



Town of Holly Springs
Planning Board
7:00 PM **Tuesday, January 24, 2023**

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

Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

- a. November 22, 2022
- b. December 14, 2022

7. Town Council Meeting Representative

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

9. Comprehensive Plan Amendments

10. Zone Map Change Petitions

11. Preliminary Plans

- a. Norris Crossing Major Subdivision Plan 22-MAS-01

12. Development Plans

13. Zoning Map Certification

14. Special Presentations

15. Other Business

- a. **Town Council Official Action Overview**
- b. **Committee Reports**
 - Land Use Advisory Committee
 - Tree Advisory Committee
 - Housing Affordability Study Advisory Committee
 - Downtown Village District Advisory Committee

c. Development Services Report

d. Other Business

16. Adjournment

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

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, November 22, 2022 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on November 22, 2022. At 7:01 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present: Chris Hills, Development Services Director
Sean Ryan, Planning Manager
Caitlyn Newton, Board Clerk

The Board completed roll call.

Members Present: Chris Deshazor, Chair
Rick Madoni, Vice-Chair
Van Crandall
Joanna Holder
Courtney Patterson
Josh Prizer
Thomas Urquhart

Members Absent: Ernie Carpico
Duane Hansen

The Board recited the pledge of Allegiance and the meeting opened with an invocation by Joanna Holder.

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. *September 27, 2022 Minutes*

Motion:

Motion to approve the September 27, 2022 Minutes.

Motion by: Thomas Urquhart

Second by: Josh Prizer

Action: The Planning Board voted in favor of the Motion. (7-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
- Joint Public Hearing: None
 - October 4th – Thomas Urquhart
 - October 18th – Ernie Carpico

- December 20th – Joanna Holder

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board.

Agenda Item #9: Comprehensive Plan Amendments

- a. Northeast Gateway Master Plan Comprehensive Plan Amendment (22-CPA-02)

Mr. Deshazor invited Mr. Ryan to present.

Mr. Ryan provided an overview of the Northeast Gateway Master Plan. The Town expects that the opening of NC 540 will increase interest in development in the project area and is seeking proactive methods to plan for growth and development. The project area encompasses approximately two square miles centered on the future NC 540/Holly Springs Road interchange.

Over the course of the past 15 months, the consultant team met with community leaders and members of the public, toured the study area, identified key opportunity sites, drafted a Land Use and Development Plan, analyzed seven functional subareas, and offered recommendations for regulatory strategies, roadway improvements, placemaking, design guidelines, and potential funding sources.

In August 2021, the Town contracted with Houseal Lavigne Associates to undertake the creation of the Northeast Gateway Master Plan. The project has involved considerable community participation, including the following:

- Project Website
- Advisory Committee Meetings
- Online Community Questionnaire
- Stakeholder Interviews and Focus Groups
- Town Council Workshop Discussions

The consultant team's analysis of background factors, the community's expressed vision and values, and best practices for community planning and development have resulted in the recommended draft plan. Town Staff has also been heavily involved in the planning process to lend knowledge about the local area and to offer insight regarding strengths, challenges, and desires from elected officials and members of the public.

The latest iteration of the draft plan is currently available on the Town's website for members of the public to read and provide comments as part of a 30-day review period prior to final adoption by the Town Council. Received comments are attached with the agenda item.

Mr. Ryan opened the floor for questions.

Ms. Patterson asked about the past vision for a regional center. She stated that there is too much residential in this area and that it is too dense and is concerned about the lack of infrastructure. She asked how we prevent the development from getting ahead of the area's capacity.

Mr. Ryan stated that they envisioned mixed uses. He used the Fenton community in Cary as an example. He stated that the concept shifted a bit throughout the plan, however, the vision was still there and that it is still present in area 3 of the model. He stated that it needs to fit Holly Springs. The core commercial area is next to the interchange. Area 4 will not have the same regional draw because it is not directly next to NC 540. It is catered towards lower density housing.

Ms. Patterson asked how much density would be added to the area.

Mr. Ryan stated that a utility plan has been set. To be able to do the lower density area, the core area has to absorb the higher density. Higher density commercial projects. By concentrating areas 3 and 4, the density will be able to support the commercial projects. The roads do need to be improved, and will be a consideration for council when there is a transportation plan. There are sewer capacity issues that will be addressed as well. It is a balancing act.

Ms. Patterson asked about a school and where it would be placed.

Mr. Ryan stated that they have met with Wake County Public School System. They are in talks of an elementary school, however, no location has been sought out.

Mr. Hills stated that the Council and other entities have structured this as conditions that need to be met and the projects will be decided as they come in. Thinking of it as the playbook as when the development proposal comes in and the

Mr. Prizer asked who owns the area.

Mr. Ryan stated that it was mainly private, but we have planning & zoning jurisdiction over the area.

Mr. Prizer asked how the school might be brought into existence.

Mr. Ryan stated that they have a modeling system and that the Town meets with them yearly to project school capacity throughout the county and target areas where new facilities may be needed. The meetings allow them to get a head start and they have the opportunity to purchase the land.

Mr. Crandall asked if there is an overlay of existing sewer and water services for the typologies.

Mr. Ryan stated that they do not have one as yet in the planning document. The Comprehensive plan addresses items for utilities and it has been brought to the consultant's attention. Part of the Comprehensive Plan as a whole looks at the long-range capacities. This purpose of this plan was for land use analysis and community character, and the big picture vision questions. Water and capacity will be addressed at a later time once adopted. Mr. Ryan discussed prominent water/sewer services in the general area of the plan.

Mr. Crandall asked about considerations for connecting to the Town of Cary's utilities.

Mr. Hills stated that there are many sides to this equation. The first being that natural topography sometimes dictates what is easier and that towns would like to have gravity sewer when possible. The town operates sewer independently. For functionality, operation, and maintenance – the Town wants to ensure that it is a part of our system. The Town is open to consideration for alternatives that may be cost effective, however, there are many considerations for capacity. Primarily, the Town would prefer that it would be in their system, but they are open to conversations in regard to other options. When it comes to utility construction, the Town would still have to purchase the infrastructure if it tied into another municipality. The cost of utilities are covered by those who tie on to it.

Ms. Holder asked if there was an ideal timeframe or sequence of development for this plan.

Mr. Ryan stated that the Comprehensive Plan timeline is for full development of Holly Springs, and there is no specific time line for this plan. They considered the mix of uses and are considerate of the percent of distributions of the subareas.

Ms. Holder asked if there are any thoughts/recommendations for incentives to developers to attract new developments.

Mr. Ryan stated that through our Ordinance, there are certain incentives that the Town uses such as structured parking or density bonuses. The Town is constantly exploring incentives.

Mr. Urquhart asked about a public comment located in the packet in regard to limited pedestrian connectivity south of Middle Creek.

Mr. Ryan stated that there are limited opportunities within the northeast gateway property for pedestrian and bike connectivity within the existing development area but the road widening should assist with these measures. The Comprehensive Transportation Plan addresses certain roadways. The Parks and Greenway Master Plan also provides additional connectivity goals. It will not be immediate, though planning efforts have highlighted the need for better interconnectivity.

Mr. Prizer asked about the yellow bridge on the map and if it is pedestrian friendly.

Mr. Ryan stated that the Town's vision is to have a over or underpass for pedestrian connectivity over NC 540. They have determined that new crossings are needed.

Ms. Patterson asked about the considerations for rezoning in subareas.

Mr. Ryan stated that there are general guidelines in place to best determine what kind of land uses can be considered in that area. The subarea descriptions/definitions will be addressed at this time.

Ms. Patterson asked that if/when the consultants recommend some of the commercial uses be changed, when this would occur in the process.

Mr. Ryan stated that if/when this plan would become adopted, they would begin implementation. Changes would be brought forth in the semi-annual UDO amendment process.

Mr. Madoni asked about pedestrian connectivity over Holly Springs Rd.

Mr. Ryan answered that there would be connectivity provided by interchange improvement. He continued by stating that there are more complications due to the number of crossings. It does not mean that we cannot plan for an overpass crossing on 55, it has not yet been prioritized in any planning documents.

Mr. Madoni appreciated the use of buffers between types. He also stated that the Town should consider pre-emptive road improvements within this area.

Mr. Deshazor stated that while businesses are going more hybrid and that people are buying more things online, the Town should be considerate of this change in culture and the future of the town.

Mr. Deshazor also suggested that we focus on affordability to ensure that people are able to afford the area.

Ms. Patterson stated that affordability for housing doesn't just apply to the apartments but to the single family dwellings as well to ensure that there are a variety of housing types.

Ms. Holder asked if affordability should be brought up in the recommendation for certain subareas.

Mr. Ryan stated that the Town is undergoing a Housing Affordability study and that these items should be considered.

Mr. Hills stated that destigmatizing housing affordability should be important and that it may add to that stigma to place it in certain zones of the subareas.

Mr. Crandall considered the possibility of targeting an area in the plan for affordable housing if possible.

Ms. Patterson stated that the idea is for that housing affordability should be prioritized across typologies.

Mr. Deshazor noted that it appears that housing affordability is a concern across the board and that at this point in time, we should note that it is important to address this widespread.

Mr. Ryan stated that in the description of subarea 4, it notes that housing affordability should be considered within certain areas. The consultant has looked at the housing affordability options. Specifically, in page 38 of the plan – subareas 4 and 5.

Mr. Deshazor asked if another motion would be necessary to address this.

The board discussed whether or not the motion should be added.

Motion that the Planning Board recommend the Town Council adopt the Northeast gateway master Plan as Appendix F of Vision Holly Springs Section 1: Land Use & Character Plan.

Motion by: Ms. Patterson

Second by: Ms. Holder

Action: The Planning Board voted in favor of the Motion. (7-0)

Motion: Motion that Town Council review and emphasize housing affordability across typologies within the Northeast Gateway.

Motion by: Mr. Deshazor

Second by: Mr. Prizer

Action: The Planning Board voted in favor of the Motion. (7-0)

Agenda Item #10: Other Business

- a. Village District Area Plan Advisory Committee Representative Selection (S. Ryan)
- b. Committee Reports
 - Land Use Advisory Committee Meeting (E. Carpico/C. Deshazor)
 - Tree Advisory Committee (T. Urquhart/D. Hansen)
 - Housing Affordability Study Advisory Committee (C. Deshazor)
 - Northeast Gateway Master Plan Advisory Committee
 - Downtown Village District Area Plan Advisory Committee (V. Crandall/J. Prizer)
- c. Town Council Official Action Overview
- d. Development Services Report
 - Planning Board Terms
 - December Meeting on December 14th
 - Open Meetings Law 143.3.18

Agenda Item #12: Adjournment

Motion:

Motion to adjourn.

Motion by: Ms. Holder
Second by: Mr. Urquhart
Action: The Planning Board voted in favor of the Motion. (7-0)
Time: 8:37

Caitlyn Newton
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.b.

Requests & Communications

Title: December 14, 2022

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. December 14 2022 PB Minutes

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday December 14, 2022 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on December 14, 2022. At 7:00 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present: Elizabeth Goodson, Land Development Division Manager
Sean Ryan, Planning Manager
Rachel Jones, Development Review Engineer
Catherine Jacobs, Development Engineering Manager
Caitlyn Newton, Board Clerk

The Board completed roll call.

Members Present: Chris Deshazor, Chair
Rick Madoni, Vice-Chair
Van Crandall
Ernie Carpico
Courtney Patterson
Josh Prizer

Members Absent: Thomas Urquhart
Joanna Holder
Duane Hansen

The Board recited the pledge of Allegiance and the meeting opened with an invocation by Ernie Carpico.

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment. Minutes were not provided this month and a motion will be moved to next meeting.

Agenda Item #6: Minutes

a. November 22, 2022 Minutes

No minutes to be approved this month, to be moved to next month.

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
- Joint Public Hearing: None
 - December 6th – Duane Hansen
 - December 20th – Joanna Holder
 - January 17th – Rick Madoni

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board.

Agenda Item #9: Preliminary Plan

a. Goodwin Major Subdivision (22-MAS-03) (C. Caines)

Mr. Ryan reviewed the staff report with the Board.

Overview: The Town has received a request for a Major Non-residential Subdivision Plan for the Goodwin (Yield North) site, located at 7511 Woods Creek Road. The project area includes approximately 83.47 acres. The applicant has submitted a subdivision plan which establishes the vehicular & utility access for each lot, new lot lines, common landscaping and a common architectural theme. The Major Subdivision Plan features six (6) PODs for future development. A minimum of 1 lot and a maximum of 5 lots in each POD is proposed by the applicant, which would mean a minimum of 1 lot and a maximum of 30 lots overall in the subdivision. If the subdivision plan is approved, the applicant will then need to submit detailed development plans for the individual sites.

Mr. Ryan asked Rachel Jones to continue the presentation.

Mr. Prizer asked for clarifications on the road widening for the project.

Ms. Jones stated that road improvement projects are underway and there are discussions with developers in regard to properties in the area and the opportunities for improvements.

Mr. Prizer asked about an interchange near US-1.

Ms. Goodson stated that they are diligently exploring options for an interchange though it is still in the early stages. It is not currently funded but planning efforts have begun and the need is on everyone's radar.

Mr. Crandall asked if power lines would be installed above or below ground.

Ms. Jones stated that new lines will be buried.

Mr. Crandall asked if they were any dig-once policies.

Mr. Ryan stated that in the UDO, it does require the extension of the Town's fiberoptic network or installing conduit so that fiberoptic network can be installed.

Mr. Crandall asked about riparian buffers and if the Town is applying the town's mandated buffers.

Ms. Goodson stated that it is in the Cape Fear River Basin and that the buffers are 30 ft on each side. The Town's Cape Fear River Basin buffer is 30 ft on either side.

Mr. Crandall asked if it was possible to make the buffer larger.

Ms. Goodson stated that the team is not able to over-regulate buffers and that the data has been provided by the environmental team. Adding to the buffers may be complicated.

Mr. Ryan invited the applicant to speak.

Applicant: Blake Hall, 100 N Coslett Ct, Cary, NC

Mr. Deshazor asked about the average number of vehicles on a daily basis.

Ms. Jones stated that the totals are 2,214 for daily trips, 431 for AM peak hour, and 432 for PM peak hour.

Mr. Deshazor asked if there was an express bus system considered for this project.

Mr. Hall stated that it had not yet been discussed.

Mr. Deshazor stated his concerns for the traffic impacts of this location and growth.

Mr. Ryan stated that he is working with developers to ensure the proper transportation improvements.

Mr. Deshazor asked about solar units.

Mr. Applicant stated that solar panels will be considered on a tenant by tenant basis.

PETITION MOTION:

Motion that the Planning Board recommend the Town Council approve / deny Major Non-Residential Subdivision Plan 22-MAS-03 for Goodwin Subdivision (Yield North) as submitted by Timmons, Project Number 54318 with the following conditions:

1. All previous conditions of approval for *7511 Woods Creek Road 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. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
3. 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.
4. Adhere to the parameters of the approved Development Agreement executed with this project moving forward with Construction Drawings and individual Development Plan Submittals.
5. 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.
6. 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.
7. Continue coordination with Staff to achieve a complete pedestrian connection beyond the western property line, off-site across Adjacent Parcel #3, to terminate at Copperhead Road.
8. With the 1st Construction Drawing Submittal, the following is required:
 - a. 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.
 - b. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
 - c. If changes to the gravity sewer network, forcemains, pump station or other sewer infrastructure have occurred between Preliminary approval and construction drawing submittal, the Sewer Study and or Pump Station Report associated with this project is required to be updated; including final sizing for gravity lines and forcemains, and those that are stubbed upstream. The Sewer Study revision, is required with first construction drawing submittal.

9. Prior to Construction Drawing Approval, and/or land disturbance permit, the following is required:
 - a. This project is responsible for paying a fee-in-lieu of traffic signal design and installation proportionate to project impact at the intersection of Friendship Rd./Holly Springs New Hill Road. The fee is due at the time of Construction Drawing Approval. Continue to monitor this intersection for signalization.
 - b. This project is responsible for paying a fee-in-lieu of traffic signal design and installation proportionate to project impact at the intersection of Old US 1/Friendship Road. The fee is due at the time of Construction Drawing Approval. Continue to monitor this intersection for signalization
 - c. This project is responsible for paying a fee-in-lieu of traffic signal design and installation proportionate to project impact at the intersection of Woods Creek Road/Friendship Road. The fee is due at the time of Construction Drawing Approval. Continue to monitor this intersection for signalization
 - d. This project is responsible for paying a fee-in-lieu of intersection improvement design and installation proportionate to project impact at the intersection of Woods Creek Road/Old Holly Springs Apex Road. The fee is due at the time of Construction Drawing Approval. Continue to monitor this intersection for signalization
 - e. Fiber utility connection/extension is required with this project associated with traffic signal/pump station installation and construction. Please continue to coordinate with Staff through approval of this project
 - f. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
 - g. Offsite Sewer Infrastructure Incomplete: This project is dependent on the completion of the Friendship Pump Station and associated infrastructure for sewer service. If any off site sewer facilities needed to serve this project are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Administrator.
 - h. Finalize evaluation of gravity sewer versus forcemain from the project site, along Friendship Road to the Friendship Pump Station. Coordination on this infrastructure is needed between this development project and the adjacent Friendship Innovation Park Master Plan.
 - i. Offsite Potable and Reclaimed Water Infrastructure Incomplete: This project is dependent on the completion of the Friendship utilities and associated infrastructure for potable and reclaimed water service. If any off site reclaimed water facilities needed to serve this project are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Administrator.
 - j. The Reclaimed Water Model Report must be finalized.
 - k. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - l. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - m. All environmental permits must be obtained prior to construction drawing approval.
 - n. 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.
10. 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.
11. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
12. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed.
 - a. At such time a more regional wastewater solution becomes available to serve this site with adjacent future development, the adjacent developer should be responsible to abandon the on-site pump station, remove all elements of the on-site pump station, fill in the wet well, and return any parts requested by the Town to the Town at time of abandonment.

13. With each Development Plan Submittal that is part of this Master Subdivision Plan, the following is required:
- Provide completed Industrial Waste survey short form. Information on this form may result in additional permitting or information being required.
 - Provide the Grease Trap Form as required for all businesses that will be handling fats, oils, or grease (i.e. restaurants).
 - Hydraulic water model and fire flow Analysis Report.
 - Request for Traffic Study Scope Form and Trip Generation Letter to verify each Development Plan is within parameters previously approved in the overall TIA.
 - Request for Sewer Study Scope Form and Sewer Letter to verify each Development Plan is within parameters previously approved in the overall PER
14. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage, a Master Sign Plan, if requested, must be submitted for review and approval.

Motion by: Ernie Carpico

Second by: Josh Prizer

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

Van Crandall opposed the motion stating that he believes the 30 foot buffers are inadequate for this project within the Cape Fear River Basin.

Agenda Item #10: Housing Affordability Study

a. In December 2021, the Town commenced a Housing Affordability Study to identify community housing gaps, needs, and specific strategies for increasing housing options and affordability in the Town of Holly Springs. According to 2021 data from Freddie Mac, the United States has a housing deficit of 3.8 million units, most of which are at the low end of the price spectrum. Holly Springs is located the third-fastest growing county in the country and this regional and local growth has led to almost unlimited demand for housing in Holly Springs, putting pressure on the local housing market.

The Town selected HR&A Advisors as the consultant in October 2021 and completed a review of existing plans and data sources to gain a better understanding of the housing market in Holly Springs and its unique challenges. Once the existing conditions were understood, the consultant began the analysis portions of the project.

The consultant conducted a market analysis which evaluated housing demand, housing supply, and the most vulnerable populations in the community. This was followed by a needs and gap analysis to determine the mismatch between the supply of housing and the demand for housing. Data gathered through this task served as the foundation for the strategies presented later in the document to address the Town's housing challenges. The consultant then conducted a barriers analysis to determine the constraints that could hinder the Town's ability to achieve the stated housing goals. Some of these barriers included zoning regulations that prohibited attached units in large portions of the Town, prohibitive design standards, a lack of funding, the high cost of land, and a dearth of affordable rental units.

Throughout this process, feedback was gathered from the Advisory Committee, public engagement responses, key stakeholders, elected officials, and appointed board members to formulate a list of housing goals. Engagement efforts for the project included the following:

- ☐ Newsletter updates
- ☐ Public workshops
- ☐ Stakeholder interviews
- ☐ Advisory Committee meetings

- ☐ Social media blasts
- ☐ Online survey
- ☐ Project webpage
- ☐ Email and telephone outreach

The resulting study contains a toolbox of policies, strategies, and recommendations for the Town to achieve the identified goals from earlier in the planning process. To track and measure progress toward implementation of these goals, each policy, strategy, and recommendation also included evaluation metrics and milestones. Implementation strategies were divided into three overall categories: Tools to Meet Growing Demand, Tools to Preserve and Expand Access to Homeownership, and Tools to Retain Existing Residents.

Mr. Ryan reviewed the staff report with the Board.

Mr. Carpico asked if there are any model communities to compare the study to.

Mr. Ryan stated that their project consultants have completed several plans within Apex, Wake Forest, and other areas and that they are very familiar with current issues and what is working for other communities.

Ms. Patterson asked about current projects within the Town with dedicated affordable housing components.

Mr. Ryan stated that it is not currently under construction, however, a building within the Village Gate project will have voluntary dedicated affordable housing.

Mr. Madoni asked how we would reconcile building standards, road improvements, etc. to justify incentives.

Mr. Ryan pointed to the strategy to decide on incentives that the Town is willing to offer. A developer's agreement would be used to negotiate standards.

Mr. Madoni asked how we would justify adding more housing with the transportation concerns.

Mr. Ryan stated that there is a supply issue but also an infrastructure issue and finding the right locations for housing and commercial is a priority. It is a multi-layered issue and you might make one issue worse when solving another so you have to be careful.

Mr. Deshazor added that affordable housing is not just apartments but also about home buying. He stated it would require a bit of education for the town to understand the benefits of affordable housing.

Ms. Patterson included that there can be advantages to these incentives and it may not be noticed by the public. Affordability is not always not what you think. The community will need to be educated about affordability.

Mr. Crandall asked about the future of Accessory Dwelling Units within Holly Springs.

Mr. Ryan stated that the Town does allow for ADU's in certain zoning types but many people choose not to do so. There is still a demand for single-family homes but also for townhomes and apartment buildings. It is a response to the current market. There are programs, however, Town Council will have to adopt them. The ADU is a recommendation within the proposed plan.

Mr. Crandall asked if the ADU demonstration approach is a part of the plan.

Mr. Ryan stated that it is.

Motion:

Motion that the Planning Board recommend the Town Council approve the Housing Affordability Study as submitted by The Town of Holly Springs.

Motion by: Rick Madoni

Second by: Courtney Patterson

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

Agenda Item #11: Other Business

- a. Village District Area Plan Advisory Committee Representative Selection (S. Ryan)
- b. Committee Reports
 - Land Use Advisory Committee Meeting (*E. Carpico/C. Deshazor*)
 - Tree Advisory Committee (*T. Urquhart/D. Hansen*)
 - Housing Affordability Study Advisory Committee
 - Northeast Gateway Master Plan Advisory Committee
- c. Town Council Official Action Overview
- d. Development Services Report

Agenda Item #12: Adjournment

Motion:

Motion to adjourn.

Motion by: Josh Prizer

Second by:

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

Time: 8:00

Caitlyn Newton
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 11.a.

Public Hearings

Title: Norris Crossing Major Subdivision Plan 22-MAS-01

Strategic Priority Area:

Staff Resource:

Action(s):

1. Recommend the Town Council Approve / Deny 22-MAS-01 Norris Crossing Subdivision

Explanation:

- A new Unified Development Ordinance (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 will consider for each respective case.
 - Applicable Ordinance: 2022 UDO
 - Process: Town Council Quasi-Judicial Public Hearing
- The Town has received a request for a Major Residential Subdivision for Norris Crossing, an assemblage of properties located off of Avent Ferry Road between Stonemont Subdivision and Mills at Avent Ferry Subdivision.
- The project area includes ± 74 acres.
- The plan shows 170 new single dwelling lots, internal residential streets, thoroughfare widening, public greenway connections, public utilities extensions to serve each future lot, tree preservation area, common open spaces, and common landscaping.
- The developer has worked with the Town through the review of the Major Subdivision Plan on draft terms of a Development Agreement. This agreement is expected to include the following terms:
 - A proportionate fee-in-lieu of design and construction of the traffic signal at the intersection of Holly Meadow Drive and Avent Ferry Road.
 - Reimbursement for the offsite extension of sidewalk/sidepath along Avent Ferry Road to complete the pedestrian connection to the west at the Mills at Avent Ferry Subdivision.
 - An offset of Parks and Recreation Fees in Lieu for the construction of an offsite greenway connection on property within Mills at Avent Ferry subdivision.
 - A potential term: A proportionate fee-in-lieu for a portion of the median within Avent Ferry Road that is unable to be constructed with this development.

Background:

- The site was rezoned from R-30 Residential to R-10 CU Residential Conditional Use by the Town Council on March 16, 2021.
- The zoning on the site was reassigned from R-10 CU to SR CU Suburban Residential Conditional Use as a part of the Town-wide zoning reassignment on March 1, 2022.

Funding Source(s):

N/A

Attachment(s):

1. Petition & Plans_Norris Crossing
2. PB Staff Report_Norris Crossing Major Subdivision

DEVELOPMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
www.hollyspringsnc.us/2170/Development-Services



Petition Type:

- ☒ **Major Subdivision** (check all that apply)
☒ Residential ☐ Non-residential
☒ New ☐ Major Amendment* ☐ Minor Amendment*
- ☐ **Development Plan** (check all that apply)
☐ Residential ☐ Non-residential
☐ New ☐ Major Amendment* ☐ Minor Amendment*
- ☐ **Special Use Permit**
☐ New

* Specify purpose of amendment on Certificate of Plan Revisions

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: Norris Crossing

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: Avent Ferry Road west of Moonstone Drive; east of Bellamy Mill Drive; south of Avent Ferry Road.

Use street address. If none, use the closest intersection

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

PIN: 0638824248, 0638810828, 0638716449, 0638814177, 0638802381, 0638707772 Real Estate ID: 04033, 21750, 182472, 94223, 28331, 94249

Project Acreage (rounded to nearest tenth): 74.1 acres Partial Parcel: ☐ No ☐ Yes (additional fee)

Current Zoning: SR-CU Proposed Use (see UDO Table 3.2.A): residential subdivision

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

Sketch Plan Review (Pre-Submittal) Meeting Date: April 19, 2022

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) 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 Jeffrey A. Roach, P.E. for Company Peak Engineering & Design, PLLC

Mailing Address 1125 Apex Peakway

City Apex State NC Zip 27502

Telephone # (919) 439-0100 E-Mail jroach@peakengineering.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 Jeffrey A. Roach, P.E. for Company Peak Engineering & Design, PLLC

Mailing Address 1125 Apex Peakway

City Apex State NC Zip 27502

Telephone # (919) 439-0100 E-Mail jroach@peakengineering.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 Kurt Burger Company Foxfield Land Company, LLC
Mailing Address 1106 Dominion Hill Drive
City Cary State NC Zip 27519
Telephone # (919) 538-2440 E-Mail kurt@foxfieldland.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 N/A 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 Pam Porter Company TMTLA Associates
Mailing Address 5011 Southpark Drive Suite 200
City Durham State NC Zip 27713
Telephone # (919) 484-8880 E-Mail pam@tmtla.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: Attorney (any other contact that should receive comments and correspondence for this project)

Name Jason Barron Company Morningstar Law Group
Mailing Address 421 Fayetteville Street Suite 530
City Raleigh State NC Zip 27601
Telephone # (919) 590-0371 Alternate Telephone # ()
Fax # () E-Mail jbarron@morningstarlawgroup.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 _____ 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

Certificate of Submittal Completion

I, Jeffrey A. Roach for Peak Engineering & Design, PLLC, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: _____ Date: _____

See following pages for signature
and property owner information.

Developer

Name Kurt Burger Company Foxfield Land Company, LLC
Mailing Address 1106 Dominion Hill Drive
City Cary State NC Zip 27519
Telephone # (919) 538-2440 E-Mail kurt@foxfieldland.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 N/A Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
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Landscape Architect

Name Pam Porter Company TMTLA Associates
Mailing Address 5011 Southpark Drive Suite 200
City Durham State NC Zip 27713
Telephone # (919) 484-8880 E-Mail pam@tmtla.com
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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 Carla Trepper Company Olive Family Land Company, LLC
Mailing Address 9016 Barker Road
City Apex State NC Zip 27562
Telephone # () E-Mail carla@jcpowdercoating.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, Jeffrey A. Roach for Peak Engineering & Design, PLLC, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: Jeffrey Roach

Digitally signed by Jeffrey Roach
Date: 2022.05.27 08:39:54 -04'00'

Date: 5/27/2022

Developer

Name Kurt Burger Company Foxfield Land Company, LLC
Mailing Address 1106 Dominion Hill Drive
City Cary State NC Zip 27519
Telephone # (919) 538-2440 E-Mail kurt@foxfieldland.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 N/A Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () E-Mail _____
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Landscape Architect

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Mailing Address 5011 Southpark Drive Suite 200
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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 Mohan Selva Company 2MM LLC
Mailing Address 109 Oxyard Way
City Cary State NC Zip 27519
Telephone # () E-Mail 2mmlccary@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

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Signature: Jeffrey Roach

Digitally signed by Jeffrey Roach
Date: 2022.05.27 08:42:37 -04'00'

Date: 5/27/2022

Developer

Name Kurt Burger Company Foxfield Land Company, LLC
Mailing Address 1106 Dominion Hill Drive
City Cary State NC Zip 27519
Telephone # (919) 538-2440 E-Mail kurt@foxfieldland.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
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How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name Macon, Mary Hare Company _____
Mailing Address 315 Brook Lane
City Newport State NC Zip 28570
Telephone # () E-Mail Jerry Macon (executor) jerry.macon@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

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Digitally signed by Jeffrey Roach
Date: 2022.05.27 08:42:37 -04'00'

Date: 5/27/2022

Developer

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Mailing Address 1106 Dominion Hill Drive
City Cary State NC Zip 27519
Telephone # (919) 538-2440 E-Mail kurt@foxfieldland.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
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Mailing Address 5011 Southpark Drive Suite 200
City Durham State NC Zip 27713
Telephone # (919) 484-8880 E-Mail pam@tmtla.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
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Mailing Address 421 Fayetteville Street Suite 530
City Raleigh State NC Zip 27601
Telephone # (919) 590-0371 Alternate Telephone # ()
Fax # () E-Mail jbarron@morningstarlawgroup.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 Macon, Katherine Johnson Company _____
Mailing Address P.O. Box 370
City Atlantic Beach State NC Zip 28512
Telephone # () E-Mail Jerry Macon (executor) jerry.macon@yahoo.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
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Date: 5/27/2022

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City Cary State NC Zip 27519
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Architect

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Mailing Address _____
City _____ State _____ Zip _____
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How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

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

Property Owner - Required

Name Macon, Stephen Company _____
Mailing Address 2305 Avent Ferry Road
City Holly Springs State NC Zip 27540
Telephone # () E-Mail scmacon@splithousevineyard.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

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Signature: Jeffrey Roach

Digitally signed by Jeffrey Roach
Date: 2022.05.27 08:42:37 -04'00'

Date: 5/27/2022

NORRIS CROSSING

Property Owner – Exhibit ‘A’
(information provided during zoning)

Property Owner	Contact Information	Email Address	PIN	Real Estate ID (REID)	Acreage	Current Zoning
Olive Family Land Company, LLC	Carla O. Trepper 9016 Barker Rd New Hill, NC 27562	carla@jcpowdercoating.com	0638-82-4248	0004033	10.43 acres	R-30
2MM LLC	Selva Mohan 109 Oxyard Way Cary, NC 27519	2mmlccary@gmail.com	0638-81-0828	0021750	8.20 acres	R-30
Macon, Mary Hare	315 Brook Lane Newport, NC 28570		0638-71-6449	0182472	14.71 acres	R-30
Macon, Katherine Johnson	P.O. Box 370 Atlantic Beach, NC 28512		0638-81-4177	0094223	15.31 acres	R-30
Macon, Mary Hare	315 Brook Lane Newport, NC 28570		0638-80-2381	0028331	21.21 acres	R-30
Macon, Stephen	Stephen Macon 2305 Avent Ferry Rd Holly Springs, NC 27540	scmacon@splithousevineyard.com	0638-70-7772	0094249	3.50 acres and 1.05 acres (partial rezoning)	R-30

** All of the Macon properties will be signed by one or more of the following family members:

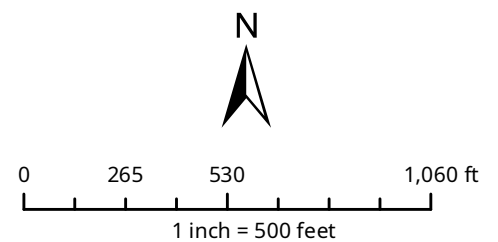
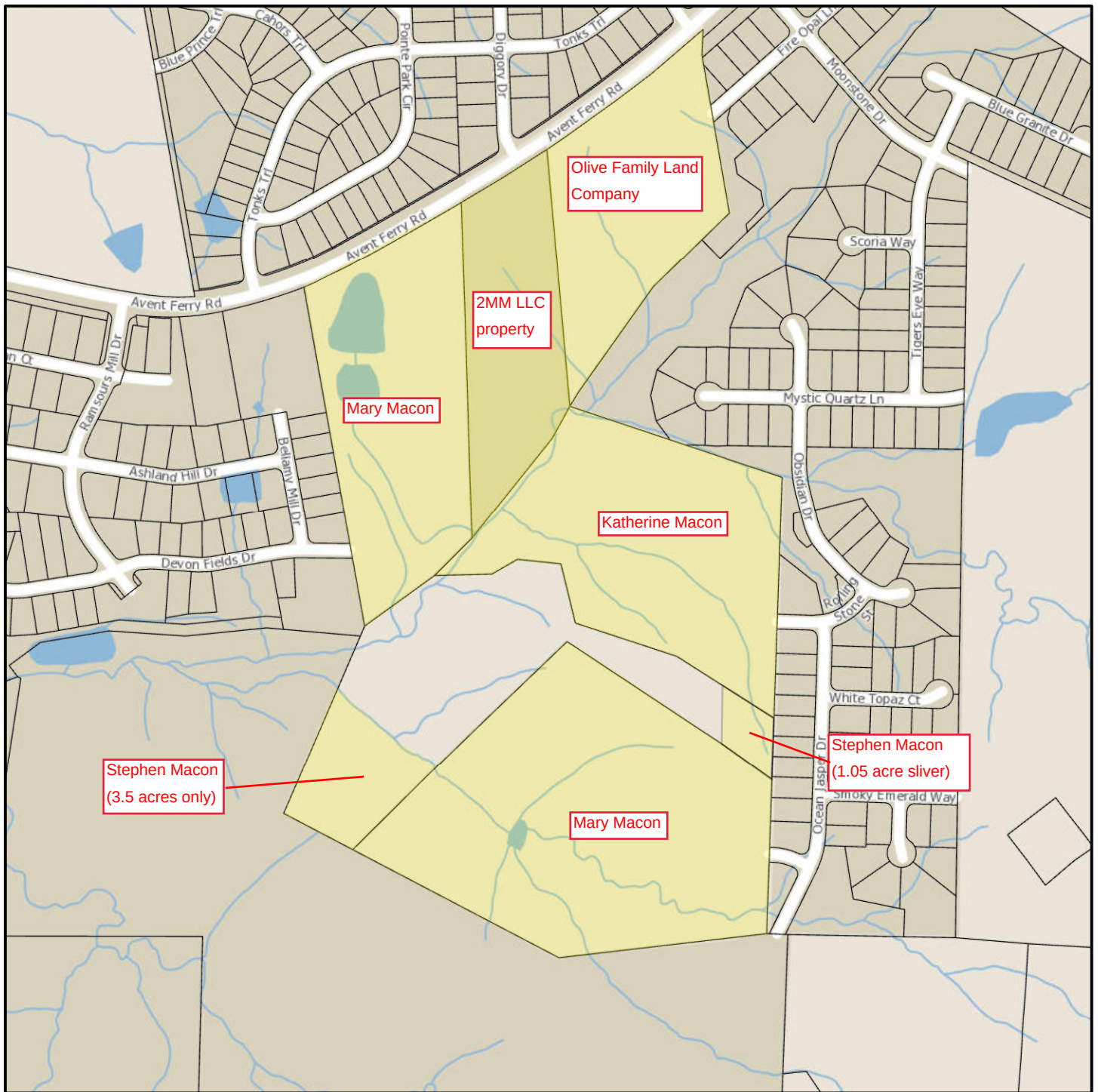
- Jerry Macon (currently executor of the estate) jerry.macon@yahoo.com
- Stephen Macon scmacon@splithousevineyard.com
- Lee Macon leemacon@gmail.com
- Alisa Macon akmacon@hotmail.com
- Anne Brannon (annebrannon@att.net)

Applicant and Owners’ Representative:

Foxfield Land Partners, LLC
Mr. Kurt Burger
1106 Dominion Hill Drive
Cary, NC 27519
(919) 434-5002
(kurt@foxfieldland.com)

Civil Engineer and Applicant’s Representative

Peak Engineering & Design, PLLC
Jeff Roach, P.E.
1125 Apex Peakway
Apex, NC 27502
(919) 439-0100
(jroach@peakengineering.com)



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.*

Wake County Residential Development Notification

Developer Company Information	
Company Name	Foxfield Land Partners, LLC
Company Phone Number	919-538-2440
Developer Representative Name	Kurt Burger
Developer Representative Phone Number	919-538-2440
Developer Representative Email	kurt@foxfieldland.com

New Residential Subdivision Information	
Date of Application for Subdivision	June 3, 2022
City, Town or Wake County Jurisdiction	Holly Springs
Name of Subdivision	Norris Crossing subdivision
Address of Subdivision (if unknown enter nearest cross streets)	2129, 2205 & 2221 Avent Ferry Rd
REID(s)	04033, 21750, 182472, 94223, 28331, 94249
PIN(s)	0638824248, 0638810828, 0638716449, 0638814177, 0628802381, 0638707772

Please complete each section and return by email or fax to all:

WCPSS

Debra Adams

dbadams@wcpss.net

Judy Stafford

jstafford1@wcpss.net

Fax: 919-431-7302

WAKE

Bill Shroyer

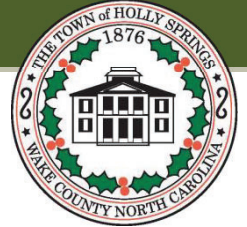
bill.shroyer@wakegov.com

Fax: 919-856-6389

Projected Dates Information	
Subdivision Completion Date	2026 - 2027 (final home occupancy estimate)
Subdivision Projected First Occupancy Date	Spring 2024

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	173					73	100	2500	3200			2024	50	2025	50	2026	73
Townhomes																	
Condos																	
Apartments																	
Other																	

NEIGHBORHOOD MEETING REPORT



Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting.

☐ Neighborhood Meeting Date: June 2, 2022
Time: 5:30pm - 6:30pm
Location: Zoom (Virtual) Platform

For DS 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 within a 300 foot radius of the subject property, and any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings.
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.
4. The applicant shall post a sign on the property with the Time, date, and location of the neighborhood meeting.

☐ Complete ☐ Incomplete

☒ Date of Notification Mailing: Friday, May 20, 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:

See Attachment A - Summary of Issues

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:

- ☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
 - ☒ A copy of the signed attendance list that includes names and addresses of those in attendance.
- Attachment B - Mailing List, and Attachment C - List of Attendees

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Jeffrey Roach

Digitally signed by Jeffrey Roach
Date: 2022.06.03 08:00:19 -04'00'

Date
June 3, 2022



Jason Barron | Partner
421 Fayetteville Street | Suite 530
Raleigh NC 27601

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

To: Neighboring Property Owner

From: Jason Barron

Date: May 20, 2022

Re: Notice of neighborhood meeting to discuss master subdivision plan for certain property located along the south side of Avent Ferry Road between the Mills at Avent Ferry and Stonemont subdivisions in the Town of Holly Springs, containing approximately 84.03 acres, as depicted on Attachment A (the "Property")

We are counsel for a developer which will be submitting a master subdivision plan (the "Subdivision Plan") to the Town of Holly Springs for the above-captioned Property, a copy of which Subdivision Plan is included herein as Attachment B. The Property that is subject to the Subdivision Plan and all properties within 300 ft of the Property are highlighted in yellow on the context map included with this mailing. We must mail this notice to all owners of properties within 300 ft of the Property per the requirements of the Town of Holly Springs Unified Development Ordinance.

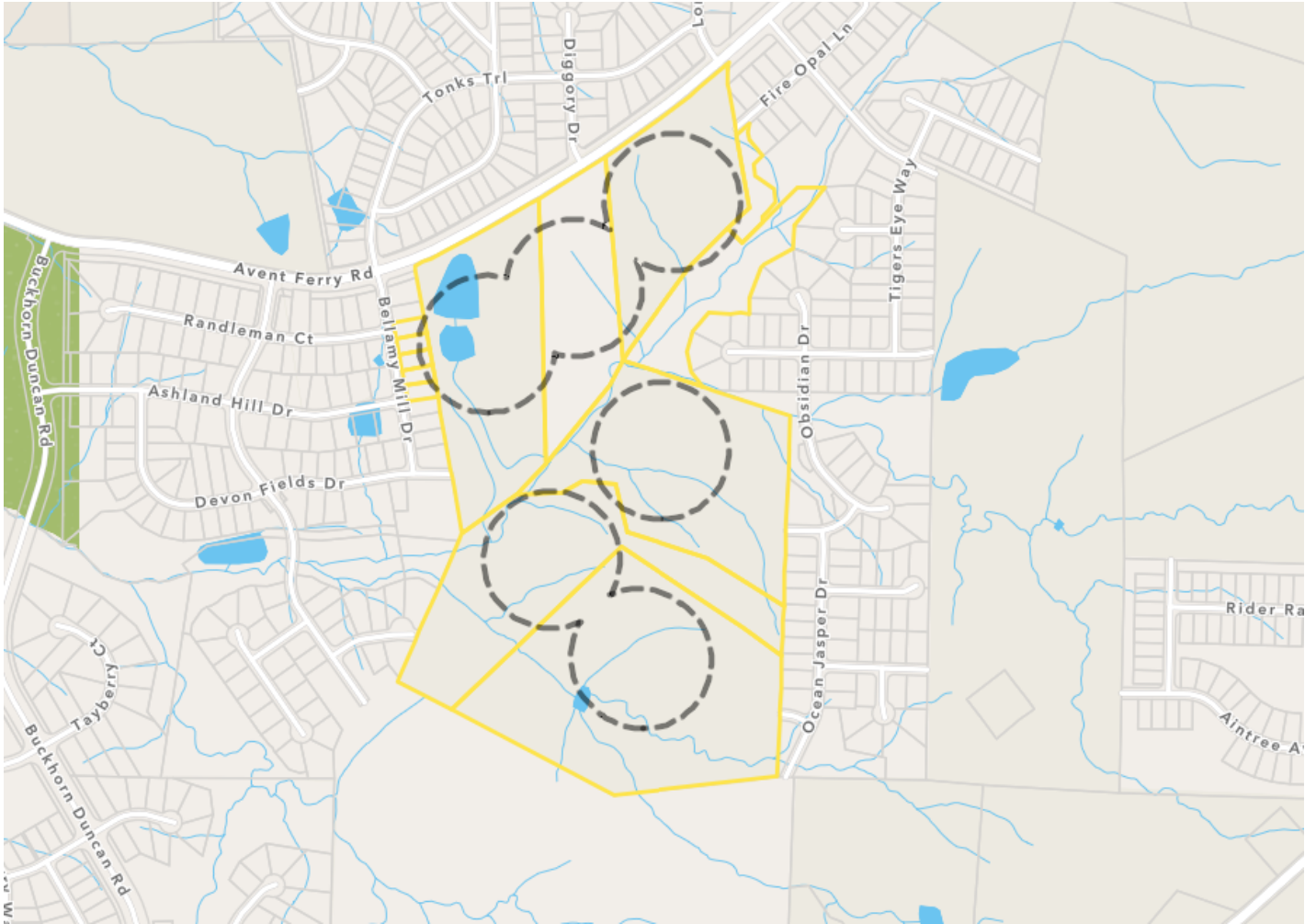
The purpose of the Subdivision Plan is to facilitate a single family residential community containing up to 173 lots with associated amenities and open space consistent with the zoning for the Property as approved by the Town of Holly Springs earlier this year.

We will hold a virtual neighborhood meeting on **Thursday, June 2, 2022, 5:30 p.m. – 6:30 p.m.** via Zoom. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and can inform us of their questions or comments. We hope this will help us understand how this project could impact you.

Instructions for registering for and joining the meeting are enclosed.

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

Context Map



How to Participate in the June 2, 2022 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
Go to <https://morningstarlaw.group/06022022mtg> to register for the meeting.

(Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)

- Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
- Dial one of the following numbers:
 - +1 301 715 8592
 - +1 312 626 6799
 - +1 929 436 2866
 - +1 253 215 8782
 - +1 346 248 7799
 - +1 669 900 6833
- Enter Webinar ID: 890 0408 1417
- Enter password: 000665
- For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0371.

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

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

ATTACHMENT A								
PIN	Street Address	Nearest Intersection	Acres	Book/Plat/Page	Current Zoning	Proposed Zoning	Owner Name	Owner Address
0638-82-4248	2129 Avent Ferry Road	Avent Ferry Road and Moonstone Drive	10.43	DB 008748 PG 00374	R-10 - Residential - Conditional Use	R-10 - Residential Neighborhood	Olive Family Land Company LLC	8916 Barker Road, New Hill, NC 27562-9786
0638-81-0828	2205 Avent Ferry Road	Avent Ferry Road and Bellamy Mill Drive	8.20	DB 017095 PG 01820	R-10 - Residential - Conditional Use	R-10 - Residential Neighborhood	2MM LLC	109 Oxyard Way, Cary, NC 27519-7327
0638-71-6449	2221 Avent Ferry Road	Avent Ferry Road and Bellamy Mill Drive	14.71	DB 002322 PG 00349	R-10 - Residential - Conditional Use	R-10 - Residential Neighborhood	Mary Hare Macon	2221 Avent Ferry Road, Holly Springs, NC 27540-8425
0638-81-4177	2209 Avent Ferry Road	Avent Ferry Road and Bellamy Mill Drive	15.31	DB 013089 PG 01209	R-10 - Residential - Conditional Use	R-10 - Residential Neighborhood	Katherine Johnson Macon	P.O. Box 370, Atlantic Beach, NC 28512-0370
0638-80-2381	2225 Avent Ferry Road	Avent Ferry Road and Bellamy Mill Drive	21.21	DB 002322 PG 00349	R-10 - Residential - Conditional Use	R-10 - Residential Neighborhood	Mary Hare Macon	315 Brook Lane, Newport, NC 28570-6505
0638-70-7772	2305 Avent Ferry Road	Avent Ferry Road and Bellamy Mill Drive	14.17	DB 002334 PG 00164	R-10 - Residential - Conditional Use	R-10 - Residential Neighborhood	Stephen C. Macon	2305 Avent Ferry Road, Holly Springs, NC 27540-8941
Total Acreage			84.03					

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EXHIBIT A – SUMMARY OF ISSUES
NORRIS CROSSING
NEIGHBORHOOD MEETING – JUNE 2, 2022

Participant asked will there be something on either side of the buffer for additional privacy from the greenway? One of my concerns with a neighborhood butting up to our neighborhood is privacy with extra people walking in the greenway. *There will be a “greenbelt” between The Mills and the new project that is a landscaped buffer. It will not be a greenway.*

What kind of landscaping will there be between the new home site and existing homes? *The Town ordinance requires evergreens and deciduous large trees and we will supplement with small and large shrubs, 3ft – 6ft tall.*

Will one of the main roads be connecting Stonemont, the New Build and The Mills through Devon Fields Drive? *Yes, that is correct.*

What do we do about traffic? Ashland Hill Drive is still being used for dump trucks to not just get through to The Mills but also to Bridgeberry. With all this new construction going on in the neighborhood what is going to be preventing dump trucks from going through Devon Fields or on Ashland Hill into Bridgeberry? *During construction all traffic will come in on Avent Ferry and barricade off Fire Opal Ln into Stonemont and we will also barricade off Devon Fields in the southwest corner so that our trucks are not coming through the adjacent two neighborhoods.*

The second phase same thing? *We have to evaluate this a little bit more due to creek crossings and I can't really commit to those yet. We do not anticipate heavy vehicles coming from the back because they will have direct access through Avent Ferry.*

Is a sidewalk going to be put in front of the new neighborhood or will it be a sidewalk in front of all three neighborhoods? *We are required to build sidewalk across our frontage. There is existing sidewalk in front of Stonemont. We will extend that sidewalk across our frontage.*

Can you zoom back in on the pond area? *Zoomed in. The items you see are possible amenities.*

Will there be a fence to separate the greenbelt from our property? *A fence is not planned for the development at this time.*

Any plans for a stoplight? *Consistent with the approved conditions of zoning approval, a fee-in-lieu is being paid to the Town for installation of the signal at Holly Glen intersection*

Is there a location set for that stoplight? *It is directly across the lighthouse daycare is where the traffic signal is proposed. Holly Glen intersection where the Lighthouse development is located.*

With construction, including the possible draining of the pond, should we expect an increase in rodents, snakes, etc., in our yards? *There certainly will be existing animals that will be impacted by the development and it is tough to determine where they will go, either to the buffered streams on-site or otherwise*

Will there be road expansion because of the increased traffic? *Frontage improvements are being made as required by the Town's ordinance requirements*

Did you mention how wide Landscape area will be along Avent Ferry? *There is a 50' wide buffer adjacent to Avent Ferry*

What is the projected start of construction? *We anticipate late spring of 2023.*

Will the area where the pond is being drained be accessible from Avent Ferry? *Yes.*

Will the minutes of the meeting be shared? *We will send them to attendees whom have registered tomorrow morning.*

Will subdivision barrier between Avent Ferry and the homes be raised like the Mills? *We will construct a berm in those areas where there are not existing trees, but where there are existing trees, those will be saved rather than removed for a berm.*

There is only one entrance to the subdivision to Avent Ferry? *Yes.*

Did you mention that the development is at a lower elevation? I'm asking because the amenity area is right behind my home. Will the greenway prevent others from seeing directly into my back yard? Should we concerned about noise? We bought the home because of the additional privacy and am wondering if we would be losing that. *We are working through the process of finalizing landscape planting of the Amenity Area in the northwest portion of the site.*

So can someone see into my backyard or is the buffer going to prevent that? *The intent is for the landscaping to provide an effective buffer between the properties. the existing vegetation will be retained along the property boundary and supplemented with additional landscaping to provide an effective buffer*

So the first lot next to the pond area looks like it will be where part of pond is now correct? I'm the 4th house along Avent Ferry from Tonks Trail and my back is middle of pond but a plan looks like I will line up. *Yes, that is correct.*

Did you say there is a website where we can see these plans? *the Town has an interactive development map that will be updated following submission:*
<https://www.hollyspringsnc.us/1601/Disclaimer-for-Interactive-Development-M>

My house sits back to the new subdivision, is the new subdivision going to be up against Belamy Mills Drive or on the other side of the driveway? *We will be relocating the driveway and the existing vegetation is going to stay and if there is a gap or whole we will supplement the vegetation.*

EXHIBIT B - MAILING LIST

OWNER	ADDRESS 1	ADDRESS 2	ADDRESS 3
MACON, STEPHEN C	2305 AVENT FERRY RD	HOLLY SPRINGS NC 27540-8941	
MACON, KATHERINE JOHNSON	PO BOX 370	ATLANTIC BEACH NC 28512-0370	
MACON, MARY HARE	315 BROOK LN	NEWPORT NC 28570-6505	
MACON, MARY HARE	2221 AVENT FERRY RD	HOLLY SPRINGS NC 27540-8425	
2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
OLIVE FAMILY LAND COMPANY LLC	8916 BARKER RD	NEW HILL NC 27562-9786	
LOIJENS, MARI ELLEN LOIJENS, JOOST	301 BELLAMY MILL DR	HOLLY SPRINGS NC 27540-6470	
LEWIS, JASON LEWIS, TRACY	309 BELLAMY MILL DR	HOLLY SPRINGS NC 27540-6470	
CARY, HARVEY DAYTON III CARY, BETHANN	209 BELLAMY MILL DR	HOLLY SPRINGS NC 27540-6469	
RITTER, MICHAEL ALLEN RITTER, REBECCA BALES	213 BELLAMY MILL DR	HOLLY SPRINGS NC 27540-6469	
STONEMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346
WAHEED, SHAIKH WAHEED, ZAID	109 BELLAMY MILL DR	HOLLY SPRINGS NC 27540-4983	
HALL, SHENEDRA HALL, BRANDON	105 BELLAMY MILL DR	HOLLY SPRINGS NC 27540-4983	
COUTURE, SEAN E COUTURE, MICHELLE D D	117 BELLAMY MILL DR	HOLLY SPRINGS NC 27540-4983	
ABDULLAH, LEMUEL ABDUL-HALEEM JR SHEFFIELD-ABDULLAH, KAREN MILES	113 BELLAMY MILL DR	HOLLY SPRINGS NC 27540-4983	
OTEN, BRIAN OTEN, KELLY	305 BELLAMY MILL DR	HOLLY SPRINGS NC 27540-6470	
CHARLESTON MANAGEMENT CORPORATION	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346	
JACKSON, TIFFANY JACKSON, THOMPSON	101 RANDLEMAN CT	HOLLY SPRINGS NC 27540-4977	
MAKER, CHAMIA	100 ASHLAND HILL DR	HOLLY SPRINGS NC 27540-6468	

EXHIBIT C – ATTENDEE LIST

PARTICIPANTS				
	First Name	Last Name	Email Address	Address
1	Sarah	Singleton	singletonsc@hotmail.com	209 Ashland Hill Drive
2	Jason	Lewis	Jtlewis42@gmail.com	309 Bellamy Mill Drive
3	Shendra	Hall	shenedramhall@yahoo.com	105 Bellamy Mill Drive
4	Scott	Ferguson	Sfergmail@yahoo.com	233 Pointe Park Circle
5	Andres	Rojas	arrojas27@yahoo.com	245 Pointe Park Circle
6	Tonya	Ferrell	ferrell.tonya@gmail.com	229 Pointe Park Circle
7	Joe	Martinez	joemartinez316@gmail.com	249 Pointe Park Cir
8	Harvey	Cary	scmacon@splithousevineyard.com	2305 Avent Ferry Road
PANELISTS				
	First Name	Last Name	Email Address	
1	Jason	Barron	jbarron@morningstarlawgroup.com	Morningstar Law Group
2	Tish	Shapiro	tshapiro@morningstarlawgroup.com	Morningstar Law Group
3	Jeff	Roach	jroach@peakengineering.com	Peak Engineering
4	Kurt	Burger	kurt@foxfieldland.com	Foxfield Land Partners



421 Fayetteville Street, Suite 530
Raleigh, NC 27601
919-590-0370
www.morningstarlawgroup.com

REQUEST FOR COURIER SERVICE

Courier: Legal Wheels (dispatch@legalwheels.com)

Attorney Name: Leticia (Tish) Shapiro/Jason Barron

SIGN POSTING

Client Name/Matter: Foxfield Land Partners, LLC/Avent Ferry

Date: May 23, 2022

PLEASE PICK UP SIGNS FROM: N/A

PLEASE MAKE BLANK SIGNS (24x24 or Larger): HOLLY SPRINGS

PLEASE ADD LABELS, PUT THE SIGN TOGETHER AND POST SIGNS AT:

2129 Avent Ferry Road, Holly Springs NC – Two signs posted on different sides of property

2205 Avent Ferry Road, Holly Springs, NC– Two signs posted on different sides of property

2221 Avent Ferry Road, Holly Springs, NC– Two signs posted on different sides of property

2225 Avent Ferry Road, Holly Springs, NC– Two signs posted on different sides of property

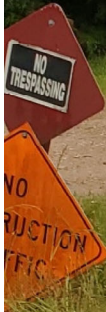
2305 Avent Ferry Road, Holly Springs, NC– Two signs posted on different sides of property

Special Instructions:

Please post signs at the above address(es), **2 signs at each end of property**, and take pictures of the signs that show at least one side of the sign and a little bit of the area around it.

email pictures to tshapiro@morningstarlawgroup.com when complete

If anyone says anything about you posting signs, inform them the Town of Holly Springs requires these signs to be posted for neighborhood meetings. If they still have issues, give them my name and phone number and they can call me. Attorney Tish Shapiro (919) 600-8597.



NEIGHBORHOOD MEETING NOTICE

Go to <https://morningstarlaw.group/06022022mtg> to
register for the meeting.

06/02/2022, 5:30 PM (Virtual)

Major Subdivision Submittal

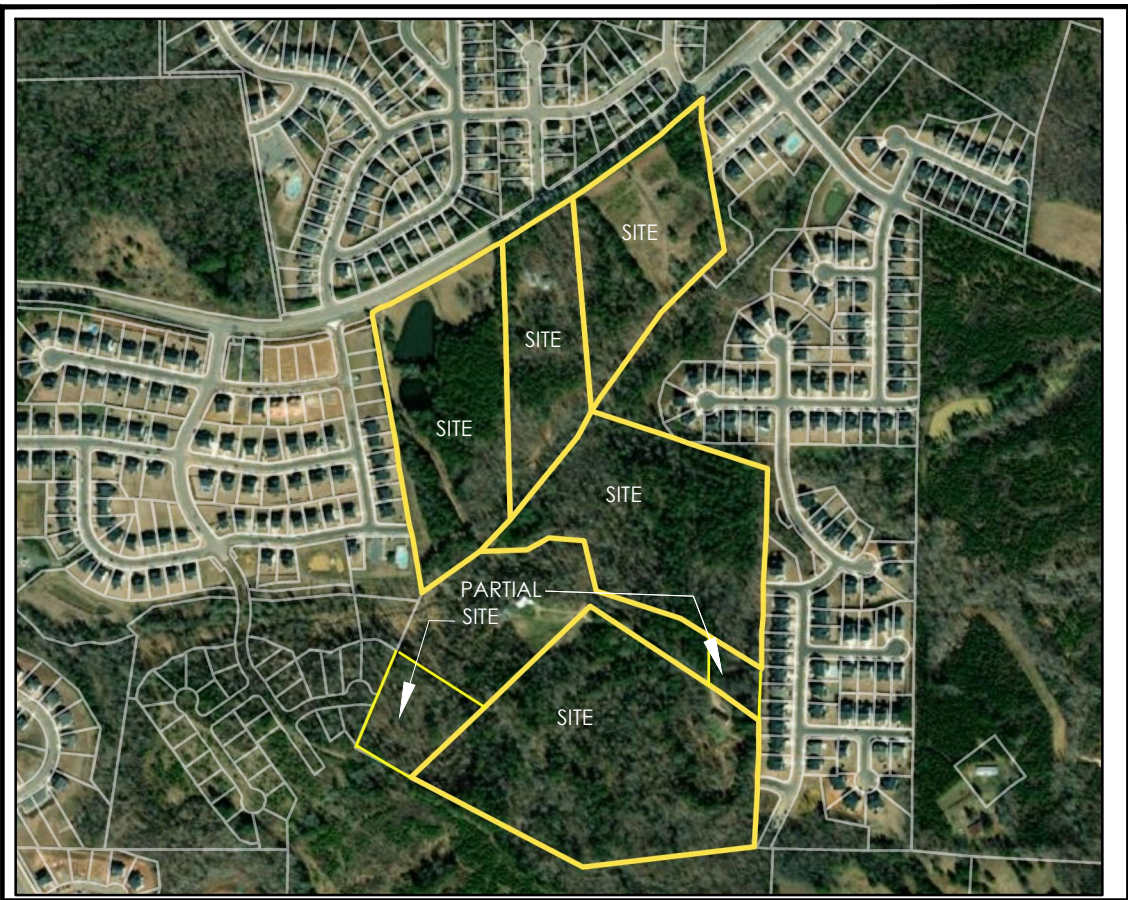
2129, 2205, 2221, 2209, 2225 and 2305
Avent Ferry Road, Holly Springs, NC

CONTACT INFORMATION

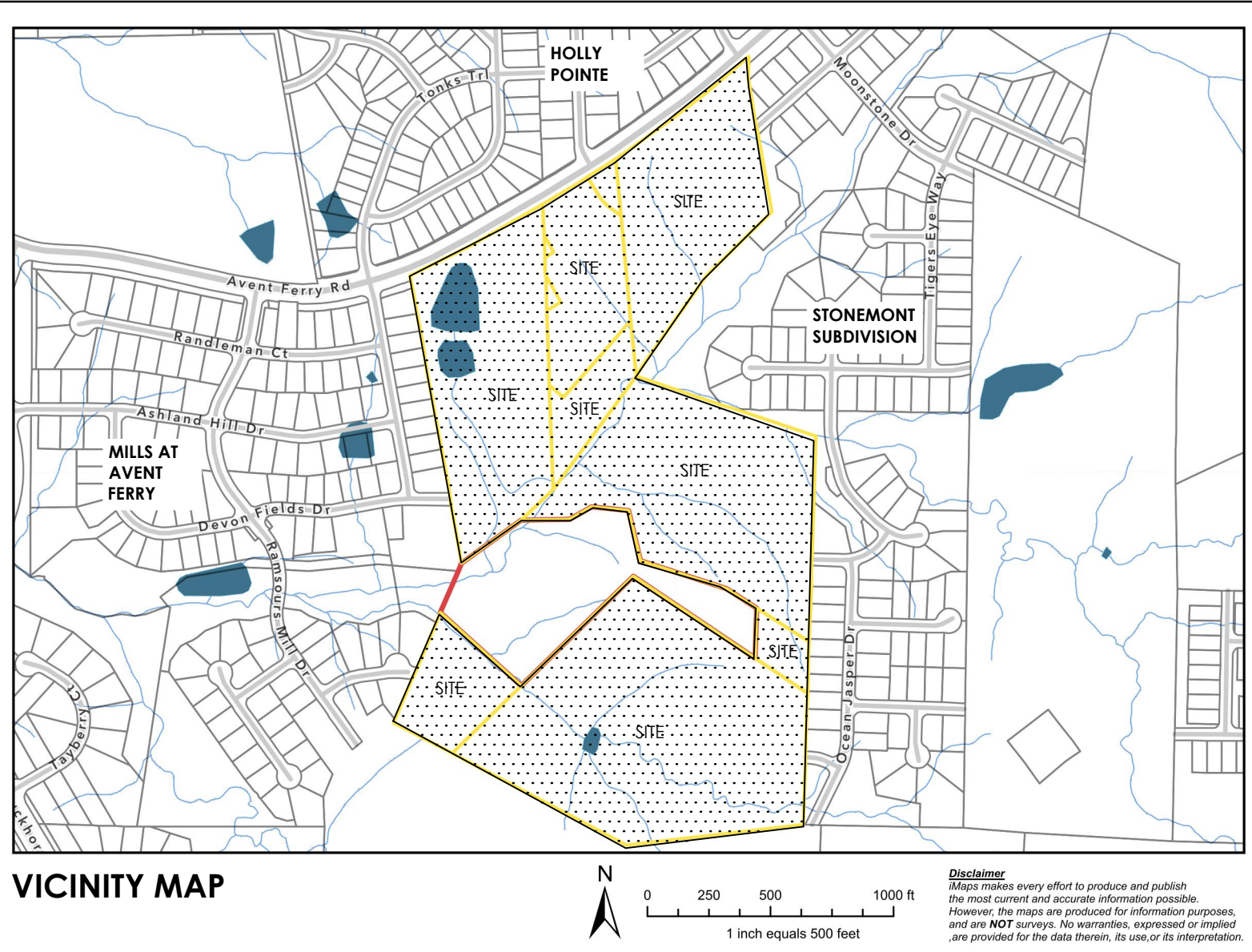
Applicant Email: jbarron@morningstarlawgroup.com

Applicant Phone: (919) 590-0371

REZONING CASE # 20-REZ-04
(DECEMBER 20, 2021)



AERIAL MAP
NO SCALE



VICINITY MAP

BUILDER

LENNAR CORPORATION
STEPHEN DORN / TUCKER ENNIS
1100 PERIMETER DRIVE SUITE 112
MORRISVILLE, NC 27560
Phone (919) 224-9922
www.Lennar.com

LANDSCAPE ARCHITECT

TMTLA ASSOCIATES
PAM PORTER
5011 SOUTHPARK DRIVE SUITE 200
DURHAM, NC 27713
Phone (919) 484-8880
info@tmtla.com

ENVIRONMENTAL CONSULTANT

SOIL & ENVIRONMENTAL CONSULTANTS, PA
STEVEN BALL, RF, PWS
8412 FALLS OF NEUSE ROAD, SUITE 104
RALEIGH, NC 27615
Phone (919) 846-5900
www.SandEC.com

ENGINEER/LAND PLANNER

PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
1125 APEX PEAKWAY
APEX, NC 27502
Phone (919) 439-0100
www.PeakEngineering.com

SURVEYOR

BATEMAN CIVIL SURVEY COMPANY
JOSH DAVIDSON
2524 RELIANCE AVENUE
APEX, NC 27539
Phone (919) 577-1080
www.BatemanCivilSurvey.com

TRAFFIC ENGINEER

RAMEY KEMP & ASSOCIATES, INC.
NATE BOUQUIN
5805 FARINGDON PLACE, SUITE 100
RALEIGH, NC 27609
Phone (919) 872-5115
www.RameyKemp.com

<PRELIMINARY PLAN - MAJOR SUBDIVISION> NORRIS CROSSING

2205 AVENT FERRY RD
HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER: 200402
JUNE 3, 2022

HOLLY SPRING MONUMENT CONTROL: HOLLEMAN AZ MK

SITE INFORMATION:

Property Owner/Site Address	PIN	REID	Map Number	Deeded Acreage	Deed Book/Plat Book & Page
Olive Family Land Company, LLC Carla O. Trepper 9016 Barker Rd New Hill, 27562-9172	0638-82-4248	0004033	0638 04	10.43	DB 008748 PG 00374
2MM LLC Selva Mohan 109 Oxyard Way Cary, NC 27519	0638-81-0828	0021750	0638 04	8.20	DB 017095 PG 01820
Macon, Mary Hare 315 Brook Lane Newport, NC 28570	0638-71-6449	0182472	0638 04	14.71	DB 002322 PG 00349
Macon, Katherine Johnson PO Box 370 Atlantic Beach, NC 28512	0638-81-0828	0094223	0638 04	15.31	DB 013089 PG 01209
Macon, Mary Hare 315 Brook Lane Newport, NC 28570	0638-80-2381	0028331	0638 04	21.21	DB 002322 PG 00349
Macon, Stephen 2305 Avent Ferry Rd Holly Springs, NC 27540	0638-70-7772	0094249	0638 04	14.17 3.50 & 1.05 rezoned	DB 002334 PG 00164

Total Deeded Acreage: 84.03 acres (74.41 acres rezoned)
Total Development Area: 72.21 acres

Previous Zoning: R30 - Low Density Residential
Current Zoning: SR (Suburban Residential)
zoning approval was for R10 CZ - (Residential - Conditional Zoning)
Future Land Use Map: Residential Neighborhood
Existing Use: Single Family
Proposed Uses: Single Family
Township: Holly Springs
Flood Zone Information: Firm Panel 3720062800K dated July 19, 2022
does show the presence of flood zones on the properties
Primary Watershed Protection Overlay District, Buckhorn Creek, Cape Fear River Basin.
Per the NC SHPO, no historical structures are located within the project boundary.
Annexation #xxx (Annexation submitted as part of Development Application))
Watershed Information:
Historical:
Annexation:

Proposed Project Density: 2.33 units/acre (Maximum Density 2.33 DU/acre (173 DU maximum))
Maximum Number of Lots: 173 Lots (per zoning)
No more than 45% of the lots shall be less than 8,000 sf
No less than 20% of the lots shall be greater than 10,000 sf

Building Setbacks:
Front: 20 ft *
Rear: 25 ft
Side: 10 ft min. (20' Total)
Side (Corner Lot): 20 ft
* A 25' driveway must be provided from the R/W for any home with a two car garage

Lots: 170 lots (171 lots post flood plain evaluation - CD stage)
Zoning lot standards: 35 lots > 10,000 sf (20.5%)
73 lots < 8,000 sf (42.9%)
Minimum Lot Area: 7,500 sqft
Minimum Lot Width: 60 ft
Minimum lot Depth: 100 ft
Maximum building height: 35 ft
Maximum Lot Impervious: 4,000 sqft/Lot

Open Space and Conservation: 72.21 acres total development
Requirements:
Tree Preservation Area: 14.44 acres (20%)
Active Recreation Area: 3.61 acres (5%)
Flexible Space: 3.61 acres (5%)
Provided
Tree Preservation Area: 14.44 acres (20%)
Active Recreation Area: 3.73 acres (5.1%)
Flexible Space: 3.55 acres (includes SCMs and additional Tree Preservation Areas)

Parking Requirements:
Single Family Parking: 2 spaces/lot x 170 lots = 340 Spaces
Single Family parking provided by driveway and garage (min 2 spaces/DU)

Sewer Capacity: 43,350 GPD = 170 homes @ 255 GPD (average daily flow per Town of Holly Springs standards)
**Sewer Capacity Study completed by Diehl & Phillips in November 2020 with sufficient downstream sewer capacity

INDEX OF DRAWINGS:

C000	COVER SHEET
C001	ZONING CONDITIONS AND GENERAL NOTES
C002	EXISTING CONDITIONS - OVERALL
C003	TREE SURVEY - NORTH
C004	TREE SURVEY - SOUTH
C005	DEMOLITION PLAN - NORTH
C006	DEMOLITION PLAN - SOUTH
C007	DEMOLITION PLAN - WEST
C100	SITE PLAN OVERALL
C101	SITE PLAN - NORTH
C102	SITE PLAN - EAST
C103	SITE PLAN - SOUTH
C104	SITE PLAN - WEST
L-1	LANDSCAPE PLAN - NORTH
L-2	LANDSCAPE PLAN - EAST
L-3	LANDSCAPE PLAN - SOUTH
L-4	LANDSCAPE PLAN - WEST
L-5	LANDSCAPE PLAN - AMENITY AREA (PRELIMINARY)
L-6	TREE PRESERVATION PLAN - NORTH
L-7	TREE PRESERVATION PLAN - SOUTH
L-8	TREE SAMPLE AREAS (SAMPLE 1 - 12)
L-9	TREE SAMPLE AREAS (SAMPLE 13-15)
C150	LIGHTING PLAN OVERALL (DUKE ENERGY)
C151	LIGHTING PLAN - NORTH
C152	LIGHTING PLAN - EAST
C153	LIGHTING PLAN - WEST
C200	UTILITY PLAN OVERALL
C201	UTILITY PLAN - NORTH
C202	UTILITY PLAN - EAST
C203	UTILITY PLAN - SOUTH
C204	UTILITY PLAN - WEST
C300	GRADING & DRAINAGE PLAN
C301	GRADING & DRAINAGE PLAN - NORTH
C302	GRADING & DRAINAGE PLAN - EAST
C303	GRADING & DRAINAGE PLAN - SOUTH
C304	GRADING & DRAINAGE PLAN - WEST+
C500	AVENT FERRY RD IMPROVEMENT - COVER SHEET
C501	AVENT FERRY RD IMPROVEMENT - TYPICAL SECTION
C502	AVENT FERRY RD IMPROVEMENT - PARTIAL PLAN (STA 12+10 TO 22+50)
C503	AVENT FERRY RD IMPROVEMENT - PARTIAL PLAN (STA 22+50 TO 29+63)
C700	STREET/SITE DETAILS
C701	SITE/STREET & MISC. DETAILS

- PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS
- NO MONUMENT CONTROL POINTS OR GEODETIC MONUMENTS ARE NOT LOCATED WITHIN PROXIMITY OF THE SITE.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN
- DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL

NC License #P-0673

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:



NO.	DATE	REVISION
1	JUNE 20, 2022	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW
2	SEPT 12, 2022	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW
3	OCTOBER 5, 2022	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW
4	November 21, 2022	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW

title:
COVER SHEET

proj #:
200402

date:
JUNE 3, 2022
dwg by: chkd by:
FS JR

scale:
As Noted

sheet:
C000
(DEVELOPMENT PETITION)

ZONING CASE #20-REZ-04 CONDITIONS

1.

