

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

☐ Preliminary Plan- Major Subdivision

- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ Development Plan (check all that apply)

- ☐ New ☒ Major Amendment ☐ Minor Amendment*
☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Multifamily
☐ Residential Development Options or Infill Development Options

☐ Special Exception Use

- ☐ New ☐ Family Child Care Home

* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: CS Tree Holly Springs

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

PUD/Master Plan/Subdivision _____ Shopping Center/Lot# _____

Project Location: 8420 James Rest Home Rd, New Hill, NC 275620629044470,0629035857

Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending AnnexationPIN: 0619956311, 0619956580, 0619949910, 0629044961 Real Estate ID: 0035095, 035079, 0112757, 0113275, 0113276, 0113277Project Acreage (rounded to nearest tenth): 18.5 Acres Partial Parcel: ☒ No ☐ Yes (additional fee)Current Zoning: R-30 Proposed Use (see UDO Primary Use List): ITCU - Industrial + Technology ConditionalOpen Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/AWaivers Requested: ☐ No ☐ Yes- Specify UDO Section Number(s): _____

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

Scoping Meeting Date: N/A Concept Meeting Date: August 10, 2021

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

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

Project Applicant/Contact

(check one) ☒ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other _____Name Steven Kurtz & Christopher Baley Company CS Tree Services, Inc.Mailing Address 1612 Burgess Hill Ct.City Apex State NC Zip 27539Telephone # (919)355-8299 E-Mail Steve@cstreeservices.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name Will Altman Company Timmons GroupMailing Address 5410 Trinity Court, Suite 102City Raleigh State NC Zip 27607Telephone # (919)866-4938 E-Mail Will.Altman@timmons.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name Jim Bell Company Bobbitt
Mailing Address 600 Germantown Road
City Raleigh State NC Zip 27607
Telephone # (919) 800-4600 E-Mail Jbell@Bobbitt.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Jon Blasco Company Timmons Group
Mailing Address 5410 Trinity Court
City Raleigh State NC Zip 27607
Telephone # (919) 532-3243 E-Mail Jon.Blasco@timmons.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) Alternate Telephone # (_____)
Fax # (_____) E-Mail _____
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name Chris Baley Company CS Tree Services, Inc.
Mailing Address 1612 Burgess Hill Ct.
City Apex State NC Zip 27539
Telephone # (919) 961-2538 E-Mail Chris@CStreeservices.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

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

Signature:  Date: 11/22/2021

WAIVER/ALTERNATE COMPLIANCE PETITION



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

Waiver/Alternate Compliance Type (check one)

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

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: CS Tree Holly Springs Associated Project Number: 21-DP/202100145

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Waive the road widening requirements due to the road coming to a dead end on the site.

Contact Information

Waiver/Alternate Compliance Contact

Name William Altman, PE Company Timmons Group

Mailing Address 5410 Trinity Road, Suite 102

City Raleigh State NC Zip 27607

Telephone # (919) 866-4938 E-Mail William.Altman@Timmons.com

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

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

FINDINGS OF FACT



Please print responses in blue or black ink or typewrite.

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

Findings of Fact

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

This request is to keep the existing roadway as it is. The town has not determined that the existing conditions are detrimental to public safety, health/welfare, or injurious to the adjoining properties. As no change is proposed, then new risks are not being created that could be of concern.

For DPZ Use only

Project # 21-DP/202100145

Date Received:

☒ Initial ☐ Revised ☐ Final

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

The property's location is where the road dead-ends and a majority of the right of way is located on the property. As a private business is being proposed, this road will not be accessed by the general public. The entire existing road does not have the road improvements that would be required (increased width or curb and gutter)

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

Widening the road would result in demolition or damage to trees on both the property and adjoining properties. The plantings on the adjoining property act as a well established screen that would need to be relocated. The neighbors privacy and quality of life would be disturbed by the uninhibited noise and sight of construction without this screening.

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

The Comprehensive plan shows no recommended improvements to James Rest Home road, or it's intersection with New Hill road. As it dead ends on the property, which is to be a private business, it will not effect travel of the general public.

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

No public facilities or access thereto are to be disturbed via this waiver, as existing conditions are to remain.

Certificate of Completion

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

Signature: 

Date: 2/11/22

WAIVER/ALTERNATE COMPLIANCE PETITION



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

Waiver/Alternate Compliance Type (check one)

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

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: CS Tree Holly Springs Associated Project Number: 21-DP/202100145

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Allow for the use of existing water well and septic system, instead of installing public utility.

Contact Information

Waiver/Alternate Compliance Contact

Name William Altman, PE Company Timmons Group

Mailing Address 5410 Trinity Road, Suite 102

City Raleigh State NC Zip 27607

Telephone # (919)866-4938 E-Mail William.Altman@Timmons.com

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

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

FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

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

**Findings of Fact**

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

The proposed design does not change the existing conditions. The town has not determined that the existing conditions are detrimental to public safety, health/welfare, or injurious to the adjoining properties. As no change is proposed, no new risks are being created that could be of concern.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

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

The site has existing private utilities, which are in usable condition and already support the existing building which is to remain. There is not existing Town of Holly Springs public utility in the area. According to the 2020 Town of Holly Springs water map, the site is greater than 1.2 miles away from the nearest Town of Holly Springs water and sewer line.

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

The location of the site puts it greater than 1.2 miles away from the nearest Town of Holly Springs public utility. Routing water and sewer to the site would lengthen the schedule and increase the scope of this project immensely. It would disturb numerous parcels, when all of which could be avoided by the use of the existing utility systems.

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

The "Long Range Capital Improvement Plans" from 2009, show a proposed water line and pump station planned for nearby the site, but as these improvements have not been installed the property owner does not have the ability to take advantage of them. The neighboring properties are proposed to be business and industrial on the comprehensive plan. As the area develops and the public utility is added, the goals of the 2009 plan will be met without interference from this project.

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

No public facilities or access thereto are to be disturbed via this waiver, as existing conditions are to remain.

Certificate of Completion

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

Signature: _____

Date: 3/17/22

DEVELOPMENT PLANS: CS TREE HOLLY SPRINGS

8420 JAMES REST HOME ROAD NEW HILL, NORTH CAROLINA 27562
PROJECT NUMBER: 21-DP-12/202100145

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND DRAINAGE PLAN
C4.1	STORMWATER MANAGMENT PLAN
C5.0	NOTES AND DETAILS
C5.1	NOTES AND DETAILS
L1.0	TREE PRESERVATION PLAN
L2.0	PLANTING PLAN
L2.1	PLANTING PLAN
SA.1	ELEVATIONS
A4.2	EXISTING BUILDING ELEVATIONS

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
- THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
- IF THERE IS A GEODETIC MONUMENT LOCATED ON THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.
- PROJECT IS LOCATED IN THE CAPE FEAR RIVER BASIN.
- ALL RETAINING WALLS WILL REQUIRE A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPT. NO GEOGRID OR OTHER TIEBACKS ARE ALLOWED INSIDE RIGHT OF WAYS AND/OR EASEMENTS.

ZONING CONDITIONS

- THE PERMITTED USES OF TEH PROPERTY SHALL BE LIMITED TO THE FOLLOWING:
 - PROFESSIONAL OFFICE
 - CONTRACTOR'S OFFICE & STORAGE YARD
- NO SPECIAL EXCEPTION USES ARE ALLOWED
- THE DEVELOPER AGREES TO PROVIDE LANDSCAPE SCREENING AND THE LANDSCAPE DESIGN SHALL PROVIDE FOR SCREENING ON NORTHERN PROPERTY LINE, ADJACENT TO NEIGHBORS, AS WELL AS ALONG THE STREET FRONTAGE. FENCING WITH SCREENING WILL BE PLACED BEHIND LANDSCAPE SCREENS TO FURTHER REDUCE VISIBILITY FROM NEIGHBORS AND STREET, ACCORDING TO THE TOWN OF HOLLY SPRINGS UDO.
- ALL PARKING SHALL BE TO THE REAR OR SIDE OF BUILDINGS, IN A MANNER TO REDUCE VISIBILITY FROM THE STREET OR NEIGHBORING PROPERTIES.
- STORMWATER, PARKING, DRIVEWAYS, AND LANDSCAPING SHALL ALL COMPLY WITH THE TOWN OF HOLLY SPRINGS UDO.
- THE DEVELOPER AGREES TO MAINTAIN A 20% TREE PRESERVATION THRESHOLD TO CONFORM WITH TOWN OF HOLLY SPRINGS GOALS FOR TREE PRESERVATION.
- ANY APPROVED WAIVER OF UTILITY CONNECTION SHALL ONLY APPLY TO THE EXISTING BUILDINGS OR THOSE THAT CAN BE SERVED BY THE EXISTING SEPTIC SYSTEM ON THE PROPERTY AS APPROVED BY WAKE COUNTY AND THE DEVELOPER ACKNOWLEDGES THAT THE DEVELOPMENT OF NEW BUILDINGS OR ADDITIONS TO EXISTING BUILDINGS MAY REQUIRE EXTENSION AND CONNECTION TO TOWN UTILITIES.
- THE DEVELOPER WILL CONNECT TO PUBLIC UTILITIES WHEN THEY BECOME AVAILABLE TO THE PROPERTY ALONG THE ROAD FRONTAGE AND PAY THE REQUIRED TAP FEES TO THE TOWN OF HOLLY SPRINGS.
- THE DEVELOPER WILL MONITOR TRAFFIC IMPACTS TO ENSURE THAT MORE INTENSE DEVELOPMENT DOES NOT OCCUR THAT WOULD IMPACT EXISTING ADJACENT RESIDENTIAL USES.
- THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET, AND WITH THIS REZONING CS TREE SERVICES, INC. OR FUTURE DEVELOPER AGREES THEY
 - ARE FAMILIAR WITH THESE FEES
 - DO NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET
 - NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HEREBY AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO THE DEVELOPER IN CONNECTION WITH NON-RESIDENTIAL AND RESIDENTIAL PROJECTS. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER ORDINARY COURSE OF DEVELOPMENT.

SEWER FLOW

SANITARY AND WATER TO BE COMPLETED/PERMITTED BY OTHERS.

UTILITY / MUNICIPALITY CONTACTS:

A. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-2903
CONTACT: SEAN RYAN

B. BURIED CABLE LOCATION
NC 811

C. DUKE ENERGY
(866) 582-6345

CONSULTANT CONTACTS:

DEVELOPER
BOBBITT
CONTACT: JIM BELL
600 GERMANTOWN ROAD
RALEIGH, NC 27607
PHONE: (919) 800-4600

OWNER
CS TREE SERVICES
CONTACT: STEVEN KURTZ
1612 BURGESS HILL COURT
APEX, NC 27539
PHONE: (919) 355-8299

SITE ENGINEER/
LANDSCAPE ARCHITECT
TIMMONS GROUP
CONTACT: WILL ALTMAN
5410 TRINITY ROAD, SUITE
102
RALEIGH, NC 27607
PHONE: (919) 866-4938



VICINITY MAP
SCALE 1" = 500'

SITE DATA TABLE	
SITE AREA:	13.9 ACRES
ZONING:	IT CU: INDUSTRY & TECHNOLOGY CONDITIONAL USE (100%)
PROPOSED USE:	CONTRACTOR OFFICE & STORAGE YARD
RIVER BASIN:	CAPE FEAR
PIN:	0619956311, 0619956580, 0619949910
ADDRESS:	8420 JAMES REST HOME ROAD NEW HILL, NC 27562
REAL ESTATE ID:	035095, 035079, 0112757
PROPOSED LOTS	1
MAXIMUM BUILDING HEIGHT	UNLIMITED PER UDO SECTION 4.03(B)(4)
PROPOSED BUILDING HEIGHT	33 FT
REQUIRED BUFFERS	FRONT: 30 FT C-225 BUFFERYARD SIDE: 150 FT C-225 BUFERYARD REAR: 150 FT C-225 BUFFERYARD
PROPOSED BUFFERS	FRONT: 30 FT C-225 BUFFERYARD SIDE: 50 FT C-225 BUFFERYARD * REAR: 50 FT C-225 BUFFERYARD * * A VARIANCE HAS BEEN APPLIED FOR
PREDEVELOPMENT IMPERVIOUS	0.93 ACRES (40,550 SQFT)
POST IMPERVIOUS	4.18 ACRES (182,193 SQFT)
PARKING SUMMARY	
VEHICULAR PARKING REQUIRED:	CONTRACTOR OFFICE: 3.5 SPACES PER 1,000 SF WAREHOUSE, OR SIMILAR USE: 1 SPACE PER 3,000 SF OFFICE BUILDING AT 2,522 SF X (3.5 SPACES/1,000 SF) = 9 SPACES MECHANICAL BUILDING AT 4,930 SF X (1 SPACE/3,000 SF) = 2 SPACE TOTAL SPACES REQUIRED = 11 SPACES ADA PARKING SPACES REQUIRED FOR 1-25 SPACES = 1 SPACE
VEHICULAR PARKING PROVIDED:	13 PARKING SPACES PROVIDED (12 STANDARD SPACES + 1 ADA SPACES)



CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4931 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	
2ND SUBMITTAL -TOWN OF HOLLY SPRINGS	
3RD SUBMITTAL -TOWN OF HOLLY SPRINGS	

DATE	
02/11/2022	
03/08/2022	

DATE

11/22/21

DRAWN BY

W ALTMAN

DESIGNED BY

W ALTMAN

CHECKED BY

B HALL

SCALE

AS SHOWN

TIMMONS GROUP

CS TREE HOLLY SPRINGS

WAKE COUNTY - NORTH CAROLINA

COVERSHEET

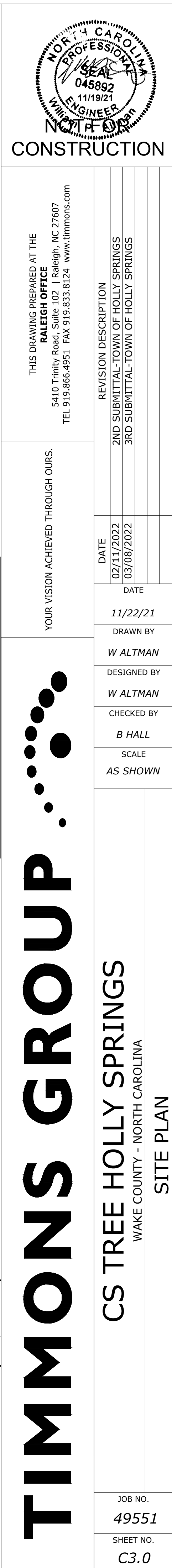
JOB NO.

49551

SHEET NO.

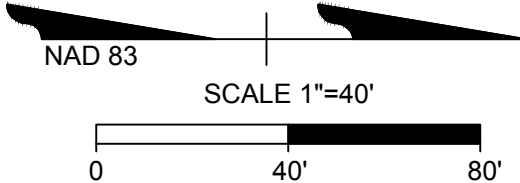
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- GRADING AND STORM DRAINAGE NOTES**
1. CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3-12 BUSINESS DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
 2. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
 3. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 4. THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
 5. A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
 6. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
 7. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
 8. ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
 9. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
 10. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
 11. CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
 12. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
 13. SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
 14. EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 15. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
 16. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
 17. ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.



CONSTRUCTION

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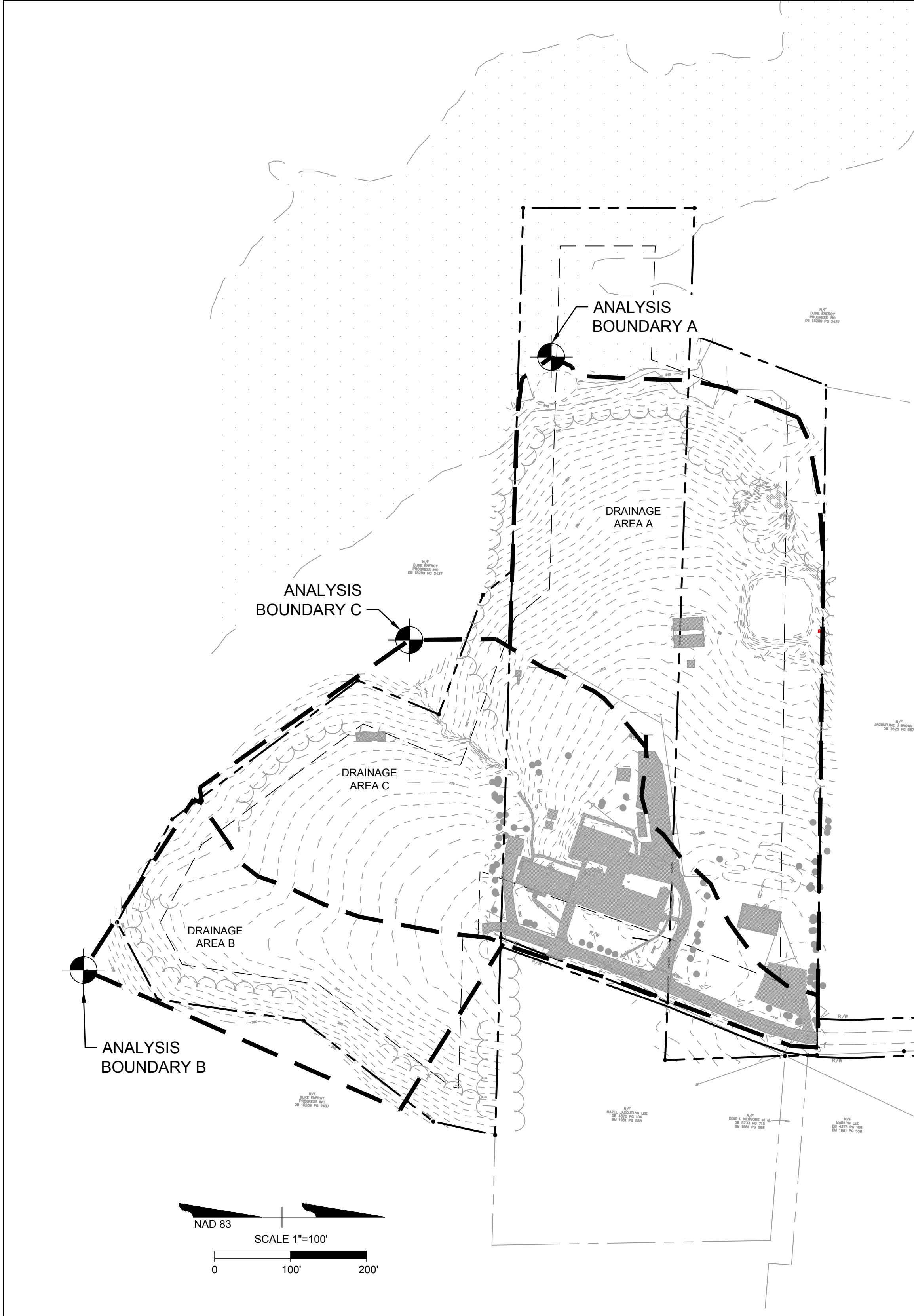
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DATE	REVISION DESCRIPTION
02/11/2022	2ND SUBMITTAL-TOWN OF HOLLY SPRINGS
03/08/2022	3RD SUBMITTAL-TOWN OF HOLLY SPRINGS

