



Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

a. July 25th, 2023 Minutes

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. Zone Map Change Petitions

a. Friendship Innovation Park Rezoning 22-REZ-17

10. Major Subdivision Plans

a. Friendship Innovation Master Plan Major Amendment - 21-MAS-04-A02

11. Other Business

a. Town Council Official Action Overview

b. Committee Reports

c. Development Services Report

d. Other Business

12. 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, July 25, 2023 - 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 July 25, 2023. At 7:00 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present: Sean Ryan, Planning Manager
 Brett Gosney, Planner I
 Cheryl Caines, Senior Planner
 Catherine Jacobs, Engineering Manager
 Matt Beard, Plan Reviewer III, Parks and Rec
 Julie Nicewinter, Development Business Supervisor
 Nikki St. Pierre, Board Clerk

The Board completed roll call.

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

Members Absent: Joanna Holder
 Thomas Urquhart

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

Agenda Item #6: Minutes

a. June 27, 2023 Minutes

Motion:

Motion to approve the June 27, 2023 Minutes.

Motion by: Mr. Prizer

Second by: Ms. Patterson

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
August 15: Ms. Patterson

Agenda Item #8: Public Comment Period

Mr. Keith Henshaw represented the following residents allowing him the full 15 minutes for Public Comment:

Mr. Keith Henshaw of 5605 Honeycutt Rd
Mr. Danny Norris of 5512 Quiet Glen Dr.,
Mr. Ravindra Reddy of 1209 Piney Grove Wilbon Rd
Ms. Natalie Woodson of 5741 Sand Dune Way
Mr. Eric Betts of 5741 Sand Dune Way

Mr. Selva Mohan of 1209 Piney Grove
Mr Mohan was allowed 3 minutes to present to the Board

Agenda Item #9: Zone Map Change Petitions

a. Symphonia Rezoning 22-REZ-10

Staff presented to the Board

The Board asked staff questions pertaining to CAMPOs proposal and conclusion, the past and current CTP and proposed realignment as well as what information was shared with citizens.

Ms. Jacobs confirmed Town Staff worked with the applicants Traffic engineers and confirms the citizens were not involved in the design process. The realignment map can be requested via Public Records request.

Mr. Deshazor asked if the Board recommends another CTP who pays for it? And how much will it cost?

Mr. Ryan explained the Town of Holly Springs will pay for a new CTP and the cost will depend on the study. A full CTP cost the Town approx. \$300,000

Mr. Deshazor asked about the Shenandoah land and if it will be developed?

Ms. Jacobs confirms the Shenandoah land will be developed, but it is early in the process.

Mr. Madoni asked about future water partnership with Sanford and the proposed pipe sizes.

Mr Ryan confirmed the swath study was done in 2019, and the actual proposed realignment was established with the 2011 CTP.

Mr Carpico would like to see a larger scale proposed map from the Developer that will show how it ties in to existing roadway and what the benefits are.

Mr. Matt Beard presents Parks and Rec report to the Board

Mr Prizer asked about the side path on Piney Grove Wilbon and confirms the client has committed to road widening not realignment

Mr Deshazor asked about safety for the children traveling to school

Applicant / Speaker:

- a) Jason Barron, MorningStar Law Group 421 Fayetteville Street, Suite 530 Raleigh, NC 27601

Mr. Barron presents to the Board touching on the adopted Transportation Plan

Mr Crandall states concern with the reduced lot sizes. Asking why the lot frontage is being reduced to 40' from 60'

Mr. Carpico how many ADU's are projected with this project?

Mr. Barron, states they do not know how many ADU at this point are required, this will depend on the Towns UDO

Mr. Madoni asked if the realignment doesn't pass, will the lot frontage still need to be reduced?

Mr. Madoni asked if this development is involved with the Shenandoah project?

Mr Barron explained the Symphonia project is not involved with the Shenandoah project

Mr. Carpico asked about the property on Honey Bee lane, if the Developer is acquiring to purchase the property?

Mr Barron explained the property is not being acquired.

Mr. Deshazor asked about open spaces, what are the designs and thoughts for open spaces.

- b) Brendi Vega, WithersRavenal 115 Mackenan Drive Cary, NC 27511

Ms Vega presents proposed open space designs to the Board

Mr Prizer how many lots are being sacrificed lots for the potential realignment?

Mr Barron states 5 or 6 lots

- c) Lyle Overcash, Kimley Horne 421 Fayetteville Street, Suite 600 Raleigh, NC 27601

Mr. Deshazor asked if it would be possible to move the 700' traffic signal further south to avoid a potential realignment? Why a dual-signal?

Mr. Overcash presents. Explaining accident study over the months, the road is busy, turning left is difficult. A dual signal will benefit this area and will run on the same-time, designed to keep traffic moving

Mr. Crandall asked if using roundabouts could help?

Mr. Overcash explained a roundabout will not work for that area, it will cause significant delays

Ms. Patterson who pays for the proposed realignment?

Ms. Jacobs the Developer will pay, this will be a FIL

The Board discussed openly their concern of the CTP and the adopted realignment in 2045, potentially.

Stating they do not see a benefit in a realignment especially where the homeowners are not willing to sell their land.

Mr Ryan addressed the Board regarding an amendment to the current CTP. To request an amendment of the current CTP this will be Town Councils decision along with a discussion with DOT, CAMPO and Fuquay Varina.

Mr Bess questioned what happens 20 years from now? When the population has grown and dual signalization may not be the answer.

The Board commends the public for attending and fighting for their properties.

The Board also likes the idea of the project, but

Plan Consistency Statement: The requested zone map change from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Mixed Residential Neighborhood. The proposed Conditional Zoning District (CD) would provide a mix of housing options within a walkable, connected neighborhood that includes open space dispersed throughout the community.

Motion by: Mr. Carpico

Second by:

Action: *The Planning Board voted in favor of the Motion. (7-1)*

Mr Crandall: No – Due to Inadequate Information

Motion that the Planning Board recommend the Town Council **DENY** Zone Map Change Petition #22-REZ-10 to change the zoning of 48.75 acres of Wake County PINs #0648715314, 0648717244, 0648704818, 0648708966, 0648707749, 0648803844, 0648819331, 0648809928 from RR: Rural Residential to NR-CD: Neighborhood Residential Conditional Zoning District as submitted by Marina Holly Springs, LLC.

Motion: Mr. Madoni

Second: Mr. Prizer

Action: *The Planning Board voted in favor of the Motion. (5-2)*

Mr. Crandall: No – Inadequate Information; better solution

Mr. Carpico: No – Realignment is not necessary,

Mr. Madoni: No – Good Plan but realignment needs to be addressed before this project can move forward

Mr. Deshazor: No

Ms. Patterson: No

Mr. Bess: Yes – Applicant made concessions to work with the Town

Mr. Prizer: Yes - Applicant should not be penalized for a Town issue

Motion to advise Town Council to revisit the CTP and potentially remove this realignment as a priority additionally to request a Traffic study to specifically review a possibility of a Dual signalization or other alternatives to realigning streets

Motion by: Ms. Patterson

Second by: Mr. Madoni

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

Mr Barron addressed the Board

Agenda Item #10: Other Business

- a. Town Council Official Action Overview
 - *Duke Ops Campus – Approved*
 - *Cass Holt Crossing rezoning – Continued to August*
- b. Committee Reports
 - *LUAC – Last 2 meetings no business*
 - *TAC – Preparing for Holly Fest; next meeting October*
 - *Downtown Village District -*
 - Mr Ryan presented DT Village District happenings to the Board*
 - *Advisory Committee mid-July*
 - *3rd Open House – 8/26/23 AM – Cultural Center*
- c. Development Services Report
- d. Other Business

Agenda Item #12: Adjournment

Motion:

Motion to adjourn.

Motion by: Mr. Carpico

Second by: Mr. Prizer

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

Time: 9:05 PM

Nikki St. Pierre

Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

Public Hearings

Title: Friendship Innovation Park Rezoning 22-REZ-17

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Rezoning 22-REZ-17 from BRT Business & Research Technology, CB Community Business, and RR Rural Residential to IVMX- CD Innovation Mixed Use Conditional Zoning District and from RR Rural Residential to BRT-CD Business & Research Technology Conditional Zoning District.

Explanation:

- A new Unified Development Ordinance (2022 UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council is considering for each respective case.
 - Applicable Ordinance: 2022 UDO
 - Process: Legislative, Rezoning
- The Town has received a request to rezone 349.05 ± acres located near the intersection of Friendship Road and Holly Springs New Hill Road from RR Rural Residential to BRT Business & Research Technology and from BRT Business & Research Technology, CB Community Business, and RR Rural Residential to IVMX-CD Innovation Village Mixed Use Conditional Zoning District (CD).
- The properties are located in the previously approved Friendship Innovation Park. The proposal will rezone the undeveloped parcels within the Park, including two parcels (149.16 acres) being added through a concurrent Master Plan Amendment (21-MAS-04-A02).
- The CD allows the applicant the option to request flexibility or deviations from the development standards in exchange for a higher quality, innovative, and sustainable development that is otherwise restricted by specific application of the UDO.
- CD proposals shall demonstrate that the project and development will incorporate and achieve the design goals of UDO Section 2.4.
- A proposed conceptual plan was provided with the rezoning request, which shows areas to be rezoned to IVMX-CD or BRT. Only one parcel will be rezoned to BRT. It is adjacent

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to other BRT zoned parcels, which are the approved Amgen Development Plan site and proposed Friendship Industrial Development Plan site. These two sites are not being rezoned. The proposed IVMX-CD zoning has three development areas. Area 1 is a centrally located employment hub for manufacturing and research. Area 2 adjacent to Hwy 1 will be a mixed-use area with restaurants, retail, hotels, and apartments. Area 3 will be a transitional area with smaller scale apartments, mixed-use buildings, and employment uses.

- The BRT parcel will be developed in accordance with UDO standards. The applicant has proposed to modify and propose additional standards in the IVMX-CD areas. Modified standards are related to increasing building heights for some uses, allowing apartments in standalone buildings, modifying allowable parking locations, and allowing larger buildings for logistics and distribution uses. Additional standards include providing architectural elements at primary building entry points, connecting active open spaces with a network of sidewalks and pathways, and encouraging the use of native plant species to blend with their natural surroundings.
- This development is proposing to tie to the public potable water and reclaimed water currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development.
- This development is proposing to tie to the public sanitary sewer network currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. There is expected to be additional pump stations needed to serve the portion of the project located east of Friendship Road.
- The town adopted a Water Resource Management Policy that went into effect July 1, 2023. This application was submitted prior to July 1st and therefore is not subject to the policy at this time.
- Per the Town's UDO and CTP, the development is required to design and construct roadway improvements along all property frontages to meet ½ of the ultimate cross section. In this case, there are parcels on both sides of Friendship Road, so there are portions of Friendship Road will be widened on both sides, completing the ultimate build of the roadway. There are also small portions of thoroughfare widening required across the property frontage along both Woods Creek Rd and Holly Springs New Hill Rd.
- The Town's CTP identifies two new roadways to be constructed in this area that directly impact this development. The first is located on the northern end of the development that ultimately connects to US 1 and the second roadway is located towards the center of the development that will ultimately create a "fourth leg" at the intersection of Friendship Rd and Holly Springs New Hill Rd.
- A TIA Revision was completed with this Rezoning Revision as required by the NCDOT and the Town. Town Staff and NCDOT are still in negotiations with the developer regarding the required mitigation improvements associated with this development.
- A Development Agreement was approved by Town Council with the original Rezoning and Major Subdivision plan for Friendship Innovation Park. No revisions have been proposed at this time.
-

Background:

- The Friendship Innovation Park Master Plan was approved on September 7, 2021 for industrial development. An amendment to add two parcels and revisions to meet the

proposed rezoning is concurrently being requested (21-MAS-04-A01).

- The majority of the site was rezoned from R-30 Residential to RT Research & Technology and CB Community Business on October 19, 2021. The RT zoning was reassigned to BRT Business & Research Technology on March 1, 2022 with the adoption of the 2022 UDO.
- A Development Plan (21-DP-08) was approved for the Amgen site on November 30, 2021. Another Development Plan (22-DP-10) is currently under separate review for Friendship Industrial.

Funding Source(s):

N/A

Attachment(s):

1. 22REZ17_FriendshipInnovationPark - PBStaffReport
2. 22REZ17_FriendshipInnovationPark_Petition
3. 22REZ17_FriendshipRezoning Plans
4. 22REZ17_FriendshipInnovationPark_Narrative
5. 22REZ17_Friendship_DevDesignManual



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE Friendship Innovation Park 22-REZ-17/22-CPA-02

PETITIONER(S):

Timmons Group
Brandon McLamb
5410 Trinity Rd., Suite 102
Raleigh, NC 27607

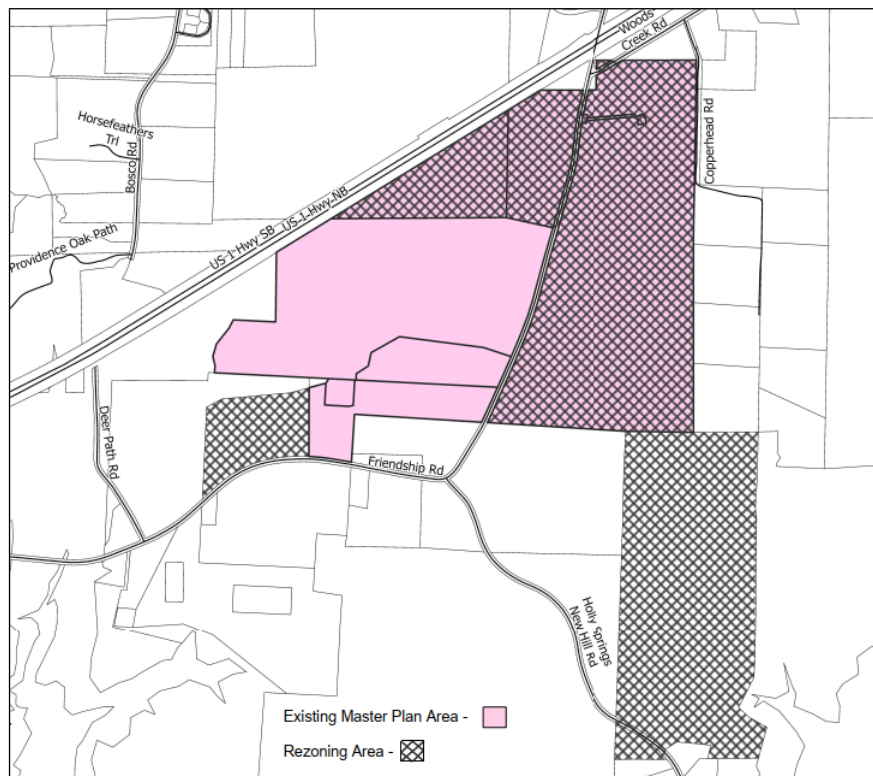
DEVELOPER(S):

Trustwell Property Group
Jon Keener
3717 National Dr., Suite 209
Raleigh, NC 27612

OWNER(S):

Helix Ventures, LLC
3717 National Dr., Suite 209
Raleigh, NC 27612

Friendship Road Landco, LLC
CMP Management LLC
400 N Ashley Dr., Suite 1100
Tampa, FL 33602

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: August 22, 2023

Public Hearing and Town Council Action: September 19, 2023

STAFF CONTACTS: Cheryl Caines, Senior Planner
Catherine Jacobs, Engineering Manager

ATTACHMENTS: Petition for Zone Map Change; Conditional Zoning District Plan set; Conditional Zoning District Design Goal Narrative; Statement of Zoning Compatibility

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Helix Ventures, LLC	0720719912	BRT Business & Research Technology	26.95 acres
	0639076303	RR Rural Residential	127.88 acres
Friendship Road Landco, LLC	0720904944 (portion of)	BRT Business & Research Technology, CB Community Business	172.94 acres
	0629597133	RR Rural Residential	21.28 acres
TOTAL			349.05± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	RR Rural Residential BRT Business & Research Technology CB Community Business	Residential / Vacant
North	RR Rural Residential	Residential
South	RR Rural Residential R-80 (Wake County Jurisdiction)	Residential / Vacant
East	RR Rural Residential BRT CU Business & Research Technology Conditional Use R-80 (Wake County Jurisdiction)	Residential / Vacant
West	RR Rural Residential R-80 (Wake County Jurisdiction)	Residential / Substation / Vacant

PROPERTY HISTORY

Rezoning History

Rezoning Number: 21-REZ-03
 PINs: 0629617801, 0720518760 & 0720731175
 Original Zoning: R-30 Residential
 Proposed Zoning: RT Research & Technology
 (Reassigned to BRT Business & Research Technology March 1, 2022), and CB Community Business
 Approved by Town Council on: Oct. 19, 2021

Development Plan History

Development Plan Number: 21-DP-08
 PIN: 0720702658
 Amgen
 Approved by Town Council on: Nov.30, 2021

Development Plan Number: 22-DP-10
 PINs: 0629797990 & 0720904944 (portion of)
 Friendship Industrial
 Approved by Town Council on: TBD (Under Review)

Master Plan History

Master Plan Number: 21-MAS-04
 PINs: 0720700500, 0629990816, 0629617801 (portion of), 0720518760 (portion of) & 0720731175 (portion of)
 Master Plan for Industrial Development (Friendship Innovation Park)
 Approved by Town Council on: September 7, 2021

Master Plan Number: 21-MAS-04-A01
 Amendment to Master Plan to add two parcels
 PINs: 0629597133 & 0639076303
 Under Review Concurrent with this Rezoning

ZONE MAP CHANGE REQUEST

	CURRENT	PROPOSED
Zoning Districts	RR Rural Residential BRT Business & Research Technology CB Community Business	IVMX CD Innovation District Mixed Use Conditional Zoning District & BRT Business & Research Technology
Future Land-Use Designations	Business & Industrial Innovation Village	Business & Industrial Innovation Village*
*Two of the parcels west of Friendship Road are requested to be rezoned to IVMX-CD; therefore, approval of this rezoning would also be considered an amendment to the Comprehensive Plan's Future Land Use Map (22-CPA-02) to change the land use designation in proposed IVMX-CD Area 2 from Business & Industrial to Innovation Village.		

DEVELOPMENT AGREEMENT

A Development Agreement was approved by Town Council with the original Rezoning and Major Subdivision plan for Friendship Innovation Park. No revisions have been proposed at this time.

STAFF ANALYSIS

PROJECT OVERVIEW

Zone Map Change Request:

The Friendship Innovation Park (Park) was rezoned and established in 2021 utilizing the zoning districts in the 2002 Unified Development Ordinance (UDO). The UDO and zoning districts were updated in March 2022 to implement the updated Future Land Use Plan which designated the Park parcels as Business & Industrial or Innovation Village. The applicant is adding two parcels to the Park and rezoning these parcels, along with the other undeveloped parcels within the Park, with the intent to develop a mixed use, employment center. Two of the sites within the Park on the west side of Friendship Road have projects previously approved or currently in review for industrial/R& D development (Amgen and Friendship Industrial). These sites are not included in the rezoning request.

The Town has received a request to rezone 349.05+ acres located off of Friendship Rd. and Holly Springs New Hill Rd. from RR Rural Residential, CB Community Business, and BRT Business & Research Technology to IVMX-CD Innovation Village Mixed Use Conditional Zoning District (CD) and BRT Business & Research Technology. A The proposed IVMX – CD zoning has three development areas, which is reflected on the proposed concept plan.

IVMX – CD Area 1 is centrally located within the Park. It is proposed to be a hub for employment uses including distribution, research and development, office, manufacturing, and support businesses. This area will also include many park amenities, such as open areas, trails, gathering centers, amphitheater, and outdoor recreation.

IVMX – CD Area 2 is adjacent to Hwy 1 near a future interchange. This area is envisioned to be a mixed use commercial and multifamily amenity for the employment center and surrounding community. Typical uses will consist of restaurants, retail, hotels, and apartments.

IVMX-CD Area 3 is a transitional area and a buffer between the employment center and surrounding residential areas. Uses will consist of smaller scale standalone or mixed-use apartment buildings, smaller scale employment uses, integrated or single-story retail, and restaurants.

Future Land Use Designations:

As previously noted, the Park has two Future Land Use designations, Innovation Village and Business & Industrial. Parcels west of Friendship Road are designated as Business & Industrial. The parcels east of Friendship Road are designated Innovation Village. Two of the parcels west of Friendship Road are being rezoned to IVMX-CD; therefore, approval of this rezoning would also be considered an amendment to the Comprehensive Plan's Future Land Use Map (22-CPA-02) to change the land use designation in proposed IVMX-CD Area 2 from Business & Industrial to Innovation Village.

The Innovation Village District was established to create unique economic development opportunities in a progressive employment hub. It is the next generation of business parks for entrepreneurs, artists, and manufacturers. Development in the Innovation Village emphasizes technology, creativity, and innovation. The Innovation Village has residential and supporting retail and service businesses integrated throughout the employment center. Streets should be walkable and interconnected. The Village should include a network of open spaces connected by a pedestrian and bike system.

The Business & Industrial district provides opportunities for concentrated employment clusters on large blocks with surface parking. Businesses are typically office or industrial with buffering and screening to minimize off-site impacts. Buildings may be up to 6 stories with exceptions for special manufacturing uses.

Conditional Zoning District (CD) Information:

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

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

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

Areas rezoned BRT will meet all UDO standards. The proposed IVMX Conditional Zoning District (CD) proposes the following modifications to the base district standards of the Unified Development Ordinance (UDO).

Development Standards (UDO Section 2):

Development Density	UDO Standard	Proposed Standard
Area 2 (mixed-use area)		
Maximum Gross Density (Units/Acre)	15 units/acre permitted Unlimited with CD	600 units ¹ (approximately 12 units/acre)
Area 3 (small scale area)		
Maximum Gross Density (Units/Acre)	15 units/acre permitted Unlimited with CD	600 units ¹ (approximately 16.68 units/acre)
Total Maximum Density (Areas 1, 2, and 3)	15 units/acre permitted Unlimited with CD	1200 units ¹ (approximately 3.67 units/acre)
Note 1 – A total of 1,200 units is permitted in the IVMX-CD area. Units may be transferred between Pods 2 and 3.		

Building Height	UDO Standard	Proposed Standard
Area 1 (employment center)		
Maximum Building Height	All structures 45 ft 100 ft w/ CD	Agriculture, Manufacturing, Distribution, Office, Mixed Use: 100 ft Standalone Hotel: 100 ft Standalone Retail: 45 ft
Area 2 (mixed-use area)		
Maximum Building Height	All structures 45 ft 100 ft w/ CD	Agriculture, Manufacturing, Distribution, Office, Apartment Buildings, Mixed Use: 100 ft Standalone Hotel: 100 ft Standalone Retail: 45 ft
Minimum Building Height	None	Standalone Retail: 20 ft
Area 3 (small scale area)		
Maximum Building Height	All structures 45 ft 100 ft w/ CD	Agriculture, Manufacturing, Distribution, Office, Mixed Use: 75 ft Standalone Apartment Building/Hotel: 75 ft Standalone Retail: 45 ft
Minimum Building Height	None	Standalone Retail: 20 ft

Permitted Uses (UDO Section 3):

	UDO Standard	Proposed Standard
Area 1 (employment center)		
Distribution & Logistics	Maximum Building Area of 100,000 sq. ft.	No Maximum Building Area
Area 2 (mixed-use area) & Area 3 (small scale area)		
Apartment Dwelling	Apartments permitted as upper story dwellings only by right. Alternate locations and configurations permitted by CD.	Buildings can be standalone or on lower and upper floors of mixed-use buildings.