THE PROPERTY SHALL BE DEVELOPED IN COMPLIANCE WITH THE TOWN OF HOLLY SPRINGS' UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 2.09 – DEVELOPMENT OPTIONS FOR RESIDENTIAL DISTRICTS.
2.

PERMITTED USES ARE LIMITED TO:
 - SINGLE FAMILY DETACHED RESIDENTIAL
 - FAMILY CARE HOME
 - ACCESSORY APARTMENT
 - UTILITY, MINOR
 - PARK, ACTIVE
 - PARK, PASSIVE
 - GREENWAY
 - RECREATION FACILITY, PRIVATE
3.

THE PROJECT'S GROSS DENSITY WILL NOT EXCEED 2.33 DWELLING UNITS/ACRE
4.

THE MAXIMUM NUMBER OF PROPOSED DWELLING UNITS SHALL NOT EXCEED 173 UNITS (OR 2.33 DWELLING UNITS/ACRE).
5.

LOT DESIGN STANDARDS:

a.

MINIMUM LOT SIZE IS 7,500 SF

b.

NO MORE THAN 45% OF THE LOTS SHALL BE LESS THAN 8,000 SF

c.

NO LESS THAN 20% OF THE LOTS SHALL BE GREATER THAN 10,000 SF

d.

60' MIN LOT WIDTH

e.

100' MIN LOT DEPTH
6.

VINYL SIDING IS NOT PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS AND TRIM ARE PERMITTED.
7.

GARAGE DOORS MUST HAVE WINDOWS, DECORATIVE DETAILS, OR CARRIAGE-STYLE ADORNMENTS ON THEM AND SHALL NOT EXTEND FURTHER THAN 10 FEET FROWARD OF THE FRONT FAÇADE.
8.

A VARIED COLOR PALETTE SHALL BE UTILIZED ON HOMES THROUGHOUT THE SUBDIVISION, TO INCLUDE A MINIMUM OF THREE (3) COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER AND ACCENT COLORS COMPLEMENTING THE SIDING COLOR.
9.

HOME OWNERS ASSOCIATION (HOA) COVENANTS SHALL NOT RESTRICT THE CONSTRUCTION OF ANY ACCESSORY DWELLING UNIT.
10.

THE APPLICANT AGREES TO PROVIDE A FEE IN LIEU CONTRIBUTION FOR THE INSTALLATION BY OTHERS OF THE PROPOSED TRAFFIC SIGNAL AT THE INTERSECTION OF HOLLY MEADOW DRIVE AND AVENT FERRY ROAD PAYABLE AT THE ISSUANCE OF THE LAND DISTURBING PERMIT FOR THE PROJECT. THIS FEE IN LIEU – \$490,000.00 – IS IN EXCESS OF ANY IMPROVEMENTS IDENTIFIED WITHIN THE APPROVED TRAFFIC IMPACT ANALYSIS SPECIAL STUDY. FURTHER, THE DEDICATION AND CONSTRUCTION OF STREET RIGHTS OF WAYS AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN SHALL BE REQUIRED CONSISTENT WITH THE REQUIREMENTS OF N.C.G.S. SEC. 160D-801, ET SEQ.
11.

A PEDESTRIAN CONNECTION SHALL BE MADE IN THE SOUTHERN PORTION OF THE PROJECT WITHIN THE OPEN SPACE ON THE N/F MARY HARE MACON PROPERTY (PIN 0638-80-2381).
12.

THE APPLICANT AGREES TO PROVIDE OFF-SITE ROADWAY IMPROVEMENTS AND OTHER TRANSPORTATION RECOMMENDED MODIFICATIONS BASED UPON THE APPROVED TRANSPORTATION IMPACT ANALYSIS (TIA) DATED NOVEMBER 6, 2020 FROM RAMEY KEMP & ASSOCIATES.
13.

THE NORTHWEST CORNER OF THE PROPERTY ADJACENT TO AVENT FERRY ROAD SHALL INCLUDE AN OPEN SPACE AREA A MINIMUM OF 40,000 SQUARE FEET INSTALLED TO INCLUDE WALKING AREAS AND BENCHES AS GENERALLY ILLUSTRATED ON THE ATTACHED OPEN SPACE EXHIBIT.

ZONING MODIFICATION:

XXXX:

xxxx

TOWN OF HOLLY SPRINGS PRILIMINARY PLAN NOTES:

1.

SUBDIVISION SHALL COMPLY WITH THE VEHICULAR DESIGN AND PEDESTRIAN CONNECTIVITY REQUIREMENTS FOR A DEVELOPMENT INCENTIVE PLAN AS PER THE UDO. IN SPECIFIC, HOMEOWNER WILL HAVE ACCESS TO THE BUFFER ARES WHICH WILL CONNECT TO THE SIDEWALK SYSTEM AND PROVIDE ALL RESIDENTS WITH A WALKING ACCESS TO ALL RECREATION AMENITIES WITHIN THE SUBDIVISION.
2.

ALL PERIMETER LOTS LESS THAN 10,000 S.F. WILL BE SUBJECT TO REAR FACADE ARCHITECTURAL STANDARDS IDENTIFIED WITHIN TABLE 2.09, C.05: RESIDENTIAL DESIGN FEATURES FOR SIDE AND REAR FACADES OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
3.

ALL DEVELOPMENT SHALL BE SUBJECT TO THE ARCHITECTURAL STANDARDS AS SPECIFIED IN PAGES 2.09–11 THROUGH 2.09-22 OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
4.

HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS DESIGNATED IN OPEN SPACES.
5.

INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE FOR ALL LANDSCAPE AREAS DESIGNATED AS BUFFERS ON THEIR LOT.
6.

INTERIOR STREETSCAPES WILL MEET REQUIREMENTS OF THE UDO IN THE ESTABLISHMENT OF VARIABLE BUILDING LINES. THIS CONDITION WILL BE ACHIEVED WITH THE PLATING PROCESS TO VARY THE PLACEMENT OF ADJACENT PRIMARY BUILDINGS.
7.

SUBDIVISION SIGNAGE WILL BE SUBMITTED AT A LATER DATE. THE PROPOSED SIGNAGE WILL MEET THE TOWN OF HOLLY SPRINGS STANDARDS AND WILL NOT ENCROACH INTO ANY PUBLIC RIGHT OF WAYS OR SIGHT LINE EASEMENTS.
8.

EACH SINGLE FAMILY DWELLING WILL HAVE TWO OFF STREET PARKING SPACES PROVIDED. DEPENDING ON THE BUILDING SETBACK, THESE SPACES MAY BE PROVIDED AT THE FRONT, SIDE OR REAR OF THE DWELLING.
9.

AREAS SHOWN IN PARENTHESIS (7500 SF) INDICATE LOT AREA OUTSIDE ALL BUFFERS AND FLOOD PLAINS.
10.

FOR LOTS ADJACENT TO PERIMETER STREETS, INTERIOR STREETS AND OPEN SPACE WILL BE SUBJECT TO SIDE AND REAR FACADE REQUIREMENTS. SEE TABLE 2.09, C-5 RESIDENTIAL DESIGN FEATURES FOR SIDE AND REAR FACADES IN THE UDO.
11.

ALL LOTS THAT ARE ADJACENT TO FLOOD ZONES WILL BE PROVIDED MINIMUM FINISHED FLOOR ELEVATIONS ON THE CONSTRUCTION DRAWINGS.
12.

NO FILL IS PERMITTED IN THE FLOOD PLAIN UNLESS A FLOOD STUDY IS APPROVED FOR SUCH FILL.
13.

HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL AREAS PRIVATE DRAINAGE EASEMENTS, LIGHTING, PONDS, GREENWAYS, LANDSCAPE AREAS, UNLESS OTHER WISE SPECIFICALLY DESIGNATED.
14.

ALL RETAINING WALLS WILL REQUIRE A BUILDING PERMIT. WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL AS WELL AS A BUILDING PERMIT.
15.

HOA COVENANTS SHALL BE RECORDED THE FIRST PLAT ASSOCIATED WITH THIS SUBDIVISION.
16.

IF DEVELOPER DESIRES AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT (IRA), IT MUST BE NEGOTIATED AND APPROVED WITH THE APPROVAL WITH THIS PLAN.
17.

MAIL KIOSK WILL BE INCLUDED IN DESIGNATED SITE OF CLUBHOUSE AND ANCILLARY AMENITIES. LOCATION MUST BE APPROVED BY LOCAL POSTMASTER.
18.

NO FILL OR STRUCTURES ALLOWED IN THE CAPE FEAR BUFFER ZONE 1 EXCEPT FOR APPROVED ROADS.
19.

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 SHALL OCCUR DURING THE NEXT PLANTING SEASON.
20.

INTERSECTIONS: ALL TREES SHALL BE LOCATED OUTSIDE OF SITE DISTANCE TRIANGLES IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS' ENGINEERING DESIGN & CONSTRUCTION STANDARDS.

TOWN OF HOLLY SPRINGS CONSTRUCTION DRAWING NOTES:

1.

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
2.

CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION MAY BEGIN. DEVELOPMENT FEE [ACREAGE, FEE-IN-LIEU OF ASSESSMENT, INSPECTION, AND OTHERS AS REQUIRED] ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3.

THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ROAD DESIGN MAY REQUIRE SOME COMBINATION OF FABRIC, EXTRA STONE, TENSAR AND /OR BINDER. THE COMBINATION REQUIRED WILL BE DETERMINED BY THE TOWN OF HOLLY SPRINGS. SPECIAL CARE WITH ACHIEVING PROPER COMPACTION USING ACCEPTABLE MATERIALS AND HAVING A TESTING FIRM ON SITE, INSURING DENSITY, WILL BE CRITICAL.
4.

ROADWAY IMPROVEMENTS ARE TO BE ACCOMPLISHED IN ACCORDANCE WITH THE PROJECT DEVELOPER AGREEMENT. AVENT FERRY ROAD WILL BE CONSTRUCTED AS ONE-HALF OF THE 100' ROW AND 74' B-B SECTION WITH THIS SUBDIVISION. THE NORTHERN SIDE WIDENING OF AVENT FERRY ROAD IS SHOWN FOR REFERENCE ON THESE DRAWINGS WITH ROAD IMPROVEMENTS COMPLETED WITH THE SUBDIVISION TO THE NORTH.
5.

LOCATION OF STREET TREES AND STREET LIGHTING WILL BE FILED COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
6.

STREET LIGHTING TO BE PROVIDED ACCORDING TO TOWN REQUIREMENTS AND IS CURRENTLY BEING DESIGNED BY DUKE/PROGRESS ENERGY FOR BOTH THE INTERIOR STREETS AND ADJACENT PUBLIC STREETS AND THOROUGHFARES.
7.

ALL NEW UTILITY LINES MUST BE UNDERGROUND. EXISTING OVERHEAD ELECTRIC TO BE REMOVED WILL BE REPLACED WITH UNDERGROUND SERVICE WITH THIS DEVELOPMENT.
8.

A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL SPECIALIST (919) 557-3938, WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
9.

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES. CALL UTILITY LOCATION SERVICE MIN 48HR PRIOR TO DIGGING.
10.

ALL OPEN SPACE NOT DEDICATED TO THE TOWN OF HOLLY SPRINGS SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION.
11.

A FEE IN LIEU OF LAND DEDICATION WILL BE REQUIRED AT TIME OF LOT RECORDATION AT THE PER UNIT RATE PER THE PARKS AND RECREATION DEPARTMENT.
12.

RECREATION AREA IN PHASE 2 IS PROPOSED TO BE A CLUBHOUSE AND POOL AREA FOR THE RESIDENTS AND PLANS FOR THIS AREA WILL BE SUBMITTED UNDER CONSTRUCTION DRAWING APPROVAL PROCESS.
13.

APPROVED CONDITIONS FOR THIS SITE INDICATE THAT THE REQUIRED BUFFERS BOTH AROUND AND WITHIN THE SUBDIVISION MAY BE UTILIZE EXISTING VEGETATION IF A TREE SURVEY EVERY 100FT IS COMPLETED IN AREAS OF DISTURBANCE ONLY. IF AREAS ARE NOT TO BE DISTURBED, THIS SURVEY IN NOT REQUIRED AN MAY BE DISCUSSED FURTHER DURING CONSTRUCTION DRAWING APPROVALS.
14.

DEVELOPMENT FEES, AS REQUIRED BY THE TOWN OF HOLLY SPRINGS, ARE DUE PRIOR TO CONSTRUCTION DRAWING APPROVAL.
15.

NO FILL IS PERMITTED IN THE FLOOD PLAIN FOR ANY RESIDENTIAL DEVELOPMENT.
16.

SEWER CONNECTION TO BE MADE TO THE EXISTING OUTFALL RUNNING THROUGH THE SUBDIVISION.
17.

PLAN CONFORMS TO PREVIOUSLY APPROVED NORRIS CROSSING PRELIMINARY PLANS AND ALL PREVIOUS APPROVAL CONDITIONS FOR THAT PLAN WILL APPLY TO THIS PLAN AS WELL. PLAN SET IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
18.

WETLANDS AND STREAMS HAVE BEEN DELINEATED BY S&EC DATED: MAY 26, 2022.
19.

TOPOGRAPHY INFORMATION PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, PLS, ALTA SURVEY, FEBRUARY 05, 2021.



NC License #P-0673

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
NORTH CAROLINA 27540

seal:

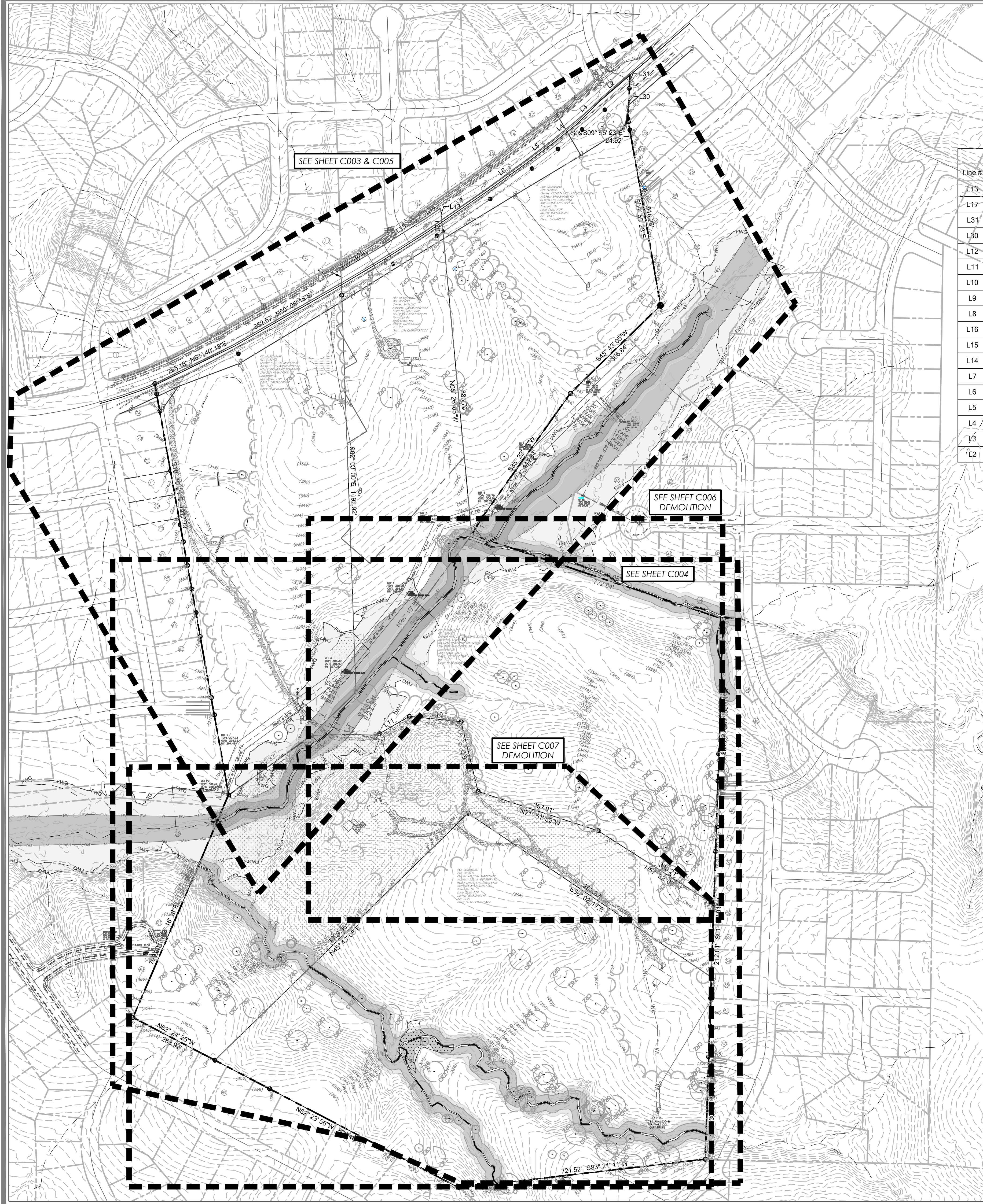


No.		DATE	REVISION
1	JUNE 28, 2023	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW	FS
2	SEPT 02, 2023	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW	FS
3	OCTOBER 5, 2023	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW	FS
4	November 21, 2023	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW	FS

title:
ZONING
CONDITIONS
&
GENERAL
NOTES

proj #:
200402
date:
JUNE 3, 2022
dwg by: FS chkd by: JR
scale:
As Noted

sheet:
C001
(DEVELOPMENT PETITION)

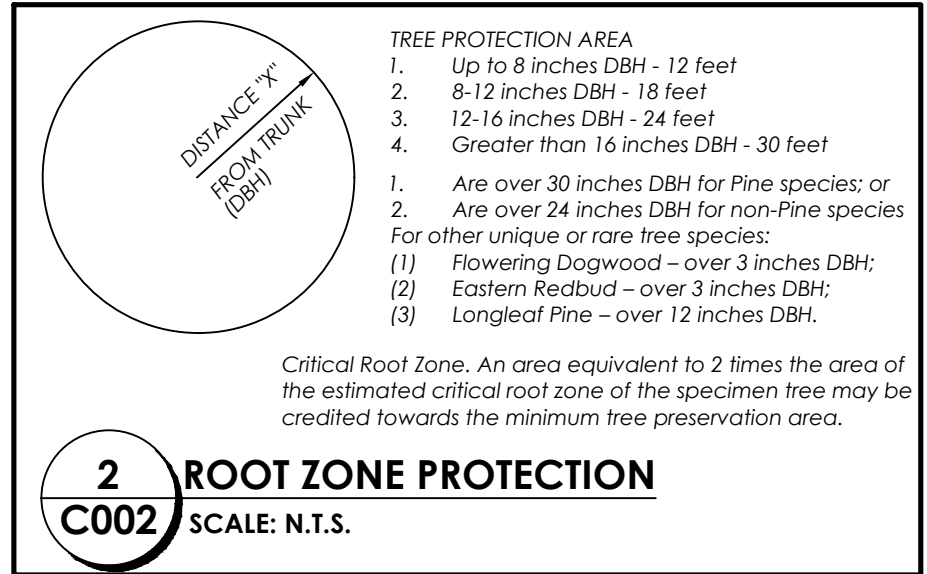
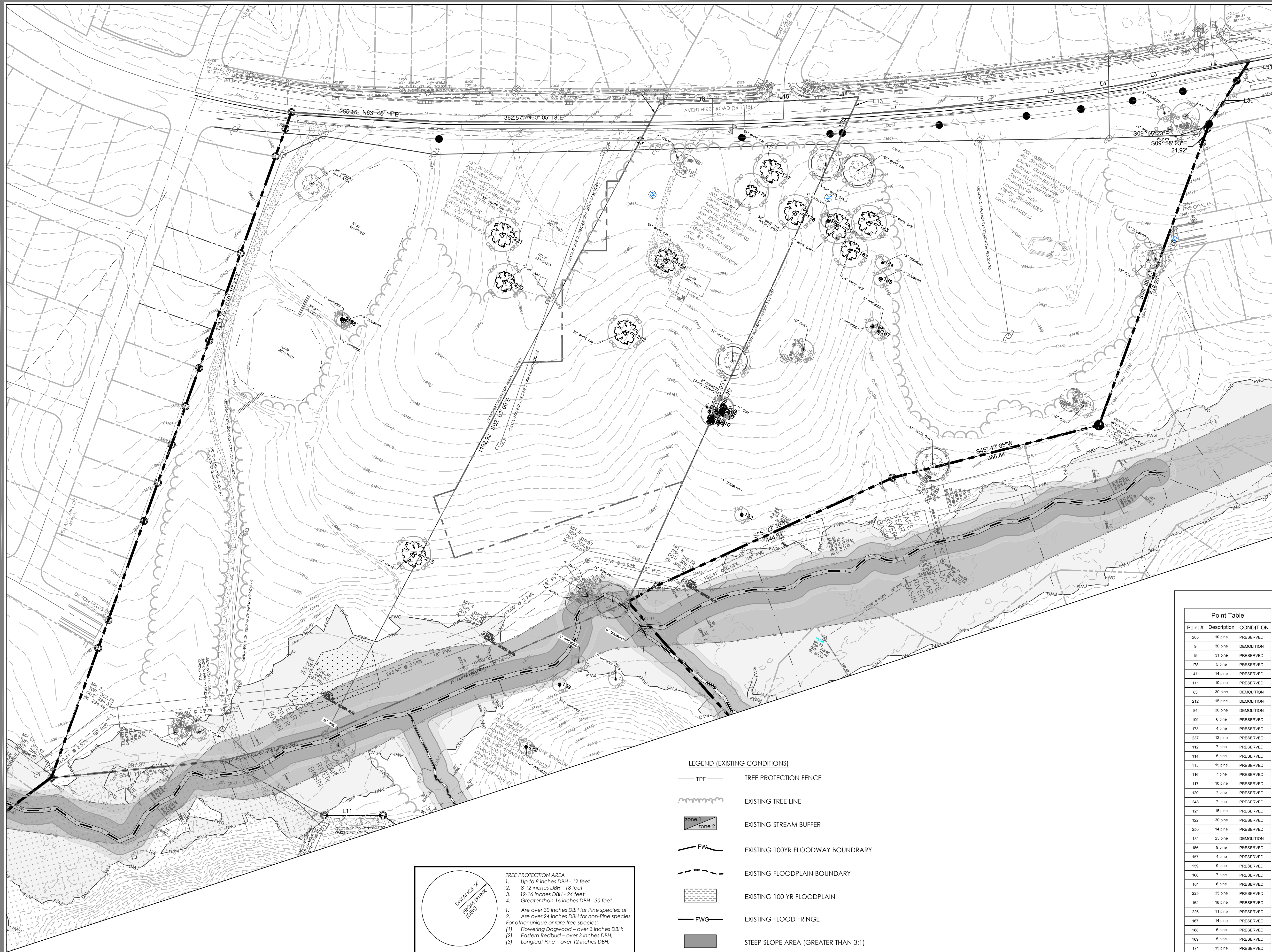


ID	PN	RD	Map	Owner	Deed Book	Deed Page	Deed Acres	Description	Site Address
1	063872120	040328	0638.04	MCALUMPTON, COLIN MCALUMPTON, LEGY A	16726	1051	0.36	LOB HOLY PONT FPH B04202-03482	257 PONT PARK CR
2	063872217	040329	0638.04	257 PONT PARK CR	16750	1382	0.24	LOB HOLY PONT FPH B04202-03482	253 PONT PARK CR
3	063872349	040330	0638.04	BARBER, MATTHEW & BARBER, SHANNON BARBER	16773	1699	0.22	LOB HOLY PONT FPH B04202-03482	249 PONT PARK CR
4	063872359	040330	0638.04	MARTINEZ, JOSE A MARTINEZ, CASEY L	16773	1699	0.22	LOB HOLY PONT FPH B04202-03482	249 PONT PARK CR
5	063872453	040331	0638.04	HOLLY SPRINGS NC 27540-4633	15465	1313	0.2	LOB HOLY PONT FPH B04202-03482	245 PONT PARK CR
6	063872501	040332	0638.04	ROSE, ANDREW RODRIGO ROSAS, TAMMY M	15465	1313	0.2	LOB HOLY PONT FPH B04202-03482	241 PONT PARK CR
7	063872528	040333	0638.04	RECHEL, NICOLAUS & RECHEL, MICHELLE M	15465	1313	0.2	LOB HOLY PONT FPH B04202-03482	237 PONT PARK CR
8	063872601	040334	0638.04	BOOKER, ADAM & BOOKER, AMBER	15465	1313	0.2	LOB HOLY PONT FPH B04202-03482	233 PONT PARK CR
9	063872674	040335	0638.04	FERRELL, JEFFREY SCOTT FERRELL, SARAH T	15465	1313	0.2	LOB HOLY PONT FPH B04202-03482	229 PONT PARK CR
10	063872708	040336	0638.04	FERRELL, TONIA B	15465	1313	0.2	LOB HOLY PONT FPH B04202-03482	225 PONT PARK CR
11	063872744	040337	0638.04	FERRELL, TONIA B	15465	1313	0.2	LOB HOLY PONT FPH B04202-03482	221 PONT PARK CR
12	063872904	040338	0638.04	COOLEY, VICTORIA R COOLEY, PATRICK B	15465	1313	0.2	LOB HOLY PONT FPH B04202-03482	217 PONT PARK CR
13	063882087	036939	0638.04	SANDERSON, PATRICIA L	17357	1007	0.33	LOB HOLY PONT FPH B04202-03697	101 DODGORY DR
14	063882094	036941	0638.04	HAYS, CHRISTOPHER MICHAEL HAYS, MICHELLE LEE	18946	1023	0.38	LOB HOLY PONT FPH B04202-03697	121 TOWNS TRL
15	063882235	036942	0638.04	PARKER, DAVID N PARKER, TARA	15505	951	0.38	LOB HOLY PONT FPH B04202-03697	117 TOWNS TRL
16	063882373	036943	0638.04	SHAW, AMARET SHAW, CATALANU	18897	624	0.34	LOB HOLY PONT FPH B04202-03697	113 TOWNS TRL
17	063882392	036944	0638.04	FLUKE, SCOTT FLUKE, KAREN	18949	1242	0.36	LOB HOLY PONT FPH B04202-03697	109 TOWNS TRL
18	063882487	036945	0638.04	HOWARD, CHARLES HOWARD, HOPE MARIE	18949	1242	0.36	LOB HOLY PONT FPH B04202-03697	105 TOWNS TRL
19	063882502	036946	0638.04	ALL HARRIS HOWARD, GARY HOWARD, JR	18949	1242	0.36	LOB HOLY PONT FPH B04202-03697	101 TOWNS TRL
20	063882502	036946	0638.04	GALLAGHER, ALFRED R RODRIGUEZ, KAREN M	12862	444	0.33	LOB HOLY PONT FPH B04202-03697	101 LONG BOTTOM TRL
21	063882708	040339	0638.04	STONEMONT HOLDINGS - CHARLESTON MANAGEMENT CORP	17427	1457	0.3	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	160 MONKSTONE DR
22	063882735	040340	0638.04	JOHNSON, ANTONIO JOHNSON, KAREN TRACY	18254	3611	0.26	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
23	063882780	040341	0638.04	STONEMONT HOLDINGS - CHARLESTON MANAGEMENT CORP	17427	1457	0.3	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
24	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
25	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
26	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
27	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
28	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
29	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
30	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
31	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
32	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
33	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
34	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
35	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
36	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
37	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
38	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
39	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
40	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
41	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
42	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
43	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
44	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
45	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
46	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
47	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
48	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
49	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
50	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
51	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
52	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
53	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
54	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
55	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
56	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
57	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
58	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
59	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
60	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
61	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
62	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
63	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
64	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
65	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
66	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
67	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
68	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
69	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
70	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
71	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
72	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
73	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
74	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN
75	063882801	040342	0638.04	RALEIGH, JOE RALEIGH, ANTHEA	17447	2352	0.17	LOB STONEMONT COMMON OPEN SPACE PH B04206-03077	412 FIRE OPALL LN

LEGEND (EXISTING CONDITIONS)	
	TREE PROTECTION FENCE
	EXISTING TREE LINE
	EXISTING STREAM BUFFER
	EXISTING 100YR FLOODWAY BOUNDARY
	EXISTING FLOODPLAIN BOUNDARY
	EXISTING 100 YR FLOODPLAIN
	EXISTING FLOOD FRINGE
	STEEP SLOPE AREA (GREATER THAN 3:1)
	EXISTING WETLANDS
	EXISTING PERENNIAL STREAM
	EXISTING INTERMITTENT STREAM
	CRITICAL ROOT ZONE (TREE PROTECTION AREA)
	TREE Maked with 'X' = DEMOLITION
	STEEP SLOPE AREA (GREATER THAN 3:1)

EXISTING CONDITIONS NOTES:		
1.	BOUNDARY SURVEY FROM BSCS DATED 02/05/21	
2.	TOPOGRAPHIC INFORMATION FROM BSCS DATED 02/05/2021	
3.	STEEP SLOPES FOUND ON THE SITE.	
4.	NO HISTORIC INVENTORY SITES LOCATED ON OR WITHIN 100' OF THIS PROPERTY.	
5.	GREENWAY OR TRAILS ARE LOCATED OR PLANNED FOR THIS SITE AS PER THE GREENWAY MASTER PLAN.	
6.	TREE SAMPLING AREA AND SPECIMEN TREE SURVEYS ARE NOT REQUIRED WITHIN FLOOD PLAIN, STREAM BUFFERS, OR ALONG STEEP SLOPES AS PER THE UDO.	
7.	100 YR FLOOD PLAN IS LOCATED ON OR WITHIN 100' OF THIS PROPERTY	
8.	SEE PLAN FOR EXISTING TREE LOCATIONS AND TREE SAMPLING.	

Point Table		
Point #	Description	CONDITION
265	10 pine	PRESERVED
9	30 pine	DEMOLITION
15	31 pine	PRESERVED
175	5 pine	PRESERVED
47	14 pine	PRESERVED
111	10 pine	PRESERVED
83	30 pine	DEMOLITION
212	15 pine	DEMOLITION
84	30 pine	DEMOLITION
109	6 pine	PRESERVED
173	4 pine	PRESERVED
297	12 pine	PRESERVED
127	7 pine	PRESERVED
114	5 pine	PRESERVED
115	15 pine	PRESERVED
116	7 pine	PRESERVED
117	10 pine	PRESERVED
120	7 pine	PRESERVED
248	7 pine	PRESERVED
241	15 pine	PRESERVED
122	30 pine	PRESERVED
250	14 pine	PRESERVED
131	23 pine	DEMOLITION
156	9 pine	PRESERVED
157	4 pine	PRESERVED
159	9 pine	PRESERVED
160	7 pine	PRESERVED
161	6 pine	PRESERVED
225	35 pine	PRESERVED
162	16 pine	PRESERVED
226	11 pine	PRESERVED
167	14 pine	PRESERVED
168	5 pine	PRESERVED
169	5 pine	PRESERVED
171	15 pine	PRESERVED
172	9 pine	PRESERVED
236	14 pine	PRESERVED
189	6 pine	PRESERVED
190	7 pine	PRESERVED
191	5 pine	PRESERVED
196	7 pine	PRESERVED
197	5 pine	PRESERVED
199	4 pine	PRESERVED
209	16 pine	DEMOLITION
213	14 pine	DEMOLITION



1 C003 **EXISTING CONDITIONS-TREE SURVEY-NORTH**
SCALE: 1"=80'

Point #	Description	CONDITION
265	10 pine	PRESERVED
9	30 pine	DEMOLITION
15	31 pine	PRESERVED
175	5 pine	PRESERVED
47	14 pine	PRESERVED
111	10 pine	PRESERVED
83	30 pine	DEMOLITION
212	15 pine	DEMOLITION
86	30 pine	DEMOLITION
139	6 pine	PRESERVED
173	4 pine	PRESERVED
237	12 pine	PRESERVED
112	7 pine	PRESERVED
114	5 pine	PRESERVED
115	15 pine	PRESERVED
116	7 pine	PRESERVED
117	10 pine	PRESERVED
120	7 pine	PRESERVED
248	7 pine	PRESERVED
121	15 pine	PRESERVED
122	30 pine	PRESERVED
250	14 pine	PRESERVED
131	23 pine	DEMOLITION
156	9 pine	PRESERVED
157	4 pine	PRESERVED
159	9 pine	PRESERVED
161	6 pine	PRESERVED
225	35 pine	PRESERVED
162	18 pine	PRESERVED
226	11 pine	PRESERVED
167	14 pine	PRESERVED
168	5 pine	PRESERVED
169	5 pine	PRESERVED
171	15 pine	PRESERVED
172	9 pine	PRESERVED
236	14 pine	PRESERVED
189	6 pine	PRESERVED
190	7 pine	PRESERVED
191	5 pine	PRESERVED
196	7 pine	PRESERVED
197	5 pine	PRESERVED
199	4 pine	PRESERVED
209	18 pine	DEMOLITION
213	14 pine	DEMOLITION
230	13 pine	PRESERVED
246	14 pine	PRESERVED

Point #	Description	CONDITION
66	30 white oak	DEMOLITION
2	33 white oak	DEMOLITION
10	5 dogwood	DEMOLITION
67	38 beech	PRESERVED
3	28 red oak	DEMOLITION
68	9 poplar	PRESERVED
4	25 white oak	DEMOLITION
69	4 beech	PRESERVED
5	3 dogwood	DEMOLITION
6	3 dogwood	DEMOLITION
7	24 chestnut oak	DEMOLITION
8	25 white oak	DEMOLITION
11	3 dogwood	DEMOLITION
12	24 beech	DEMOLITION
13	26 poplar	DEMOLITION
14	30 poplar	DEMOLITION
16	3 mulberry	PRESERVED
17	4 beech	PRESERVED
18	3 beech	PRESERVED
19	7 beech	PRESERVED
20	26 poplar	PRESERVED
21	3 dogwood	PRESERVED
22	3 dogwood	PRESERVED
23	4 dogwood	PRESERVED
24	3 dogwood	PRESERVED
25	5 dogwood	PRESERVED
26	26 beech	DEMOLITION
27	3 ironwood	PRESERVED
28	3 gum	PRESERVED
29	30 beech	PRESERVED
30	24 poplar	PRESERVED
31	3 dogwood	PRESERVED
32	26 white oak	PRESERVED
34	4 dogwood	PRESERVED
35	5 ironwood	PRESERVED
36	3 red oak	PRESERVED
37	4 ironwood	PRESERVED
38	10 red oak	PRESERVED
39	11 ash	PRESERVED
40	12 gum	PRESERVED
41	3 dogwood	PRESERVED
42	25 chestnut oak	PRESERVED
43	14 hickory	PRESERVED
44	3 beech	PRESERVED
45	4 gum	PRESERVED
46	6 red oak	PRESERVED
48	3 beech	PRESERVED
49	8 hickory	PRESERVED
50	5 poplar	PRESERVED
51	24 beech	PRESERVED
52	26 white oak	DEMOLITION
53	28 white oak	DEMOLITION
54	25 white oak	DEMOLITION
55	3 dogwood	PRESERVED

Point #	Description	CONDITION
56	3 dogwood	PRESERVED
57	27 chestnut	PRESERVED
58	25 white oak	PRESERVED
59	26 white oak	PRESERVED
60	26 white oak	PRESERVED
61	28 beech	PRESERVED
62	24 white oak	PRESERVED
63	30 white oak	PRESERVED
64	24 beech	PRESERVED
65	28 beech	DEMOLITION
70	21 gum	PRESERVED
71	5 beech	PRESERVED
72	7 beech	PRESERVED
73	33 white oak triple stem	PRESERVED
74	25 white oak	PRESERVED
75	30 gum	DEMOLITION
76	5 dogwood	DEMOLITION
77	28 laurel oak	DEMOLITION
78	32 white oak	DEMOLITION
79	4 dogwood	DEMOLITION
80	30 gum	DEMOLITION
81	27 maple	DEMOLITION
85	30 gum	DEMOLITION
86	25 poplar	DEMOLITION
87	26 poplar	DEMOLITION
88	29 poplar	DEMOLITION
89	37 poplar double stem	DEMOLITION
90	3 dogwood	DEMOLITION
91	27 laurel oak	DEMOLITION
92	25 white oak	DEMOLITION
93	31 red oak	DEMOLITION
94	28 red oak	DEMOLITION
95	24 white oak	PRESERVED
96	25 poplar	PRESERVED
97	24 white oak	PRESERVED
98	28 hickory	DEMOLITION
99	29 gum	DEMOLITION
100	29 gum	DEMOLITION
101	28 maple	DEMOLITION
102	30 red oak	DEMOLITION
103	27 white oak	DEMOLITION
104	25 gum	DEMOLITION
105	6 dogwood	DEMOLITION
106	30 maple	DEMOLITION
107	28 white oak	DEMOLITION
108	3 dogwood	DEMOLITION
110	4 hickory	PRESERVED
113	3 gum	PRESERVED
118	3 gum	PRESERVED
119	3 gum	PRESERVED
123	6 beech	DEMOLITION
124	4 elm	DEMOLITION
125	5 maple	DEMOLITION
126	4 beech	DEMOLITION
127	5 gum	DEMOLITION

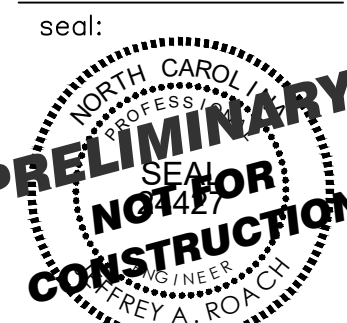
Point #	Description	CONDITION
128	11 maple	DEMOLITION
129	6 elm	DEMOLITION
130	4 gum	DEMOLITION
132	4 dogwood	DEMOLITION
133	4 dogwood	DEMOLITION
134	4 dogwood	DEMOLITION
135	4 dogwood	DEMOLITION
136	5 dogwood	DEMOLITION
137	5 dogwood	DEMOLITION
138	4 dogwood	DEMOLITION
139	4 dogwood	PRESERVED
140	3 dogwood	PRESERVED
141	6 dogwood	PRESERVED
142	4 dogwood	PRESERVED
143	24 poplar	PRESERVED
144	10 maple	PRESERVED
145	5 hickory	PRESERVED
146	5 ironwood	PRESERVED
147	9 ironwood	PRESERVED
148	4 ironwood	PRESERVED
149	14 hickory	PRESERVED
150	5 maple	PRESERVED
151	11 gum	PRESERVED
152	4 dogwood	DEMOLITION
153	27 white oak	PRESERVED
154	6 hickory	PRESERVED
155	9 hickory	PRESERVED
158	3 gum	PRESERVED
163	10 gum	PRESERVED
164	4 dogwood	PRESERVED
165	25 gum	PRESERVED
166	3 dogwood	PRESERVED
170	4 maple	PRESERVED
174	4 maple	PRESERVED
176	24 white oak	PRESERVED
177	29 white oak	DEMOLITION
178	30 white oak double stem	DEMOLITION
179	31 hickory	DEMOLITION
180	4 dogwood	DEMOLITION
181	32 white oak	DEMOLITION
182	24 white oak	DEMOLITION
183	29 white oak	DEMOLITION
185	5 dogwood	DEMOLITION
186	4 dogwood	DEMOLITION
187	5 dogwood	DEMOLITION
190	7 pine	PRESERVED
198	29 white oak	DEMOLITION
199	11 maple	PRESERVED
202	11 red oak	PRESERVED
203	3 dogwood	PRESERVED
202	24 red oak	PRESERVED

Point #	Description	CONDITION
203	4 maple	DEMOLITION
204	3 maple	DEMOLITION
205	9 dogwood (3 branch)	DEMOLITION
206	7 gum	DEMOLITION
207	4 maple	DEMOLITION
208	5 dogwood	DEMOLITION
210	3 beech	DEMOLITION
211	8 gum	DEMOLITION
214	4 gum	DEMOLITION
215	31 maple	DEMOLITION
216	4 dogwood	DEMOLITION
217	4 dogwood	DEMOLITION
218	6 dogwood	DEMOLITION
219	25 hickory multi stem	PRESERVED
220	25 gum	DEMOLITION
222	4 dogwood	DEMOLITION
224	28 beech	PRESERVED
227	4 gum	PRESERVED
228	3 gum	PRESERVED
229	13 gum	PRESERVED
231	11 gum	PRESERVED
232	8 gum	PRESERVED
233	3 gum	PRESERVED
234	5 cedar	PRESERVED
235	4 gum	PRESERVED
236	4 dogwood	DEMOLITION
239	29 pecan	DEMOLITION
240	4 dogwood	DEMOLITION
241	4 cedar	PRESERVED
242	30 white oak	DEMOLITION
243	3 cedar	PRESERVED
244	30 willow oak	DEMOLITION
245	25 white oak	PRESERVED
247	3 maple	PRESERVED
249	6 gum	PRESERVED
251	24 white oak	PRESERVED
252	28 white oak	DEMOLITION
253	4 gum	PRESERVED
254	14 gum	PRESERVED
255	6 beech	PRESERVED
256	29 poplar	PRESERVED
257	30 chestnut oak	PRESERVED
258	30 poplar	PRESERVED
259	6 gum	PRESERVED
260	3 dogwood	DEMOLITION
261	5 gum	PRESERVED
262	3 red oak	DEMOLITION
263	11 gum	DEMOLITION
264	6 white oak	PRESERVED
265	24 white oak	DEMOLITION



NC License #P-0673

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

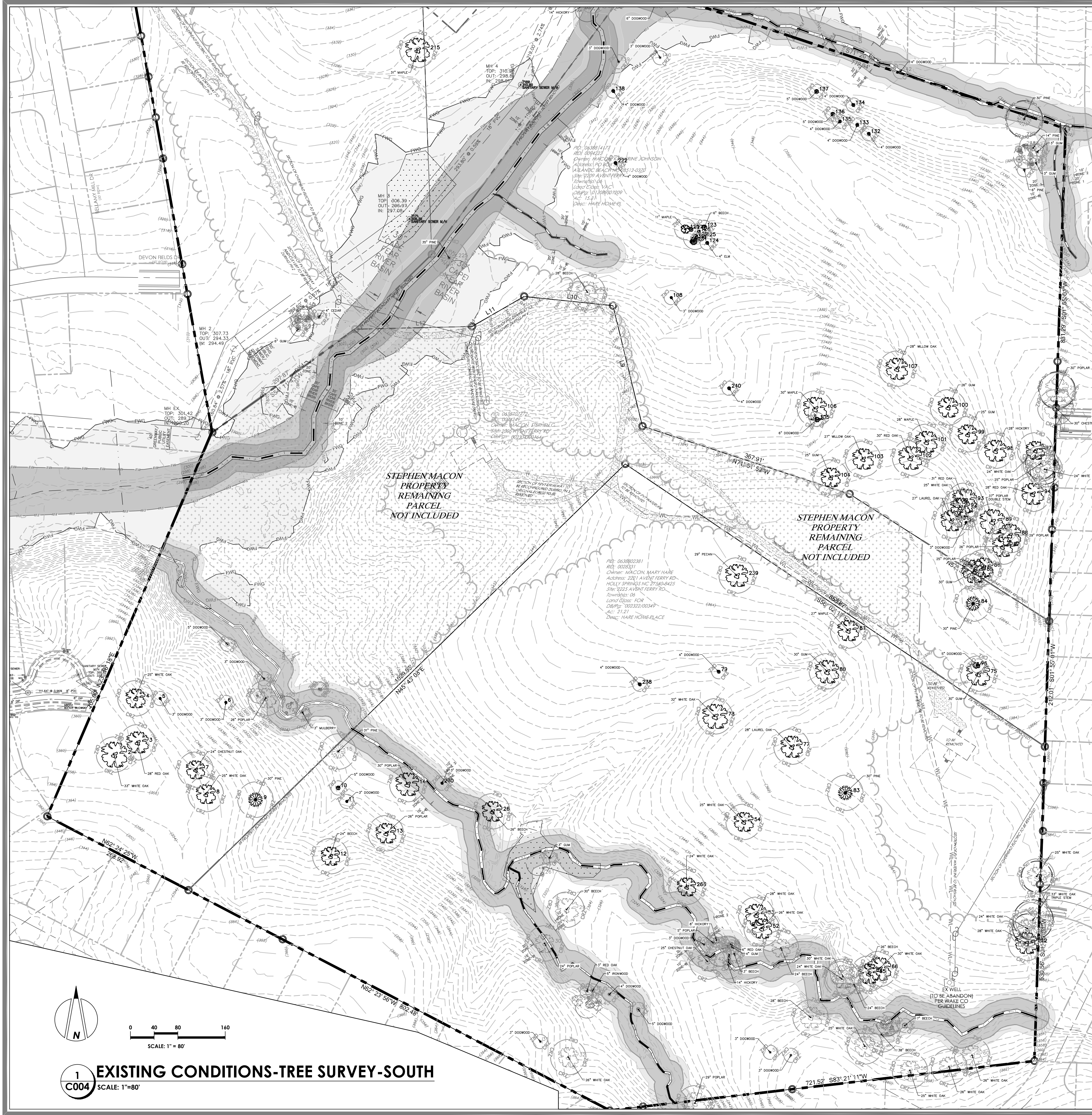


DATE	BY	REVISION
JUNE 28, 2023	FS	1. DATE OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW
SEP 12, 2022	FS	2. DATE OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW
OCT 5, 2022	FS	3. DATE OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW
NOV 23, 2022	FS	4. DATE OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW
		DATE

title:
EXISTING CONDITIONS TREE SURVEY NORTH

proj #:
200402
date:
JUNE 3, 2022
dwg by: chkd by:
FS JR
scale:
As Noted

sheet:
C003
(DEVELOPMENT PETITION)



Point Table		
Point #	Description	CONDITION
66	30 white oak	DEMOLITION
2	33 white oak	DEMOLITION
10	5 dogwood	DEMOLITION
67	36 beech	PRESERVED
3	28 red oak	DEMOLITION
68	9 poplar	PRESERVED
4	25 white oak	DEMOLITION
69	4 beech	PRESERVED
5	3 dogwood	DEMOLITION
6	3 dogwood	DEMOLITION
7	24 chestnut oak	DEMOLITION
8	25 white oak	DEMOLITION
11	3 dogwood	DEMOLITION
12	24 beech	DEMOLITION
13	20 poplar	DEMOLITION
14	30 poplar	DEMOLITION
16	3 mulberry	PRESERVED
17	4 beech	PRESERVED
3	3 beech	PRESERVED
19	7 beech	PRESERVED
20	20 poplar	PRESERVED
21	3 dogwood	PRESERVED
22	4 dogwood	PRESERVED
23	3 dogwood	PRESERVED
24	5 dogwood	PRESERVED
26	26 beech	DEMOLITION
27	3 ironwood	PRESERVED
28	3 gum	PRESERVED
29	30 beech	PRESERVED
30	24 poplar	PRESERVED
31	3 dogwood	PRESERVED
32	25 white oak	PRESERVED
33	5 dogwood	PRESERVED
34	4 dogwood	PRESERVED
35	5 ironwood	PRESERVED
36	3 red oak	PRESERVED
37	4 ironwood	PRESERVED
38	19 red oak	PRESERVED
39	11 ash	PRESERVED
40	12 gum	PRESERVED
41	3 dogwood	PRESERVED
42	25 chestnut oak	PRESERVED
43	14 hickory	PRESERVED
44	3 beech	PRESERVED
45	4 gum	PRESERVED
46	6 red oak	PRESERVED
48	3 beech	PRESERVED
49	8 hickory	PRESERVED
50	5 poplar	PRESERVED
51	24 beech	PRESERVED
52	25 white oak	DEMOLITION
53	20 white oak	DEMOLITION
54	25 white oak	DEMOLITION
55	3 dogwood	PRESERVED

Point Table		
Point #	Description	CONDITION
56	3 dogwood	PRESERVED
57	27 chestnut	PRESERVED
58	25 white oak	PRESERVED
59	26 white oak	PRESERVED
60	26 white oak	PRESERVED
61	26 beech	PRESERVED
62	24 white oak	PRESERVED
63	30 white oak	PRESERVED
64	24 beech	PRESERVED
65	26 beech	DEMOLITION
70	21 gum	PRESERVED
71	5 beech	PRESERVED
72	7 beech	PRESERVED
73	33 white oak triple stem	PRESERVED
74	25 white oak	PRESERVED
75	30 gum	DEMOLITION
76	5 dogwood	DEMOLITION
77	28 laurel oak	DEMOLITION
78	32 white oak	DEMOLITION
79	4 dogwood	DEMOLITION
80	30 gum	DEMOLITION
81	27 maple	DEMOLITION
85	30 gum	DEMOLITION
86	25 poplar	DEMOLITION
87	26 poplar	DEMOLITION
88	29 poplar	DEMOLITION
89	37 poplar double stem	DEMOLITION
90	3 dogwood	DEMOLITION
91	27 laurel oak	DEMOLITION
92	25 white oak	DEMOLITION
93	31 red oak	DEMOLITION
94	28 red oak	DEMOLITION
95	24 white oak	PRESERVED
96	25 poplar	PRESERVED
97	24 white oak	DEMOLITION
98	28 hickory	DEMOLITION
99	26 gum	DEMOLITION
100	26 gum	DEMOLITION
101	28 maple	DEMOLITION
102	30 red oak	DEMOLITION
103	27 willow oak	DEMOLITION
104	25 gum	DEMOLITION
105	6 dogwood	DEMOLITION
106	30 maple	DEMOLITION
107	28 willow oak	DEMOLITION
108	3 dogwood	DEMOLITION
110	4 hickory	PRESERVED
113	3 gum	PRESERVED
118	3 gum	PRESERVED
119	3 gum	PRESERVED
123	6 beech	DEMOLITION
124	4 elm	DEMOLITION
125	5 maple	DEMOLITION
126	4 beech	DEMOLITION
127	5 gum	DEMOLITION

Point Table		
Point #	Description	CONDITION
128	11 maple	DEMOLITION
129	6 elm	DEMOLITION
130	4 gum	DEMOLITION
132	4 dogwood	DEMOLITION
133	4 dogwood	DEMOLITION
134	4 dogwood	DEMOLITION
135	4 dogwood	DEMOLITION
136	5 dogwood	DEMOLITION
137	5 dogwood	DEMOLITION
138	4 dogwood	DEMOLITION
139	3 dogwood	PRESERVED
140	3 dogwood	PRESERVED
141	6 dogwood	PRESERVED
142	4 dogwood	PRESERVED
143	24 poplar	PRESERVED
144	10 maple	PRESERVED
145	5 hickory	PRESERVED
146	5 ironwood	PRESERVED
147	9 ironwood	PRESERVED
148	4 ironwood	PRESERVED
149	14 hickory	PRESERVED
150	5 maple	PRESERVED
151	11 gum	PRESERVED
152	4 dogwood	DEMOLITION
153	27 white oak	PRESERVED
154	6 hickory	PRESERVED
155	9 hickory	PRESERVED
158	3 gum	PRESERVED
163	10 gum	PRESERVED
164	4 dogwood	PRESERVED
165	25 gum	PRESERVED
166	3 dogwood	PRESERVED
170	4 maple	PRESERVED
174	4 maple	PRESERVED
176	24 white oak	PRESERVED
177	29 white oak	DEMOLITION
178	30 white oak double stem	DEMOLITION
179	31 hickory	DEMOLITION
180	4 dogwood	DEMOLITION
181	32 white oak	DEMOLITION
182	24 white oak	DEMOLITION
183	29 white oak	DEMOLITION
184	3 dogwood	DEMOLITION
185	5 dogwood	DEMOLITION
186	4 dogwood	DEMOLITION
187	5 dogwood	DEMOLITION
188	29 white oak	DEMOLITION
192	11 maple	PRESERVED
193	4 cedar	PRESERVED
194	4 hickory	PRESERVED
195	4 hickory	PRESERVED
196	3 red oak	PRESERVED
200	11 red oak	PRESERVED
201	3 dogwood	PRESERVED
202	24 red oak	PRESERVED

Point Table		
Point #	Description	CONDITION
203	4 maple	DEMOLITION
204	5 maple	DEMOLITION
205	9 dogwood (3 branch)	DEMOLITION
206	7 gum	DEMOLITION
207	4 maple	DEMOLITION
208	5 dogwood	DEMOLITION
210	3 beech	DEMOLITION
211	8 gum	DEMOLITION
214	4 gum	DEMOLITION
215	31 maple	DEMOLITION
216	4 dogwood	DEMOLITION
217	4 dogwood	DEMOLITION
218	6 dogwood	DEMOLITION
219	25 hickory multi stem	PRESERVED
220	25 gum	DEMOLITION
222	4 dogwood	DEMOLITION
224	28 beech	PRESERVED
227	4 gum	PRESERVED
228	3 gum	PRESERVED
229	13 gum	PRESERVED
231	11 gum	PRESERVED
232	6 gum	PRESERVED
233	3 gum	PRESERVED
234	5 cedar	PRESERVED
235	4 gum	PRESERVED
238	4 dogwood	DEMOLITION
239	29 pecan	DEMOLITION
240	4 dogwood	DEMOLITION
241	4 cedar	PRESERVED
242	30 white oak	DEMOLITION
243	3 cedar	PRESERVED
221	30 willow oak	DEMOLITION
245	25 white oak	PRESERVED
247	5 maple	PRESERVED
249	6 gum	PRESERVED
251	24 white oak	PRESERVED
252	28 white oak	DEMOLITION
253	4 gum	PRESERVED
254	14 gum	PRESERVED
255	6 beech	PRESERVED
256	29 poplar	PRESERVED
257	30 chestnut oak	PRESERVED
258	30 poplar	PRESERVED
259	6 gum	PRESERVED
260	3 dogwood	DEMOLITION
261	5 gum	PRESERVED
262	3 red oak	DEMOLITION
263	11 gum	DEMOLITION
264	6 white oak	PRESERVED
266	24 white oak	DEMOLITION

LEGEND (EXISTING CONDITIONS)

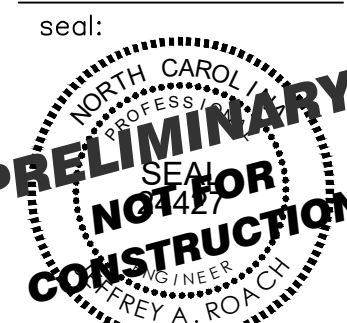
- TPF TREE PROTECTION FENCE
- EXISTING TREE LINE
- EXISTING STREAM BUFFER
- EXISTING 100YR FLOODWAY BOUNDARY
- EXISTING FLOODPLAIN BOUNDARY
- EXISTING FLOOD FRINGE
- STEEP SLOPE AREA (GREATER THAN 3:1)
- EXISTING WETLANDS
- EXISTING PERENNIAL STREAM
- EXISTING INTERMITTENT STREAM
- CRITICAL ROOT ZONE (TREE PROTECTION AREA)
- TREE MAKED WITH 'X' = DEMOLITION
- STEEP SLOPE AREA (GREATER THAN 3:1)

Point Table		
Point #	Description	CONDITION
265	10 pine	PRESERVED
9	30 pine	DEMOLITION
15	31 pine	PRESERVED
175	5 pine	PRESERVED
47	14 pine	PRESERVED
111	10 pine	PRESERVED
83	30 pine	DEMOLITION
212	15 pine	DEMOLITION
84	30 pine	DEMOLITION
109	6 pine	PRESERVED
173	4 pine	PRESERVED
237	12 pine	PRESERVED
112	7 pine	PRESERVED
114	5 pine	PRESERVED
115	15 pine	PRESERVED
116	7 pine	PRESERVED
117	10 pine	PRESERVED
120	7 pine	PRESERVED
248	7 pine	PRESERVED
121	15 pine	PRESERVED
122	30 pine	PRESERVED
250	14 pine	PRESERVED
131	23 pine	DEMOLITION
156	9 pine	PRESERVED
169	5 pine	PRESERVED
171	15 pine	PRESERVED
172	9 pine	PRESERVED
236	14 pine	PRESERVED
169	6 pine	PRESERVED
190	7 pine	PRESERVED
191	5 pine	PRESERVED
196	7 pine	PRESERVED
197	5 pine	PRESERVED
199	4 pine	PRESERVED
209	15 pine	DEMOLITION
213	14 pine	DEMOLITION
230	13 pine	PRESERVED
246	14 pine	PRESERVED



NC License #P-0673

project: **NORRIS CROSSING**
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
NORTH CAROLINA 27540

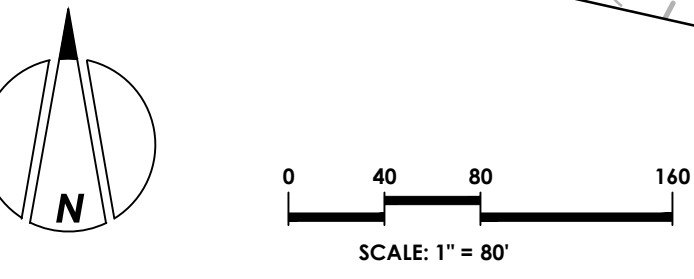


REVISION		DATE	BY
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2	DATE 22, 2022	DATE	DATE
3	DATE 05, 2022	DATE	DATE
4	DATE 23, 2022	DATE	DATE

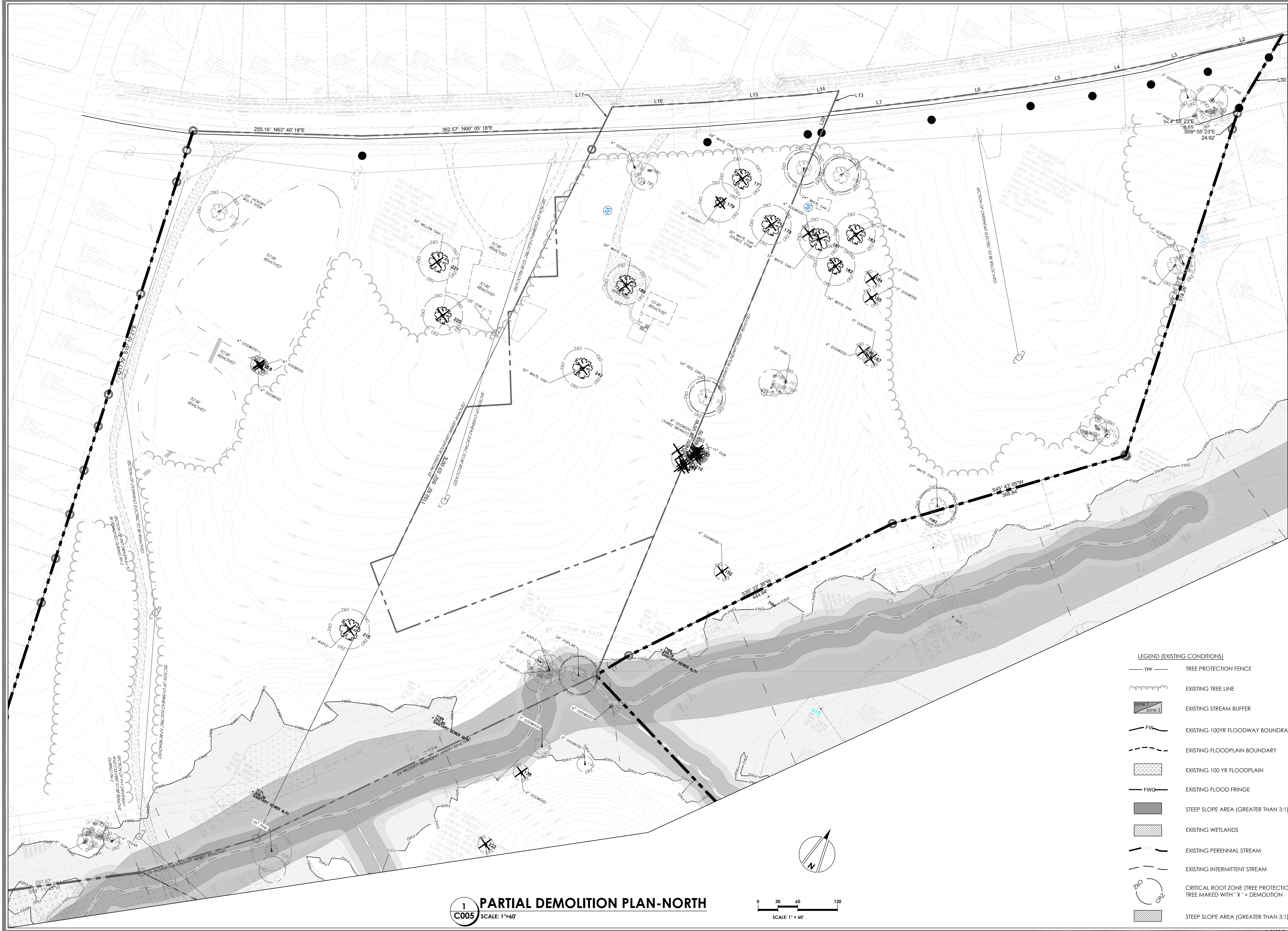
title: **EXISTING CONDITIONS TREE SURVEY SOUTH**

proj #: **200402**
date: **JUNE 3, 2022**
dwg by: **chkd by: FS JR**
scale: **As Noted**

sheet: **C004**
(DEVELOPMENT PETITION)



1 **EXISTING CONDITIONS-TREE SURVEY-SOUTH**
C004 SCALE: 1"=80'



1
C005 **PARTIAL DEMOLITION PLAN-NORTH**
SCALE: 1"=60'

0 30 60 120
SCALE: 1" = 60'

- LEGEND (EXISTING CONDITIONS)**
- TPF TREE PROTECTION FENCE
 - EXISTING TREE LINE
 - EXISTING STREAM BUFFER
 - EXISTING 100YR FLOODWAY BOUNDARY
 - EXISTING FLOODPLAIN BOUNDARY
 - EXISTING 100 YR FLOODPLAIN
 - EXISTING FLOOD FRINGE
 - STEEP SLOPE AREA (GREATER THAN 3:1)
 - EXISTING WETLANDS
 - EXISTING PERENNIAL STREAM
 - EXISTING INTERMITTENT STREAM
 - CRITICAL ROOT ZONE (TREE PROTECTION AREA)
 - TREE MARKED WITH 'X' = DEMOLITION
 - STEEP SLOPE AREA (GREATER THAN 3:1)

NC License #P-0673

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
NORTH CAROLINA 27540

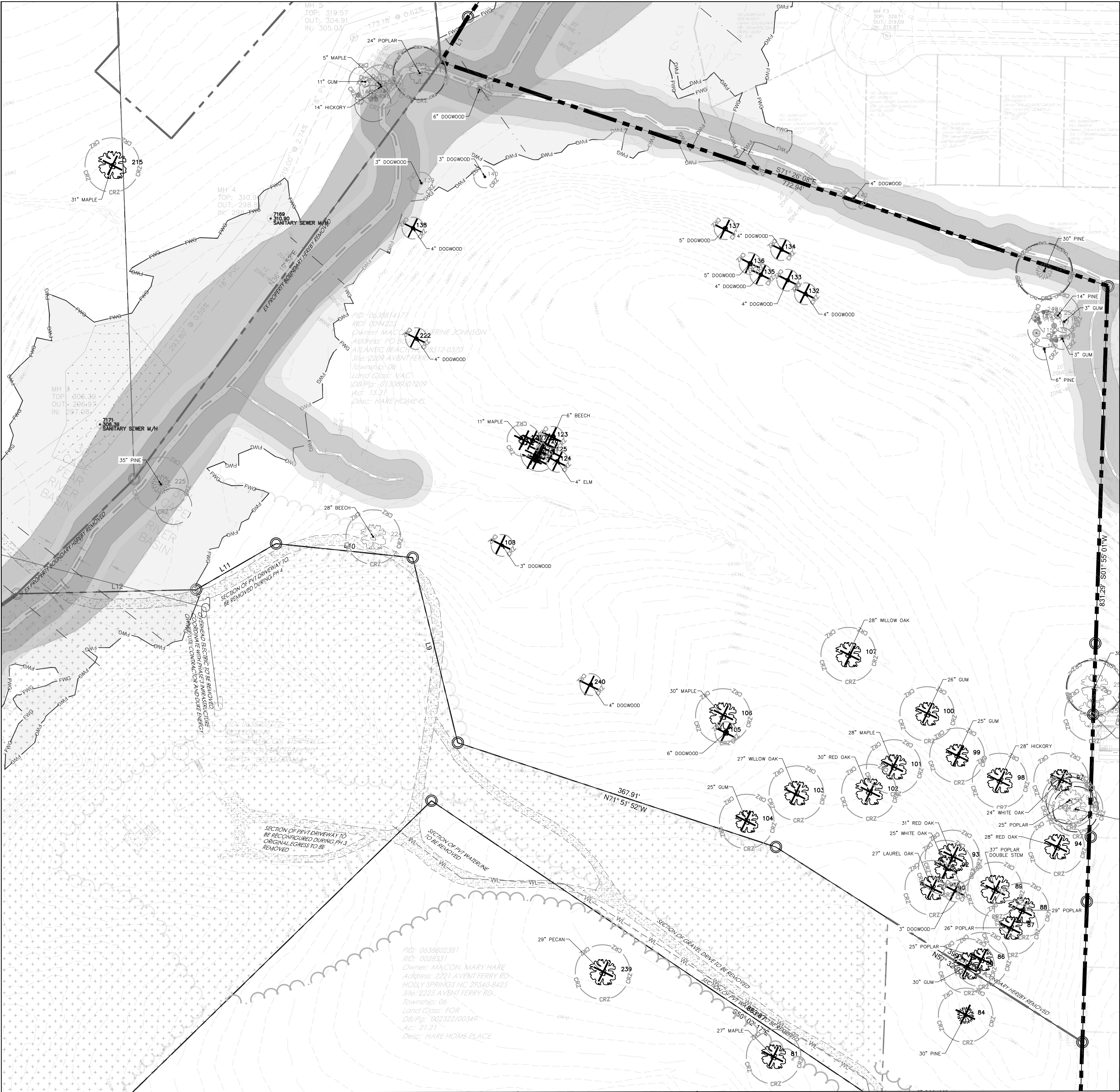
seal:
PRELIMINARY
NOT FOR
CONSTRUCTION

DATE	BY	REVISION
JUNE 30, 2022	FS	1ST DEVELOPMENT PETITION REVIEW
SEPT 02, 2022	FS	2ND DEVELOPMENT PETITION REVIEW
OCTOBER 5, 2022	FS	3RD DEVELOPMENT PETITION REVIEW
NOVEMBER 23, 2022	FS	4TH DEVELOPMENT PETITION REVIEW

title:
PARTIAL
DEMOLITION
PLAN
NORTH

proj #:
200402
date:
JUNE 3, 2022
dwg by: chkd by:
FS JR
scale:
As Noted

sheet:
C005
(DEVELOPMENT PETITION)