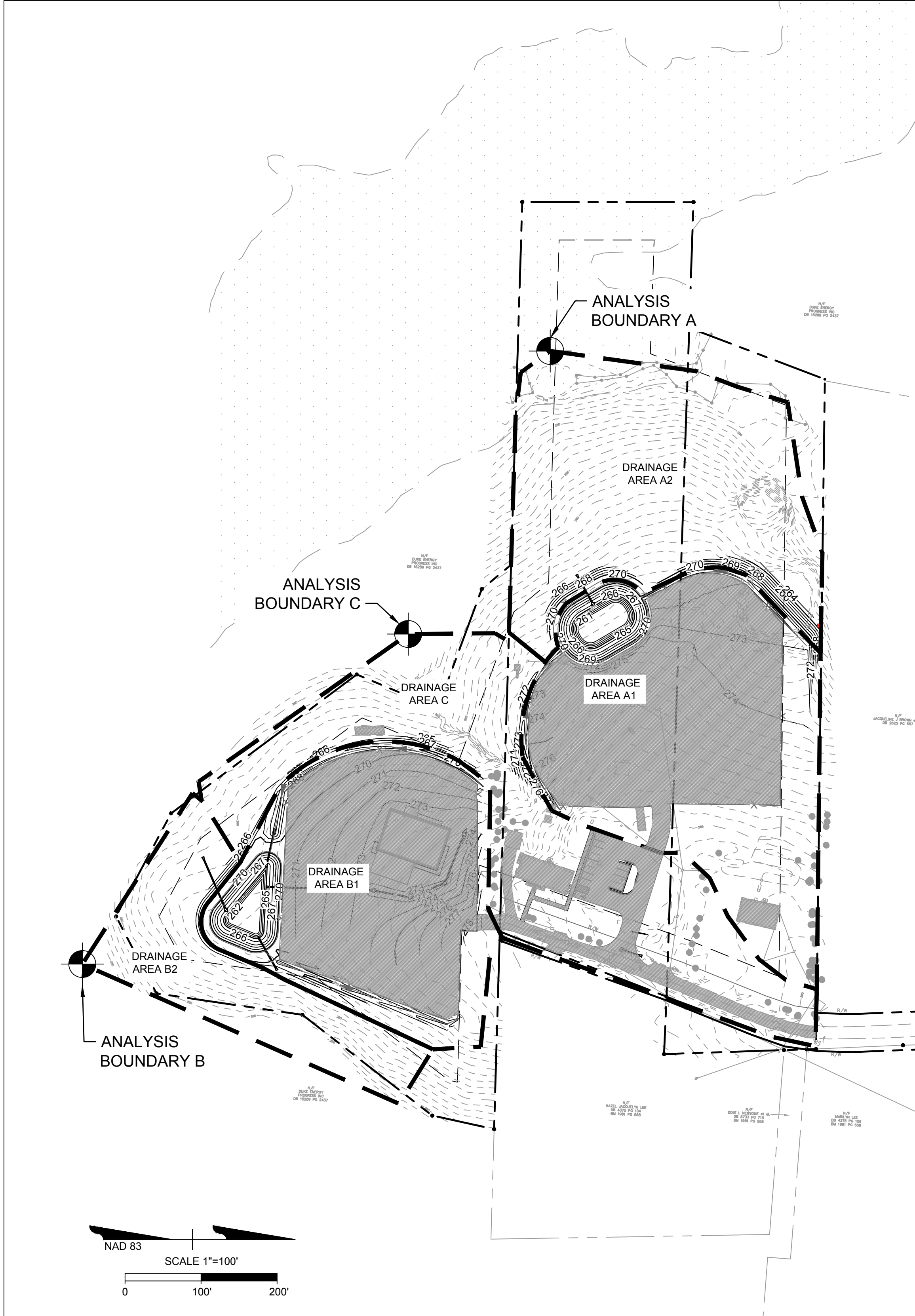
TIMMONS GROUP

CS TREE HOLLY SPRINGS
WAKE COUNTY - NORTH CAROLINA
GRADING AND DRAINAGE PLAN

JOB NO.	49551
SHEET NO.	C4.0



PRE DEVELOPMENT



POST DEVELOPMENT

STORMWATER QUALITY CALCULATIONS

PRE DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 0.93 ACRES
POST DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 4.18 ACRES
TOTAL AREA REQUIRE TO BE TREATED = 3.25 ACRES
TOTAL AREA TREATED BY WET PONDS A AND B = 3.64 ACRES

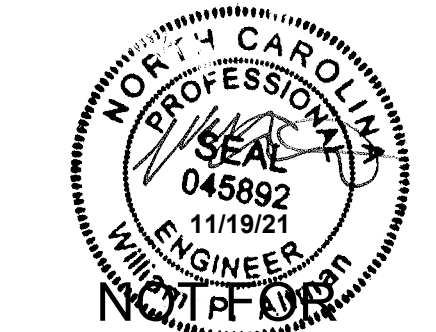
LAND USE SUMMARY		
LANDUSE	EXISTING AREA (SF)	PROPOSED AREA (SF)
IMPERVIOUS	40,550	182,193
TOTAL AREA (ACRES)	0.93 ACRES	4.18 ACRES

IMPERVIOUS DATA	
POND A	POND B
1.88 ACRES	1.76 ACRES

LEGEND

DRAINAGE AREA BOUNDARY

IMPERVIOUS



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DATE	11/22/21
02/11/2022	DRAWN BY
03/08/2022	W ALTMAN
	DESIGNED BY
	W ALTMAN
	CHECKED BY
	B HALL
	SCALE
	AS SHOWN

CS TREE HOLLY SPRINGS
WAKE COUNTY - NORTH CAROLINA
STORMWATER MANAGEMENT PLAN

TIMMONS GROUP

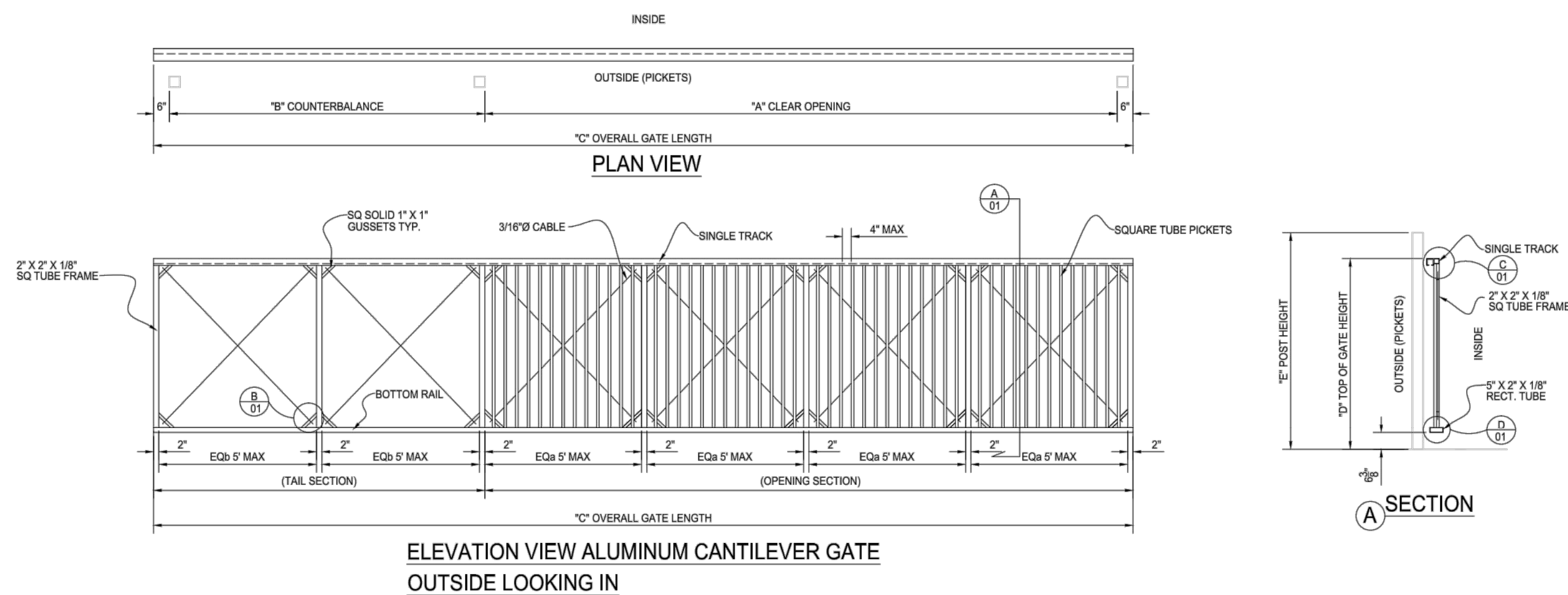
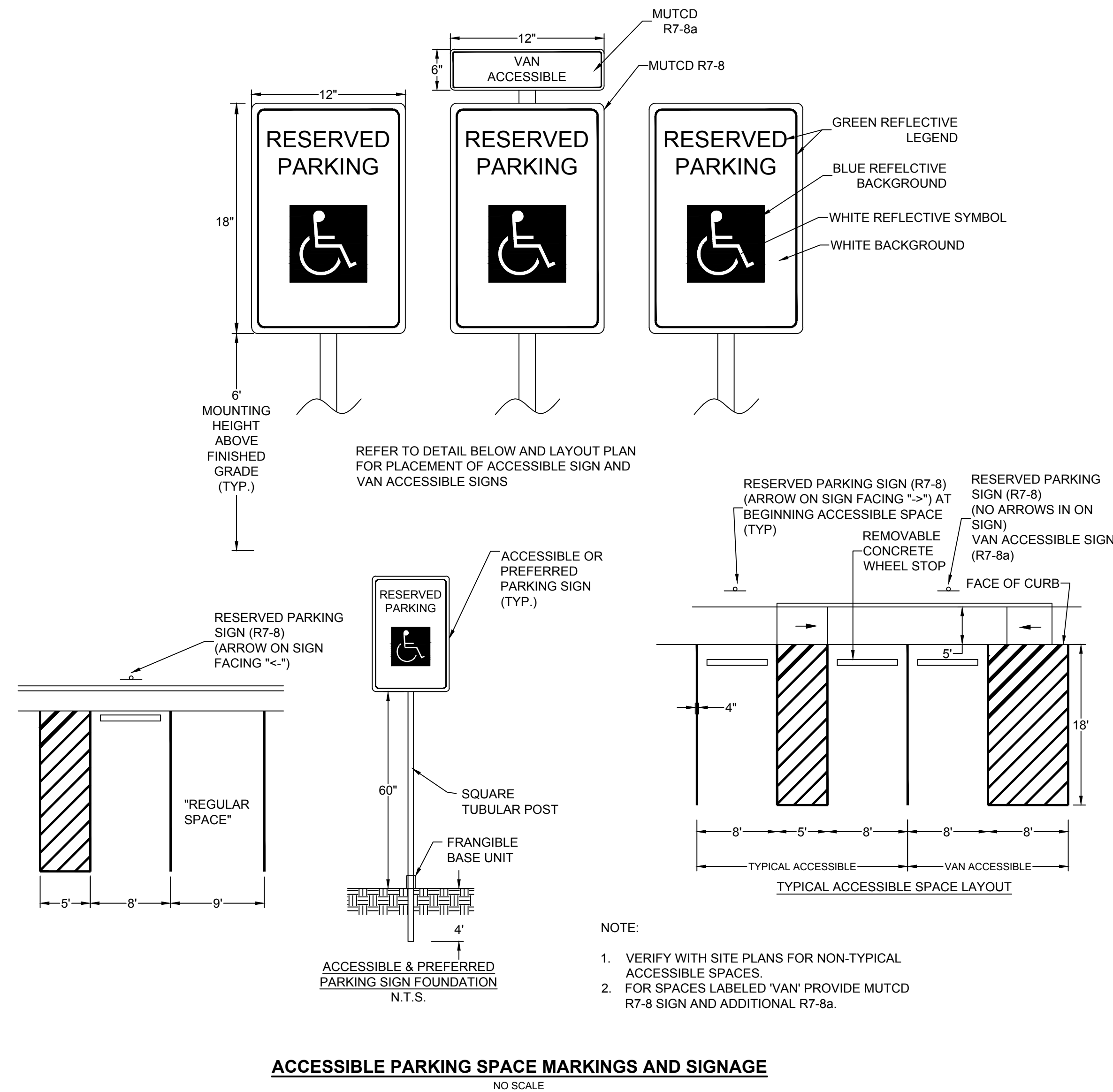
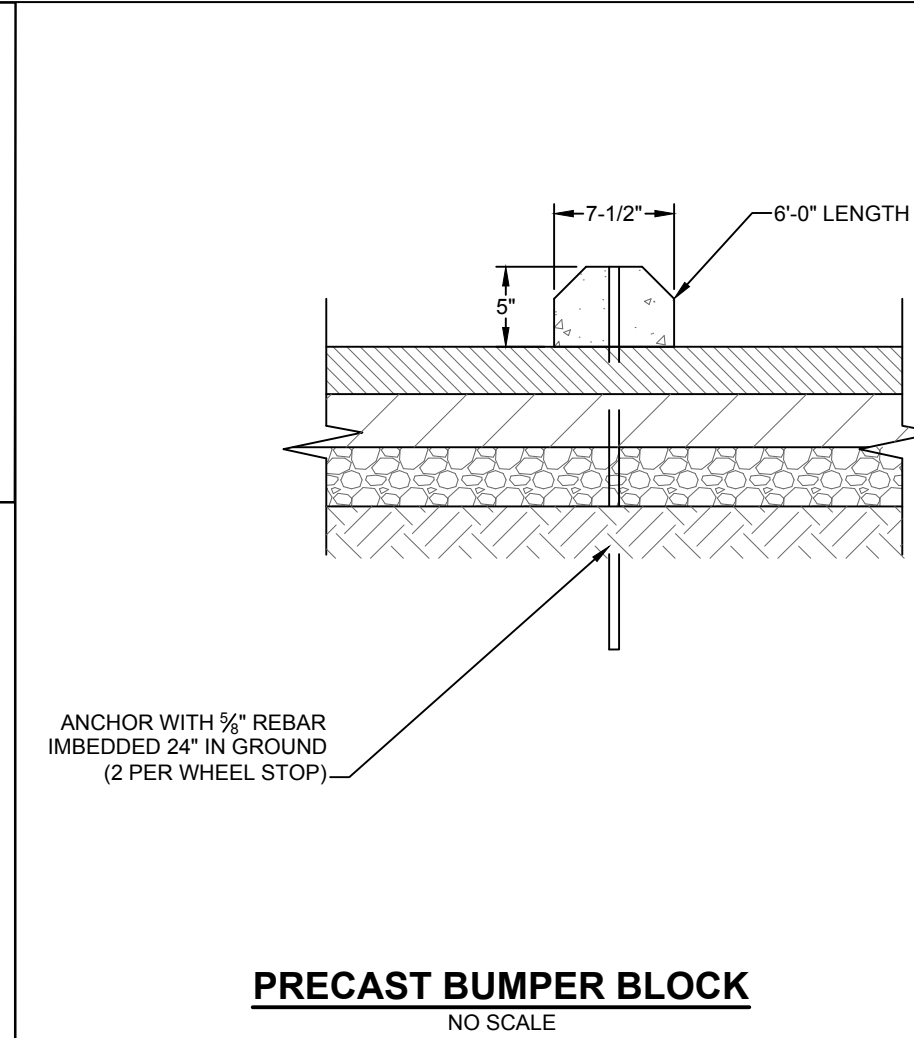
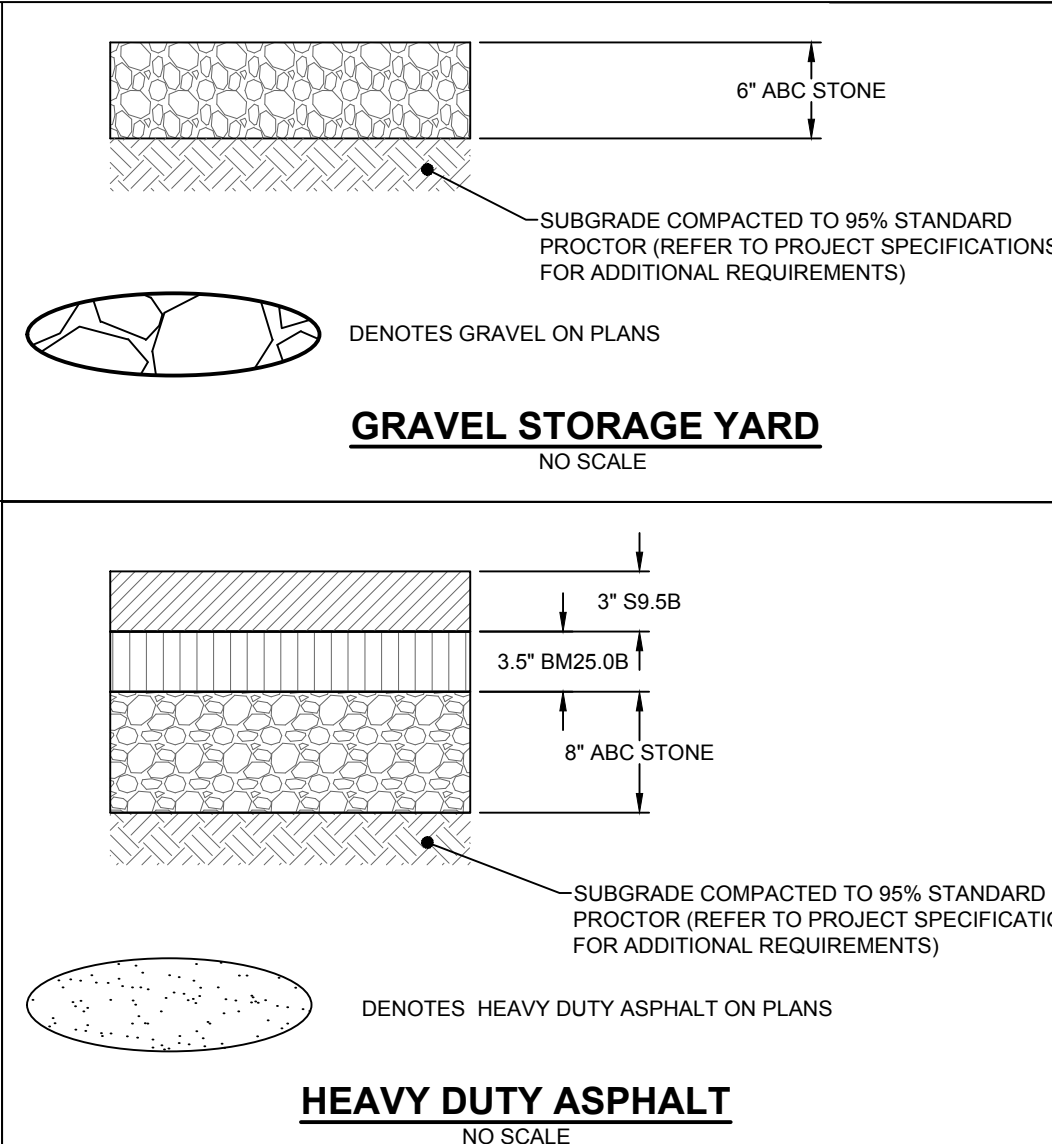
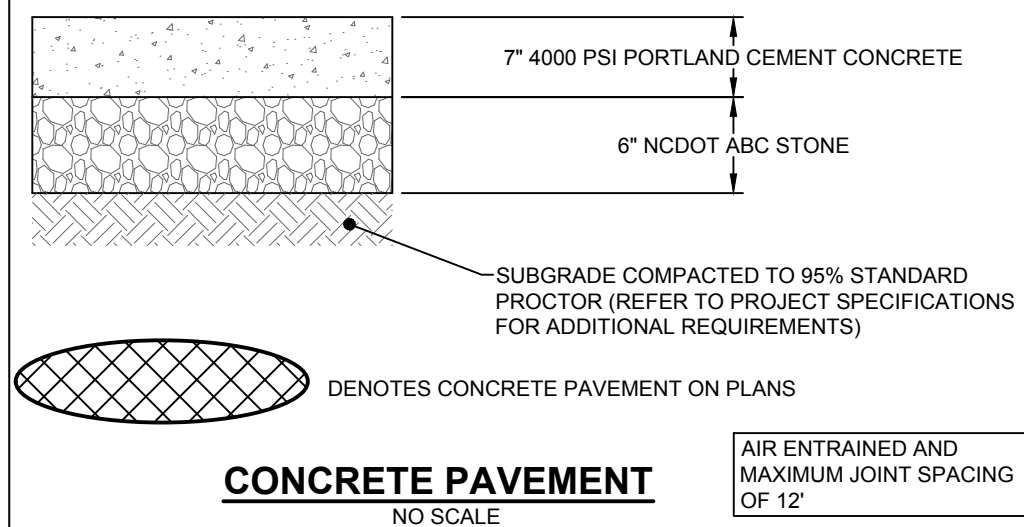
JOB NO.
49551