Parking (UDO Section 6):

Vehicle Parking Locations	UDO Standard	Proposed Standard
	Front Yard Restricted Permitted	Unrestricted Permitted in Area 1

Additional Standards:

- a. Park entries along Friendship Road and main entrances to each individual campus will be denoted by monument signage created of similar high quality and permanent base materials (including but not limited to masonry, metal, stone) on which the title of the park or insignia of the occupant will be displayed. Trademarked colors, fonts, and designs of the occupant's insignia or company branding will be encouraged to promote some diversity and visual interest and also improve wayfinding and direction within the park.
- b. Wherever commercially possible, native species already present on the Park land will be used along the ROWs as well as in setbacks and buffers throughout the Park.
- c. Subsequent Development Plans within the Park will be encouraged to use native species to create a uniform look and promote the natural surroundings of Holly Springs.
- d. At the main pedestrian entry to the primary building of each development within the Park, architectural elements will be added or varied to create a sense of place and visual wayfinding from the visitor or main parking areas to direct pedestrian traffic in a visually attractive way. This can be accomplished by a variety of means including but not limited to; a canopy or similar architectural element above the entry, variation of materials including masonry and glass, sidewalk and landscaping or other ground elements that create an inviting entry.
- e. All buildings will have masonry or similar materials and meeting regulations per UDO section 8.2.G(4) (including glass, etc.) along frontages that directly face major thoroughfares.
- f. All signs to be in accordance with the Holly Springs Unified Development Ordinance.
- g. Architectural materials and colors for the Mixed-Use (Area 2) and Transition Areas (Area 3) shall be of consistent and compatible materials and colors shall meet the minimum requirements for architectural site design in the Holly Springs Unified Development Ordinance.
- h. Black Shoe Box LEDs, or Gardco Form 10 round LEDs (black anodized finish) will be used for lighting. Lighting details shall be provided in a lighting plan per UDO Section 8.4.E(17).
- i. The minimum UDO Architectural and Site Design requirements shall be met in all areas.
- j. As permitted by future tenants and land use constraints, the active open spaces will be connected through a network of pathways, sidewalks, and sidepaths that will integrate with the Greenway Plan for the larger region where appropriate. The minimum open space within each subarea will exceed the minimum required by the UDO of 1% of the total project site.

PLANNING AND ZONING

Vision Holly Springs Section 1: Land Use & Character Plan

Growth Strategy Map:

The properties are designated as Places to Enhance (Business and Technology) and Places to Transform (Innovation Village). Places to Enhance celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods (single-family detached), or Mixed Residential Neighborhoods with two or more home types (single dwelling attached and detached, multi-dwelling) in the same development.

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

Future Land Use:

Innovation Village

An Innovation Village reinvents the concept of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices — including live-work units in the employment center. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees.

A grid network of walkable streets connects destinations within the employment center and the surrounding neighborhoods. Connected open space throughout the village accommodates recreation facilities, small parks, greenways, and gathering places; preserves tree stands; and helps reduce stormwater runoff.

Key characteristics include:

- Blocks are relatively small and walkable. Large blocks should provide cross-block pedestrian passages or walkways to maximize multi-modal connectivity.
- Paved surface lots and parking structures with shared parking agreements and on-street parking.
- Lot width and depth is variable, as appropriate for the desired uses, but no lot should be so large as to compromise the walkable, mixed-use nature of the Village.
- Development should be sensitive to existing natural resources including large tree stands and drainage-ways.
- There should be a series of connected public open spaces throughout a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, pocket parks and community gardens.
- Innovative light-impact development techniques should be utilized for landscaping and stormwater control. This Character Area provides opportunities for utilizing progressive ideas and technologies when it comes to landscape and stormwater.
- The scale and massing of buildings should be varied throughout the Village, in order to provide visual interest and avoid the homogeneous appearance of a conventional office park. Most buildings should be 3-4 stories, though slightly taller buildings may be appropriate in the core, and shorter buildings along the edges.
- Buildings should incorporate innovative design techniques and materials.
- Grid street patterns with high connectivity.
- Sidewalks and bike facilities provide links to adjacent residential areas and a variety of commuting options.
- Streets should be furnished with seating areas, bike racks, and other facilities for pedestrians and cyclists.

Business & Industrial

Business & Industrial Centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. Business & Industrial Centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site.

Key characteristics include:

- Blocks are large, and may not have a discernible block structure due to the scale and access requirements of the tenants.
- Parking is provided off-street in surface parking lots or parking decks at the rear of the lot, and should otherwise be screened from view from the street.
- Though these areas are not typically designed as walkable, activated centers, they may include formal open spaces such as squares or plazas for the use of employees.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Lot size and building placement varies depending on building scale and use, though buildings should face the street where possible.
- Building types are primarily office and industrial.

PARKS & RECREATION

The Town's CTP does not specify any Greenway or Sidepath improvements required within the area of this proposal. The proposal is located within a Park Search Area, but the Town's UDO does not require land dedication for non-residential project such as this, and no land dedication is being proposed.

CIVIL IMPROVEMENTS

Water Service:

This development is proposing to tie to the public potable water and reclaimed water currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. The proposed potable and reclaimed watermain will extend along each property frontage to serve the development and may ultimately need to extend northeast along Woods Creek Road to tie into water facilities being proposed by another project.

Sewer Service:

This development is proposing to tie to the public sanitary sewer network currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. The Design-Build project also includes a sanitary sewer pump station (Friendship Pump Station) on the western side of the development site. There is expected to be additional pump stations needed to serve the portion of the project located east of Friendship Road. The eastern pump stations are dependent on the Friendship Pump Station as they will likely discharge via forcemain to that facility. One of these eastern pump stations is definitive, while the second two may or may not be necessary. Additional utility design and evaluation will be required with this project as it progresses through the development process and more information is available related to the off-site utility design.

A sewer study revision, including downstream sewer evaluation and pump station capacity analysis was completed with this rezoning revision. The study concluded that the Friendship Pump Station can successfully handle the additional area added to this development, knowing that the secondary capacity will eventually be triggered as the area builds out. The sewer study revision also included a preliminary analysis of a second definitive pump station on the western side of Friendship Rd. The forcemain extension from this pump station is expected to be substantial, however, additional analysis and design will be required as development plans for this area move forward.

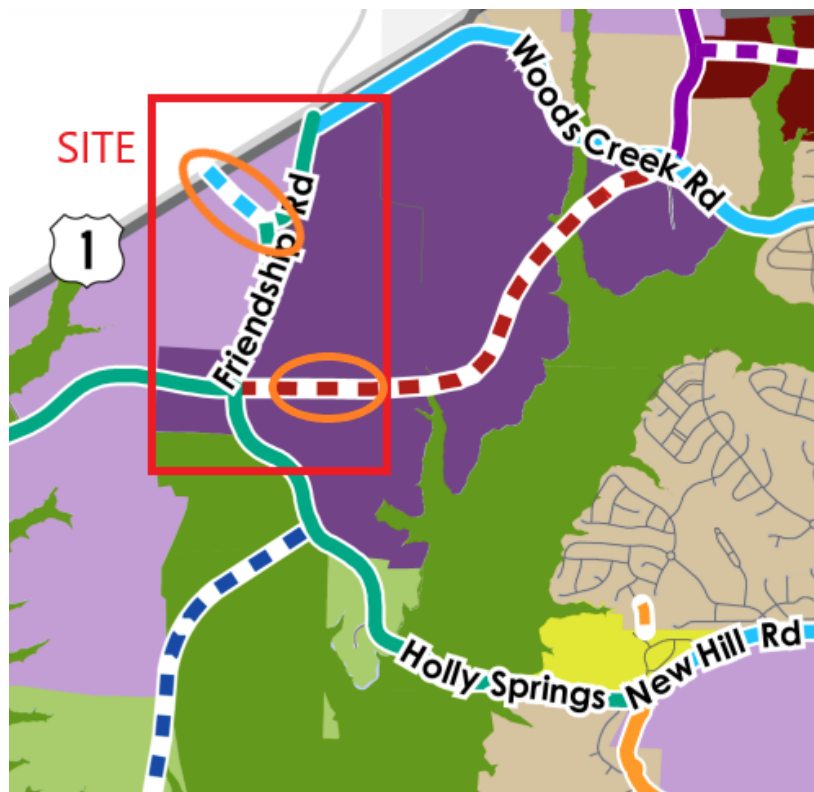
The town adopted a Water Resource Management Policy that went into effect July 1, 2023. This application was submitted prior to July 1st and therefore is not subject to the policy at this time.

Transportation:

Per the Town's Unified Development Ordinance (UDO) and Comprehensive Transportation Plan (CTP), the development is required to design and construct roadway improvements along all property frontages to meet ½ of the ultimate cross section. In this case, there are parcels on both sides of Friendship Road,

so there are portions of Friendship Road will be widened on both sides, completing the ultimate build of the roadway. There are also small portions of thoroughfare widening required across the property frontage along both Woods Creek Rd and Holly Springs New Hill Rd.

The Town's CTP identifies two new roadways to be constructed in this area that directly impact this development. The first is located on the northern end of the development that ultimately connects to US 1 and the second roadway is located towards the center of the development that will ultimately create a "fourth leg" at the intersection of Friendship Rd and Holly Springs New Hill Rd.



A Traffic Impact Analysis (TIA) Revision was completed with this Rezoning Revision as required by the NCDOT and the Town. Town Staff and NCDOT are still in negotiations with the developer regarding the required mitigation improvements associated with this development. The final list of mitigation requirements will be memorialized in the Transportation Mitigation Agreement (TMA) prior to the scheduled Town Council Meeting.

ZONING MAP CHANGE ANALYSIS

The petition as a whole is generally consistent with the Future Land Use Map, with the exception of Area 2 which is currently designated as Business & Industrial. IVMX-CD zoning is proposed for two Business & Industrial designated parcels in the NW corner of the site near the future interchange with US 1 (IVMX-CD Area 2). While Business & Industrial would support office, light manufacturing, and research and development uses, it was not intended to support areas for retail, mixed-use buildings or residential. This mixture-of land uses was instead intended to be implemented in areas designated as Innovation Village.

The requested IVMX-CD zoning for Area 2 is more consistent with the Innovation Village designation than the Business & Industrial designation. As proposed, Area 2 allows some of the same office, light manufacturing, and research and development uses (similar to those uses allowed within the Business & Industrial areas) but in a more walkable, integrated setting with a mix of other support uses like restaurants, retail, and housing.

In review of this rezoning request, the Town can consider whether adopting the IVMX-CD zoning for Area 2 is reasonable and in the public interest. Staff finds that the requested change to the Future Land Use Map is reasonable since the future interchange at US 1 offers an opportunity to further realize the goals of establishing new Innovation Villages - mixed-use villages that include employment uses surrounded by one or more neighborhoods and nearby retail businesses to support future employees. This provides the Town an opportunity to enhance the offerings of our economic development areas and distinguish the Town as top choice for new employers seeking nearby amenities for their employees. By adopting the requested IVMX-CD for Area 2, the Future Land Use Map would be automatically amended from Business & Industrial to Innovation Village.

In addition, staff review of the application has determined the following consistencies and inconsistencies with the Comprehensive Plan:

Comprehensive Plan Consistency (IVMX – CD):

- The application helps achieve the goal for a variety of uses within the same development to create a mixed-use village with large and small-scale employment/industrial uses, retail, restaurants, hotel, and apartments. This is partially accomplished by the CD modification to allow up to 1200 apartment dwelling units and as such future development will provide housing options for Friendship Innovation Park employees and services and retail for those living and working within the Park and in nearby areas.
- The large-scale employment uses will be mostly centralized within Area 1 surrounded by support businesses, small-scale employment uses, and housing in Areas 2 and 3. This is partially accomplished by the CD modification to allow larger building for Distribution & Logistics uses.
- Building heights are 3-4 stories, though slightly taller buildings may be appropriate. The applicant has requested additional height through the CD standards for certain building types.
- An interconnected street design is proposed with stubs shown to adjacent properties and a connection to a future Hwy 1 interchange.
- A pedestrian system that includes sidewalks, sidepath, and trails connecting a series of informal and formal gathering spaces and recreation areas.
- Preservation of existing natural features such as ponds and streams that will be incorporated into the site design.

Comprehensive Plan Consistency (Business & Industrial):

- Provides opportunities to create an employment cluster and support large and small-scale industrial and office buildings that meet UDO standards.
- Proposes to improve the street network to serve the future uses.

Comprehensive Plan Inconsistency:

- Due to the flexible nature of the proposed CD Master Plan, staff is not able to determine if the integration of uses, a variety in building types/style/massing, or space for artists, makers, or small businesses, as was envisioned for an Innovation Village, will be obtained with the full build out of the project. The flexible approach provides the applicant flexibility for future development, changing market conditions, and recruiting a wide variety of employers.

The Planning Board and Town Council should determine whether the applicant has sufficiently balanced the requested zoning modifications with other proposed elements, such as accommodation of large-scale employment uses and improvements to offsite roadways and intersections, that provide a public benefit or lead to creative or unique design as is required for Conditional Zoning District.

RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

1. The Conditional Zoning District is intended to achieve innovative, higher quality, and sustainable neighborhoods. The proposed standards for development and design guidelines are mostly per the base standards of the UDO or not specific. Do the Development and Design Manual guidelines sufficiently ensure a unique or innovative design related to:
 - a. Integration of uses
 - b. Variety of building type/style/massing
 - c. Space for small businesses, artists, and makers

PLANNING BOARD RECOMMENDATION TO THE TOWN COUNCIL

ACTION #1:

Plan Consistency Statement:

The requested zone map change from RR Rural Residential to BRT Business & Research Technology for PIN 0629597133 is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Business & Industrial and the request BRT zoning would support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings.

The requested zone map change from RR Rural Residential, CB Community Business, and BRT Business & Research Technology to IVMX-CD Innovation Village Mixed Use Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates these properties as Innovation Village. The proposed Conditional Zoning District (CD) would create a mixed-use village with centrally concentrated employment uses surrounded by support services/businesses, housing and gathering spaces. Destinations within and adjacent to the site will be connected by streets, greenways, and bike/ped facilities. Although the requested IVMX-CD for Area 2 is inconsistent with the Future Land Use Map designation of Business & Industrial, the proposed zoning district will allow smaller scale manufacturing, office, distribution uses, retail, and housing in areas best suited for such uses within the Friendship Innovation Park and is reasonable and in the public interest.

Action #2:

Zone Map Change Petition Motion:

Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-17 to change the zoning of 372.05 acres of Wake County PINs #0720719912, portion of 0720904944, 0639076303 from RR: Rural Residential and BRT Business & Research Technology to IVMX-CD Innovation Village Mixed Use Conditional District and BRT Business & Research Technology as submitted by Timmons Group.

TOWN OF HOLLY SPRINGS

**REZONING, COMPREHENSIVE PLAN/
UDO AMENDMENT PETITION**

DPM Appendix #A.02

Supplement 18

March 2022

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** (check one- each request must be on separate petitions)☒ Zoning Map Change: ☒ General Use District **or** ☒ Conditional Zoning District☒ Comprehensive Plan Amendment (check all that apply)☐ Text Amendment ☒ Future Land Use Map Amendment☐ Area/Corridor Plan Map Amendment / Name: _____☐ UDO Amendment (UDO Section: _____)

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

Project InformationProject Name: Friendship Innovation ParkProject Location: 4101 Friendship Rd, Apex, NC 27539*Use street address. If none, use the closest intersection*☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☒ Pending Annexation

PIN: 0639076303, 0629597133,

Real Estate ID: 0489794, 0489792,

0720719912, 0720904923

349.08 Partial Parcel: ☒ No ☐ Yes

Project Acreage: (Rounded to nearest tenth)

Sketch Plan Review (Pre-Submittal) Meeting Date: 10-20-2022**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 Request**Current Zoning: RT/CB/RR Proposed Zoning: BRT/IVMX-CDCurrent Future Land Use Designation: Business & Industrial / Innovation VillageProposed Future Land Use Designation: Business & Industrial / Innovation Village

Area Plan Designation (if applicable): _____

Petition Contact Information (complete each contact in its entirety- please print or type)**Project Applicant/Contact**(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No If yes, please complete the Affidavit of Property

Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner

Notification Affidavit and attach.

Name Brandon McLamb Company Timmons GroupMailing Address 5410 Trinity Rd, Suite 102City Raleigh State NC Zip _____Telephone # (919) 866-4935 E-Mail brandon.mclamb@timmons.com 27607How would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified**Property Owner(s) if different than Applicant/Contact-REQUIRED** attach additional sheets if necessaryName Chris Brewer/Jon Keener Company Helix Ventures LLC, FRIENDSHIP ROAD LANDCO, LLCMailing Address 3717 National Dr, Suite 209City Raleigh State NC Zip 27612Telephone # (919) 371-6208 E-Mail cara@trustwellgroup.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified**Owner's Authorization**

Owner's Signature(s)

Christopher W. Brewer

PIN/REID

0629597133, 0720904923

Date

11/4/2022

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DocuSigned by:

Jonathon Keener

0720719912, 0639076303

11/3/2022

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PLAN CONSISTENCY STATEMENT



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

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

Project Information:

Project Name: FRIENDSHIP INNOVATION PARK

Proposed Zoning District: BRT/IVMX - CD

Proposed Land Use/Density: COMMERCIAL MIXED USE

RESEARCH TECHNOLOGY CAMPUS

Future Land Use Plan Map Designation: INNOVATION VILLAGE

Future Land Use Plan Designation Land Use/Density: RESEARCH & TECHNOLOGY
COMMERCIAL MIXED USE (NO DENSITY LIMIT)

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

In accordance with NCGS § 160D-605 prior to adopting or rejecting any zoning amendment, the Town Council shall adopt a statement of zoning consistency or inconsistency. Please include as much detailed information about the proposed zoning change and developer offered conditions (if any) or unique conditions associated with this request that support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. If the proposed zoning amendment is not in compliance with the comprehensive plan, the Town Council is required to determine why the proposed zoning change is reasonable and in the public interest if approved. Please provide detailed documentation to assist the Council in making their determination. *Attach Additional Sheets as needed*

Petitioner's Response

Executive Summary

See attached zoning consistency statement exhibit for response

Section 1: Future Land Use & Community Character

See attached zoning consistency statement exhibit for response

Section 2: Transportation / Comprehensive Transportation Plan

See attached zoning consistency statement exhibit for response

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

See attached zoning consistency statement exhibit for response

Section 4: Community Facilities

See attached zoning consistency statement exhibit for response

Section 5: Infrastructure and Utilities

See attached zoning consistency statement exhibit for response

Section 8: Natural Resources

See attached zoning consistency statement exhibit for response

Plan Consistency Response Prepared by:

Preparer's Signature(s)



Date

11-02-2022

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.

ADDITIONAL MEETING HELD 03-22-2023

☐ Neighborhood Meeting Date: 10-17-2022
Time: 5:30 - 6:30 PM
Location: HOLLY SPRINGS CULTURAL CENTER

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land 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 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.

☒ Date of Notification Mailing: 10-03-2022 AND 03-22-2023

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:

MEETING HELD; PARTICIPANTS WERE LIMITED TO THOSE ON
THE DEVELOPMENT AND DESIGN TEAM. NO ISSUES TO NOTE.

PARTICIPATION LISTED ON SIGN-IN SHEET - NO ISSUES WERE NOTED ON
2ND MEETING HELD ON 03-22-2023 - SUMMARY OF MEETING ATTACHED

Attach Additional Sheets as needed

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

N/A

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

10-17-2022

AND 03-22-2023



5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

March 22, 2023

RE: SITE ZONING REQUEST MEETING SUMMARY

Site Zoning: Wake County Parcel Identification Numbers – [0629597133, 0639076303, 0720719912, 0720904923]

Phase 1A Development: Wake County Parcel Identification Numbers – [0629797990 & 0720904923]

A neighborhood meeting was held at the Holly Springs Cultural Center at 300 West Ballentine Street in Holly Springs, NC 27540 at 5:30 PM on March 22, 2023. The room location was “01 Board Room”.

The below information was relayed to the attendees of the meeting, which are listed in the Neighborhood Meeting Report:

The Town of Holly Springs to request a zoning change for a portion of 2 parcels totaling approximately **381.26** acres at 0 Friendship Road and 12532 Holly Springs New Hill Road. The properties being rezoned were relayed to the attendees as follows:

- 21.28 acre parcel - PIN # 0629597133
- 127.88 acre parcel - PIN # 0639076303
- 26.95 acre parcels - PIN # 0720719912
- 205.15 acre parcel – PIN # 0720904923

Maps, on 24” X 36” boards were presented to the attendees that outlined the vision of the project.

The maps included the delineation of the area being rezoned, the vision of the overall business park, and concept images of the park.

During the meeting, attendees spoke with the team listed on the sign-in sheet and discussed the following:

- Overall circulation and transportation vision of the project and impact to their properties
- Future Widening efforts along road frontages of the existing roadways
- Current water pressure challenges that exist on their homes as a result of their private wells, unrelated to this project
- Tree buffers associated with their adjacent properties and intent to keep existing trees and vegetation around the perimeter of the property and in low-lying stream/wetland locations that will also provide natural buffers from the development
- Developer and Design team shared contact information with attendees so that they could reach out if they wanted additional information.