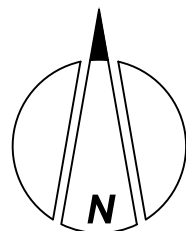


1
C006

PARTIAL DEMOLITION PLAN-SOUTH

SCALE: 1"=60'

0 30 60 120
SCALE: 1" = 60'



- LEGEND (EXISTING CONDITIONS)
- TPF TREE PROTECTION FENCE
 - EXISTING TREE LINE
 - EXISTING STREAM BUFFER
 - FW EXISTING 100YR FLOODWAY BOUNDARY
 - EXISTING FLOODPLAIN BOUNDARY
 - EXISTING 100 YR FLOODPLAIN
 - FWG EXISTING FLOOD FRINGE
 - STEEP SLOPE AREA (GREATER THAN 3:1)
 - EXISTING WETLANDS
 - EXISTING PERENNIAL STREAM
 - EXISTING INTERMITTENT STREAM
 - CRITICAL ROOT ZONE (TREE PROTECTION AREA)
TREE MAKED WITH 'X' = DEMOLITION
 - STEEP SLOPE AREA (GREATER THAN 3:1)



NC License #P-0673

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
NORTH CAROLINA 27540

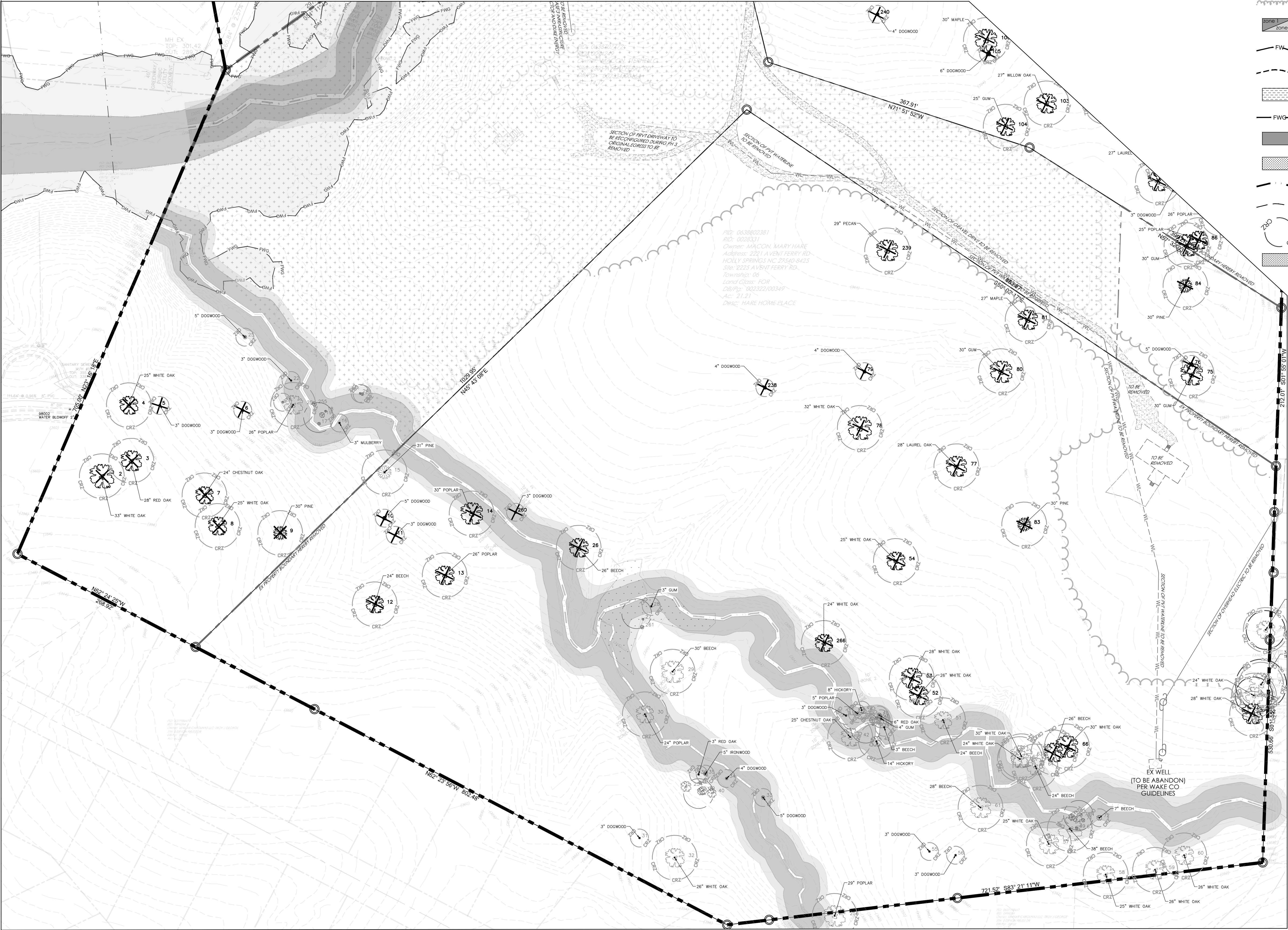


No.	DATE	REVISION			
		BY	FS	FS	FS
1	JUNE 28, 2023	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW	FS		
2	SEPTEMBER 12, 2023	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW	FS		
3	OCTOBER 5, 2023	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW	FS		
4	NOVEMBER 21, 2023	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW	FS		

title:
DEMOLITION
PLAN
SOUTH

proj #:
200402
date:
JUNE 3, 2022
dwg by: chkd by:
FS JR
scale:
As Noted
sheet:
C006

(DEVELOPMENT PETITION)

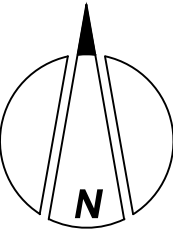
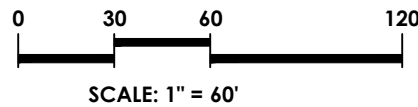


- LEGEND (EXISTING CONDITIONS)
- TPF TREE PROTECTION FENCE
 - EXISTING TREE LINE
 - EXISTING STREAM BUFFER
 - EXISTING 100YR FLOODWAY BOUNDARY
 - EXISTING FLOODPLAIN BOUNDARY
 - EXISTING 100 YR FLOODPLAIN
 - EXISTING FLOOD FRINGE
 - STEEP SLOPE AREA (GREATER THAN 3:1)
 - EXISTING WETLANDS
 - EXISTING PERENNIAL STREAM
 - EXISTING INTERMITTENT STREAM
 - CRITICAL ROOT ZONE (TREE PROTECTION AREA)
TREE MARKED WITH 'X' = DEMOLITION
 - STEEP SLOPE AREA (GREATER THAN 3:1)

1
C007

PARTIAL DEMOLITION PLAN-WEST

SCALE: 1"=60'



NC License #P-0673

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
NORTH CAROLINA 27540



REVISION		DATE	BY
1	JUNE 28, 2022	FS	FS
2	SEP 02, 2022	FS	FS
3	OCT 05, 2022	FS	FS
4	NOVEMBER 23, 2022	FS	FS

title:
**PARTIAL
DEMOLITION
PLAN
WEST**

proj #:
200402

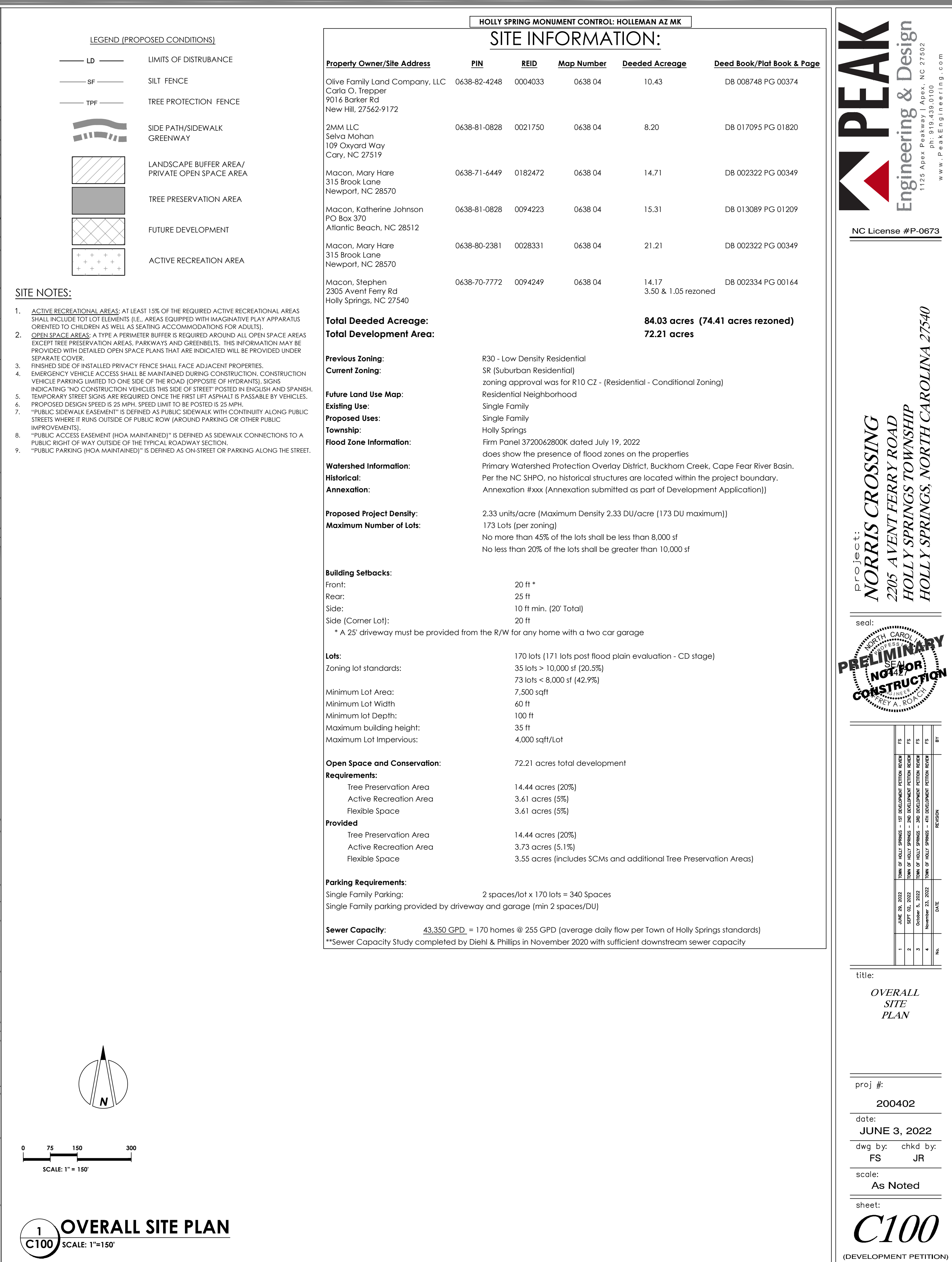
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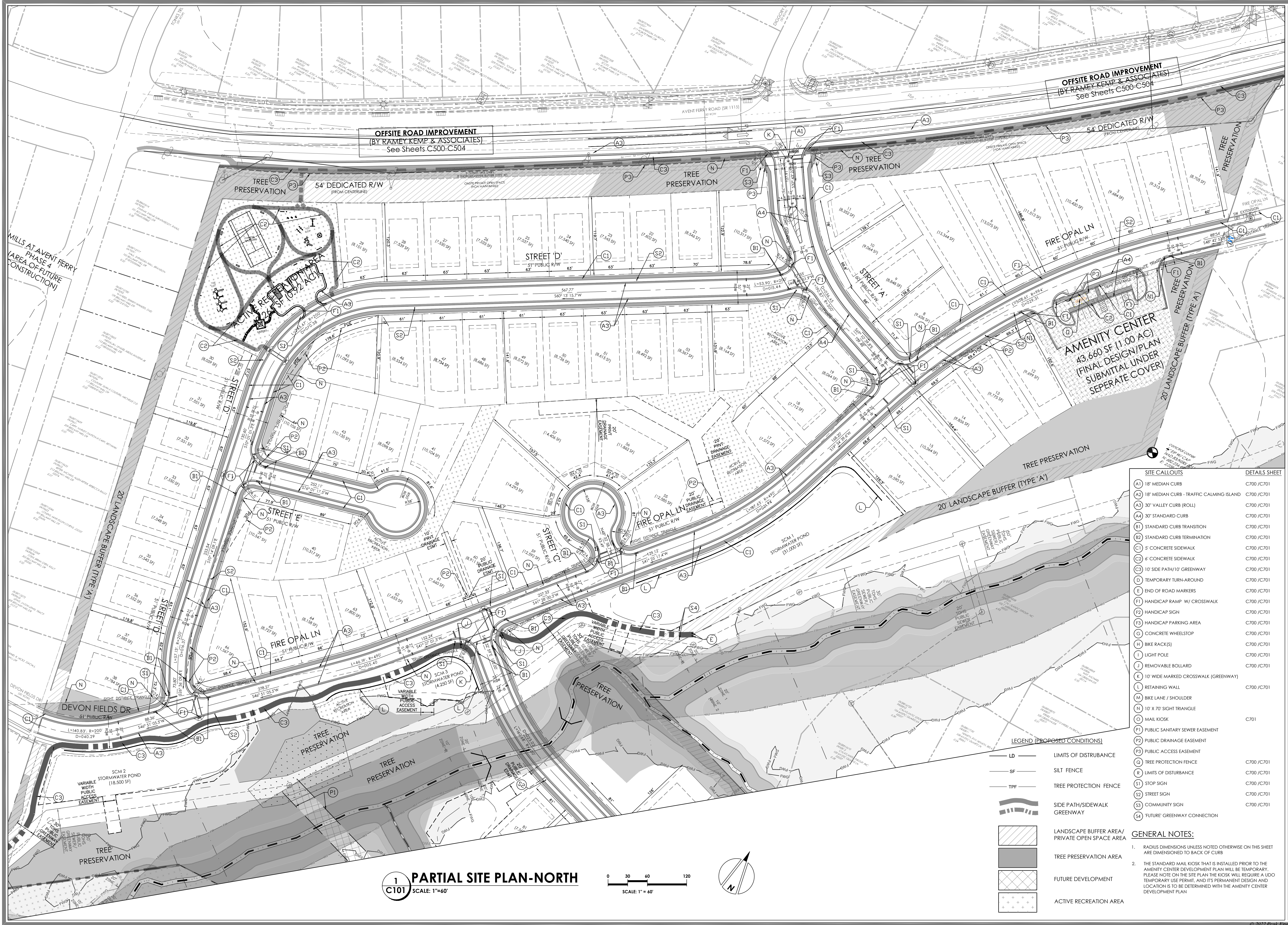
dwg by: chkd by:
FS JR

scale:
As Noted

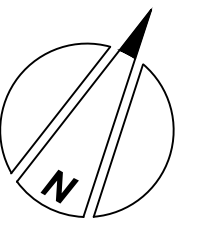
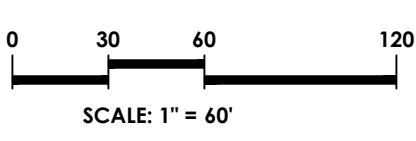
sheet:
C007

(DEVELOPMENT PETITION)





1 PARTIAL SITE PLAN-NORTH
SCALE: 1"=60'



- LEGEND (PROPOSED CONDITIONS)**
- LD LIMITS OF DISTURBANCE
 - SF SILT FENCE
 - TPF TREE PROTECTION FENCE
 - SIDE PATH/SIDEWALK GREENWAY
 - LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
 - TREE PRESERVATION AREA
 - FUTURE DEVELOPMENT
 - ACTIVE RECREATION AREA

SITE CALLOUTS		DETAILS SHEET	
A1	18" MEDIAN CURB	C700	/C701
A2	18" MEDIAN CURB - TRAFFIC CALMING ISLAND	C700	/C701
A3	30" VALLEY CURB (ROLL)	C700	/C701
A4	30" STANDARD CURB	C700	/C701
B1	STANDARD CURB TRANSITION	C700	/C701
B2	STANDARD CURB TERMINATION	C700	/C701
C1	5' CONCRETE SIDEWALK	C700	/C701
C2	6' CONCRETE SIDEWALK	C700	/C701
C3	10' SIDE PATH/10' GREENWAY	C700	/C701
D	TEMPORARY TURN-AROUND	C700	/C701
E	END OF ROAD MARKERS	C700	/C701
F1	HANDICAP RAMP W/ CROSSWALK	C700	/C701
F2	HANDICAP SIGN	C700	/C701
F3	HANDICAP PARKING AREA	C700	/C701
G	CONCRETE WHEELSTOP	C700	/C701
H	BIKE RACK(S)	C700	/C701
I	LIGHT POLE	C700	/C701
J	REMOVABLE BOLLARD	C700	/C701
K	10' WIDE MARKED CROSSWALK (GREENWAY)	C700	/C701
L	RETAINING WALL	C700	/C701
M	BIKE LANE / SHOULDER		
N	10' X 70' SIGHT TRIANGLE		
O	MAIL KIOSK	C701	
P1	PUBLIC SANITARY SEWER EASEMENT		
P2	PUBLIC DRAINAGE EASEMENT		
P3	PUBLIC ACCESS EASEMENT		
Q	TREE PROTECTION FENCE	C700	/C701
R	LIMITS OF DISTURBANCE	C700	/C701
S1	STOP SIGN	C700	/C701
S2	STREET SIGN	C700	/C701
S3	COMMUNITY SIGN	C700	/C701
S4	'FUTURE' GREENWAY CONNECTION		

GENERAL NOTES:

- RADIUS DIMENSIONS UNLESS NOTED OTHERWISE ON THIS SHEET ARE DIMENSIONED TO BACK OF CURB
- THE STANDARD MAIL KIOSK THAT IS INSTALLED PRIOR TO THE AMENITY CENTER DEVELOPMENT PLAN WILL BE TEMPORARY. PLEASE NOTE ON THE SITE PLAN THE KIOSK WILL REQUIRE A UDO TEMPORARY USE PERMIT, AND ITS PERMANENT DESIGN AND LOCATION IS TO BE DETERMINED WITH THE AMENITY CENTER DEVELOPMENT PLAN

Engineering & Design
1125 Apex Parkway | Apex, NC 27502
ph: 919.433.0100
www.peakengineering.com

NC License #P-0673

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:

DATE	BY	REVISION
JUNE 28, 2022	CS	1. TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW
SEPT 02, 2022	FS	2. TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW
OCTOBER 5, 2022	FS	3. TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW
NOVEMBER 23, 2022	FS	4. TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW

title:
PARTIAL SITE PLAN NORTH

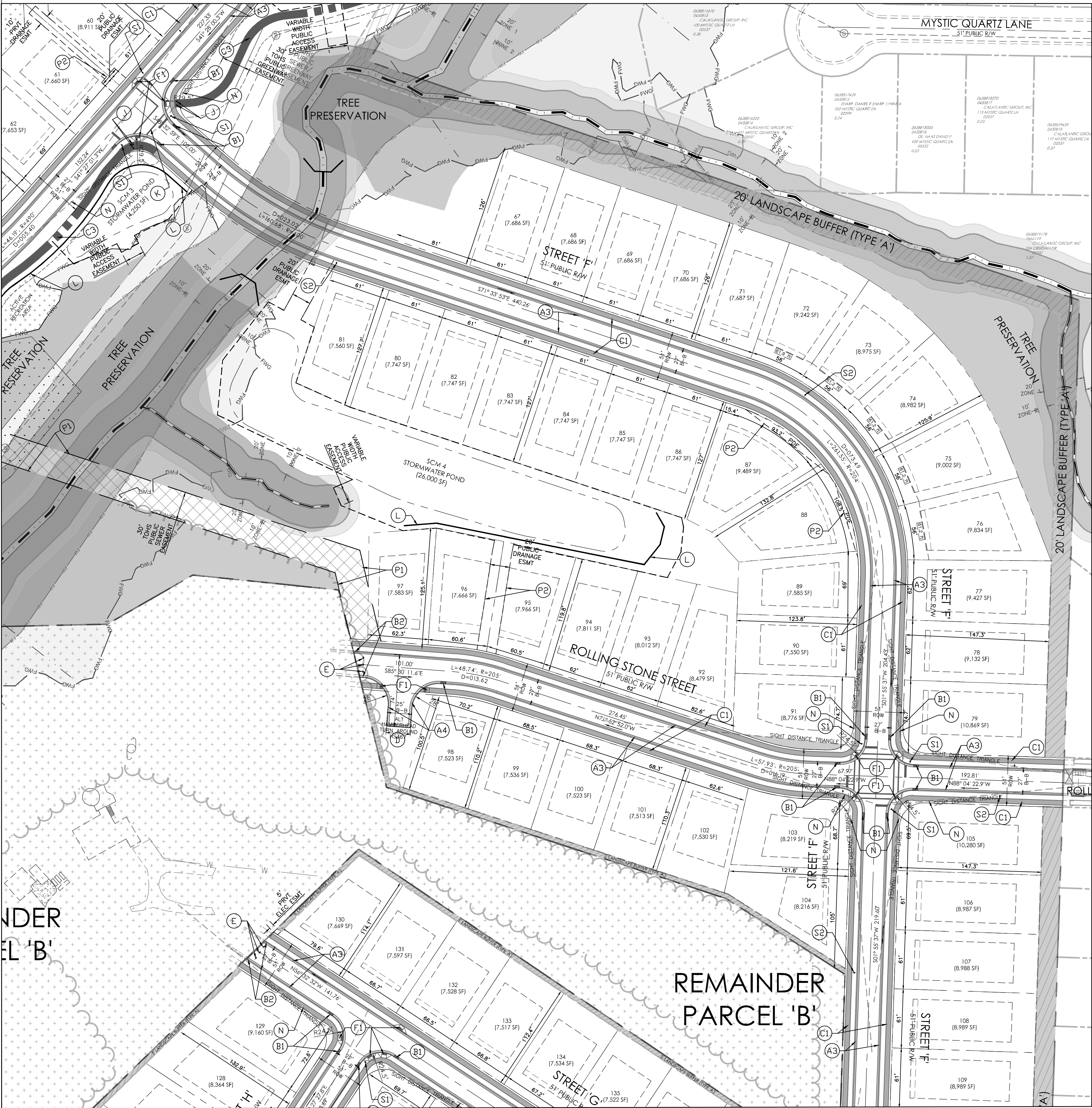
proj #:
200402

date:
JUNE 3, 2022

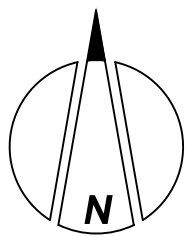
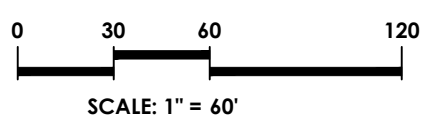
dwg by: **chkd by:**
FS JR

scale:
As Noted

sheet:
C101
(DEVELOPMENT PETITION)



1 **PARTIAL SITE PLAN-EAST**
C102 SCALE: 1"=60'



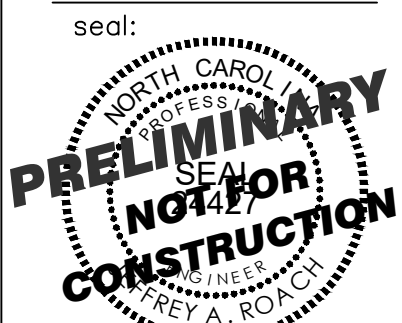
LEGEND (PROPOSED CONDITIONS)	
	LD LIMITS OF DISTURBANCE
	SF SILT FENCE
	TPF TREE PROTECTION FENCE
	SIDE PATH/SIDEWALK GREENWAY
	LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
	TREE PRESERVATION AREA
	FUTURE DEVELOPMENT
	ACTIVE RECREATION AREA

SITE CALLOUTS		DETAILS SHEET
(A1)	18" MEDIAN CURB	C700 /C701
(A2)	18" MEDIAN CURB - TRAFFIC CALMING ISLAND	C700 /C701
(A3)	30" VALLEY CURB (ROLL)	C700 /C701
(A4)	30" STANDARD CURB	C700 /C701
(B1)	STANDARD CURB TRANSITION	C700 /C701
(B2)	STANDARD CURB TERMINATION	C700 /C701
(C1)	5' CONCRETE SIDEWALK	C700 /C701
(C2)	6' CONCRETE SIDEWALK	C700 /C701
(C3)	10' SIDE PATH/10' GREENWAY	C700 /C701
(D)	TEMPORARY TURN-AROUND	C700 /C701
(E)	END OF ROAD MARKERS	C700 /C701
(F1)	HANDICAP RAMP W/ CROSSWALK	C700 /C701
(F2)	HANDICAP SIGN	C700 /C701
(F3)	HANDICAP PARKING AREA	C700 /C701
(G)	CONCRETE WHEELSTOP	C700 /C701
(H)	BIKE RACK(S)	C700 /C701
(I)	LIGHT POLE	C700 /C701
(J)	REMOVABLE BOLLARD	C700 /C701
(K)	10' WIDE MARKED CROSSWALK (GREENWAY)	C700 /C701
(L)	RETAINING WALL	C700 /C701
(M)	BIKE LANE / SHOULDER	
(N)	10' X 70' SIGHT TRIANGLE	
(O)	MAIL KIOSK	C701
(P1)	PUBLIC SANITARY SEWER EASEMENT	
(P2)	PUBLIC DRAINAGE EASEMENT	
(P3)	PUBLIC ACCESS EASEMENT	
(Q)	TREE PROTECTION FENCE	C700 /C701
(R)	LIMITS OF DISTURBANCE	C700 /C701
(S1)	STOP SIGN	C700 /C701
(S2)	STREET SIGN	C700 /C701
(S3)	COMMUNITY SIGN	C700 /C701
(S4)	'FUTURE' GREENWAY CONNECTION	

GENERAL NOTES:
1. RADIUS DIMENSIONS UNLESS NOTED OTHERWISE ON THIS SHEET ARE DIMENSIONED TO BACK OF CURB

NC License #P-0673

Project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
NORTH CAROLINA 27540



REVISION		DATE	BY
1	JUNE 28, 2022	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW	FS
2	SEPT 02, 2022	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW	FS
3	OCTOBER 5, 2022	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW	FS
4	November 23, 2022	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW	FS

title:
PARTIAL SITE PLAN EAST

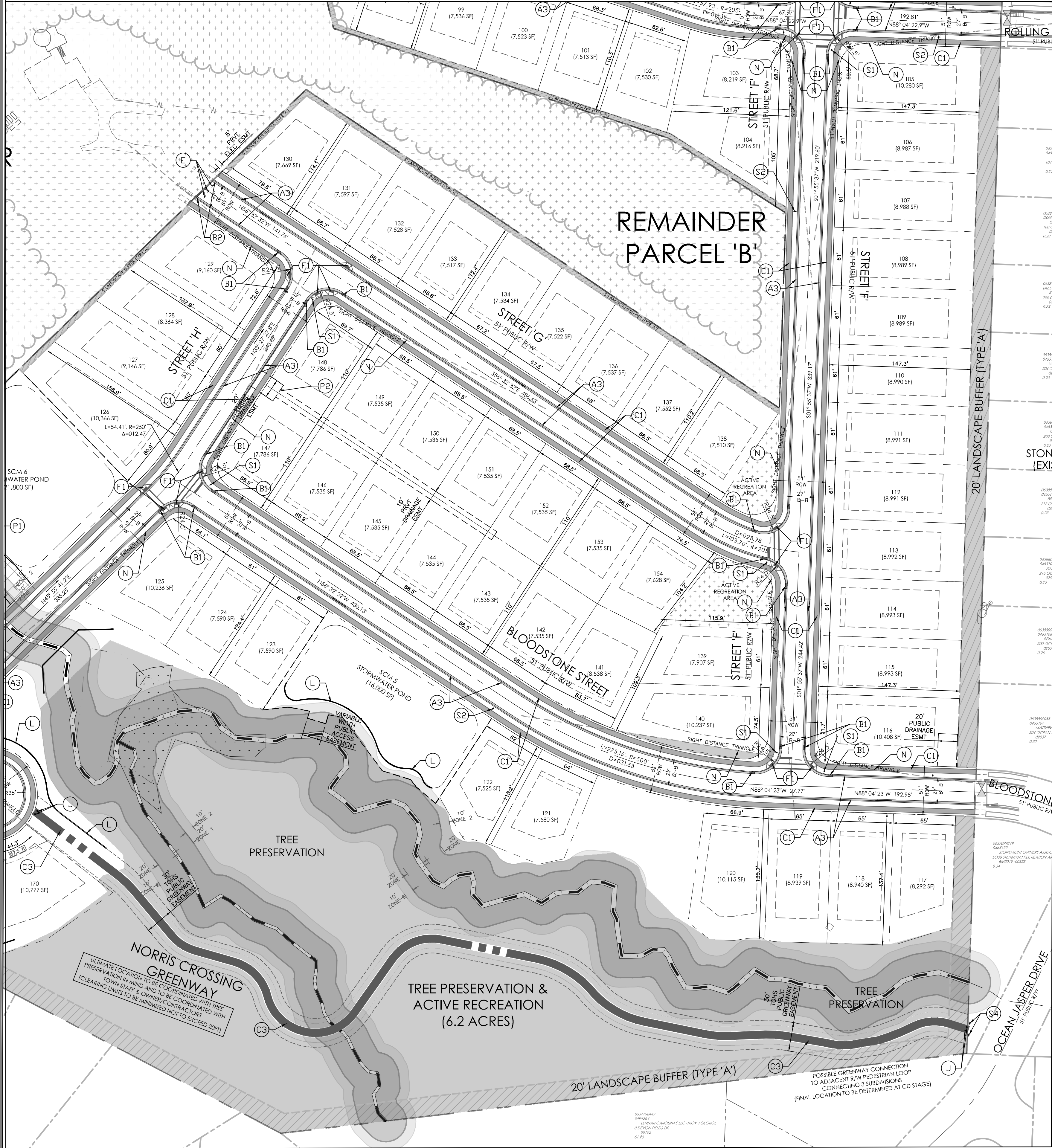
proj #:
200402

date:
JUNE 3, 2022

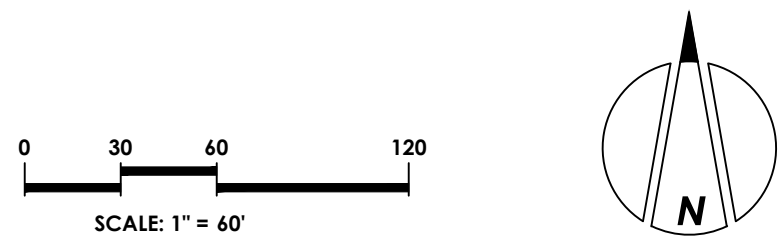
dwg by: chkd by:
FS JR

scale:
As Noted

sheet:
C102
(DEVELOPMENT PETITION)



1 PARTIAL SITE PLAN-SOUTH
C103 SCALE: 1"=60'



LEGEND (PROPOSED CONDITIONS)	
	LD LIMITS OF DISTURBANCE
	SF SILT FENCE
	TPF TREE PROTECTION FENCE
	SIDE PATH/SIDEWALK GREENWAY
	LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
	TREE PRESERVATION AREA
	FUTURE DEVELOPMENT
	ACTIVE RECREATION AREA

SITE CALLOUTS		DETAILS SHEET
(A1)	18" MEDIAN CURB	C700 /C701
(A2)	18" MEDIAN CURB - TRAFFIC CALMING ISLAND	C700 /C701
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(C3)	10' SIDE PATH/10' GREENWAY	C700 /C701
(D)	TEMPORARY TURN-AROUND	C700 /C701
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(F1)	HANDICAP RAMP W/ CROSSWALK	C700 /C701
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(P1)	PUBLIC SANITARY SEWER EASEMENT	
(P2)	PUBLIC DRAINAGE EASEMENT	
(P3)	PUBLIC ACCESS EASEMENT	
(Q)	TREE PROTECTION FENCE	C700 /C701
(R)	LIMITS OF DISTURBANCE	C700 /C701
(S1)	STOP SIGN	C700 /C701
(S2)	STREET SIGN	C700 /C701
(S3)	COMMUNITY SIGN	C700 /C701
(S4)	FUTURE GREENWAY CONNECTION	

GENERAL NOTES:
1. RADIUS DIMENSIONS UNLESS NOTED OTHERWISE ON THIS SHEET ARE DIMENSIONED TO BACK OF CURB
2. NORRIS CROSSING GREENWAY: ULTIMATE LOCATION TO BE COORDINATED WITH TREE PRESERVATION IN MIND AND TO BE COORDINATED WITH TOWN STAFF & OWNER/CONTRACTORS (CLEARING LIMITS TO BE MINIMIZED NOT TO EXCEED 20FT)

NC License #P-0673

Project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
NORTH CAROLINA 27540

seal:
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION		DATE
1	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION BOARD	ES
2	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION BOARD	FS
3	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION BOARD	FS
4	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION BOARD	FS

title:
**PARTIAL
SITE PLAN
SOUTH**

proj #:
200402
date:
JUNE 3, 2022
dwg by: chkd by:
FS JR
scale:
As Noted

sheet:
C103
(DEVELOPMENT PETITION)



MILLS AT AVENT FERRY PHASE 6
(UNDER CONSTRUCTION)

NORRIS CROSSING
GREENWAY

ULTIMATE LOCATION TO BE COORDINATED WITH TREE
PRESERVATION IN MIND AND TO BE COORDINATED WITH
TOWN STAFF & OWNER/CONTRACTORS
(CLEARING LIMITS TO BE MINIMIZED NOT TO EXCEED 20FT)

SITE CALLOUTS		DETAILS SHEET
(A1)	18" MEDIAN CURB	C700 /C701
(A2)	18" MEDIAN CURB - TRAFFIC CALMING ISLAND	C700 /C701
(A3)	30" VALLEY CURB (ROLL)	C700 /C701
(A4)	30" STANDARD CURB	C700 /C701
(B1)	STANDARD CURB TRANSITION	C700 /C701
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(C3)	10' SIDE PATH/10' GREENWAY	C700 /C701
(D)	TEMPORARY TURN-AROUND	C700 /C701
(E)	END OF ROAD MARKERS	C700 /C701
(F1)	HANDICAP RAMP W/ CROSSWALK	C700 /C701
(F2)	HANDICAP SIGN	C700 /C701
(F3)	HANDICAP PARKING AREA	C700 /C701
(G)	CONCRETE WHEELSTOP	C700 /C701
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(I)	LIGHT POLE	C700 /C701
(J)	REMOVABLE BOLLARD	C700 /C701
(K)	10' WIDE MARKED CROSSWALK (GREENWAY)	
(L)	RETAINING WALL	C700 /C701
(M)	BIKE LANE / SHOULDER	
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(O)	MAIL KIOSK	C701
(P1)	PUBLIC SANITARY SEWER EASEMENT	
(P2)	PUBLIC DRAINAGE EASEMENT	
(P3)	PUBLIC ACCESS EASEMENT	
(Q)	TREE PROTECTION FENCE	C700 /C701
(R)	LIMITS OF DISTURBANCE	C700 /C701
(S1)	STOP SIGN	C700 /C701
(S2)	STREET SIGN	C700 /C701
(S3)	COMMUNITY SIGN	C700 /C701
(S4)	FUTURE GREENWAY CONNECTION	

title:
*PARTIAL
SITE PLAN
WEST*

proj #: **200402**

date: **JUNE 3, 2022**

dwg by: chkd by:
FS JR

scale:
As Noted

sheet:

C104

DEVELOPMENT PETITION



No.	DATE	REVISION	BY
1	JUNE 29, 2022	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW	FS
2	SEPT 02, 2022	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW	FS
3	October 5, 2022	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW	FS
4	November 23, 2022	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW	FS

title:
*PARTIAL
SITE PLAN
WEST*

proj #: 200402

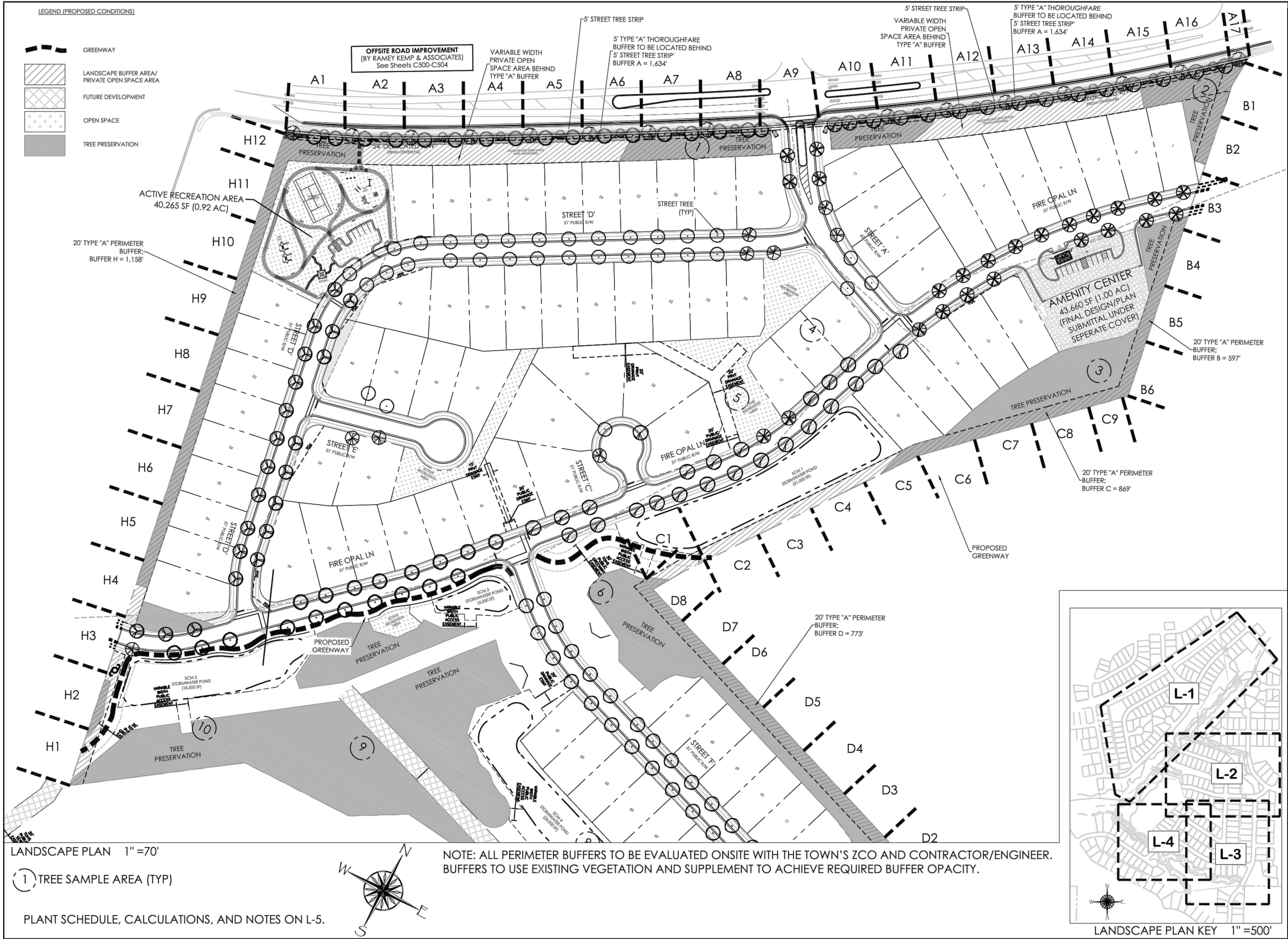
date: JUNE 3, 2022

dwg by: chkd by:
FS JR

scale: As Noted

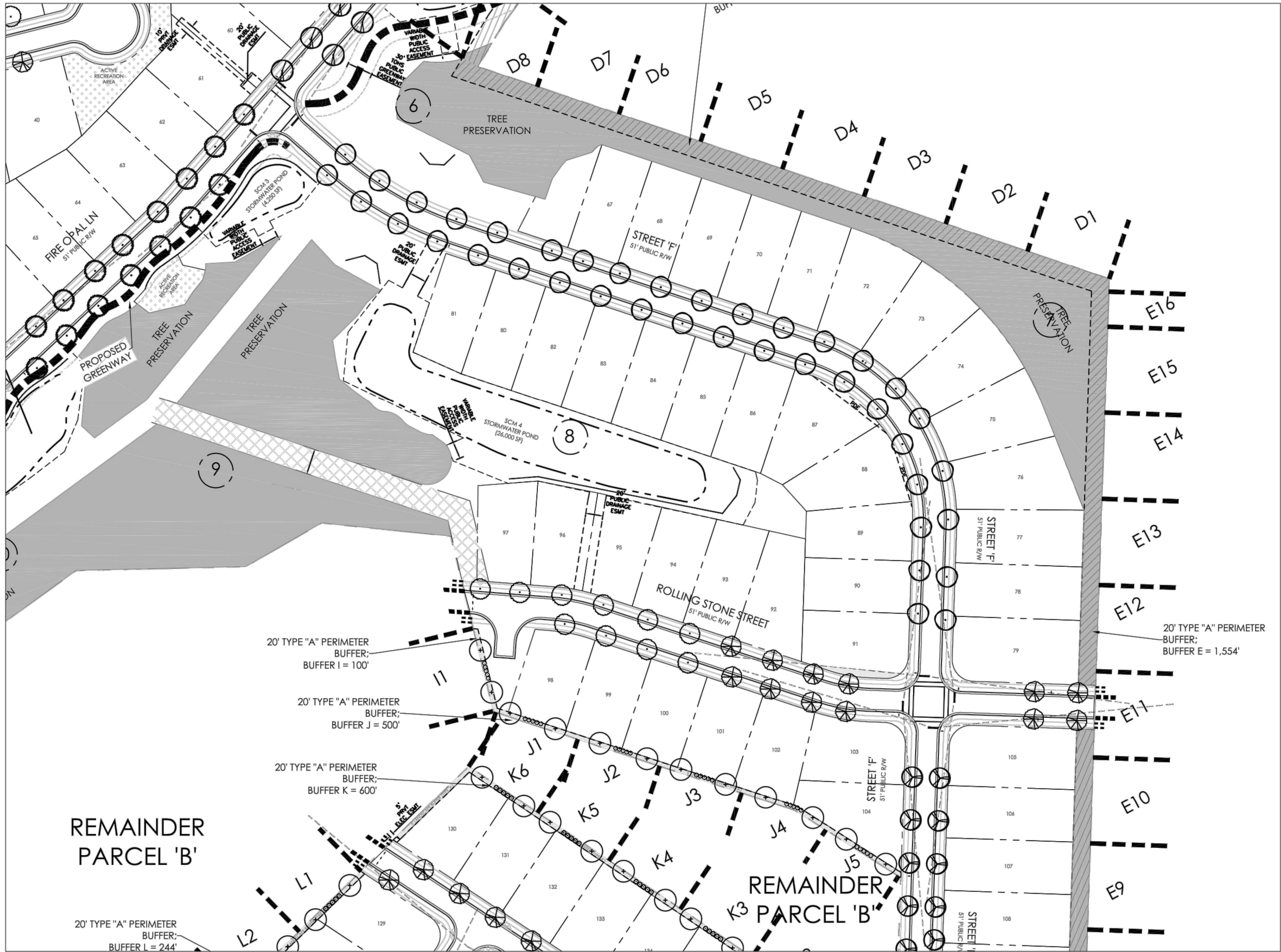
sheet:

C104
DEVELOPMENT PETITION



REVISIONS:

8/11/2022	
9/16/2022	
11/10/2022	

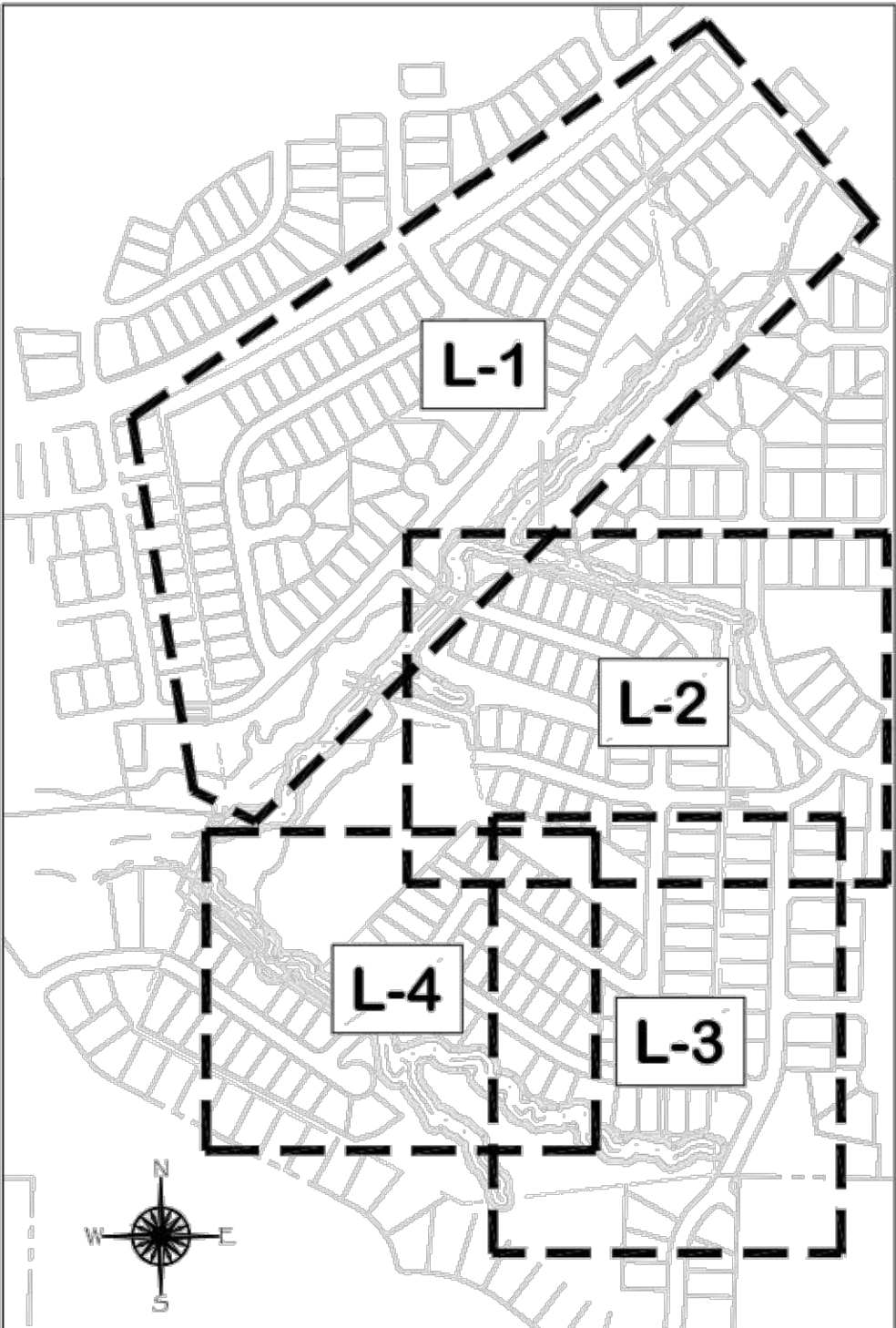


LEGEND (PROPOSED CONDITIONS)

- GREENWAY
- LANDSCAPE BUFFER AREA/
PRIVATE OPEN SPACE AREA
- FUTURE DEVELOPMENT
- OPEN SPACE
- TREE PRESERVATION

LANDSCAPE PLAN 1"=60'

NOTE: ALL PERIMETER BUFFERS TO BE EVALUATED ONSITE WITH THE TOWN'S ZCO AND CONTRACTOR/ENGINEER. BUFFERS TO USE EXISTING VEGETATION AND SUPPLEMENT TO ACHIEVE REQUIRED BUFFER OPACITY.



LANDSCAPE PLAN KEY 1"=500'

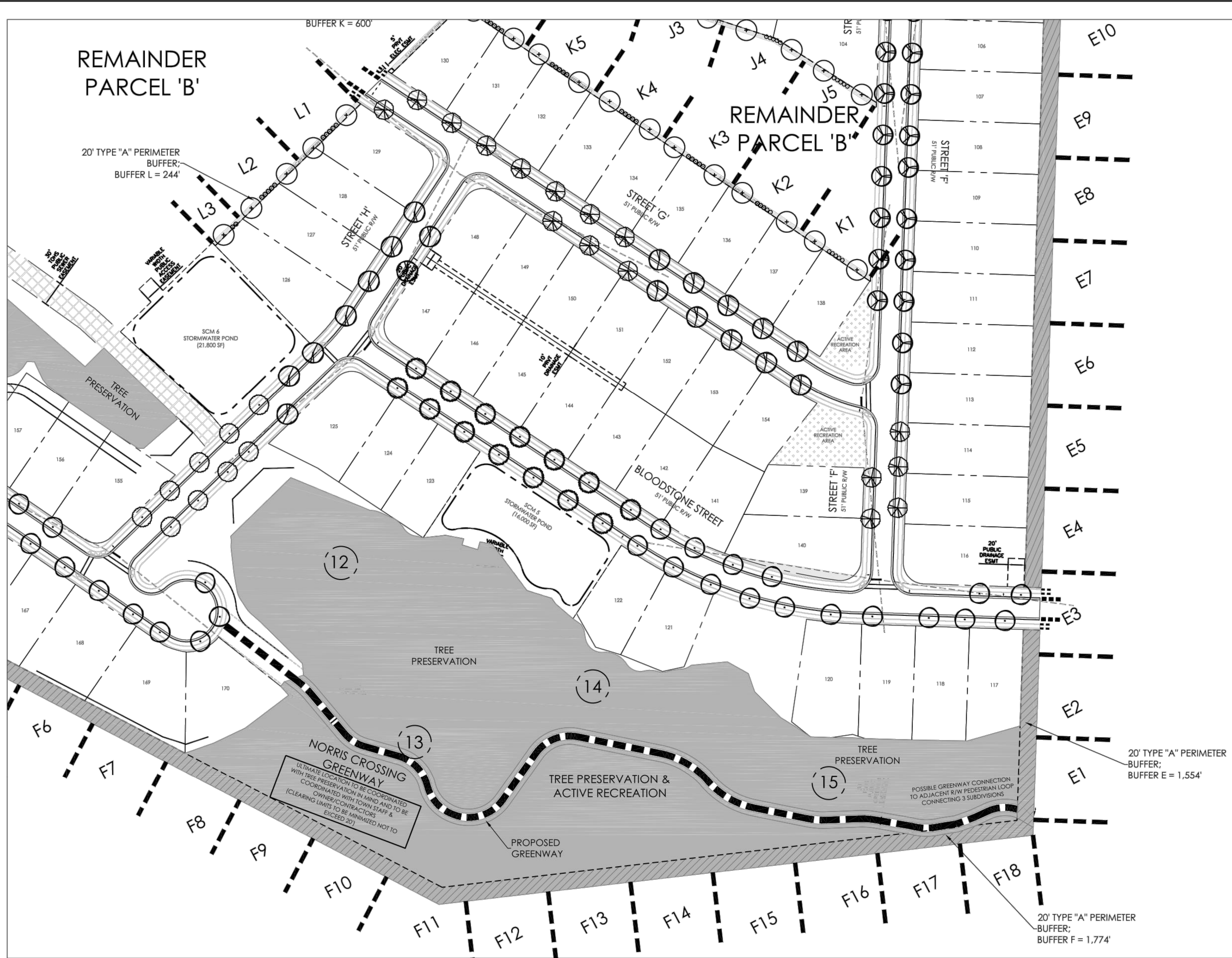


REVISIONS:

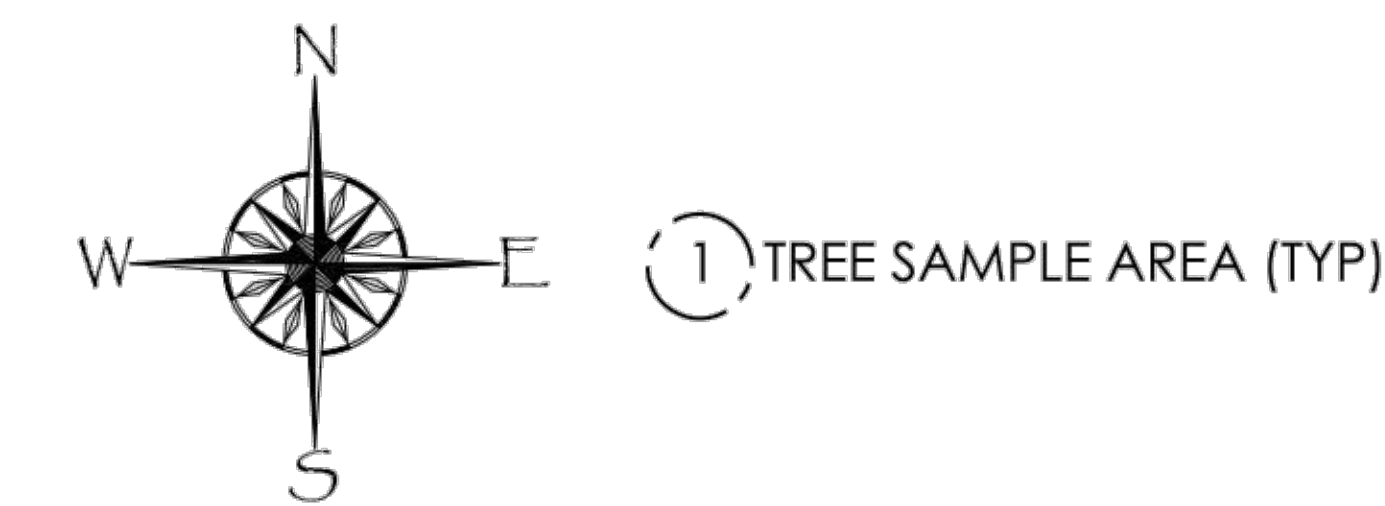
8/11/2022	
9/16/2022	
11/10/2022	

LANDSCAPE PLAN
NORRIS CROSSING
Avent Ferry Road
Holly Springs, NC

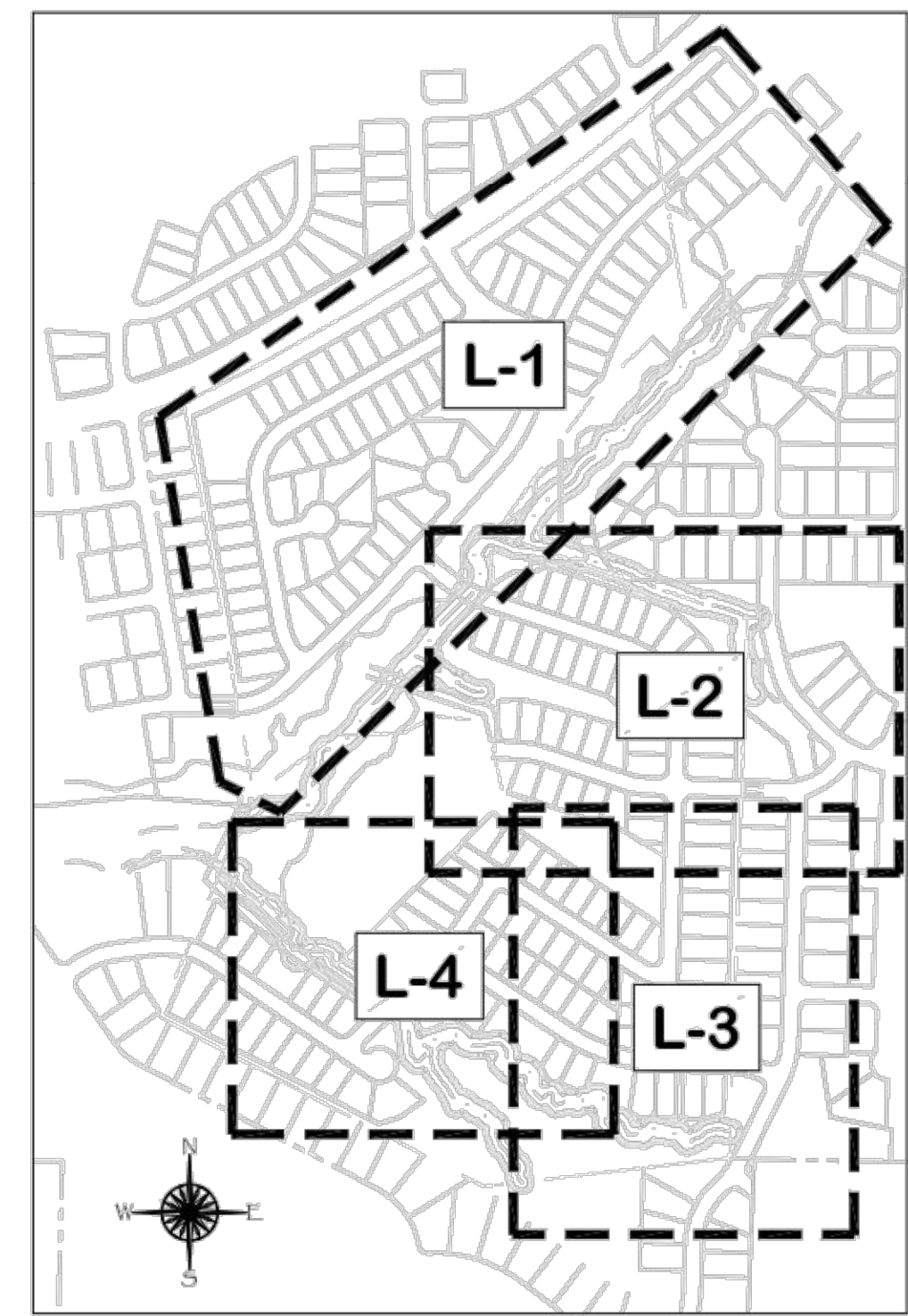
SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
22086
DATE:
5-13-2022
SHEET
L-2
OF



LANDSCAPE PLAN 1"=60'



LEGEND (PROPOSED CONDITIONS)	
	GREENWAY
	LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
	FUTURE DEVELOPMENT
	OPEN SPACE
	TREE PRESERVATION



REVISIONS:	
8/11/2022	
9/16/2022	
11/10/2022	

LANDSCAPE PLAN NOTES

1. ALL PLANT MATERIAL ON THIS SITE MUST MEET MINIMUM UDO REQUIREMENTS FOR SIZE, HEIGHT, AND SPACING. PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS WITHIN THIS PLAN SET.
2. PLANTING STOCK SHALL MEET ALL STANDARDS WITHIN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK." ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. THE CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT THE SITE AND PERFORM THE WORK SPECIFIED INCLUDING THE FINE GRADING AND INCORPORATION OF TOPSOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATIONS FROM GRADES AND CONDITIONS SHOWN. WEATHER SURFACE OR SUBSURFACE. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY AND PRIOR TO ORDERING MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS TO PERFORM THE WORK.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-452-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED.
6. ANY DAMAGE TO EXISTING IMPROVEMENTS OUTSIDE OF THE PROJECT LIMITS, INCLUDING CURB AND OUTLET, SIDEWALKS, PAVED OR TURF AREAS SHALL BE REPAIRED TO ORIGINAL CONDITIONS BY THE CONTRACTOR WITHOUT ADDITIONAL COST TO THE DEVELOPER.
7. PLANT QUANTITIES TO BE VERIFIED BY LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE PLANS AS COMPARED TO THE PLANT LIST THE CONTRACTOR SHALL PROVIDE THE QUANTITY SHOWN ON THE PLANS.
8. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OR MODIFICATIONS TO THE LANDSCAPE PLANS. THIS MAY REQUIRE A MODIFICATION TO THE APPROVED PLANS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THE PLANS.
9. ALL ABOVE GROUND MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMERS, DUMPSTERS, BACKFLOW PREVENTERS, AND VALVE BOXES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT-OF-WAY WHILE MAINTAINING REQUIRED ACCESS TO LOCAL CODE STANDARDS AND REQUIREMENTS.
10. ALL UNPAVED AREAS SHALL BE TOPSOILED AND SEEDED / SODDED OR MULCHED TO THE LIMITS OF CONSTRUCTION BASED ON ACTUAL FIELD CONDITIONS BEYOND THE APPROVED PLANS.
11. ALL SOD TO BE REBEL, FESCUE IV, TURF GEM, LESCO OR EQUAL. ALL SEED TO BE REBEL, FESCUE IV, TURF GEM, LESCO OR EQUAL @ 6 LBS. PER 1000 S.F. IN LAWN AREAS 3" TOPSOIL SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO SEEDING.
12. SLOPES GREATER THAN 3:1 SHALL REQUIRE HYDRO-SEEDING. SLOPES GREATER THAN 2:1 SHALL BE SODDED WITH CENTIPEDE GRASS. ADDITIONAL STABILIZATION MEASURES MAY BE REQUIRED FOR SLOPES GREATER THAN 3:1 TO ENSURE SOIL STABILIZATION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
13. INTERIOR MULCH SHALL BE DOUBLE GROUND PINE BARK TO A DEPTH OF 4". PERIMETER LANDSCAPE BUFFERS SHALL BE MULCHED WITH 4" PINE STRAW TO BED LINES SHOWN OR BUFFER LIMITS. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS.
14. PINE STRAW SHALL NOT BE USED AS MULCH OR GROUND COVER WITHIN TEN FEET OF ANY STRUCTURES CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION.
15. CONTRACTOR SHALL LEVEL AND SMOOTH ALL DISTURBED AREAS AND REMOVE ALL ROCKS AND CONSTRUCTION DEBRIS PRIOR TO SEEDING, SOD OR PLANT INSTALLATION.
16. NOTE THAT WITHIN LANDSCAPED AREAS SURROUNDING BUILDING, THE GRADES SHOWN ON THE GRADING SHEET ARE "TOP OF MULCH" OR "TOP OF TOPSOIL." CONTRACTOR SHALL ENSURE POSITIVE FINISHED DRAINAGE (MIN. 2% AWAY FROM ALL BUILDINGS AND COORDINATE WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE LOW ENOUGH TO MAINTAIN THESE SPOTS AS FINISHED GRADE.
17. OWNER SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
18. TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY AT LEAST 25 FEET.

LANDSCAPE SCOPE OF WORK

1. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK INCLUDING INSTALLATION OF ALL TREES, SHRUBS, GROUND COVER, ANNUALS, SEED, SOD AND MULCH.
2. MATERIALS AND WORK:
THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK, WHICH IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT.
3. PLANT MATERIALS:
ALL PLANT MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IN THE FIELD, NATURALLY SHAPED, WELL BRANCHED, FULLY FOLIATED WHEN IN LEAF WITH FULLY DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS MUST BE FREE OF DISEASE, INSECT INFESTATION OR THEIR EGGS AND SHALL HAVE BEEN GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
4. PLANT SIZE:
SPECIFIED SIZES INDICATES THE MINIMUM ALLOWABLE SIZE AT PLANTING. WHERE CONTAINER AND HEIGHT/SPREADS ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS SHALL BE MET WHEN ONLY PLANT HEIGHT OR SPREAD ARE INDICATED. CONTAINER SIZE SHALL BE BASED ON "AMERICAN STANDARDS FOR NURSERY STOCK" STANDARDS.
5. ORGANIC MATTER:
AGED MANURE COMPOST OR PINE BARK FINES, AT THE OPTION OF THE CONTRACTOR, MATERIAL SHALL BE AIR DRIED, FINELY SHREDDED AND SUITABLE FOR HORTICULTURAL PURPOSES AND SHALL CONTAIN NO MORE THAN 35% MOISTURE CONTENT BY WEIGHT.
6. PINE BARK MULCH:
ALL PINE BARK MULCH SHALL BE CLEAN, DOUBLE GROUND, FINE TEXTURED NUGGET MULCH WITH MINIMAL AMOUNTS OF SAWPOOD CONTENT.
7. TURF AREAS:
PRIOR TO ANY SEEDING OR SOD APPLICATION, VERIFY THAT ALL TRENCHING AND LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED. ENSURE ALL AREAS ARE FREE OF STONES, LARGE SOIL CLODS AND ANY OTHER CONSTRUCTION DEBRIS.