SHEET NO.
C4.1

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PAVEMENT DESIGN NOTES

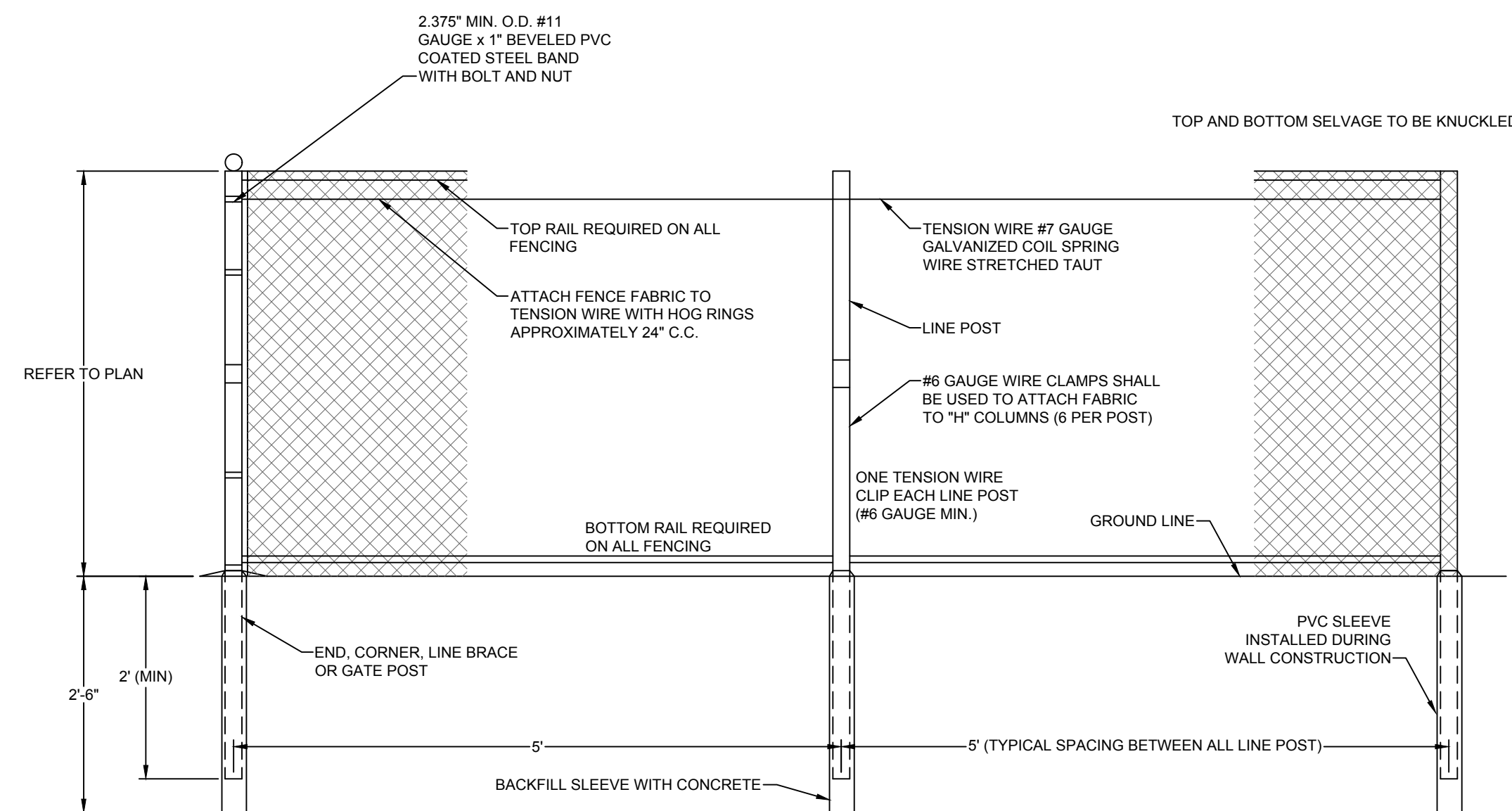
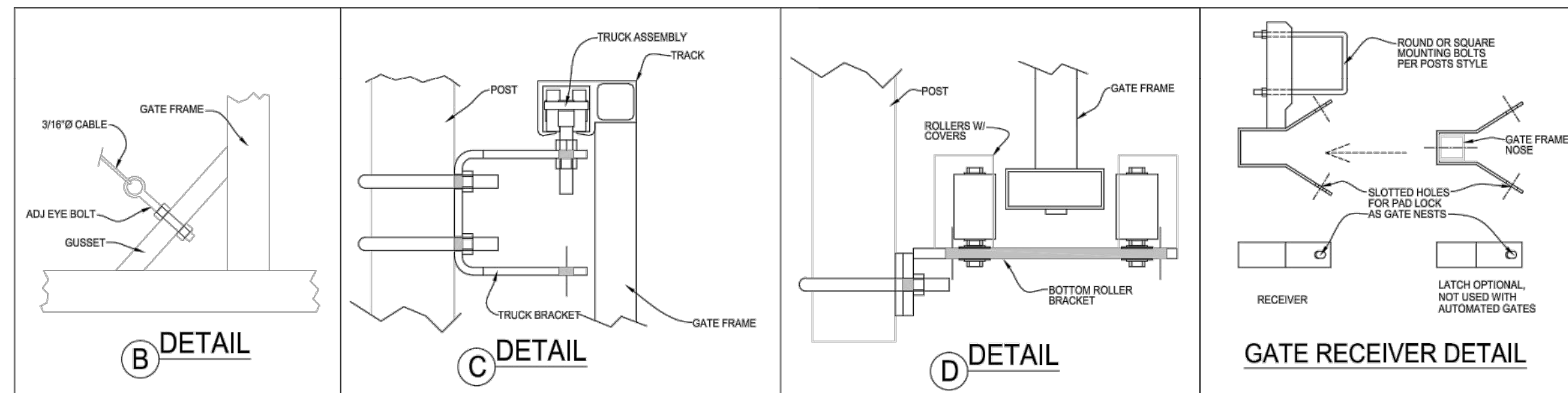
1. THOROUGHFARES, COLLECTORS & BOULEVARDS WILL REQUIRE A CALCULATED PAVEMENT DESIGN WITH 1ST CONSTRUCTION DRAWING SUBMITTAL.
2. THIS DEVELOPMENT IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
3. PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT DESIGN WILL APPLY.



CRITICAL DIMENSIONS			
	DESCRIPTION	FORMULA	DIMENSION
"A"	CLEAR OPENING	A	20"
"B"	COUNTERBALANCE	A/2	10"
"C"	OVERALL GATE LENGTH	A + B + 12"	42"
"D"	TOP OF GATE HEIGHT	D	8"
"E"	POST HEIGHT	E	10
PICKET SIZE			1"
ADJOINING FENCE HEIGHT			10"
BARB ARMS REQUIRED		YES	<u>NO</u>
GATE STORAGE IN OPEN POSITION (OUTSIDE LOOKING IN)		LEFT (SHOWN)	<u>RIGHT</u>

NOTE:

1. COLOR TO BE BLACK



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REVISION DESCRIPTION
2ND SUBMITTAL-TOWN OF HOLLY SPRINGS
3RD SUBMITTAL-TOWN OF HOLLY SPRINGS

DATE
02/11/2022
03/08/2022

11/22/21

W. ALTMA.

DESIGNED BY

CHECKED BY _____

B HALL

SCALE
AC QUOM[illegible]