Respectfully,

Brandon McLamb, PE
Timmons Group
Brandon.McLamb@timmons.com

Name	Address 1	Address 2	Address 3
MILLS, STEPHEN V MILLS, NANCY O	535 BUCKROE DR	SANFORD NC 27330-7285	
BELL, RONALD T	3812 COPPERHEAD RD	APEX NC 27539-8776	
DENTON, KEITH DENTON, SANDRA DENISE PATTON	4312 FRIENDSHIP RD	APEX NC 27539-8759	
RRPLT LLC	2004 BUCKINGHAM WAY	APEX NC 27502-9340	
TARRENCE, JAMES EDWARD JR	3832 COPPERHEAD RD	APEX NC 27539-8776	
DC GOODWIN FARM LTD PTNRP	226 WOODSIDE DR	HARRISBURG NC 28075-8442	
ANDREAS, MICHAEL T ANDREAS, LYNN B	7617 WOODS CREEK RD	APEX NC 27539-8741	
AMGEN INC	1 AMGEN CENTER DR	THOUSAND OAKS CA 91320-1730	
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
MILLS, STEPHEN V MILLS, NANCY O	3504 SUNNY DR	MOREHEAD CITY NC 28557-3034	
UCW INC	PO BOX 866	APEX NC 27502-0866	
BLAND, THOMAS M. BLAND, BETH BUSHMAN	3724 FRIENDSHIP RD	APEX NC 27502-8721	
GOODWIN, SANDRA GAIL TRUSTEE GOODWIN, ALFRED KENT TRUSTEE	274 MAY FARM RD	PITTSBORO NC 27312-5738	
BEHNKE, DEBRA ANN	417 CULVERT ST	APEX NC 27502-1731	
BEHNKE, DEBRA ANN	4313 FRIENDSHIP RD	APEX NC 27539-8759	
RAYMER, DAVID F RAYMER, SHARON L	4617 FRIENDSHIP RD	APEX NC 27539-8763	
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
FRIENDSHIP ROAD LANDCO LLC	CMP MANAGEMENT LLC	400 N ASHLEY DR STE 1100	TAMPA FL 33602-4324
HELIX VENTURES LLC	3717 NATIONAL DR STE 209	RALEIGH NC 27612-4877	
BAUCOM, CHARLES DANIEL	2440 HIGH RIDGE DR	RALEIGH NC 27606-8605	
PRINCE, BETTY D PRINCE, LUTHER M JR	3800 FRIENDSHIP RD	APEX NC 27539-8700	
GEORGE HEELAN IRREVOCABLE TRUST	10046 BISHOPS GATE BLVD	PINEVILLE NC 28134-6568	
STONE, RICHARD E STONE, JEANNE Z	3817 BOSCO RD	NEW HILL NC 27562-9741	

PROJECT: FRIENDSHIP INNOVATION PARK

MEETING: NEIGHBORHOOD MEETING

DATE: 17-OCT-2022

NAME (PLEASE PRINT)	COMPANY	ADDRESS	TELEPHONE	EMAIL
BRANDON MCLAMB, PE	TIMMONS GROUP	5410 TRINITY RD, SUITE 102 RALEIGH, NC 27607	919-866-4935	BRANDON.MCLAMB@TIMMONS.COM
JAY RAPP			919-337-2663	jay@helixventures.net
Chris Pitz	Trustwell		919-668-9524	Chris@trustwellgroup.com
Gary Zrawski	ARCO		919-836-6873	gzrawski@arco.com



5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

March 7, 2023

RE: SITE ZONING REQUEST/PHASE 1A DEVELOPMENT PETITION

Site Zoning: Wake County Parcel Identification Numbers – [0629597133, 0639076303, 0720719912, 0720904923]

Phase 1A Development: Wake County Parcel Identification Numbers – [0629797990 & 0720904923]

Dear Property Owner,

We are writing to advise you that Timmons Group, Inc is preparing to submit to the Town of Holly Springs to request a zoning change for a portion of 2 parcels totaling approximately **381.26** acres at 0 Friendship Road and 12532 Holly Springs New Hill Road. The properties to be rezoned are as follows:

- 21.28 acre parcel - PIN # 0629597133
- 127.88 acre parcel - PIN # 0639076303
- 26.95 acre parcels - PIN # 0720719912
- 205.15 acre parcel – PIN # 0720904923

This rezoning application is requesting to change the property located at 0 Friendship Road totaling **21.28** acres from its current zoning of RR zoning district to BRT (Business and Research Technology) zoning district per Town of Holly Springs Unified Development Ordinance (TOHS UDO) Section 3.2. This rezoning request is to allow for commercial/office buildings and matches the zoning of the adjacent parcels to the east and north.

This rezoning application is also requesting to change the property located at 12532 Holly Springs New Hill Road totaling **127.88** acres from its current zoning of RR (Residential) zoning district to IVMX (Innovation Village Mixed-Use). This rezoning request is to allow for commercial/office buildings, retail, multi-family residential and other uses per TOHS UDO Section 3.2.

This rezoning application is also requesting to change the properties located at 0 Friendship Road totaling **232.10** acres from its current zoning of BRT, CB, and RR zoning district to IVMX (Innovation Village Mixed-Use). This rezoning request is to allow for commercial/office buildings, retail, multi-family residential and other uses per TOHS UDO Section 3.2.

We will also be reviewing the first phase of the development (Phase 1A) which is compliant with it's current BRT zoning and adjacent to parcel PIN # 0629597133 being rezoned

You are receiving this notice as a property owner within close proximity of this site so that we may invite you to an informational meeting, where we will present the details of the rezoning request and Phase 1A development. We will have an open discussion with you and your neighbors to address any questions or concerns you may have.

The neighborhood meeting will be at the Holly Springs Cultural Center at 300 West Ballentine Street in Holly Springs, NC 27540 at 5:30 PM on March 22, 2023. The room location is "01 Board Room".

Respectfully,

Brandon McLamb, PE
Timmons Group
Brandon.McLamb@timmons.com

RAYMER, SHARON L	Company	4617 FRIENDSHIP RD	APEX NC 27539-8763
CC YIELD NORTH LLC		601 S TRYON ST STE 800	CHARLOTTE NC 28202-1841
INGRAM, WALLACE JEFFREY INGRAM, HEATHER BARTON		12509 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
WRENN, CARL BRUCE WRENN, PATRICIA W		12512 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
ERWIN, SAMUEL EARL		12515 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
COMBS, WAYNE L COMBS, RAMONA		12504 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
OAK GROVE MISSIONARY BAPTIST CH		7201 TEN TEN RD	APEX NC 27539-7900
HANMANN, DESIREE N HANMANN, LISA R		12521 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
ZAPPITELLI, LAUREN		12505 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
BARE, SYLVIA H		12517 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
FRIES, CARLOS E		12508 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
Cheryl Caines, Senior Planner	Town of Holly Springs	128 S Main Street	Holly Springs, NC 27540

PROJECT: FRIENDSHIP INNOVATION PARK

MEETING: NEIGHBORHOOD MEETING

DATE: 22-MAR-2023

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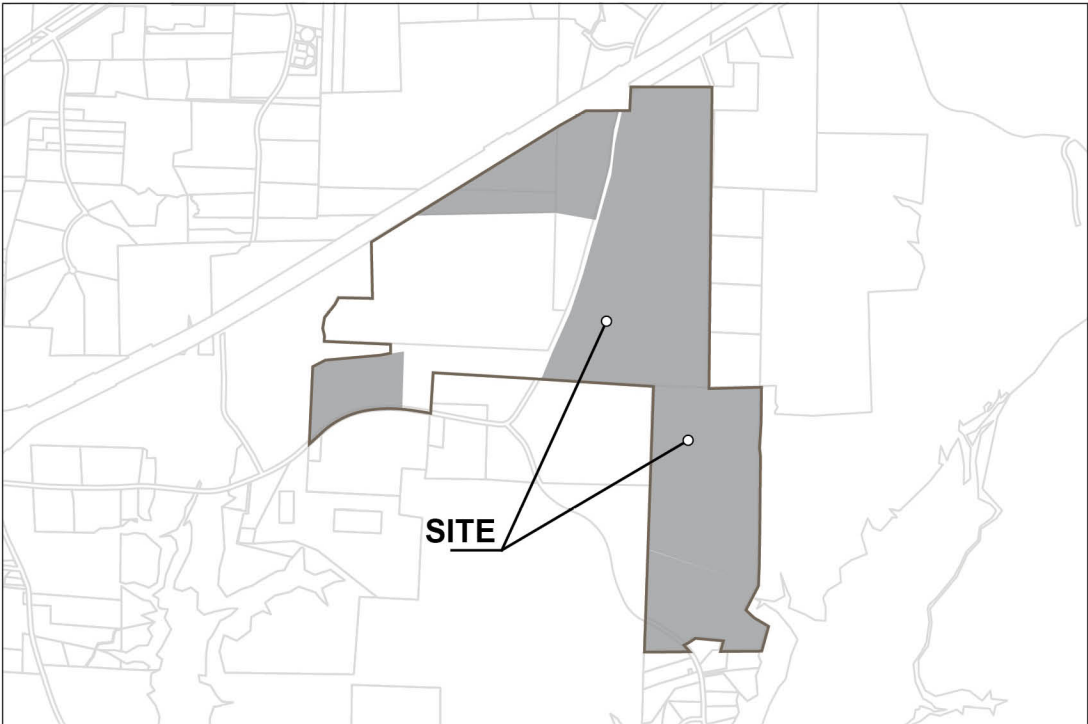
REZONING FOR

FRIENDSHIP INNOVATION PARK

HOLLY SPRINGS, NORTH CAROLINA

PROJECT NUMBER: PLRZ202200313/22-REZ-13

	SITE DATA TABLE
OWNER	HELIX VENTURES LLC CONTACT: CARA HYLTON
PINS	0639076303, 0629597133, 0720719912, & 0720904944
SITE ADDRESS	12532 HOLLYSPRINGS NEW HILL RD APEX, NC 27539
SITE ACREAGE	498.63 ACRES
EXISTING ZONING	RR, CB, & BRT 155.89 ACRES (31.26%)
PROPOSED ZONING	BRT - 168.88 ACRES (33.40%) & IVMX-CD - 342.74 ACRES (68.74%)

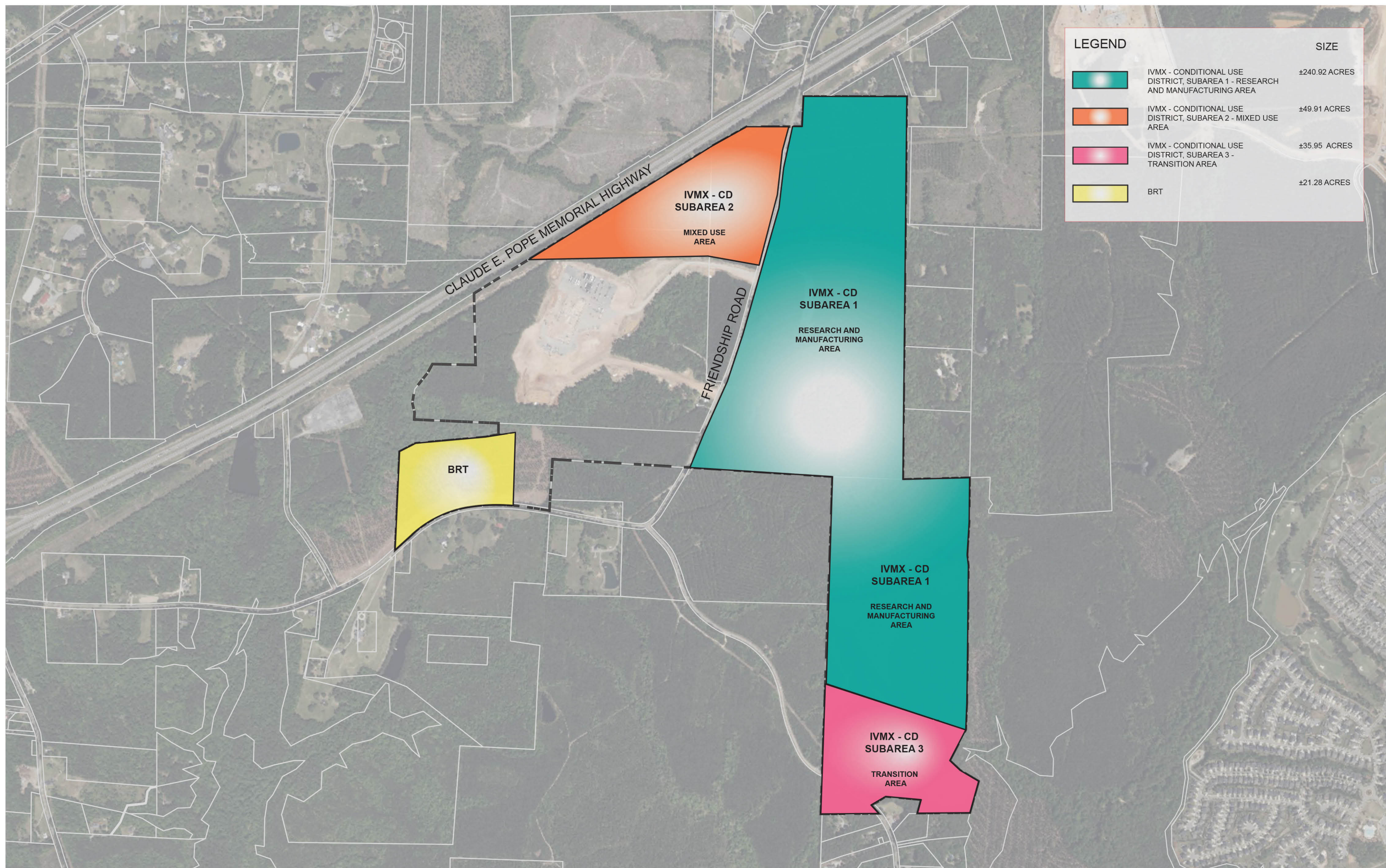


VICINITY MAP

	INDEX OF SHEETS
SHEET NO	SHEET TITLE
00	REZONING PACKAGE COVER
01	REZONING PLAN
02	TRANSPORTATION AND MOBILITY PLAN
03	UTILITY PLAN
04	OPEN SPACE, PRESERVATION AREA & LANDSCAPE PLAN

ZONING REQUIREMENTS:

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



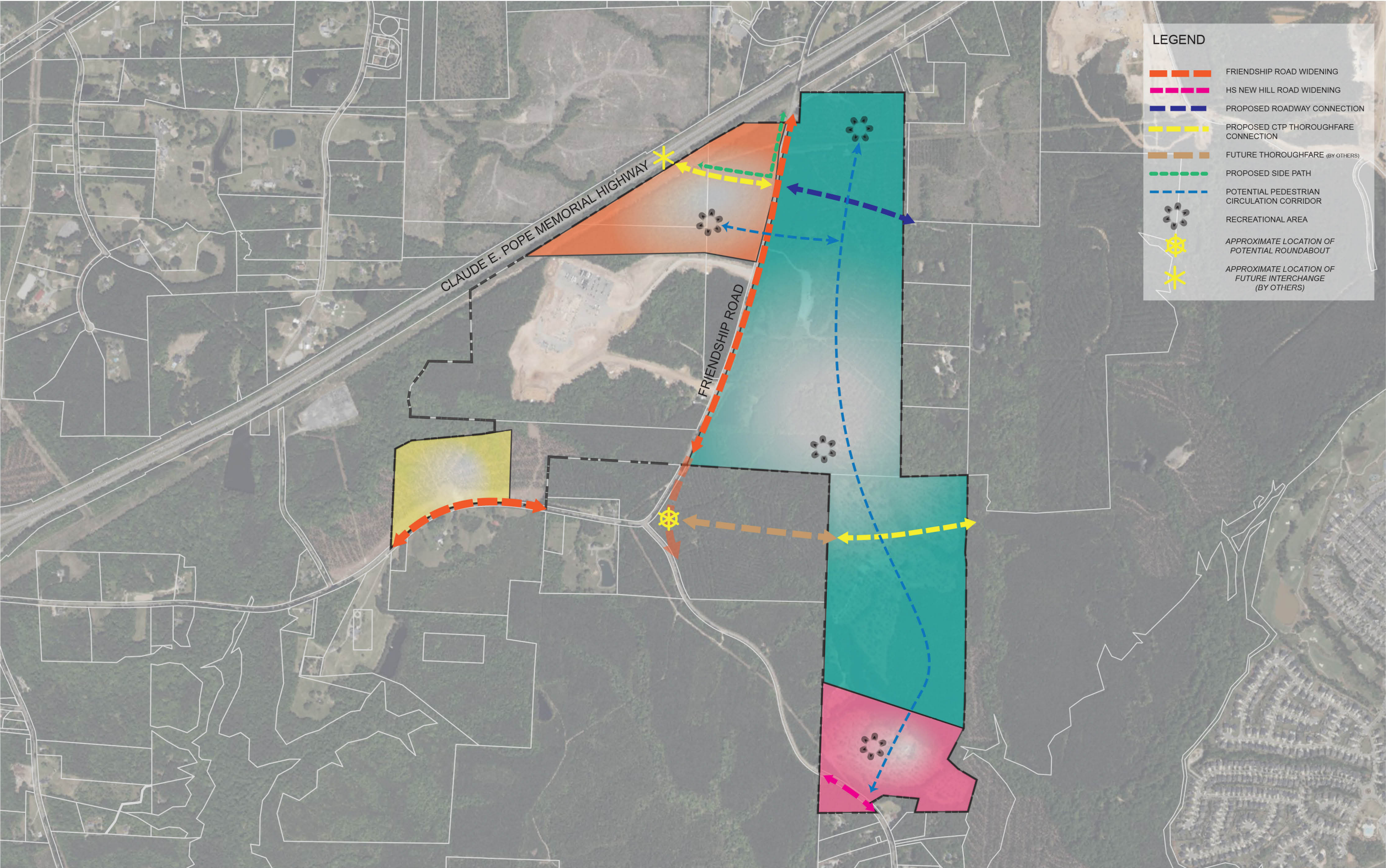
FRIENDSHIP INNOVATION PARK : REZONING PLAN

HOLLY SPRINGS NC | AUGUST 4, 2023

SCALE 1" = 1000'

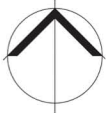
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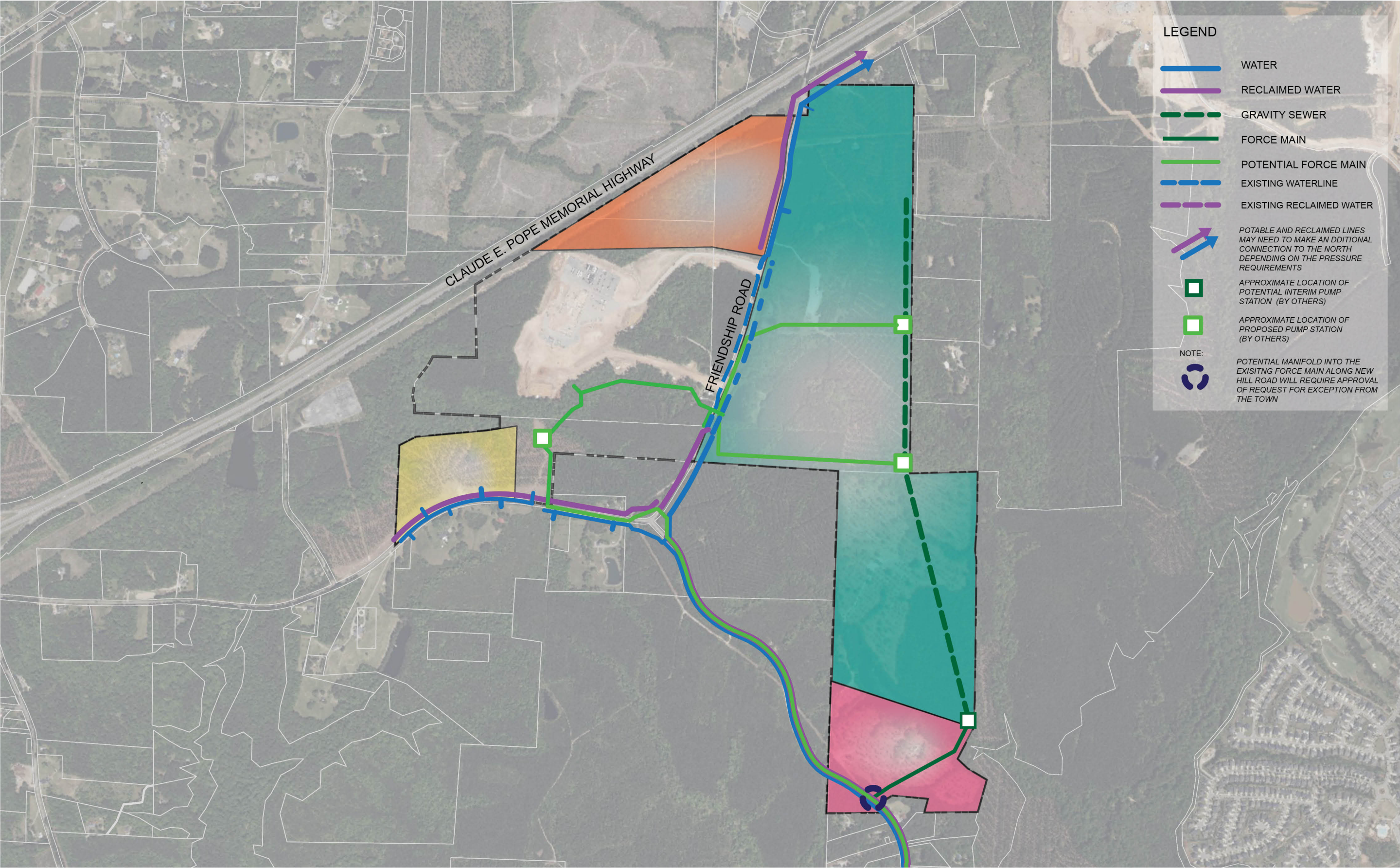




FRIENDSHIP INNOVATION PARK : TRANSPORTATION AND MOBILITY PLAN
HOLLY SPRINGS NC | AUGUST 4, 2023

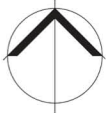
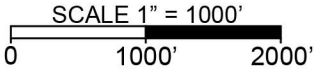
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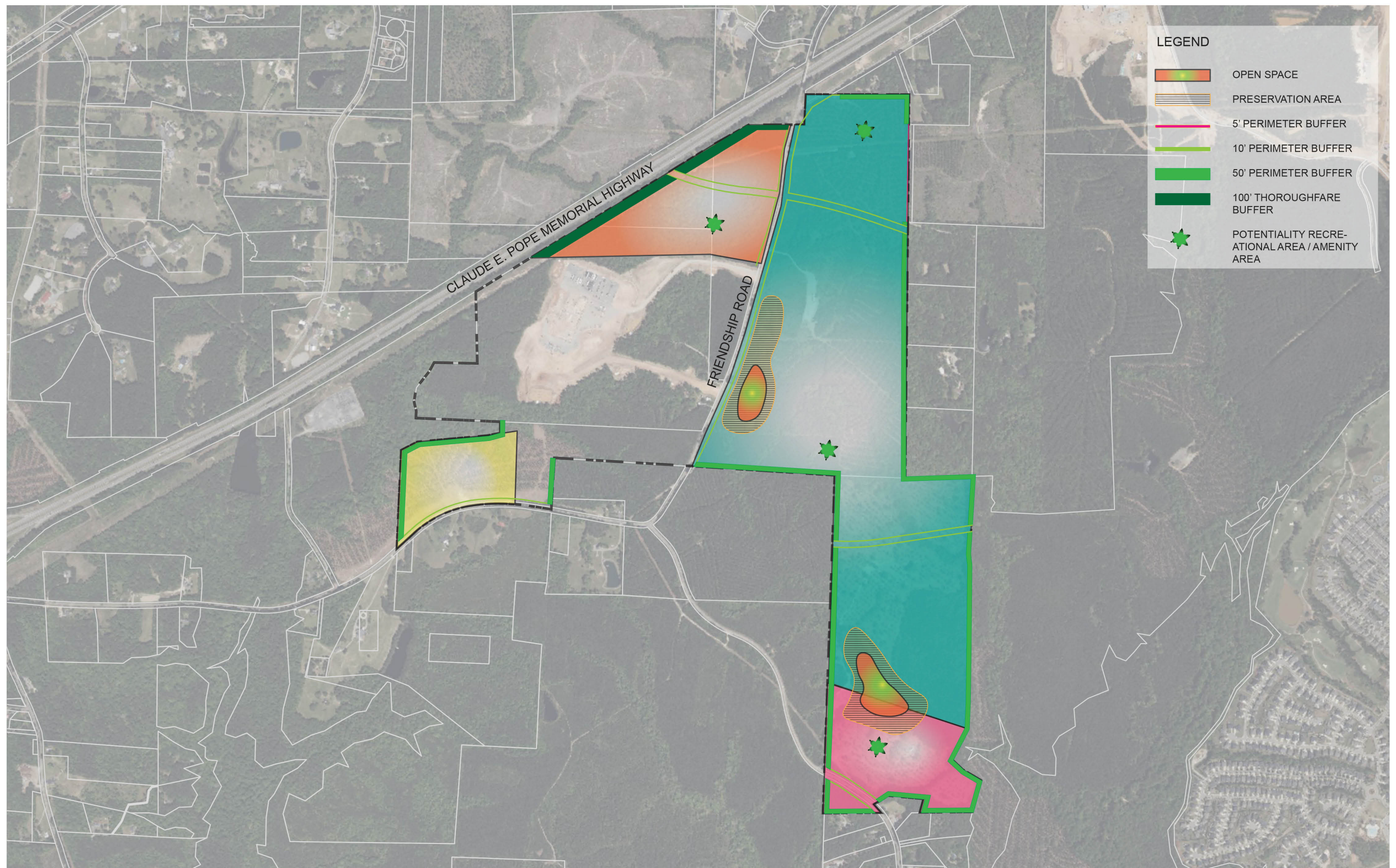




FRIENDSHIP INNOVATION PARK : UTILITY PLAN

HOLLY SPRINGS NC | AUGUST 4, 2023





FRIENDSHIP INNOVATION PARK : OPEN SPACE, PRESERVATION AREA & LANDSCAPE

HOLLY SPRINGS NC | AUGUST 4, 2023

SCALE 1" = 1000'

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TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

DESIGN GOALS NARRATIVE

FRIENDSHIP INNOVATION PARK - MASTER PLAN



Project Information

Project Name:	Friendship Innovation Park
Proposed Zoning District:	BRT (20.66 acres) IVMX-CD (328.42 acres)
Proposed Land Use/Density:	Commercial Mixed Use (Retail, Multi-Family, Office, Hospitality) Research Technology Campus (R&D, Advanced Manufacturing)
Future Land Use Map Designation:	Innovation Village
Future Land Use Description/Density:	Research & Technology (No density limit) Commercial Mixed Use (No density limit)

Petitioner's Response

Zoning Summary

The project proposes both BRT and IVMX – CD Zoning which will adhere to the CD Design Goals as stated in UDO Section 2.4.3. The Conditional District IVMX-CD zoning will be divided into 3 different areas; Area 1 – Research and Manufacturing, Area 2 – Mixed Use, and Area 3 Transition Area.