LANDSCAPE CALCULATIONS

PERIMETER BUFFERS

TYPE "A" THOROUGHFARE BUFFER ALONG AVENT FERRY ROAD (5' WIDE)
REQUIRED: STREET TREES PER TOWN THOROUGHFARE PLAN AND 5 SHRUBS PER 100'
PROVIDED: STREET TREES PER TOWN THOROUGHFARE PLAN AND 5 SHRUBS PER 100'
EACH 100' SEGMENT SHALL CONTAIN 2 CANOPY TREES AND 5 SHRUBS PER STANDARD DETAIL ON L-5

Type "A" Thoroughfare Buffer along Avent Ferry Road			
Buffer A = 1,534' linear feet			
Segment A1-A16 (100')		Segment A17 (34')	
Trees Required	2	Trees Required	1
Shrubs Required	5	Shrubs Required	2
Trees Provided	2	Trees Provided	1
Shrubs Provided	5	Shrubs Provided	2

TYPE "A" PERIMETER BUFFER (20' WIDE)/ GREENBELT
REQUIRED: 2 DECIDUOUS TREES AND 5 SHRUBS PER 100'
PROVIDED: EXISTING VEGETATION TO MEET BUFFER REQUIREMENTS WHERE APPLICABLE (SEE TREE SURVEY; AT TIME OF INSPECTION THE BUFFER WILL BE REVEGETATED IF NECESSARY - SEE DETAIL ON L-5)
EACH 100' SEGMENT SHALL CONTAIN 2 CANOPY TREES AND 5 SHRUBS

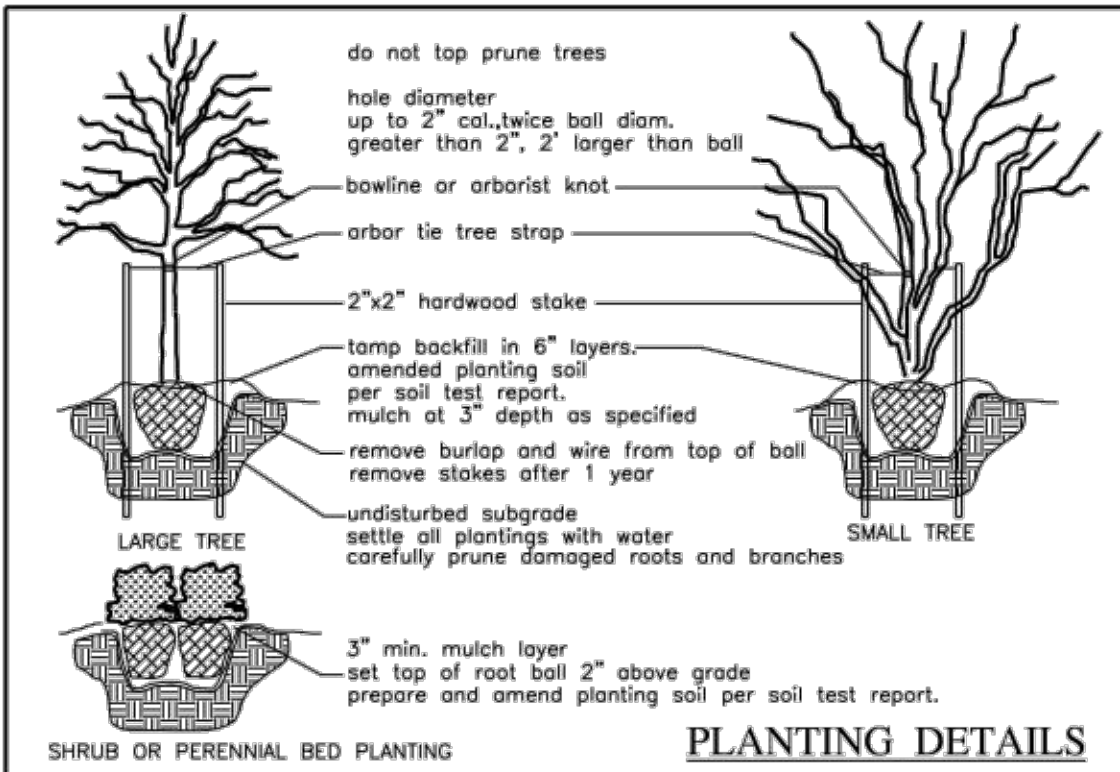
Type "A" Perimeter Buffer Around Boundary			
Buffer B			
Segment B1-B5 (100')			
Trees Required	2	Trees Required	2
Shrubs Required	5	Shrubs Required	5
Trees Provided	2	Trees Provided	2
Shrubs Provided	5	Shrubs Provided	5
Buffer C			
Segment C1-C8 (100')			
Trees Required	2	Trees Required	2
Shrubs Required	5	Shrubs Required	3
Trees Provided	2	Trees Provided	2
Shrubs Provided	5	Shrubs Provided	3
Buffer D			
Segment D1-D7 (100')			
Trees Required	2	Trees Required	2
Shrubs Required	5	Shrubs Required	5
Trees Provided	2	Trees Provided	2
Shrubs Provided	5	Shrubs Provided	5
Buffer E			
Segment E1-E5 (100')			
Trees Required	2	Trees Required	2
Shrubs Required	5	Shrubs Required	5
Trees Provided	2	Trees Provided	2
Shrubs Provided	5	Shrubs Provided	5
Buffer F			
Segment F1-F17 (100')			
Trees Required	2	Trees Required	2
Shrubs Required	5	Shrubs Required	4
Trees Provided	2	Trees Provided	2
Shrubs Provided	5	Shrubs Provided	4
Buffer G			
Segment G1-G4 (100')			
Trees Required	2	Trees Required	2
Shrubs Required	5	Shrubs Required	3
Trees Provided	2	Trees Provided	2
Shrubs Provided	5	Shrubs Provided	3
Buffer H			
Segment H1-H11 (100')			
Trees Required	2	Trees Required	2
Shrubs Required	5	Shrubs Required	3
Trees Provided	2	Trees Provided	2
Shrubs Provided	5	Shrubs Provided	3
Buffer I			
Segment I1 (100')			
Trees Required	2	Trees Required	2
Shrubs Required	5	Shrubs Required	3
Trees Provided	2	Trees Provided	2
Shrubs Provided	5	Shrubs Provided	3
Buffer J			
Segment J1-J5 (100')			
Trees Required	2	Trees Required	2
Shrubs Required	5	Shrubs Required	3
Trees Provided	2	Trees Provided	2
Shrubs Provided	5	Shrubs Provided	3
Buffer K			
Segment K1-K6 (100')			
Trees Required	2	Trees Required	2
Shrubs Required	5	Shrubs Required	2
Trees Provided	2	Trees Provided	2
Shrubs Provided	5	Shrubs Provided	2
Buffer L			
Segment L1-L2 (100')			
Trees Required	2	Trees Required	1
Shrubs Required	5	Shrubs Required	2
Trees Provided	2	Trees Provided	1
Shrubs Provided	5	Shrubs Provided	2
Buffer M			
Segment M1-M3 (100')			
Trees Required	2	Trees Required	1
Shrubs Required	5	Shrubs Required	2
Trees Provided	2	Trees Provided	1
Shrubs Provided	5	Shrubs Provided	2
A "-" denotes buffer being met with existing vegetation			

STREET TREES

STREET TREES SHOWN ALONG BOTH STREETS IN THE PLANTING STRIP BETWEEN THE SIDEWALK AND BACK OF CURB.
STREET TREES SPACED 50'-65'.

NO MORE THAN 55% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET (WITH AN ALLOWABLE DEVIATION FOR THE PERSCRIBED THOROUGHFARE STREET TREES)

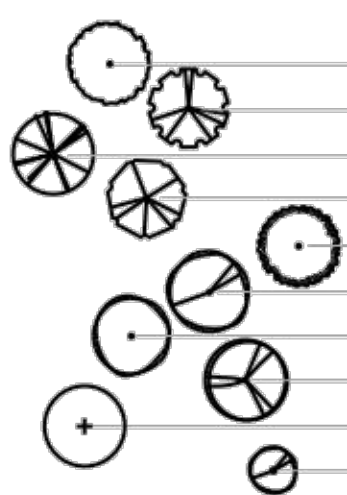
STREET	# OF TREES SHOWN	MAX. QUAN. SINGLE SPECIES
A	9	4 (44%)
D	48	26 (55%)
C	3	1 (33%)
E	4	2 (50%)
FIRE OPAL	58	23 (40%)
DOWN FIELDS	7	3 (43%)
F	64	35 (55%)
G	21	11 (52%)
BLOODSTONE	30	16 (53%)
H	18	9 (50%)
ROLLING STONE	22	12 (55%)
BELMONT CREST	26	14 (54%)



GENERAL PLANTING NOTES

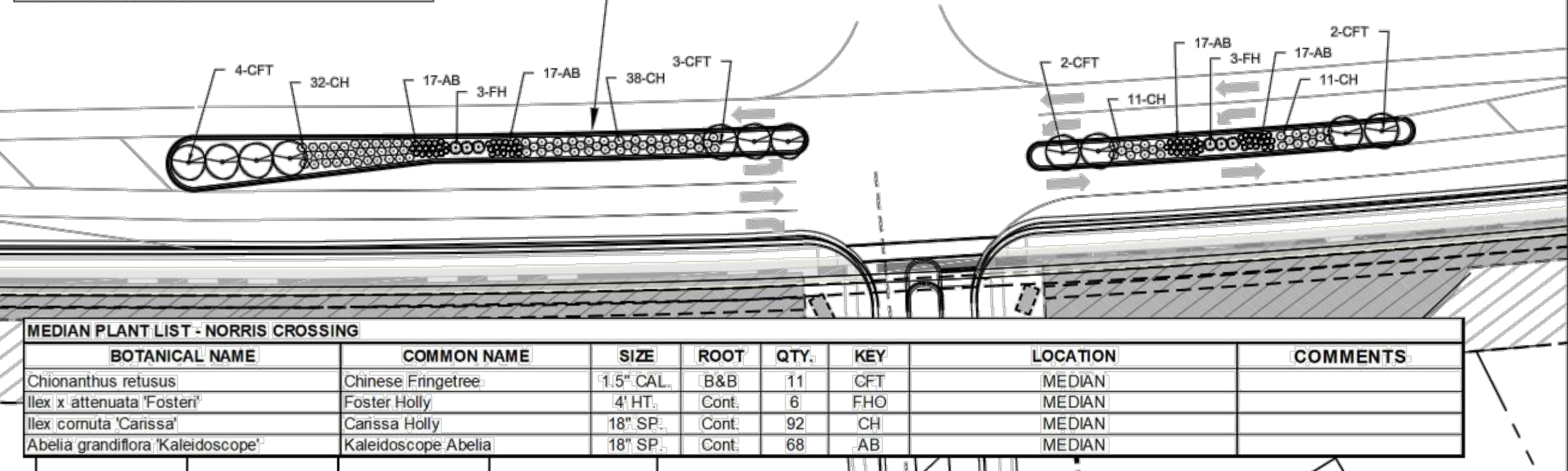
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
- ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- SET TOP OF TREE ROOT BALL 4" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
- PLANT MATERIAL SHALL CARRY A ONE YEAR WARRANTY AND REPLACEMENT GUARANTEE.
- AMEND PLANTING SOIL WITH FERTILIZE AND/OR LIME PER SOIL TEST REPORT AT THE RECOMMENDED MANUFACTURERS APPLICATION RATE.
- GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- ALL TREES HAVE BEEN LOCATED WITH RESPECT TO KNOWN OR EXISTING FACILITIES OR STRUCTURES, COORDINATE FIELD ADJUSTMENT WITH PROJECT OWNER OR AGENT.
- ALL PLANT BEDS AND PLANT MATERIAL SHALL BE MAINTAINED IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
- REPORT ANY DISCREPANCIES TO THE PROJECT OWNER OR AGENT.
- SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER AND PERMITTING AUTHORITY.
- APPLY 3" OF DOUBLE SHREDDED PINE BARK MULCH TO ALL PLANTING AREAS.
- ADD COMPOST TO PLANTING SOIL TO ACHIEVE 5-10% ORGANIC CONTENT.
- ALL MULCH BEDS ARE TO BE SPADE-CUT EDGED WHEN ADJACENT TO TURF AREAS.

PLANT KEY



PLANT LIST - NORRIS CROSSING								
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	%	LOCATION	COMMENTS	
DECIDUOUS TREES								
Ulmus parvifolia	Lacebark Elm	2 1/2"	B&B	51	12.41%	STREET TREE		
Quercus nuttalli	Nuttall Oak	2 1/2"	B&B	15	3.65%	STREET TREE		
Zelkova serrata	Japanese Zelkova	2 1/2"	B&B	38	9.25%	STREET TREE		
Fraxinus pennsylvanica	Green Ash	2 1/2"	B&B	37	9.00%	STREET TREE		
Oxydendrum arboreum	Sourwood	2 1/2"	B&B	49	11.92%	STREET TREE		
Carpinus betulus	European Hornbeam	2 1/2"	B&B	58	14.11%	STREET TREE		
Ulmus parviflora	Chinese Elm	2 1/2"	B&B	68	16.55%	STREET TREE		
Nyssa sylvatica	Black Gum	2 1/2"	B&B	40	9.73%	STREET TREE		
Quercus phellos	Willow Oak	2 1/2"	B&B	29	7.06%	STREET TREE		
Chionanthus retusus	Chinese Fringe Tree	2 1/2"	B&B	26	6.33%	STREET TREE		
				411				
SHRUBS								
Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	24" HT.	Cont.	32	20.78%	BUFFER		
Euonymus japonicus 'Aureomarginatus'	Golden Euonymus	24" HT.	Cont.	20	12.99%	BUFFER		
Loropetalum chinense var. 'Ruby'	Ruby Loropetalum	24" HT.	Cont.	30	19.48%	BUFFER		
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	24" HT.	Cont.	37	24.03%	BUFFER		
Ilex crenata 'Green Luster'	Green Luster Holly	24" HT.	Cont.	35	22.73%	BUFFER		
				154				

MEDIAN LANDSCAPING PER TOWN OF HOLLY SPRINGS
STANDARD DETAIL HS823: MEDIAN LANDSCAPING.
OPTION "A" IS BEING UTILIZED.



AVENT FERRY ROAD MEDIAN LANDSCAPE PLAN 1" = 50'



REVISIONS:

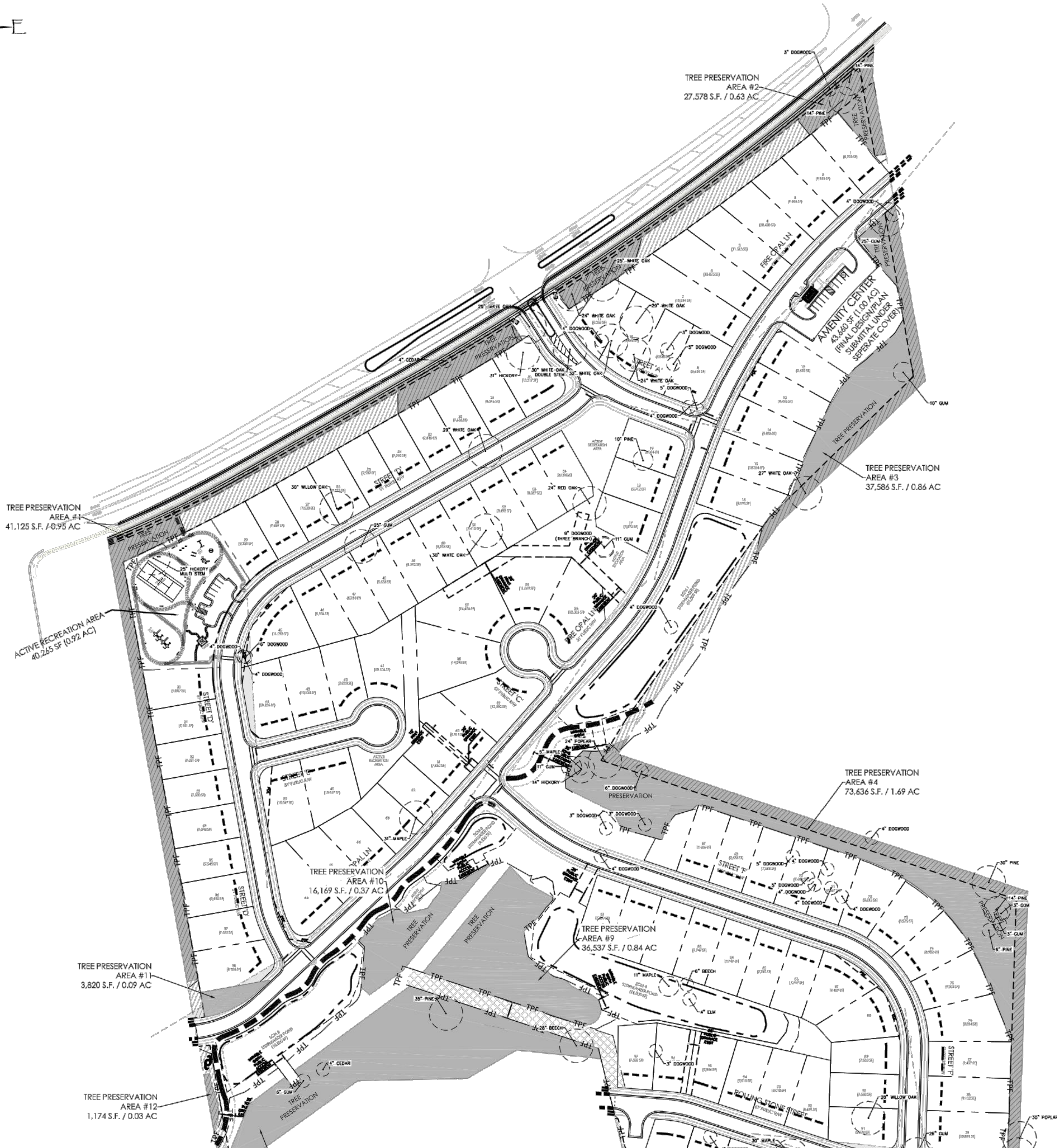
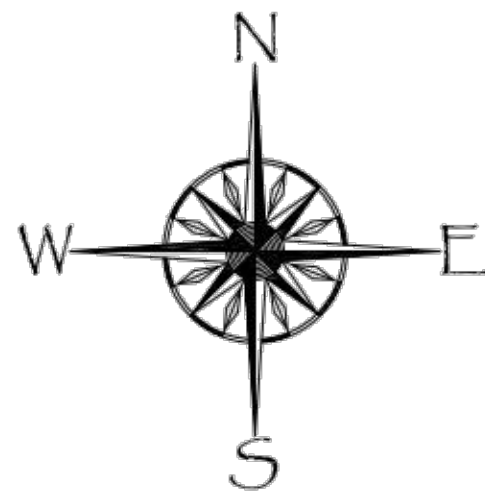
8/11/2022	
9/16/2022	
11/10/2022	

LANDSCAPE PLAN
NORRIS CROSSING

Avent Ferry Road
Holly Springs, NC

SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
22086
DATE:
5-13-2022

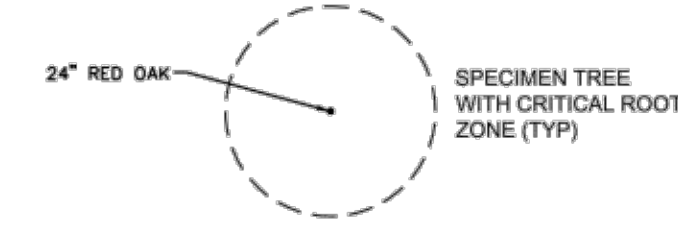
SHEET
L-5
OF



TREE PRESERVATION PLAN 1" = 100'

INVENTORY DATA

AVERAGE DBH = n/a
PERCENT HARDWOOD COMPOSITION = n/a
EXISTING CANOPY COVERAGE= EST. 85% OF THE SITE



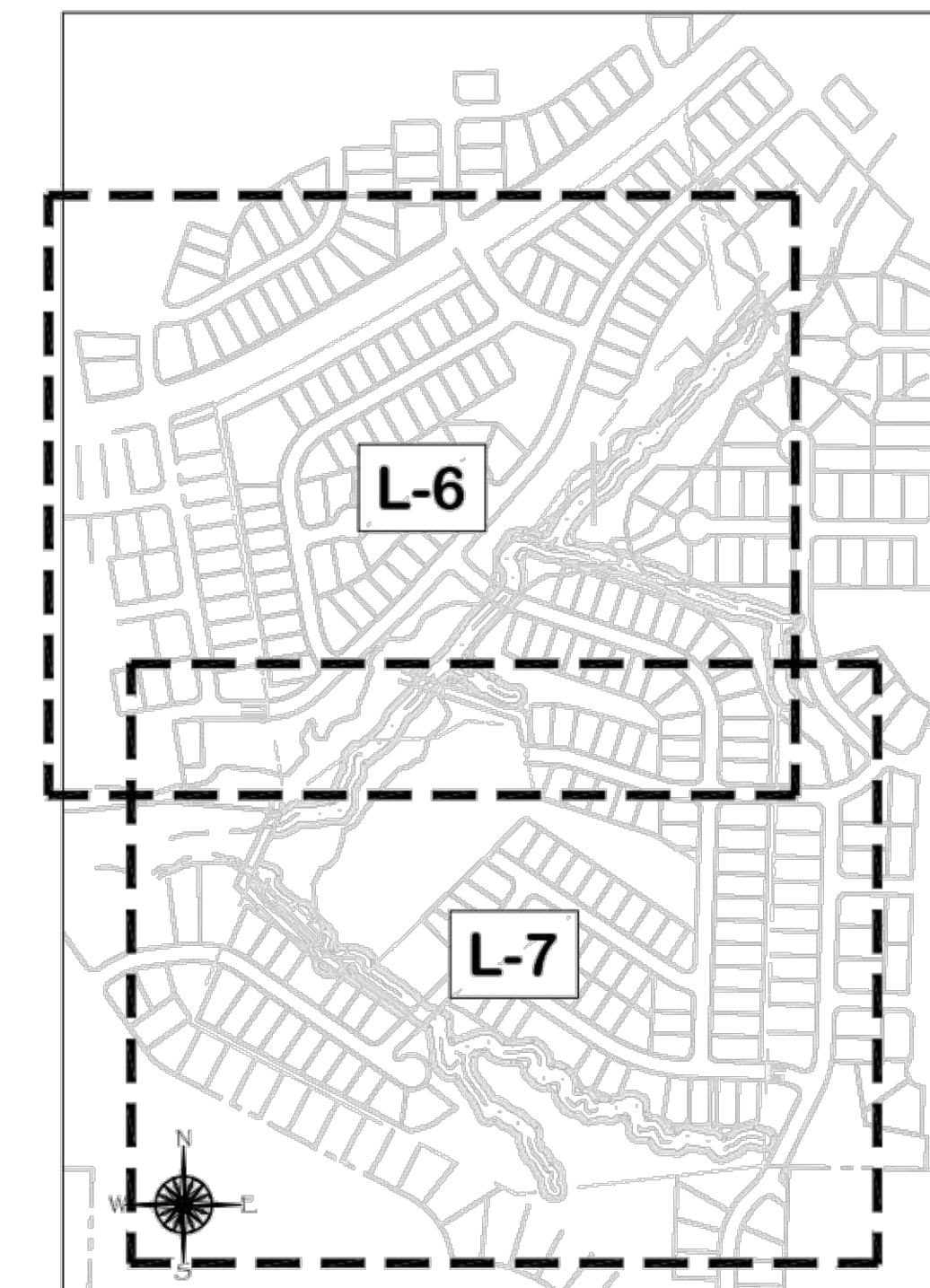
CALCULATIONS

REQUIRED (20% OF 72.21 AC): 14.44 ACRES
PROVIDED: 14.44 ACRES

Tree Preservation Area	Size (AC)
1	0.95
2	0.63
3	0.86
4	1.69
5	0.35
6	6.36
7	0.83
8	1.44
9	0.84
10	0.37
11	0.09
12	0.03
TOTAL:	14.44

LEGEND (PROPOSED CONDITIONS)

- TPF TREE PROTECTION FENCE
- GREENWAY
- LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
- FUTURE DEVELOPMENT
- TREE PRESERVATION



TREE PRESERVATION PLAN KEY 1" = 500'

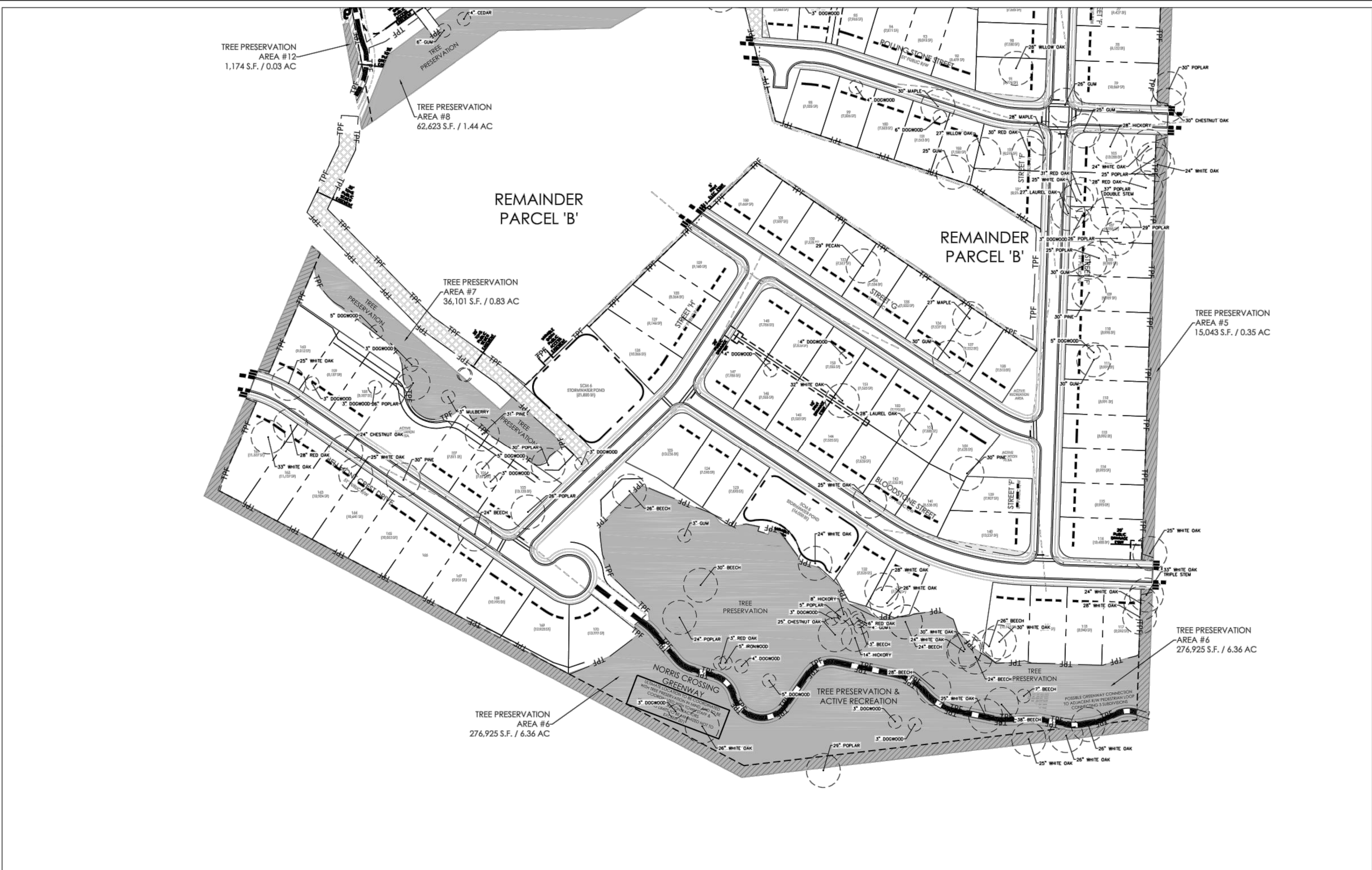


REVISIONS:

8/11/2022	
9/16/2022	
11/10/2022	

TREE PRESERVATION PLAN
NORRIS CROSSING
Avent Ferry Road
Holly Springs, NC

SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
22086
DATE:
5-13-2022
SHEET
L-6
OF



INVENTORY DATA

AVERAGE DBH = n/a
PERCENT HARDWOOD COMPOSITION = n/a
EXISTING CANOPY COVERAGE= EST. 85% OF THE SITE

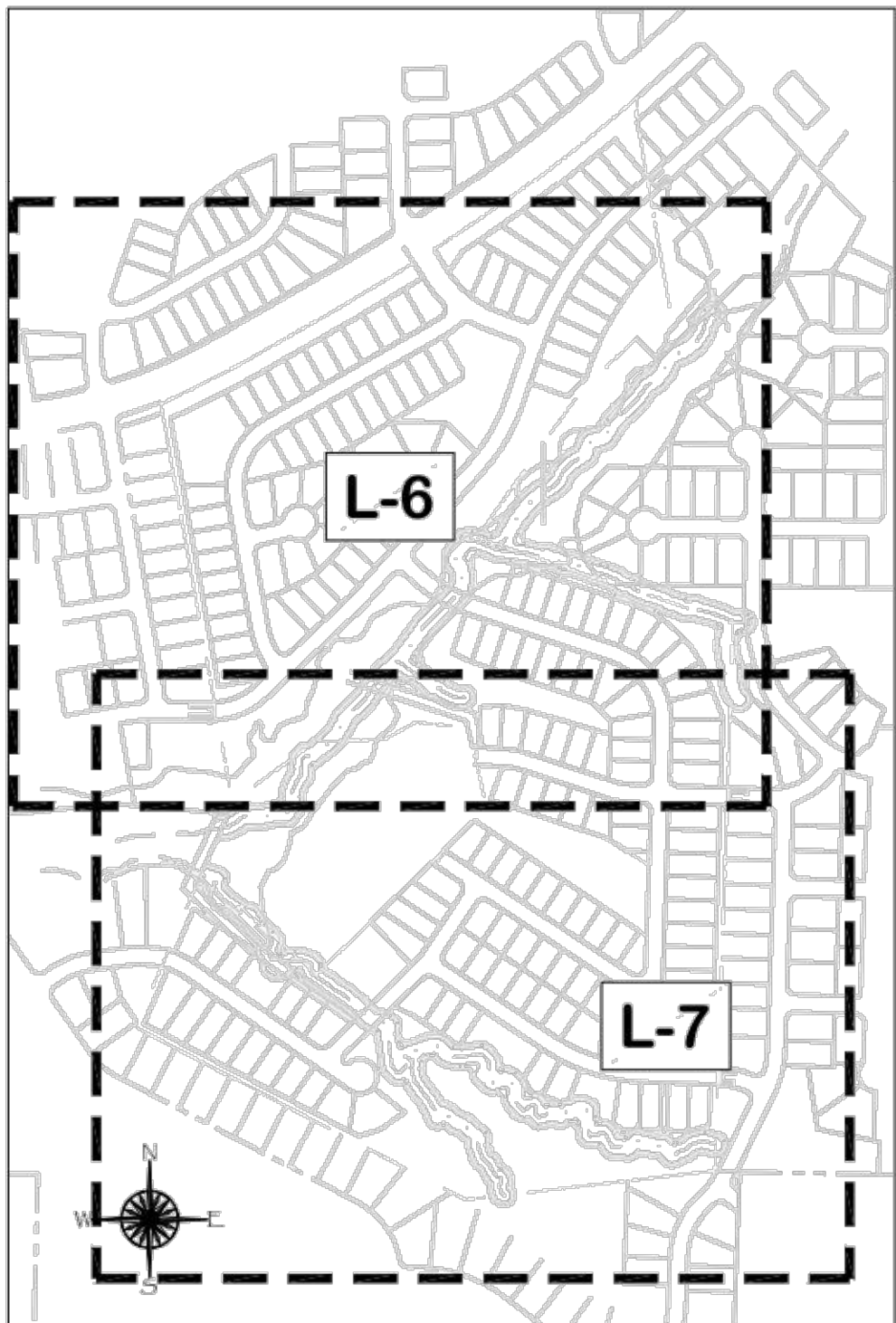
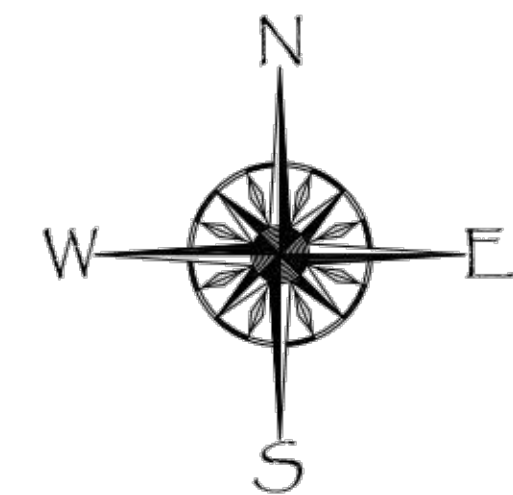
CALCULATIONS

SEE SHEET L-6

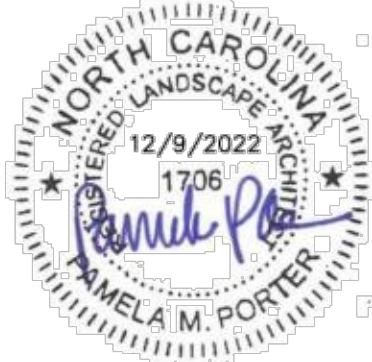
LEGEND (PROPOSED CONDITIONS)

- TPF TREE PROTECTION FENCE
- GREENWAY
- LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
- FUTURE DEVELOPMENT
- TREE PRESERVATION

TREE PRESERVATION PLAN 1" =100'



TREE PRESERVATION PLAN KEY 1" =500'

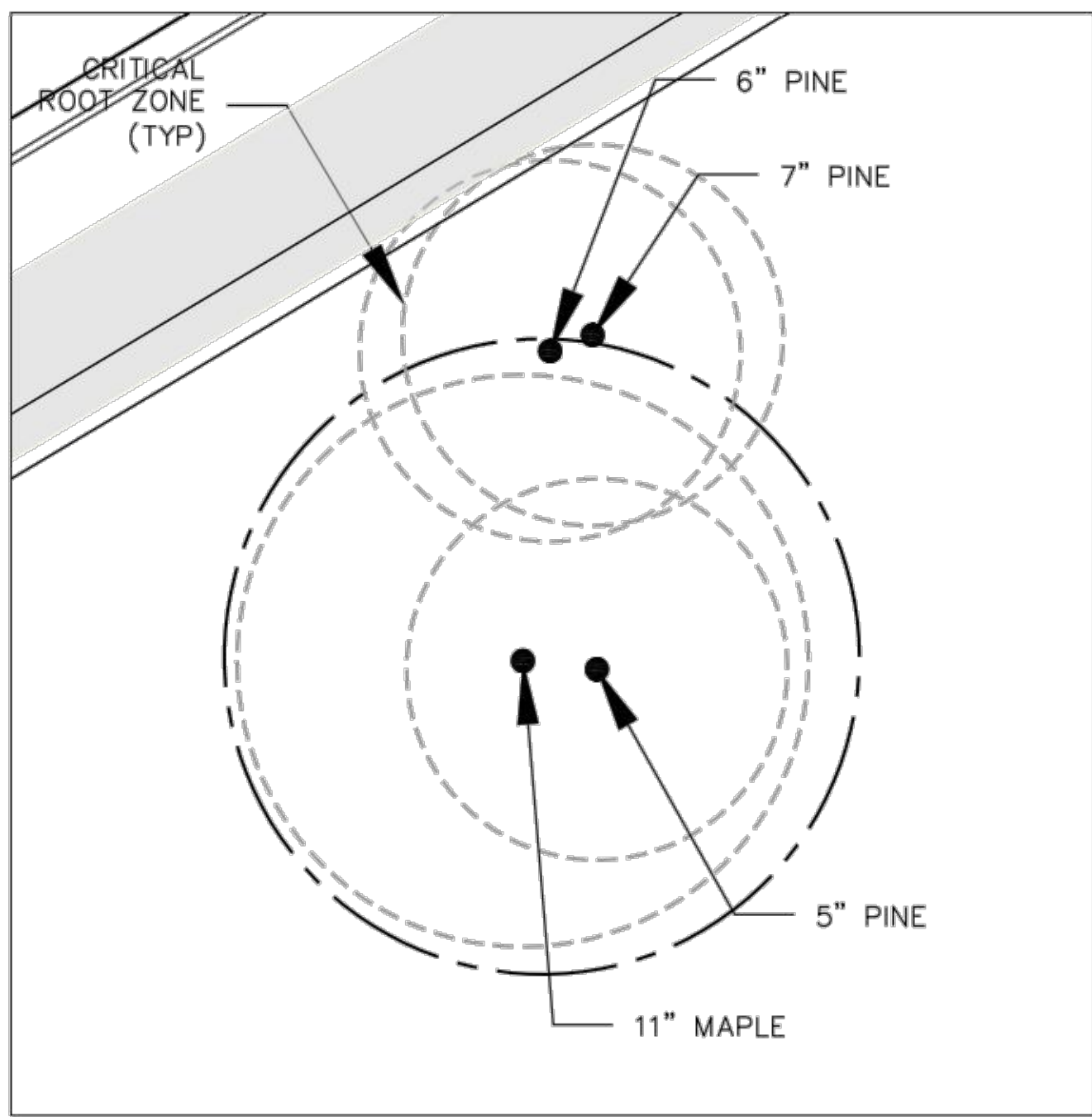


REVISIONS:

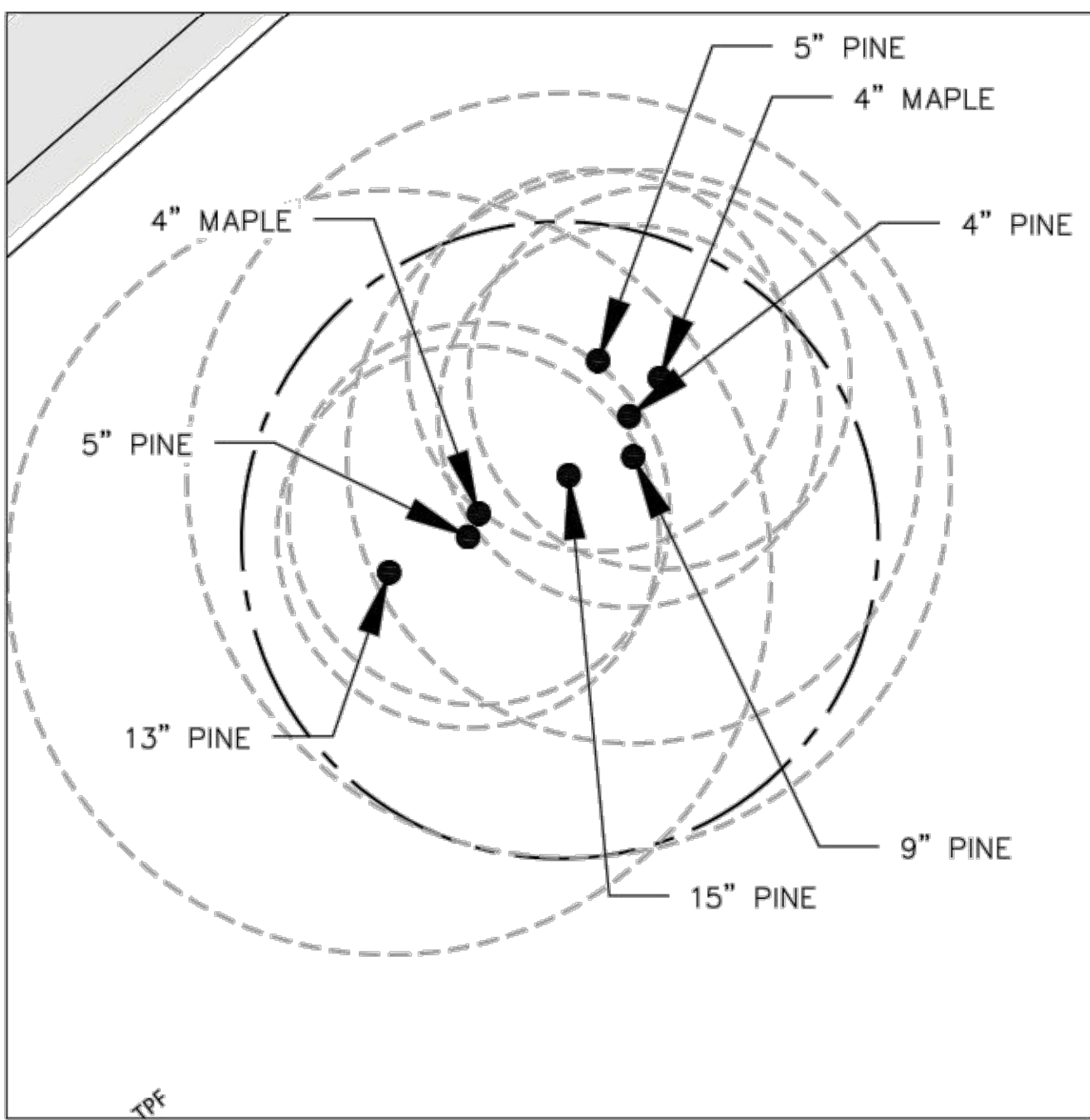
8/11/2022	
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TREE PRESERVATION PLAN
NORRIS CROSSING
Avent Ferry Road
Holly Springs, NC

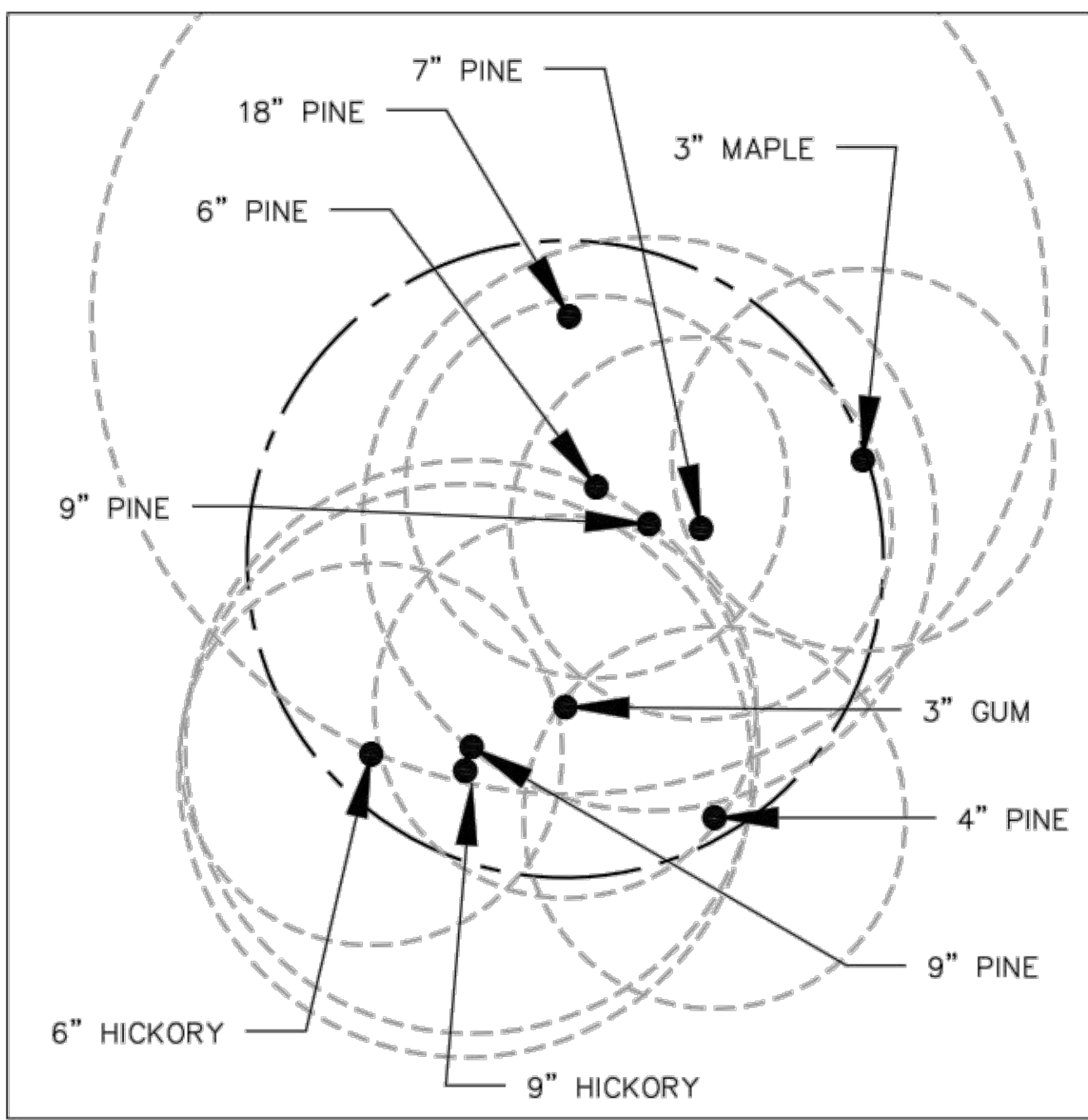
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DRAWN BY:
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PROJECT #
22086
DATE:
5-13-2022
SHEET
L-7
OF



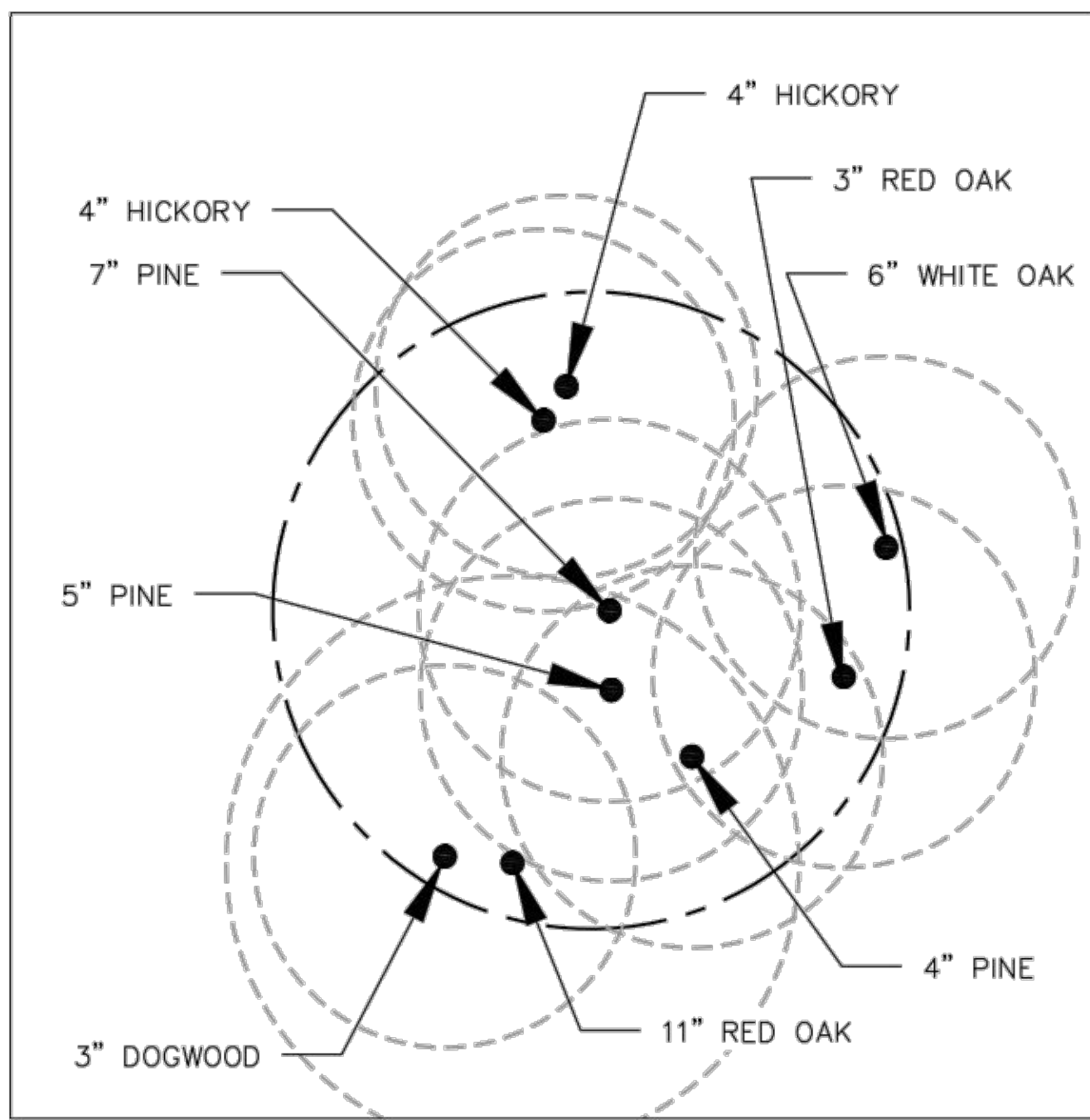
SAMPLE AREA #1



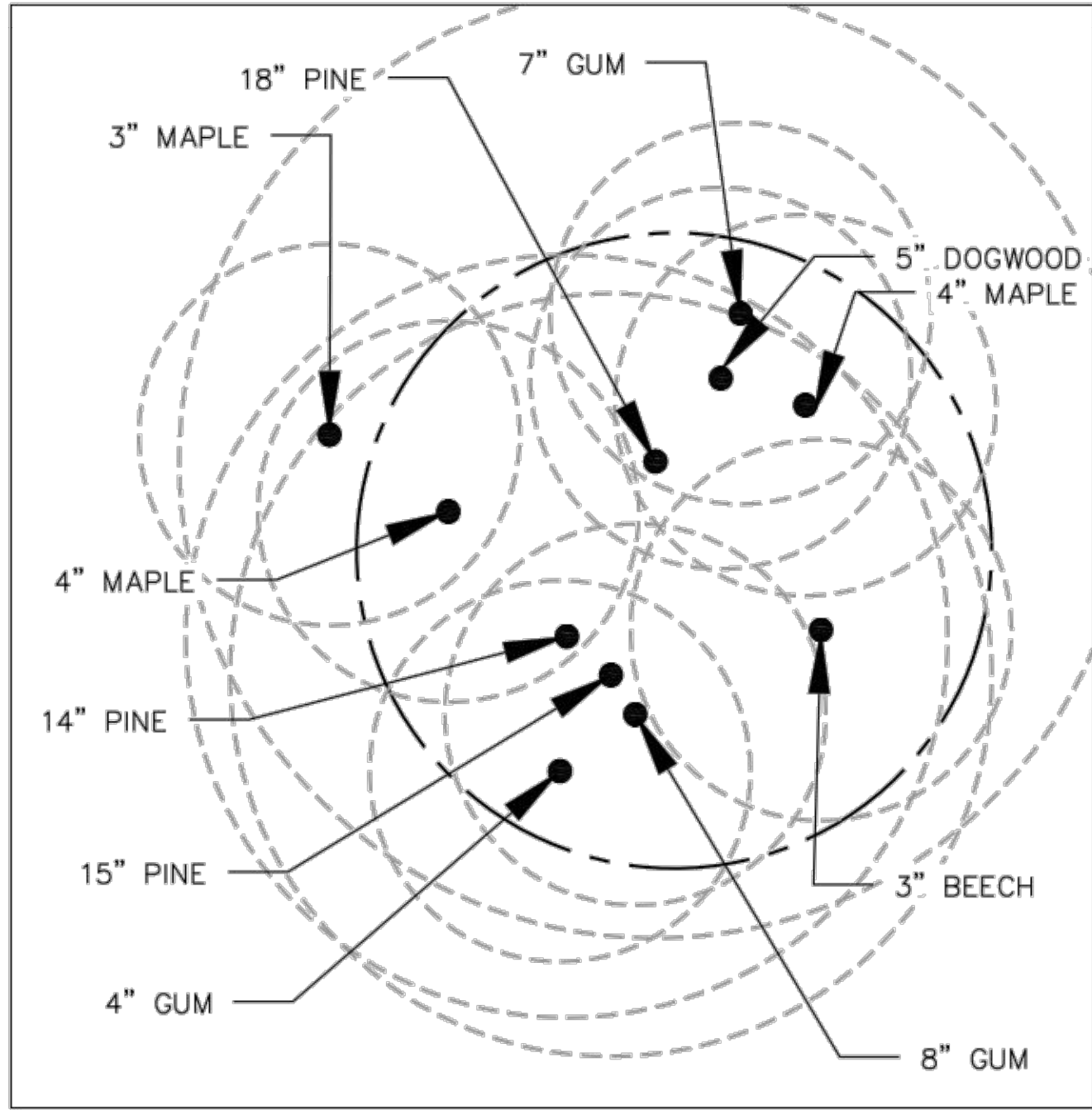
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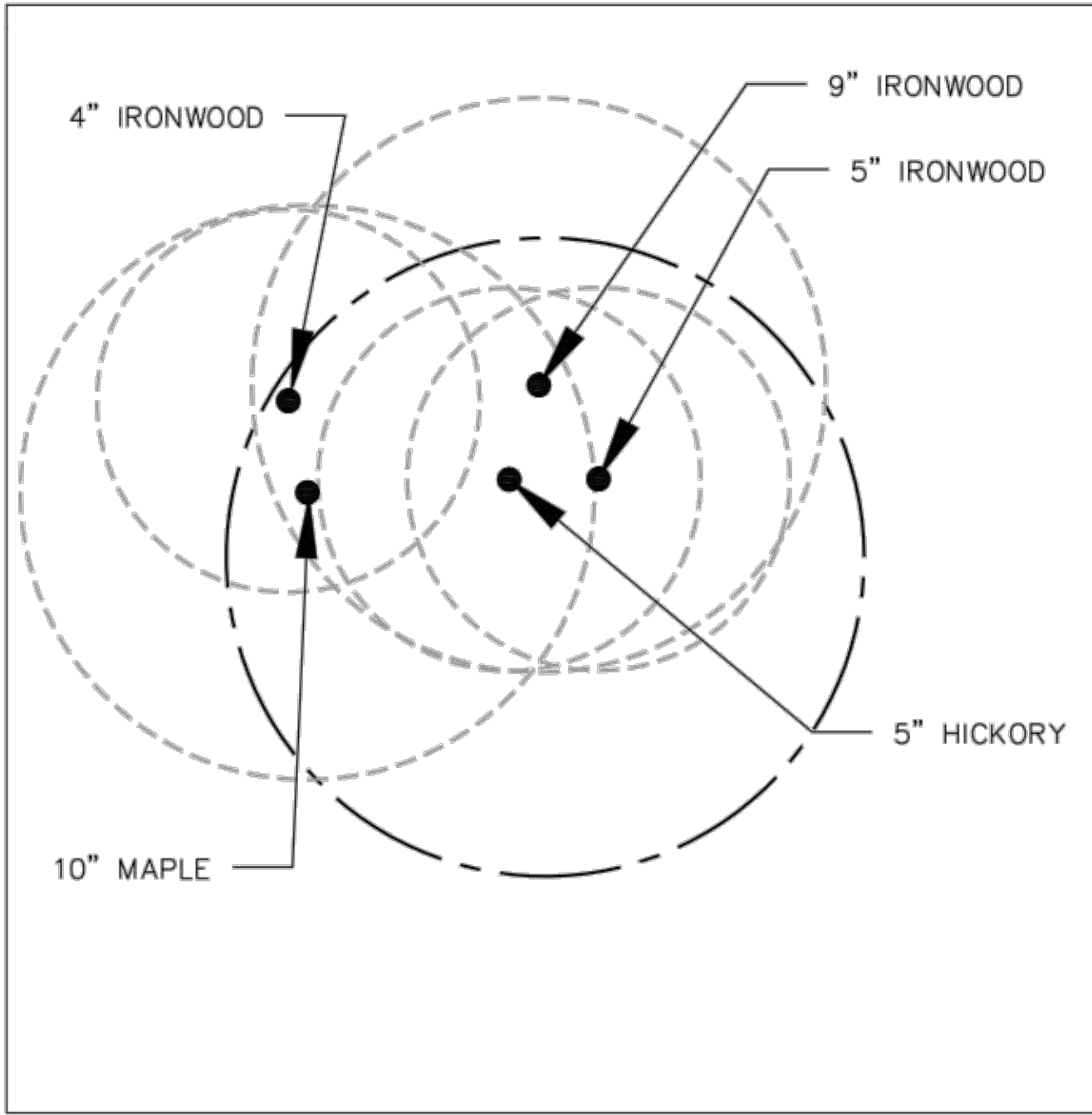
SAMPLE AREA #3



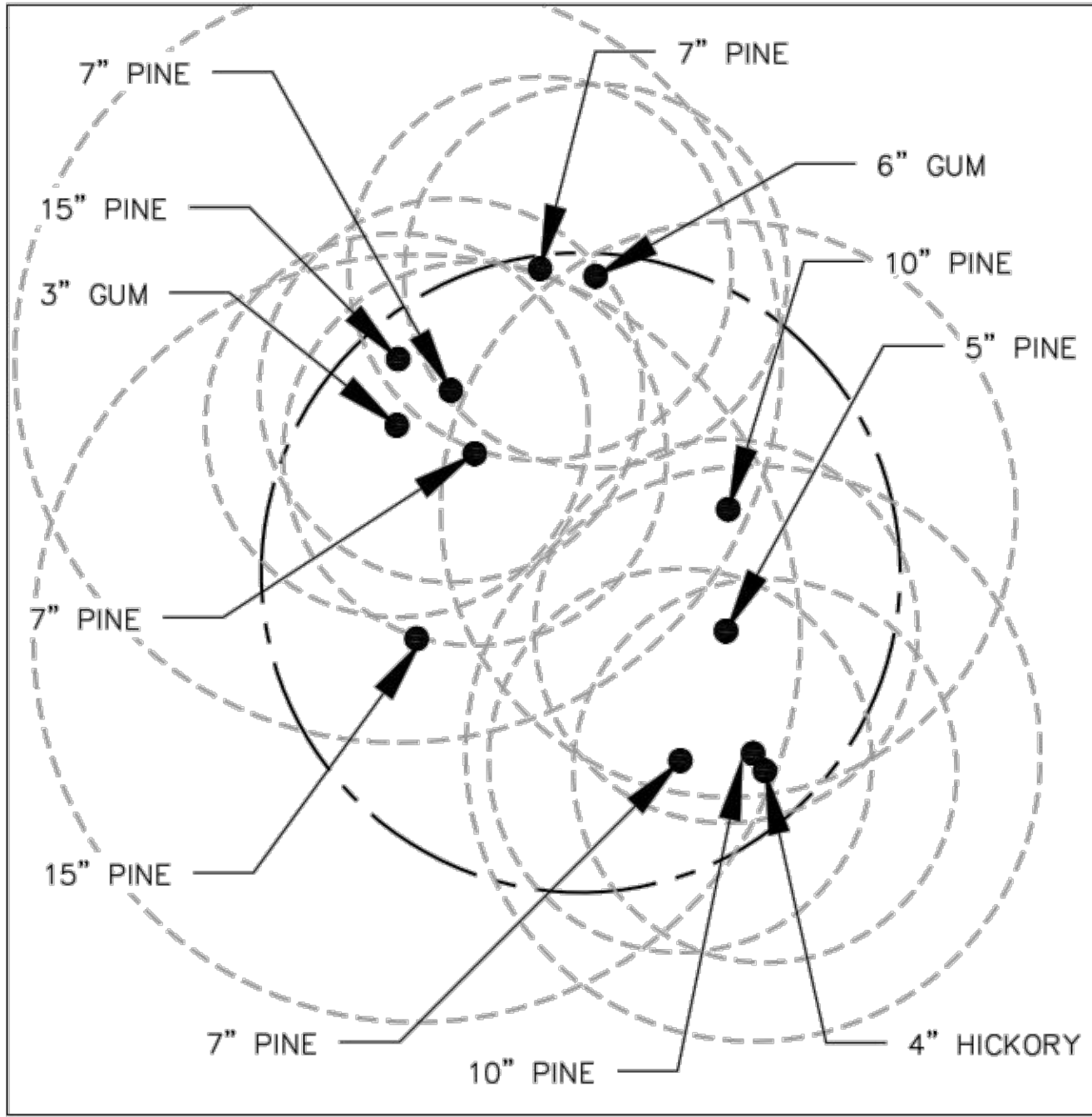
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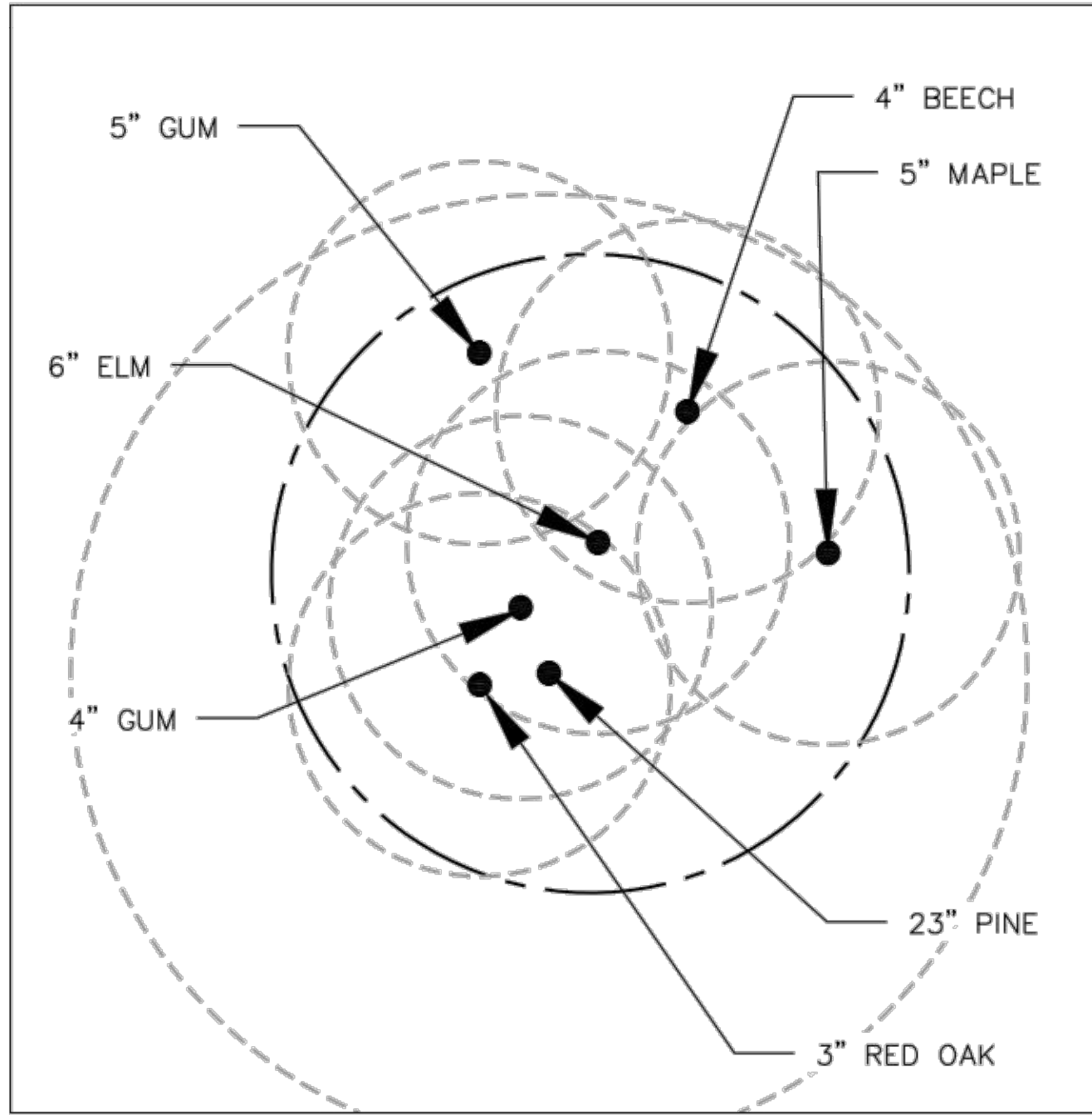
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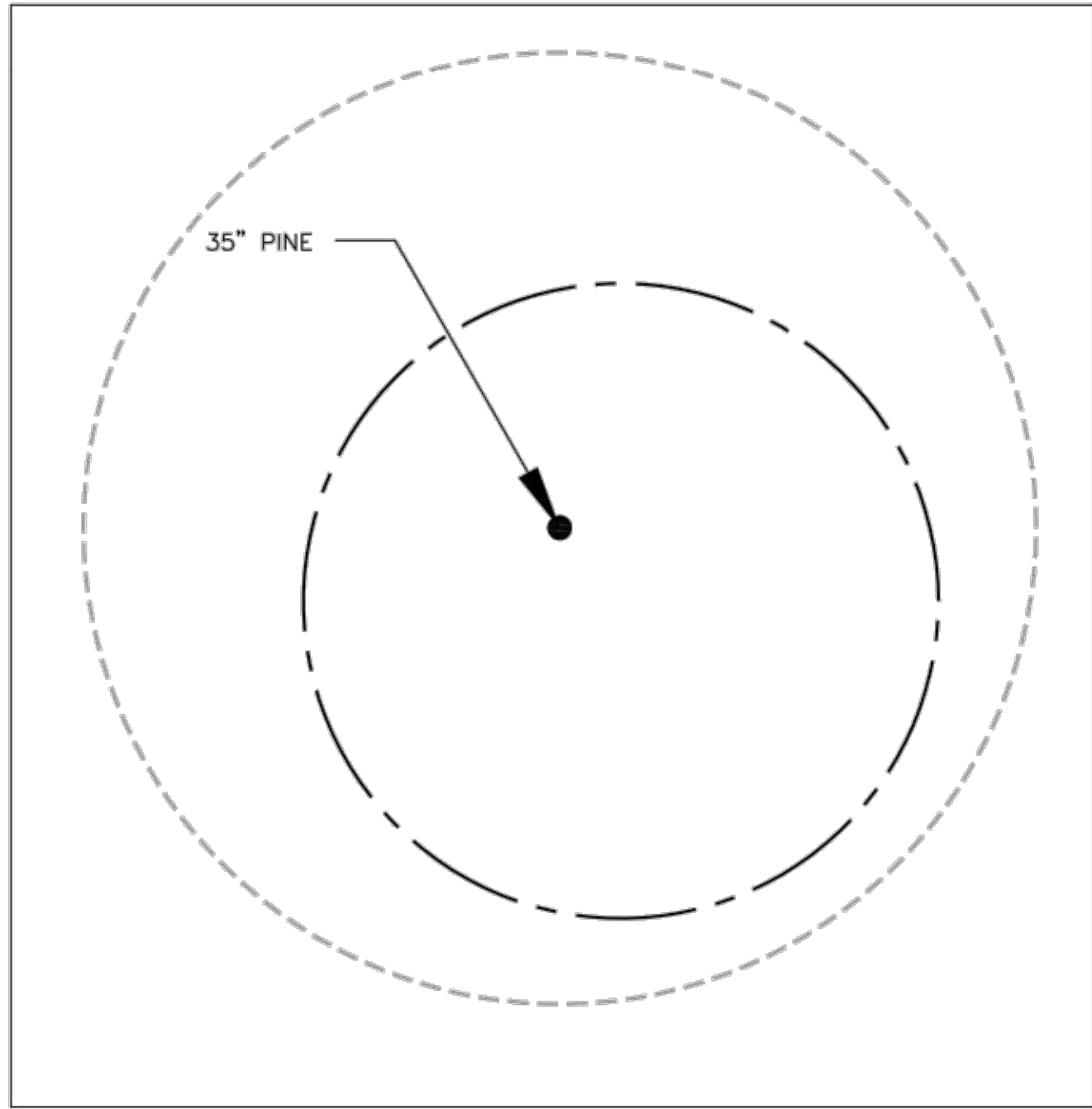
SAMPLE AREA #6