CS TREE HOLLY SPRINGS

WAKE COUNTY - NORTH CAROLINA

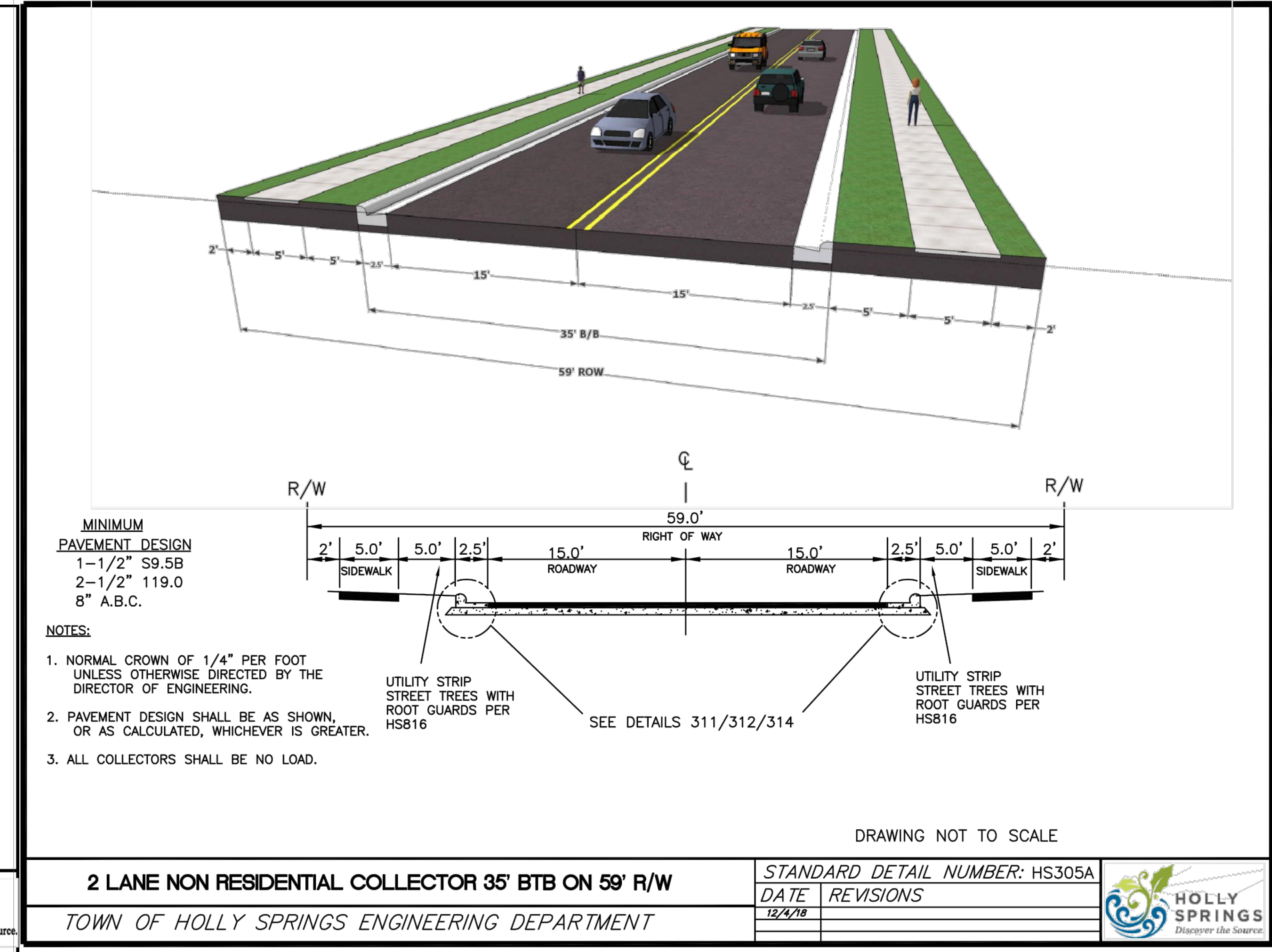
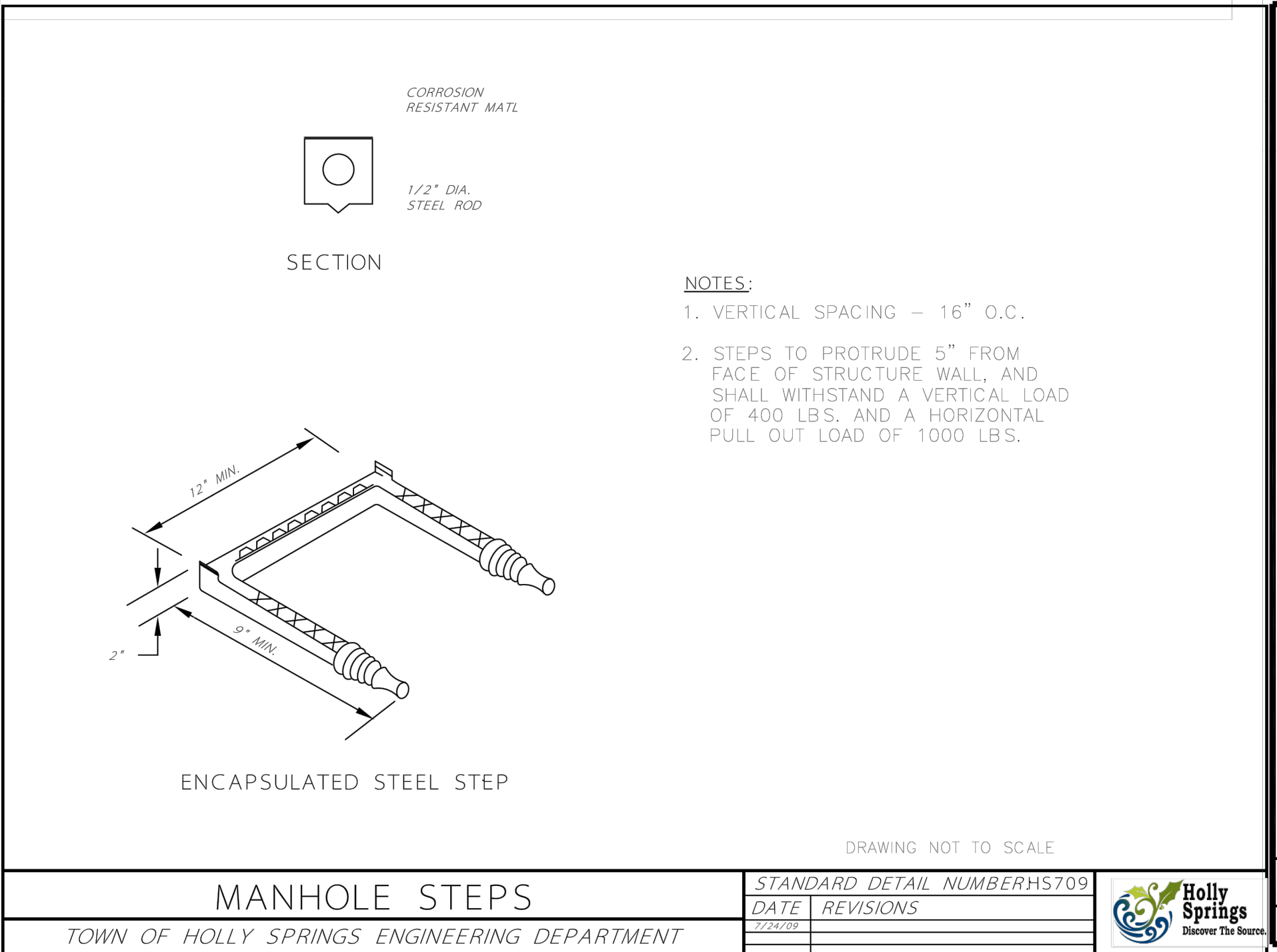
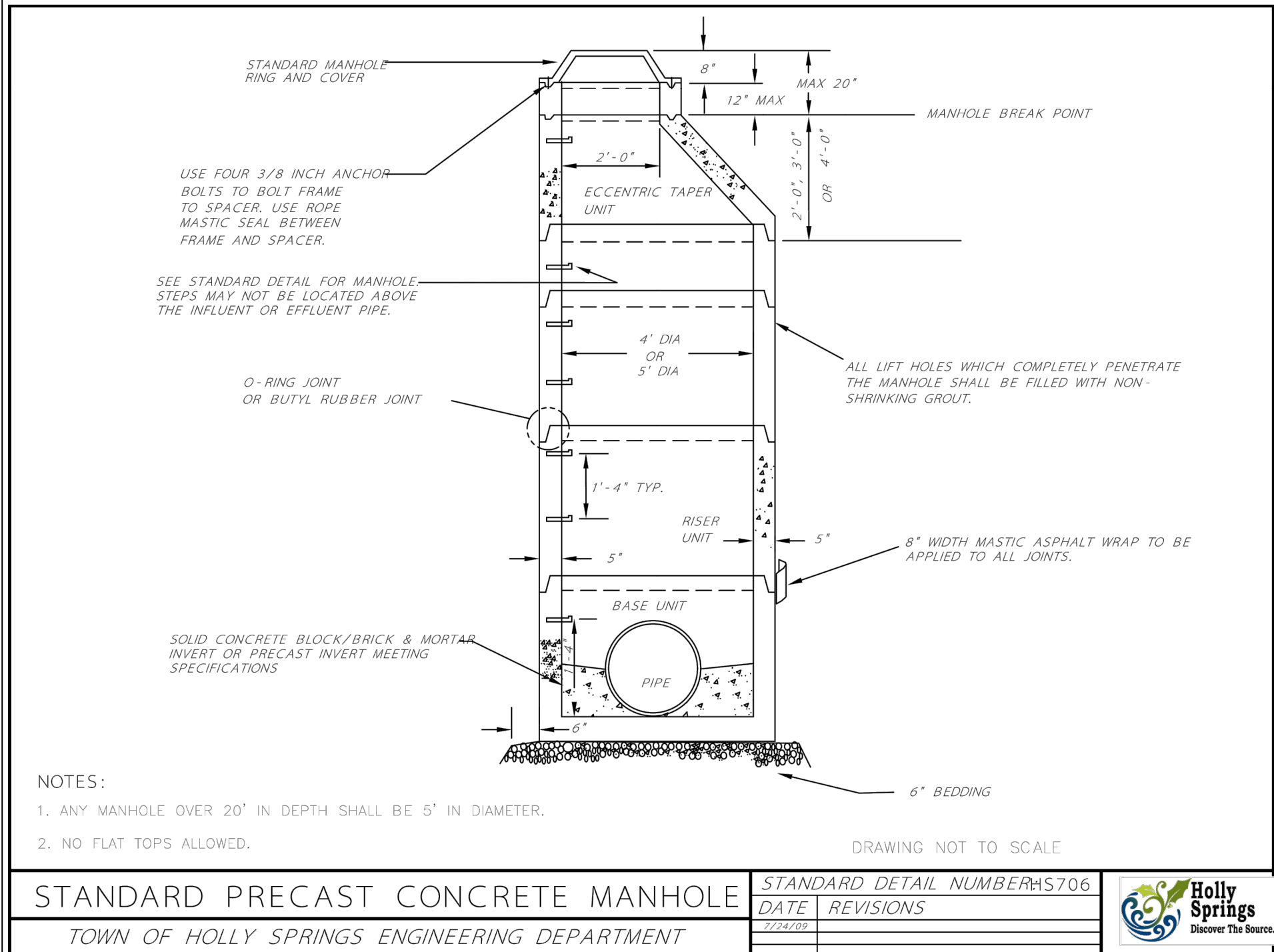
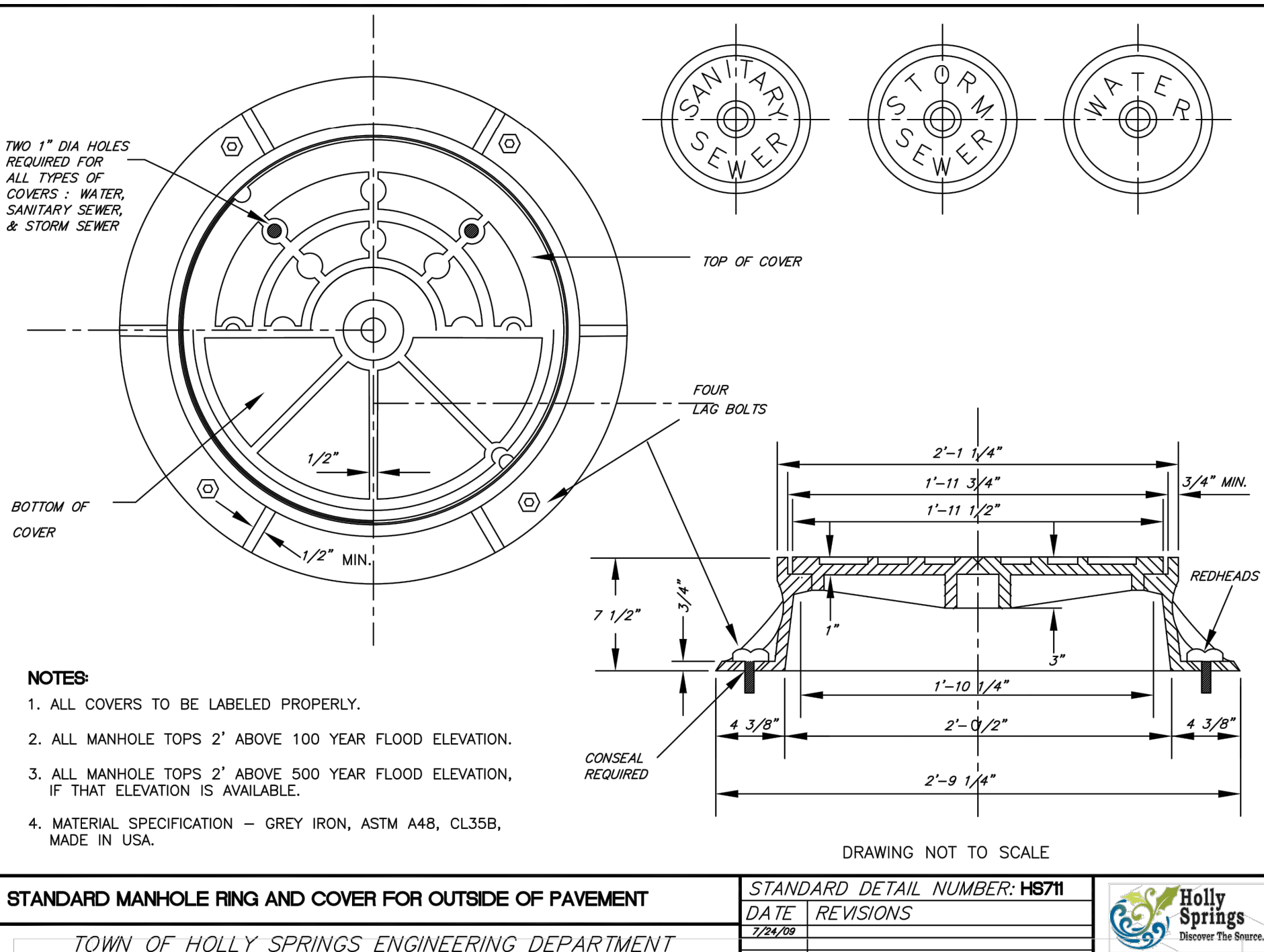
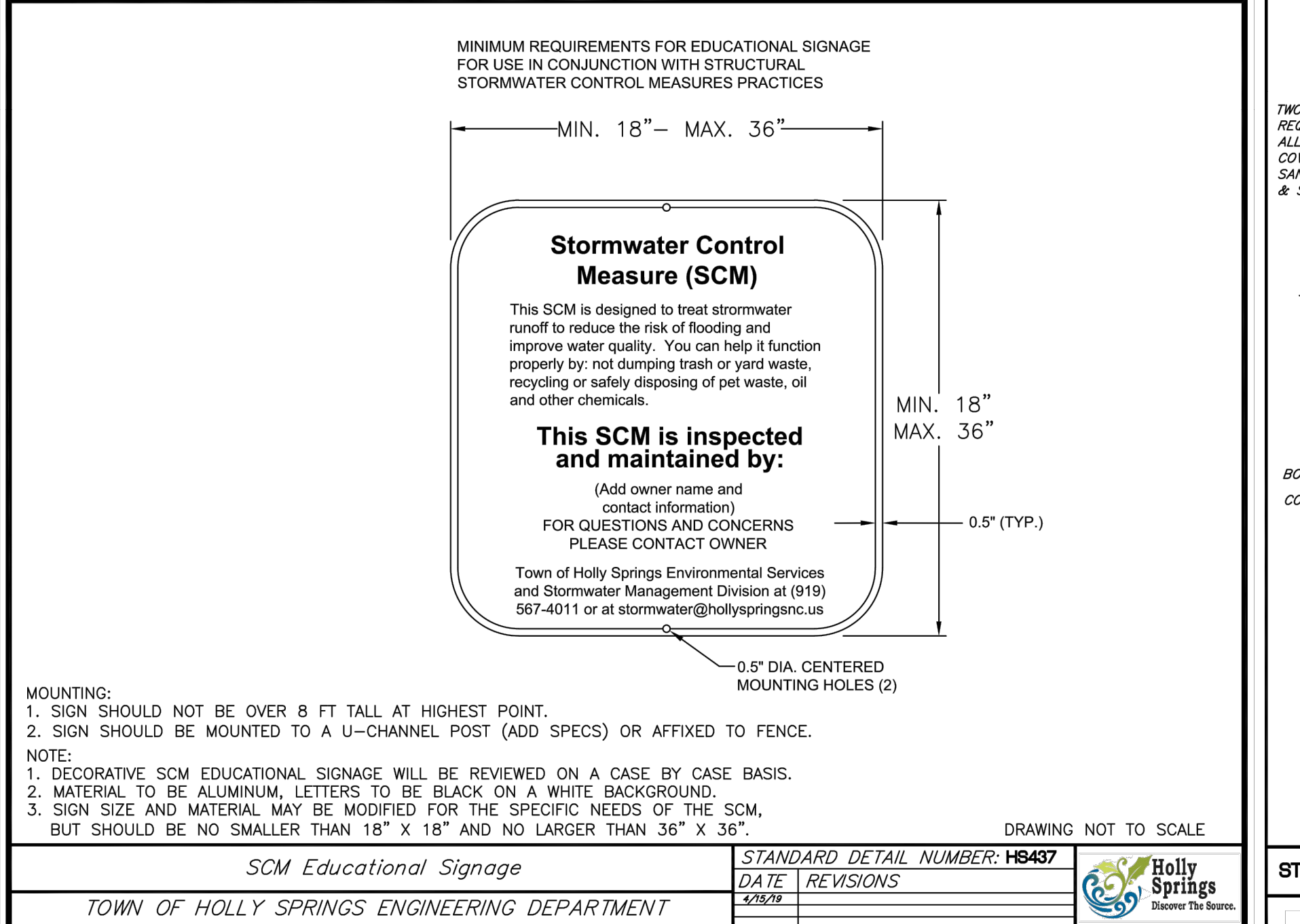
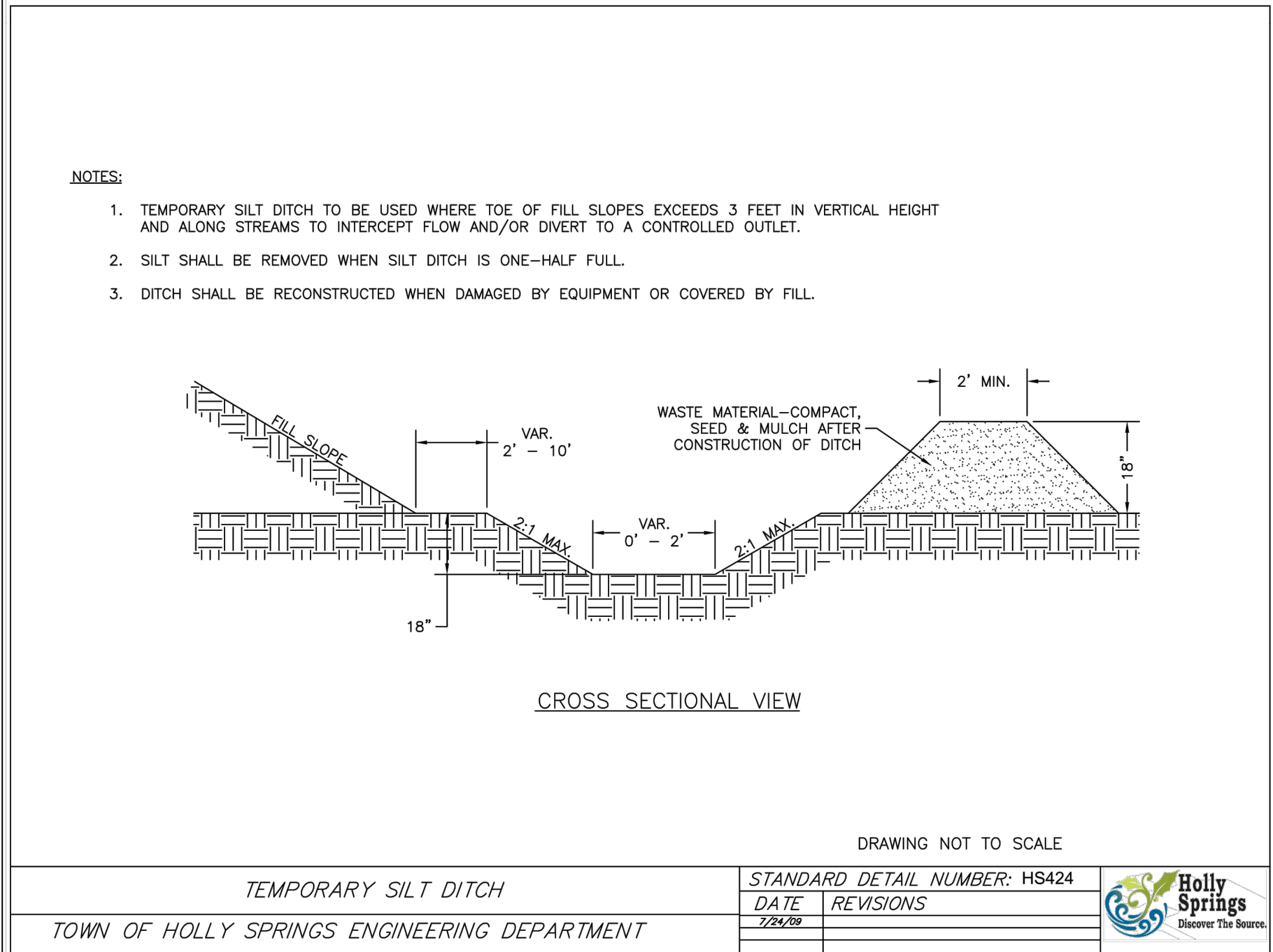
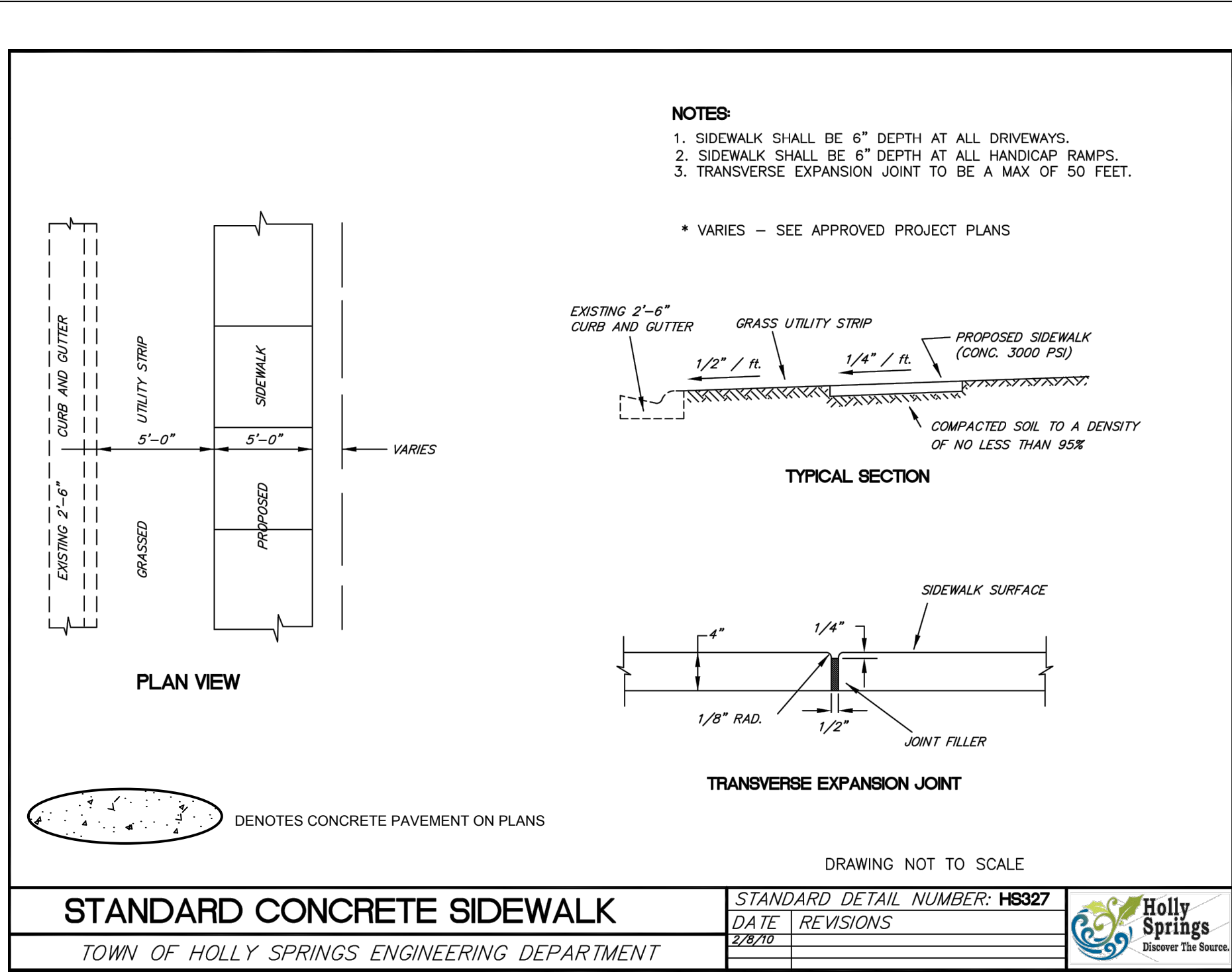
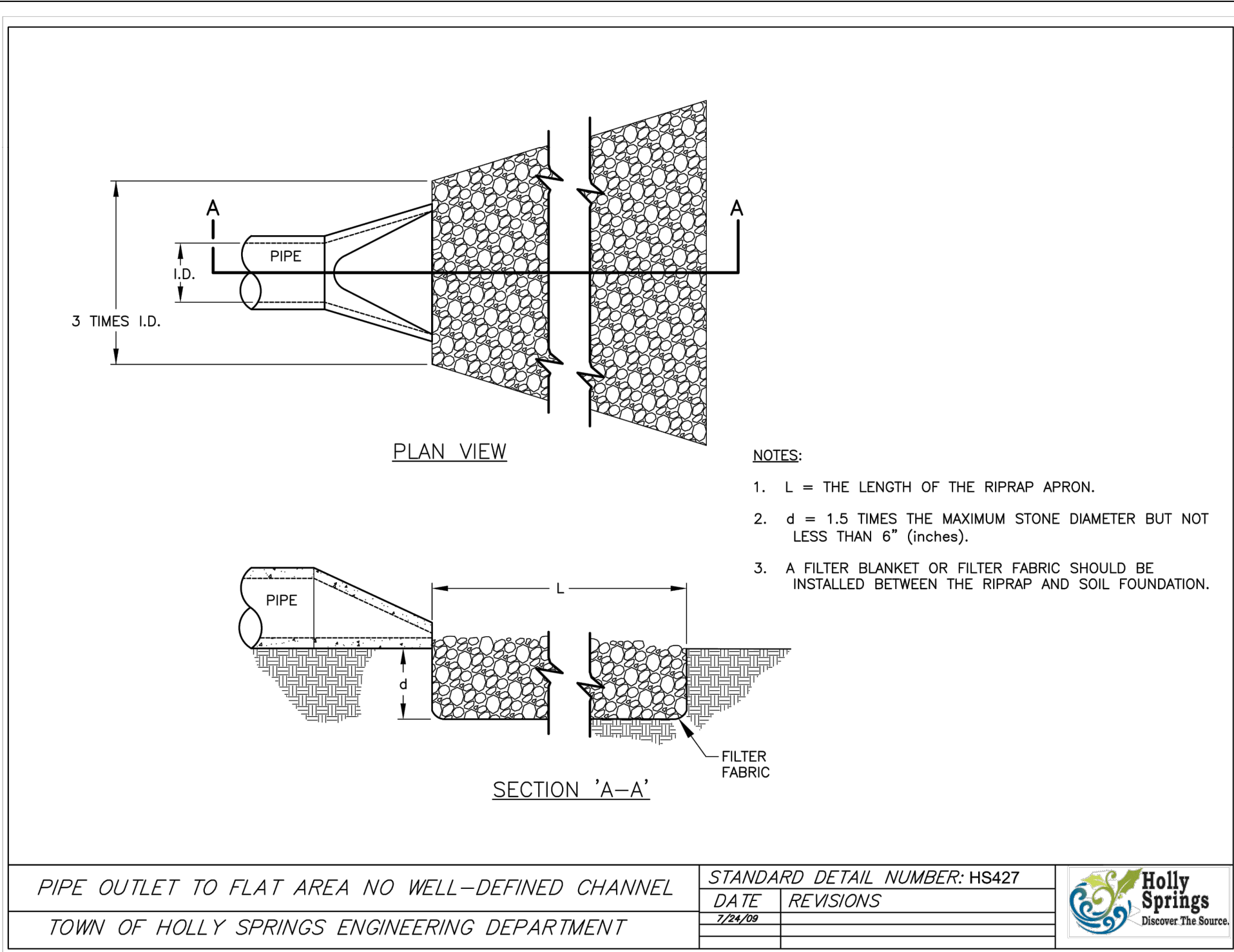
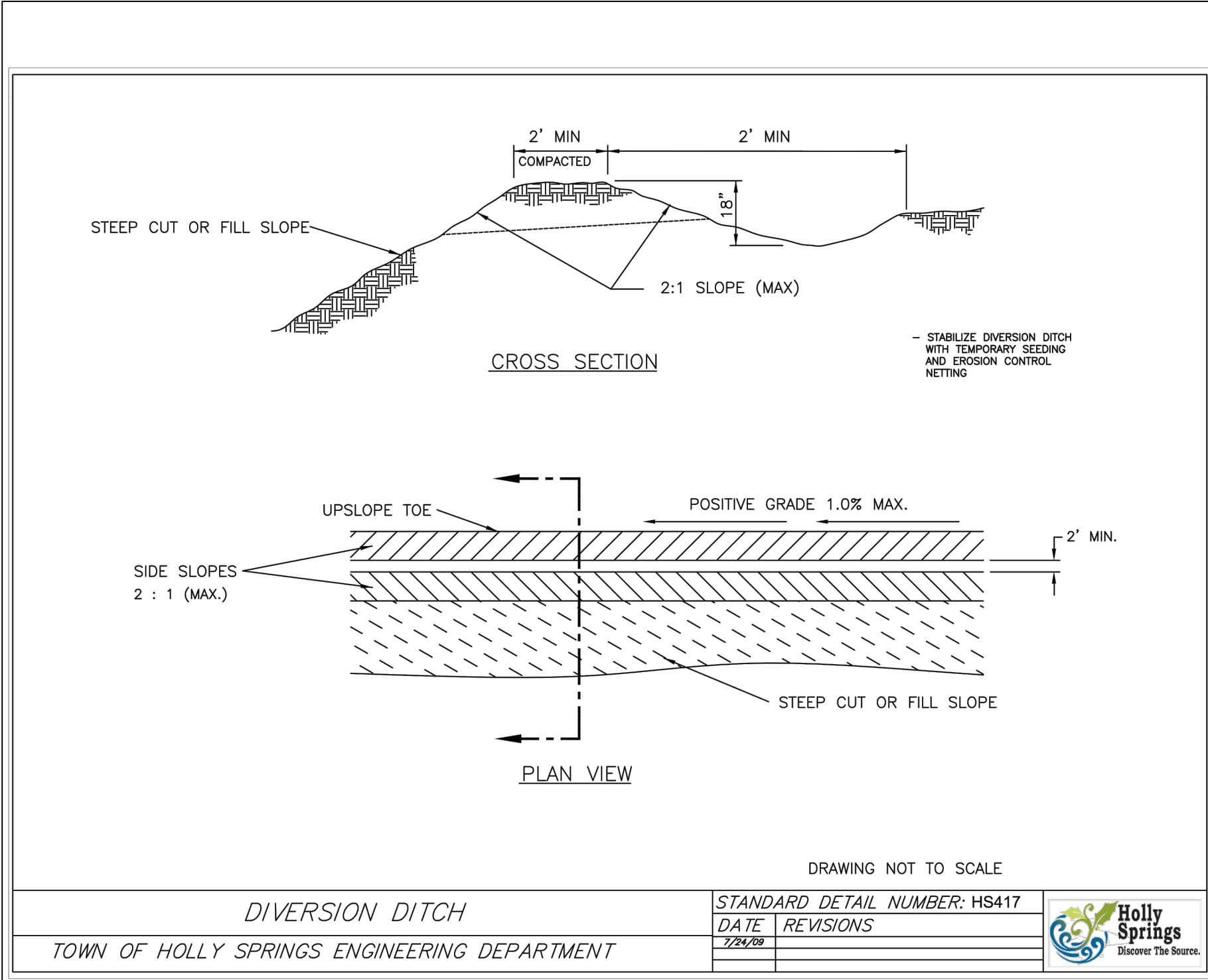
NOTES AND DETAILS