While the current Master Plan cannot provide detailed designs for the final elements to be included in each area, future development plans for each individual site plan within the different areas will utilize the following design guidelines to comply with the CD Design Goals as stated in UDO Section 2.4.3:

1. UDO CD Design Goal 1 - *The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character.*

Response: Existing natural features such as wooded areas, naturally occurring ponds, and slopes will be incorporated into the design of the open areas and within individual site plans in such a manner as to preserve the site's natural character to the extent feasible that will allow development to occur and create amenities for the Park tenants and public along greenway and side path connections.

2. UDO CD Design Goal 2 - *The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns.*

Response: The properties are historically wooded and undeveloped with limited existing view corridors. However, the developer will work toward the creation of significant view corridors to retain elements of traditional historical land use patterns, in particular around the ponds that will remain on site and will now be visible from road ways and future side path connections so as to create view corridors to the natural elements that did not previously exist in the sites undeveloped state.

3. UDO CD Design Goal 3 - *Development of pedestrian oriented communities; development of traditional style neighborhoods.*

Response: Development of pedestrian corridors will be included as allowed by the individual user's security needs to create a walkable network of connected pathways

within the Park and to the outside greenway connections as feasible. These pathways will be incorporated as able to take advantage of the view corridors in order to celebrate the natural features preserved by the development in accordance with Goals 1 and 2.

4. UDO CD Design Goal 4 - *Development of communities that are visually and functionally connected to one another.*

Response: The rezoning to IVMX-CD will allow the Park to have a mix of uses that are visually and functionally connected to one another in a more desirable way for the community. These connections will include dramatically improved vehicular connectivity as well as pedestrian and bicycle side paths for physical connectivity that will compliment the visual connectivity created by the new view corridors and open space incorporated into the overall development plan.

5. UDO CD Design Goal 5 - *Protection of significant watershed areas in order to preserve water quality.*

Response: Though there are no watersheds restricting the site, we are encouraging individual site plans within the Park to incorporate new water quality features, like bioswales and enhancement of natural drainage areas, to preserve and enhance the overall watershed. As mentioned above, significant natural water features existing on the site today will also be maintained so that the legacy water cycle over much of the site will be preserved where healthy and appropriate for the property.

6. UDO CD Design Goal 6 - *Creativity and imagination in the process of development.*

Response: By rezoning the entire Park with a significant IVMX-CD component, individual site plans are given the freedom to more creatively utilize their areas and better incorporate them within a mix of uses that will facilitate a development process and end product more appealing to the end user of the property regardless of which component of the plan they choose to interact with; manufacturing and research, retail, office, hospitality or multifamily residential.

7. UDO CD Design Goal 7 - *Unique architecture or sustainable design.*

Response: We will encourage unique design elements in the built environment, including signage and open space amenity structures, as well as sustainable design elements throughout the Park as already discussed here. Though many features will be unique, the overall plan for the park will include unifying thematic elements like natural wood, patinas and other finishes to make sure the overall appearance of the park remains part of a cohesive and recognizable design.

8. UDO CD Design Goal 8 - *Efficient, aesthetic and desirable use of open space.*

Response: Efficient, aesthetic and desirable use of open spaces with amenity structures, activity areas and gathering spaces will be included and interconnected throughout the Park by a series of pedestrian elements that will celebrate the natural and built elements of the park for both the tenants and broader public.

9. UDO CD Design Goal 9 - *Variety in housing types and physical development patterns.*

Response: The IVMX rezoning allows us to integrate beneficial multifamily housing types within the Park in appropriate locations that adhere to the consistency of the development, while at the same time providing a transitional buffer to the more traditional single family housing options provided by the surrounding community.

10. UDO CD Design Goal 10 - *Special considerations for property with a unique history or outstanding physical features.*

Response: Though the site has little in the way of significant history, the overall design of the Park has been purposefully modified to celebrate the outstanding physical features on the site, mainly the larger ponds, by making them the center piece of view corridors and surrounding them with open spaces accessible by pedestrian side paths and roads to make them meaningful and accessible features of the master plan.

Submitted by:

Jonathon Keener
Trustwell Property Group
on behalf of Helix Ventures, LLC & Friendship Road LandCo LLC

STATEMENT OF COMPREHENSIVE PLAN & FUTURE LAND USE COMPATIBILITY

FRIENDSHIP INNOVATION PARK – MASTER PLAN AMENDMENT

HOLLY SPRINGS, NORTH CAROLINA

Project Information

Project Name:	Friendship Innovation Park
Current Zoning Districts:	RR, BRT, & CB
Proposed Zoning Districts:	BRT (20.66 acres) IVMX-CD (328.42 ACRES)
Proposed Land Use/Density:	Commercial Mixed Use (Retail, Multi-Family, Office, Hospitality) Research Technology Campus (R&D, Advanced Manufacturing)
Future Land Use Map Designation:	Innovation Village and Business & Industrial
Future Land Use Description/Density:	Research & Technology (No density limit) Commercial Mixed Use (No density limit)

Compatibility Statement

The proposed rezoning builds upon the goals of the Comprehensive Plan by creating a fully amenitized life science business park to compliment the major employers like those the Town and Petitioner have recently brought to area. Friendship Innovation Park was original conceived to fulfill the Town's goal to create a new area for future major employers to join the community, add new infrastructure to support the surrounding region, and build a sustainable mix of commercial amenities for the benefit of the surrounding area. However, the current zoning designations will not allow for the beneficial mix of uses within the Park (BRT in areas & CB), are not located to properly respond to the community's Long Range Transportation Plan (CB), or are not properly zoned to allow the type of businesses and uses desired by the Town as indicated in the Future Land Use Plan (RR).

Conversely, this rezoning to the newly minted designations of IVMX-CD and BRT validates the recent changes Council and staff have made to the Comprehensive Plan and UDO by allowing a mix of uses in each area in accordance with the Town's Future Land Use Plan. This intermixing of uses within the areas, rather than separating them into different designations, will allow every area of the Park to achieve its highest and best use, while promoting better accessibility between them. By allowing this rezoning, the Friendship Innovation Park Master Plan can create the truly sustainable commercial amenity envisioned by the Council for western Holly Springs. This rezoning will also allow the individual development plans within the Park to better respond to the potential future interchange on US-1 and allow for less intensive uses to be located at the border of the property as appropriate for the surrounding community. By expanding the range of uses in the appropriate areas within the growing Friendship Innovation Park, Holly Springs will continue to have a globally competitive and attractively amenitized business park that expands the commercial tax base to support the economic vitality of the Town and sponsors further positive growth throughout the community.

Submitted by: Jonathon Keener, Trustwell Property Group
on behalf of Helix Ventures, LLC & Friendship Road LandCo LLC

PLAN CONSISTENCY STATEMENT

FRIENDSHIP INNOVATION PARK – MASTER PLAN

HOLLY SPRINGS, NORTH CAROLINA



Project Information

Project Name:	Friendship Innovation Park
Proposed Zoning District:	BRT (20.66 acres) IVMX-CD (328.42 acres)
Proposed Land Use/Density:	Commercial Mixed Use (Retail, Multi-Family, Office, Hospitality) Research Technology Campus (R&D, Advanced Manufacturing)
Future Land Use Map Designation:	Innovation Village and Business & Industrial
Future Land Use Description/Density:	Research & Technology (No density limit) Commercial Mixed Use (No density limit)

Petitioner's Response

Executive Summary

The proposed rezoning builds upon the goals of the Comprehensive Plan by creating a fully amenitized life science business park to attract the major employers like those the Town and Petitioner have recently brought to area. Friendship Innovation Park was originally conceived to fulfill the Town's goal to create a new area for major employers to join the community, add new infrastructure to support the surrounding region, and build a sustainable mix of commercial amenities for the benefit of the surrounding area. This rezoning to the newly minted zoning designations of Innovation Village Mixed Use – Conditional District and Business Research & Technology validates the recent changes Council and Staff have made to the UDO and will allow this development to fulfill their goals by creating a mix of uses in each area in accordance with the Town's Future Land Use Plan. This intermixing of uses within the areas, rather than separating them into different designations, will promote accessibility and viability for all the uses. By doing so we will create the truly sustainable commercial amenity envisioned by the Council for western Holly Springs. This rezoning will also allow the development plan for the Park to better respond to the potential of a future interchange on US-1 and allow for less intensive uses to be located at the border of the property as appropriate for the community. By expanding the range of uses in the appropriate areas within the growing Friendship Innovation Park, Holly Springs will continue to have a globally competitive and attractively amenitized business park that expands the commercial tax base to support the economic vitality of the Town and sponsors further positive growth throughout the community.

Section 1: Future Land Use & Community Character

- The BRT rezoning in adjoins the existing BRT area that is home to Amgen and the adjacent areas already approved by the Council for similar light manufacturing uses where the Future Land Use Plan has called for an Innovation Village that includes the business and industrial uses accommodated by BRT zonings.
- The Innovation Village Mixed Use Conditional District zoning for matches the Future Land Use Plan's desire for business and industrial growth in the region while accentuating the desired Innovation Village designation for the site and creating a complimentary amenity for the residential land uses in the region as well.

- This next generation park abandons the conventional business park attracting owners and entrepreneurs with character and scale that emphasizes technology, creativity, and innovation for both large and small businesses.
- The retail, multifamily and hospitality options allowed within IVMX zoning allow for desirable uses to be appropriately located throughout the region and provided desirable buffers to neighboring areas that are zoned for less intensive uses.
- The IVMX-CD zoning also encourages the dispersion of community gathering spaces that the mix of uses will compliment. These gathering spaces and amenities will be interconnected through streets and greenways while also ensuring company security needs.
- By locating these land uses adjacent to US-1 and in the appropriate areas throughout our site, we are providing a distinct connectivity benefit to the future business operations, while also preserving the residential nature of the areas closer into the Town core.

Section 2: Transportation

- By attracting the major employers desired by the Town, this rezoning will meet Transportation's goal of supporting the economic vitality of Town by making this area a globally competitive business park.
- By locating the project adjacent to US – 1, the potential jobs brought by future employers will help the Town qualify for and secure major infrastructure improvements with NCDOT, including potentially a new interchange, that fulfill the goals of the long-range transportation plan.
- The IVMX-CD zoning also allows the development plan to better respond to the Town's Long Range Transportation Plan and the Greenway Connectivity Plan by creating both vehicular and non-vehicular connections from the surrounding areas through the park and to the future US-1 interchange while locating uses and amenities in the appropriate areas to compliment these connections. The subsequent development plans created under the Friendship Innovation Park Master Plan for these uses will be designed to accommodate the future interchange, future Wood Creek connector, and the realignment and widening of Friendship Road to accommodate a roundabout or other intersection improvements at Holly Springs New Hill Road to sponsor safe and efficient connectivity for multiple modes of transportation.
- During the preparation of subsequent development plans within this project area, the street network and block patterns for these areas will respond to both the proposed future uses and the thoroughfares to facilitate safe and efficient vehicular connectivity to these thoroughfares while decreasing block size to accommodate safe bike and pedestrian circulation as the plans move back into the developments away from the thoroughfares.
- To further enhance pedestrian and bike connectivity, future development plans within the project area can include separate pedestrian and wider side paths adjacent to internal streets that match Park & Recreation's new side path design goals for the Town and their connectivity goals for this specific area. Though not contemplated for the region in the current CTP, should mass transit become available to the area, the future development plans can include appropriate accommodations dependent on availability and need.
- Having multiple separate and diverse entry points onto major thoroughfares will keep traffic out of the Town core increasing safety and limiting any impact on any surrounding neighborhood streets.

- Thoroughfare/Road widening to meet half of the ultimate right-of-way and street cross section in the Comprehensive Transportation Plan (CTP) is required in accordance with the Town's Unified Development Ordinance (UDO).
- A full traffic study is required and has been submitted for approval at the time of rezoning. Any on and off site improvements warranted by the traffic study will be the developer's responsibility.

Section 3: Parks & Recreation and Open Space

- Though the security requirements and final development plans of individual employers within the park will need to be considered, the development plans can include pathways that celebrate the natural amenities and create potential new greenway connections between open spaces to help complete the long-term goals of the Greenway Master Plan.
- The Master Plan for the area has been laid out to limit impact on wetlands and natural features that will become focal points for the open spaces to be located within the Park.
- The final development plans will include passive and active open spaces as appropriate for the different areas and adjacency of uses within the Park.
- The master plan encourages the use and preservation of native plants in the ROW, buffers and setbacks wherever possible with our architectural standards and plans for roadway buffers, along pathways, and especially on the borders of the Park with lower density and existing uses.
- The mixed-use area will create commercial centers within walking distance to the Business and Industrial area and potential future neighborhoods as desired by the new Parks & Recreation Master Plan.

Section 4: Community Facilities

- This rezoning will massively increase the commercial tax base of the Town allowing it to continue to make parks and other public facility investments throughout the community in addition to the Greenway and commercial amenities the public can enjoy within the Park.

Section 5: Infrastructure & Utilities

- This rezoning will facilitate full utilization of the massive investment the developer and Town are making in potable water, reclaimed water, and sewer lines that benefit not just this project but the whole region.
- This project will also add new public road infrastructure to make it more "pad-ready" and attractive to the world class employers desired by the Town
- Potential Pump Stations may be implemented to service the areas being rezoned. A preliminary sewer study is required at the time of the rezoning petition and pump station design, reports and fully gravity design are due prior to the submittals of future development plans.
- A fire flow analysis is required for approval within the master plan.

Section 8: Natural Resources

- The infrastructure is laid out to avoid as much of the wetland and natural buffers as possible.
- The Master Plan aims to preserve and utilize native species within walking trails, ROWs and buffers throughout project as much as possible.

- Though much of the Park has been previously logged, specimen tree preservation will be prioritized in the open spaces and buffer areas as well as in individual site plans where possible.
- The plan encourages the use of native species in the landscape plans for each subsequent development plan through the architectural standards of the project.
- Within the open spaces and where able within individual development plans, bioswales and natural drainage areas will be used and beautified to create amenities that encourage natural infiltration and benefits native species.

Specific Recommendations Section

- ***FLU-1 Encourage Use of the Land Use & Character Plan in Everyday Decision-Making***
FLU-7 Use the Land Use & Character Plan as an Economic Development Tool
FLU- 14 Build a Community Attractive to Today's Businesses and Their Employees
Response: The Land Use and Character Plan for the IVMX-CD and B&I areas will be used to help guide the individual development plans within the Park and create the amenities that will continue to attract large and small economic development projects to Holly Springs.
- ***FLU-11 Create an Interconnected Network of Green Space***
SI-8 Build a Green Infrastructure Framework
Response: As mentioned above, the Character Plan will help guide the creation of a network of pathways and green spaces in available areas through the Park and connected to larger green spaces beyond via greenway and side path connections.
- ***FLU-16 Coordinate with Large Land Owners in the Town's Western Planning Area***
SI-4 Improve the Land Use - Transportation Connection
Response: The Park is one of the largest land areas on the west side of Holly Springs and strategically located to capture the area's highest and best use, while keeping traffic impacts away from the more sensitive areas of the Town thanks to its adjacency to US-1.
- ***SI-1 Add Infrastructure Capacity and Increase Services to Keep Pace with Development***
SI-3 Capitalize on Strategic Partnerships
SI-12 Adequate Long-Term Water and Wastewater Planning
Response: The genesis of the Park is rooted in a strategic cost sharing partnership between the developer and the Town to bring added infrastructure capacity to not just the Park but this whole region of Holly Springs.

Submitted by:
 Jonathon Keener
 Trustwell Property Group
 on behalf of Helix Ventures, LLC & Friendship Road LandCo LLC

DEVELOPMENT AND DESIGN MANUAL

FRIENDSHIP INNOVATION PARK - MASTER PLAN

HOLLY SPRINGS, NORTH CAROLINA

Purpose Statement

The purpose of the development and design manual for the Friendship Innovation Park is to state the architectural standards that will be utilized throughout the research and manufacturing areas of the park, provide a list of land uses permitting within the current zoning, and provide additional standards and exceptions to the proposed zoning standards within each area.

Subarea Vision

The IVMX-CD Zoning District will be subdivided into three development areas as shown on Sheet C0.3 (Color Conditional Zoning Use Zoning Map) and discussed herein. The following describes our vision for each of these subareas:

- IVMX-CD (Area 1) – This area is proposed to be the employment hub for the park consisting of research, manufacturing, and employment centers. Park amenity space, including open areas, trails, gathering centers, indoor and outdoor sports facilities, amphitheaters, supporting retail and fast serve restaurants/kiosks are also envisioned for this area.
- IVMX-CD (Area 2) – This area is envisioned to be a mixed use commercial and multifamily amenity for the employment center (Area 1) and the surrounding community. Typical uses will consist of restaurants, retail shops, hotels, and apartment space. Smaller scale employment uses may also be located within this area. This mix of uses will also be appropriate for responding to the future interchange planned for connection between the Park and US-1.
- IVMX-CD (Area 3) – This transitional area is envisioned to be a buffer between the employment center (Area 1) and the surrounding residential areas. Typical uses will consist of smaller scale standalone or mixed-use apartment buildings or mixed-and integrated or single-story retail and restaurant spaces. Smaller employment centers may also be located within this area.

Building and Site Design Standards:

1. Park entries along Friendship Road and main entrances to each individual campus will be denoted by monument signage created of similar high quality and permanent base materials (including but not limited to masonry, metal, stone) on which the title of the park or insignia of the occupant will be displayed. Trademarked colors, fonts, and designs of the occupant's insignia or company branding will be encouraged to promote some diversity and visual interest and also improve wayfinding and direction within the park.
2. Wherever commercially possible, native species already present on the Park land will be used along the ROWs as well as in setbacks and buffers throughout the Park.
3. Subsequent Development Plans within the Park will be encouraged to use native species to create a uniform look and promote the natural surroundings of Holly Springs.
4. At the main pedestrian entry to the primary building of each development within the Park, architectural elements will be added or varied to create a sense of place and visual wayfinding from the visitor or main parking areas to direct pedestrian traffic in a visually attractive way. This can be accomplished by a variety of means including but not limited to; a canopy or similar architectural element above the entry, variation of materials including masonry and glass, sidewalk and landscaping or other ground elements that create an inviting entry.
5. All buildings will have masonry or similar materials and meeting regulations per UDO section 8.2.G(4) (including glass, etc.) along frontages that directly face major thoroughfares.
6. All signs to be in accordance with the Holly Springs Unified Development Ordinance.
7. Architectural materials and colors for the Mixed Use and Transition Areas shall be of consistent and compatible materials and colors shall meet the minimum requirements for architectural site design in the Holly Springs Unified Development Ordinance.
8. Black Shoe Box LEDs, or Gardco Form 10 round LEDs (black anodized finish) will be used for lighting. Lighting details shall be provided in a lighting plan per UDO Section 8.4.E(17).
9. The minimum UDO Architectural and Site Design requirements shall be met in all areas.
10. As permitted by future tenants and land use constraints, the active open spaces will be connected through a network of pathways, sidewalks, and sidepaths that will integrate with the Greenway Plan for the larger region where appropriate. The minimum open space within each subarea will exceed the minimum required by the UDO of 1% of the total project site.