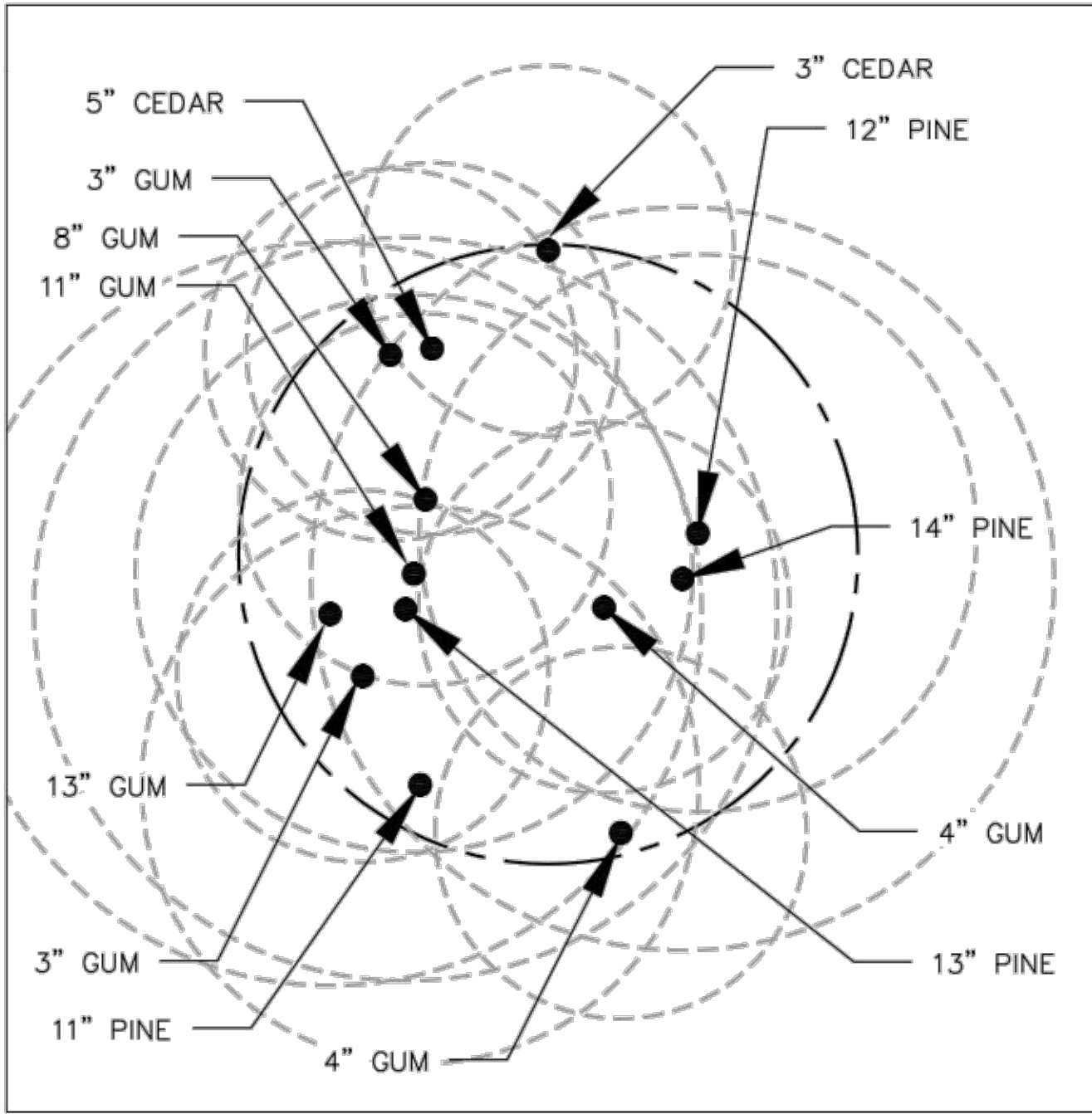
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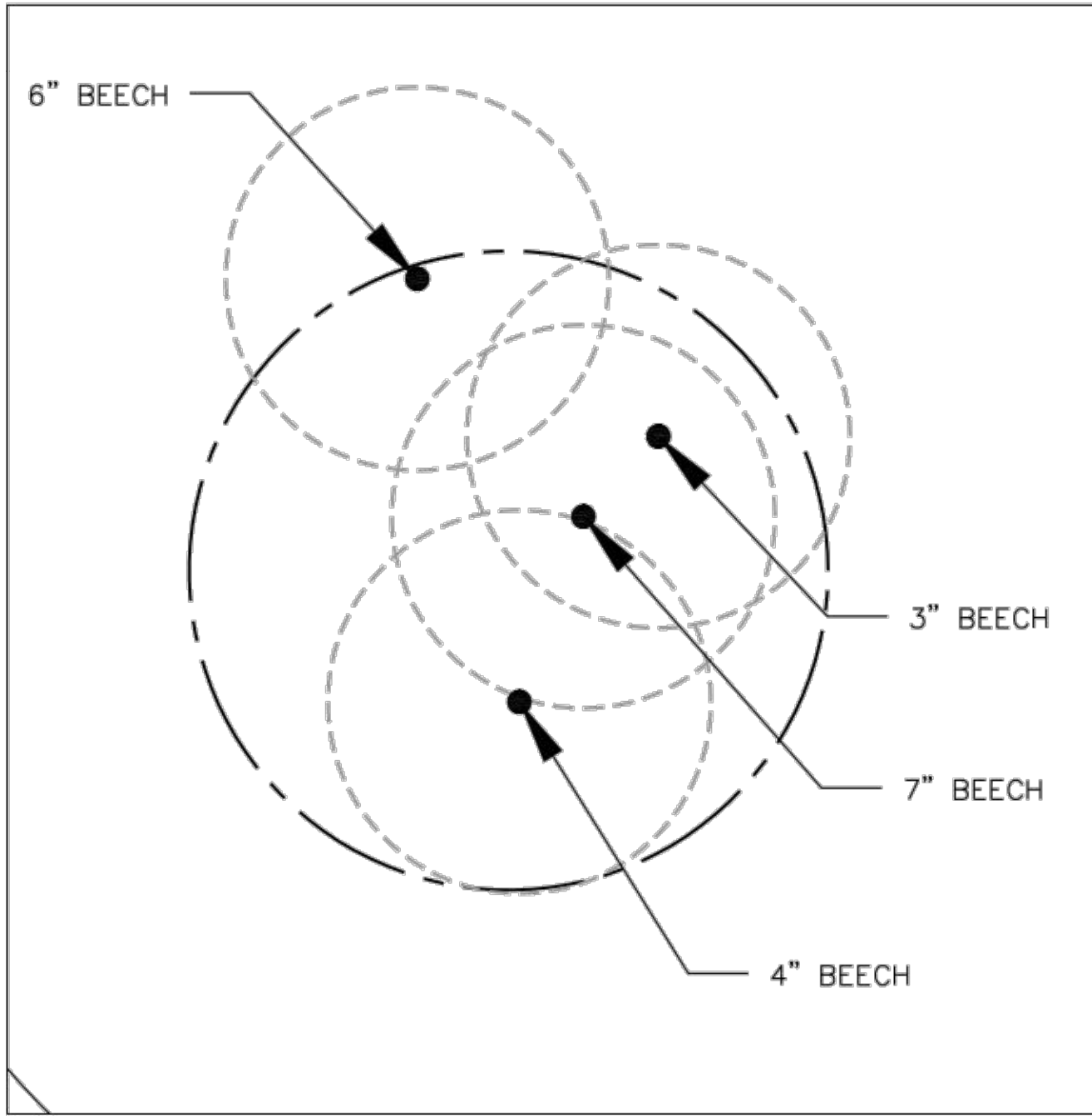
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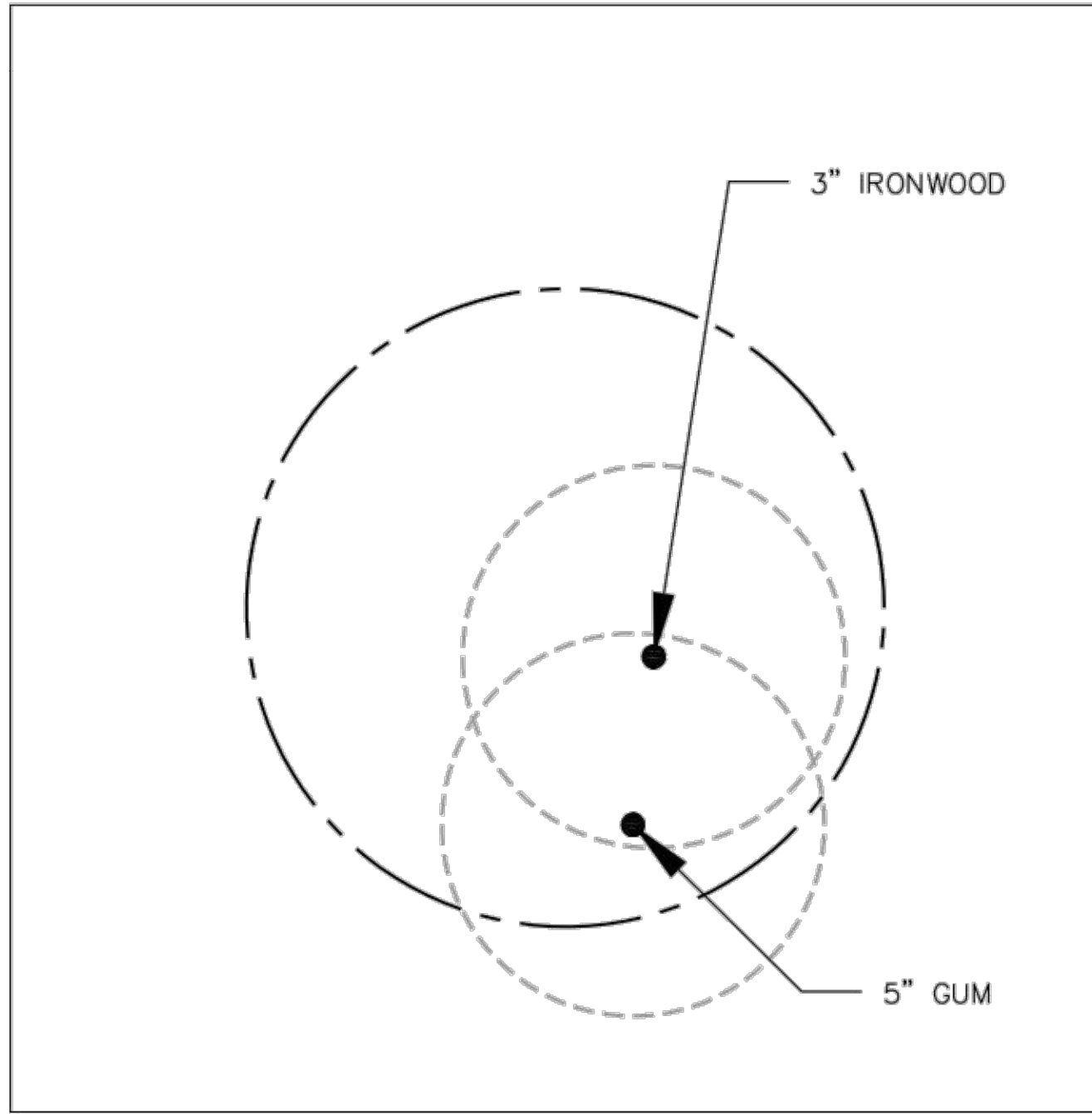
SAMPLE AREA #9



SAMPLE AREA #10



SAMPLE AREA #11



SAMPLE AREA #12

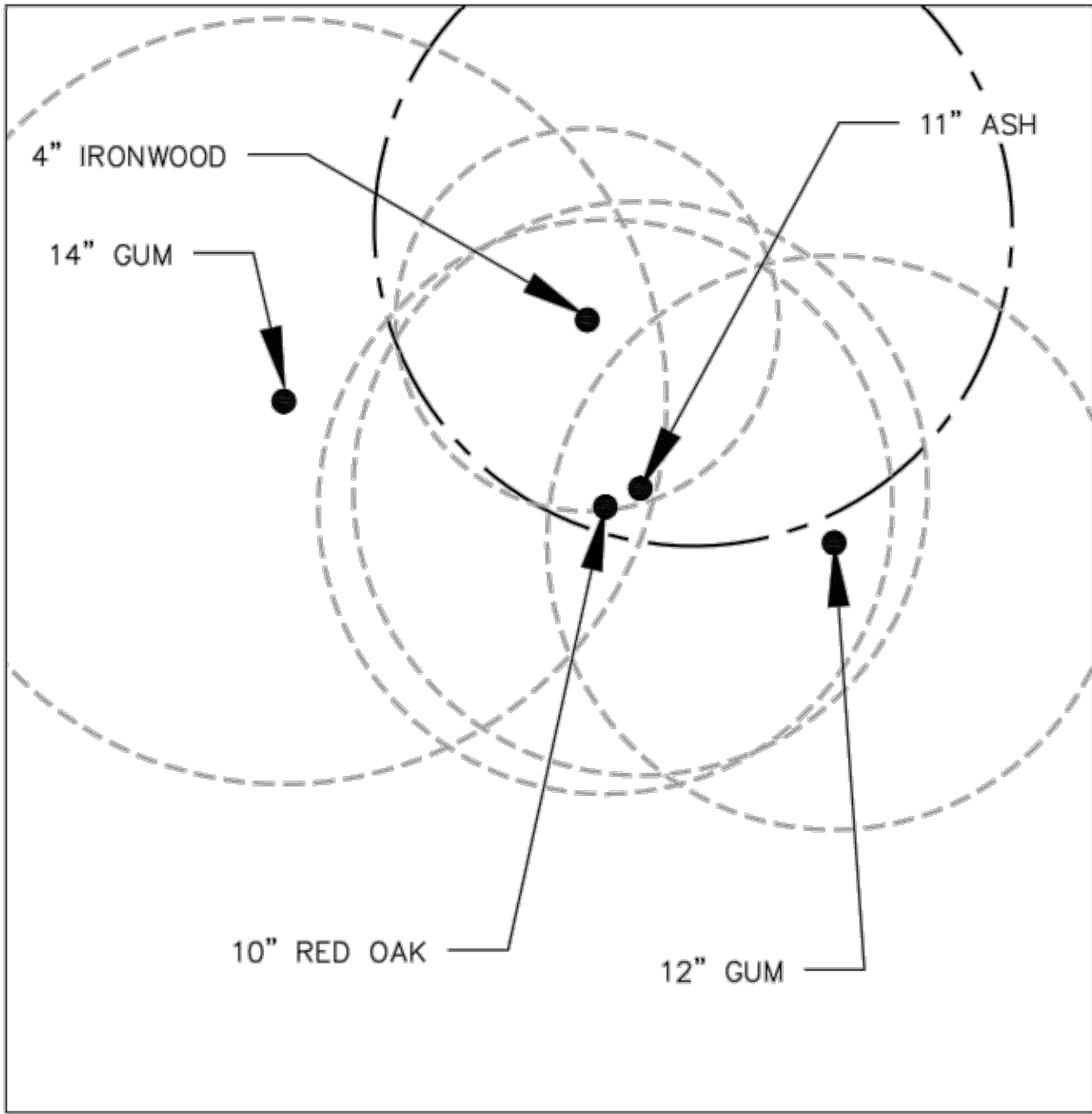


REVISIONS:

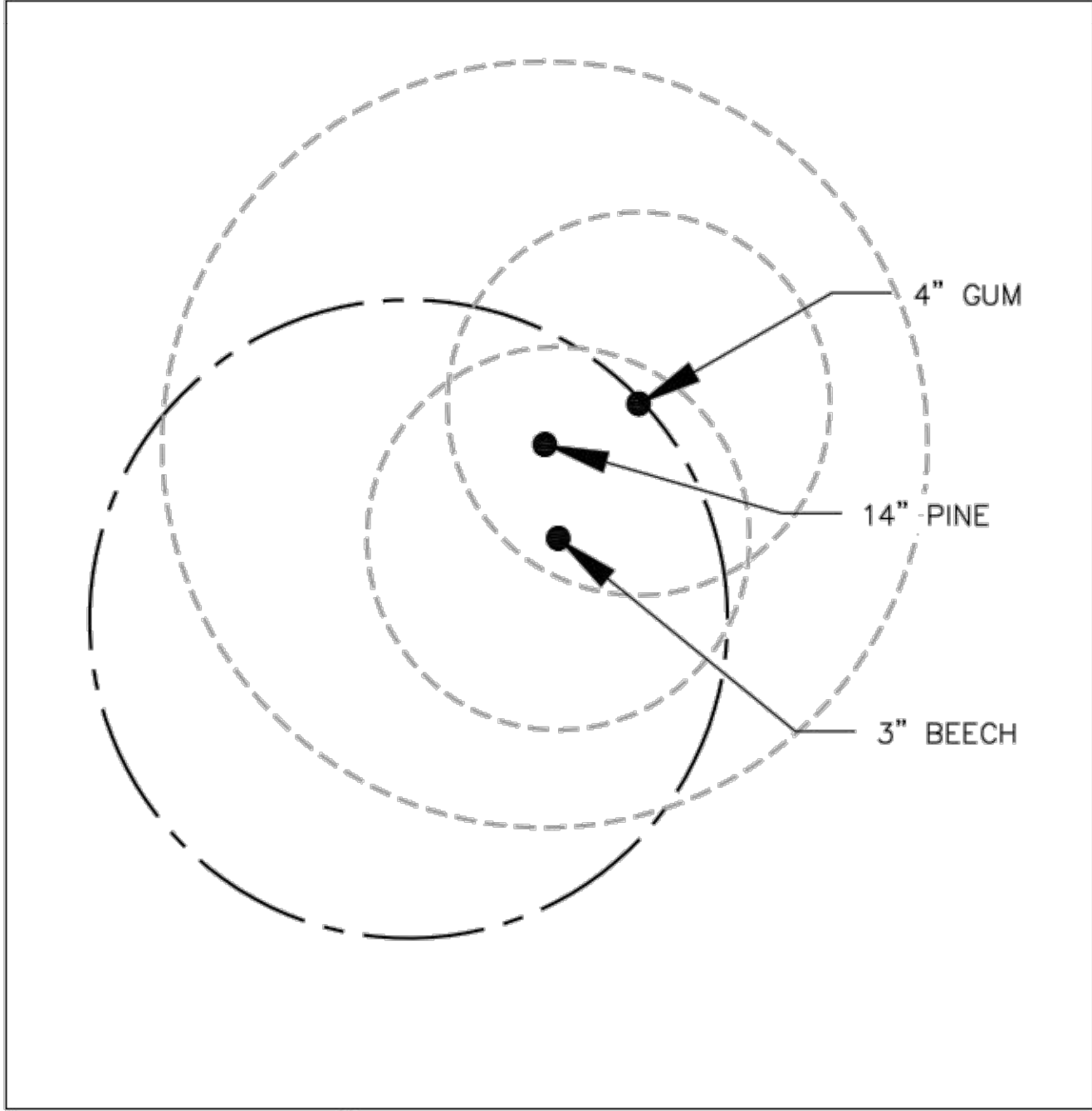
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11/10/2022	

TREE SAMPLE AREAS 1-12
NORRIS CROSSING
 Avent Ferry Road
 Holly Springs, NC

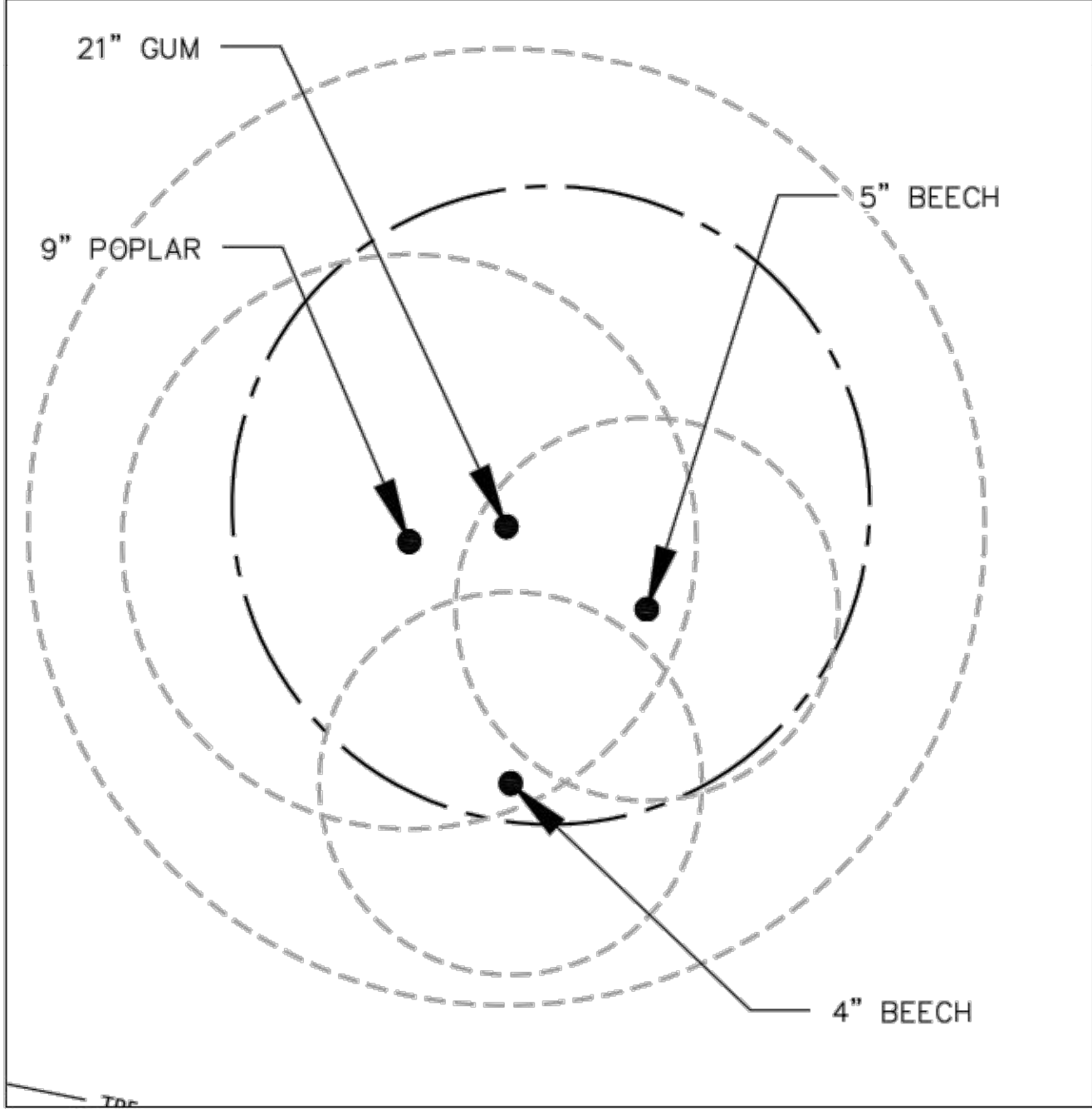
SCALE:
 AS NOTED
 DRAWN BY:
 PMP
 PROJECT #
 22086
 DATE:
 5-13-2022
 SHEET
L-8
 OF



SAMPLE AREA #13



SAMPLE AREA #14



SAMPLE AREA #15



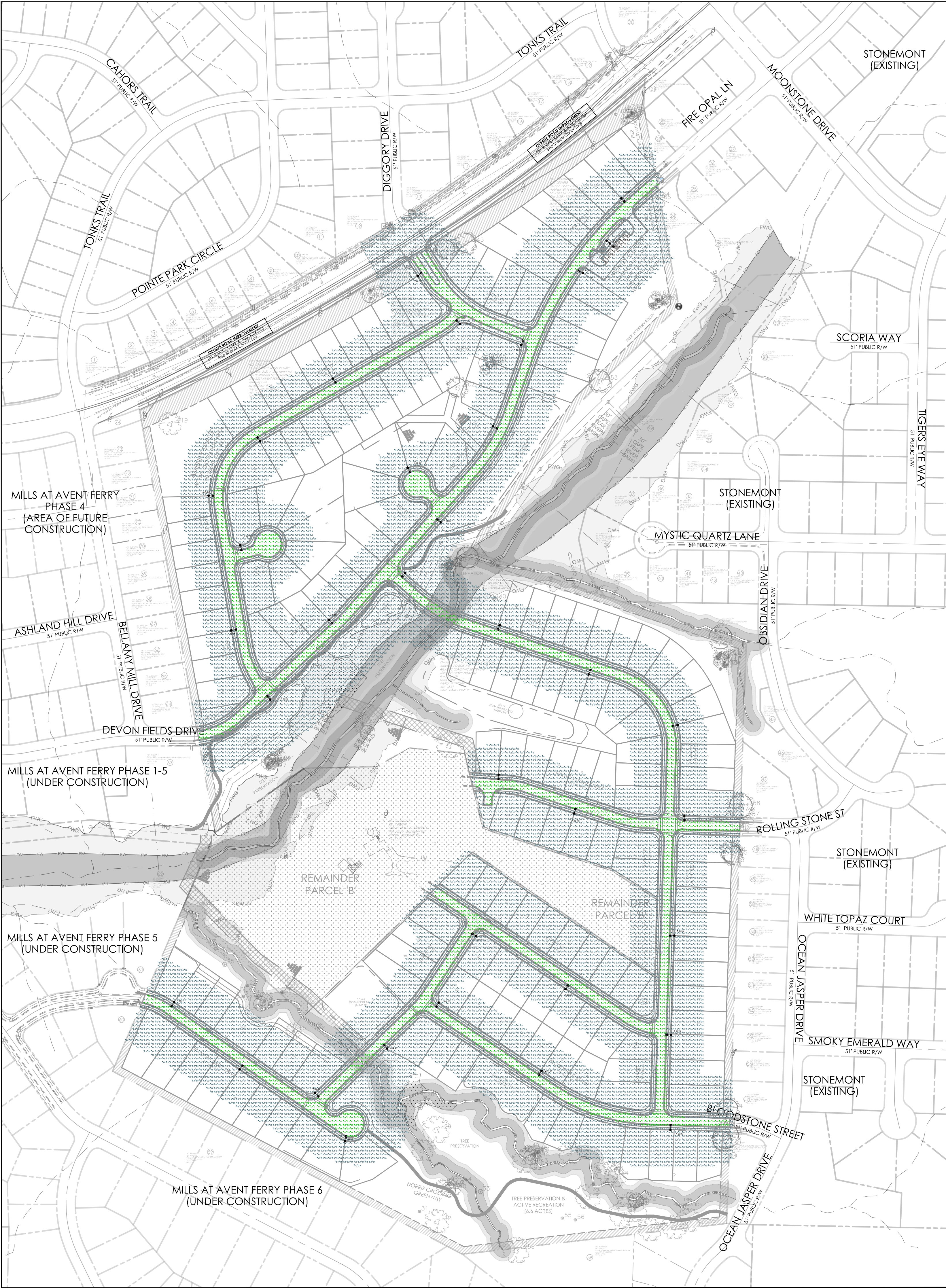
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11/10/2022	

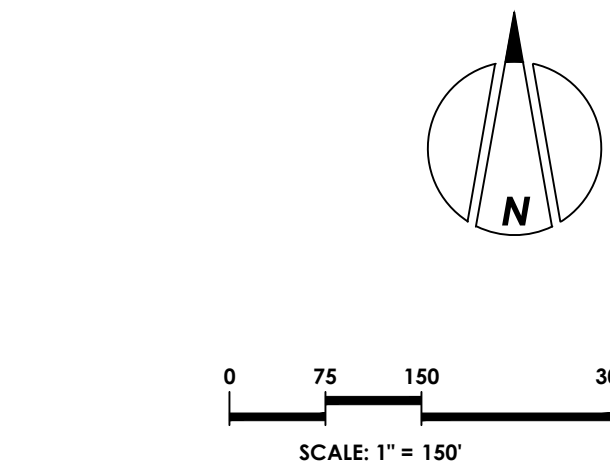
TREE SAMPLE AREAS 13-15
NORRIS CROSSING
Avent Ferry Road
Holly Springs, NC

SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
22086
DATE:
5-13-2022

SHEET
L-9
OF



PRELIMINARY DESIGN
FINAL LIGHTING DESIGN CURRENTLY BEING COORDINATED WITH DUKE ENERGY TO UPDATE PLAN SET FOR TOWN REVIEW AND APPROVAL.
NOTE: THAT DURING CONSTRUCTION DRAWING REVIEW, A STREET LIGHTING PLAN FOR INTERIOR STREETS, ADJACENT PUBLIC STREETS AND THOROUGHFARES (IF APPLICABLE) WILL BE REQUIRED.

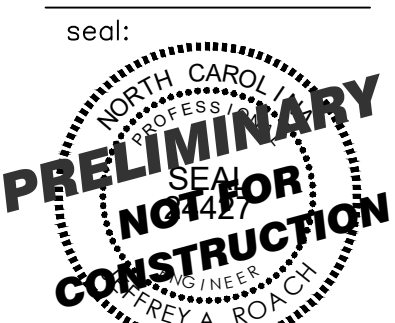


1 LIGHTING PLAN-OVERALL
SCALE: 1"=150'

LEGEND (PROPOSED CONDITIONS)

- LD LIMITS OF DISTURBANCE
- SF SILT FENCE
- TPF TREE PROTECTION FENCE
- SIDE PATH/SIDEWALK GREENWAY
- LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
- TREE PRESERVATION AREA
- FUTURE DEVELOPMENT
- ACTIVE RECREATION AREA

Project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540



DATE	BY	REVISION
JUNE 3, 2022	FS	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW
SEPT 12, 2022	FS	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW
OCTOBER 5, 2022	FS	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW
November 21, 2022	FS	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW

title:
LIGHTING PLAN OVERALL

proj #:
200402

date:
JUNE 3, 2022

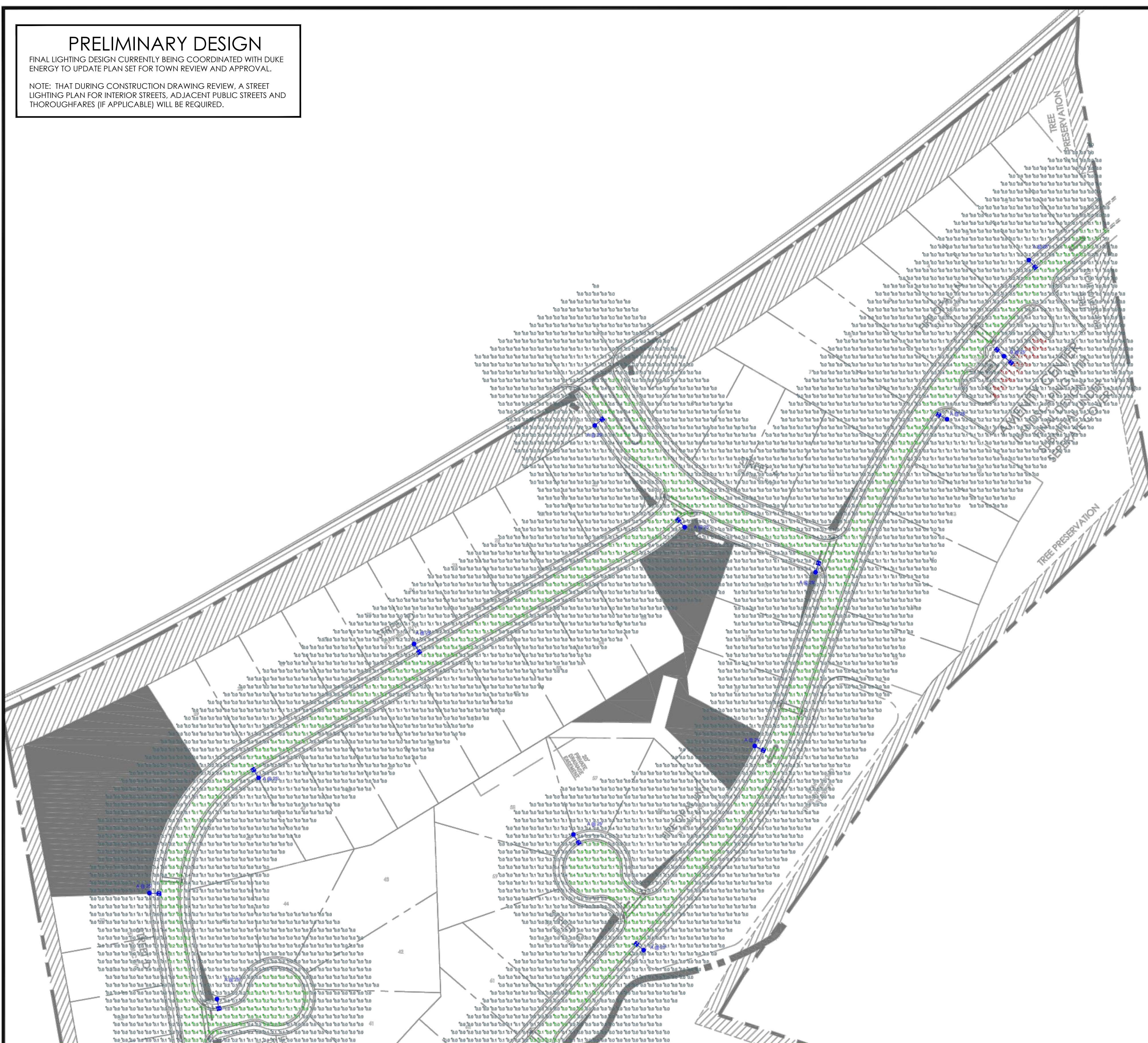
dwg by: chkd by:
FS JR

scale:
As Noted

sheet:
C150
(DEVELOPMENT PETITION)

FINAL LIGHTING DESIGN CURRENTLY BEING COORDINATED WITH DUKE ENERGY TO UPDATE PLAN SET FOR TOWN REVIEW AND APPROVAL.

NOTE: THAT DURING CONSTRUCTION DRAWING REVIEW, A STREET LIGHTING PLAN FOR INTERIOR STREETS, ADJACENT PUBLIC STREETS AND THOROUGHFARES (IF APPLICABLE) WILL BE REQUIRED.



1 LIGHTING PLAN - PARTIAL
C151 SCALE: 1"=70'

Rev B	08/11/22	Updated Site Plan	NJ
NO.	DATE	REVISION	BY

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



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NORRIS CROSSING SUBDIVISION			
HOLLY SPRINGS, NC			
SITE LIGHTING ARRANGEMENT			
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS		
Reviewed by	N. Johnson	Scale	1" = 70'
Date	08/11/2022	Size	Drawing size "D"
Description 50W LED ROADWAY			
Drawing No.	22-0190B	Sht.	1 OF 3


DUKE ENERGY
 PROGRESS

Outdoor Lighting

Roadway LED

Light source: LED (white)

Lumens: 4,857 – 25,050 (lumen dependent)

Wattage	Light Pattern	IESNA Backlight Uplight – Glare (BUG) Rating
LED 30	IESNA Type II (medium oval)	B1 UO-G1
LED 75	IESNA Type II (long oval)	B1-UO-G2
LED 105	IESNA Type II (long oval)	B2-UO-G2
LED 150	IESNA Type III (medium oval)	B2-UO-G3
LED 215	IESNA Type III (medium oval)	B3-UO-G3
LED 280	IESNA Type III (medium oval)	B3-UO-G4



Type II

Type III

light distribution pattern

Color temperature: 4,000K

Warm-up and restrike time: Instant on (no warm-up or restrike time)

Poles available:

Name	Mounting height	Color
Fiberglass	25, 30, 35	Gray
Fiberglass	25, 30, 35	Black (additional cost)
Wood	25, 30, 35	Standard
Metal (special conditions)*	25, 30, 35	Gray

Features

- Little or no installation cost
- Design services by lighting professionals included
- Maintenance included
- Electricity included
- Warranty included
- One low monthly cash cost on your electric bill
- Turnkey operation
- Backed by over 40 years of experience

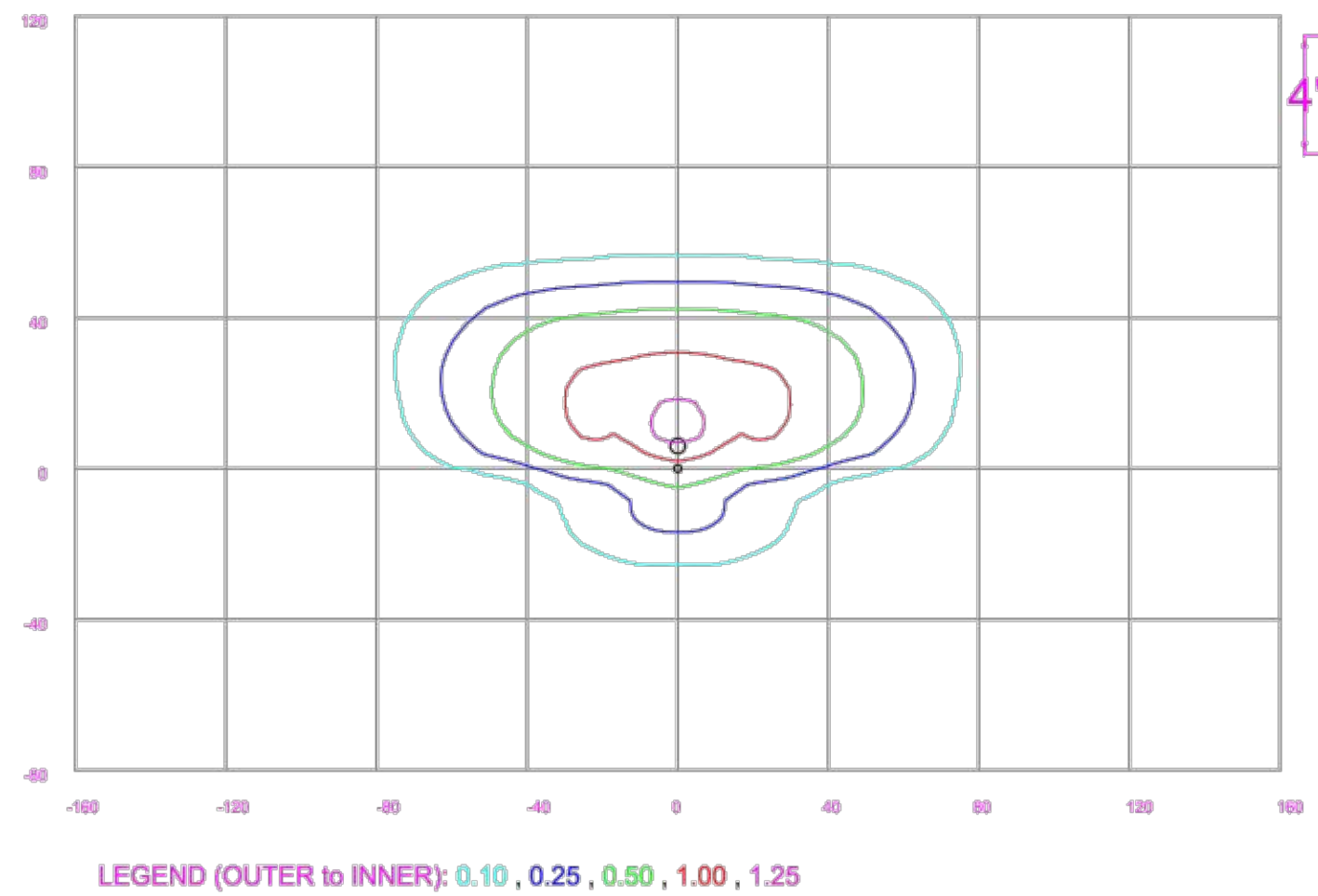
Benefits

- Press up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Less expensive than metered service
- Worry-free
- Convenience and savings for you
- Provides hassle-free installation and service
- A name you can trust today ... and tomorrow

*2" raised foundation allowed when required.

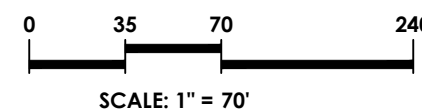
©2013 Duke Energy Operations 131307 010

FIXTURE: LED 50W ROADWAY
 MOUNTING HEIGHT: 25 FT
 LIGHT SOURCE: LED, 3000K, 70 CRI
 LUMENS - 5342
 PATTERN: TYPE III, B1-U0-G1(zero light at or above 90 degrees)

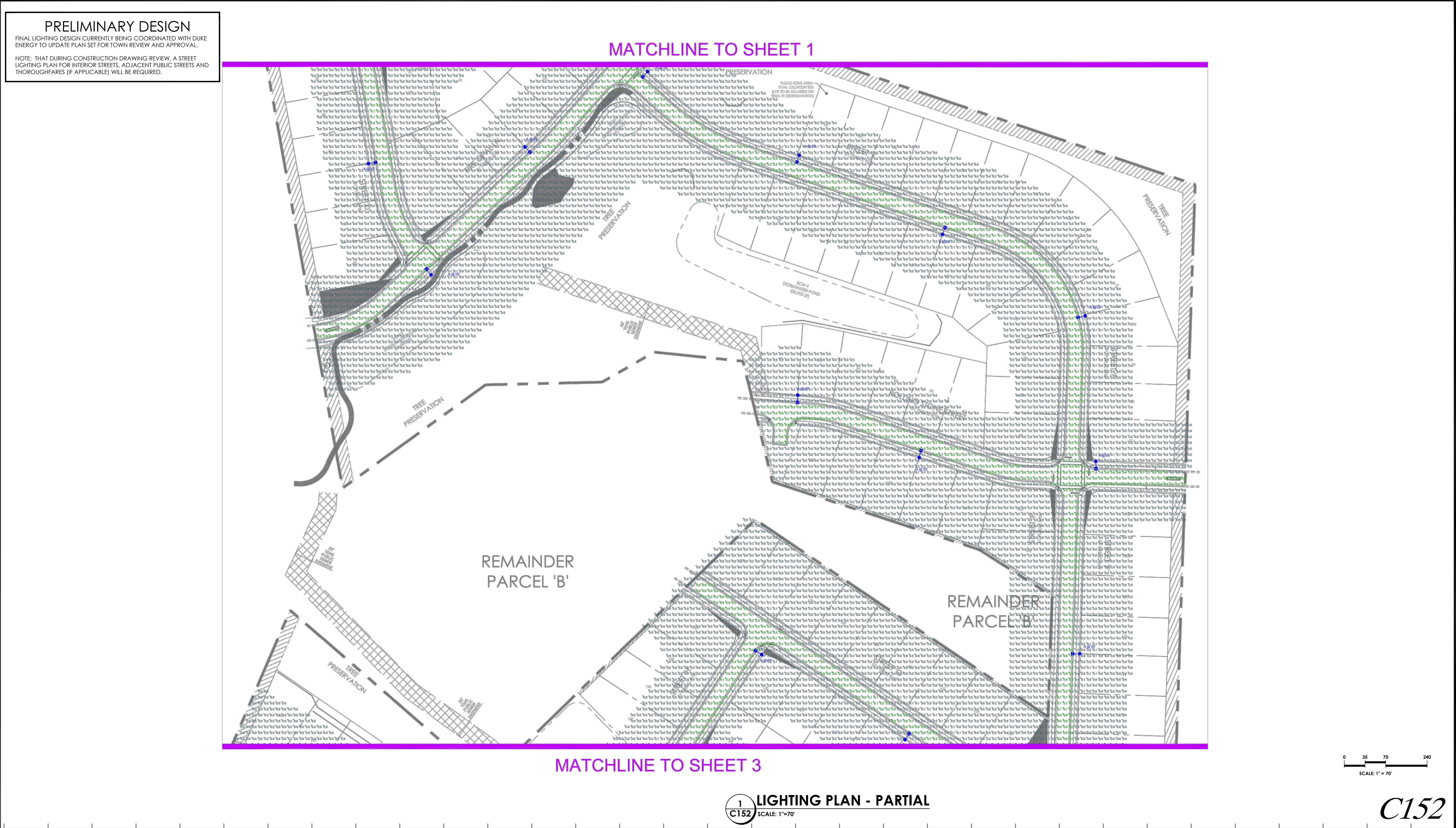


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Mail Kiosk Parking		0.8 fc	1.3 fc	0.4 fc	3.3:1	2.0:1
Road		0.3 fc	1.0 fc	0.0 fc	N/A	N/A

Schedule						
Symbol	Label	QTY	Description	Number Lamps	Lumens per Lamp	LLF
	A	34	50w LED Roadway - 3000K - Type III - Street	1	5312	0.85
	B	1	50w LED Roadway - 3000K - Type III - Parking	1	5312	0.85



C151



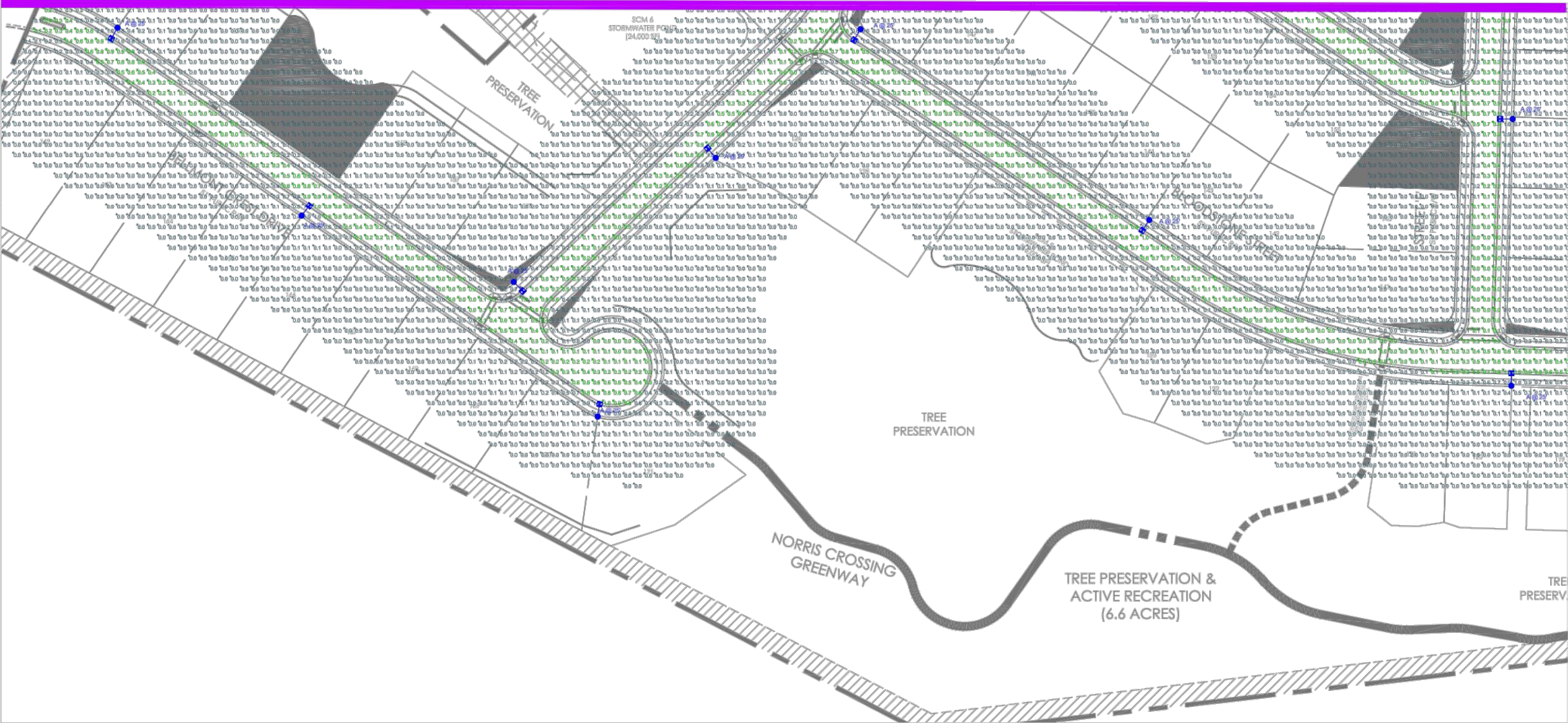
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PRELIMINARY DESIGN

FINAL LIGHTING DESIGN CURRENTLY BEING COORDINATED WITH DUKE ENERGY TO UPDATE PLAN SET FOR TOWN REVIEW AND APPROVAL.

NOTE: THAT DURING CONSTRUCTION DRAWING REVIEW, A STREET LIGHTING PLAN FOR INTERIOR STREETS, ADJACENT PUBLIC STREETS AND THOROUGHFARES (IF APPLICABLE) WILL BE REQUIRED.

MATCHLINE TO SHEET 2



1 LIGHTING PLAN - PARTIAL
C153 SCALE: 1"=70'

C153

Rev B	08/11/22	Updated Site Plan	NJ
NO.	DATE	REVISION	BY

LIGHTING DESIGN TOLERANCE

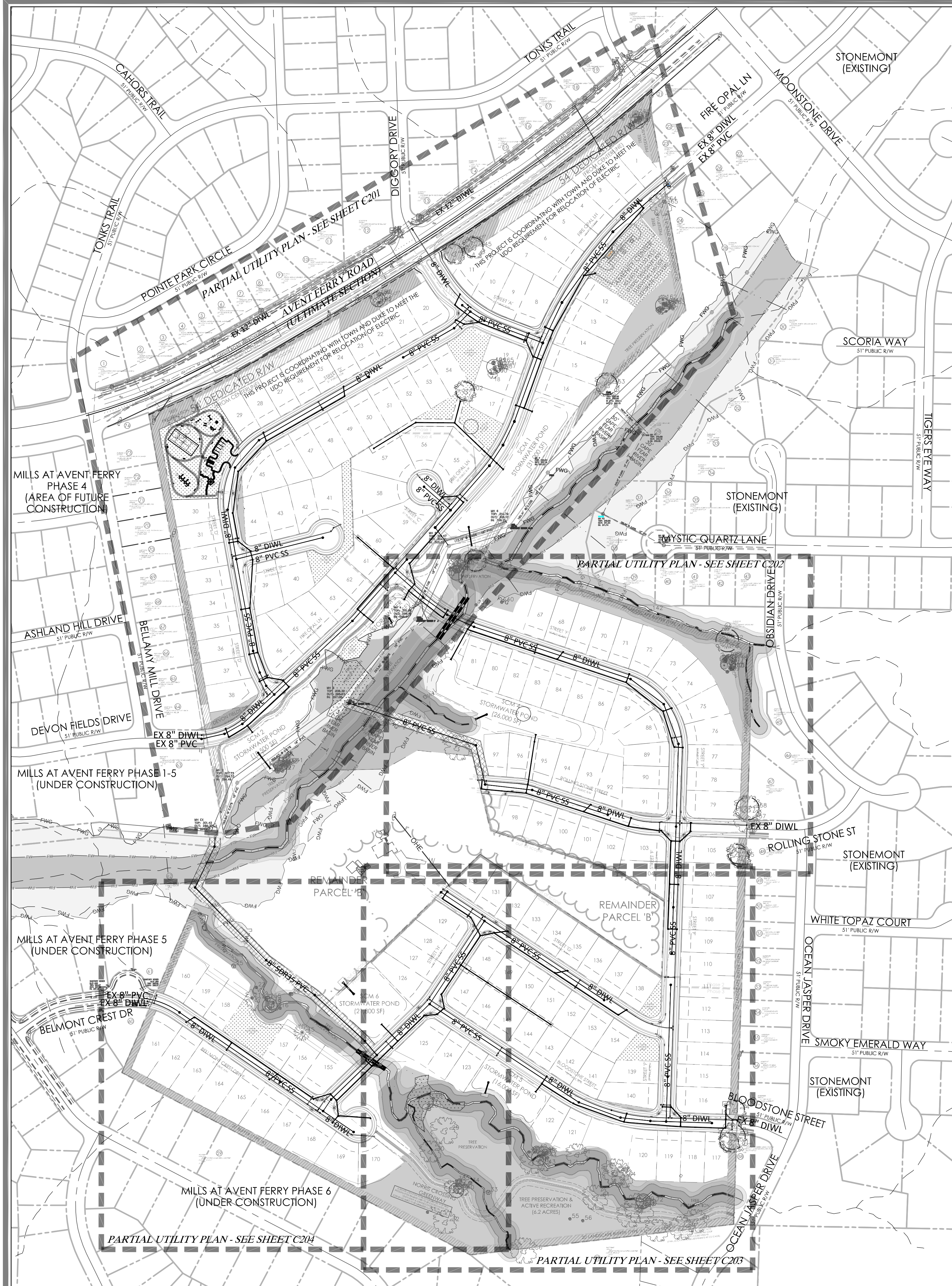
The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



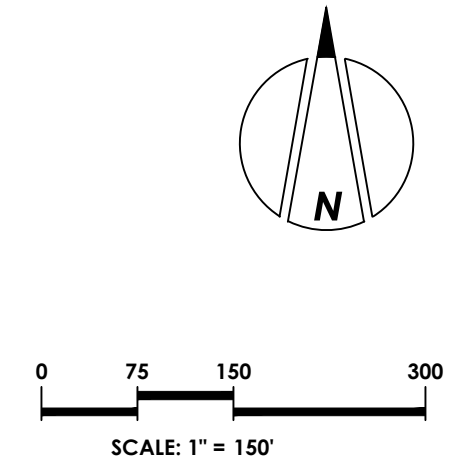
PROPRIETARY & CONFIDENTIAL

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NORRIS CROSSING SUBDIVISION		
HOLLY SPRINGS, NC		
SITE LIGHTING ARRANGEMENT		
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS	
Reviewed by	N. Johnson	Scale 1" = 70'
Date	08/11/2022	Size Drawing size "D"
Description	50W LED ROADWAY	
Drawing No.	22-0190B	Sht. 3 OF 3



GENERAL NOTES



<u>LEGEND (PROPOSED CONDITIONS)</u>	
—— LD ——	LIMITS OF DISTURBANCE
—— SF ——	SILT FENCE
—— TPF ——	TREE PROTECTION FENCE
	SIDE PATH/SIDEWALK GREENWAY
	LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
	TREE PRESERVATION AREA
	FUTURE DEVELOPMENT
	ACTIVE RECREATION AREA

1 OVERALL UTILITY PLAN
C200 SCALE: 1"=150'



project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:



No.	DATE	REVISION	BY
1	JUNE 29, 2022	TOWN OF HOLLY SPRINGS – 1ST DEVELOPMENT PETITION REVIEW	FS
2	SEPT 02, 2022	TOWN OF HOLLY SPRINGS – 2ND DEVELOPMENT PETITION REVIEW	FS
3	October 5, 2022	TOWN OF HOLLY SPRINGS – 3RD DEVELOPMENT PETITION REVIEW	FS
4	November 23, 2022	TOWN OF HOLLY SPRINGS – 4TH DEVELOPMENT PETITION REVIEW	FS

title:

*PARTIAL
UTILITY PLAN
NORTH*

proj #:

200402

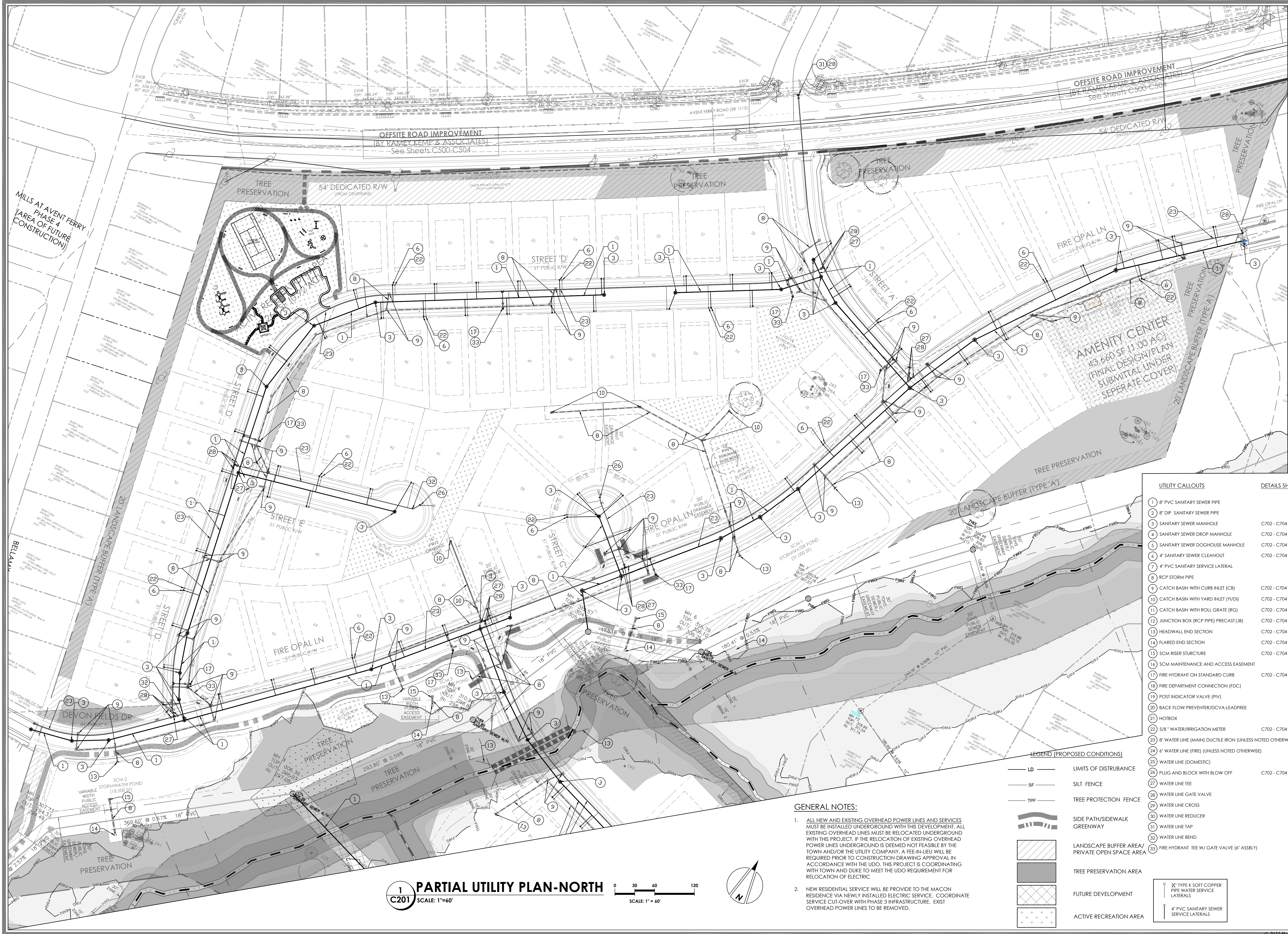
date:
JUNE 3, 2022

dwg by: **FS** chkd by: **JR**

scale:
As Noted

sheet:

C201
(DEVELOPMENT PETITION)



GENERAL NOTES:

1. ALL NEW AND EXISTING OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT. ALL EXISTING OVERHEAD LINES MUST BE RELOCATED UNDERGROUND WITH THIS PROJECT, IF THE RELOCATION OF EXISTING OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR THE UTILITY COMPANY, A FEES-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL IN ACCORDANCE WITH THE UDO. THIS PROJECT IS COORDINATING WITH THE TOWN AND DISBURG TO MEET THE UDO REQUIREMENT FOR RELOCATION OF ELECTRIC
2. NEW RESIDENTIAL SERVICE WILL BE PROVIDED TO THE MACON RESIDENCE VIA NEWLY INSTALLED ELECTRIC SERVICE. COORDINATE WITH THE TOWN OF DISBURG TO RELOCATE EXISTING OVERHEAD POWER LINES TO BE REMOVED.

~~LEGEND (PROPOSED CONDITIONS)~~

—— LD —— LIMITS OF DISTURBANCE

_____SF _____ SILT FENCE

TRE TREE PROTECTION FENCE



SIDEWALK/SIDEWALK
GREENWAY

 PRIVATE OPEN SPACE AREA

TREE PRESERVATION AREA

PROPOSED BOUNDARY

EXISTING BOUNDARY

PROPOSED ROAD

EXISTING ROAD

PROPOSED RAILROAD

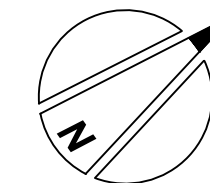
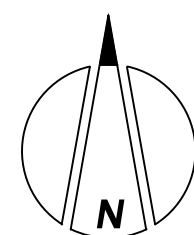
EXISTING RAILROAD

 FUTURE DEVELOPMENT

☐ ☐ ☐ ☐

3/4" TYPE K SOFT COPPER
PIPE WATER SERVICE
LATERALS

4" PVC SANITARY SEWER
SERVICE LATERALS



LEGEND (PROPOSED CONDITIONS)

—— LD ——	LIMITS OF DISTURBANCE
—— SF ——	SILT FENCE
—— TPF ——	TREE PROTECTION FENCE

 LANDSCAPE BUFFER AREA/
PRIVATE OPEN SPACE AREA

TREE PRESERVATION AREA

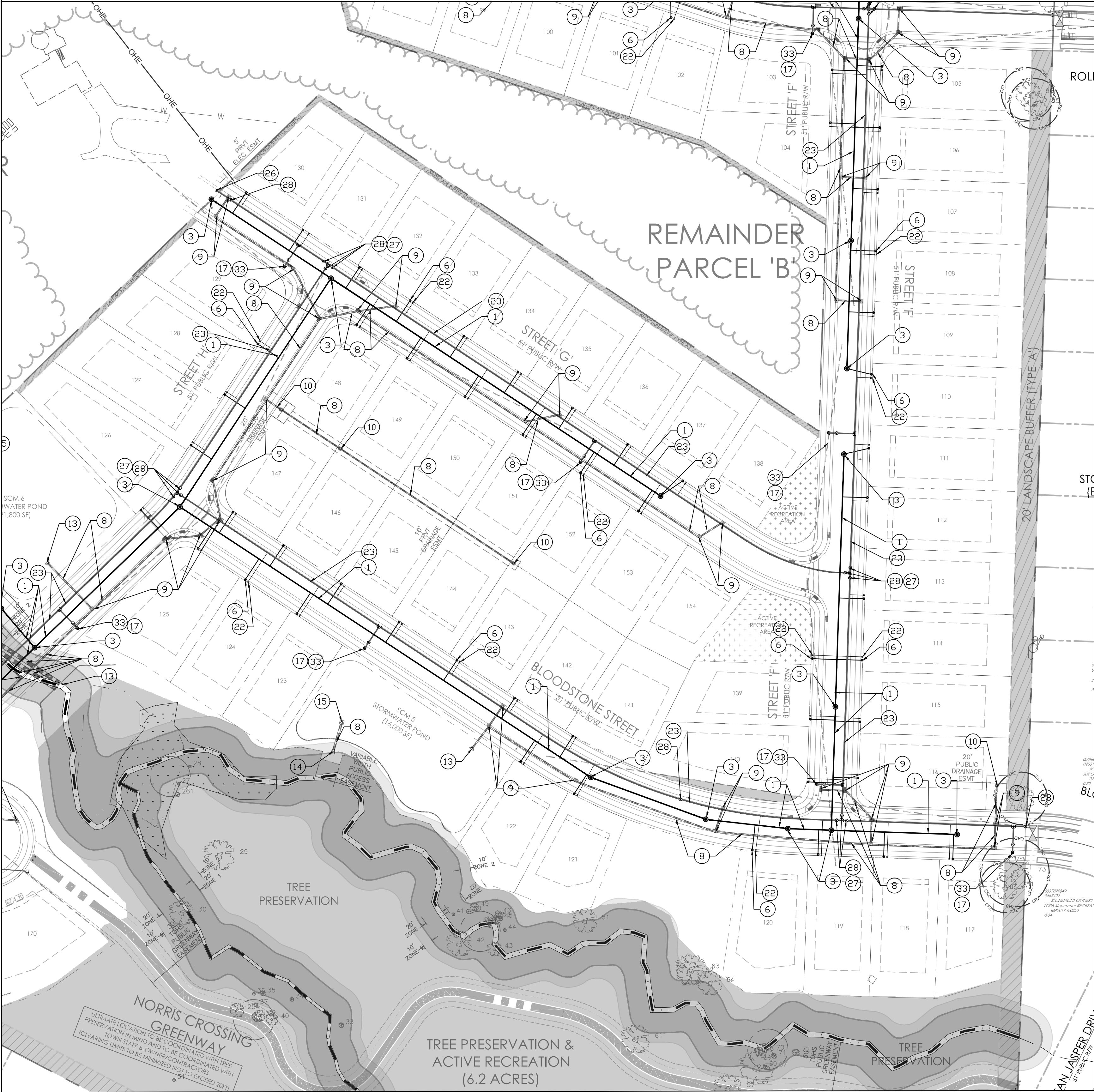
FUTURE DEVELOPMENT

ACTIVE RECREATION AREA

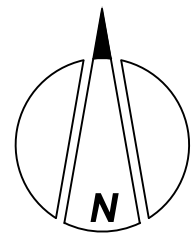
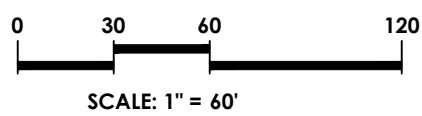
3/4" TYPE K SOFT COPPER
PIPE WATER SERVICE
LATERALS

4" PVC SANITARY SEWER
SERVICE LATERALS

1. ALL NEW AND EXISTING OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT. ALL EXISTING OVERHEAD LINES MUST BE RELOCATED UNDERGROUND WITH THIS PROJECT. IF THE RELOCATION OF EXISTING OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR THE UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL IN ACCORDANCE WITH THE UDO. THIS PROJECT IS COORDINATING WITH TOWN AND DUKE TO MEET THE UDO REQUIREMENT FOR RELOCATION OF ELECTRIC
2. NEW RESIDENTIAL SERVICE WILL BE PROVIDE TO THE MAÇON RESIDENCE VIA NEWLY INSTALLED ELECTRIC SERVICE. COORDINATE SERVICE CUT-OFF AND RELOCATION OF EXISTING STRUCTURE. EXIST EXTERIOR POWER LINES TO BE REMOVED.



1 PARTIAL UTILITY PLAN-SOUTH
C203 SCALE: 1"=60'



GENERAL NOTES:

- ALL NEW AND EXISTING OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT. ALL EXISTING OVERHEAD LINES MUST BE RELOCATED UNDERGROUND WITH THIS PROJECT. IF THE RELOCATION OF EXISTING OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR THE UTILITY COMPANY, A FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWINGS APPROVAL IN ACCORDANCE WITH THE UDO. THIS PROJECT IS COORDINATING WITH TOWN AND DUKE TO MEET THE UDO REQUIREMENT FOR RELOCATION OF ELECTRIC
- NEW RESIDENTIAL SERVICE WILL BE PROVIDE TO THE MACON RESIDENCE VIA NEWLY INSTALLED ELECTRIC SERVICE. COORDINATE SERVICE CUT-OVER WITH PHASE 3 INFRASTRUCTURE. EXIST OVERHEAD POWER LINES TO BE REMOVED.