JOB NO.

4955.

SHEET NO

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REVISION DESCRIPTION

2ND SUBMITTAL - TOWN OF HOLLY SPRINGS

3RD SUBMITTAL - TOWN OF HOLLY SPRINGS

YOUR VISION ACHIEVED THROUGH OURS.

DATE 02/11/2022

03/08/2022

DATE 11/22/21

DRAWN BY W ALTMAN

DESIGNED BY W ALTMAN

CHECKED BY B HALL

SCALE AS SHOWN

TIMMONS GROUP

CS TREE HOLLY SPRINGS

WAKE COUNTY - NORTH CAROLINA

NOTES AND DETAILS

JOB NO. 49551

SHEET NO. C5.1

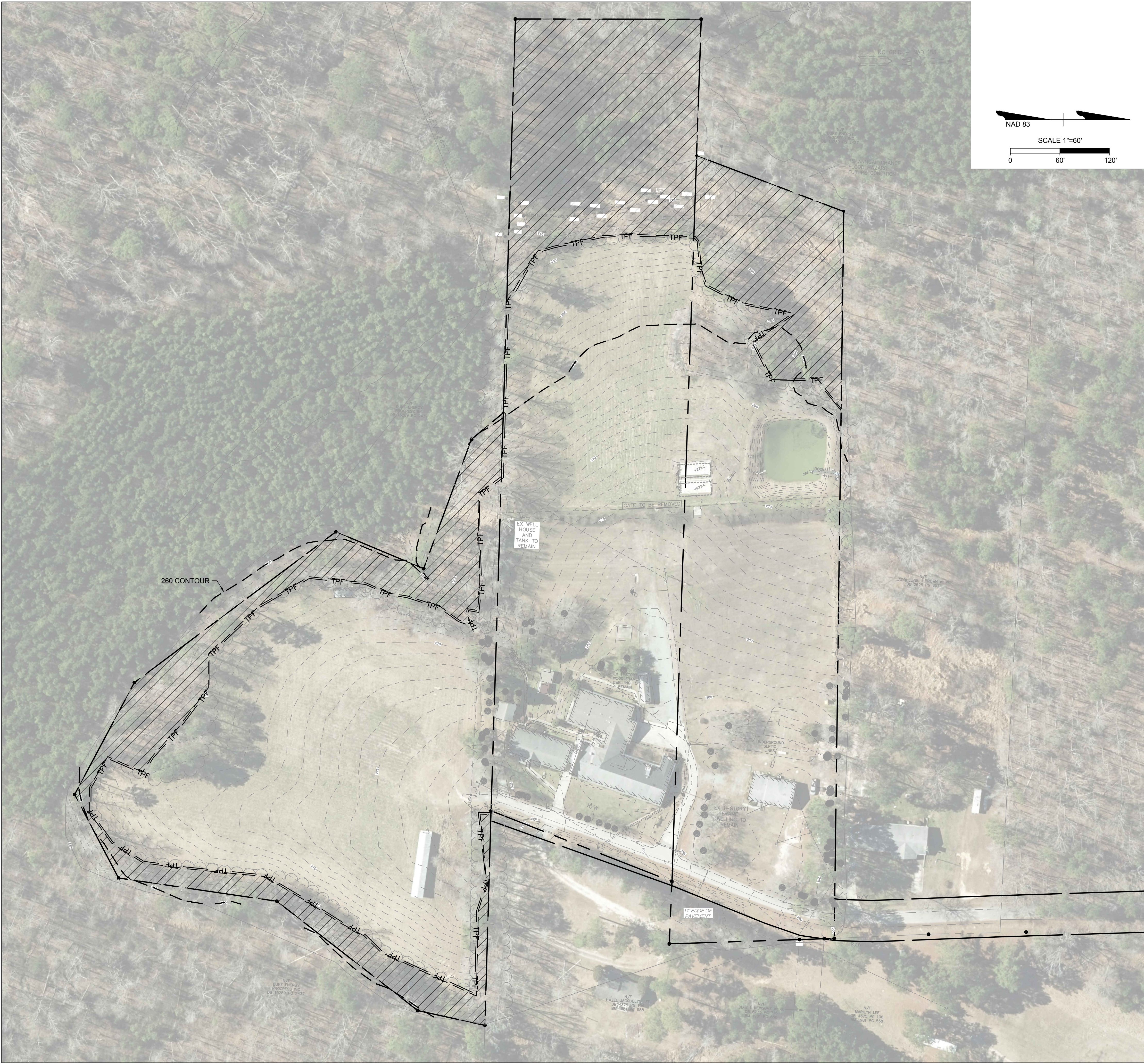
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TREE PRESERVATION NOTES

PER 21-REZ-02 CONDITION #6, A MIN. 20% OF PROJECT AREA SHALL BE RESERVED FOR TREE PRESERVATION.

PROJECT AREA: 13.9 AC
TREE PRESERVATION REQUIRED: 2.78 AC
TREE PRESERVATION PROVIDED: 3.24 AC (23.31%)

NOTE:
IF THE NEED ARISES TO UTILIZE THE AREA BELOW THE 260' CONTOUR FOR FILL AREA OF SHEARON HARRIS RESERVOIR, DUKE ENERGY, OR THEIR SUCCESSOR HAS THE RIGHT TO FLOOD SAID AREA.



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03/08/2022

DATE

11/22/21

DRAWN BY

W. ALTMAN

DESIGNED BY

W. ALTMAN

CHECKED BY

B. HALL

SCALE

AS SHOWN

TIMMONS GROUP

CS TREE HOLLY SPRINGS

WAKE COUNTY - NORTH CAROLINA

TREE PRESERVATION PLAN

JOB NO.

49551

SHEET NO.

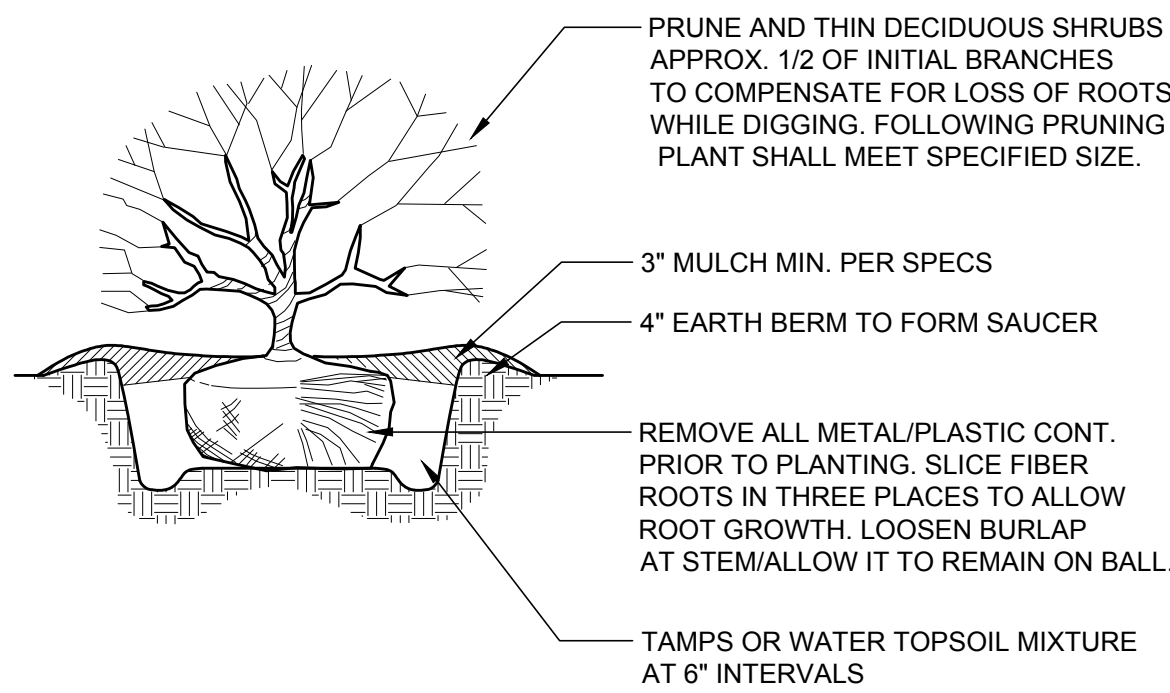
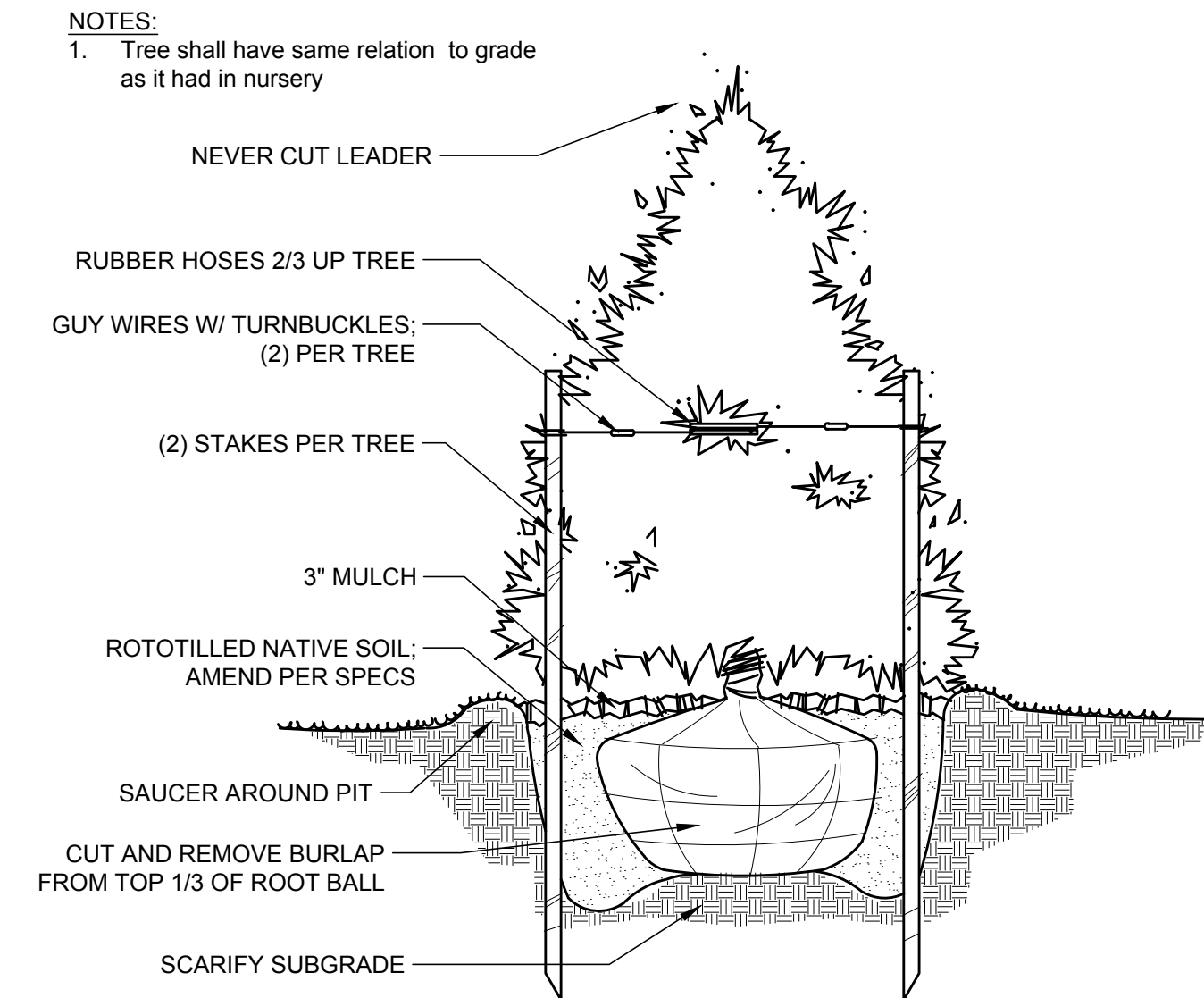
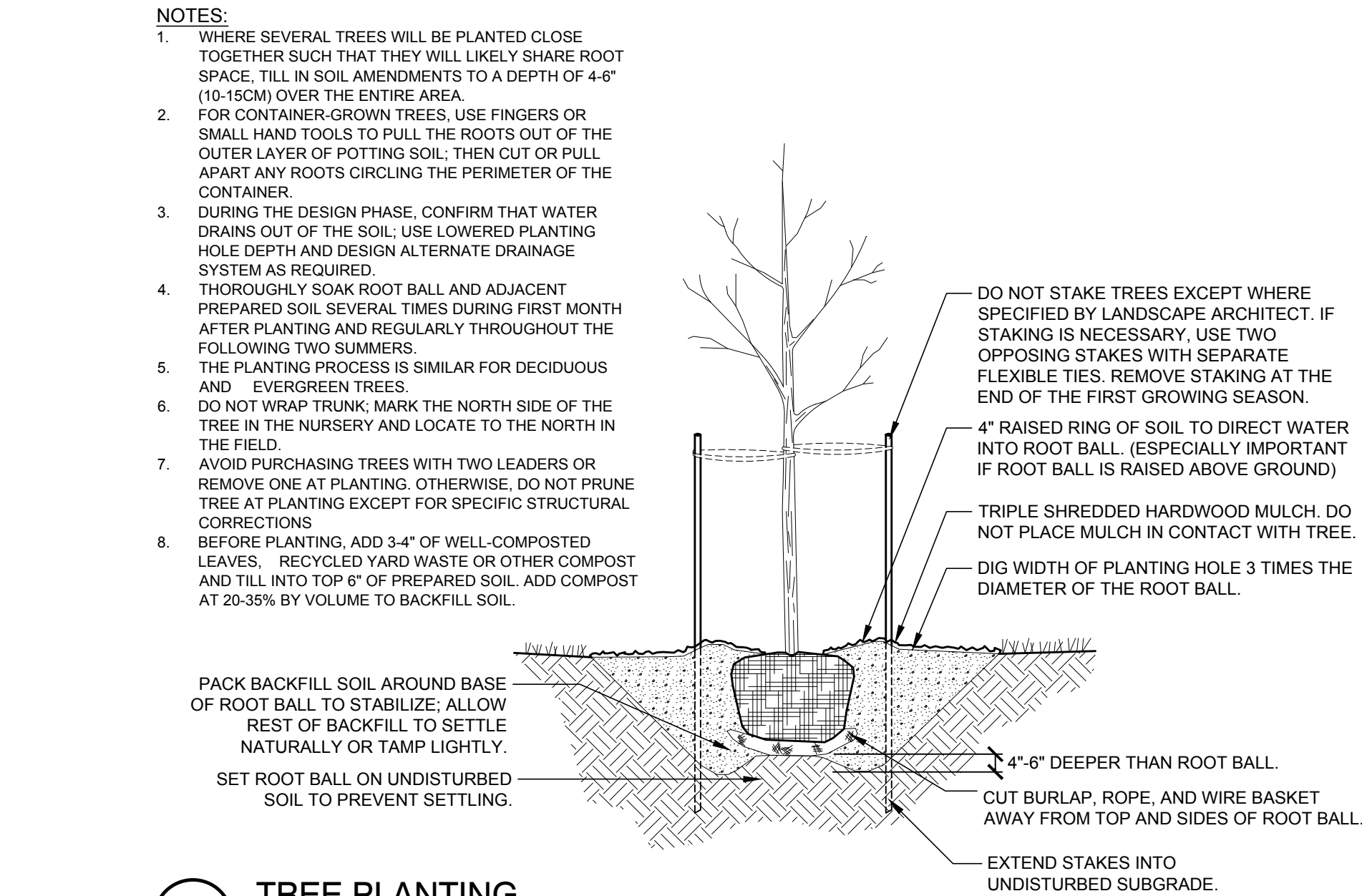
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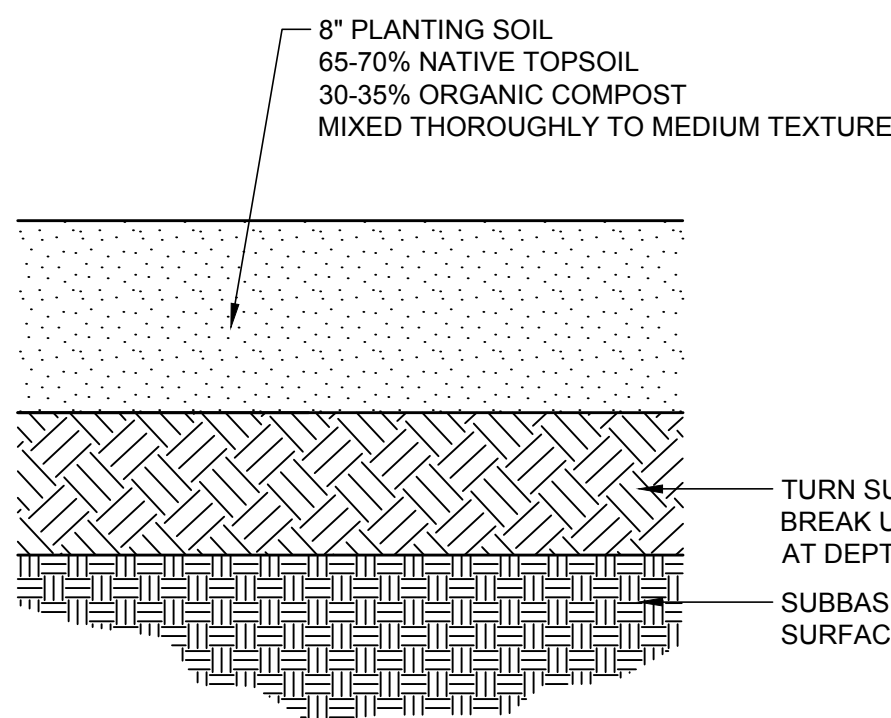
PERIMETER BUFFERYARD LANDSCAPING TABLE									
INCREMENT	LANDSCAPE MATERIAL/100'	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED	WIDTH	MINIMUM REQUIREMENT	NOTES	
N1	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
N2 (18')	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225 (41')	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
N3	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
N4	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
N5	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
N6	1 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 1 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 5 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	5 0 0 40	225 (50)	15% 11% 15% 59%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 78.7% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
N7	4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 4 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 16 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 12 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	20 32 80 96	228	9% 14% 35% 42%	TYPE C - 225	50'	75% EVERGREEN TREES	1. NO EX. VEGETATION USED TO MEET REQUIREMENTS.	
N8	5 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 4 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 13 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 13 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	25 32 65 104	226	11% 14% 29% 46%	TYPE C - 225	50'	75% EVERGREEN TREES	1. NO EX. VEGETATION USED TO MEET REQUIREMENTS.	
N9	5 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 4 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 13 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 13 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	25 32 65 104	226	11% 14% 29% 46%	TYPE C - 225	50'	75% EVERGREEN TREES	1. NO EX. VEGETATION USED TO MEET REQUIREMENTS.	
N10	4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 2 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 11 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 13 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	20 16 55 104	225 (195)	10% 8% 28% 54%	TYPE C - 225	50'	75% EVERGREEN TREES	1. EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION 2. EX. VEGETATION: 2 LG. DEC. TREES, 1 LG. EVGN. TREE 3. 4.7% OF INCREMENT IS UN-PLANT-ABLE DUE TO THE EXISTING SEPTIC FIELD	
N11	3 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 14 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 8 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	15 0 70 64	225 (149)	10% 0% 47% 43%	TYPE C - 225	50'	75% EVERGREEN TREES	1. EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION 2. EX. VEGETATION: 8 LG. DEC. TREES, 2 LG. EVGN. TREES 3. 12.2% OF INCREMENT IS UN-PLANT-ABLE DUE TO THE EXISTING SEPTIC FIELD	
N12 (94')	3 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 13 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 8 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	15 0 65 64	225 (152)	10% 0% 43% 42%	TYPE C - 225 (212')	50'	75% EVERGREEN TREES	1. EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION 2. EX. VEGETATION: 2 LG. DEC. TREES, 10 LG. EVGN. TREES	
N13	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 11 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 9 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 45 72	225 (127)	0% 0% 45% 57%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 10.1% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION 2. EX. VEGETATION: 1 LG. DEC. TREES 3. 31.5% OF INCREMENT IS EXISTING AND IMPERVIOUS SURFACE TO REMAIN	
N14	4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 1 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 17 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 10 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	20 8 85 80	(193) 225	4% 4% 44% 44%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 15.7% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
N15 (41')	1 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 1 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 6 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 4 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	5 8 30 32	225 (75)	7% 10% 40% 43%	TYPE C - 225 (93')	50'	75% EVERGREEN TREES	1. 2.1% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
E1	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 45 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 225 0	225	0% 0% 100% 0%	TYPE C - 225	30'	75% EVERGREEN TREES	1. NO EX. VEGETATION USED TO MEET REQUIREMENTS.	
E2	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 42 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 210 0	228	0% 0% 100% 0%	TYPE C - 225	30'	75% EVERGREEN TREES	1. NO EX. VEGETATION USED TO MEET REQUIREMENTS. 2. EX. VEGETATION: 2 LG. DEC. TREES	
E3	7 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 20 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 7 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV) 32 SHRUBS @ 24" HT. (5PUV)	56 100 56 100	228 (112 RELOCATED)	25% 44% 25% 6%	TYPE C - 225	30'	75% EVERGREEN TREES	1. NO EX. VEGETATION USED TO MEET REQUIREMENTS. 2. EX. VEGETATION: 7 LG. DEC. TREES, 0 LG. EVGN. TREE 3. 24.7% OF INCREMENT IS EXISTING AND PROPOSED IMPERVIOUS SURFACE TO REMAIN	
E4 (90')	7 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 13 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 4 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV) 23 SHRUBS @ 24" HT. (8PUV)	48 65 104 11.5	225.5 (80 RELOCATED)	14% 11% 80% 55%	TYPE C - 225 (203')	30'	75% EVERGREEN TREES	1. NO EX. VEGETATION USED TO MEET REQUIREMENTS. 2. EX. VEGETATION: 6 LG. DEC. TREES, 4 LG. EVGN. TREE 3. 30.5% OF INCREMENT IS EXISTING AND PROPOSED IMPERVIOUS SURFACE TO REMAIN	
E5 (69')	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 4 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 4 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 20 32	225 (52)	0% 0% 38% 62%	TYPE C - 225 (156')	50'	75% EVERGREEN TREES	1. 79.3% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
E6	2 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 1 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 3 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 5 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	8 8 45 40	225 (113)	18% 7% 40% 35%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 75.6% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
E7	4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 1 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 9 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 5 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	20 8 45 40	225 (113)	18% 7% 40% 35%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 54.4% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
E8	4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 1 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 9 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 7 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	20 8 45 56	225 (129)	16% 6% 35% 43%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 43.9% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
E9	4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 1 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 9 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 6 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	20 8 45 40	225 (121)	16% 7% 37% 40%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 46.8% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
E10	3 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 1 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 13 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 6 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	15 8 65 48	225 (136)	11% 6% 48% 35%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 41.5% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
E11	5 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 2 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 13 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 8 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	25 16 65 64	225 (170)	15% 16% 38% 38%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 29.9% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
S1 (93')	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225 (210')	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
S2 (75')	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225 (169')	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
S3	4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 1 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 10 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 5 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	20 8 45 40	225 (118)	17% 7% 42% 34%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 48.1% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
S4	4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 1 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 10 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 5 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	20 8 45 40	225 (118)	17% 7% 42% 34%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 49.5% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
S5	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 4 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 20 0	225 (20)	0% 0% 100% 0%	TYPE C - 225 (70')	50'	75% EVERGREEN TREES	1. 92.5% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
S6 (94')	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 15 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 75 0	225 (75)	0% 0% 100% 0%	TYPE C - 225 (212')	50'	75% EVERGREEN TREES	1. 79.4% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
S7	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 7 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 3 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 35 24	225 (59)	0% 0% 59% 41%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 93% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
S8 (58')	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 7 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 35 0	225 (35)	0% 0% 100% 0%	TYPE C - 225 (131')	50'	75% EVERGREEN TREES	1. 83% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
S9 (60')	4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 7 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 4 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	20 0 35 32	225 (87)	23% 0% 40% 37%	TYPE C - 225 (135')	50'	75% EVERGREEN TREES	1. 37.5% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	
S10	5 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 4 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 13 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 13 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	25 32 65 105	226	11% 14% 29% 46%	TYPE C - 225	50'	75% EVERGREEN TREES	1. NO EX. VEGETATION USED TO MEET REQUIREMENTS.	
S11	4 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 3 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 13 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 8 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	20 24 65 64	225 (173)	11% 14% 38% 37%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 24.2% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE; PROPOSED PLANTS TO SUPPLEMENT EX. VEGETATION	