TRUSTWELL PROPERTY GROUP

3717 National Drive, Ste. 209
Raleigh, NC 27612

Development Design Modifications:

Building and Site Design shall be per the Holly Springs Unified Design Ordinance with the following exceptions in specified areas:

IVMX – CD (Area 1) Research and Manufacturing Subarea

1. BRT Standards for parking per UDO Chapter 6 shall apply
2. All uses per the IVMX Zoning in addition to the below modification*:
 - a. No maximum building area for Distribution and Logistics buildings
3. Maximum 80,000 SF and minimum 5,000 SF retail/commercial area will be allowed in addition to the square footage of all uses within the area
4. Square footage allowances can be transferred to other areas
5. Building Height requirements shall be per UDO Chapter 2 with the following modifications:
 - a. Agriculture, Manufacturing, and Distribution Uses/Office/Mixed Use: 100'
 - b. Standalone Hotel: 100'
 - c. Standalone Retail: 45'

IVMX – CD (Area 2) Mixed Use Subarea

1. All uses per IVMX Zoning
2. Multi-Family and apartment building shall be per UDO Chapter 2 with the following modifications:
 - a. Maximum of 600 apartment units
 - b. Buildings can be standalone or on lower and upper floors of mixed use buildings
3. Square footage & Unit allowances can be transferred to other subareas
 - a. The maximum transfer allowance is up to the total shown in both subareas
4. Building Height requirements shall be per UDO Chapter 2 with the following modifications:
 - a. Agriculture, Manufacturing, and Distribution Uses/Office/Apartment Buildings/Mixed Use: 100'
 - b. Stand alone Hotel: 100'
 - c. Stand alone Retail: 45' with a 20' minimum

IVMX – CD (Area 3) Transition Subarea

1. All uses per IVMX Zoning
2. Multi-Family and apartment building shall be per UDO Chapter 2 with the following modifications:
 - a. Maximum of 600 apartment units
 - b. Buildings can be standalone or on lower and upper floors of mixed use buildings
3. Square Footage & Unit allowances can be transferred to other subareas
 - a. The maximum transfer allowance is up to the total shown in both subareas
4. Building Height requirements shall be per UDO Chapter 2 with the following modifications:
 - a. Agriculture, Manufacturing, and Distribution Uses/Office/Mixed Use: 75'
 - b. Stand alone Apartment Building/Hotel: 75'
 - c. Stand alone Retail: 45' with a 20' minimum

Submitted by:

Jonathon Keener
Trustwell Property Group
on behalf of Helix Ventures, LLC & Friendship Road LandCo LLC

TRUSTWELL PROPERTY GROUP

3717 National Drive, Ste. 209
Raleigh, NC 27612



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.a.

Public Hearings

Title: Friendship Innovation Master Plan Major Amendment - 21-MAS-04-A02

Strategic Priority Area:

Staff Resource:

Action(s):

- Recommend the Town Council approve/deny Master Plan Major Amendment 21-MAS-04-A02 for Friendship Innovation Park with the conditions in the staff report.

Explanation:

- A new Unified Development Ordinance (2022 UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council is considering for each respective case.
 - Applicable Ordinance: 2022 UDO
 - Process: Quasi-judicial, Detailed Master Plan Major Amendment
- The Town has received a request to amend the approved Friendship Innovation Park Master Plan, which was created using the 2002 UDO standards. The amendment will add two parcels to the plan and make revisions to reflect the 2022 UDO and a concurrent Conditional District Rezoning (22-REZ-17).
- A Detailed Master Plan establishes the primary transportation network, utility layout, common landscaping, trails, and open spaces for the entire project area. If the Detailed Master Plan amendment is approved, the next step in the development process will be detailed development plans for individual sites in accordance with the UDO and Conditional District Rezoning.
- This development is proposing to tie to the public potable water and reclaimed water currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development.
- This development is proposing to tie to the public sanitary sewer network currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. There is expected to be additional pump stations needed to serve the portion of the project located east of Friendship Road.
- The town adopted a Water Resource Management Policy that went into effect July 1, 2023. This application was submitted prior to July 1st and therefore is not subject to the

Planning Board Meeting
August 22, 2023

policy at this time.

- Per the Town's UDO and CTP, the development is required to design and construct roadway improvements along all property frontages to meet ½ of the ultimate cross section. In this case, there are parcels on both sides of Friendship Road, so there are portions of Friendship Road will be widened on both sides, completing the ultimate build of the roadway. There are also small portions of thoroughfare widening required across the property frontage along both Woods Creek Rd and Holly Springs New Hill Rd.
- The Town's CTP identifies two new roadways to be constructed in this area that directly impact this development. The first is located on the northern end of the development that ultimately connects to US 1 and the second roadway is located towards the center of the development that will ultimately create a "fourth leg" at the intersection of Friendship Rd and Holly Springs New Hill Rd.
- A TIA Revision was completed with this Rezoning Revision as required by the NCDOT and the Town. Town Staff and NCDOT are still in negotiations with the developer regarding the required mitigation improvements associated with this development.
- A Development Agreement was approved by Town Council with the original Rezoning and Major Subdivision plan for Friendship Innovation Park. No revisions have been proposed at this time.

Background:

- The Friendship Innovation Park Master Plan was approved on September 7, 2021 for industrial development.
- The site was rezoned from R-30 Residential to RT Research & Technology and CB Community Business on October 19, 2021. The RT zoning was reassigned to BRT Business & Research Technology on March 1, 2022 with the adoption of the 2022 UDO.
- A Development Plan (21-DP-08) was approved for the Amgen site on November 30, 2021. Another Development Plan (22-DP-10) is currently under separate review for Friendship Industrial.

Funding Source(s):

N/A

Attachment(s):

1. 22MAS04A02_FriendshipMASAmend_PB_082223
2. 21MAS04A02_FriendshipMAS_Petition
3. 21MAS04A02_FriendshipMAS_Plans



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR MASTER PLAN MAJOR AMENDMENT Friendship Innovation Park 21-MAS-04-A02

APPLICANT:

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DEVELOPER:

Trustwell Property Group
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Raleigh, NC 27612

OWNER:

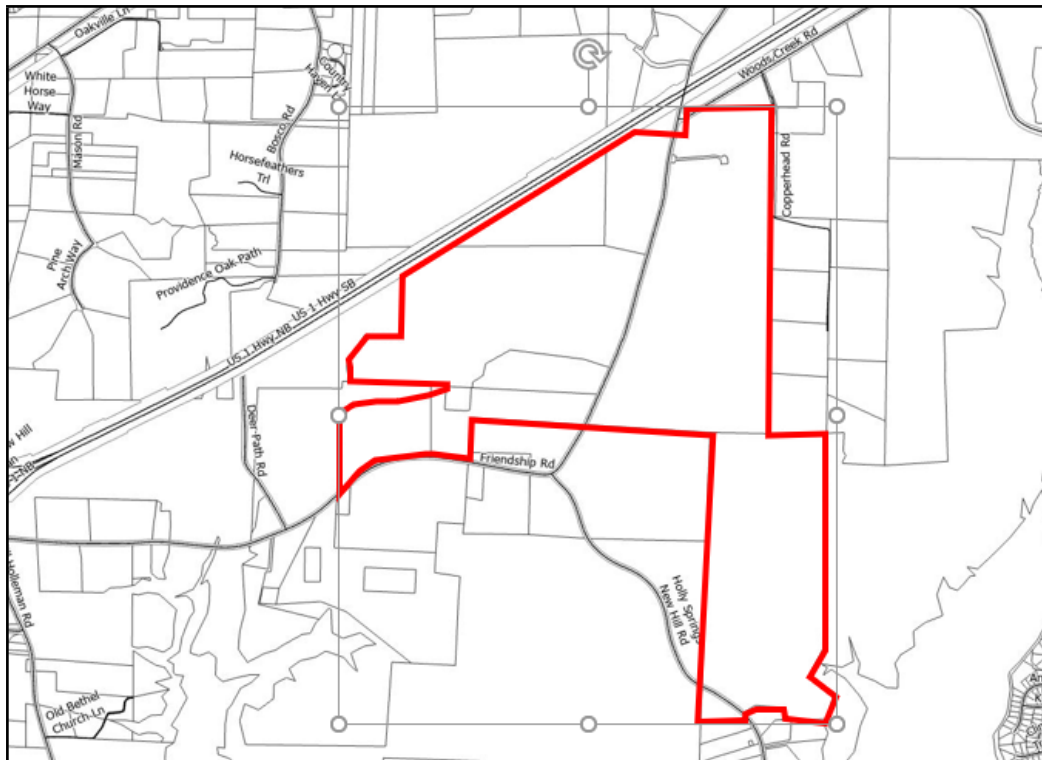
Trustwell Property Group
Jon Keener
3717 National Dr., Suite 209
Raleigh, NC 27612

OWNER:

Friendship Road Landco, LLC
CMP Management LLC
400 N Ashley Dr., Suite 1100
Tampa, FL 33602

OWNER:

Amgen Inc.
1 Amgen Center Dr.
Thousand Oaks, CA 98320

LOCATION:

[X] Within Corporate Limits of Holly Springs

[X] Within Holly Springs ETJ

[X] Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: August 22, 2023

Town Council: September 19, 2023

STAFF CONTACTS: Cheryl Caines, Senior Planner
Catherine Jacobs, Engineering Manager

ATTACHMENTS: Preliminary Plans, Petition

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Helix Ventures, LLC	0720719912	BRT Business & Research Technology *Pending Rezoning to IVMX-CD (22-REZ-17)	26.95 acres
	0639076303	RR Rural Residential *Pending Rezoning to IVMX-CD (22-REZ-17)	127.88 acres
Friendship Road Landco, LLC	0720904944	BRT Business & Research Technology, CB Community Business *Pending Rezoning of a portion to IVMX-CD (22-REZ-17)	195.97 acres
	0629597133	RR Rural Residential *Pending Rezoning to BRT (22-REZ-17)	21.28 acres
	0629696598	BRT Business & Research Technology	2.15 acres
	0629797990	BRT Business & Research Technology	15.46 acres
Amgen, Inc.	0720702658	BRT Business & Research Technology	108.94 acres
TOTAL			498.63 acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	RR Rural Residential BRT Business & Research Technology CB Community Business (Pending rezoning to change some BRT and CB parcels to IVMX-CD)	Residential / Vacant / Employment
North	RR Rural Residential	Residential
South	RR Rural Residential R-80 (Wake County Jurisdiction)	Residential / Vacant
East	RR Rural Residential BRT CU Business & Research Technology Conditional Use R-80 (Wake County Jurisdiction)	Residential / Vacant
West	RR Rural Residential R-80 (Wake County Jurisdiction)	Residential / Substation / Vacant

PROPERTY HISTORY

Rezoning History

Rezoning Number: 21-REZ-03
Original Zoning: R-30 Residential
Proposed Zoning: RT Research &

Rezoning Number: 22-REZ-17
Original Zoning: RR Rural Residential, BRT Business & Research Technology, and CB

Technology
(Reassigned to BRT Business & Research
Technology March 1, 2022), and CB
Community Business
Approved by Town Council on: Oct. 19, 2021

Community Business
Proposed Zoning: IVMX-CD Innovation
Village Mixed Use Conditional Zoning District
and BRT Business & Research Technology
Approved by Town Council on: TBD

Master Plan History

Master Plan Number: 21-MAS-04
Master Plan for Industrial Development
(Friendship Innovation Park)
Approved by Town Council on: September 7,
2021

Development Plan History

Development Plan Number: 21-DP-08
Amgen
Approved by Town Council on: Nov.30, 2021

Development Plan Number: 22-DP-10
Friendship Industrial
Approved by Town Council on: TBD, Under
Review

DEVELOPMENT AGREEMENT

A Development Agreement was approved by Town Council with the original Rezoning and Major Subdivision plan for Friendship Innovation Park. No revisions have been proposed at this time.

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request for a Master Plan Major Amendment for the Friendship Innovation Park, generally located near the intersection of Friendship Road and Holly Springs New Hill Road that was previously approved in September of 2021. The proposed major amendment is to add two additional parcels totaling 149.16 acres to the Master Plan and update the Master Plan requirements based on a proposed rezoning for the Park.

The parcels are pending a rezoning to BRT Business & Research Technology and IVMX-CD Innovation Village Mixed Use Conditional Zoning District (22-REZ-17) which will need to be approved prior to the approval of the amendment. The proposed rezoning and Master Plan amendment will not impact the development of the previously approved Amgen site or Friendship Industrial development currently under review. Plan sheets from Master Plan 21-MAS-04-A01 apply to these sites and have been incorporated into the plan set.

The applicant has submitted a subdivision plan which establishes the vehicular & utility access for each lot, new lot lines, and common landscaping. The Major Subdivision Plan features eight (8) PODs (A-H) for future development. A minimum of 5 lots and a maximum of 40 lots is proposed by the applicant. Once the subdivision plan is approved, the applicant will then need to submit detailed development plans for the individual sites.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Future Land Use & Character Plan Designations: Innovation Village and Business & Industrial

Land Use & Character

The Land Use & Character plan designations for these properties Innovation Village and Business & Industrial.

Innovation Village abandons the idea of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices — including live-work units in the employment center. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees.

Business & Industrial centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. Business & Industrial centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site.

Development Standards

Lot Arrangement:

Minimum Number of Lots: 5
Maximum Number of Lots: 40

Minimum Lot Size: None
Maximum Lot Size: None

Minimum Lot Frontage:

BRT: 100 ft.
IVMX-CD: None

Minimum Setbacks

BRT
Freeway – US 1: 100 ft.
Thoroughfare: 30 ft.
Front (minimum): BRT - 30 ft.; IVMX-CD – 5 ft.
Front (maximum): BRT - n/a; IVMX – CD – 20 ft. except none for manufacturing and distribution
Side - Corner: BRT - 30 ft.; IVMX-CD – 5 ft.
Side & Rear: 5 ft.

Interior Setbacks:
Out Lots: 5 ft

Building Height:

Maximum Building Height:
BRT: 100 ft

IVMX-CD Areas 1 & 2: 100 ft for employment, office, mixed-use buildings, and
standalone hotels.
45 ft for standalone retail buildings

IVMX-CD Area 3: 75 ft for employment, office and mixed-use buildings, standalone
apartments and hotels

Minimum Building Height:
IVMX-CD Areas 2 & 3: 20 ft for standalone retail

Landscape Requirements:

Perimeter Yard/Buffer:

Along Friendship Rd.: 10 ft Type B – Semi Opaque
Along Holly Springs New Hill Rd: 10 ft Type B – Semi Opaque
All other property lines: 50 ft Type C – Opaque (adjacent to residential districts)
50 ft Type A – Open (adjacent to employment/campus use districts)

Developed Open Space Requirements

Minimum Required: (1% of project area (4.98 acres))

Provided: Developed open space will be met through Development Plans

General Regulations

Fences:

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

Architectural and Site Design Requirements

Common architectural details are established with this Subdivision Plan and with the IVMX Conditional Zoning District. These are in addition to the Building Design Standards found in the UDO. Architectural design standards will be reviewed for each site-specific development plan.

Lighting:

Lighting Plans will be submitted and reviewed with future Development Plan submittals.

Site lighting will be shoe box style LED lighting with black poles and fixtures.

Pedestrian Circulation

Sidewalks will be provided along all street frontages. In addition, the provided open space shall be connected by sidewalks and/or pedestrian pathways to promote a well-connected pedestrian network per the zoning conditions.

PARKS & RECREATION

The Towns CTP does not specify any Greenway or Sidepath improvements required within the area of this proposal. The proposal is located within a Park Search Area, but the Town's UDO does not require land dedication for non-residential project such as this, and no land dedication is being proposed.

CIVIL IMPROVEMENTS

Water Service:

This development is proposing to tie to the public potable water currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. The proposed potable watermain will extend along each property frontage to serve the development and may ultimately need to extend northeast along Woods Creek Road to tie into water facilities being proposed by another project. A fire flow analysis report revision were completed with this Major Subdivision plan. Adjacent parcels will be provided with a public watermain stub to help facilitate future development.

Reclaimed Water Service:

This development is proposing to tie to the public reclaimed water currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. The proposed reclaimed watermain will extend along each property frontage to serve the development and may ultimately need to extend northeast along Woods Creek Road to tie into water facilities being proposed by another project. A hydraulic water model revision was completed with this Major Subdivision plan. Adjacent parcels will be provided with a public watermain stub to help facilitate future development.

Sewer Service:

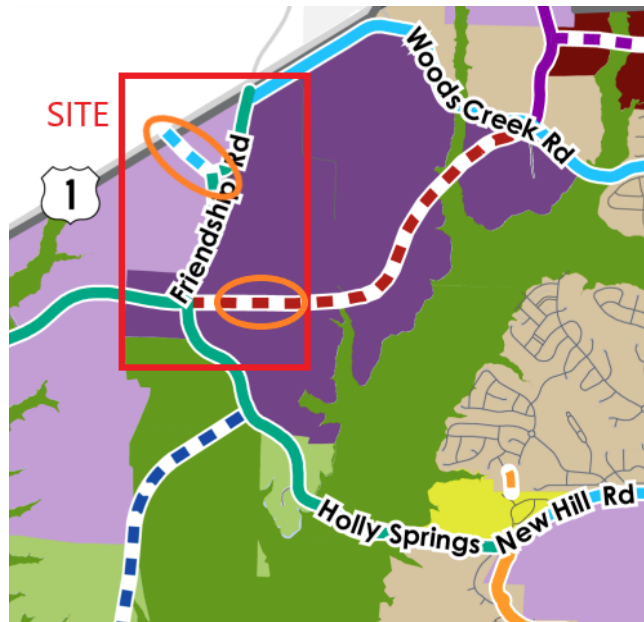
This development is proposing to tie to the public sanitary sewer network currently being installed as part of the Town's off-site Design-Build Utility Project. The developer is responsible for connection to the off-site utilities and construct the extensions necessary to service the entire development. The Design-Build project also includes a sanitary sewer pump station (Friendship Pump Station) on the western side of the development site. There is expected to be 2 to 3 additional pump stations needed to serve the portion of the project located east of Friendship Road. The eastern pump stations are dependent on the Friendship Pump Station as they will likely discharge via forcemain to that facility. One of these eastern pump stations is definitive, while the second two may or may not be necessary. Additional utility design and evaluation will be required with this project as it progresses through the development process and more information is available related to the off-site utility design.

A sewer study revision, including downstream sewer evaluation and pump station capacity analysis was completed with this rezoning revision. The study concluded that the Friendship Pump Station can successfully handle the additional area added to this development, knowing that the secondary capacity will eventually be triggered as the area builds out. The sewer study revision also included a preliminary analysis of a second definitive pump station on the western side of Friendship Rd. The forcemain extension from this pump station is expected to be substantial, however, additional analysis and design will be required as development plans for this area move forward.

Transportation:

Per the Town's Unified Development Ordinance (UDO) and Comprehensive Transportation Plan (CTP), the development is required to design and construct roadway improvements along all property frontages to meet ½ of the ultimate cross section. In this case, there are parcels on both sides of Friendship Road, so there are portions of Friendship Road will be widened on both sides, completing the ultimate build of the roadway. There are also small portions of thoroughfare widening required across the property frontage along both Woods Creek Rd and Holly Springs New Hill Rd.

The Town's CTP identifies two new roadways to be constructed in this area that directly impact this development. The first is located on the northern end of the development that ultimately connects to US 1 and the second roadway is located towards the center of the development that will ultimately create a "fourth leg" at the intersection of Friendship Rd and Holly Springs New Hill Rd.



A Traffic Impact Analysis (TIA) Revision was completed with this Rezoning Revision as required by the NCDOT and the Town. Town Staff and NCDOT are still in negotiations with the developer regarding the required mitigation improvements associated with this development. The final list of mitigation requirement will be memorialized in the Transportation Mitigation Agreement (TMA) prior to the scheduled Town Council Meeting.

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 Master Plan Major Amendment 21-MAS-04-A02 for Friendship Innovation Park as submitted by Timmons Group, dated 08/24/23, Project Number 54941 with the following conditions:

1. All previous conditions of approval for *Friendship Innovation Park Rezoning*, *Friendship Innovation Park Conditional District Rezoning*, and *Friendship Innovation Park Master Plan* apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
3. ALL recommendations from the TIA and as a result of Town and NCDOT review associated with this project, as memorialized in the Transportation Mitigation Agreement (TMA), must be designed and constructed by the developer.
4. 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.
5. 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.

6. 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.
7. The sewer study associated with this Rezoning/Master Plan was completed at a high level or a "master plan" level, meaning the infrastructure associated with this master plan will not be eligible to go straight to Construction Drawings. Development plans will be required first.
8. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.
9. The following note must be clearly reflected on the plats and construction drawings: "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
10. A verification letter that confirms no changes occurred to the gravity sewer network; including final sizing for lines that are stubbed upstream, will be required with first construction drawing submittal. If changes have been made to the gravity sewer network between Town Council Approval and first Construction Drawing Submittal, a Final Gravity Sewer Line Sizing Report, or update to the Sewer Study, will be required with first construction drawing submittal for all lines and lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.
11. Offsite Utility Infrastructure Incomplete: If any off-site utility facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Town. The Town is not responsible for completion of off-site utility facilities unless otherwise approved through a Development Agreement and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
12. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
13. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
14. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
15. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
16. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
17. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
18. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
19. With any Development Plan Application associated with the Master Subdivision Plan, the following is required:
 - a. Revise and update the Sewer Master Plan Preliminary Design Report (PDR) to confirm that each development proposal/phase is within the parameters of the previously approved reports and plans and determine if further evaluation or design is needed.
 - b. The 'Potential Gravity Sewer' outfall shown on the Gravity Sewer Maps, on the east side of Friendship Rd. discharges to Pump Station #3 (southeast pump station) and is in compliance with expectations in the Town's Engineering Design & construction Standards (EDCS) and Comprehensive Plan.

- i. If an interim or permanent pump station is proposed in lieu of a gravity sewer solution, the applicant is required to provide justification in the form of an economic analysis, cost estimates, narrative and exhibits to Town Staff for review, and determination by the Director, in accordance with the EDCS.
 - c. Continue to monitor the Friendship Regional Pump Station and determine if the next phase is required. The developer is responsible for the design and construction of such upgrades.
- 20. With any Development Plan Application associated with the Master Subdivision Plan, that includes a proposed pump station, the following is required:
 - a. If a 'Potential Future Interim Pump Station #1', 'Potential Future Interim Pump Station #2' or Secondary/Southeastern pump station (Pump Station #3) is proposed as a sewer solution by the applicant and deemed acceptable by the Director, the following is required.
 - i. The applicant's Engineer is required to submit a Preliminary Engineering Report (PER) and Preliminary Pump Station Site Plan, at the time of the associated Development Plan, for any new permanent or interim Pump Station, in accordance with the Town's EDCS.
 - ii. For an Interim Pump Station, a phasing plan and narrative is required. An Interim Pump Station phasing plan and narrative should outline the schedule and activities for how the Developer will take the Interim Pump Station offline in the future, install the necessary infrastructure to provide gravity sewer to a manhole or permanent pump station, restore conditions at the Interim Pump Station site, etc., in accordance with the Town's EDCS.
 - iii. A "Pre-Design Meeting" is required with any approved request for a new permanent or interim Pump Station prior to submitting an Interim Pump Station phasing plan and narrative, a Preliminary Engineering Report (PER) and Preliminary Pump Station Site Plan, in accordance with the Town's EDCS.
 - iv. Two (2) potential future force main designs for the Secondary/Southeastern pump station (Pump Station #3) are included in the Master Subdivision Plan and associated PER.
 - a. The proposed manifold force main design requires approval from the Director for a request for exception from the Town's Engineering Design & Construction Standards.
 - b. The preferred force main design should be determined no later than the "Pre-Design Meeting" with the applicant and the Town.