LEGEND (PROPOSED CONDITIONS)	
	LIMITS OF DISTURBANCE
	SILT FENCE
	TREE PROTECTION FENCE
	SIDE PATH/SIDEWALK GREENWAY
	LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
	TREE PRESERVATION AREA
	FUTURE DEVELOPMENT
	ACTIVE RECREATION AREA

UTILITY CALLOUTS

- | | | |
|----|--|-------------|
| 1 | 8" PVC SANITARY SEWER PIPE | |
| 2 | 8" DIP SANITARY SEWER PIPE | |
| 3 | SANITARY SEWER MANHOLE | C702 - C704 |
| 4 | SANITARY SEWER DROP MANHOLE | C702 - C704 |
| 5 | SANITARY SEWER DOGHOUSE MANHOLE | C702 - C704 |
| 6 | 4" SANITARY SEWER CLEANOUT | C702 - C704 |
| 7 | 4" PVC SANITARY SERVICE LATERAL | |
| 8 | RCP STORM PIPE | |
| 9 | CATCH BASIN WITH CURB INLET (CB) | C702 - C704 |
| 10 | CATCH BASIN WITH YARD INLET (Y/DI) | C702 - C704 |
| 11 | CATCH BASIN WITH ROLL GRATE (RG) | C702 - C704 |
| 12 | JUNCTION BOX (RCP PIPE) PRECAST (JB) | C702 - C704 |
| 13 | HEADWALL END SECTION | C702 - C704 |
| 14 | FLARED END SECTION | C702 - C704 |
| 15 | SCM RISER STURCTURE | C702 - C704 |
| 16 | SCM MAINTENANCE AND ACCESS EASEMENT | |
| 17 | FIRE HYDRANT ON STANDARD CURB | C702 - C704 |
| 18 | FIRE DEPARTMENT CONNECTION (FDC) | |
| 19 | POST INDICATOR VALVE (PIV) | |
| 20 | BACK FLOW PREVENTER/DCVA-LEADFREE | |
| 21 | HOTBOX | |
| 22 | 5/8" WATER/IRRIGATION METER | C702 - C704 |
| 23 | 8" WATER LINE (MAIN) DUCTILE IRON (UNLESS NOTED OTHERWISE) | |
| 24 | 6" WATER LINE (FIRE) (UNLESS NOTED OTHERWISE) | |
| 25 | WATER LINE (DOMESTIC) | |
| 26 | PLUG AND BLOCK WITH BLOW OFF | C702 - C704 |
| 27 | WATER LINE TEE | |
| 28 | WATER LINE GATE VALVE | |
| 29 | WATER LINE CROSS | |
| 30 | WATER LINE REDUCER | |
| 31 | WATER LINE TAP | |
| 32 | WATER LINE BEND | |
| 33 | FIRE HYDRANT TEE W/ GATE VALVE (6" ASSEMBLY) | |

1/2" TYPE K SOFT COPPER PIPE WATER SERVICE LATERALS
4" PVC SANITARY SEWER SERVICE LATERALS

NC License #P-0673

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

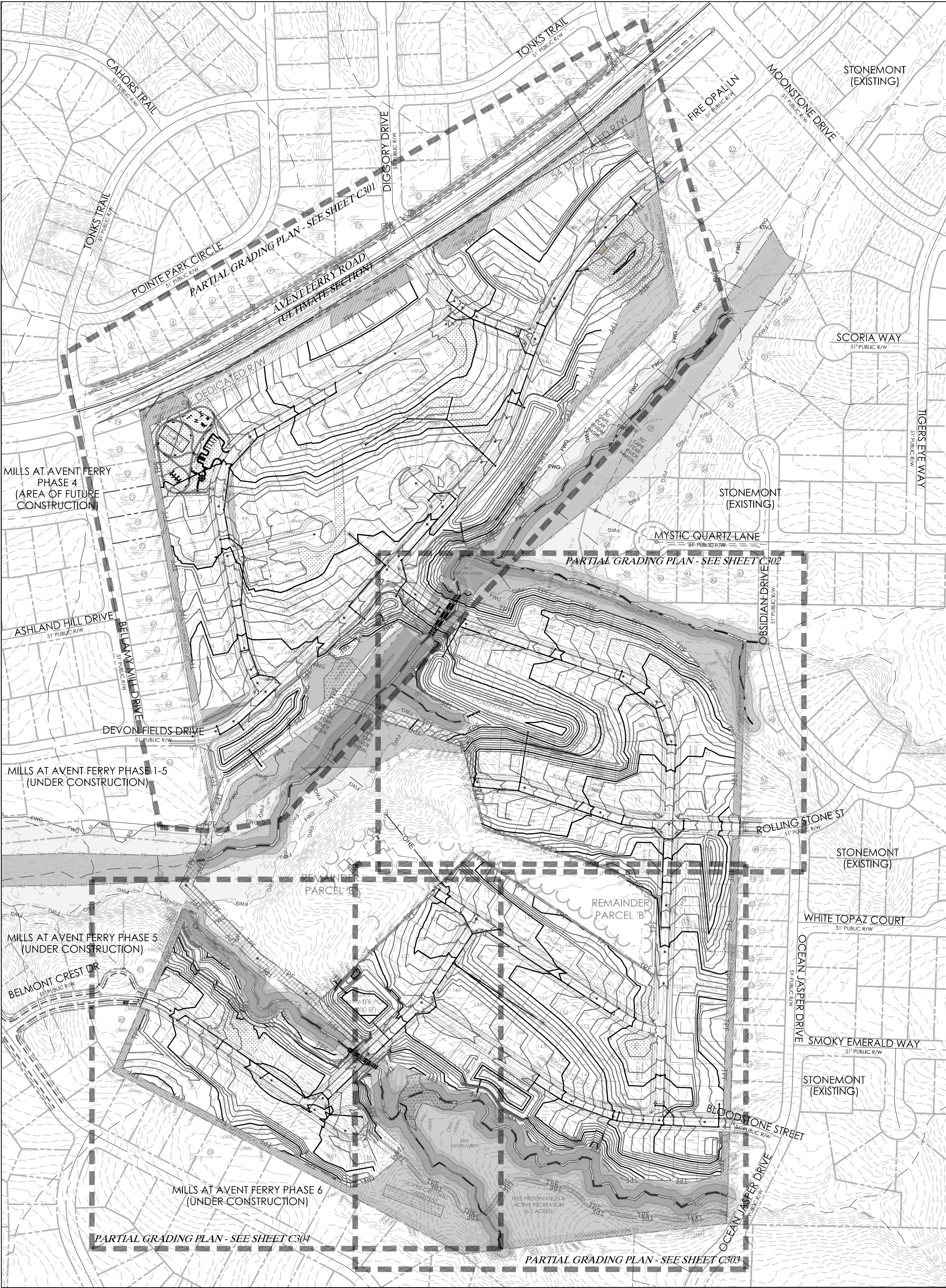
seal:
PRELIMINARY
NOT FOR CONSTRUCTION

		REVISION	
		DATE	BY
1	JUNE 30, 2022	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW	FS
2	SEPT 02, 2022	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW	FS
3	OCTOBER 5, 2022	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW	FS
4	November 23, 2022	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW	FS

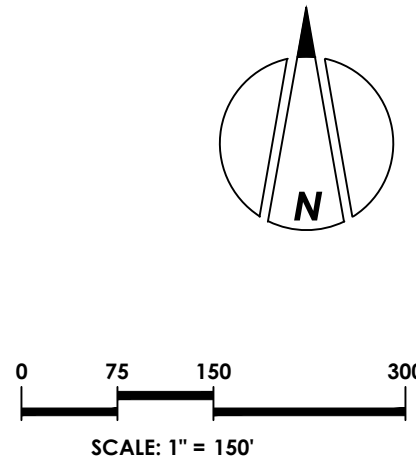
title:
PARTIAL
UTILITY PLAN
SOUTH

proj #:
200402
date:
JUNE 3, 2022
dwg by: chkd by:
FS JR
scale:
As Noted

sheet:
C203
(DEVELOPMENT PETITION)



1
C300 **OVERALL GRADING PLAN**
SCALE: 1"=150'



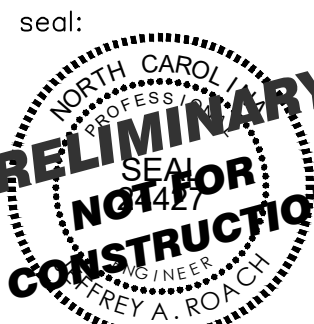
LEGEND (PROPOSED CONDITIONS)

- LD LIMITS OF DISTURBANCE
- SF SILT FENCE
- TPF TREE PROTECTION FENCE
- SIDE PATH/SIDEWALK GREENWAY
- LANDSCAPE BUFFER AREA/
PRIVATE OPEN SPACE AREA
- TREE PRESERVATION AREA
- FUTURE DEVELOPMENT
- ACTIVE RECREATION AREA



NC License #P-0673

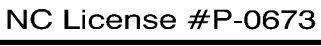
project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540



No.	DATE	REVISION
1	JUNE 30, 2023	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW
2	SEPT 12, 2022	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW
3	OCTOBER 5, 2022	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW
4	November 23, 2022	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW

title:
**OVERALL
GRADING
PLAN**

proj #:
200402
date:
JUNE 3, 2022
dwg by: chkd by:
FS JR
scale:
As Noted
sheet:
C300
(DEVELOPMENT PETITION)



project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:



No.	DATE	REVISION	BY
1	JUNE 29, 2022	TOWN OF HOLLY SPRINGS – 1ST DEVELOPMENT PETITION REVIEW	FS
2	SEPT 02, 2022	TOWN OF HOLLY SPRINGS – 2ND DEVELOPMENT PETITION REVIEW	FS
3	October 5, 2022	TOWN OF HOLLY SPRINGS – 3RD DEVELOPMENT PETITION REVIEW	FS
4	November 23, 2022	TOWN OF HOLLY SPRINGS – 4TH DEVELOPMENT PETITION REVIEW	FS

title:

*PARTIAL
GRADING
PLAN
NORTH*

proj #:

200402

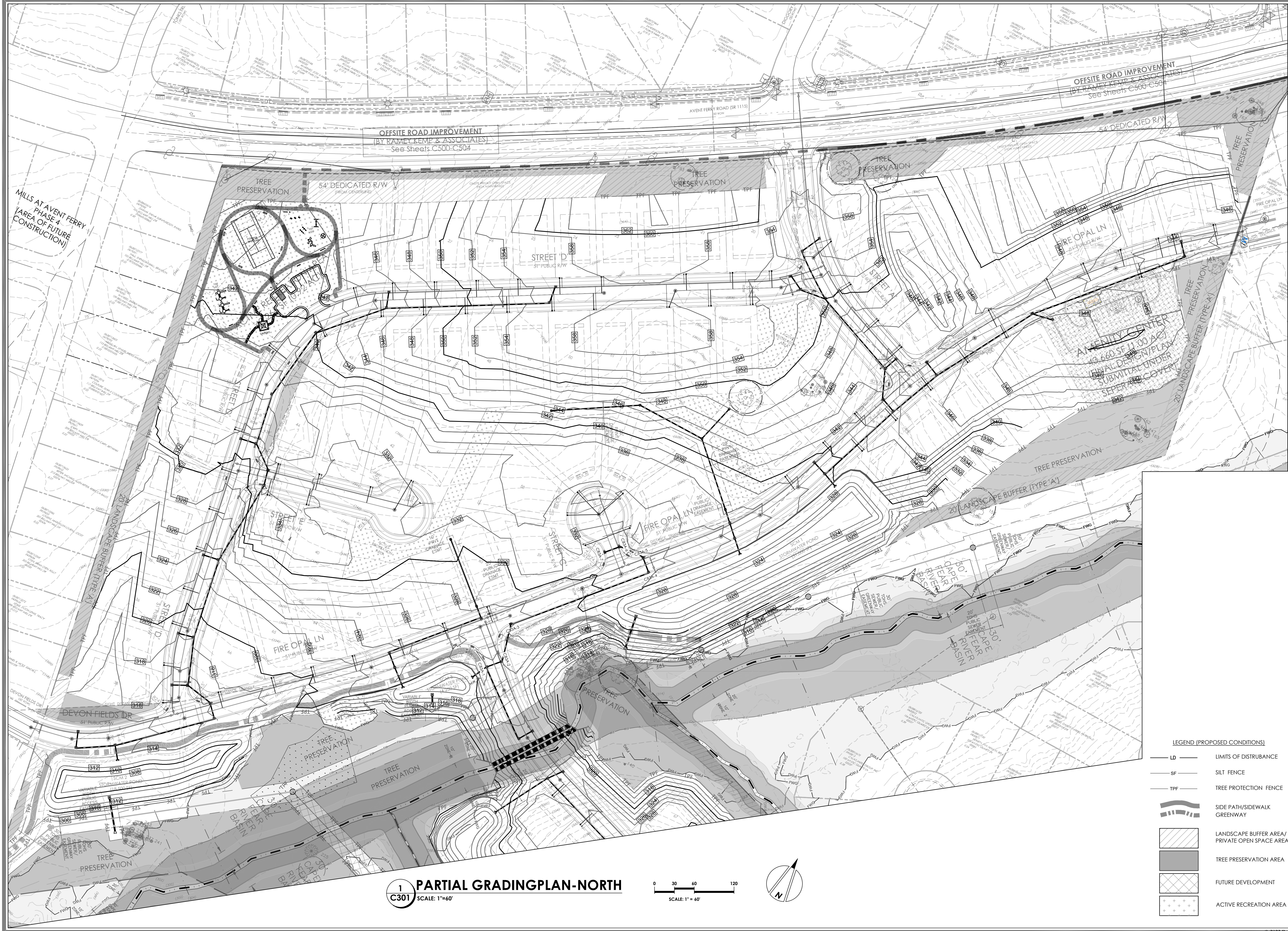
date:
JUNE 3, 2022

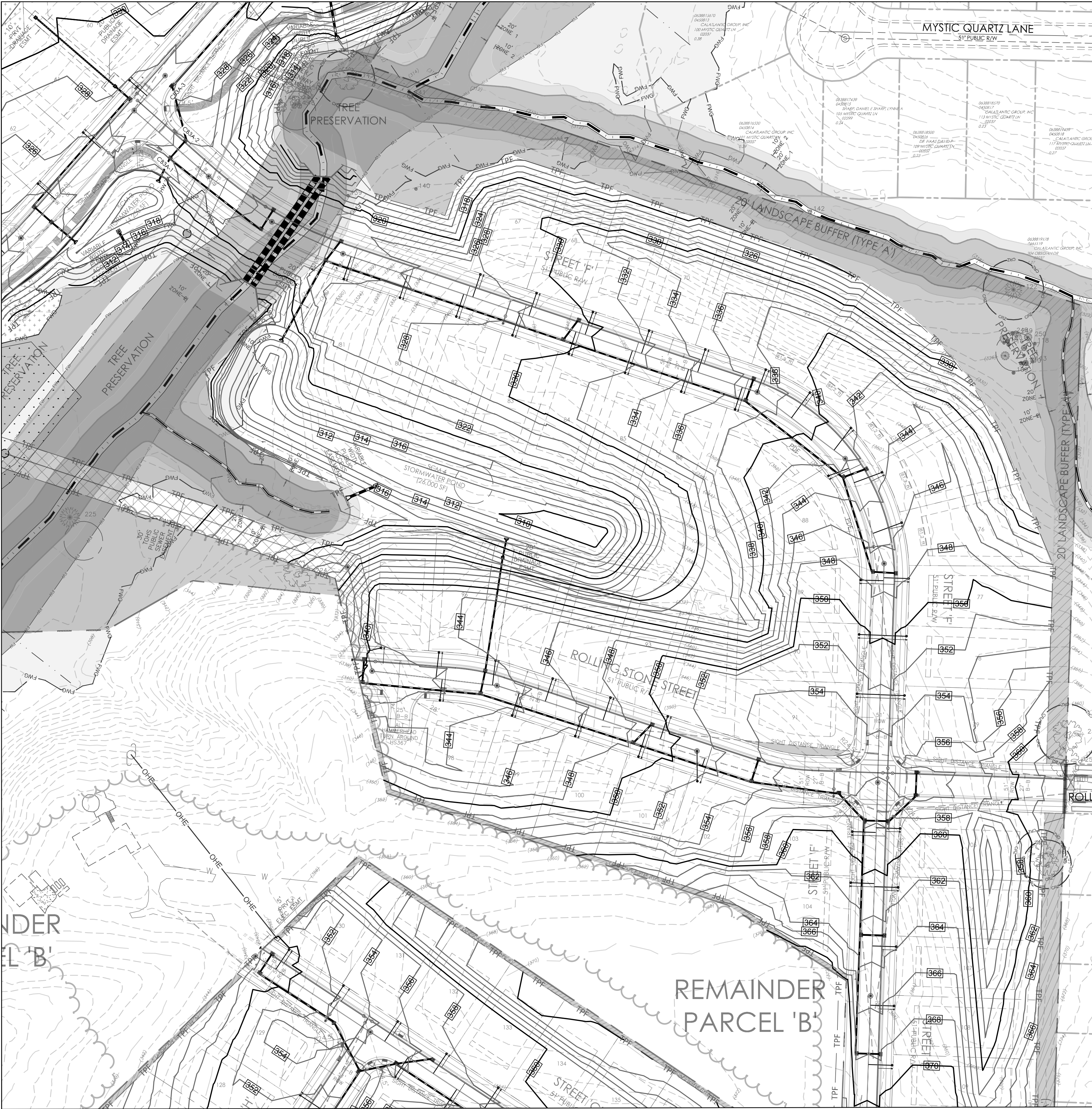
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scale:
As Noted

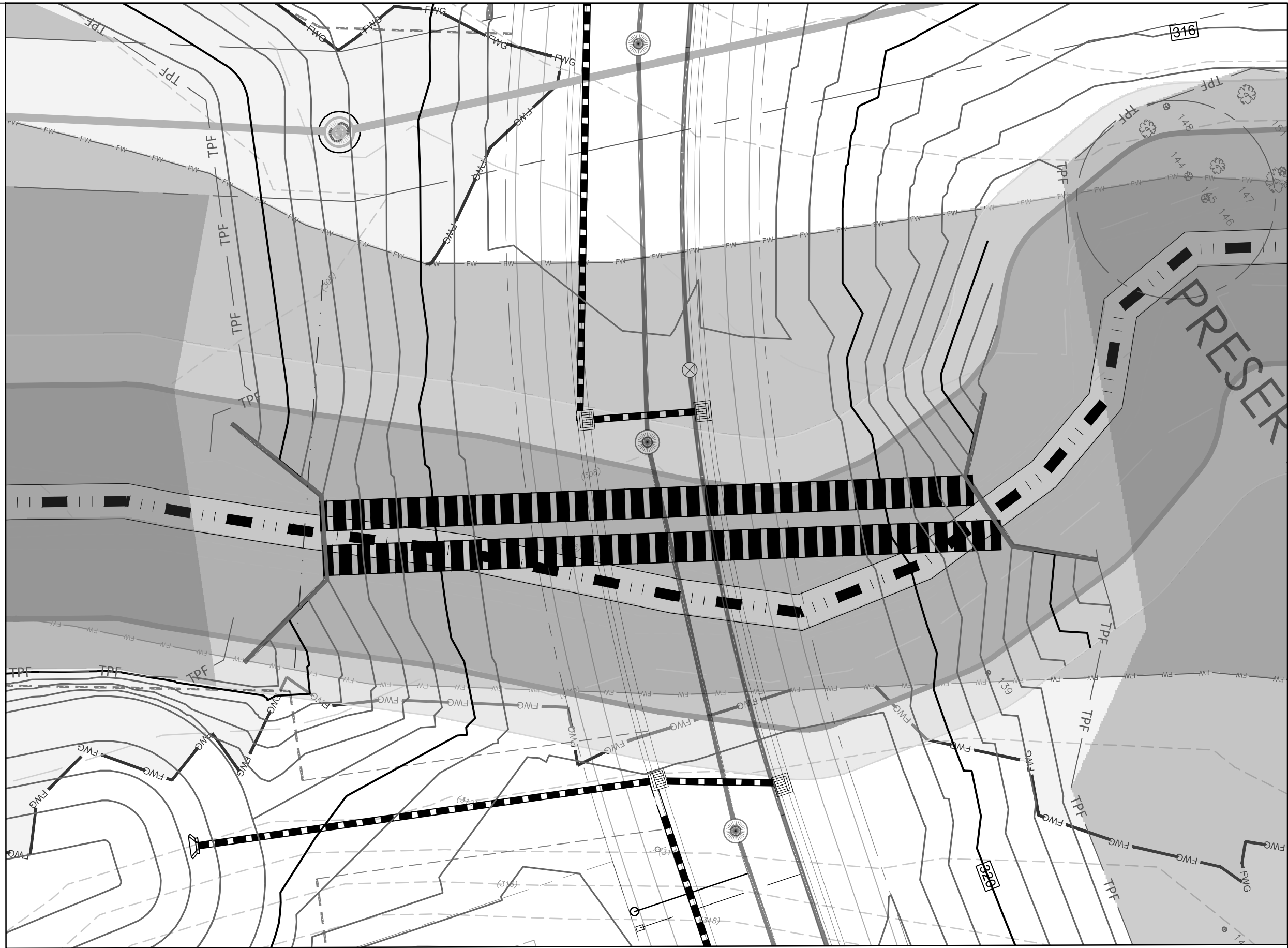
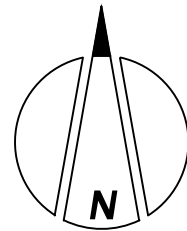
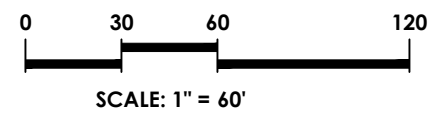
sheet:

C301
DEVELOPMENT PETITION

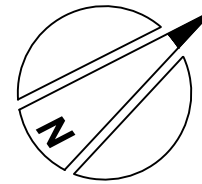
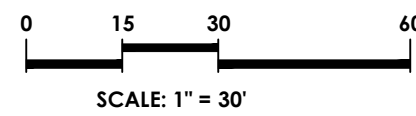




1
C302
PARTIAL GRADING PLAN-SOUTH
SCALE: 1"=60'

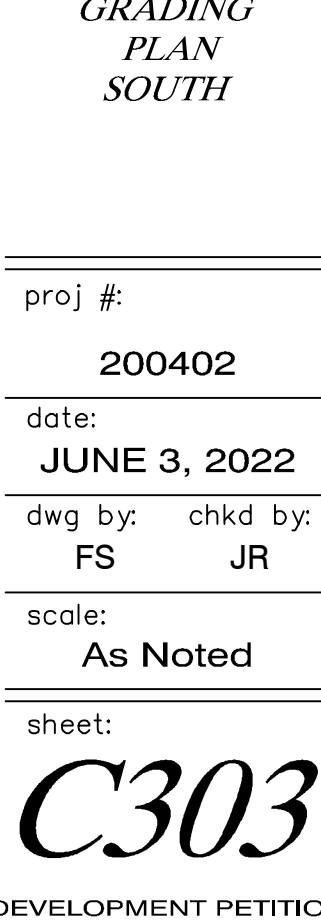
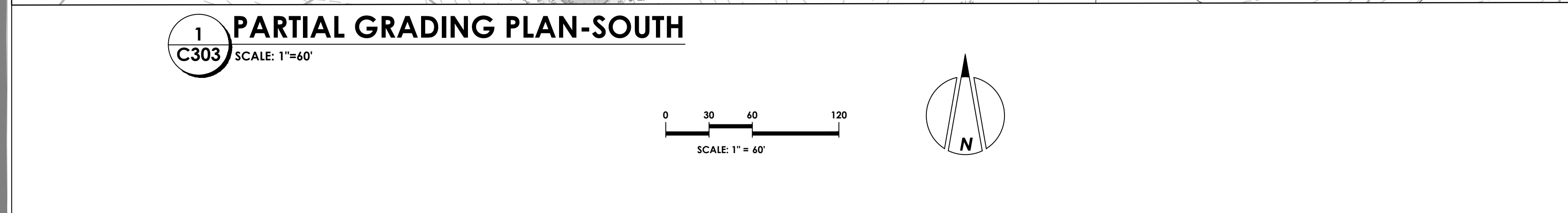


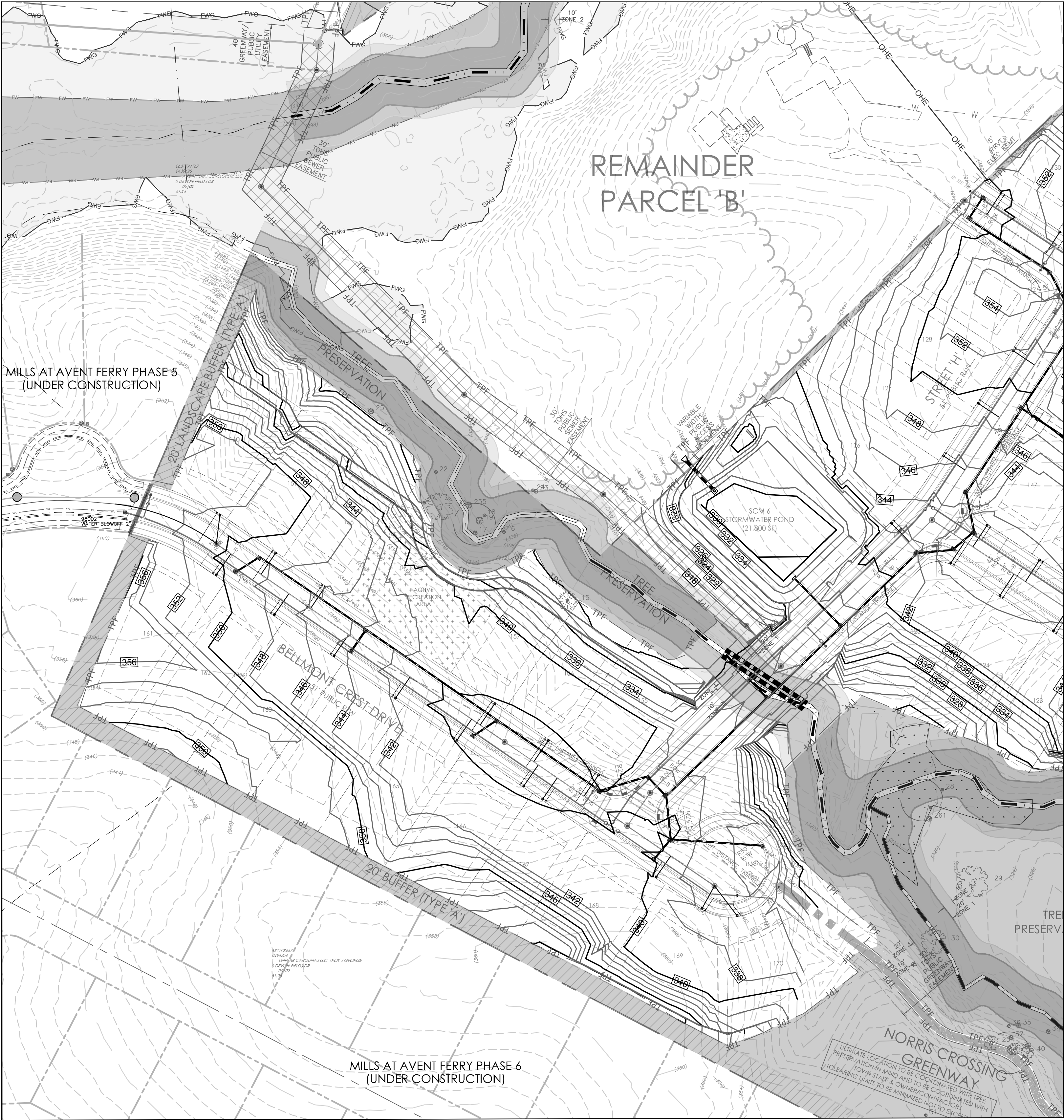
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C302
PARTIAL GRADING PLAN-CULVERT CROSSING 1
SCALE: 1"=30'



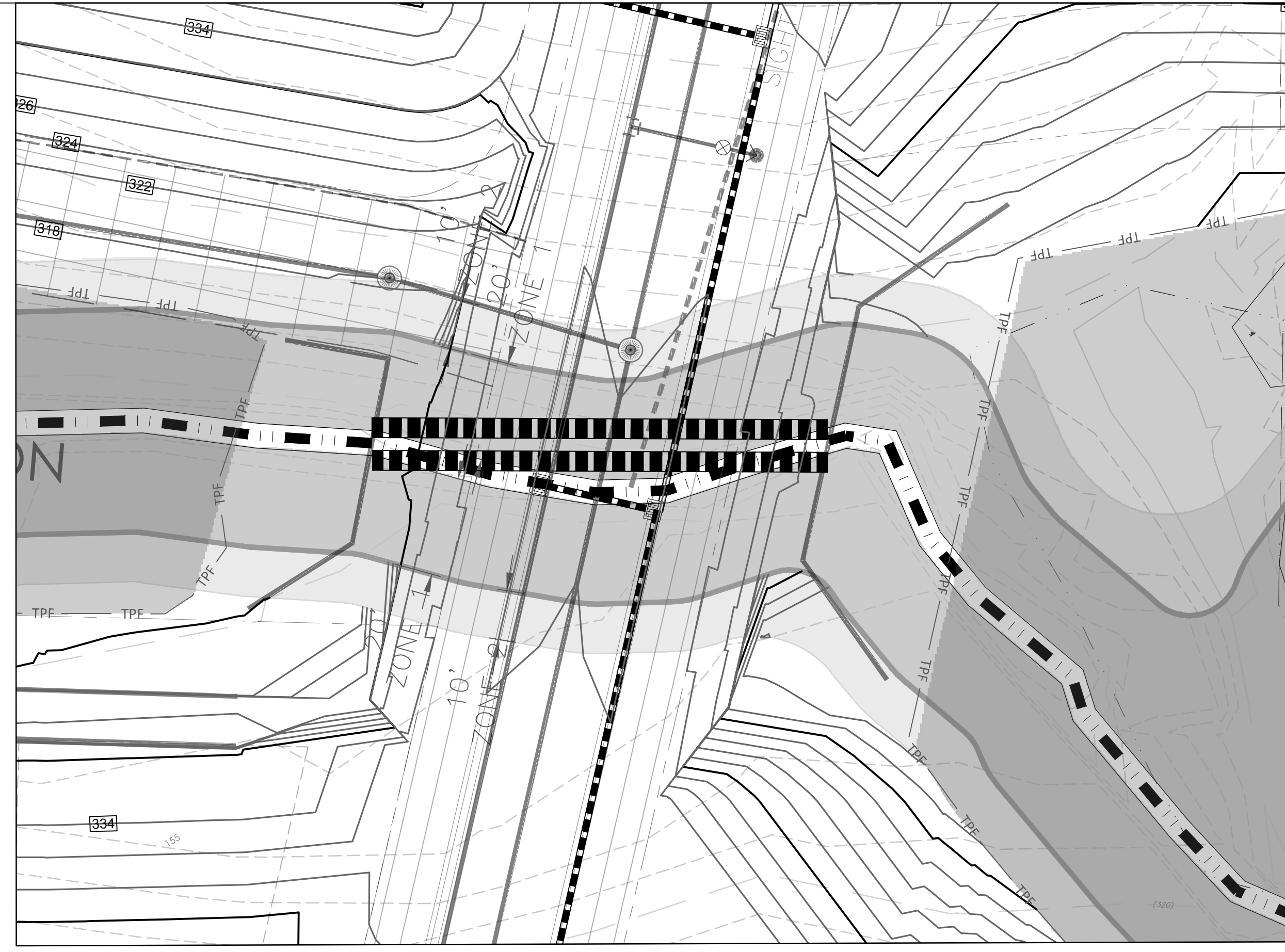
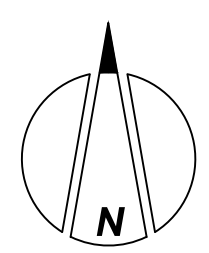
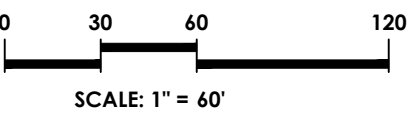
LEGEND (PROPOSED CONDITIONS)	
LD	LIMITS OF DISTURBANCE
SF	SILT FENCE
TPF	TREE PROTECTION FENCE
	SIDE PATH/SIDEWALK GREENWAY
	LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
	TREE PRESERVATION AREA
	FUTURE DEVELOPMENT
	ACTIVE RECREATION AREA

No.	DATE	REVISION
1	JUNE 30, 2023	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW
2	SEPT 02, 2022	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW
3	OCTOBER 5, 2022	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW
4	November 23, 2022	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW

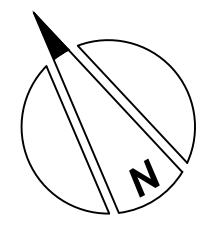
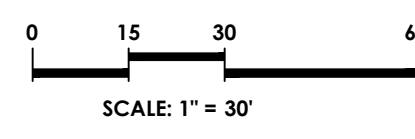




1 PARTIAL GRADING PLAN-WEST
SCALE: 1"=60'

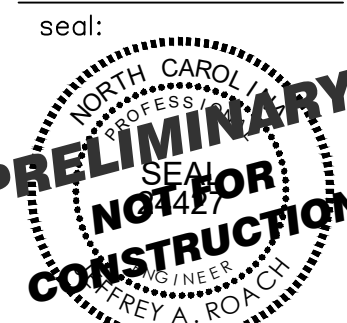


2 PARTIAL GRADING PLAN-CULVERT CROSSING 2
SCALE: 1"=30'



- LEGEND (PROPOSED CONDITIONS)**
- LD LIMITS OF DISTURBANCE
 - SF SILT FENCE
 - TPF TREE PROTECTION FENCE
 - SIDE PATH/SIDEWALK GREENWAY
 - LANDSCAPE BUFFER AREA/ PRIVATE OPEN SPACE AREA
 - TREE PRESERVATION AREA
 - FUTURE DEVELOPMENT

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
NORTH CAROLINA 27540



No.	DATE	REVISION
1	JUNE 30, 2023	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW
2	SEPT 12, 2023	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW
3	OCTOBER 5, 2023	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW
4	November 21, 2023	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW

title:
PARTIAL GRADING PLAN WEST

proj #:
200402

date:
JUNE 3, 2022

dwg by: chkd by:
FS JR

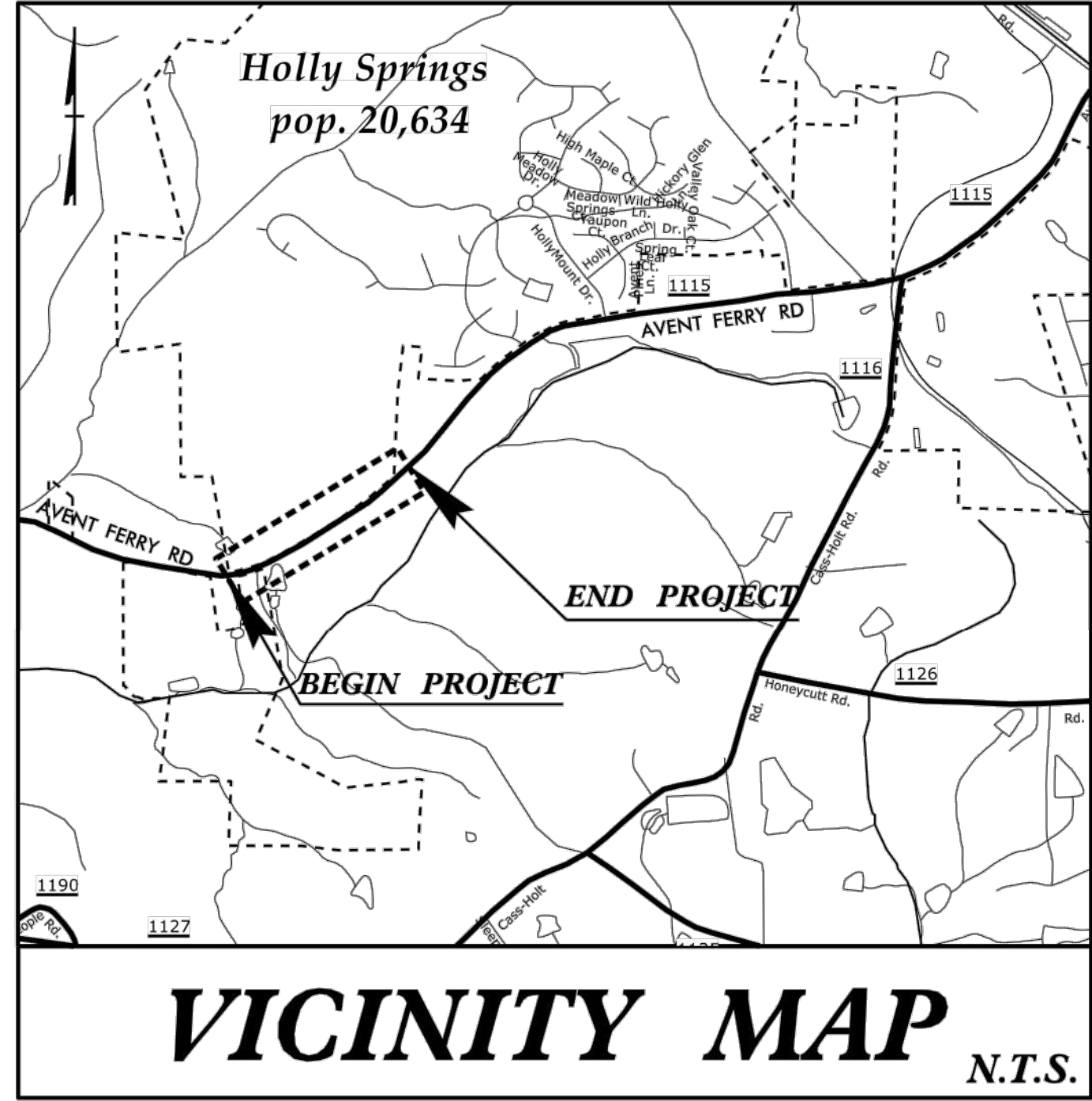
scale:
As Noted

sheet:
C204
(DEVELOPMENT PETITION)

I2/5/2022
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User: mpt115

09/08/99

RKA PROJECT: 22380

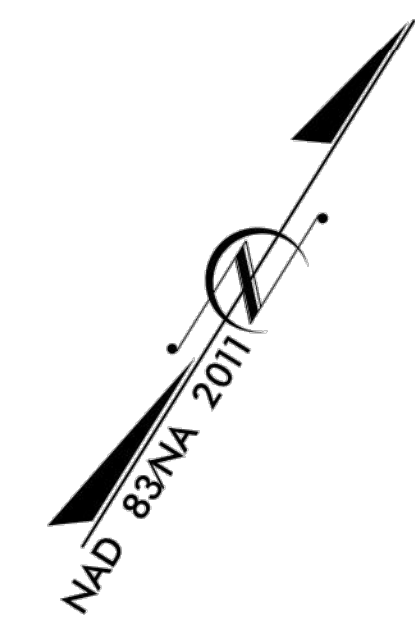


WAKE COUNTY

LOCATION: SR-1115 (AVENT FERRY ROAD) AT DIGGORY DRIVE
HOLLY SPRINGS, NC

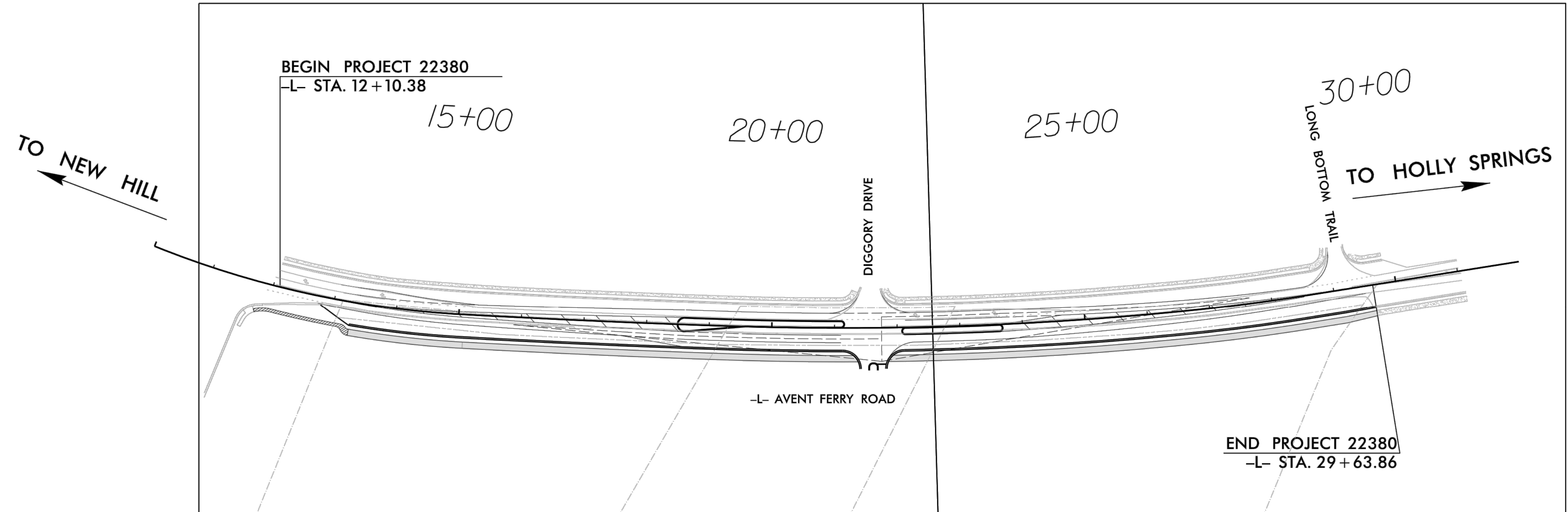
TYPE OF WORK: GRADING, PAVING, DRAINAGE, & PAVEMENT MARKING

STATE	STATE PROJECT REFERENCE NO.	SHEET NO.	TOTAL SHEETS
N.C.	22380	1	
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED			

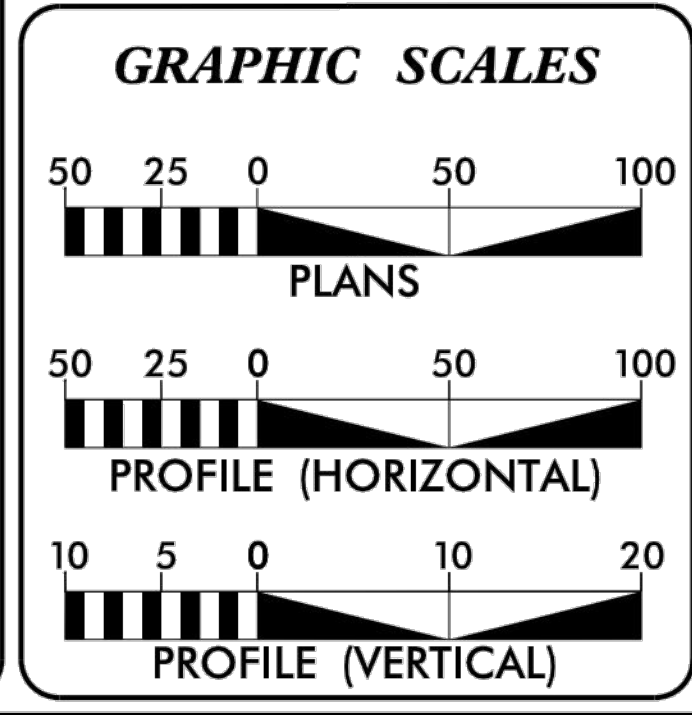


4

5



CLEARING ON THIS PROJECT SHALL BE PERFORMED TO THE LIMITS ESTABLISHED BY METHOD II



DESIGN DATA
ADT 2020 = 12,000
V = 50 MPH

PROJECT LENGTH
LENGTH ROADWAY PROJECT = 0.332 MILES

NCDOT CONTACT: JEREMY WARREN, PE
DISTRICT ENGINEER, DIV. 5, DIST. 1
PH: 919-733-3213

Prepared In the Office of:
Infrastructure Consulting Services, Inc.
RKA
RAMEY KEMP ASSOCIATES
6608 Farrington Place Raleigh, North Carolina 27609
Phone: 919-872-5115 | www.rameykemp.com | NC License No. F-1489

ROBERT A. WILLIAMS, P.E.
PROJECT ENGINEER

MICHAEL P. DIOQUINO, E.I.
PROJECT DESIGNER

HYDRAULICS ENGINEER

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SIGNATURE: ROADWAY DESIGN ENGINEER

SIGNATURE:



NC License #P-0673

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	REVISION
1	JUNE 20, 2022	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW
2	SEPT 12, 2022	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW
3	OCTOBER 5, 2022	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW
4	November 21, 2022	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW

title:
AVENT FERRY RD
ROAD
IMPROVEMENTS
COVER SHEET
(BY OTHERS)

proj #:
200402

date:
JUNE 3, 2022

dwg by: chkd by:
RKA JR

scale:
As Noted

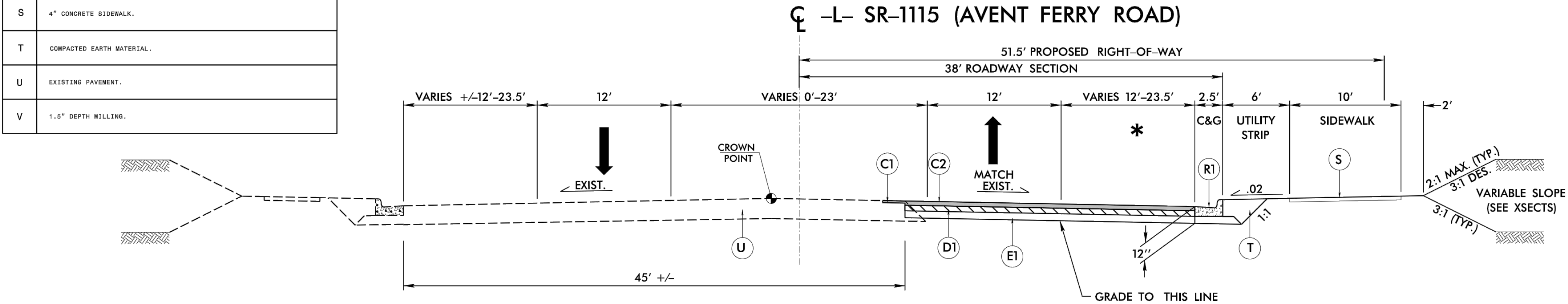
sheet:

C500
(DEVELOPMENT PETITION)

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.
D1	PROP. APPROX. 4.0" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YD.
E1	PROP. APPROX. 5.0" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 570 LBS. PER SQ. YD.
R1	2'-6" CONCRETE CURB AND GUTTER.
R2	1'-6" CONCRETE CURB AND GUTTER.
S	4" CONCRETE SIDEWALK.
T	COMPACTED EARTH MATERIAL.
U	EXISTING PAVEMENT.
V	1.5" DEPTH MILLING.

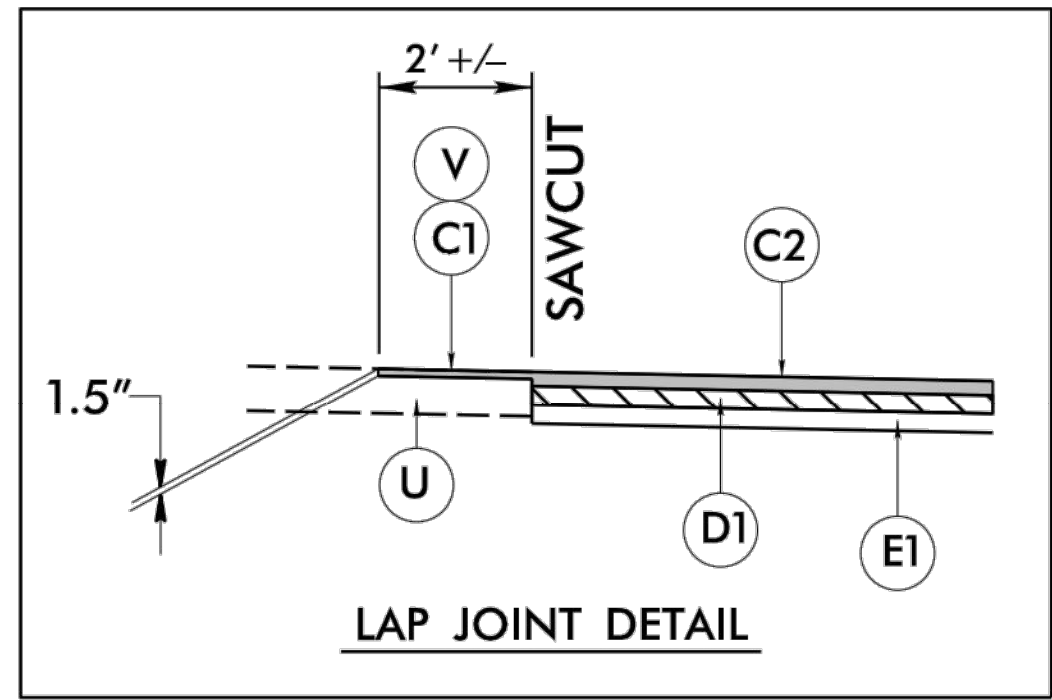
Infrastructure Consulting Services, Inc.
RKA
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone: 919-872-5115
NC License No. F-1489
www.rameykemp.com

PROJECT REFERENCE NO.	SHEET NO.
22380	2A-1
ROADWAY DESIGN ENGINEER	PAVEMENT DESIGN ENGINEER
INCOMPLETE PLANS DO NOT USE FOR R/W ACQUISITION	
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	

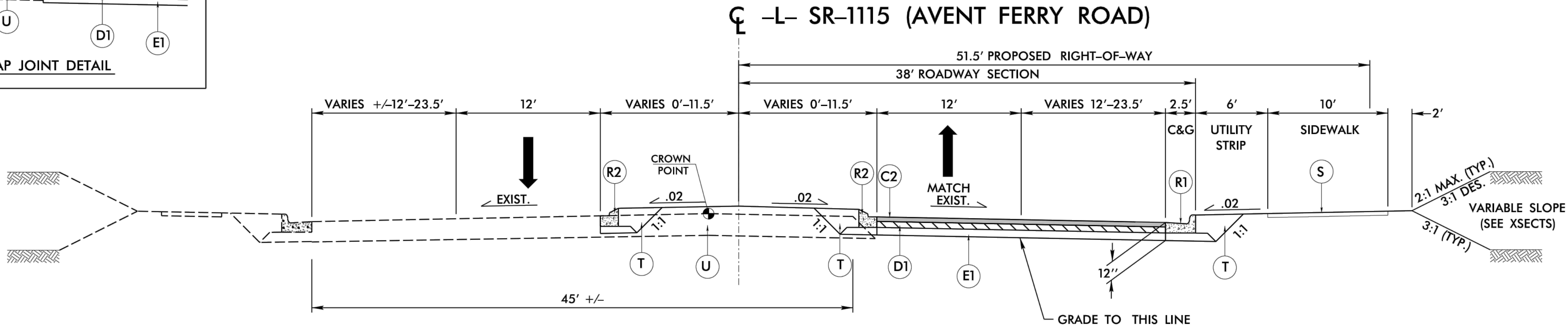


TYPICAL SECTION NO. 1

-L- STA. 13+29.56 TO -L- STA. 18+48.88
-L- STA. 21+16.14 TO -L- STA. 22+07.37
-L- STA. 23+68.85 TO -L- STA. 29+63.86
* RIGHT TURN LANE VARIES 0'-12' AT THE FOLLOWING LOCATION:
-L- STA. 17+60.38 TO -L- STA. 21+10.38



LAP JOINT DETAIL



TYPICAL SECTION NO. 2

-L- STA. 18+48.88 TO -L- STA. 21+16.14
-L- STA. 22+07.37 TO -L- STA. 23+68.85

I:\2022\Roadway\Proj\22380.rdy-TYP.dgn
2/2/2022 10:12:15 AM

NC License #P-0673

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	REVISION
1	JUNE 28, 2022	FS	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW
2	SEP 12, 2022	FS	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW
3	OCT 10, 2022	FS	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW
4	NOVEMBER 21, 2022	FS	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW

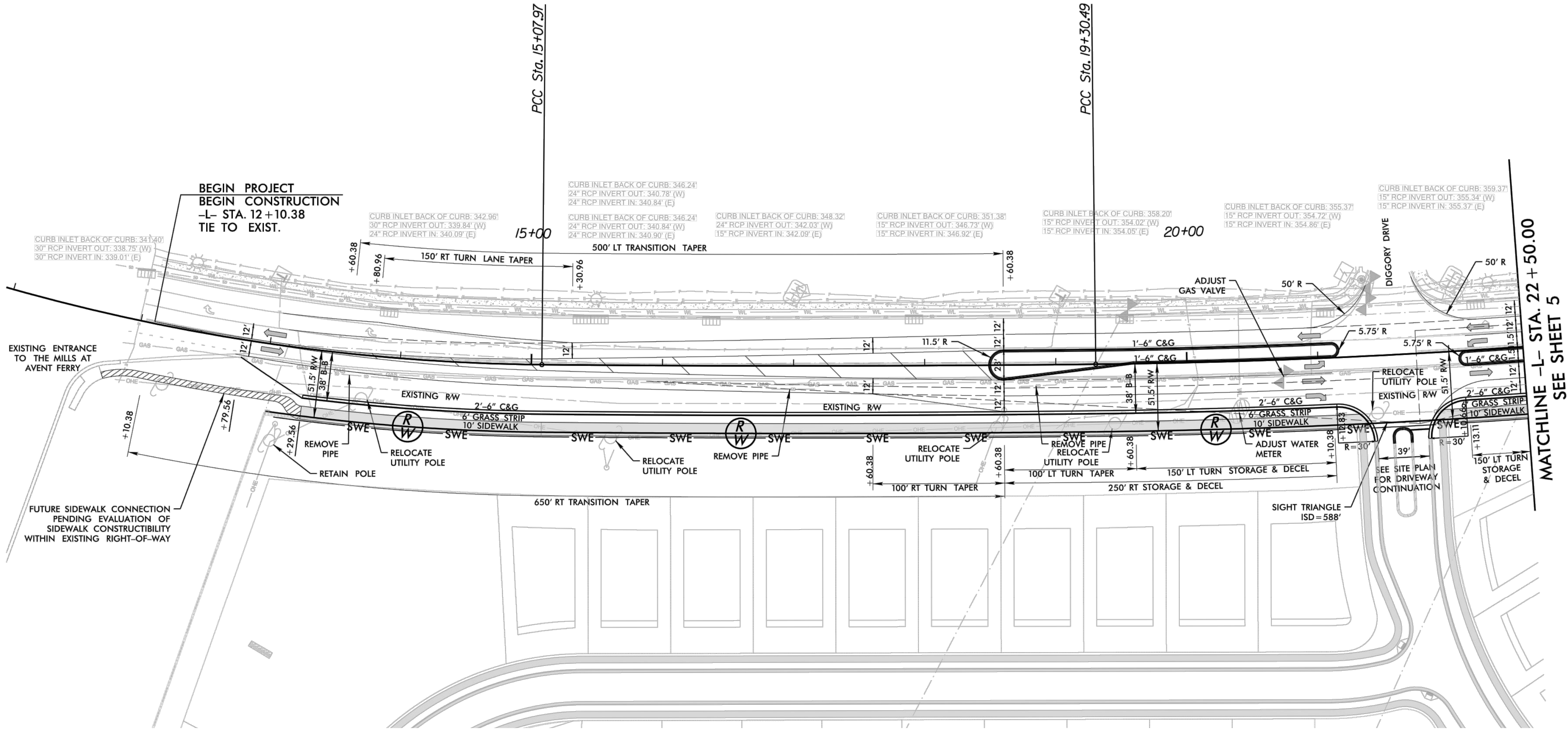
title:
**AVENT FERRY RD
ROAD
IMPROVEMENTS
TYPICAL SECTION**
(BY OTHERS)

proj #:
200402
date:
JUNE 3, 2022
dwg by: chkd by:
RKA JR
scale:
As Noted
sheet:

C501
(DEVELOPMENT PETITION)

12/5/2022
User: mpitts
22380_Pdu_PSH04.dgn

L	L	L
PI Sta 12+56.28	PI Sta 17+9.24	PI Sta 23+00.19
$\Delta = 18^{\circ} 46' 37.2''$ (LT)	$\Delta = 1^{\circ} 12' 37.6''$ (LT)	$\Delta = 7^{\circ} 41' 27.8''$ (LT)
D = 3' 41' 47.4"	D = 0' 17' 11.3"	D = 1' 02' 30.3"
L = 507.97'	L = 422.52'	L = 738.29'
T = 256.28'	T = 211.27'	T = 369.70'
R = 1,550.00'	R = 20,000.00'	R = 5,500.00'



TOWN OF HOLLY SPRINGS

NORRIS CROSSING

OFFSITE IMPROVEMENTS

PLAN SHEET

SHEET NO.

PSH-4

ROADWAY DESIGN ENGINEER

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

HYDRAULICS ENGINEER

INCOMPLETE PLANS
DO NOT USE FOR R/W ACQUISITION

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES

H-SCALE - 1"=50'

V-SCALE - 1"=5'

DATE: 12/05/2022

DESIGNED BY: MPD

CHECKED BY: RAW

Infrastructure Consulting Services, Inc.

RKA

RAMEY KEMP ASSOCIATES

5808 Faringdon Place
Raleigh, North Carolina 27609
Phone: 919-872-5115
NC License No. F-1489
www.rameykemp.com

project:
NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal:

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	DATE	REVISION	BY
1	JUNE 28, 2023	TOWN OF HOLLY SPRINGS - 1ST DEVELOPMENT PETITION REVIEW	FS
2	SEPTEMBER 12, 2022	TOWN OF HOLLY SPRINGS - 2ND DEVELOPMENT PETITION REVIEW	FS
3	OCTOBER 5, 2022	TOWN OF HOLLY SPRINGS - 3RD DEVELOPMENT PETITION REVIEW	FS
4	NOVEMBER 23, 2022	TOWN OF HOLLY SPRINGS - 4TH DEVELOPMENT PETITION REVIEW	FS

title:

AVENT FERRY RD
ROAD
IMPROVEMENTS
PARTIAL PLAN
(STA 12+10 - 22+50)

(BY OTHERS)

proj #:

200402

date:

JUNE 3, 2022

dwg by:

chkd by:

RKA JR

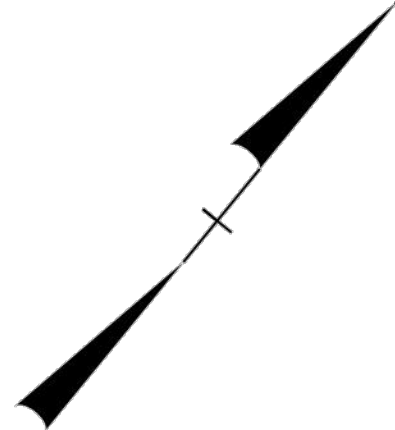
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As Noted