INCREMENT	LANDSCAPE MATERIAL/100'	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED	WIDTH	MINIMUM REQUIREMENT	NOTES	
S12	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
S13	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
S14 (78')	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225 (168.75')	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
W1	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	
W2 (75')	0 SMALL DECIDUOUS TREES @ 1.5' CAL (5 PUV) 0 LARGE DECIDUOUS TREES @ 2.5' CAL (8 PUV) 0 SMALL EVERGREEN TREES @ 6' HT (5 PUV) 0 LARGE EVERGREEN TREES @ 2.5' CAL (8PUV)	0 0 0 0	225 (0)	0% 0% 0% 0%	TYPE C - 225 (168.75')	50'	75% EVERGREEN TREES	1. 100% OF SEGMENT AREA IS EX. VEGETATION USED TO MEET REQUIREMENTS TO FULLEST EXTENT POSSIBLE.	

- NOTES:
- IF NECESSARY SUPPLEMENTAL PLANTINGS WILL BE ADDED PER THE C-225 DETAIL TO MEET THE REQUIREMENT.
 - A TREE SURVEY WILL BE COMPLETED AND CALCULATIONS UPDATED PRIOR TO CONSTRUCTION DOCUMENTS TO SHOW HOW THE C-225 REQUIREMENT WILL BE MET.
- * = PRORATED PUV AMOUNT FOR REDUCED SEGMENT LENGTH.



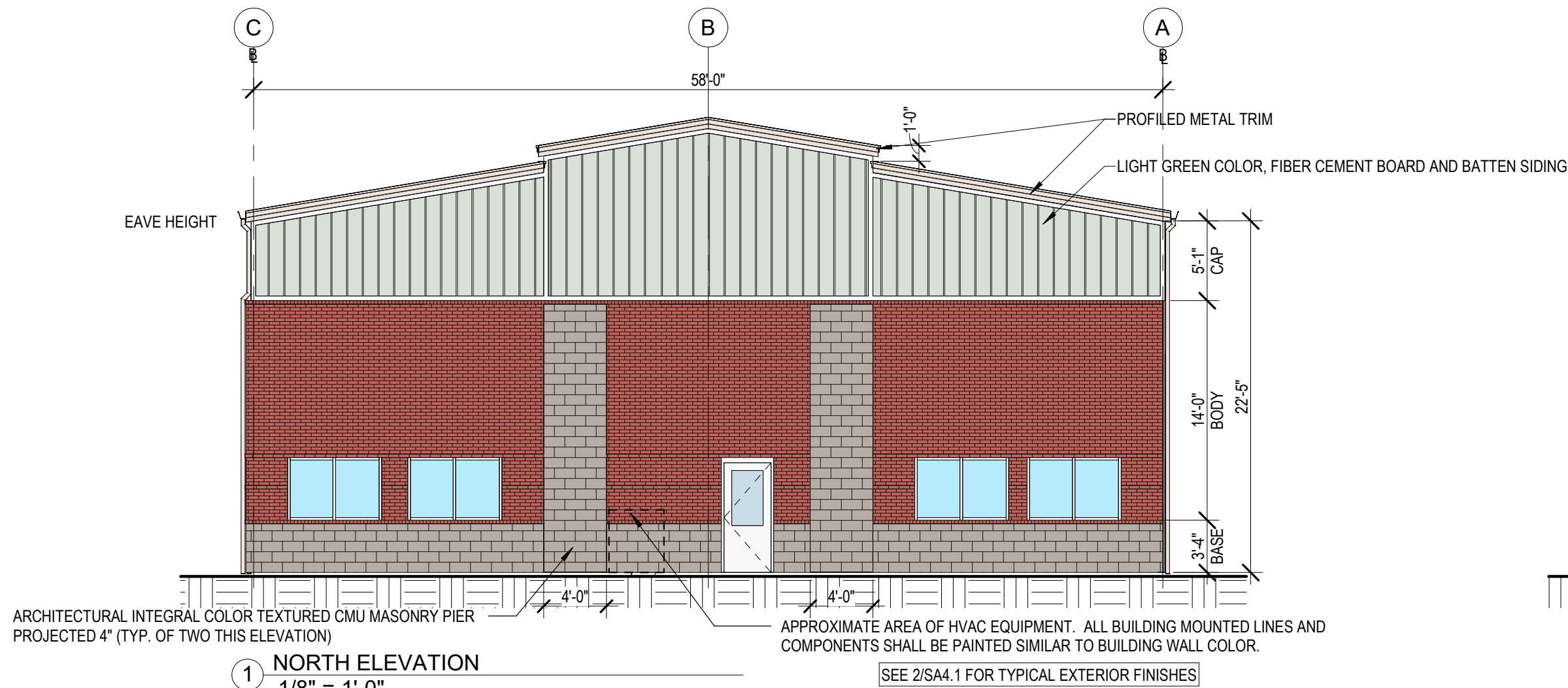
- NOTES:
- Soil mix: 1/3 organic matter, 2/3 exist soil.
 - Width of plant pit: sandy soil, 24" wider than plant ball; clay soil, 12" wider than plant ball
 - For planting areas where soil has been com-pacted by equip. contact LA prior to planting.
 - For camellias, rhodos, azaleas, and laurels: soil mix, 2/3 organic and 1/3 existing soil
 - Shrub shall bear same relationship to grade as it did prior to digging.



- NOTES:

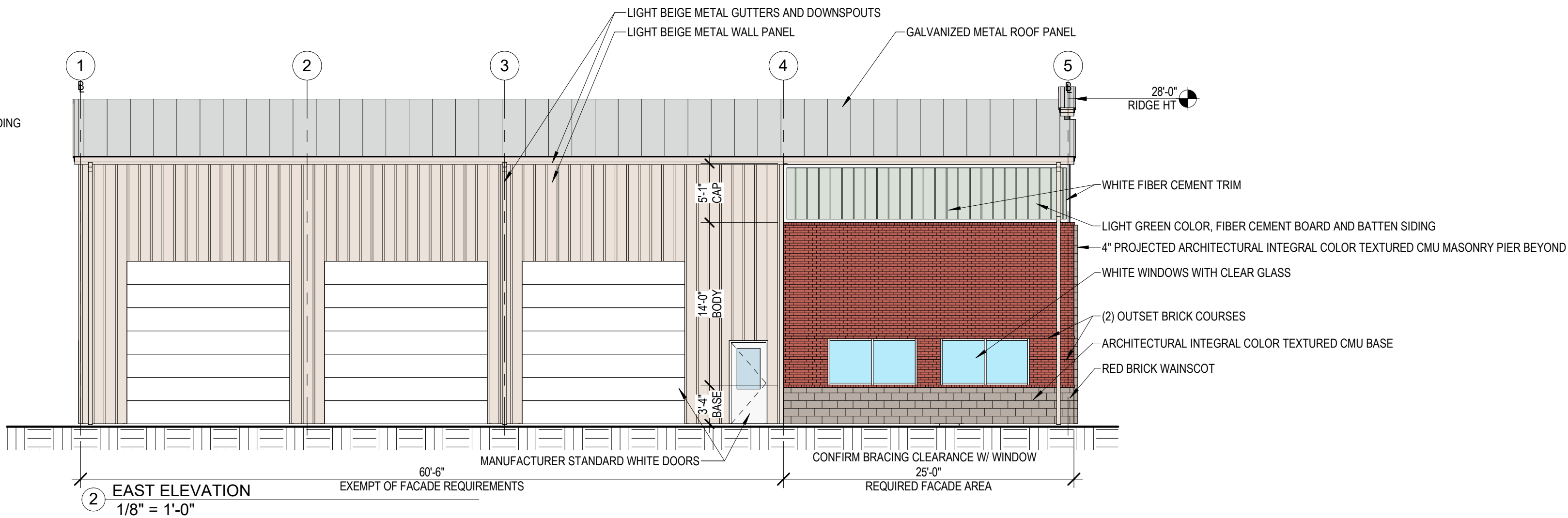
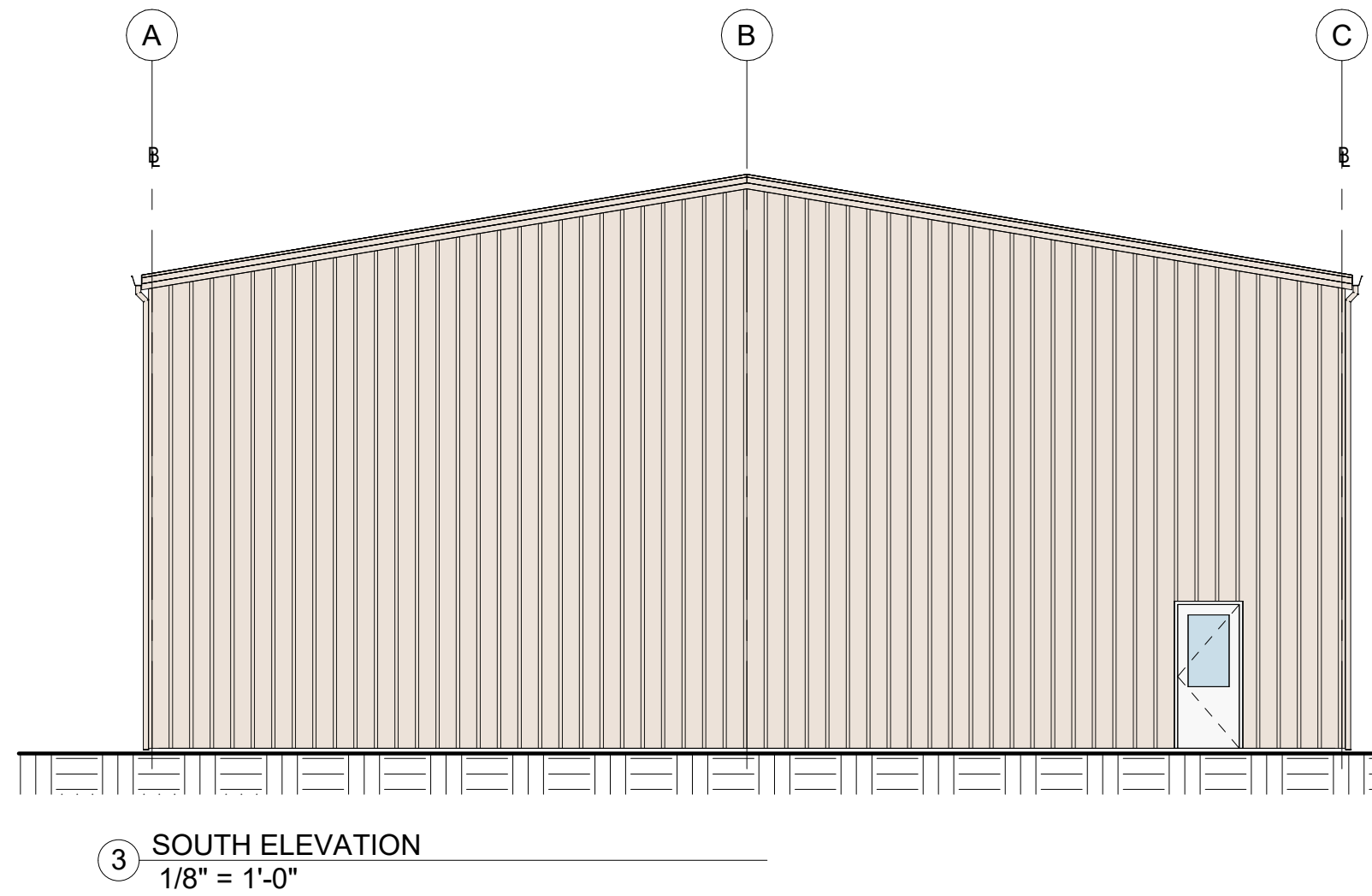
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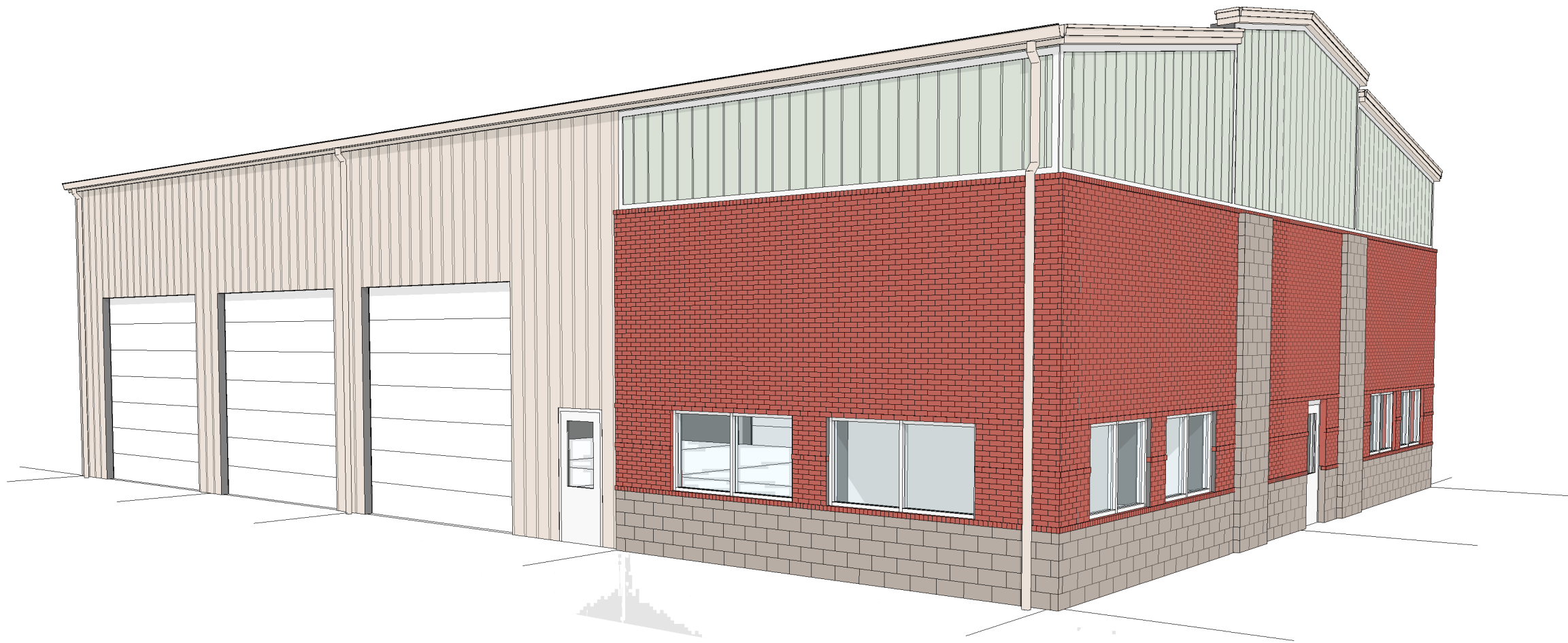
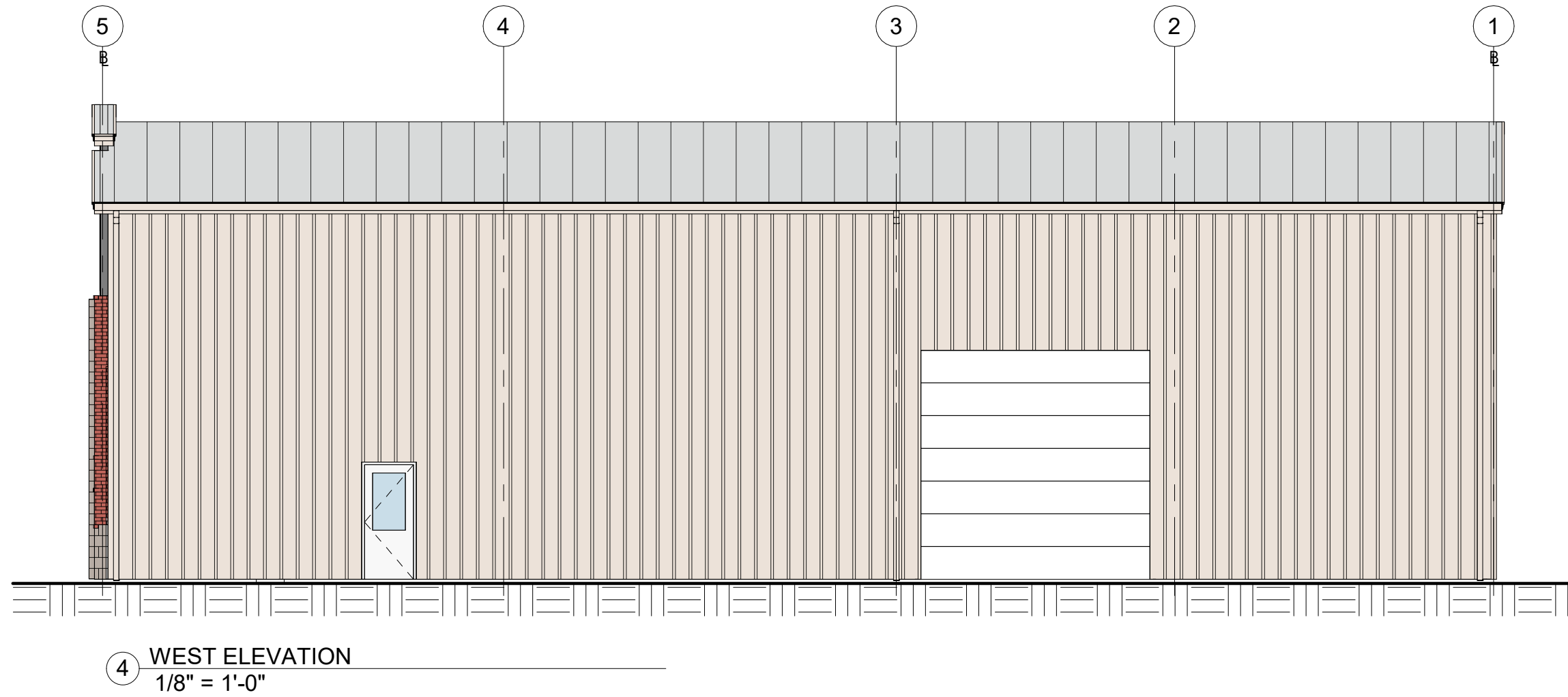
NORTH ELEVATION CALCULATIONS:

- PRIMARY FACADE REQUIRED TO COMPLY WITH 100% PER UDO
- TOTAL WALL AREA (EXCLUDING: WINDOWS, DOORS, ROOFING, FASCIA/SOFFIT) = 1,408 SF
- FACADE MASONRY AREA (60% minimum required) = 970 SF (69% OF WALL) REMAINING 31% IS FIBER CEMENT SIDING & TRIM
- BASE, BODY, CAP: TOTAL HEIGHT IS 22'-5". BASE=14.9%, BODY=62.5%, CAP = 22.7%
- VARIATION: (2) 4" PROJECTED X 3'-4" WIDE PILASTER PROVIDED WITH NOT LENGTH EXCEEDING 30'
- ANIMATION: 56' X 60% = 34'-9 1/2" REQUIRED. (4) 6" WINDOWS + (2) 4" PILASTERS + (1) 3'-4" DOOR = 35'-4" PROVIDED
- HUMAN SCALE: (2) OUTSET BRICK COURSES. 1ST @ MID-HEIGHT OF WINDOW. 2ND @ WINDOW HEAD
- ROOF TREATMENT: PARAPET PROVIDED @ CENTER PORTION DUE TO APPLICABLE AREA EXCEEDING 50'



NORTH ELEVATION CALCULATIONS:

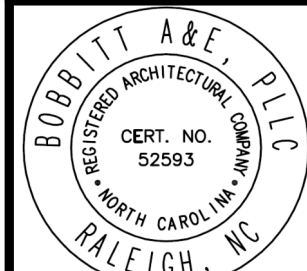
- FACADE MATERIALS REQUIRED TO HAVE 25% OF FACE PER UDO: 25/85'-6" = 29.2% OF FACADE SHOWN
- APPLIED PORTION OF TOTAL WALL AREA (EXCLUDING: WINDOWS, DOORS, ROOFING, FASCIA/SOFFIT) = 566 SF
- FACADE MASONRY AREA (60% minimum required) = 431 SF (77.5% OF WALL) REMAINING 22.5% IS FIBER CEMENT SIDING & TRIM
- BASE, BODY, CAP: TOTAL HEIGHT IS 22'-5". BASE=14.9%, BODY=62.5%, CAP = 22.7%
- VARIATION: N/A. FACADE AREA LESS THAN 30'
- ANIMATION: 25' LENGTH @ 60% = 15' REQUIRED. (2) 7'-8" WINDOWS SHOWN FOR 15'-4"
- HUMAN SCALE: (2) OUTSET BRICK COURSES. 1ST @ MID-HEIGHT OF WINDOW. 2ND @ WINDOW HEAD
- ROOF TREATMENT: N/A DUE TO APPLICABLE AREA LESS THAN 50'



6 SKETCH

SITE & ZONING APPROVAL

APPROVAL:
DATE:



BOBBITT A&E, PLLC
600 Germantown Road
Raleigh, North Carolina 27607



COORDINATOR:
BDG

DRAWN BY:
B. GRIFFITH

CHK BY: -

CS TREE SERVICE
JAMES REST HOME ROAD
HOLLY SPRINGS, NORTH CAROLINA

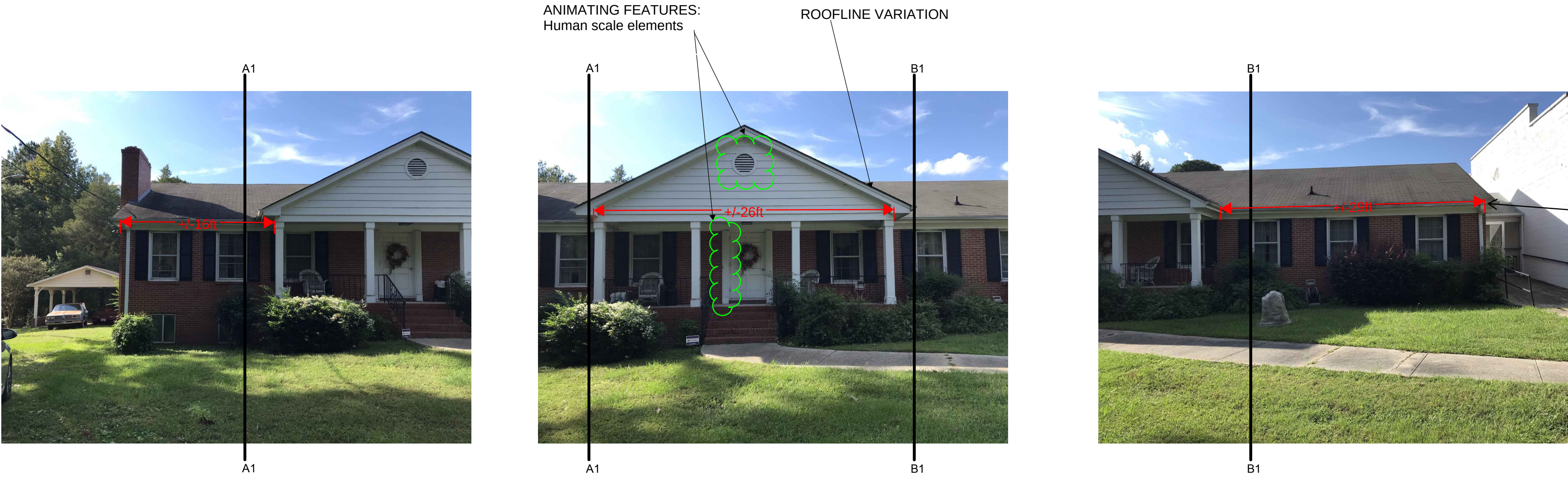
24 X 36
As indicated

03/10/2022

21-0251

ELEVATIONS

SA1
OF 1



ANIMATING FEATURES:
Human scale elements

ROOFLINE VARIATION

VARIATION IN MASSING:
Bays <30ft wide; columns, and changes in plane
per per 3.08 A.1.c. (2)(b)(i)

BUILDING FRONT



ANIMATING FEATURES:
Human scale elements

FEATURES OF EXISTING STRUCTURE THAT MEET ARCHITECTURAL
DESIGN STANDARDS

A1-B1 Variation in massing per 3.08 A.1.c. (2)(b)(i)
Animating features: Human scale elements per 3.08 A.1.c. (2)(d)
Roofline variation at entry porch per per 3.08 A.1.c. (2)(g)

A2-B2 Windows provided per 3.08 A.1.c. (2)(c)(ii)

A3 Variation in massing per 3.08 A.1.c. (2)(b)(i)
Windows provided per 3.08 A.1.c. (2)(c)(ii)

Entire building:
Primary building material is Brick per 3.08 A.1.(c)(1)(a)(i)
Three colors (brick, black, white trims)per 3.08 A.1.c. (2)(e)

VARIATION IN MASSING:
Changes in plane
per per 3.08 A.1.c. (2)(b)(i)

BUILDING SOUTH SIDE



CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
2ND SUBMITTAL - TOWN OF HOLLY SPRINGS
3RD SUBMITTAL - TOWN OF HOLLY SPRINGS

DATE
02/11/2022
03/08/2022

DATE
11/22/21

DRAWN BY

W ALTMAN

DESIGNED BY

W ALTMAN

CHECKED BY

B HALL

SCALE

AS SHOWN

TIMMONS GROUP

CS TREE HOLLY SPRINGS
WAKE COUNTY - NORTH CAROLINA
EXISTING BUILDING ELEVATIONS

JOB NO.
49551
SHEET NO.
A4.2

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Town of Holly Springs Staff Report to the Planning Board

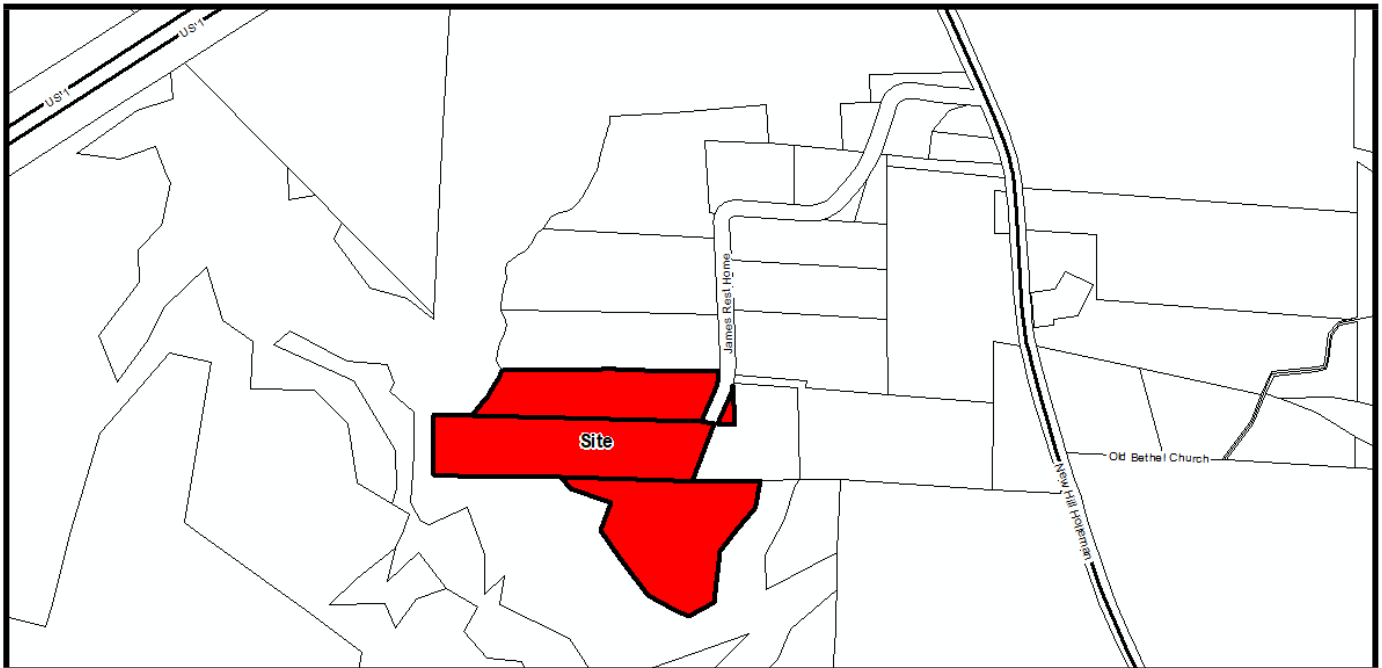
REQUEST FOR DEVELOPMENT PLAN CS Tree Service 21-DP-12

PETITIONER(S):

Chris Baley
CS Tree Services
1612 Burgess Hill Ct.
Apex, NC 27539

OWNER(S):

Beatrice Brown
James Family Limited Partnership
5003 Yates Mill Pond Road
Raleigh, NC 27606

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board:	March 12, 2022
Town Council Action:	April 19, 2022

STAFF CONTACTS: Cheryl Caines, Senior Planner
Rachel Jones, Development Review Engineer

ATTACHMENTS:

Development Petition, Development Plan, Waiver Petitions

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
James Family Limited Partnership c/o Beatrice Brown	0619956580 0619956311 0619949910	HI CU Heavy Industrial Conditional Use	13.9 ac

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	HI CU Heavy Industrial Conditional Use	Vacant, former rest home, single family residence, and other out buildings
North	RR Rural Residential	Single family residence
South	R-30 (Wake County)	Vacant, undeveloped –Duke Energy owned property
East	RR Rural Residential	James Rest Home Road, then single family residence
West	RR Rural Residential	Vacant, undeveloped –Duke Energy owned property

PROPERTY HISTORY

ETJ History

Resolution: 15-18

Approved by Town Council on: April 21, 2015

Variance History

Case Number: 22-VAR-01

Request: Reduce side and rear bufferyards from 150 feet to 50 feet

Approved by Board of Adjustments on:
March 7, 2022

Rezoning History

Case Number: 21-REZ-02

Original Zone: R-30 Residential

Proposed Zone: IT CU

Approved by Town Council on: October 19, 2021

*see 20-REZ-02 conditions

Case Number: 22-REZ-01

Original Zone: IT CU

Proposed Zone: HI CU (zoning reassignment)

Approved by Town Council on: March 1, 2022

*20-REZ-02 Conditions:

- 1) The Permitted Uses of the property shall be limited to the following:
 - Professional Office
 - Contractor's Office & Storage Yard
- 2) No Special Exception Uses are allowed.
- 3) The developer agrees to provide landscape screening and the landscape design shall provide for screening on Northern property line, adjacent to neighbors, as well as along the street frontage. Fencing with screening will be placed behind landscape screens to further reduce visibility from neighbors and street, according to Town of Holly Springs UDO.
- 4) All parking shall be to rear or side of buildings, in a manner to reduce visibility from the street or neighboring properties.
- 5) Stormwater, parking, driveways, and landscaping shall all comply with Town of Holly Springs UDO.
- 6) The developer agrees to maintain a 20% tree preservation threshold to conform with Town of Holly Springs goals for tree preservation.