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: Friendship Innovation Park Master Plan

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

PUD/Master Plan/Subdivision _____ Shopping Center/Lot# _____

Project Location: Friendship Road, Apex, North Carolina 27539

Use street address. If none, use the closest intersection

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

PIN: Multiple Parcels (see map) Real Estate ID: Multiple Parcels (see map)

Project Acreage (rounded to nearest tenth): 505.66 Partial Parcel: ☐ No ☐ Yes (additional fee)

Current Zoning: BRT, IVMX-CD Proposed Use (see UDO Table 3.2.A): Commercial, Industrial, and Mixed Use

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: _____

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 Jon Keener Company Trustwell Property Group

Mailing Address 3717 National Dr, Suite 209

City Raleigh State NC Zip 27612

Telephone # (919) 371-6208 E-Mail jon@trustwellgroup.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 Blake Hall Company Timmons Group

Mailing Address 5410 Trinity Road, Suite 102

City Raleigh State NC Zip 27607

Telephone # (919) 866-4933 E-Mail blake.hall@timmons.com

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

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

Developer

Name Jon Keener Company Trustwell Property Group
Mailing Address 3717 National Dr, Suite 209
City Raleigh State NC Zip 27612
Telephone # (919) 371-6208 E-Mail jon@trustwellgroup.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Blake Hall Company Timmons Group
Mailing Address 5410 Trinity Road, Suite 102
City Raleigh State NC Zip 27607
Telephone # (919) 866-4933 E-Mail blake.hall@timmons.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

Name Christopher Brewer Company Friendship Landco, CMP Management, LLC
Mailing Address 400 N Ashley Dr, Suite 1100
City Tampa State FL Zip 33602
Telephone # (813) 598-7344 Alternate Telephone # (_____)
Fax # (_____) E-Mail cbrewer@cmpreit.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 Cara Hylton Company Helix Ventures LLC
Mailing Address 3717 National Dr, Suite 209
City Raleigh State NC Zip 27612
Telephone # (919) 371-6208 E-Mail cara@trustwellgroup.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, Brandon McLamb, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 10/28/2022

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.

ADDITIONAL MEETING HELD 03-22-2023

☐ Neighborhood Meeting Date: 10-17-2022
Time: 5:30 - 6:30 PM
Location: HOLLY SPRINGS CULTURAL CENTER

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land 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 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.

☒ Date of Notification Mailing: 10-03-2022 AND 03-22-2023

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:

MEETING HELD; PARTICIPANTS WERE LIMITED TO THOSE ON
THE DEVELOPMENT AND DESIGN TEAM. NO ISSUES TO NOTE.

PARTICIPATION LISTED ON SIGN-IN SHEET - NO ISSUES WERE NOTED ON
2ND MEETING HELD ON 03-22-2023 - SUMMARY OF MEETING ATTACHED

Attach Additional Sheets as needed

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

N/A

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

10-17-2022

AND 03-22-2023

March 22, 2023

RE: SITE ZONING REQUEST MEETING SUMMARY

Site Zoning: Wake County Parcel Identification Numbers – [0629597133, 0639076303, 0720719912, 0720904923]

Phase 1A Development: Wake County Parcel Identification Numbers – [0629797990 & 0720904923]

A neighborhood meeting was held at the Holly Springs Cultural Center at 300 West Ballentine Street in Holly Springs, NC 27540 at 5:30 PM on March 22, 2023. The room location was “01 Board Room”.

The below information was relayed to the attendees of the meeting, which are listed in the Neighborhood Meeting Report:

The Town of Holly Springs to request a zoning change for a portion of 2 parcels totaling approximately **381.26** acres at 0 Friendship Road and 12532 Holly Springs New Hill Road. The properties being rezoned were relayed to the attendees as follows:

- 21.28 acre parcel - PIN # 0629597133
- 127.88 acre parcel - PIN # 0639076303
- 26.95 acre parcels - PIN # 0720719912
- 205.15 acre parcel – PIN # 0720904923

Maps, on 24” X 36” boards were presented to the attendees that outlined the vision of the project.

The maps included the delineation of the area being rezoned, the vision of the overall business park, and concept images of the park.

During the meeting, attendees spoke with the team listed on the sign-in sheet and discussed the following:

- Overall circulation and transportation vision of the project and impact to their properties
- Future Widening efforts along road frontages of the existing roadways
- Current water pressure challenges that exist on their homes as a result of their private wells, unrelated to this project
- Tree buffers associated with their adjacent properties and intent to keep existing trees and vegetation around the perimeter of the property and in low-lying stream/wetland locations that will also provide natural buffers from the development
- Developer and Design team shared contact information with attendees so that they could reach out if they wanted additional information.

Respectfully,



Brandon McLamb, PE
Timmons Group
Brandon.McLamb@timmons.com

Name	Address 1	Address 2	Address 3
MILLS, STEPHEN V MILLS, NANCY O	535 BUCKROE DR	SANFORD NC 27330-7285	
BELL, RONALD T	3812 COPPERHEAD RD	APEX NC 27539-8776	
DENTON, KEITH DENTON, SANDRA DENISE PATTON	4312 FRIENDSHIP RD	APEX NC 27539-8759	
RRPLT LLC	2004 BUCKINGHAM WAY	APEX NC 27502-9340	
TARRENCE, JAMES EDWARD JR	3832 COPPERHEAD RD	APEX NC 27539-8776	
DC GOODWIN FARM LTD PTNRP	226 WOODSIDE DR	HARRISBURG NC 28075-8442	
ANDREAS, MICHAEL T ANDREAS, LYNN B	7617 WOODS CREEK RD	APEX NC 27539-8741	
AMGEN INC	1 AMGEN CENTER DR	THOUSAND OAKS CA 91320-1730	
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
MILLS, STEPHEN V MILLS, NANCY O	3504 SUNNY DR	MOREHEAD CITY NC 28557-3034	
UCW INC	PO BOX 866	APEX NC 27502-0866	
BLAND, THOMAS M. BLAND, BETH BUSHMAN	3724 FRIENDSHIP RD	APEX NC 27502-8721	
GOODWIN, SANDRA GAIL TRUSTEE GOODWIN, ALFRED KENT TRUSTEE	274 MAY FARM RD	PITTSBORO NC 27312-5738	
BEHNKE, DEBRA ANN	417 CULVERT ST	APEX NC 27502-1731	
BEHNKE, DEBRA ANN	4313 FRIENDSHIP RD	APEX NC 27539-8759	
RAYMER, DAVID F RAYMER, SHARON L	4617 FRIENDSHIP RD	APEX NC 27539-8763	
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
FRIENDSHIP ROAD LANDCO LLC	CMP MANAGEMENT LLC	400 N ASHLEY DR STE 1100	TAMPA FL 33602-4324
HELIX VENTURES LLC	3717 NATIONAL DR STE 209	RALEIGH NC 27612-4877	
BAUCOM, CHARLES DANIEL	2440 HIGH RIDGE DR	RALEIGH NC 27606-8605	
PRINCE, BETTY D PRINCE, LUTHER M JR	3800 FRIENDSHIP RD	APEX NC 27539-8700	
GEORGE HEELAN IRREVOCABLE TRUST	10046 BISHOPS GATE BLVD	PINEVILLE NC 28134-6568	
STONE, RICHARD E STONE, JEANNE Z	3817 BOSCO RD	NEW HILL NC 27562-9741	

PROJECT: FRIENDSHIP INNOVATION PARK

MEETING: NEIGHBORHOOD MEETING

DATE: 17-OCT-2022

NAME (PLEASE PRINT)	COMPANY	ADDRESS	TELEPHONE	EMAIL
BRANDON MCLAMB, PE	TIMMONS GROUP	5410 TRINITY RD, SUITE 102 RALEIGH, NC 27607	919-866-4935	BRANDON.MCLAMB@TIMMONS.COM
JAY RAPP			919-337-2663	jay@helixventures.net
Chris Pitz	Trustwell		919-668-9524	Chris@trustwellgroup.com
Gary Zrawski	ARCO		919-836-6873	gzrawski@arco.com



5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

March 7, 2023

RE: SITE ZONING REQUEST/PHASE 1A DEVELOPMENT PETITION

Site Zoning: Wake County Parcel Identification Numbers – [0629597133, 0639076303, 0720719912, 0720904923]

Phase 1A Development: Wake County Parcel Identification Numbers – [0629797990 & 0720904923]

Dear Property Owner,

We are writing to advise you that Timmons Group, Inc is preparing to submit to the Town of Holly Springs to request a zoning change for a portion of 2 parcels totaling approximately **381.26** acres at 0 Friendship Road and 12532 Holly Springs New Hill Road. The properties to be rezoned are as follows:

- 21.28 acre parcel - PIN # 0629597133
- 127.88 acre parcel - PIN # 0639076303
- 26.95 acre parcels - PIN # 0720719912
- 205.15 acre parcel – PIN # 0720904923

This rezoning application is requesting to change the property located at 0 Friendship Road totaling **21.28** acres from its current zoning of RR zoning district to BRT (Business and Research Technology) zoning district per Town of Holly Springs Unified Development Ordinance (TOHS UDO) Section 3.2. This rezoning request is to allow for commercial/office buildings and matches the zoning of the adjacent parcels to the east and north.

This rezoning application is also requesting to change the property located at 12532 Holly Springs New Hill Road totaling **127.88** acres from its current zoning of RR (Residential) zoning district to IVMX (Innovation Village Mixed-Use). This rezoning request is to allow for commercial/office buildings, retail, multi-family residential and other uses per TOHS UDO Section 3.2.

This rezoning application is also requesting to change the properties located at 0 Friendship Road totaling **232.10** acres from its current zoning of BRT, CB, and RR zoning district to IVMX (Innovation Village Mixed-Use). This rezoning request is to allow for commercial/office buildings, retail, multi-family residential and other uses per TOHS UDO Section 3.2.

We will also be reviewing the first phase of the development (Phase 1A) which is compliant with it's current BRT zoning and adjacent to parcel PIN # 0629597133 being rezoned

You are receiving this notice as a property owner within close proximity of this site so that we may invite you to an informational meeting, where we will present the details of the rezoning request and Phase 1A development. We will have an open discussion with you and your neighbors to address any questions or concerns you may have.

The neighborhood meeting will be at the Holly Springs Cultural Center at 300 West Ballentine Street in Holly Springs, NC 27540 at 5:30 PM on March 22, 2023. The room location is "01 Board Room".

Respectfully,

Brandon McLamb, PE
Timmons Group
Brandon.McLamb@timmons.com

RAYMER, SHARON L	Company	4617 FRIENDSHIP RD	APEX NC 27539-8763
CC YIELD NORTH LLC		601 S TRYON ST STE 800	CHARLOTTE NC 28202-1841
INGRAM, WALLACE JEFFREY INGRAM, HEATHER BARTON		12509 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
WRENN, CARL BRUCE WRENN, PATRICIA W		12512 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
ERWIN, SAMUEL EARL		12515 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
COMBS, WAYNE L COMBS, RAMONA		12504 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
OAK GROVE MISSIONARY BAPTIST CH		7201 TEN TEN RD	APEX NC 27539-7900
HANMANN, DESIREE N HANMANN, LISA R		12521 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
ZAPPITELLI, LAUREN		12505 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
BARE, SYLVIA H		12517 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
FRIES, CARLOS E		12508 HOLLY SPRINGS NEW HILL RD	APEX NC 27539-6524
Cheryl Caines, Senior Planner	Town of Holly Springs	128 S Main Street	Holly Springs, NC 27540

PROJECT: FRIENDSHIP INNOVATION PARK

MEETING: NEIGHBORHOOD MEETING

DATE: 22-MAR-2023

[illegible]

MAJOR SUBDIVISION PLAN

FRIENDSHIP INNOVATION PARK

HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER: PLDMP202200303 (21-MAS-04-A02)

UTILITY / MUNICIPALITY CONTACTS:

- A. TOWN OF HOLLY SPRINGS

DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-2914
- C. BURIED CABLE LOCATION

NC 811
- B. TOWN OF HOLLY SPRINGS

DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-3933
- D. DUKE ENERGY

(866) 582-6345

CONSULTANT CONTACTS:

- OWNER

HELIX VENTURES LLC
CONTACT: CARA HYLTON
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208
- SITE ENGINEER/ LANDSCAPE ARCHITECT

TIMMONS GROUP
CONTACT: BLAKE HALL
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4933
- DEVELOPER/APPLICANT

TRUSTWELL PROPERTY GROUP
CONTACT: JON KEENER
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208

SANITARY SEWER FLOW ESTIMATION

SITE INFORMATION
TOTAL FRIENDSHIP DEVELOPMENT = 498.63 ACRES
PREVIOUS FRIENDSHIP ACREAGE (w/ AMGEN) = 349.47 ACRES
ADDITIONAL (NEW) FRIENDSHIP ACREAGE = 149.16 ACRES

LAND USE TYPE : INDUSTRIAL, RESIDENTIAL, & RETAIL
RESIDENTIAL SQUARE FOOTAGE = ±523,600 SF
NON-RESIDENTIAL SQUARE FOOTAGE = ±2,895,000 SF
TYPE OF RESIDENTIAL UNIT : MULTI-FAMILY

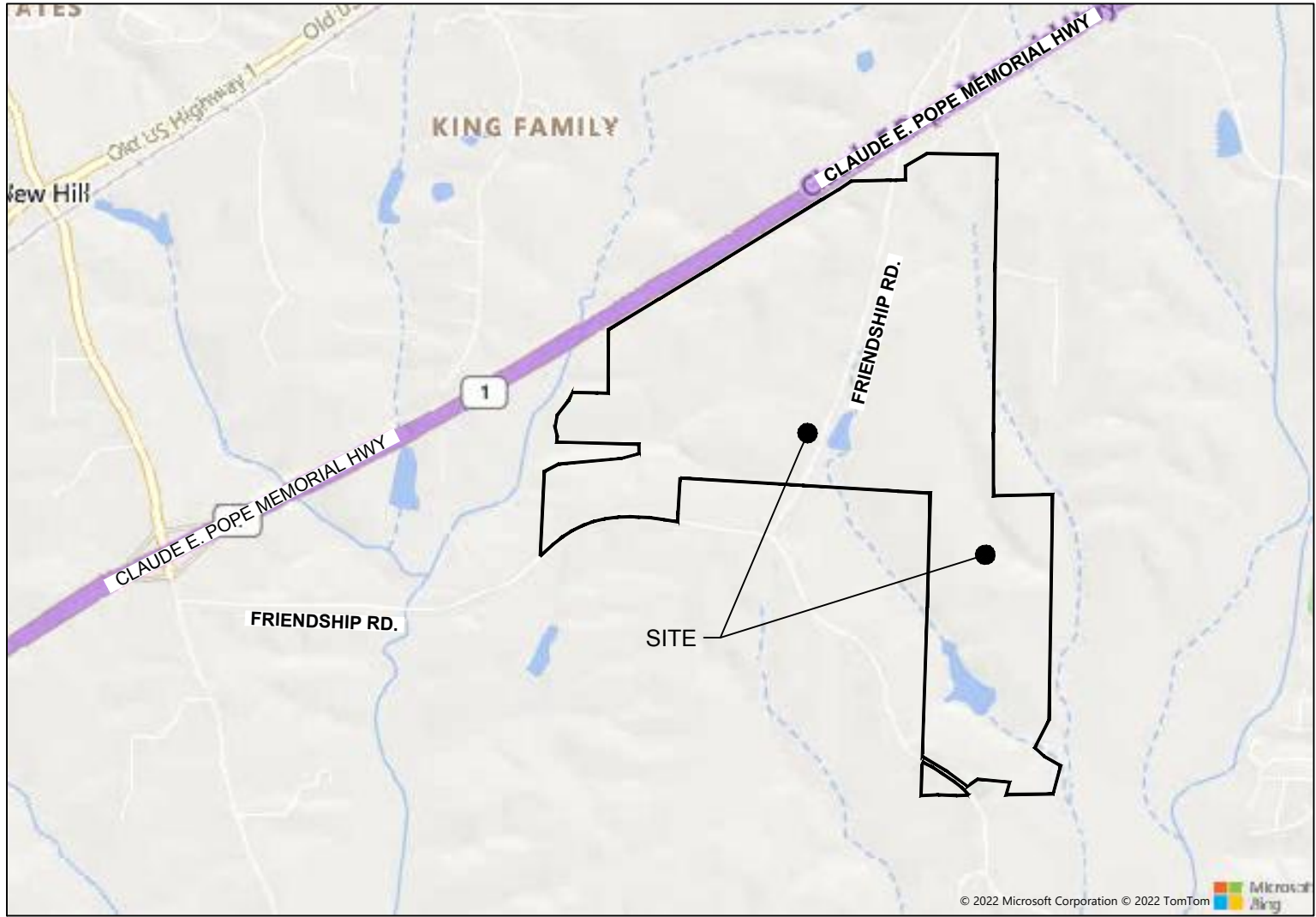
FLOW FACTOR (GPD / AC)
AVG DAILY DEMAND = 1,866 GPD / ACRE (PREVIOUS FRIENDSHIP SITE)
AVG DAILY DEMAND = 1,500 GPD / ACRE (ADDITIONAL ACREAGE TO FRIENDSHIP PUMP STATION)
ANTICIPATED SEWER DEMAND FOR TOTAL DEVELOPMENT = 1,521 GPM

AVERAGE DAILY DEMAND
349.47 ACRES x 1,866 GPD / ACRE = 652,111.00 GPD = 452.85 GPM
149.16 ACRES x 1,500 GPD / ACRE = 223,740.00 GPD = 155.38 GPM
452.85 GPM + 155.38 GPM = 608.23 GPM

MAXIMUM DAILY DEMAND
MDD = ADD x 2.5
608.23 GPM x 2.5 = 1,520.58 GPM

UPSTREAM / ADJACENT PROPERTY INFORMATION
PROPERTY ACREAGE = 19.54 ACRES
19.54 ACRES x 1,500 GPD / DAY x 2.5 = 50.89 GPM PEAK DEMAND

SITE DATA TABLE	
PINS:	0639076303, 0629597133, 0720719912, 0720904944, 0720702658, 0629696598, & 0629797990
SITE AREA:	498.63 ACRES
ZONING: (PENDING REZONING)	BRT - 155.89 ACRES (31.26%) & IVMX-CD - 342.74 ACRES (68.74%)
RIVER BASIN:	CAPE FEAR
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	SEE DESIGN MANUAL
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	N/A
MAXIMUM NON RESIDENTIAL LOT SIZE:	N/A
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	40
MIN. REQUIRED OPEN SPACE: (1% OF PROJECT AREA)	4.98 ACRES



VICINITY MAP
1" = 2000'

Sheet List Table			
Sheet Number	Sheet Title	Sheet Number	Sheet Title
C0.0	COVER SHEET	L2.1	LANDSCAPE PLAN
C0.1	ARCHITECTURAL MASTER PLAN	L2.2	LANDSCAPE PLAN
C0.2	SITE POD PLAN	L2.3	LANDSCAPE NOTES & DETAILS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN	C0.0 - A	COVER SHEET
C2.0	OVERALL MASTER PLAN	C0.1 - A	ARCHITECTURAL MASTER PLAN
C2.1	MASTER PLAN	C1.0 - A	EXISTING CONDITIONS & DEMOLITION PLAN
C2.2	MASTER PLAN	C3.0 - A	OVERALL MASTER PLAN
C2.3	MASTER PLAN	C3.1 - A	MASTER PLAN
C2.4	MASTER PLAN	C3.2 - A	MASTER PLAN
C2.5	MASTER PLAN - FRIENDSHIP RD WIDENING	C3.3 - A	MASTER PLAN
C2.6	MASTER PLAN - FRIENDSHIP RD WIDENING	C3.4 - A	OVERALL PRELIMINARY UTILITY AND DRAINAGE PLAN
C2.7	MASTER PLAN - FRIENDSHIP RD WIDENING	C3.5 - A	PRELIMINARY UTILITY AND DRAINAGE PLAN
C2.8	MASTER PLAN - HOLLY SPRINGS NEW HILL RD WIDENING	C3.6 - A	PRELIMINARY UTILITY AND DRAINAGE PLAN
C2.9	MASTER PLAN - HOLLY SPRINGS NEW HILL RD WIDENING	C3.7 - A	PRELIMINARY UTILITY AND DRAINAGE PLAN
C3.0	OVERALL MASTER UTILITY PLAN	C3.8 - A	SEWER BASIN MAP
C3.1	MASTER UTILITY PLAN	C4.0 - A	DRAINAGE AREA MAP
C3.2	MASTER UTILITY PLAN	C5.0 - A	NOTES AND DETAILS
C3.3	MASTER UTILITY PLAN	C6.0 - A	OVERALL OFFSITE ROAD IMPROVEMENT PLAN
C3.4	SEWER BASIN MAP	L1.0 - A	TREE PRESERVATION PLAN
C3.5	SEWER BASIN MAP	L2.0 - A	OVERALL LANDSCAPE PLAN
C5.0	NOTES AND DETAILS	L2.1 - A	LANDSCAPE PLAN
L1.0	OPEN SPACE AND TREE PRESERVATION PLAN	L2.2 - A	LANDSCAPE PLAN
L2.0	OVERALL LANDSCAPE PLAN	L2.3 - A	LANDSCAPE PLAN
		L2.4-A	LANDSCAPE DETAILS

- NOTES:
- PODS E AND F REGULATED BY 21-MAS-04-A01 VERSION OF THE FRIENDSHIP MASTER PLAN. THESE SHEETS ARE DENOTED BY AN 'A' ADDED TO THE SHEET NUMBER.