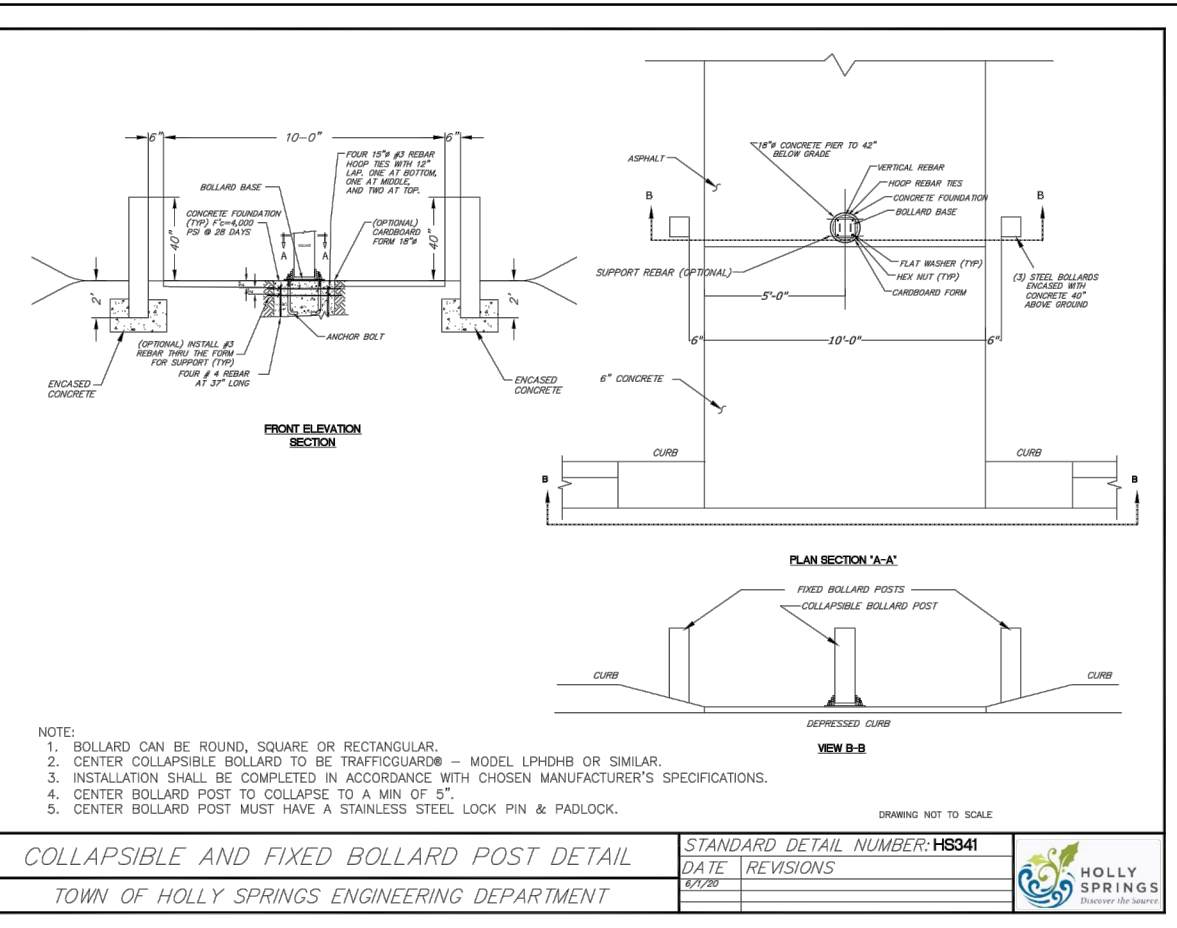
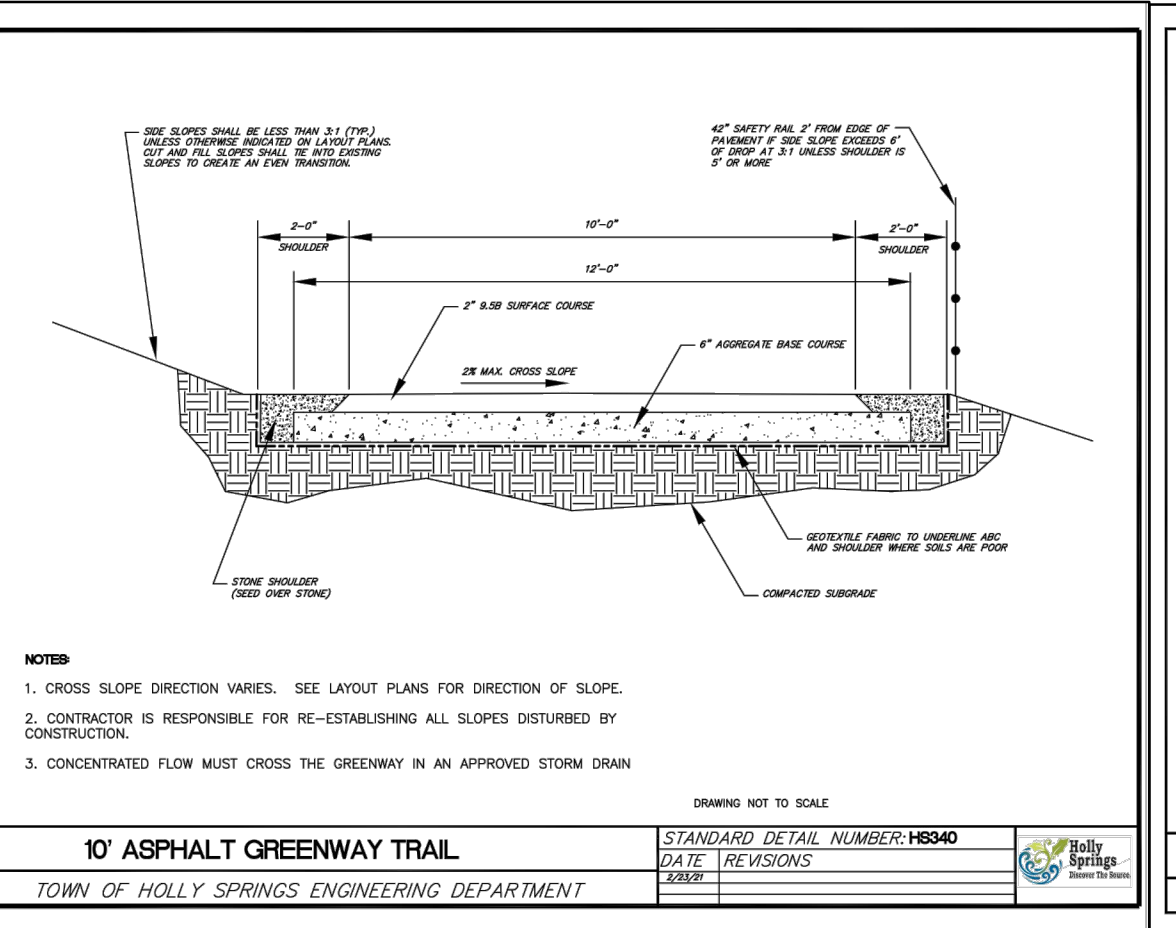
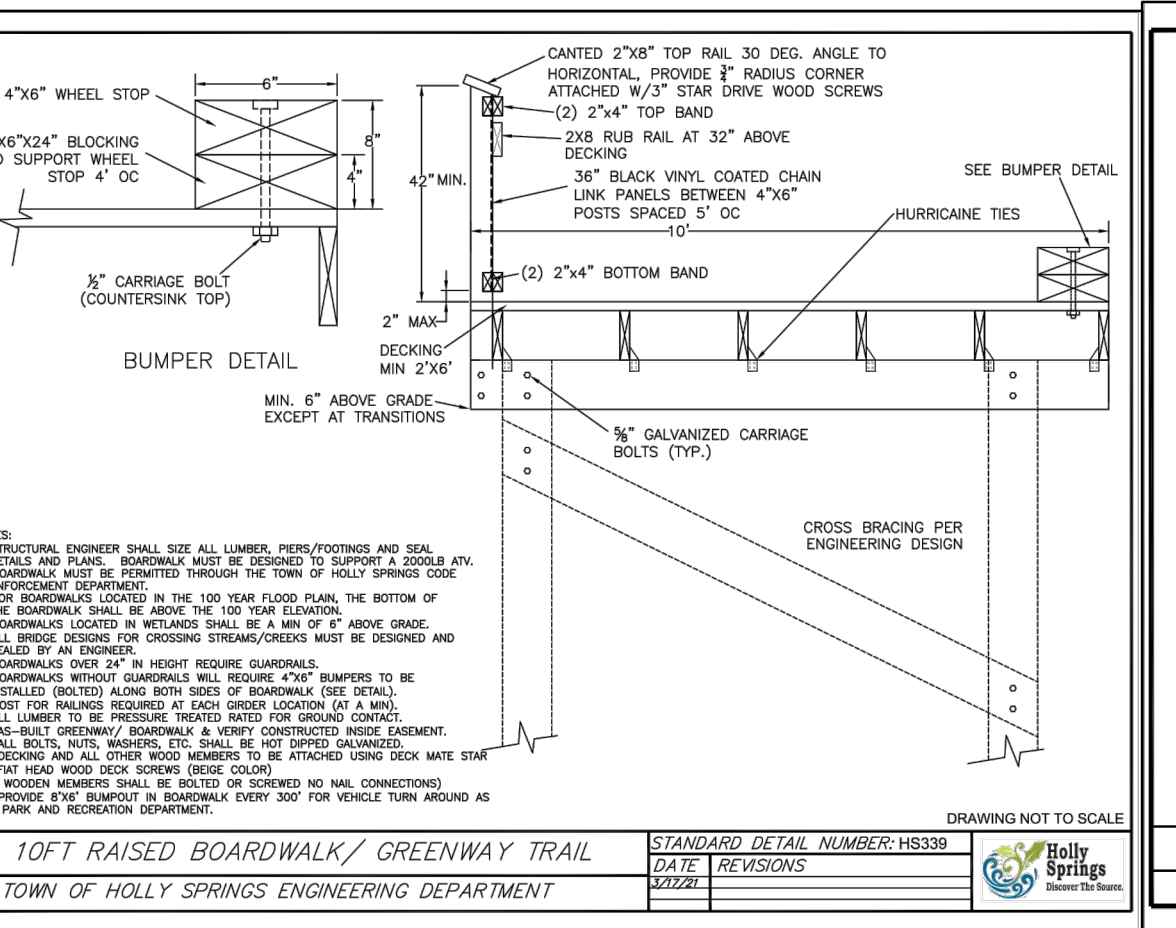
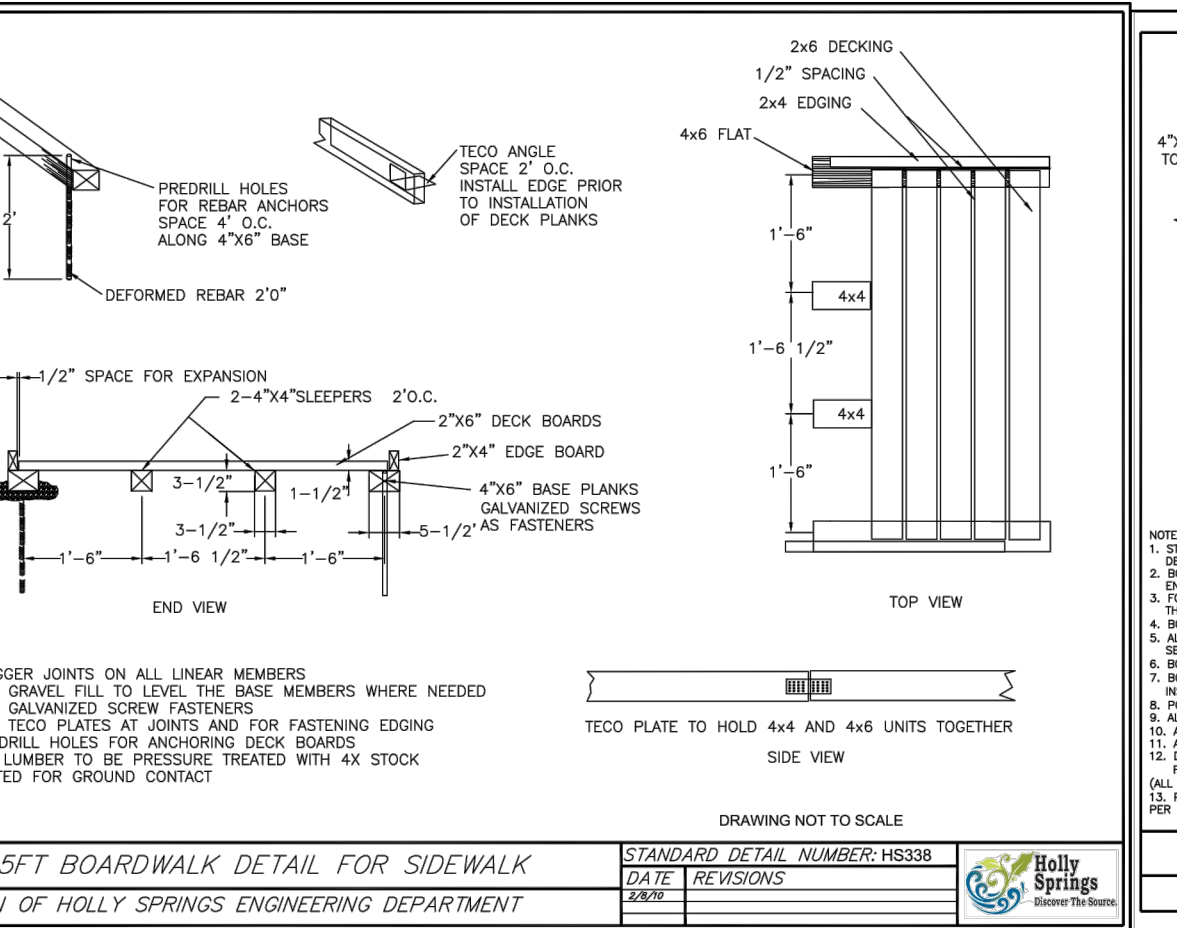
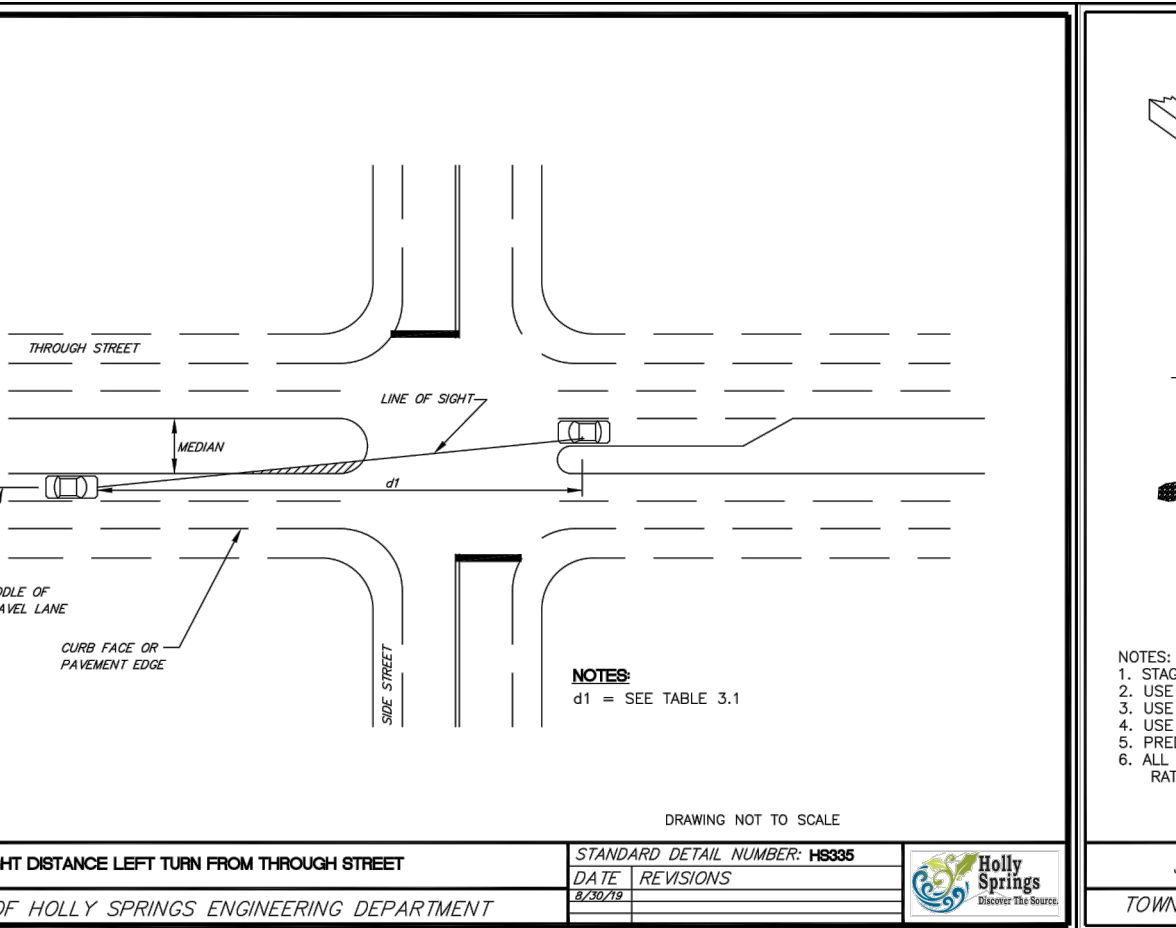
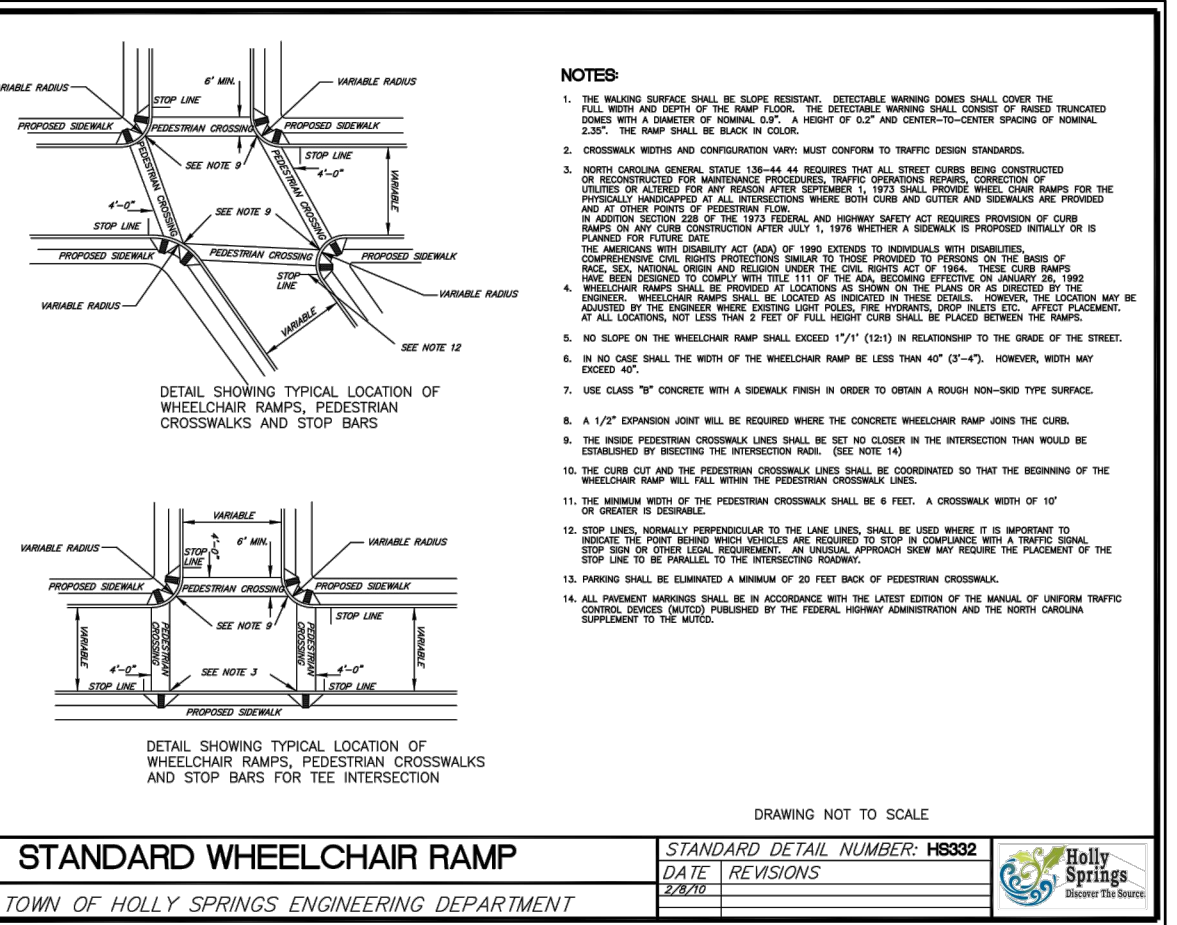
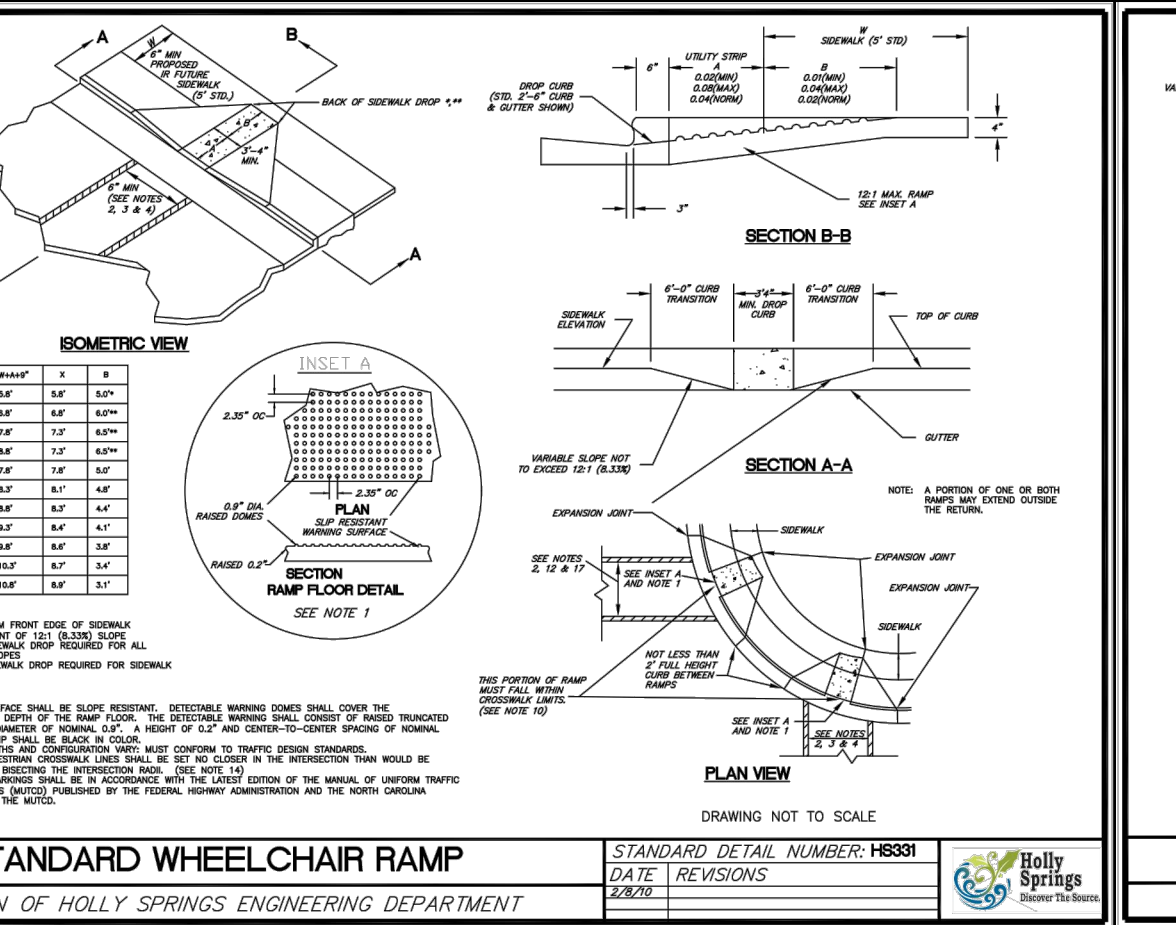
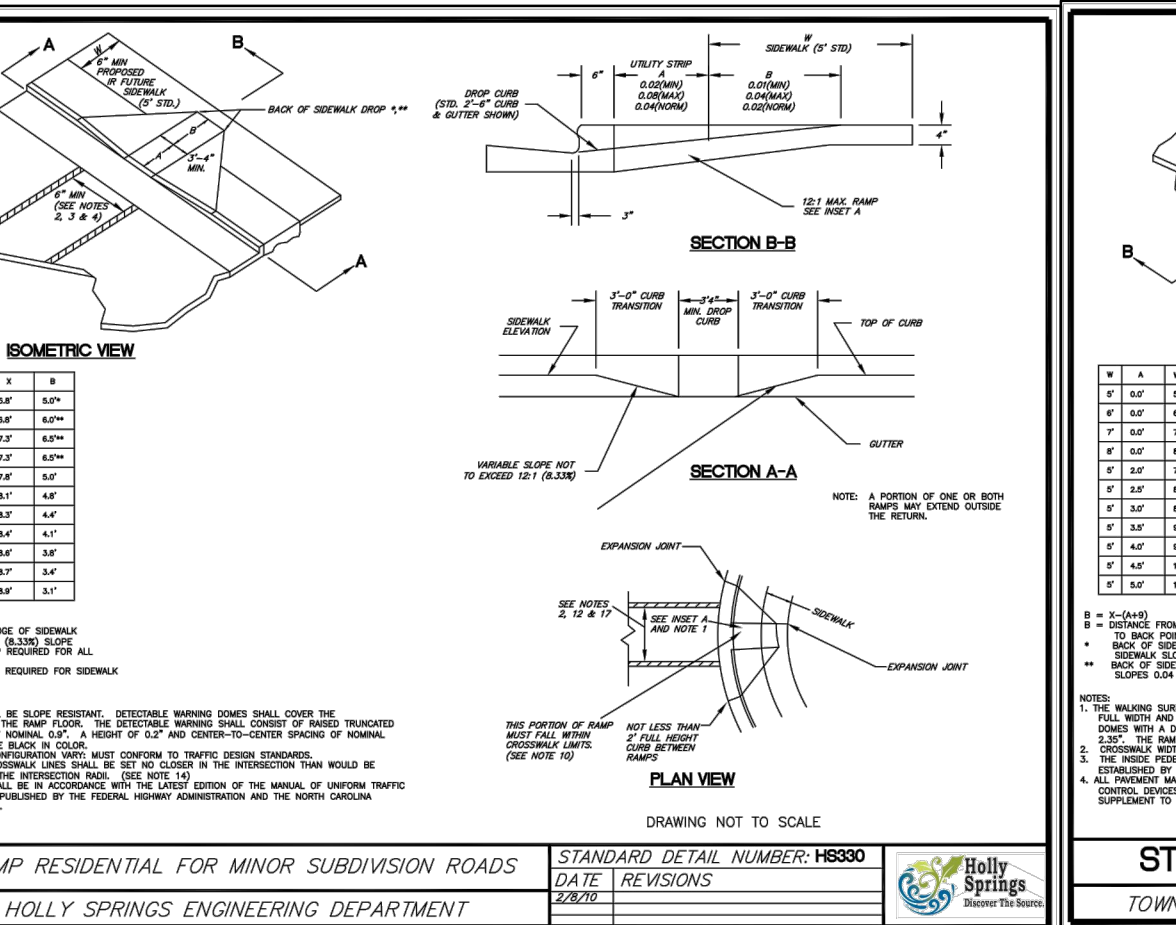
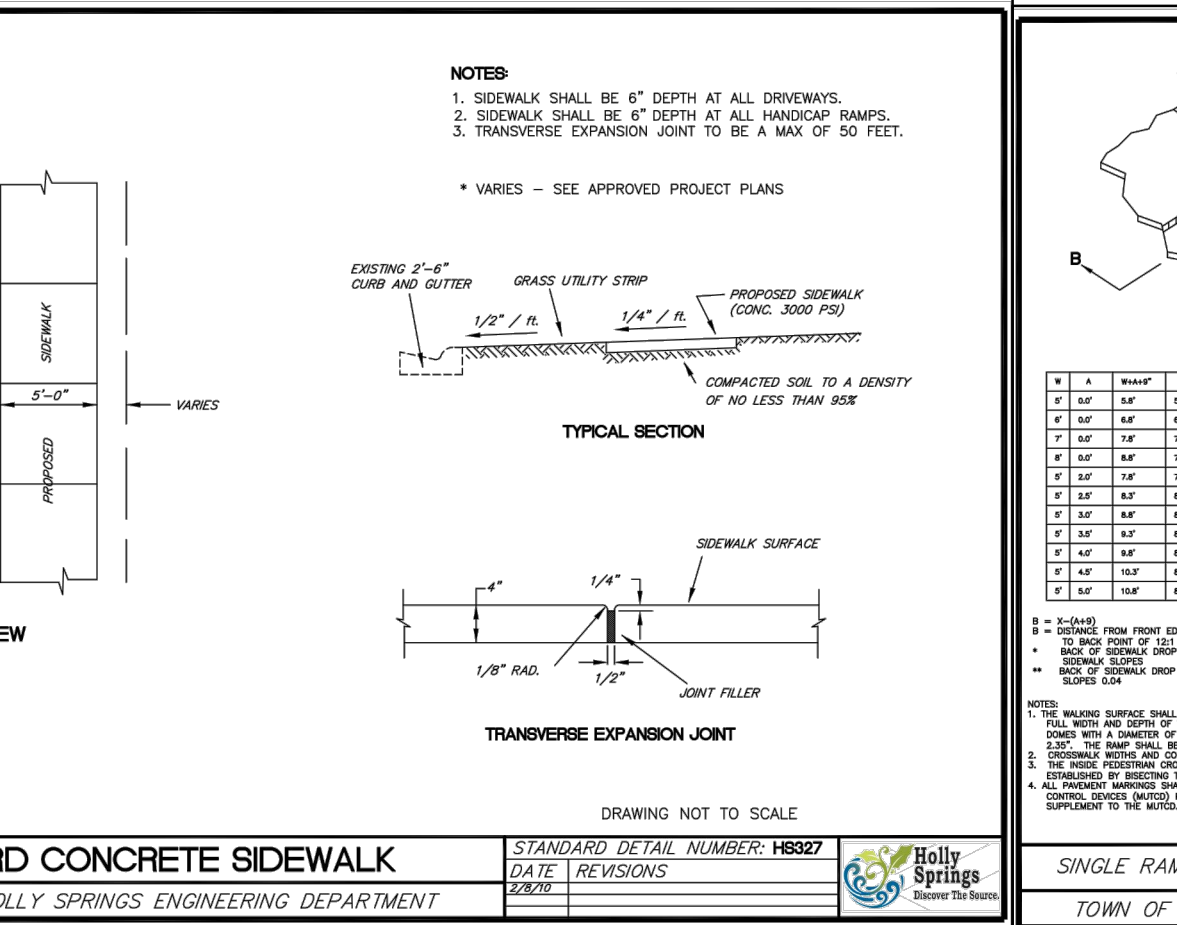
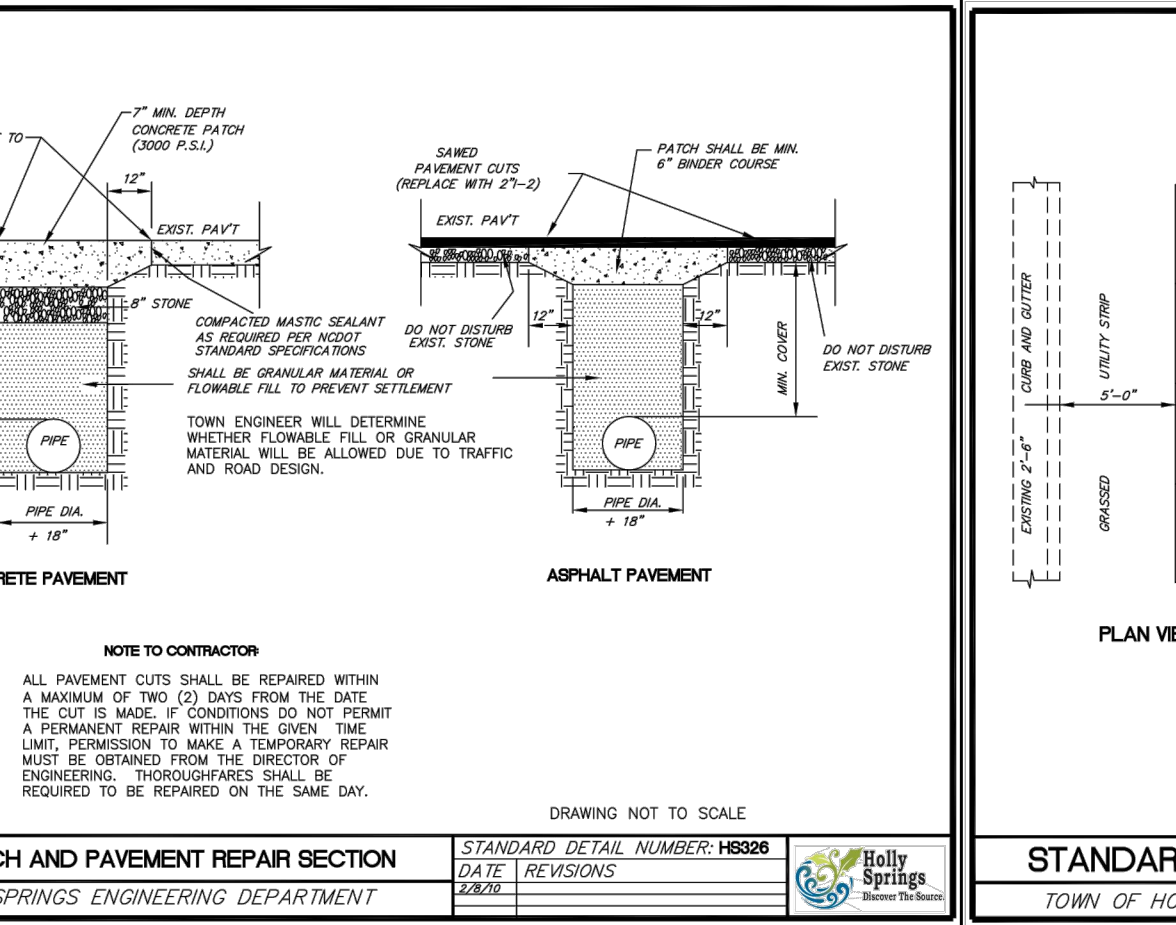
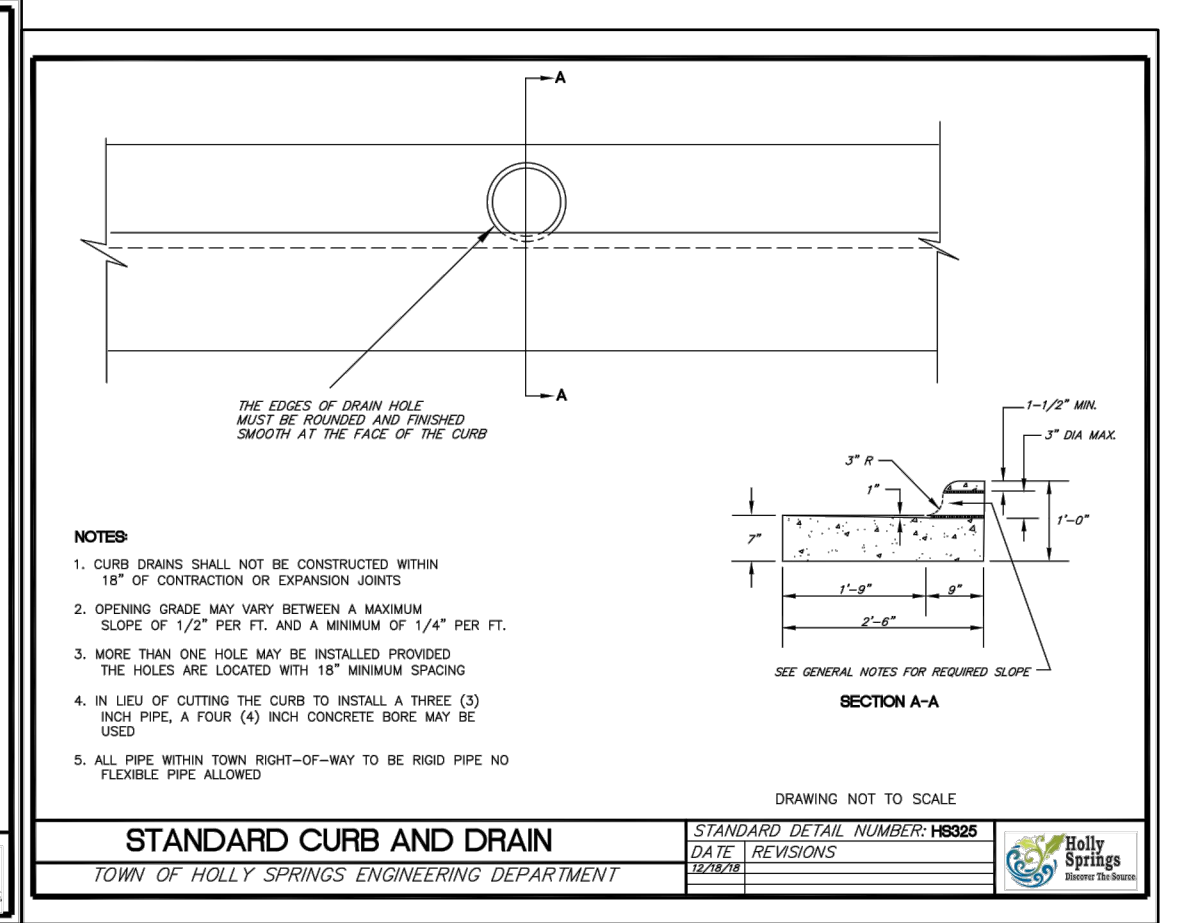
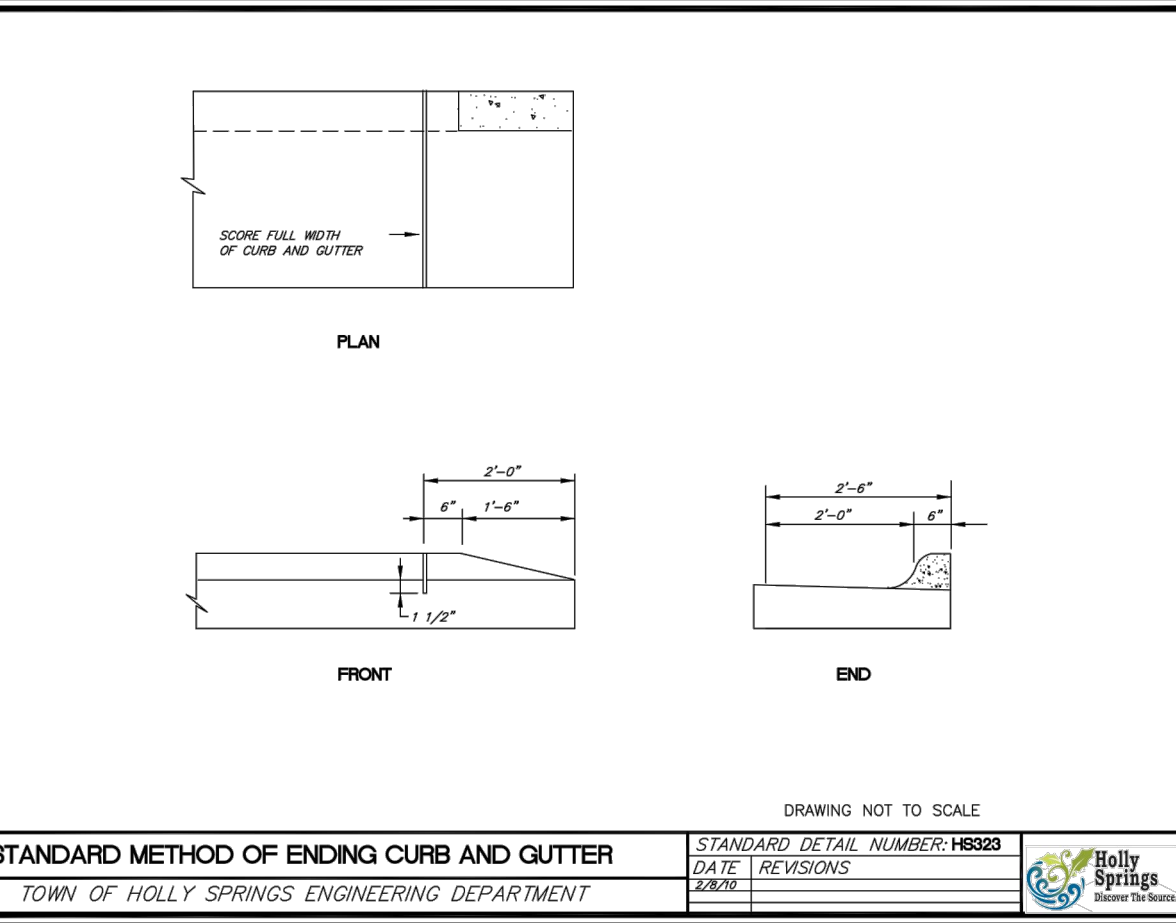
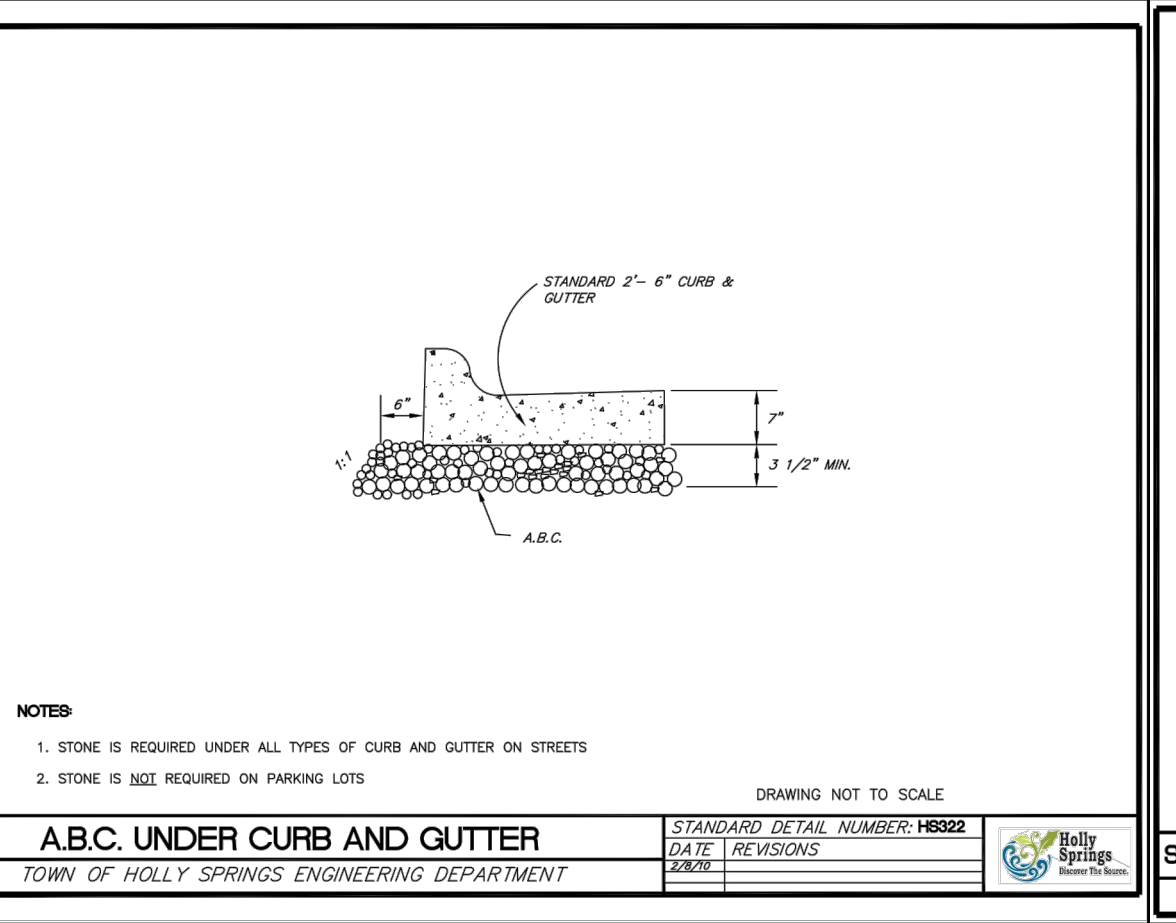
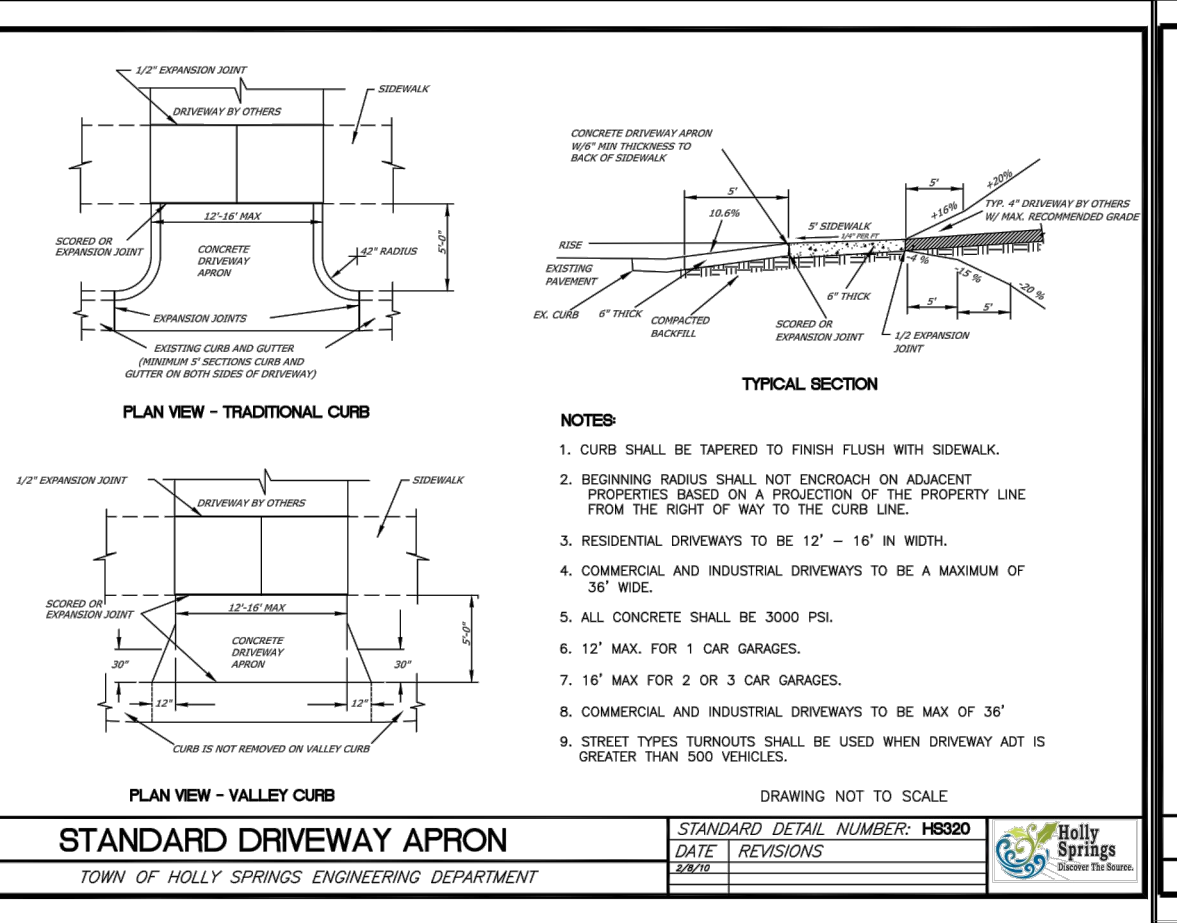
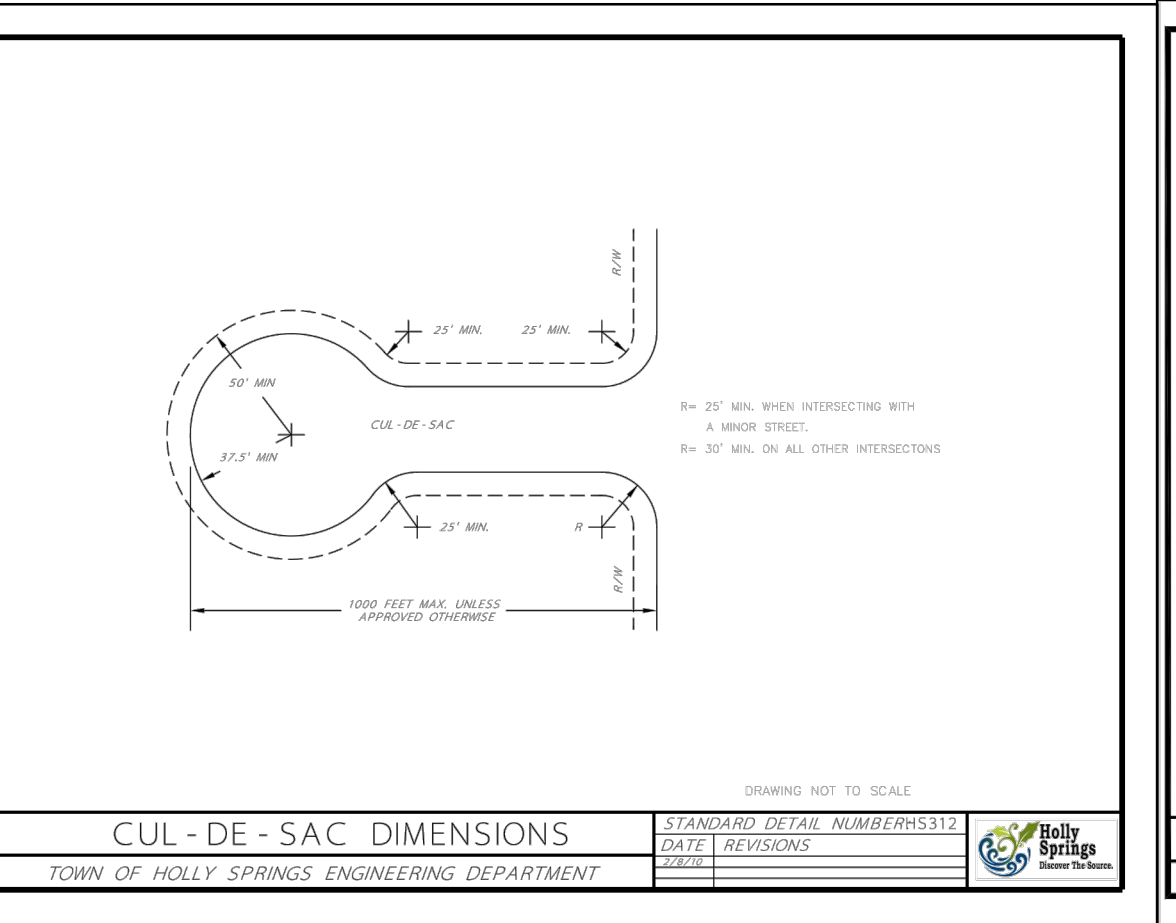
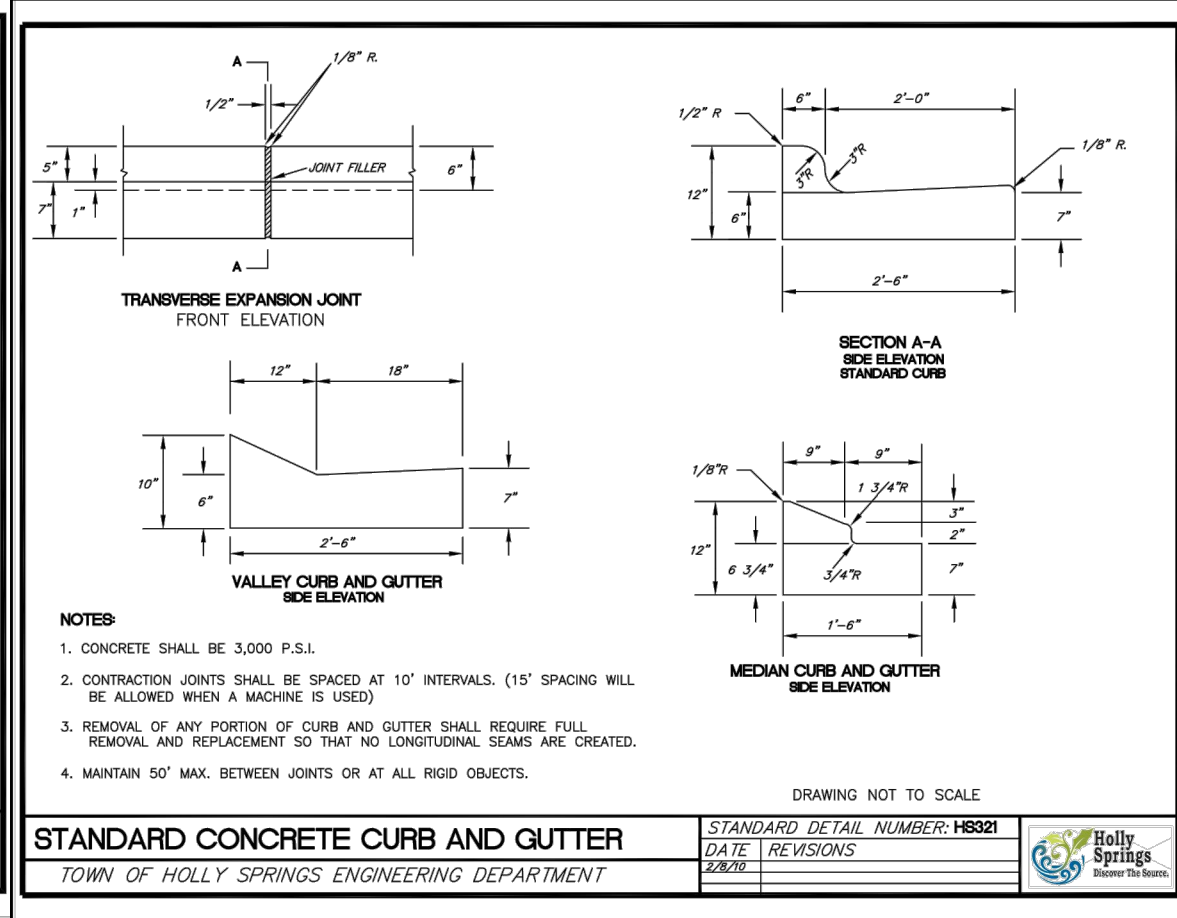
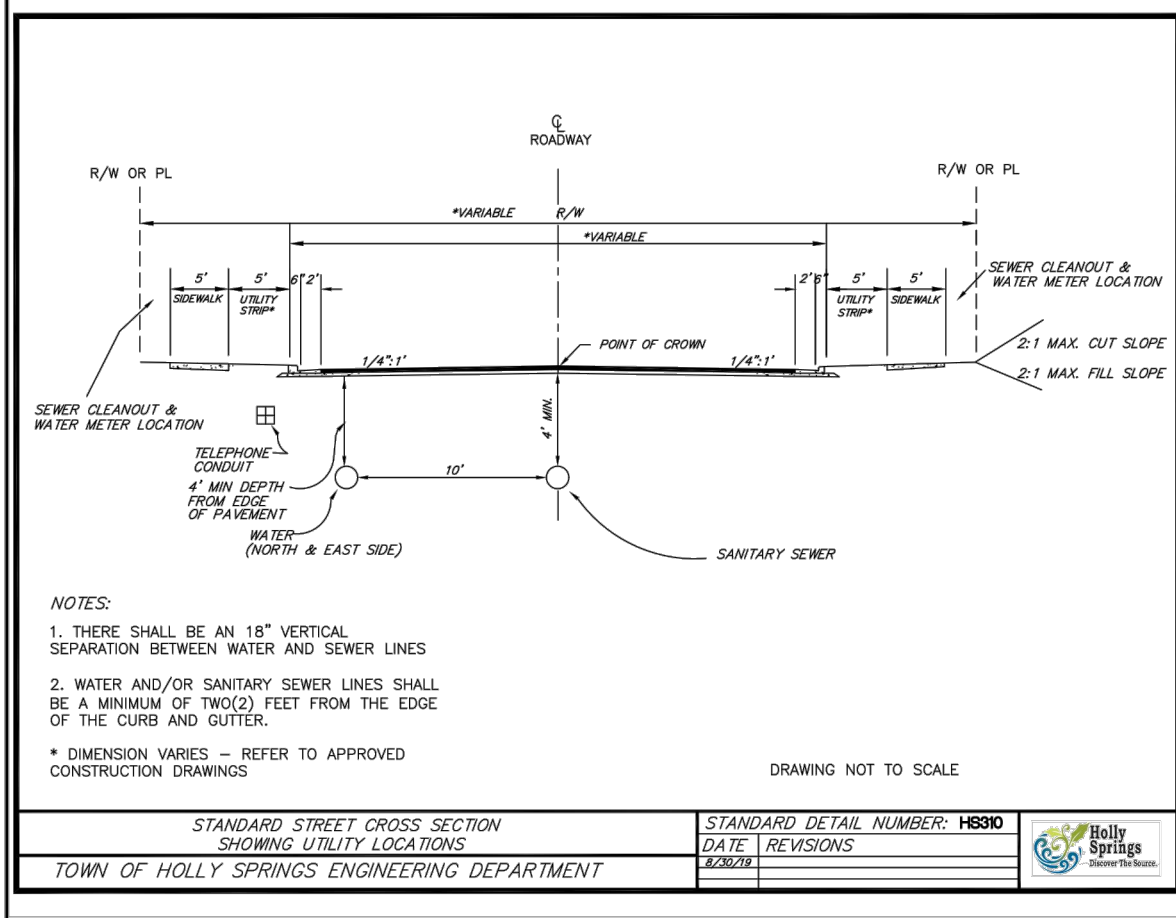
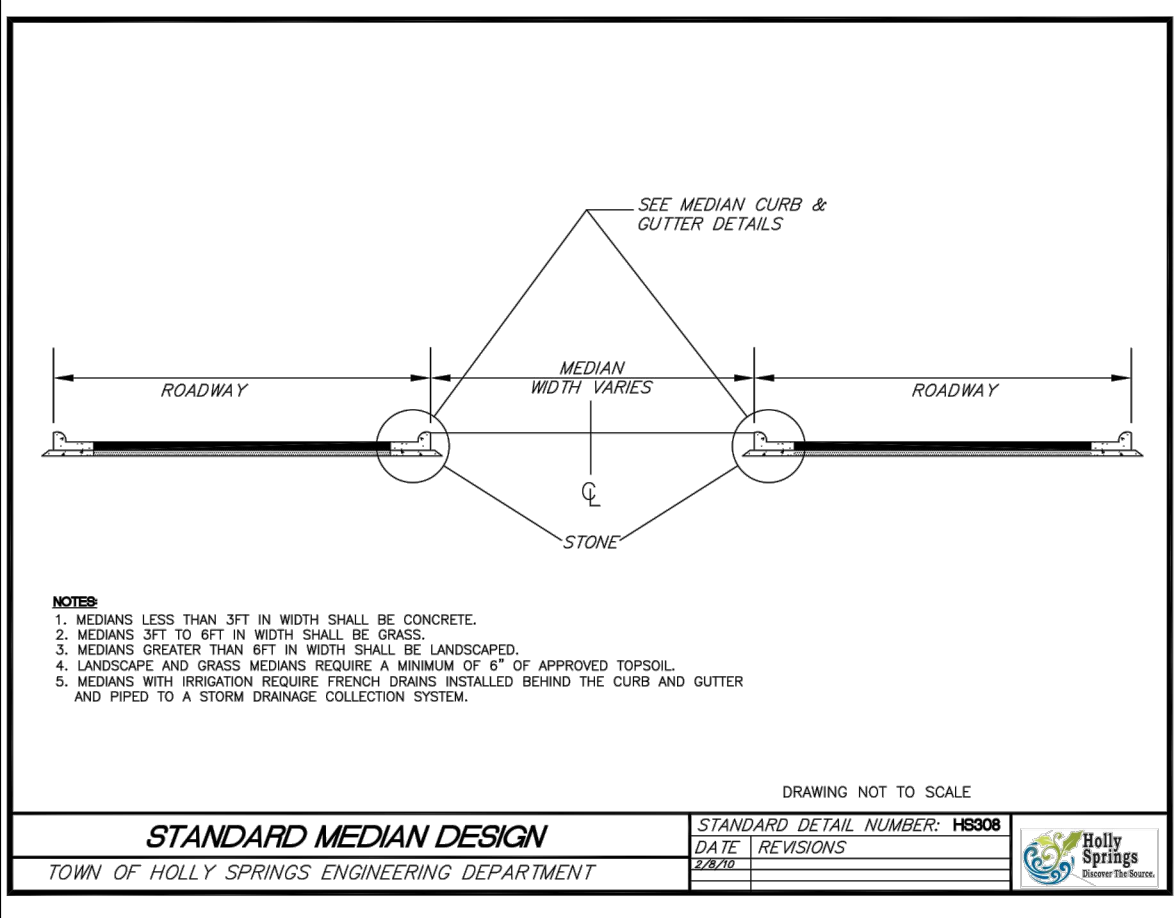
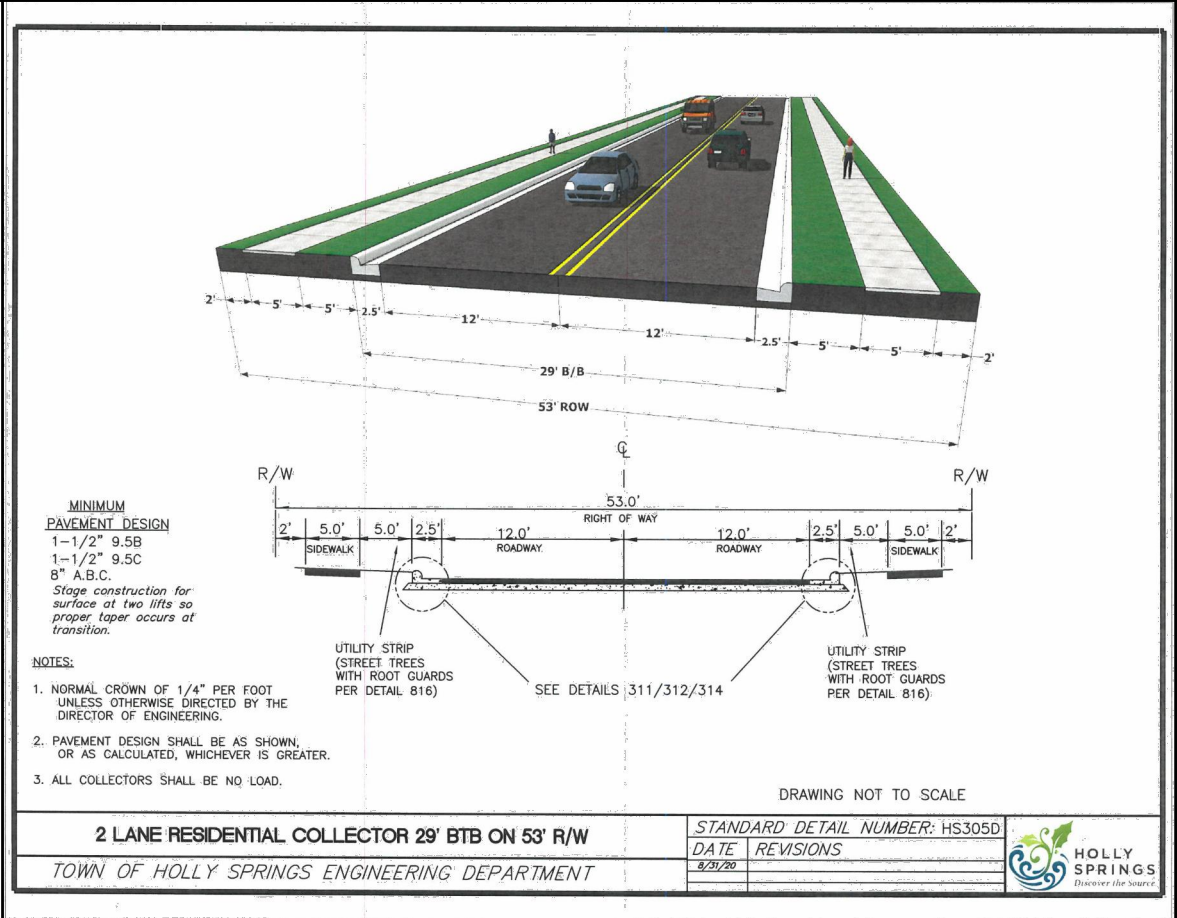
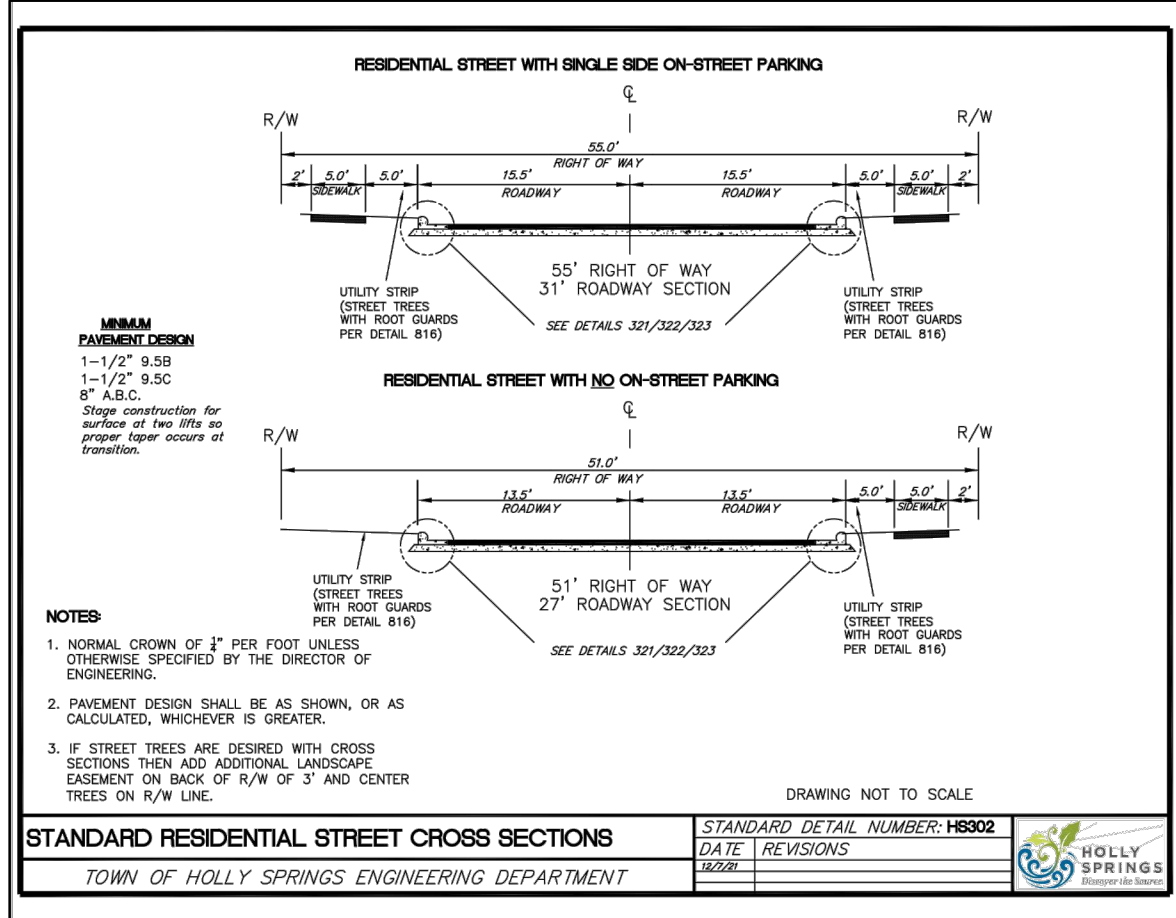
sheet:

C502

(DEVELOPMENT PETITION)



NC License No. F-1489
www.rameykemp.com



1125 Apex Parkway | Apex, NC 27502
 ph: 919-433-0100
 www.peakengineering.com

NC License #P-0673

project:
NORRIS CROSSING
2205 AVENUE FERRY ROAD
HOLLY SPRINGS TOWNSHIP
NORTH CAROLINA 27540

seal:

title:
STREET/SITE DETAILS

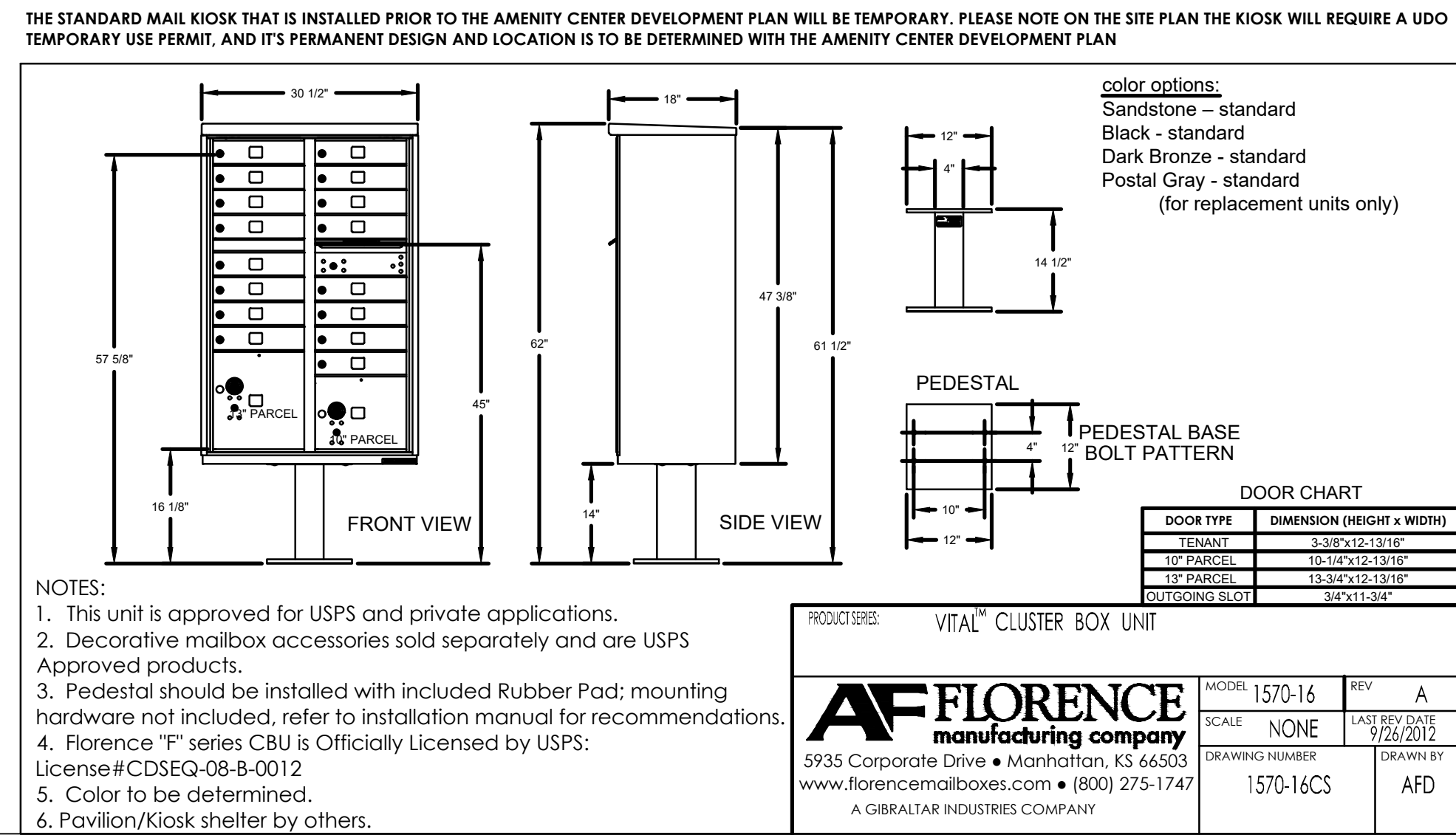
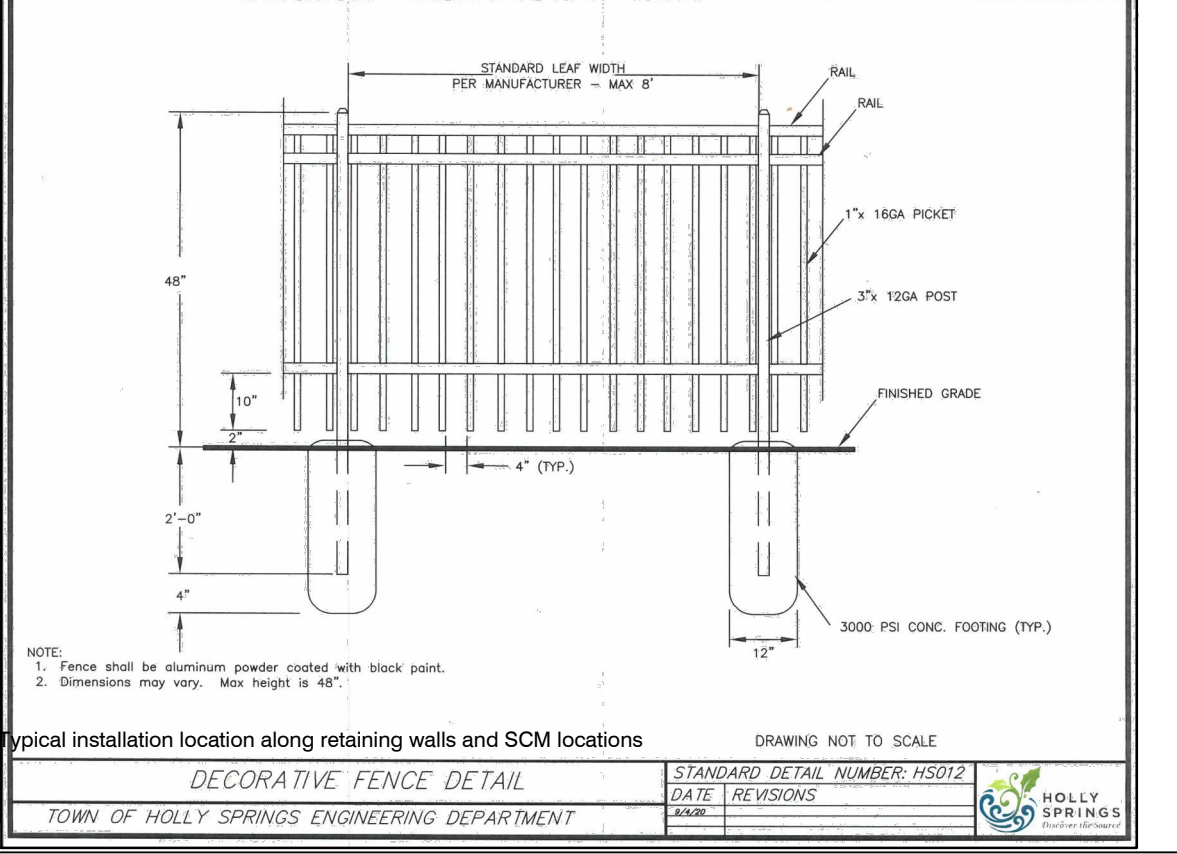
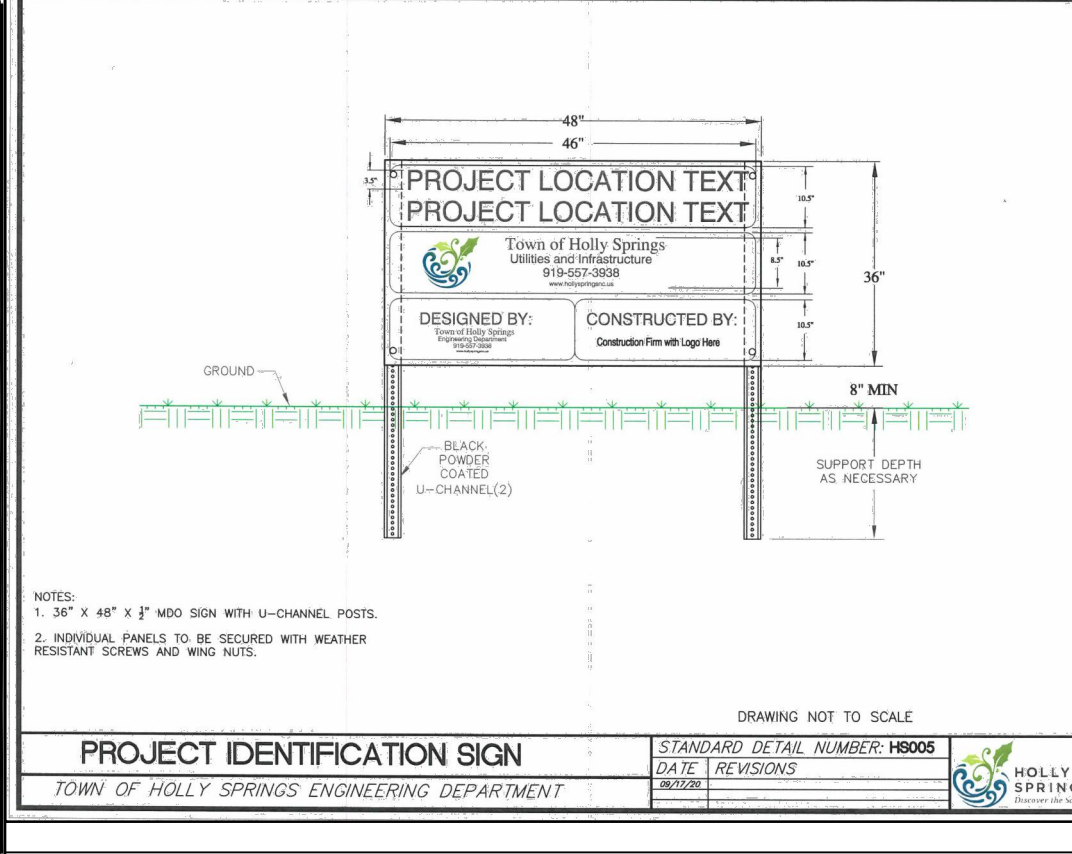
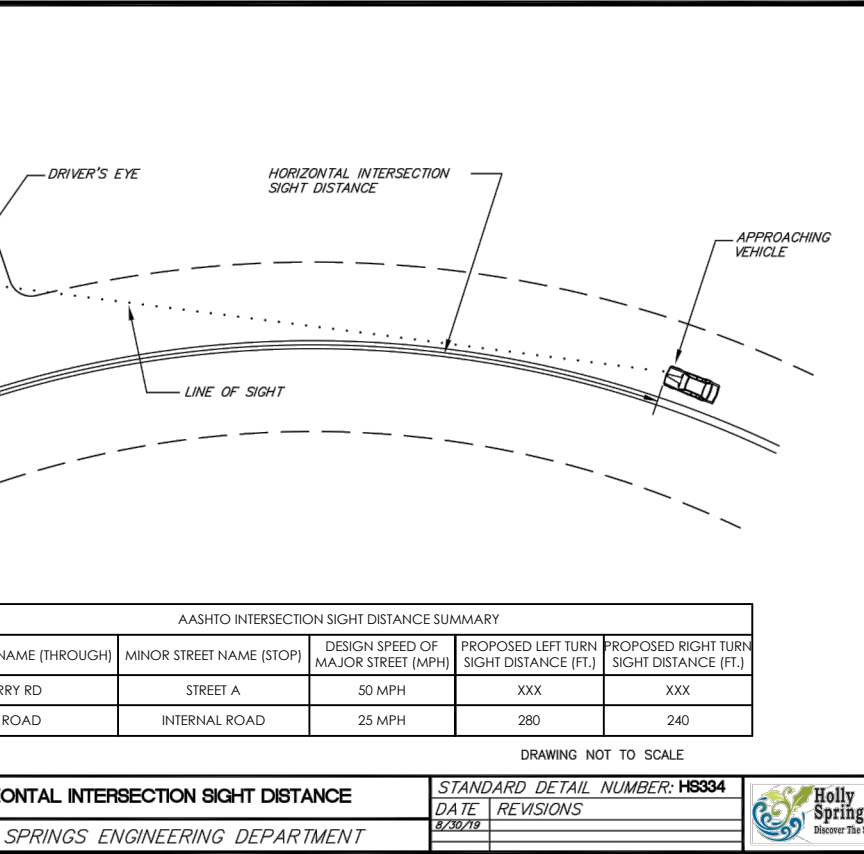
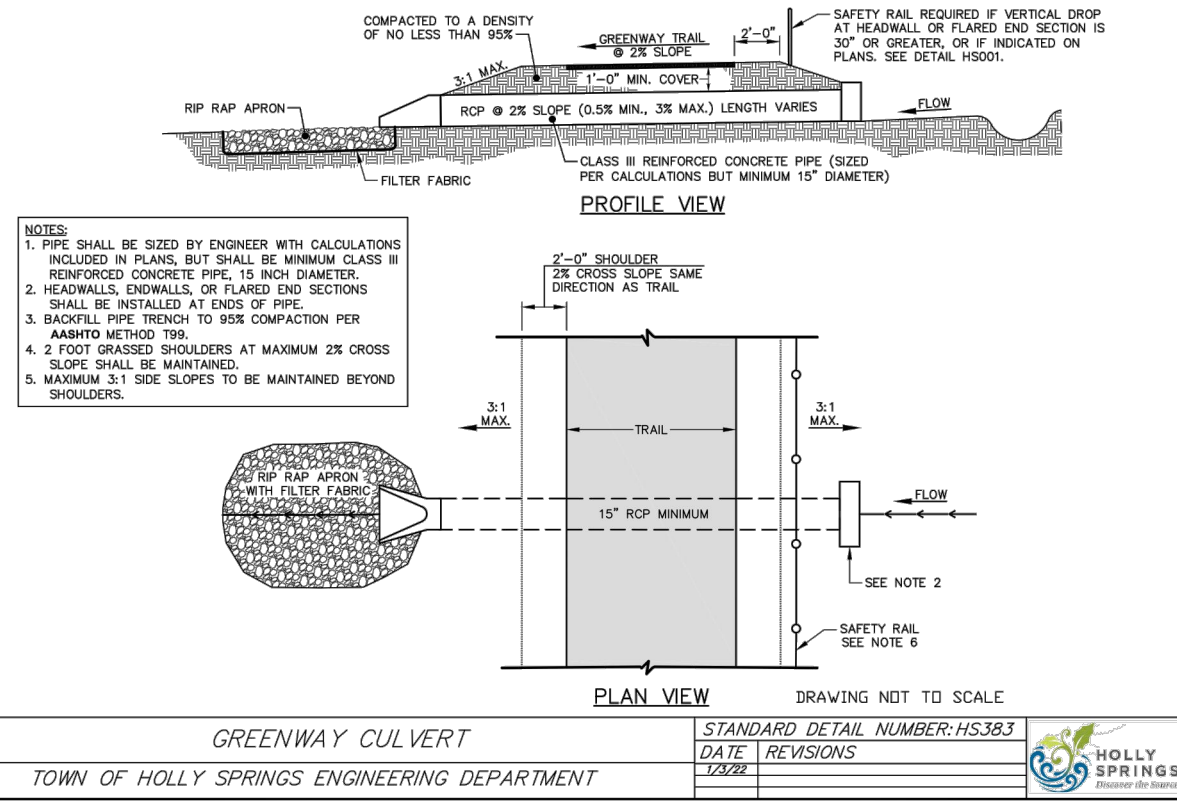
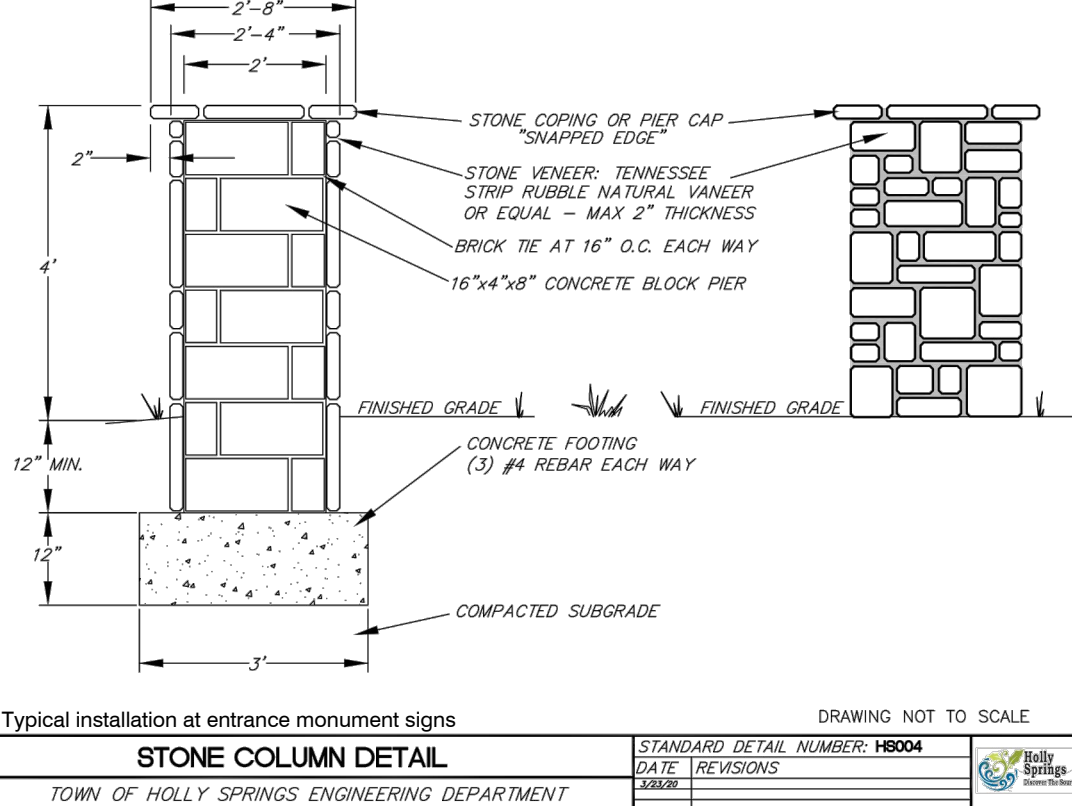
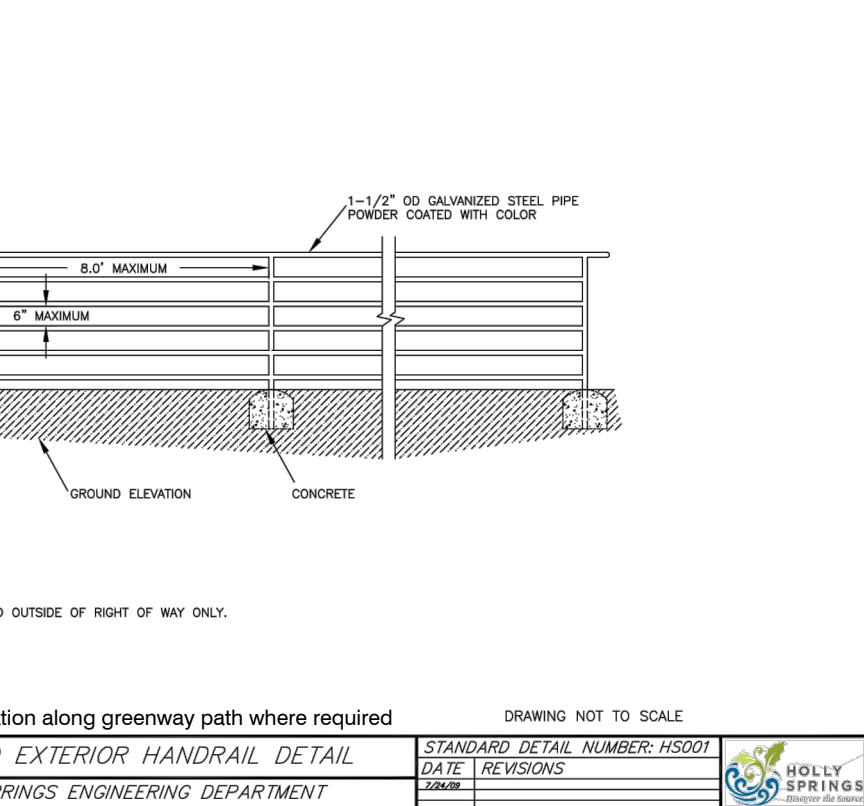
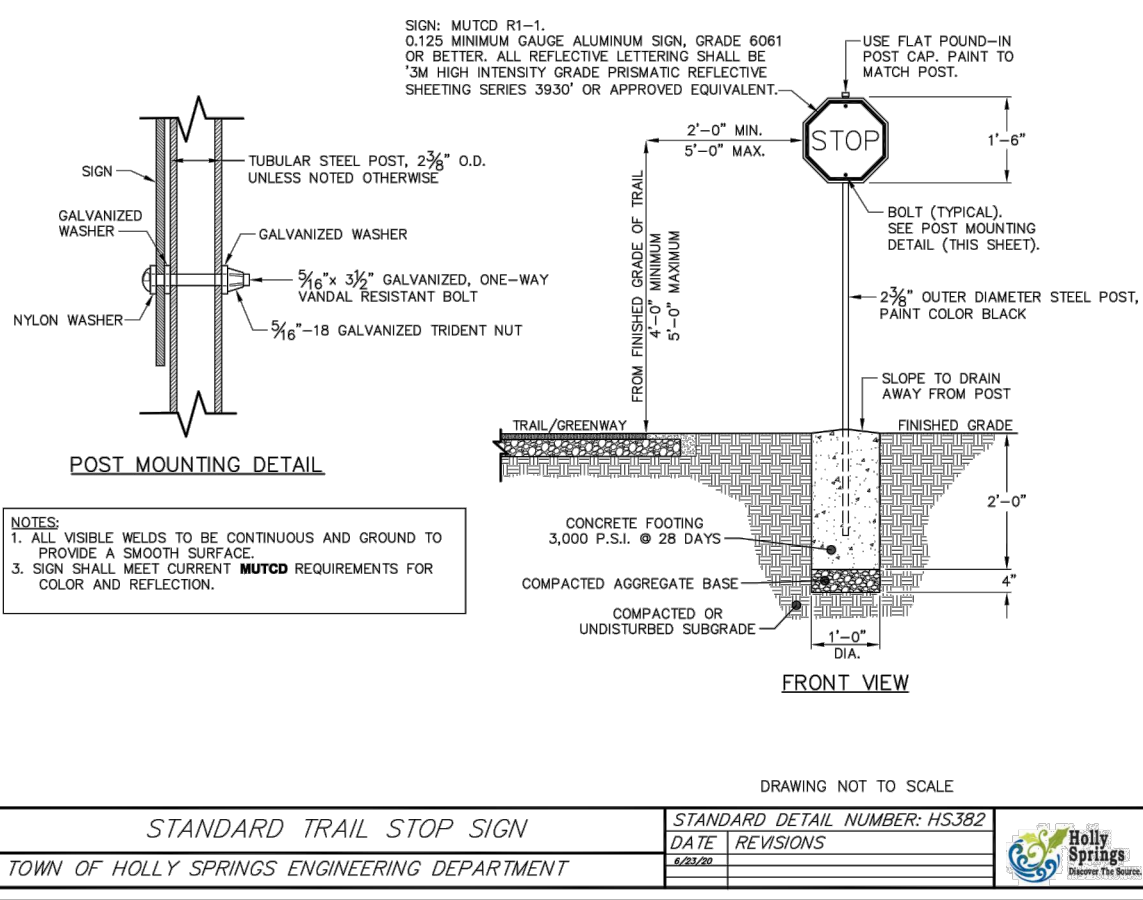
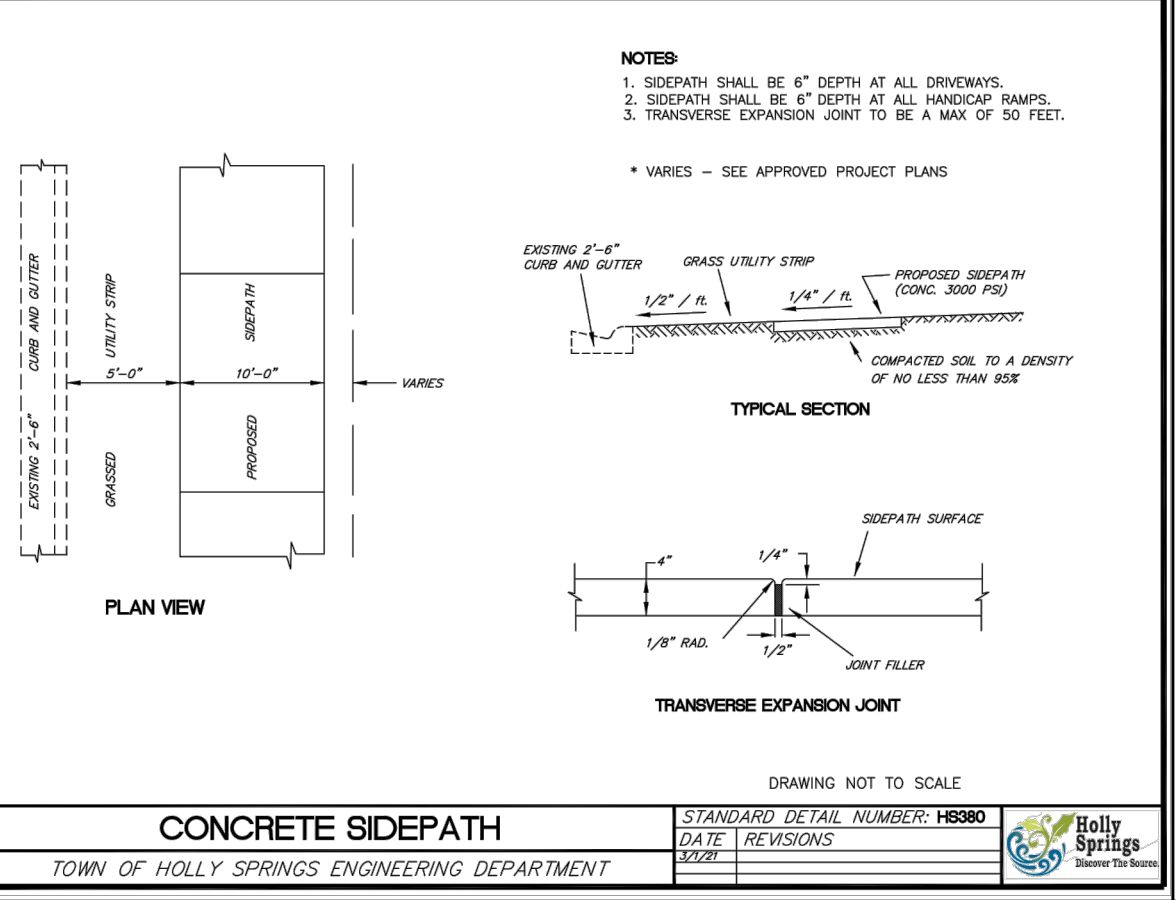
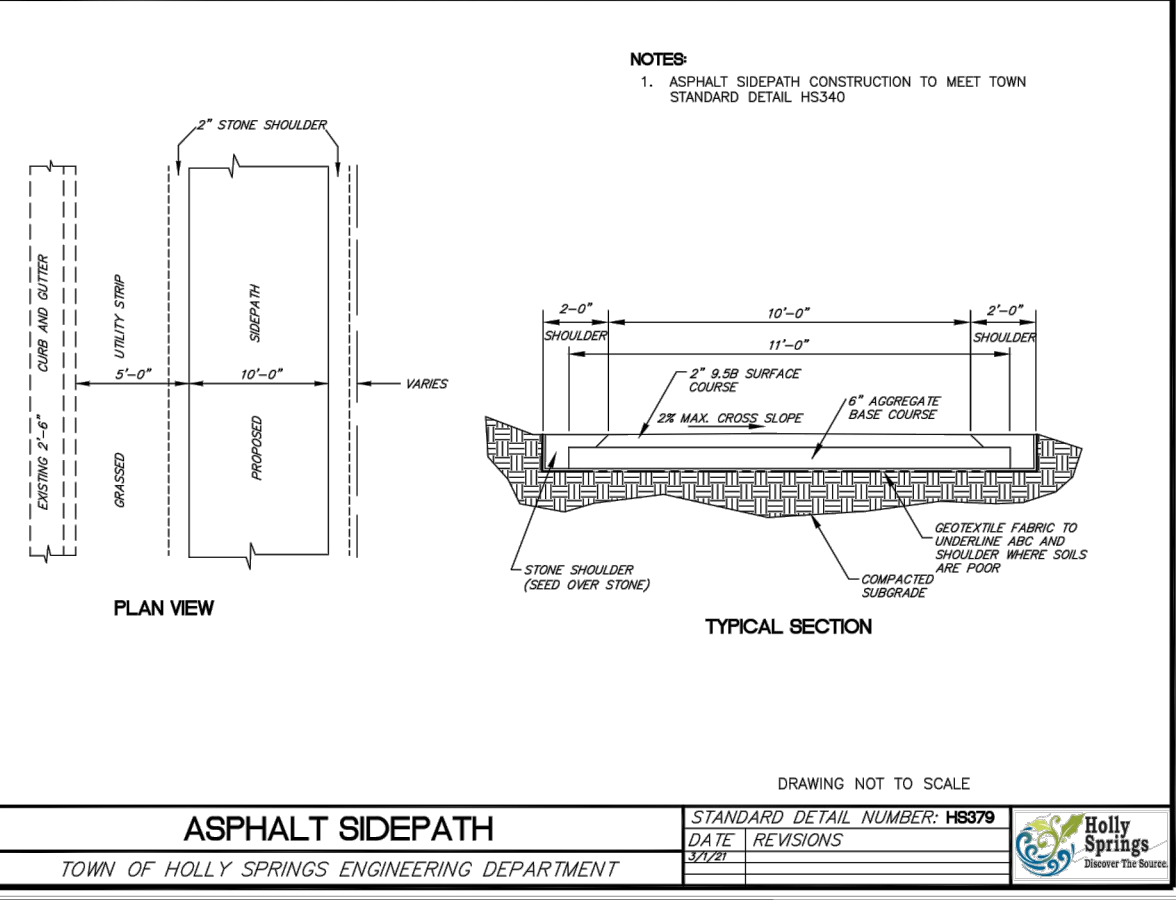
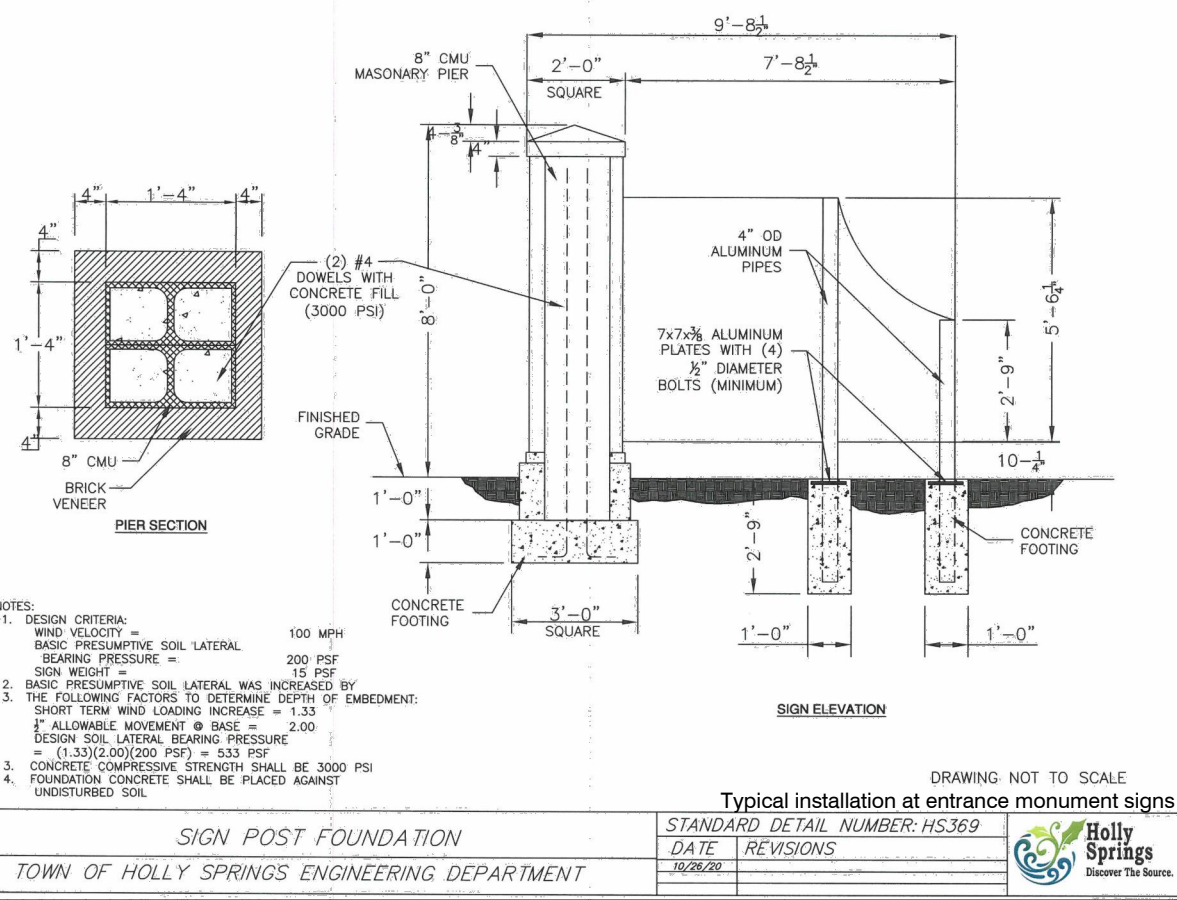
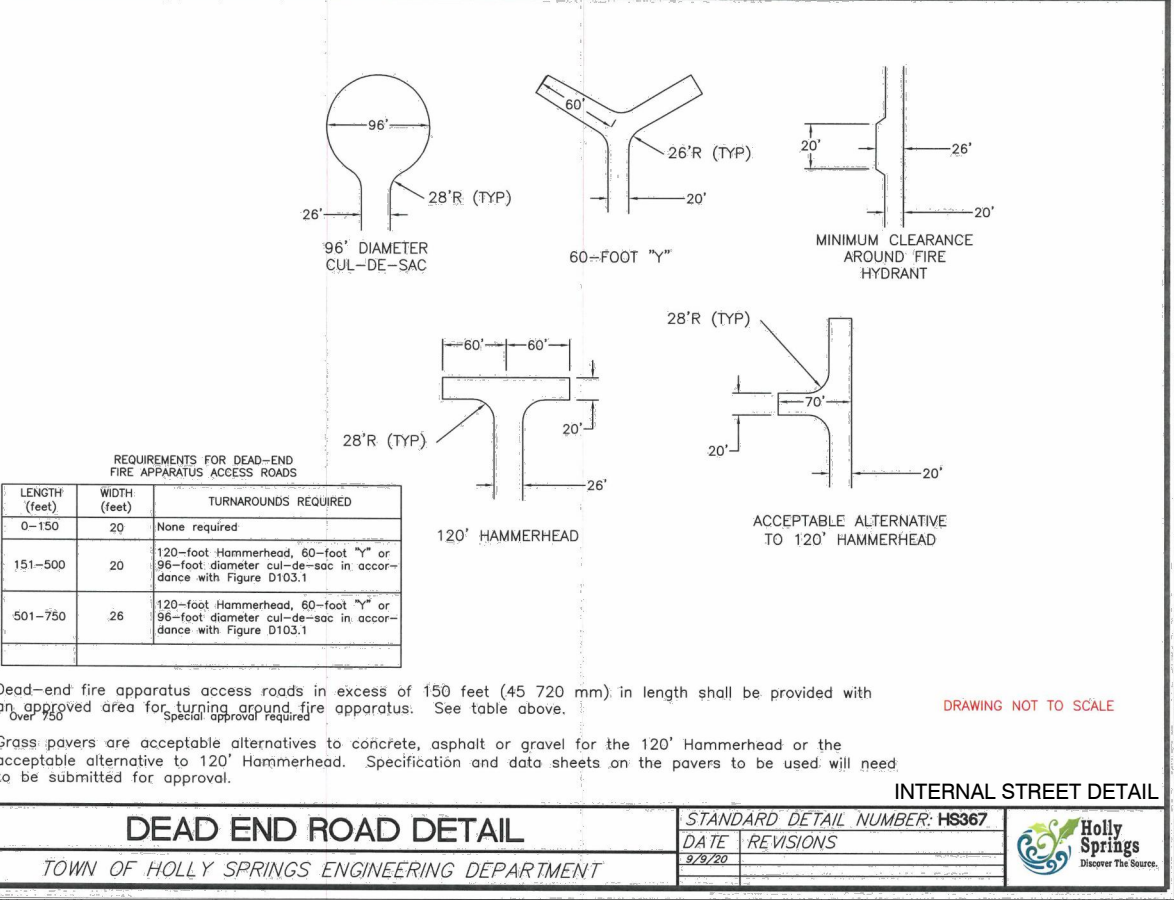
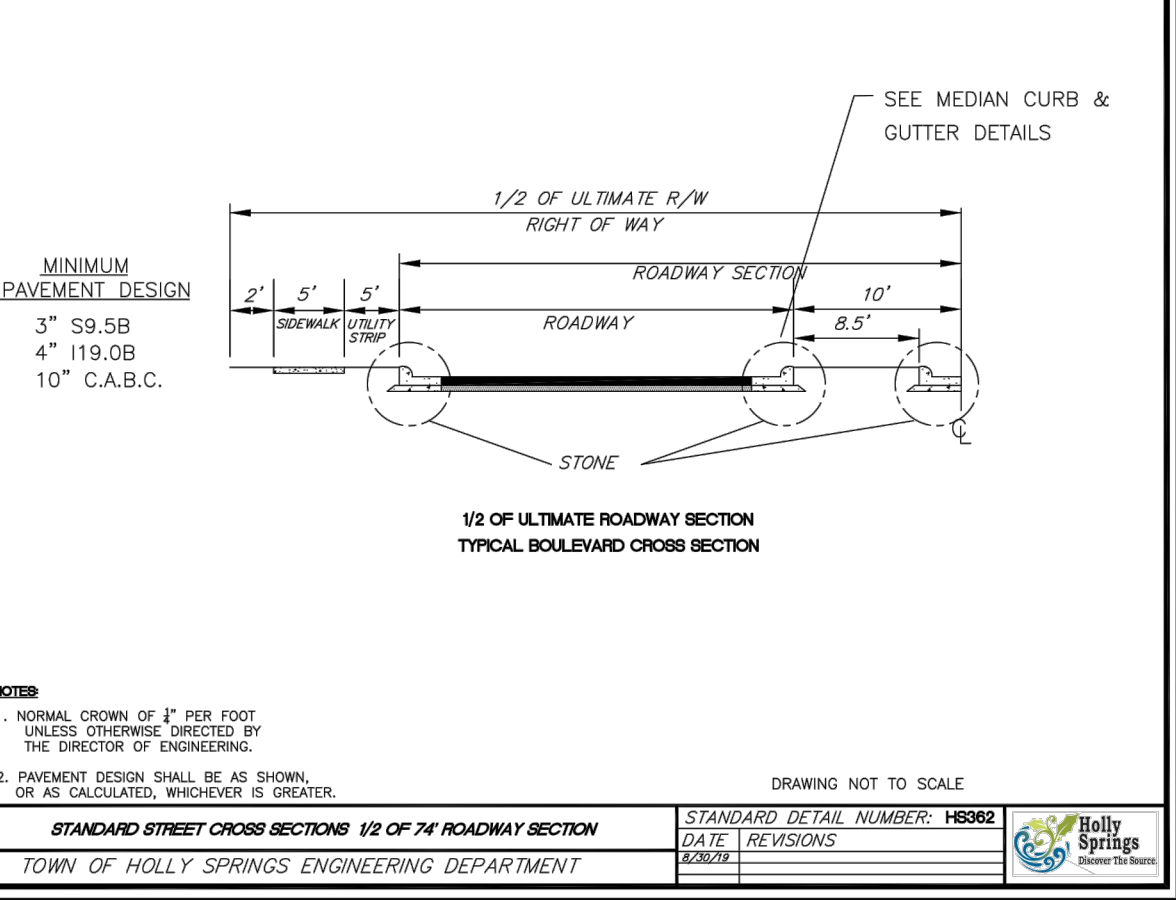
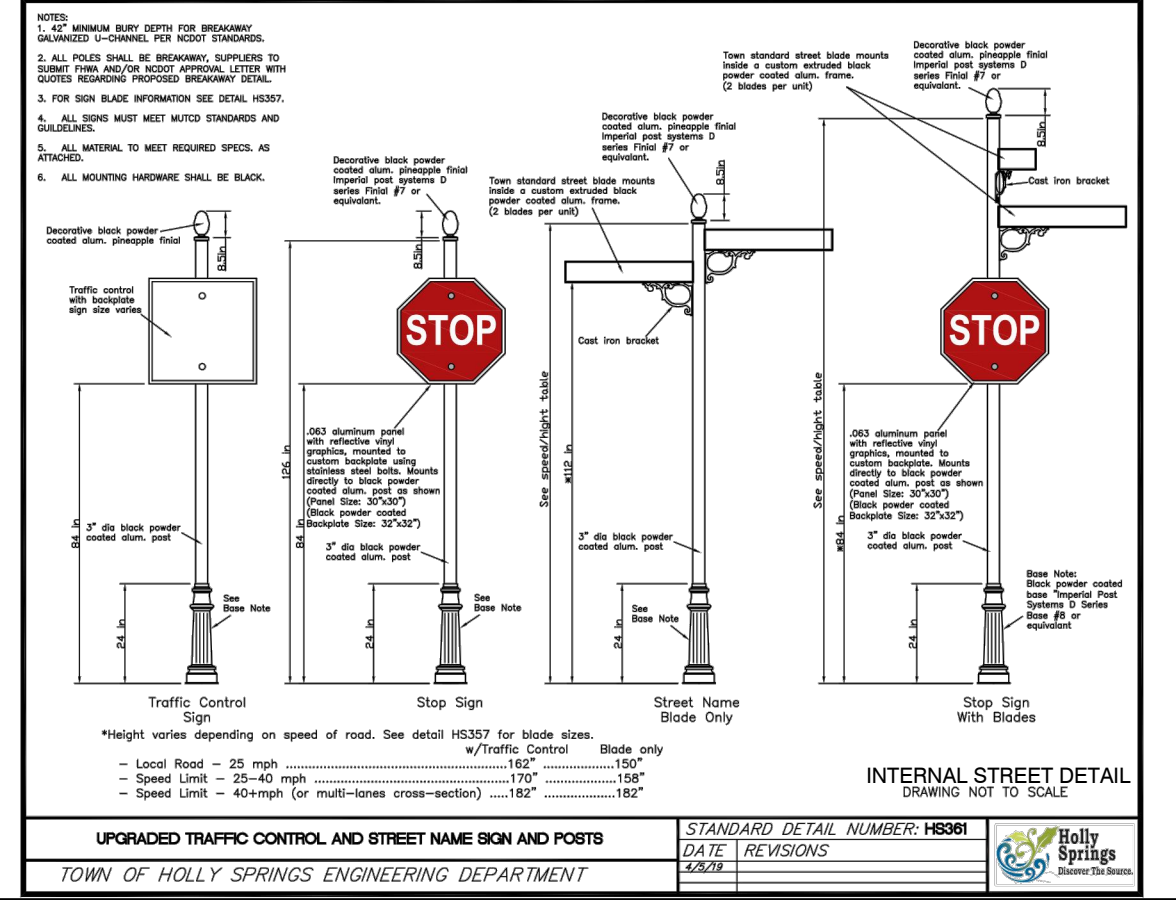
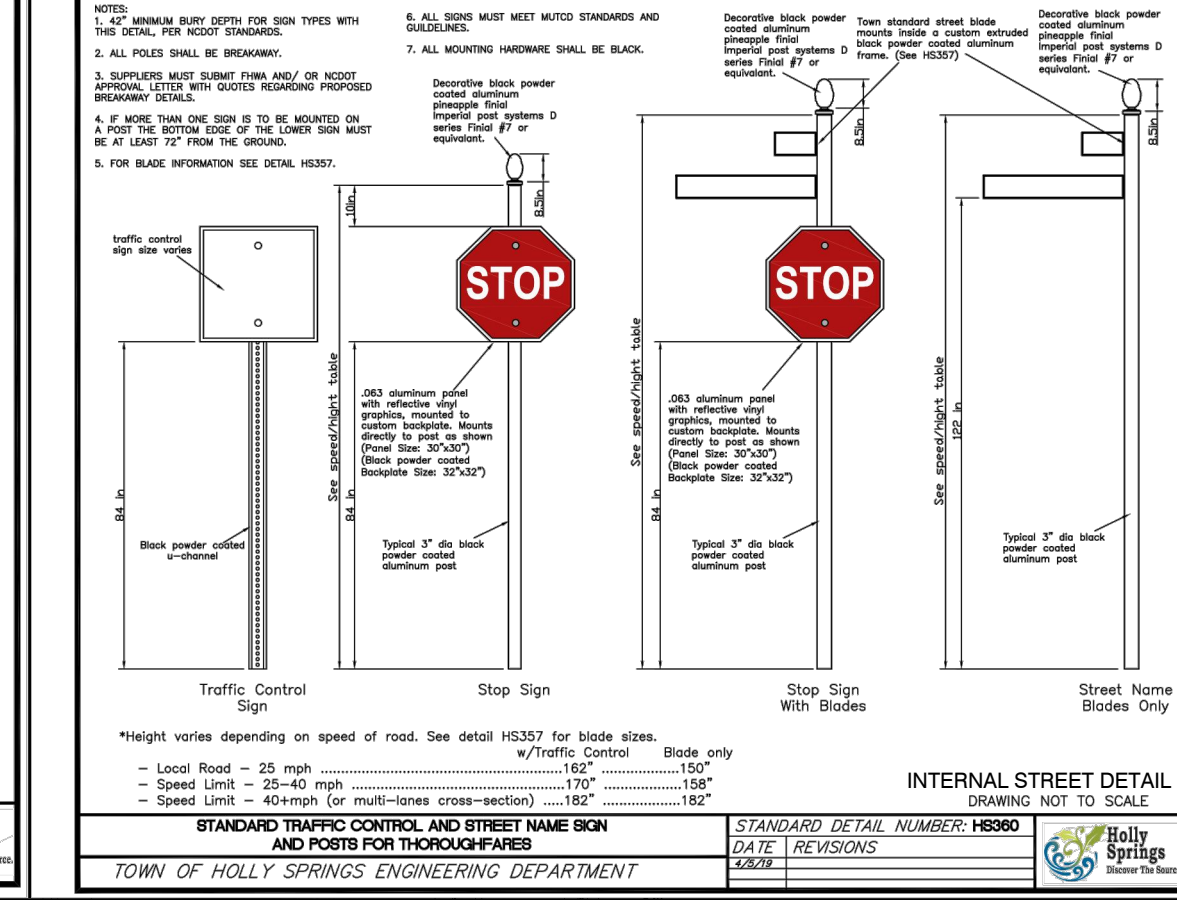
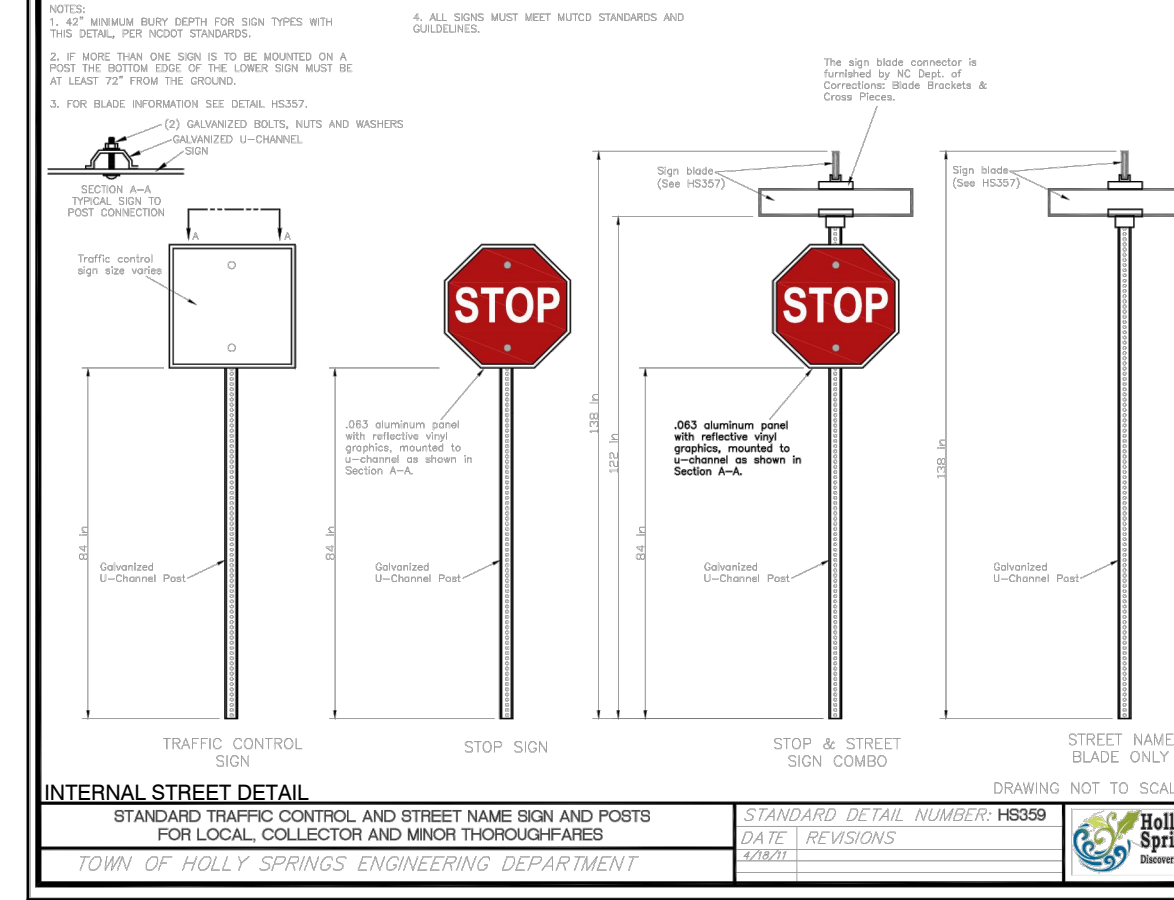
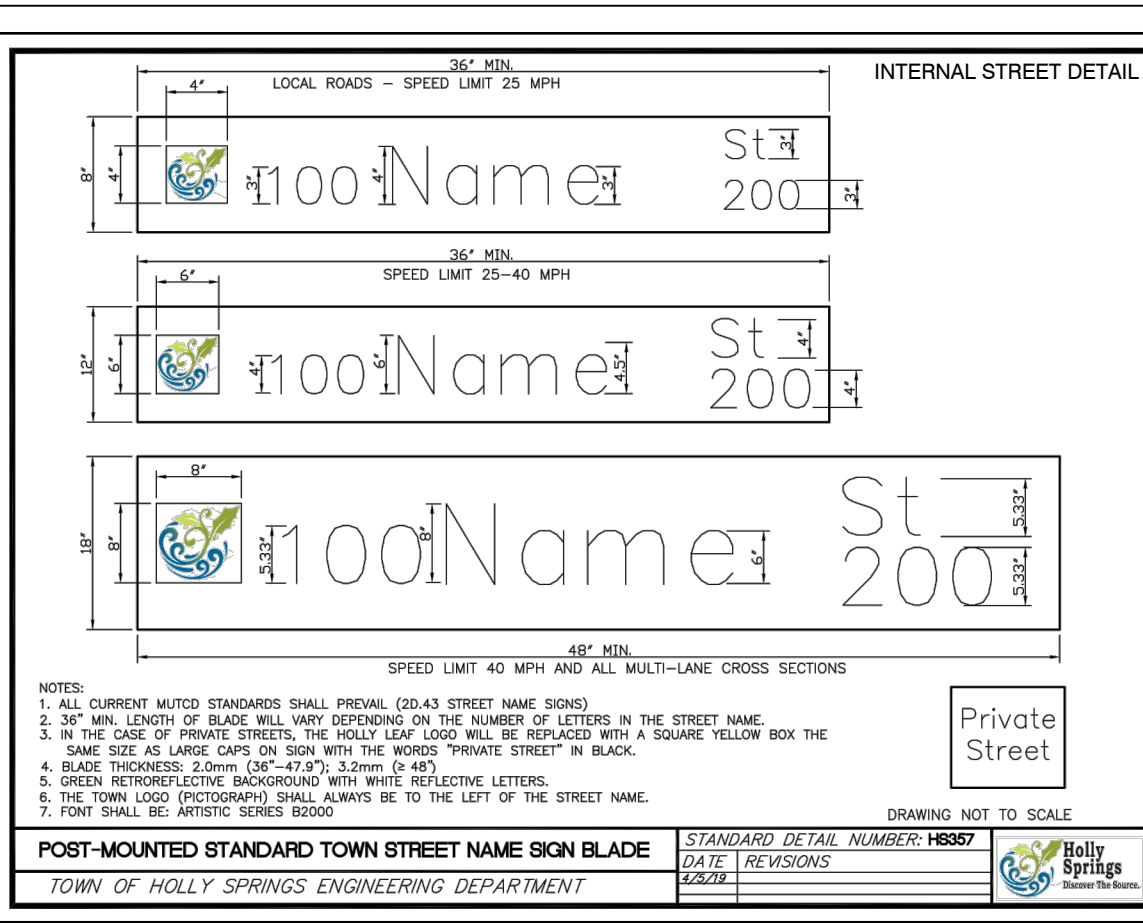
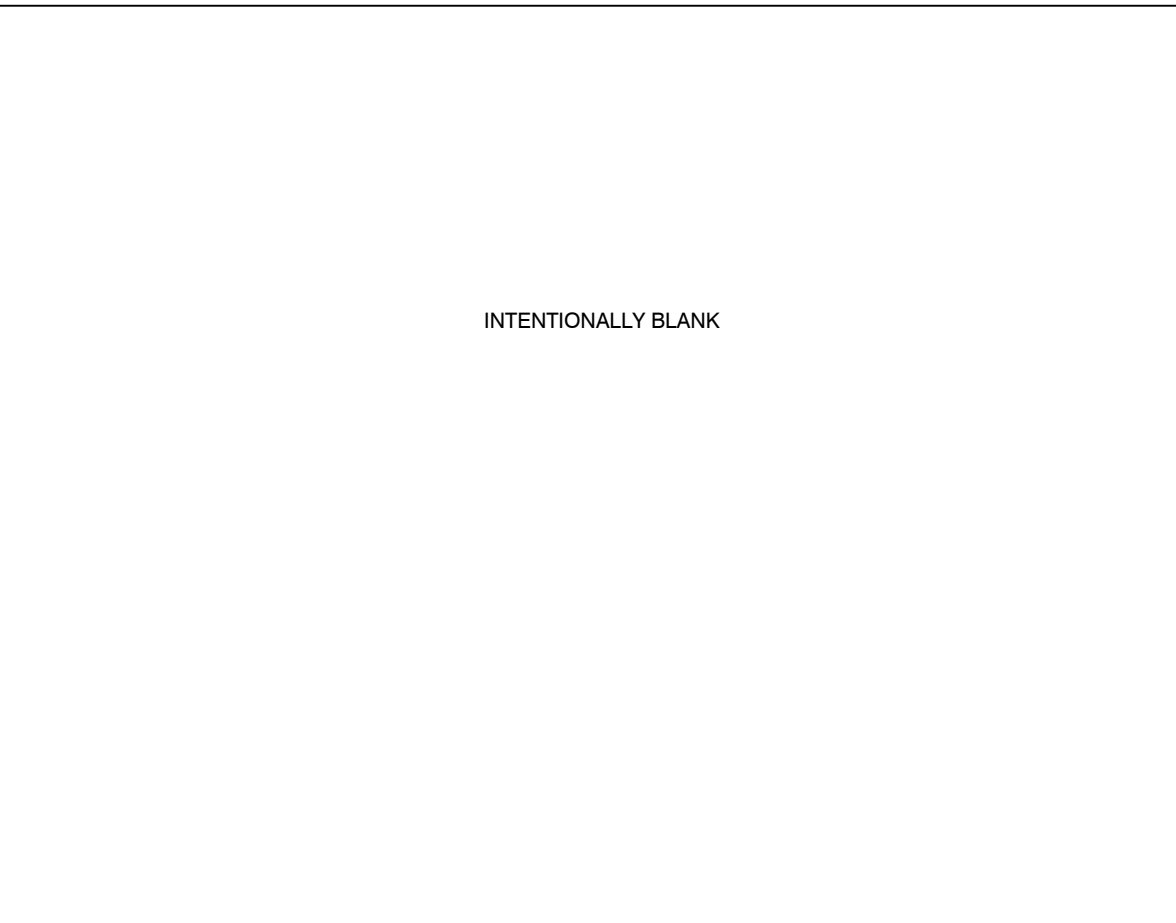
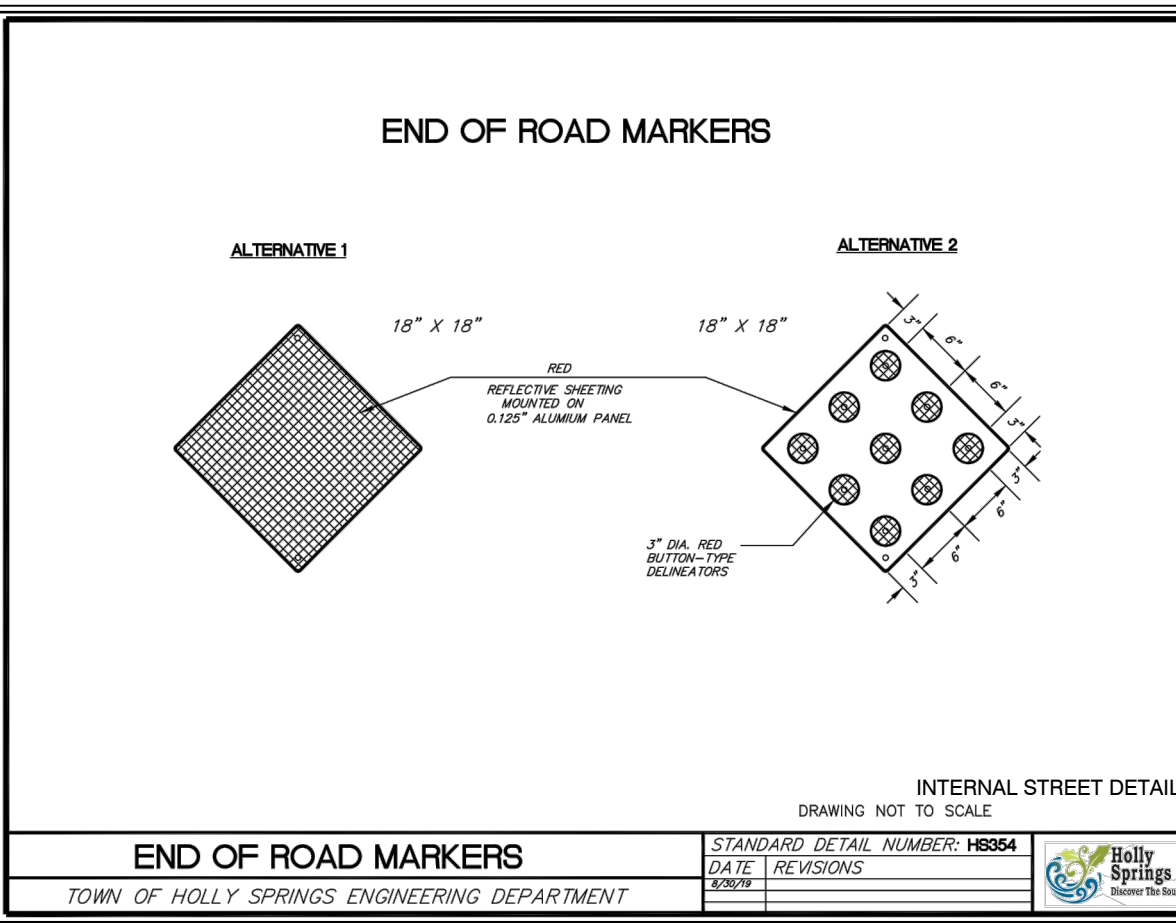
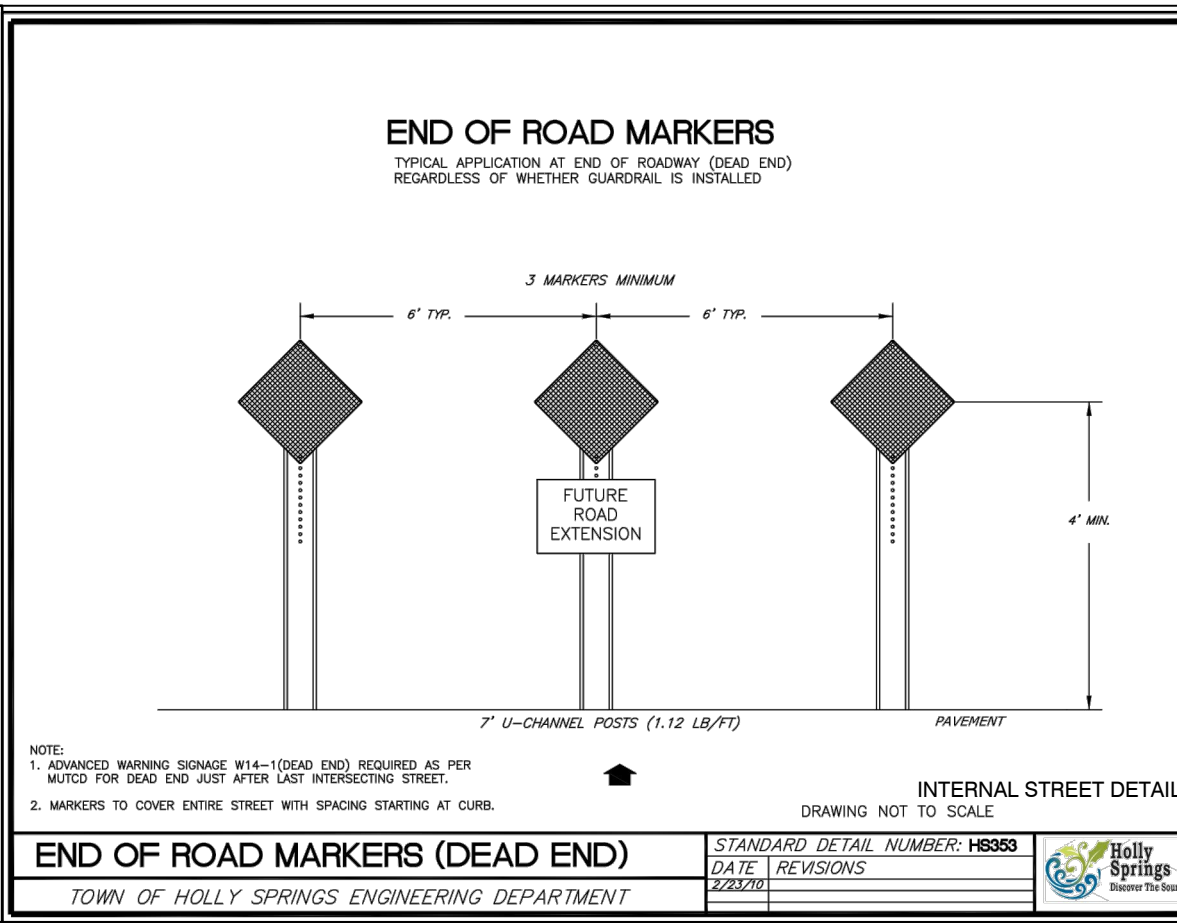
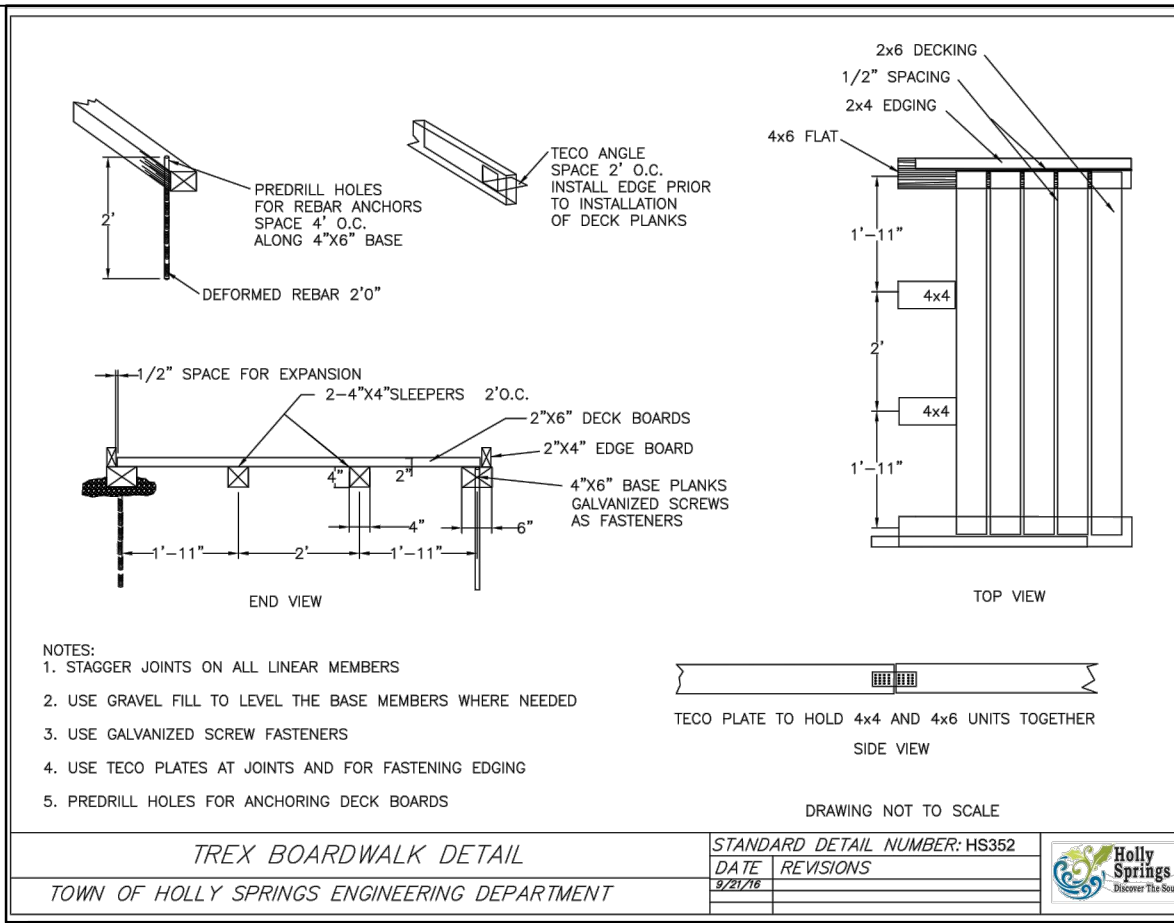
proj #:
200402

date:
JUNE 3, 2022

dwg by: **chkd by:**
FS JR

scale:
As Noted

sheet:
C700
 (DEVELOPMENT PETITION)



PEAK Engineering & Design

1125 Apex Parkway | Apex, NC 27502
phone: 919.439.0100
www.peakengineering.com

NC License #P-0673

Project: NORRIS CROSSING
2205 AVENT FERRY ROAD
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27540

seal: PRELIMINARY NOT FOR CONSTRUCTION

DATE	BY	REVISION
JUNE 28, 2022	CS	1. INITIAL DESIGN - SEE DEVELOPMENT PETITION
SEPT 02, 2022	FS	2. REVISED DESIGN - SEE DEVELOPMENT PETITION
OCTOBER 5, 2022	FS	3. REVISED DESIGN - SEE DEVELOPMENT PETITION
NOVEMBER 23, 2022	FS	4. REVISED DESIGN - SEE DEVELOPMENT PETITION

title: SITE/STREET AND MISC. DETAILS

proj #: 200402

date: JUNE 3, 2022

dwg by: chkd by: FS JR

scale: As Noted

sheet: C701 (DEVELOPMENT PETITION)



Town of Holly Springs Staff Report to the Planning Board

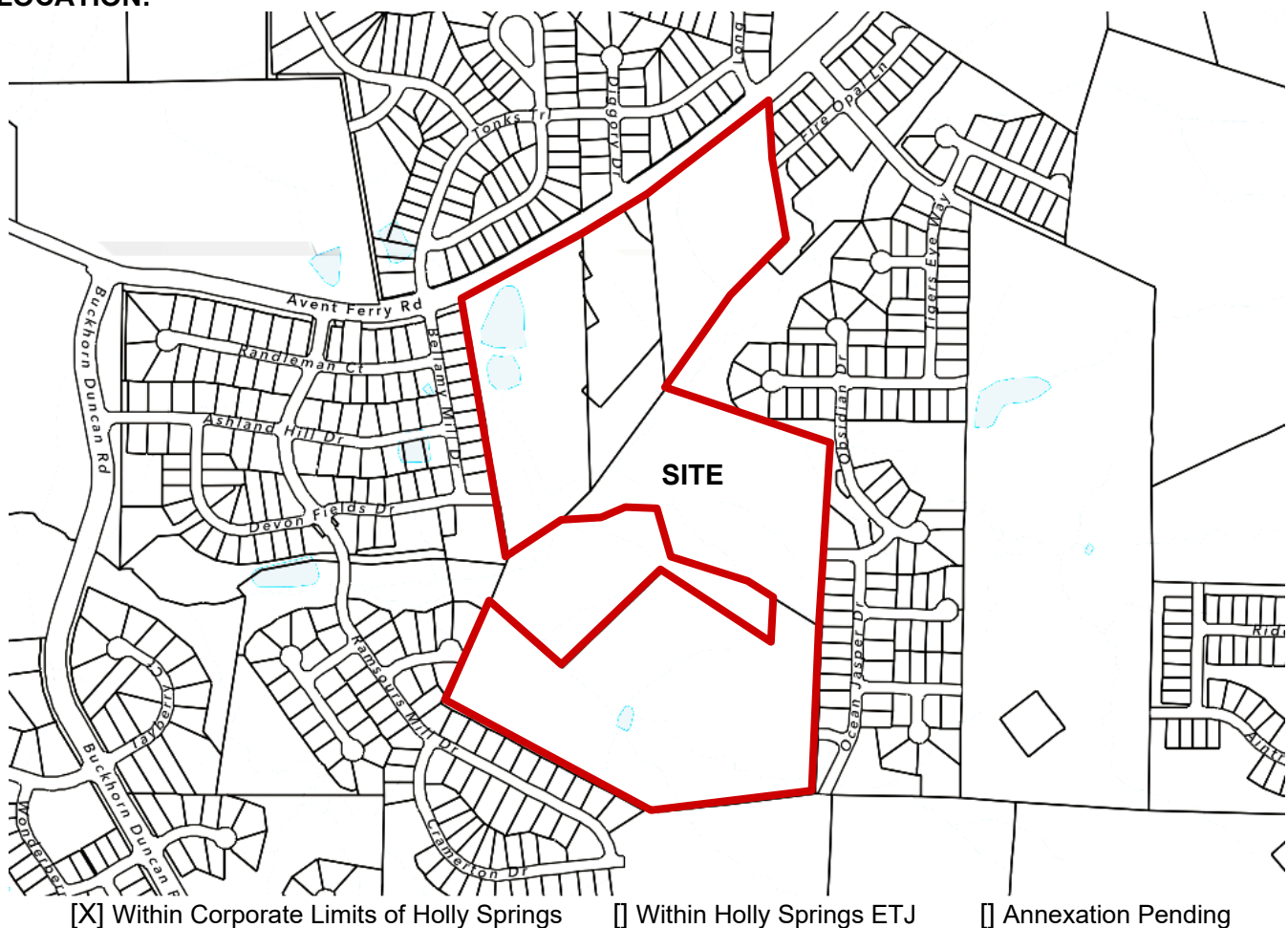
REQUEST FOR MAJOR SUBDIVISION Norris Crossing 22-MAS-01

APPLICANT(S):

Jeff Roach
Peak Engineering & Design
PLLC
1125 Apex Peakway
Apex, NC 27502

OWNER/DEVELOPER(S):

Stephen Dorn
Lennar Carolinas LLC
1100 Perimeter Park, Suite 112
Morrisville, NC 27560

LOCATION:**ANTICIPATED REVIEW SCHEDULE:**

Planning Board: January 24, 2023
Town Council: February 21, 2023

STAFF CONTACTS: Bronwyn Redus, Planner II
Catherine Jacobs, Engineering Manager

ATTACHMENTS: Petition, Preliminary Plans

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Lennar Carolinas LLC (please note the properties have changed ownership since the application was first submitted)	0638824248	SR CU Suburban Residential Conditional Use	10.43± acres
	0638810914	SR CU Suburban Residential Conditional Use	5.09± acres
	0638821304	SR CU Suburban Residential Conditional Use	0.36± acres
	0638728068	SR CU Suburban Residential Conditional Use	0.04± acres
	0638718879	SR CU Suburban Residential Conditional Use	0.10± acres
	0638728146	SR CU Suburban Residential Conditional Use	0.01± acres
	0638718958	SR CU Suburban Residential Conditional Use	0.01± acres
	0638718565	SR CU Suburban Residential Conditional Use	0.02± acres
	0638716536	SR CU Suburban Residential Conditional Use	12.98± acres
	0638810436	SR CU Suburban Residential Conditional Use	2.29± acres
	0638814177	SR CU Suburban Residential Conditional Use	15.31± acres
	0638802106	SR CU Suburban Residential Conditional Use	26.91± acres
TOTAL			74 ± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	SR CU Suburban Residential Conditional Use	Vacant Residential
North	Avent Ferry Road SR CU Suburban Residential Conditional Use (across road)	Right-of-way Residential
South	SR CU Suburban Residential Conditional Use	Residential
East	SR CU Suburban Residential Conditional Use	Residential
West	SR CU Suburban Residential Conditional Use	Residential

PROPERTY HISTORY

REZONING

Ordinance: RZ21-02

Existing Zoning: R-30 Residential

Proposed Zoning: R-10 CU Residential Conditional Use

Approved by Town Council on: March 16, 2021

ZONING REASSIGNMENT

Ordinance: RZ22-02

Existing Zoning: R-10 CU Residential Conditional Use

Proposed Zoning: SR CU Suburban Residential Conditional Use

Approved by Town Council: March 1, 2022

DEVELOPMENT AGREEMENT SUMMARY

The developer has worked with the Town through the review of the Major Subdivision Plan on draft terms of a Development Agreement. This agreement is expected to include the following terms:

- A proportionate fee-in-lieu of design and construction of the traffic signal at the intersection of Holly Meadow Drive and Avent Ferry Road.
- Reimbursement for the offsite extension of sidewalk/sidepath along Avent Ferry Road to complete the pedestrian connection to the west at the Mills at Avent Ferry Subdivision.
- An offset of Parks and Recreation Fees in Lieu for the construction of an offsite greenway connection on property within Mills at Avent Ferry subdivision.
- A potential term: A proportionate fee-in-lieu for a portion of the median within Avent Ferry Road that is unable to be constructed with this development.

PROJECT OVERVIEW

The Town has received a request for a Major Residential Subdivision Plan for Norris Crossing, located off of Avent Ferry Road between Stonemont Subdivision and Mills at Avent Ferry Subdivision. The project area includes approximately 74 acres. The applicant has submitted a subdivision plan which establishes 170 new single-family lots, internal residential streets, thoroughfare widening, public greenway connections, public utilities extensions to serve each future lot, tree preservation area, common open spaces, and common landscaping. The Major Subdivision Plan features 35 lots that are greater than 10,000 square feet and 73 lots that are less than 8,000 square feet.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Future Land Use & Character Plan Designation: Residential Neighborhood

The *Residential Neighborhood* land-use category includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. New Residential Neighborhood areas should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space should connect to existing or future neighborhoods nearby.

Development Standards

Lot Arrangement:

Maximum Number of Lots (per rezoning): 173

Proposed Number of Lots: 170

Minimum Lot Size: 7,500 sq. ft.

No more than 45% of the lots shall be less than 8,000 sq. ft. per zoning

No less than 20% of the lots shall be greater than 10,000 sq. ft. per zoning

Proposed: 73 lots < 8,000 sq. ft. (42.9% of total)

35 lots > 10,000 sq. ft. (20.5% of total)

Remaining lots are between 8,000 sq. ft. and 10,000 sq. ft.

Minimum Lot Width: 60 ft.

Minimum Building Setbacks:

Thoroughfare: 50 ft.

Front: 20 ft.
Corner Side: 20 ft.
Side: 10 ft. (20' total)
Rear: 20 ft.

Maximum Building Height: 35 ft.

Landscape Requirements:

Perimeter Yard/Buffer:

Along Avent Ferry Road: 5 ft Type A – Open

All other property lines: 5 ft Type A – Open (since adjacent to residential districts)

Provided: 20 ft. wide, Type A, utilizing existing plant material

Street Trees: Avent Ferry Rd & all internal streets

Developed Open Space Requirements:

Minimum Required:

20% Tree Preservation Area

5% Active Recreation Area

5% Flexible Space

Provided:

Tree Preservation: 14.44 acres (20%)

Active Recreation Area: 3.73 acres (5.1%)

Flexible Space: 3.55 acres (4.9%)

(excess 0.10% Active Recreation Area may count toward Flexible Space minimum)

Architectural and Site Design Requirements

Common architectural standards were established with the Rezoning (provided below), and are in addition to the Building Design Standards found in the UDO. Architectural design standards will be reviewed for each individual building permit.

6. VINYL SIDING IS NOT PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS AND TRIM ARE PERMITTED.
7. GARAGE DOORS MUST HAVE WINDOWS, DECORATIVE DETAILS, OR CARRIAGE-STYLE ADORNMENTS ON THEM AND SHALL NOT EXTEND FURTHER THAN 10 FEET FORWARD OF THE FRONT FAÇADE.
8. A VARIED COLOR PALETTE SHALL BE UTILIZED ON HOMES THROUGHOUT THE SUBDIVISION, TO INCLUDE A MINIMUM OF THREE (3) COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER AND ACCENT COLORS COMPLEMENTING THE SIDING COLOR.
9. HOME OWNERS ASSOCIATION (HOA) COVENANTS SHALL NOT RESTRICT THE CONSTRUCTION OF ANY ACCESSORY DWELLING UNIT.

Lighting:

A street Lighting Plan has been included and reviewed with this Major Subdivision Plan.

Street lighting will be roadway style LED lighting with gray poles and fixtures.

Pedestrian Circulation

Sidewalks will be provided along both sides of all new internal residential streets with connections to existing sidewalk stubs in adjacent neighborhoods. Open spaces shall be connected by sidewalks and/or pedestrian pathways to promote a well-connected pedestrian network.

PARKS & RECREATION

Greenways:

A 10' wide sidepath on Avent Ferry Rd is required as shown in the Town's Greenways and Trails Plan in Chapter 3 of the Comprehensive Plan. The petitioner is showing full compliance with this requirement by designing a 10' Sidepath across their project frontage.

A 10' Greenway connecting to the west to the Mills at Avent Ferry Greenway; which is currently under construction, as well as a second 10' Greenway connecting to the south east to Mills at Avent Ferry and Stonemont, are both being proposed in alignment with the Greenway routes provided in the Town's Greenways and Trails Plan in Chapter 3 of the Comprehensive Plan. A portion of the southern Greenway section will be collocated with the required Tree Preservation Area, and will be required to meet specific guidelines for tree clearing. Specific routing of this Greenway will be reviewed during Construction Drawing submittals, once final site/grading details and tree survey information are available. The southern Greenway will require a small section of Off-site improvements in order to make a functional connection to Ocean Jasper Dr, for which the developer will receive a partial waiver of Parks and Recreation fees-in-lieu of Parkland Dedication, in an amount equal to the cost of the off-site Greenway construction. This agreement will be memorialized in the Development Agreement.

CIVIL IMPROVEMENTS

Utility Availability and Impacts:

Water Service:

This project is required to tie to and extend Town water facilities to serve the proposed development. A Hydraulic Fire Flow Analysis was completed in conjunction with this Major Subdivision Plan Submittal.

Sewer Service:

A Sewer Study was completed at the time of the Rezoning Petition. This development will discharge to the Union Ridge Pump Station. This project is required to tie to and extend Town gravity sewer facilities to serve the proposed development.

Transportation

A Traffic Impact Analysis (TIA) was completed at the time of the Rezoning Petition. This development will be required to adhere to and construct all recommended improvements within the Approved TIA as follows:

- Fee-in-lieu contribution proportionate to project impact for the future traffic signal at the intersection of Holly Meadow Dr./Avent Ferry Rd
- Dedicated eastbound right-turn lane at Site Drive #1 with 50-ft storage
- Dedicated westbound left-turn lane at Site Drive #1 with 100-ft storage

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening to meet ½ of the ultimate four-lane, median-divided thoroughfare cross-section will be required across the property frontage on Avent Ferry Rd. All internal streets will be constructed in accordance with public residential standards.

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 Cape Fear River Basin and will be subject to all applicable requirements of that basin.

REQUESTED ACTION

Motion that the Planning Board recommend the Town Council approve / deny Major Residential Subdivision Plan 22-MAS-01 for Norris Crossing Subdivision as submitted by Peak Engineering, Project Number 200402 with the following conditions:

1. All previous conditions of approval for 20-REZ-04 *Norris Crossing 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. Usage of the Greenway and Greenway easement area as Tree Preservation Area to meet minimum UDO requirements is contingent upon Greenway construction not exceeding a 20' clearing and the preservation of specimen trees within the Tree Preservation Area.
3. Foundation landscaping for each individual residential lot will be required and reviewed with each Building Permit submittal.
4. All existing overhead lines must be relocated underground with this project. If the relocation of existing overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a fee-in-lieu will be required prior to Construction Drawing approval in accordance with the UDO.
5. Prior to Construction Drawing Approval, the following items must be addressed:
 - a. Greenway Construction Drawings to include a survey of trees within the proposed Greenway corridor.
 - b. Detailed information for Active Recreation areas, with the exception of the Amenity Center, will be required with Civil CDs. The Amenity Lot will require a Development Plan Approval.
 - c. Detailed design for Stormwater Control Measures used to address Open Space minimum requirements shall be completed in accordance with UDO Section 4.3.2.
 - d. 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.
6. Prior to Building Permit approvals:
 - a. Each residential lot should install foundation landscaping around the building in accordance with the standard detail on Sheet L-5 of this plan set.
7. At time of petitioning for the first Final Plat for this subdivision:
 - a. Homeowner's Association covenants shall be submitted for review prior to recording.
8. 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.