- 7) Any approved waiver of Utility Connection shall only apply to the existing buildings or those that can be served by the existing septic system on the property as approved by Wake County and the Developer acknowledges that the development of new buildings or additions to existing buildings may require extension and connection to town utilities.
- 8) The developer will connect to public utilities when they become available to the property along the road frontage and pay the required tap fees to the Town of Holly Springs.
- 9) The developer will monitor traffic impacts to ensure that more intense development does not occur that would impact existing adjacent residential uses.
- 10) The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning CS Tree Services, Inc. or future developer agrees they (i) are familiar with these fees, (ii) do not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to the developer in connection with Non-Residential and Residential Projects. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
- 11) The site shall generally conform to the conceptual plan that follows, while adhering to all applicable UDO requirement.

WAIVER OF REGULATIONS OF UDO REQUESTS

1. **Request to allow for a Waiver of Regulations of UDO Section 7.07 B. 13. Widening and Realignment of Existing Street and Thoroughfares to allow a payment-in-lieu of street construction may be accepted in association with Development Petition #21-DP-12.**

UDO Requirements:

Section 7.07 B. 13. Widening and Realignment of Existing Street and Thoroughfares

13. Widening and Realignment of Existing Streets and Thoroughfares. a. Projects or Subdivisions

- a. When any land proposed for a residential subdivision, multifamily project, non-residential incremental subdivision, commercial / mixed use project, industrial project or any other type of project or subdivision: has frontage on a proposed or existing street, alley public way or other thoroughfare; borders an existing narrow street; or, when the Comprehensive Transportation Plan indicates plans for realignment or widening of a street that would require use of some of the land in the project or subdivision, one-half (1/2) of the right-of-way of such street, alley, public way or other thoroughfare shall be dedicated for the full length of the frontage of such lot, project or subdivision in accordance with the requirements and specifications of the Town of Holly Springs Comprehensive Transportation Plan and Town of Holly Springs Engineering Design and Construction Standards in connection with: the final plat for a subdivision; or, the issuance of a certificate of compliance for any other project (except UDO permits for signs). Further, Owners shall agree to construct the improvements (including medians and sidewalks as determined by the Director of Engineering) required in such right-of-way along the entire frontage or frontages of the lot, project or subdivision in accordance with the provisions of the Comprehensive Transportation Plan and the Town of Holly Springs' Engineering Design and Construction Standards. **Subject to the approval of the Town Council, a payment-in-lieu of street construction may be accepted.** Minor Subdivisions of land

under individual ownership, for the purpose of creating single family residential lots, shall not ordinarily be required to construct road improvements.

Waiver Findings of Fact:

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

2. Request to allow for a Waiver of Regulations of UDO Section 7.08 D. and E. Water Utilities and Sewer Utilities to allow a waiver of the requirement to provide connection to water and sewer services, in association with Development Petition #21-DP-12.

UDO Requirements:

Section 7.08 D. and E. Water Utilities and Sewer Utilities

- D. Water Utilities. Each lot in a major residential subdivision, non-residential incremental subdivision, multifamily project, commercial / mixed use project or industrial project within the Town of Holly Springs and its extra-territorial jurisdiction shall be provided, at the developers or subdividers expense, with municipal water services. Any water lines connections, services, and equipment so extended shall be installed in accordance with the Town of Holly Springs' Engineering Design and Construction Standards...
- E. Sanitary Sewer Utilities. Each lot in a major residential subdivision, non-residential incremental subdivision, multifamily project, commercial / mixed use project or industrial project within the Town of Holly Springs and its extra-territorial jurisdiction shall be provided, at the developers or subdividers expense, with municipal sanitary sewer services. Any sanitary sewer lines connections, services, and equipment so extended shall be installed in accordance with the Town of Holly Springs' Engineering Design and Construction Standards...

Waiver Findings of Fact:

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

STAFF ANALYSIS

Note: *This project was submitted before the new UDO became effective on March 1, 2022 and was reviewed for compliance against the UDO In place at time of application.*

PROJECT OVERVIEW

The Town has received a request for a Development Plan for the site located at the dead end of James Rest Home Road (8420 James Rest Home Rd.). The proposal is to convert an existing care facility (2,522 square feet) into an office for a contractor, construct a 4,930 square foot maintenance building, and construct accessory uses such as parking and storage yards.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character Plan:

The Future Land Use Map designates this property as Business & Industrial with small portions of Natural Area, designated as such due to environmental features.

Business & Industrial Centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another.

These areas are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site.

Development Standards

Development Site Area: 13.9 acres

Minimum Yards and Setbacks:

Perimeter yards around the project area are provided as follows:

Minimum Required

Front on local street (James Rest Home Rd.): 30 feet

Side Bufferyard (adjacent to residential): 150 feet

Rear Bufferyard (adjacent to residential): 150 feet

Provided:

Front along street (James Rest Home Rd.): 30 feet

Side Bufferyard: 50 feet*

Rear Bufferyard: 50 feet*

** reduction from 150 feet to 50 feet approved through 22-VAR-01 by BOA*

Building Height:

Maximum permitted: 35 feet

Proposed: 33 feet

Parking & Loading:

Parking Required: 11 spaces

Parking Provided: 13 spaces

Loading Required: None

Outdoor Storage:

Required:

- Enclosed within a fenced area
- Fence shall be 6 – 10 feet in height
- Materials shall not exceed the height of the fence
- Fenced area shall be surrounded by Type C-75 landscaping

Proposed: two outdoor storage yards

- Each storage yard is fenced with ornamental fencing along James Rest Home Road or black vinyl coated fencing in all other locations
- Fencing will be 8 or 10 feet high
- Materials will not exceed height of the fence
- Type C-75 or greater landscaping is provided around the fenced areas or along the site perimeter to screen the yards

Landscape Requirements:

Perimeter Yard/Bufferyard

Minimum Required

Front on local street (James Rest Home Rd.): 30 feet Type C-225

Side Bufferyard (adjacent to residential): 150 feet Type C-225

Rear Bufferyard (adjacent to residential): 150 feet Type C-225

Proposed:

Front along street (James Rest Home Rd.): 30 feet Type C-225

Side Bufferyard: 50 feet* Type C-225

Rear Bufferyard: 50 feet* Type C-225

** reduction from 150 feet to 50 feet approved through 22-VAR-01 by BOA*

It is proposed to meet the Type C-225 PUV for all yards with a mix of existing and new plantings. A tree survey has not been completed for the existing vegetation and final calculations. Therefore the applicant is conditioned to provide this final buffer increment information and updated landscape plan during Construction Documents.

Foundation:

Foundation landscaping has been provided adjacent to the visible building facades.

Interior Parking Lot

Required: 1 tree and 4 shrubs

Provided: 3 trees and 9 shrubs

Parking Area Screening

Parking area screening has been provided along parking areas which face an adjacent right-of-way or residentially zoned district.

Tree Preservation:

Required: 20% or 2.78 acres*

Provided: 23.31% or 3.24 acres

** required as condition of rezoning #21-REZ-02*

General Regulations

Fences:

Decorative black fencing will be provided along James Rest Home Rd. Black vinyl coated fencing is proposed in all other locations.

Trash Containers:

A dumpster is not proposed. The applicant will utilize roll off cans. Enclosures are not needed for containers less than 36 cubic feet.

Architectural and Site Design Requirements

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

All projects would be required to meet UDO Section 4.05 Architectural and Site Design Requirements for Industrial Districts.

Building Materials

Office Building: brick

Maintenance Building: brick, architectural concrete (CMU), fiber cement siding

Colors

Office Building: Red, black, white

Maintenance Building: red, gray, green

Animating Features

Office Building: windows, shutters, columns

Maintenance Building: Windows and outset brick courses

Roof Treatment

Variation in roofline for both buildings

Master Sign Plan:

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

Lighting:

A lighting plan was not provided by the applicant. The applicant is conditioned to submit a lighting plan with Construction Drawings if site lighting is desired.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Walkways or Pedestrian/Bikeway System Design:

A sidewalk is shown from the parking area to the office building entrance and to the right-of-way. There is no existing public sidewalk along James Rest Home Road. A waiver has been submitted for street improvements.

ENGINEERING

Potable Water and Sanitary Service:

This project will be served by existing well and septic systems. The nearest Town water and sewer facilities are located over four miles away. This property is beyond the maximum distance identified in the Town's UDO for utility connection and a waiver of utility extension has been submitted with the development plan.

Transportation

This project provided a TIA Request for Scope form to the Town at the time of rezoning to document its trip generation. With expected ninety (90) average daily vehicles, a Traffic Impact Analysis is not required for this project.

James Rest Home Road is not planned to be improved per the Comprehensive Transportation Plan. The Towns' Unified Development Ordinance (UDO) requires the developer to construct improvements along their frontage to meet Town Engineering Design & Construction Standards. Due to the nature of the existing roadway, the project will pay a fee-in-lieu of design and construction of half of a non-residential street cross section in the amount of \$100,828.56. This estimate is under final review. If the amount changes based on review, it will be updated in the town Council staff Report.

Environmental Issues

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

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: WAIVER OF REGULATIONS OF UDO REQUEST

Motion that the Planning Board recommend the Town Council approve / deny Waivers of Regulations of UDO Section 7.07 B. 13. Widening and Realignment of Existing Street and Thoroughfares and Section 7.08 D. and E. Water Utilities and Sewer Utilities.

ACTION #2: DEVELOPMENT PETITION REQUEST

Motion that the Planning Board recommend the Town Council approve / deny Development Plan 21-DP-12 for CS Tree Service as submitted by Timmons Group, Project Number 49551, 3/8/22 with the following conditions:

1. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
2. The following must be completed prior to the first Construction Drawing submittal:
 - a. Final Plat must be recorded for the consolidation of this property.
3. The following must be submitted with the first Construction Drawing submittal:
 - a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 7.02 shall be submitted to and approved by Development Services.
 - b. A landscape plan with updated buffer increment calculations, tree survey, and other information to show how the C-225 buffer requirements of UDO 7.01 are met.
 - c. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
4. The following must be addressed prior to issuance of construction drawing approval and/or land disturbance permit:
 - a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
 - b. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - c. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - d. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.

- e. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
- 5. Per Waiver Request, public utility connection is not proposed with this project. Waiver must be approved by Town Council
- 6. Per Waiver Request, road improvements along the property frontage on James Rest Home Rd. are not proposed with this project. Waiver must be approved by Town Council.
 - a. A fee-in-lieu (FIL) of design and construction of road widening across James Rest Home Road project property frontage in the amount of \$100,828.56 is required at the time of construction Drawing Approval.
- 7. The following must be finalized prior to March 25, 2022 in order to remain on the April Town Council Agenda:
 - a. The review of the cost estimate for the fee-in-lieu of roadway design and construction.
 - b. Submit responses and plan revision to address remaining minor plan review comments.

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	Yes	No	Initials	Comments
Cheryl Caines	X		CAC	
Rachel Jones	X		RDJ	



Resolution No. 22-18

Date Adopted: April 19, 2022

Effective Date: April 19, 2022

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL
MAKING FINDINGS OF FACT FOR WAIVERS TO WIDENING OF EXISTING
STREETS AND WATER & SEWER UTILITIES; IN ASSOCIATION WITH
DEVELOPMENT PETITION 21-DP-12 FOR CS TREE SERVICE**

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in November 2002; and

WHEREAS, pursuant to NCGS §§160D and the UDO, the town council of Holly Springs ("Town Council") has the authority to grant waivers if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Waiver of regulations of UDO Section 7.07 B 13: Widening and Realignment of Existing Streets and Thoroughfares - Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.07 B.13, waiver for Widening and Realignment of Existing Streets and Thoroughfares Requirements may only be granted upon the presentation of sufficient evidence to enable a written determination that:

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

Waiver of regulations of UDO Section 7.08 D & E: Water Utilities and Sewer Utilities - Findings of Fact:

A petition for a waiver of regulations of UDO Section 7.08 D & E., waiver for Water & Sewer Utility Requirements may only be granted upon the presentation of sufficient evidence to enable a written determination that:

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

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Petitioner's written findings of fact into the minutes (Exhibit A) and have received site plans depicting the requested WAIVERS (Exhibit B) for the following requested Waivers:

Part 1: Waiver: Widening and Realignment of Existing Streets and Thoroughfares

Section 7.07 B. 13. Widening and Realignment of Existing Street and Thoroughfares

13. Widening and Realignment of Existing Streets and Thoroughfares. a. Projects or Subdivisions

Part 2: Waiver: Water Utilities and Sewer Utilities

Section 7.08 D. and E. Water Utilities and Sewer Utilities

Allow a waiver of the requirement to provide connection to water and sewer services.

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the Petitioner's written findings of fact. The Town Council finds that the Petitioner's findings of fact to be consistent with the public testimony received on the requested Waivers, and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of conditions listed on Exhibit D to this Resolution.

WHEREAS, by the Town Council to make and accept the Findings of Fact for Waiver of Widening Existing Streets and Water & Sewer Utilities; as submitted by Timmons Group.

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

1. Based on the evidence presented to the Town, the Town Council hereby makes and accepts the Findings of Facts for the Waiver of Widening Existing Streets.

2. Based on the evidence presented to the Town, the Town Council hereby makes and accepts the Findings of Facts for the Waiver of Water & Sewer Utilities.

3. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 19th day of April, 2022.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk



RESOLUTION EXHIBIT A

Part 1: Waiver: Widening Existing Streets Requirements Findings of Fact Submitted By Petitioner

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

This request is to keep the existing roadway as it is. The Town has not determined that the existing conditions are detrimental to public safety, health/welfare, or injurious to the adjoining properties. As no change is proposed, then new risks are not being created that could be of concern.

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

The property's location is where the road dead-ends and a majority of the right of way is located on the property. As a private business is being proposed, this road will not be accessed by the general public. The entire existing road does not have the road improvements that would be required (increased width or curb and gutter).

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

Widening the road would result in demolition or damage to trees on both the property and adjoining properties. The plantings on the adjoining property act as a well-established screen that would need to be relocated. The neighbor's privacy and quality of life would be disturbed by the uninhibited noise and sight of construction without the screening.

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

The Comprehensive Plan shows no recommended improvements to James Rest Home Road, or its intersection with New Hill Road. As it dead ends on the property, which is to be a private business, it will not affect travel of the general public.

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

No public facilities or access thereto are to be disturbed via this waiver, as existing conditions are to remain.

Part 2: Waiver: Water Utilities and Sewer Utilities Requirements Findings of Fact Submitted By Petitioner

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

The proposed design does not change the existing conditions. The Town has not determined that the existing conditions are detrimental to public safety, health/welfare, or injurious to other properties. As no change is proposed, no new risks are being created that could be of concern.

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

The site has existing private utilities, which are in usable condition and already support the existing building which is to remain. There are not existing Town of Holly Springs public utilities in the area. According to the 2020 town of Holly Springs water map, the site is greater than 1.2 miles away from the nearest Town of Holly Springs water and sewer lines.

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

The location of the site puts it greater than 1.2 miles away from the nearest Town of Holly Springs public utilities. Routing water and sewer to the site would lengthen the schedule and increase the scope of this project immensely. It would disturb numerous parcels, when all of which could be avoided by the use of the existing utility systems.

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

The "Long Range Capital Improvement Plans" from 2009, show a proposed waterline and pumpstation planned for nearby the site, but as these improvements have not been installed the property owner does not have the ability to take advantage of them. The neighboring properties are proposed to be business and industrial on the comprehensive plan. As the area develops and the public utility is added, the goals of the 2009 plan will be met without interference from this project.

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

No public facilities or access there to are to be disturbed via this waiver, as existing conditions are to remain.

SITE PLAN



RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

Part 1: Waiver (Fee-in-Lieu): Widening Existing Streets Requirements

☒ No additional findings

Part 2: Waiver: Water Utilities and Sewer Utilities Requirements

☒ No additional findings

RESOLUTION EXHIBIT D
CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings
of Fact:

Part 1: Waiver (Fee-in-Lieu): Widening Existing Streets Requirements

☒ No Conditions

Part 2: Waiver: Water Utilities and Sewer Utilities Requirements

☒ No Conditions



CS Tree Service Development Plan and Waivers Conditions of Approval

Motion and Conditions of Approval:

Motion to adopt Resolution #22-18 to make and accept the Findings of Fact for consideration of and to approve Waivers with the following conditions:

1. Per Waiver Request, road improvements along the property frontage on James Rest Home Rd. are not proposed with this project. A fee-in-lieu (FIL) of design and construction of road widening across James Rest Home Road project property frontage in the amount of \$100,828.56 is required at the time of construction Drawing Approval.

Motion to approve / deny / defer Development Plan 21-DP-12 for CS Tree Service as submitted by Timmons Group, Project Number 49551, dated Revised 3/8/2022, with the following conditions:

1. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
2. The following must be completed prior to the first Construction Drawing submittal:
 - a. Final Plat must be recorded for the consolidation of this property.
3. The following must be submitted with the first Construction Drawing submittal:
 - a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 7.02 shall be submitted to and approved by Development Services.
 - b. A landscape plan with updated buffer increment calculations, tree survey, and other information to show how the C-225 buffer requirements of UDO 7.01 are met.
 - c. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
4. The following must be addressed prior to issuance of construction drawing approval and/or land disturbance permit:
 - a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
 - b. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - c. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - d. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.

- e. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
- f. Per Waiver Request, road improvements along the property frontage on James Rest Home Rd. are not proposed with this project. A fee-in-lieu (FIL) of design and construction of road widening across James Rest Home Road project property frontage in the amount of \$100,828.56 is required at the time of construction Drawing Approval.