EXISTING PARCELS			
PIN	OWNER	ACREAGE	EXISTING ZONING
0720702658	AMGEN INC	108.94	BRT
0720719912	HELIX VENTURES LLC	26.95	IVMX-CD
0720904944	FRIENDSHIP ROAD LANDCO LLC	195.97	IVMX-CD; BRT
0629797990	HELIX VENTURES LLC	15.46	BRT
0639076303	HELIX VENTURES LLC	127.88	IVMX-CD
0629597133	FRIENDSHIP ROAD LANDCO LLC	21.28	BRT
0629696598	FRIENDSHIP ROAD LANDCO LLC	2.15	BRT



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REVISION DESCRIPTION
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS

DATE
10/28/2022

DRAWN BY

KL

DESIGNED BY

KL

CHECKED BY

BM

SCALE

AS SHOWN

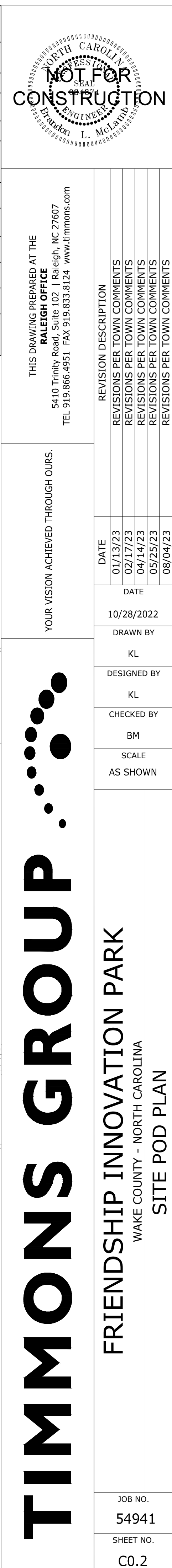
TIMMONS GROUP

FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA

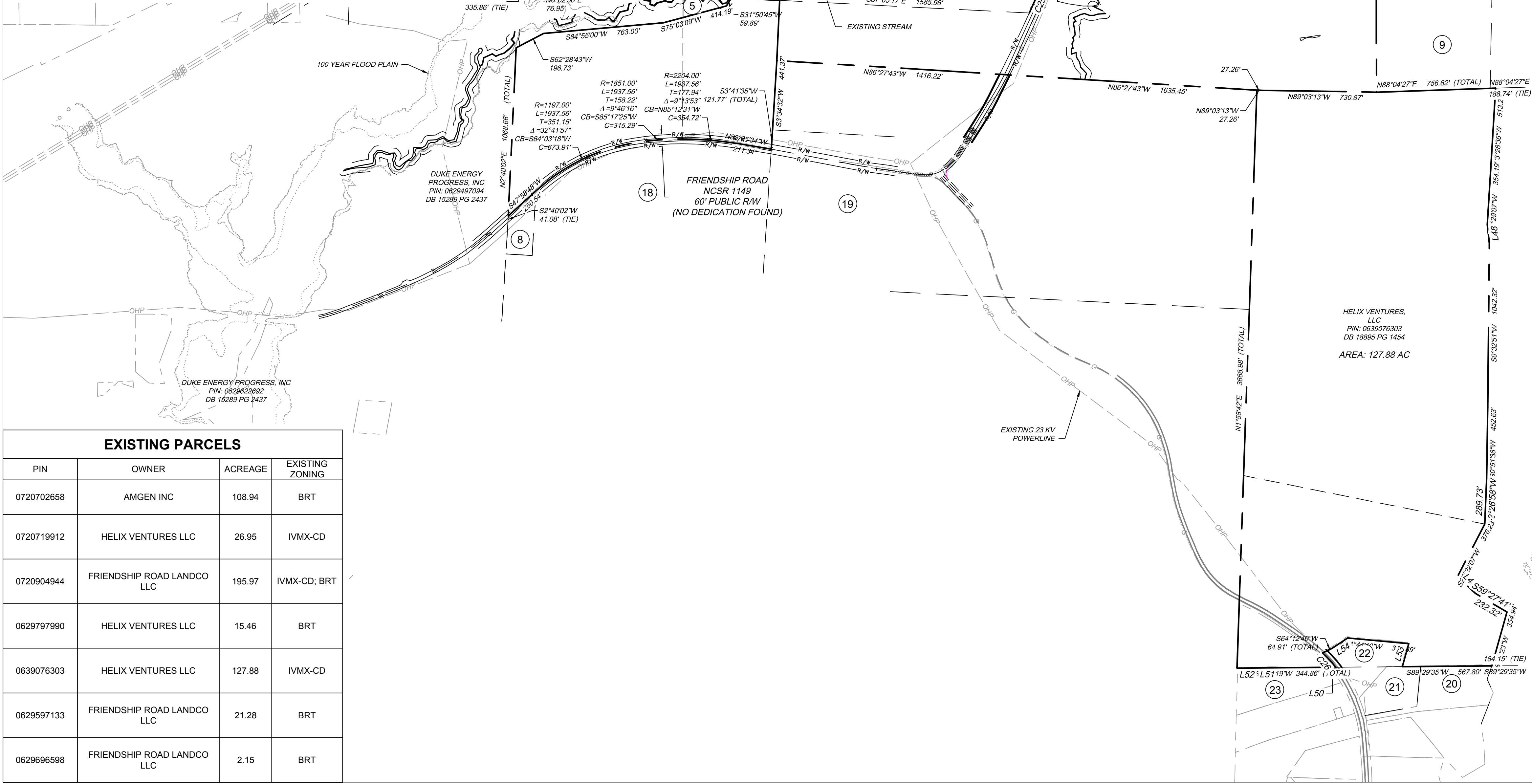
COVER SHEET

JOB NO.
54941
SHEET NO.
C0.0

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ADJACENT PARCELS					
NUMBER	PIN	OWNER	ACREAGE	ZONING	DEED BOOK
①	0730043464	HASTING, JEFFREY GOODWIN TRUSTEE FBO BOBBY STEELE	12.54	R-30	DB-014587 PG-01572
②	0720931641	BLAND, THOMAS M. BLAND, BETH BUSHMAN	5.00	R-30	DB-016919 PG-02596
③	0720838629	RRPLT LLC	9.15	R-30	DB-015769 PG-02162
④	0720628996	BAUCOM, CHARLES DANIEL	133.63	R-30	DB-013283 PG-01993
⑤	0629694740	DUKE ENERGY PROGRESS INC	0.37	BRT	DB-013283 PG-01993
⑥	0720512303	STONE, RICHARD E STONE, JEANNE Z	10.35	R-30	DB-006618 PG-00579
⑦	0720407997	WILLIAMS, DANNY RAY WILLIAMS, LAUREN E	7.70	R-30	DB-017189 PG-00493
⑧	0629582244	RAYMER, DAVID F RAYMER, SHARON L	1.07	RR	DB-012875 PG-02730
⑨	0639190520	MILLS, STEPHEN V MILLS, NANCY O	12.40	RR	DB-003052 PG-00758
⑩	0730100231	UCW INC	11.44	RR	DB-014742 PG-01606
⑪	0730100815	BELL, RONALD T	11.29	RR	DB-003809 PG-00474
⑫	0730110581	BELL, RONALD T	11.29	RR	DB-003809 PG-00474
⑬	0730124768	CC YIELD NORTH LLC	67.93	RR	DB-019213 PG-00546
⑭	0730131203	CC YIELD NORTH LLC	7.13	RR	DB-019213 PG-00550
⑮	0730038536	ANDREAS, MICHAEL T ANDREAS, LYNN B	4.00	RR	DB-014179 PG-00361
⑯	0730033609	TARRENCE, JAMES EDWARD JR	3.99	RR	DB-016446 PG-02396
⑰	0730034435	TARRENCE, JAMES EDWARD JR	3.96	RR	DB-016707 PG-01850
⑱	0629783277	BEHNKE, DEBRA ANN	12.55	RR	DB-018108 PG-02694
⑲	0629887564	GEORGE HEELAN IRREVOCABLE TRUST	82.00	RR	DB-015083 PG-02206



EXISTING PARCELS			
PIN	OWNER	ACREAGE	EXISTING ZONING
0720702658	AMGEN INC	108.94	BRT
0720719912	HELIX VENTURES LLC	26.95	IVMX-CD
0720904944	FRIENDSHIP ROAD LANDCO LLC	195.97	IVMX-CD; BRT
0629797990	HELIX VENTURES LLC	15.46	BRT
0639076303	HELIX VENTURES LLC	127.88	IVMX-CD
0629597133	FRIENDSHIP ROAD LANDCO LLC	21.28	BRT
0629696598	FRIENDSHIP ROAD LANDCO LLC	2.15	BRT

⑳	0639151365	WRENN, CARL BRUCE WRENN, PATRICIA W	3.03	RR	DB-002782 PG-00323
㉑	0639057343	WRENN, CARL BRUCE WRENN, PATRICIA W	2.00	RR	DB-002782 PG-00323
㉒	0639055584	OAK GROVE MISSIONARY BAPTIST CHURCH	2.25	RR	DB-001056 PG-00542
㉓	0639051480	HANMANN, DESIREE N HANMANN, LISA R	2.97	RR	DB-018935 PG-00836

SURVEY NOTES:

- BOUNDARY SURVEY PREPARED FOR HELIX VENTURES, LLC.
- PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A SPECIAL FLOOD HAZARD AREA, PER FIRM #3720062800J, PANEL 0626, EFFECTIVE DATE MAY 02, 2006 AND FIRM #372007200J, PANEL 0720, EFFECTIVE DATE MAY 02, 2006.
- HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES SHOWN ARE GROUND DISTANCES. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS MAY EXIST ON THIS SITE.
- EASEMENTS AND RIGHTS-OF-WAYS SHOWN ARE PER DEEDS AND PLATS OF RECORD.
- NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.
- APPROXIMATE LOCATION OF CP&L/DUKE PROGRESS TRANSMISSION LINE EASEMENT, CP&L DRAWING NUMBER L-D-2633 REFERENCED ON BM 2008 PG 928. SAID DRAWING WAS NOT PROVIDED AT THE TIME OF THE SURVEY. DB 2331 PG 138, DB 2345 PG 237, DB 2764 PG 710 & DB 3521 PG 460 ARE 30' WIDE POWER EASEMENTS TO CP&L BUT ARE BLANKET IN NATURE AND THE LOCATION CANNOT BE PLOTTED.

SITE DATA TABLE

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RIVER BASIN:	CAPE FEAR
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	SEE DESIGN MANUAL
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	N/A
MAXIMUM NON RESIDENTIAL LOT SIZE:	N/A
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	40
MIN. REQUIRED OPEN SPACE: (1% OF PROJECT AREA)	4.98 ACRES

GENERAL NOTES:

- THE SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN AND IS SUBJECT TO THE BUFFER PROVISIONS OF SECTION 4.8.4 OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
- NO FEMA IDENTIFIED FLOODWAYS AND/OR 100-YEAR FLOOD PLAINS ARE PRESENT ON SITE.
- THE SITE IS NOT WITHIN A WATERSHED PROTECTION AREA.
- ADJACENT PROPERTY INFORMATION FROM WAKE COUNTY GIS.
- ZONING DESIGNATIONS FROM HOLLY SPRINGS ZONING MAP AND FROM WAKE COUNTY GIS.
- ZONE CFBI OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED (LABEL)
- NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFBI BUFFERS
- NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS

LEGEND		
● IFF - IRON PIPE FOUND	⑤ MH DRAINAGE	⊠ SPRINKLER BOX
○ IRF - IRON ROD FOUND	⑥ MH SANITARY	⊠ SPRINKLER HEAD
● CP - COMPUTED BOUNDARY POINT	⑦ MH ELECTRIC	⊠ SPRINKLER VALVE
△ CP - COMPUTED EASEMENT POINT	⑧ MH TELEPHONE	⊠ GAS TEST LOCATION
□ CMF - CONCRETE MONUMENT	⑨ MH WATER	⊠ GAS METER
○ MNF - MAG NAIL FOUND	⑩ ELECTRIC BOX	⊠ GAS VALVE
○ RSF - RAILROAD SPIKE FOUND	⑪ TELEPHONE PEDESTAL	⊠ FLAG POLE
○ CSF - COTTON SPINDLE FOUND	⑫ CABLE TV PEDESTAL	⊠ TREE
⊠ BFP - BACKFLOW PREVENTER	⑬ SIGN	⊠ BOLLARD
⊠ WV - WATER VAULT	⑭ ELECTRIC METER	⊠ BOREHOLE
⊠ VT - TELEPHONE VAULT	⑮ WATER METER	⊠ AC UNIT
⊠ TC - TRAFFIC CONTROL BOX	⑯ WATER VALVE	⊠ MAILBOX
⊠ VP - POWER VAULT	⑰ FIRE HYDRANT	⊠ CLEAN OUT
⊠ UV - UTILITY VAULT	⑱ POWER POLE	⊠ GUY
○ WF - WETLAND FLAG	⊠ LIGHT POLE	⊠ WELL
⊠ RCP - REINFORCED CONCRETE PIPE	⊠ GROUND LAMP	⊠ MONITORING WELL
⊠ CMP - CORRUGATED METAL PIPE	⊠ HVAC - HEATING, VENTILATION AND AIR CONDITIONING	⊠ ROOF DRAIN
⊠ VOP - VITRIFIED CLAY PIPE	⊠ LSA - LANDSCAPED AREA	⊠ WATER SPIGOT
DIP - DUCTILE IRON PIPE	⊠ R/W - RIGHT-OF-WAY	⊠ DEED LINE
HDPE - HIGH DENSITY POLYETHYLENE PIPE	⊠ P/L - PROPERTY LINE	⊠ LINE NOT SURVEYED
FES - FLARED END SECTION	⊠ C/L - CENTERLINE	⊠ STORM LINE
MKG - FIBER OPTIC MARKER	⊠ WTS - NOT TO SCALE	⊠ SAN - SANITARY LINE
MKG - GAS MARKER	⊠ GV - GAS VALVE	⊠ FENCE
TVP - TELEVISION PEDESTAL	⊠ CB - CATCH BASIN	⊠ OHP - OVERHEAD POWER LINE
SIGP - SIGNAL POLE	⊠ GI - GRATE INLET	⊠ G - PAINTED GAS LINE
⊠ YI - YARD INLET	⊠ YI - YARD INLET	⊠ UGP - PAINTED POWER LINE
⊠ C - CURB INLET	⊠ EP - EDGE OF PAVING	⊠ STM - PAINTED STORM LINE
⊠ TBC - TOP BACK OF CURB	⊠ COR - CHATHAM COUNTY RECORD	⊠ UGT - PAINTED TELEPHONE LINE
⊠ WCR - WAKE COUNTY RECORDS	⊠ DB - DEED BOOK	⊠ W - PAINTED WATER LINE
⊠ PB - PLAT BOOK	⊠ SF - SQUARE FEET	⊠ EDGE OF TREELINE



THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
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TEL 919.466.4951 FAX 919.553.8124 www.timmons.com

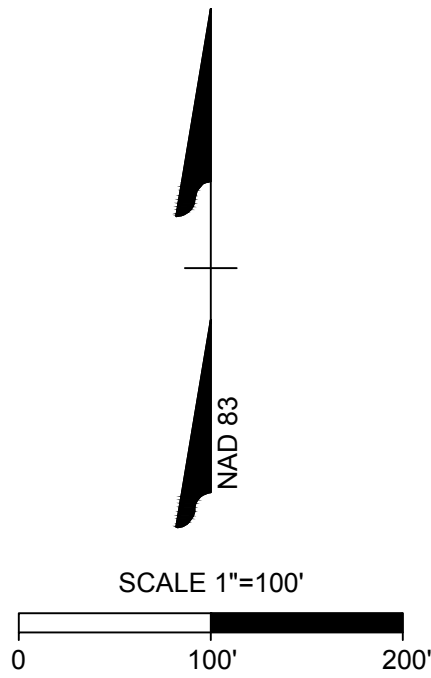
YOUR VISION ACHIEVED THROUGH OURS.

FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO.
54941
SHEET NO.
C1.0

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1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MAJOR SUBDIVISION PLAN.
4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGHT OBSTRUCTIONS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.



YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS
REVISIONS PER TOWN COMMENTS

DATE	DATE
01/13/23	10/28/2022
02/17/23	DRAWN BY
04/14/23	KL
05/25/23	DESIGNED BY
08/04/23	KL
	CHECKED BY
	BM
	SCALE
	AS SHOWN

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

JOB NO.
54941

SHEET NO.
C2.1

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MATCH LINE SEE C2.2

MATCH LINE SEE C2.4

HOLLY SPRINGS
NEW HILL RD

FUTURE PROPOSED ROAD PER
TOHS COMPREHENSIVE PLAN

PRIVATE STREET /
SITE DRIVEWAY

10' TYPE B
- THOROUGHFARE
BUFFER

10' TYPE B
THOROUGHFARE
BUFFER

HELIX VENTURES, LLC
PIN: 0639076303
DB 18895 PG 1454

AREA: 127.88 AC

POD D
ZONING:
IVMX-CD
RESEARCH &
MANUFACTURING
SUBAREA 1
127.88 AC

50' TYPE C
PERIMETER
BUFFER

SITE NOTES:

1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MAJOR SUBDIVISION PLAN.
4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGHT OBSTRUCTIONS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.



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DATE _____

DATE _____

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DRAWN

DESIGNED BY

DESIGNED

CHECKED BY _____

CHECKED

SCALE

SCALE

FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

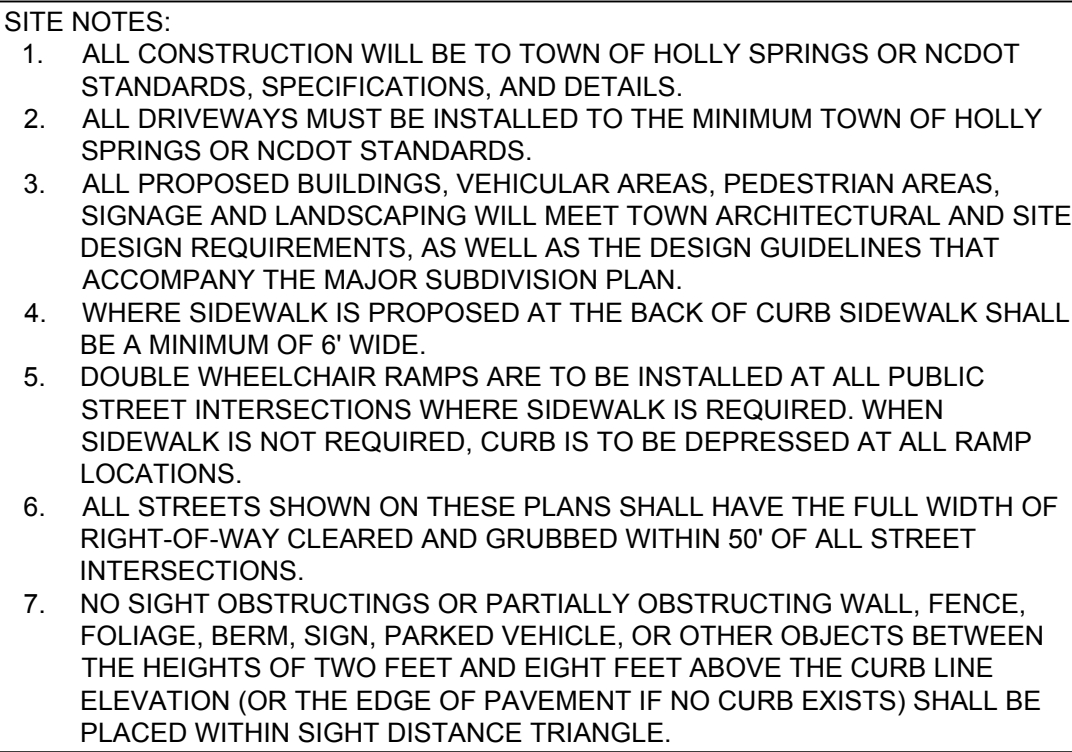
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02/17/23
04/14/23
05/25/23
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FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

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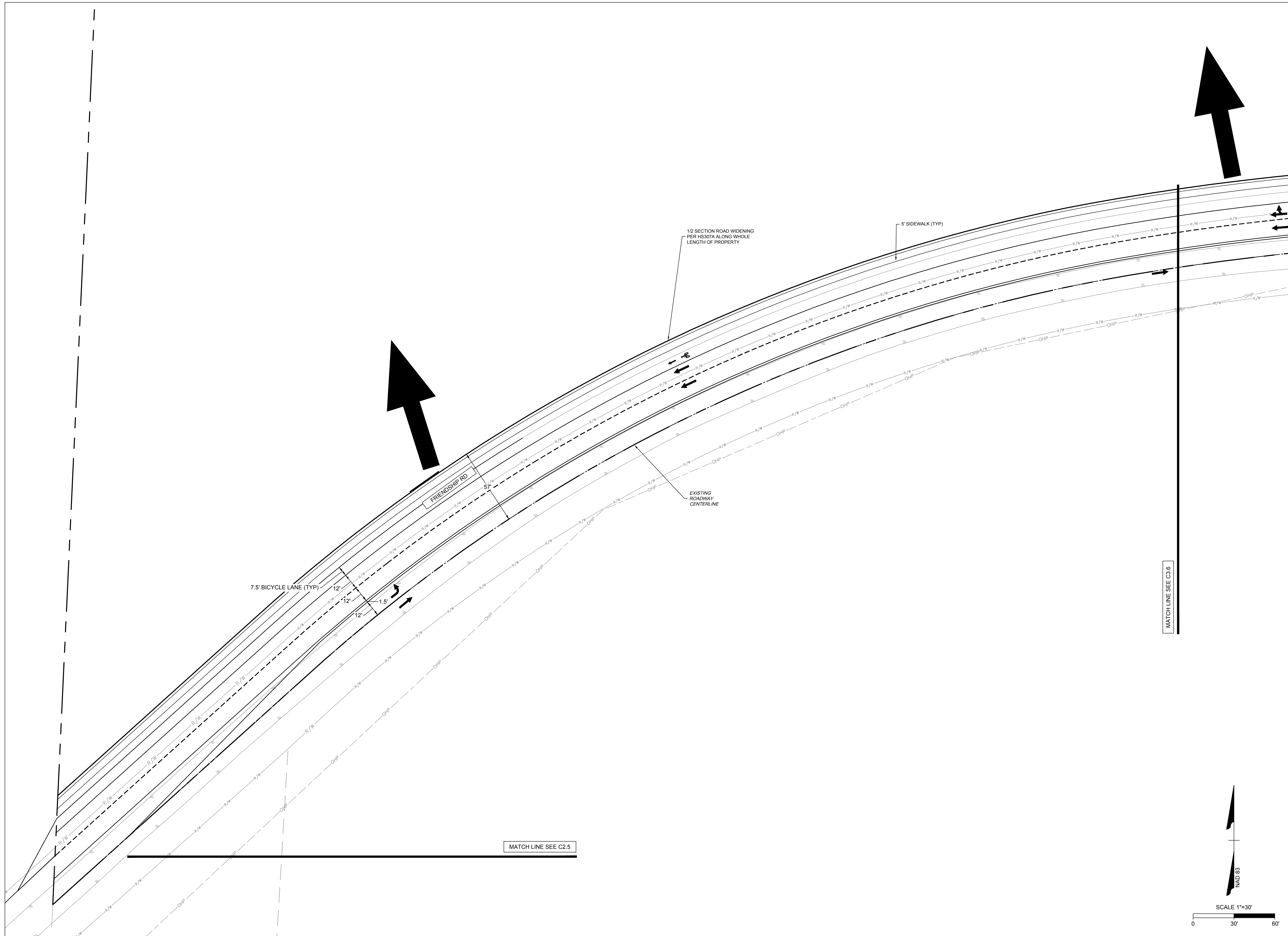
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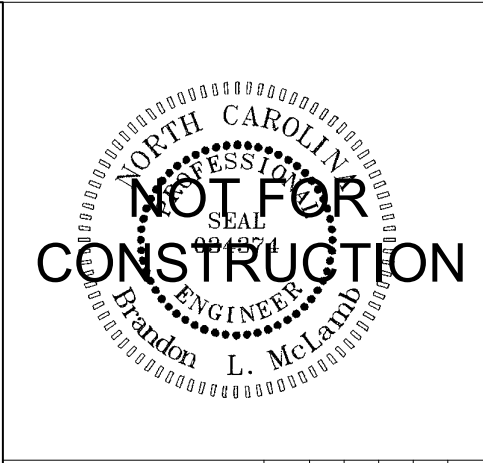
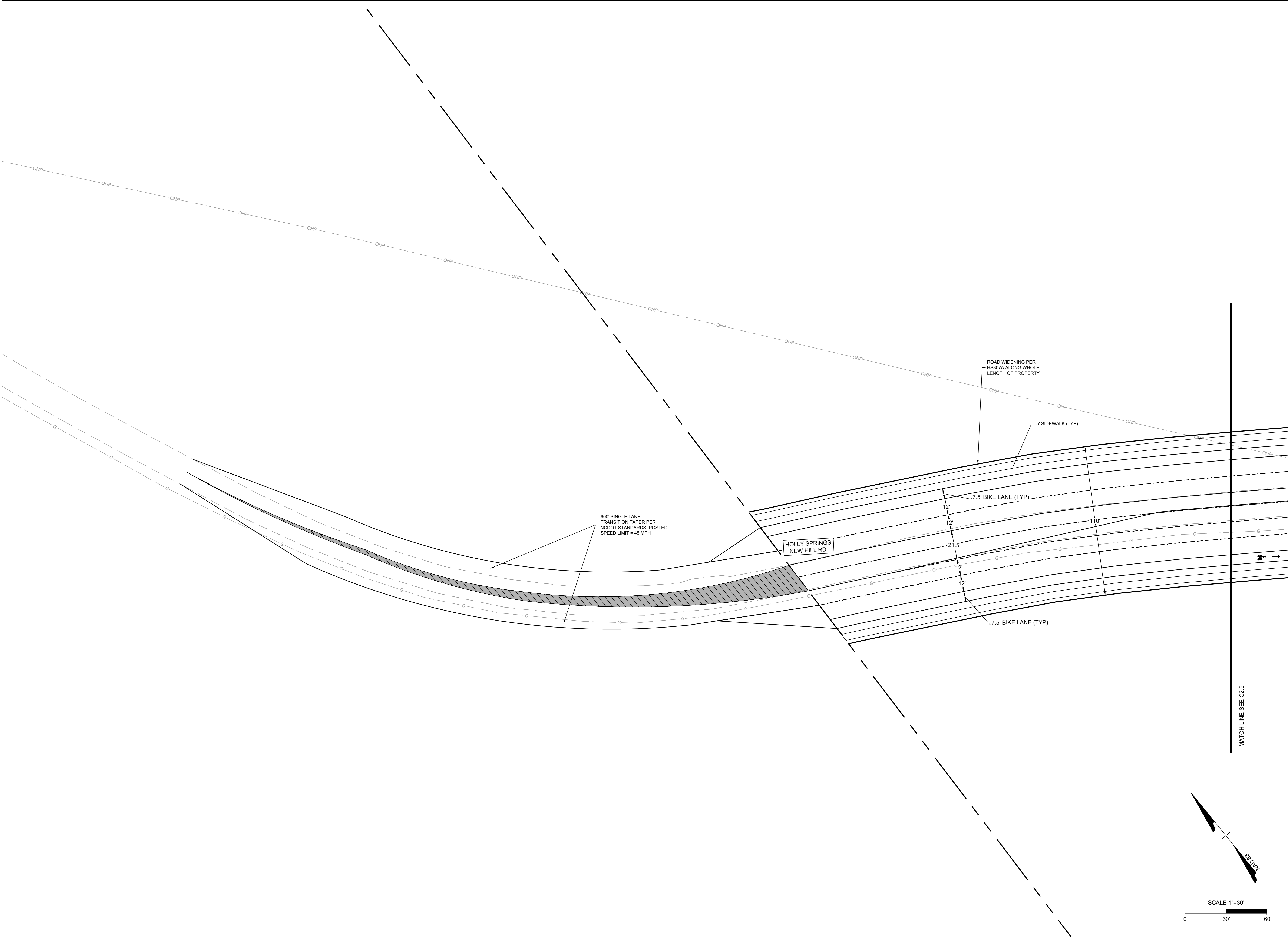
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FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
MASTER PLAN - FRIENDSHIP RD WIDENING

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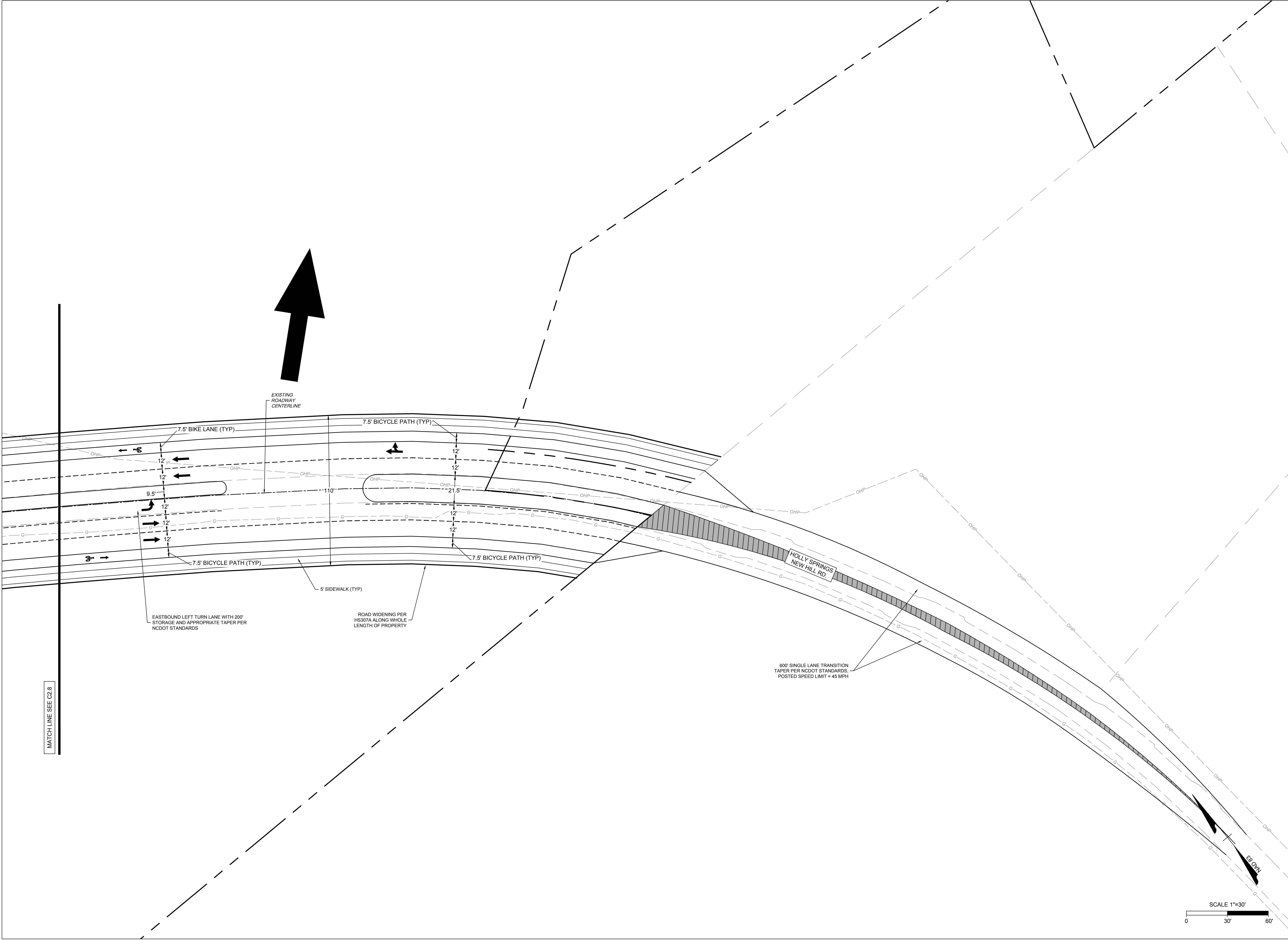
DATE	10/28/2022
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FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
MASTER PLAN - HOLLY SPRINGS NEW HILL RD WIDENING

JOB NO.
54941
SHEET NO.
C2.8

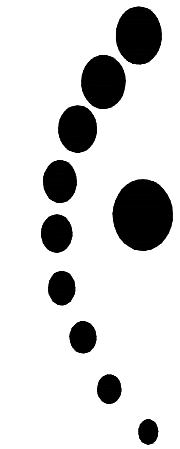
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FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA

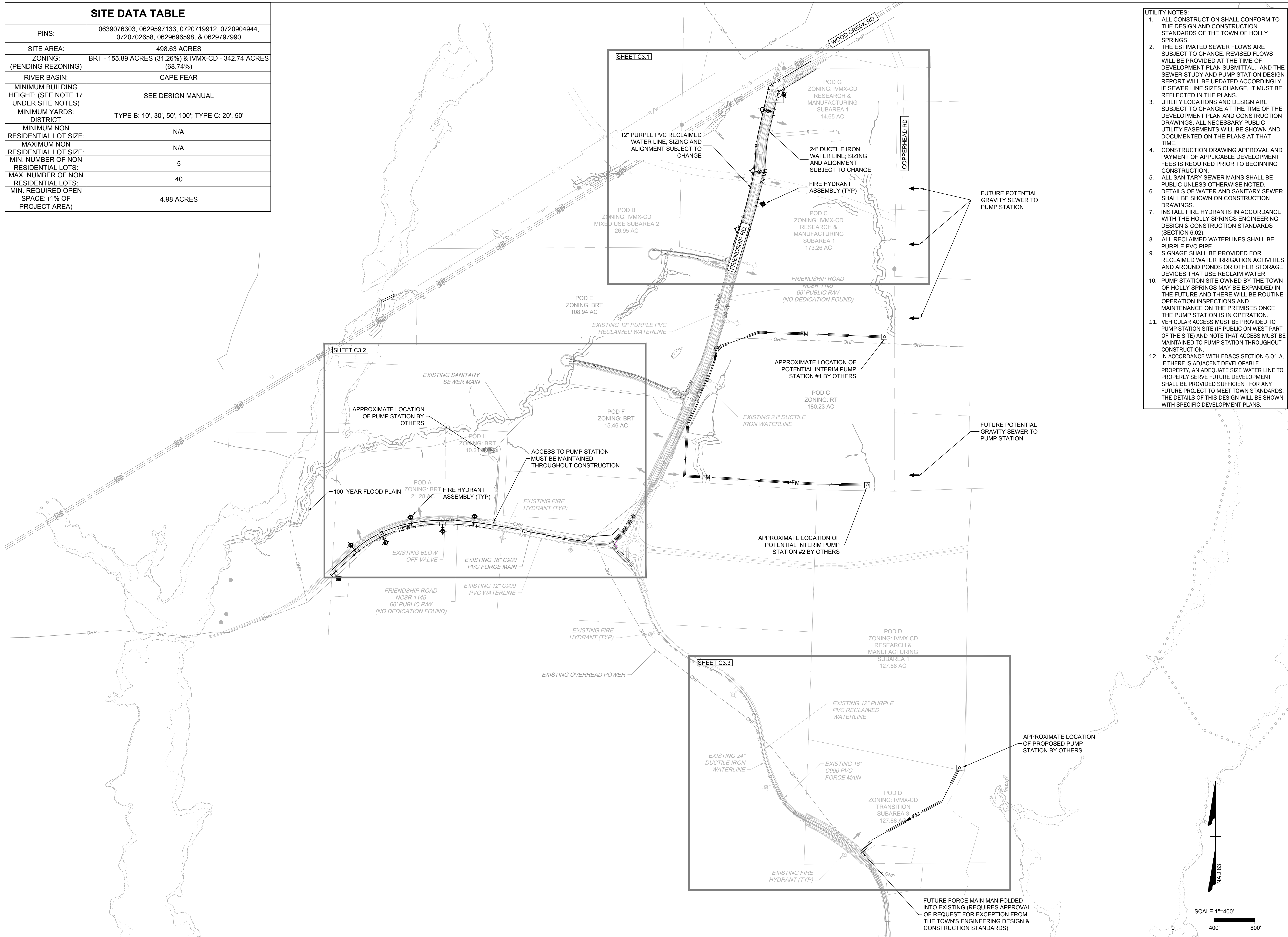
MASTER PLAN - HOLLY SPRINGS NEW HILL RD WIDENING

JOB NO.
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C2.9

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SITE DATA TABLE	
PINS:	0639076303, 0629597133, 0720719912, 0720904944, 0720702658, 0629696598, & 0629797990
SITE AREA:	498.63 ACRES
ZONING: (PENDING REZONING)	BRT - 155.89 ACRES (31.26%) & IVMX-CD - 342.74 ACRES (68.74%)
RIVER BASIN:	CAPE FEAR
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	SEE DESIGN MANUAL
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	N/A
MAXIMUM NON RESIDENTIAL LOT SIZE:	N/A
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	40
MIN. REQUIRED OPEN SPACE: (1% OF PROJECT AREA)	4.98 ACRES



- TILITY NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS.
 2. THE ESTIMATED SEWER FLOWS ARE SUBJECT TO CHANGE. REVISED FLOWS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL. AND THE SEWER STUDY AND PUMP STATION DESIGN REPORT WILL BE UPDATED ACCORDINGLY. IF SEWER LINE SIZES CHANGE, IT MUST BE REFLECTED IN THE PLANS.
 3. UTILITY LOCATIONS AND DESIGN ARE SUBJECT TO CHANGE AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS. ALL NECESSARY PUBLIC UTILITY EASEMENTS WILL BE SHOWN AND DOCUMENTED ON THE PLANS AT THAT TIME.
 4. CONSTRUCTION DRAWING APPROVAL AND PAYMENT OF APPLICABLE DEVELOPMENT FEES IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
 5. ALL SANITARY SEWER MAINS SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
 6. DETAILS OF WATER AND SANITARY SEWER SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
 7. INSTALL FIRE HYDRANTS IN ACCORDANCE WITH THE HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS (SECTION 6.02).
 8. ALL RECLAIMED WATERLINES SHALL BE PURPLE PVC PIPE.
 9. SIGNAGE SHALL BE PROVIDED FOR RECLAIMED WATER IRRIGATION ACTIVITIES AND AROUND PONDS OR OTHER STORAGE DEVICES THAT USE RECLAIM WATER.
 10. PUMP STATION SITE OWNED BY THE TOWN OF HOLLY SPRINGS MAY BE EXPANDED IN THE FUTURE AND THERE WILL BE ROUTINE OPERATION INSPECTIONS AND MAINTENANCE ON THE PREMISES ONCE THE PUMP STATION IS IN OPERATION.
 11. VEHICULAR ACCESS MUST BE PROVIDED TO PUMP STATION SITE (IF PUBLIC ON WEST PART OF THE SITE) AND NOTE THAT ACCESS MUST BE MAINTAINED TO PUMP STATION THROUGHOUT CONSTRUCTION.
 12. IN ACCORDANCE WITH ED&CS SECTION 6.01.A, IF THERE IS ADJACENT DEVELOPABLE PROPERTY, AN ACCESS EASEMENT LINE TO PROPERLY SERVE FUTURE DEVELOPMENT SHALL BE PROVIDED SUFFICIENT FOR ANY FUTURE PROJECT TO MEET TOWN STANDARDS. THE DETAILS OF THIS DESIGN WILL BE SHOWN WITH SPECIFIC DEVELOPMENT PLANS.



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FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
OVERALL MASTER UTILITY PLAN

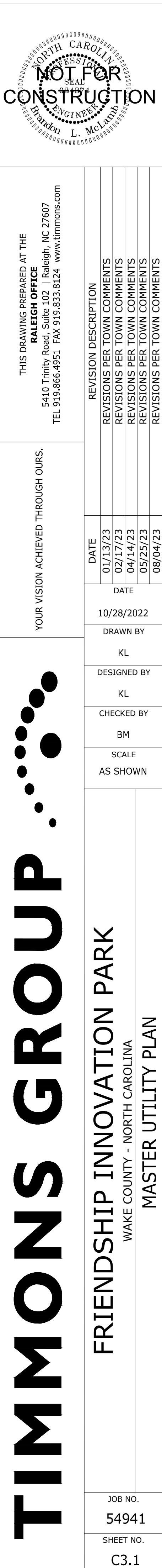
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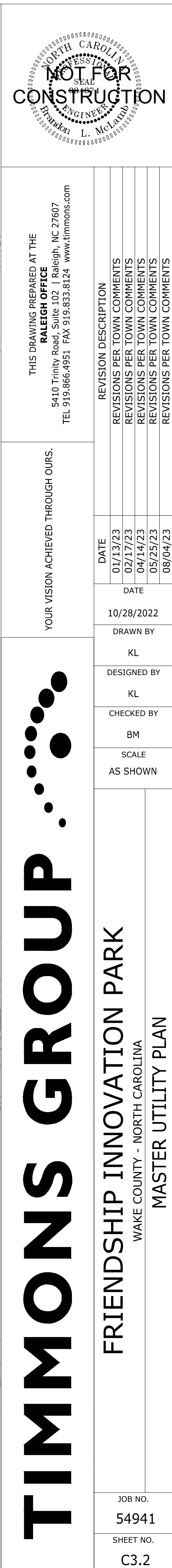
1. WATER, RECLAIM WATER, AND SANITARY SEWER MAINS SHALL BE LOCATED IN A MIN. 20' WIDE PUBLIC UTILITY EASEMENT OR DEDICATED R/W. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ALL ABOVE GROUND STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATION OF EASEMENTS.
3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

PIPE SIZE (IN)	PIPE DEPTH (FT)	EASEMENT WIDTH (FT)
<12	<20	20
<12	>20	30
12-24	<20	30
12-24	>20	40
>24	ALL DEPTHS	EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES SPECIFIED



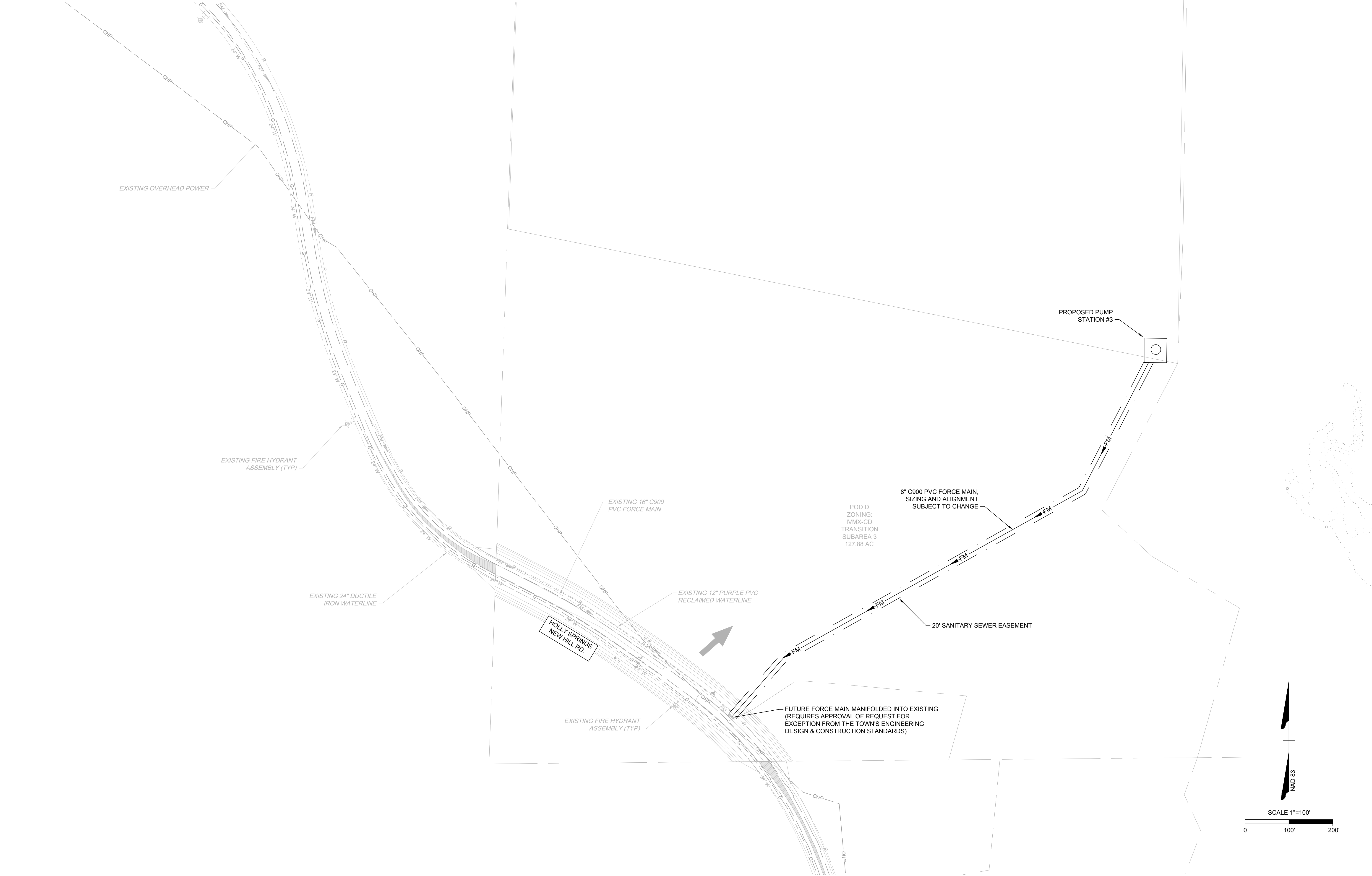
1. WATER, RECLAIM WATER, AND SANITARY SEWER MAINS SHALL BE LOCATED IN A MIN. 20' WIDE PUBLIC UTILITY EASEMENT OR DEDICATED R/W. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ALL PRIVATE STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATION OF EASEMENTS.
3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

PIPE SIZE (IN)	PIPE DEPTH (FT)	EASEMENT WIDTH (FT)
<12	<20	20
<12	>20	30
12-24	<20	30
12-24	>20	40
>24	ALL DEPTHS	EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES SPECIFIED



- EASEMENTS:
1. WATER, RECLAIM WATER, AND SANITARY SEWER MAINS SHALL BE LOCATED IN A MIN. 20' WIDE PUBLIC UTILITY EASEMENT OR DEDICATED R/W. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
 2. ALL PRIVATE STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATION OF EASEMENTS.
 3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

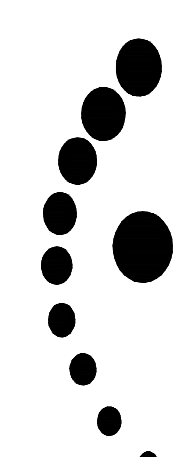
MINIMUM WIDTHS OF PUBLIC SANITARY SEWER EASEMENTS SHALL BE:		
PIPE SIZE (IN)	PIPE DEPTH (FT)	EASEMENT WIDTH (FT)
<12	<20	20
<12	>20	30
12-24	<20	30
12-24	>20	40
>24	ALL DEPTHS	EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES SPECIFIED



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FRIENDSHIP INNOVATION PARK

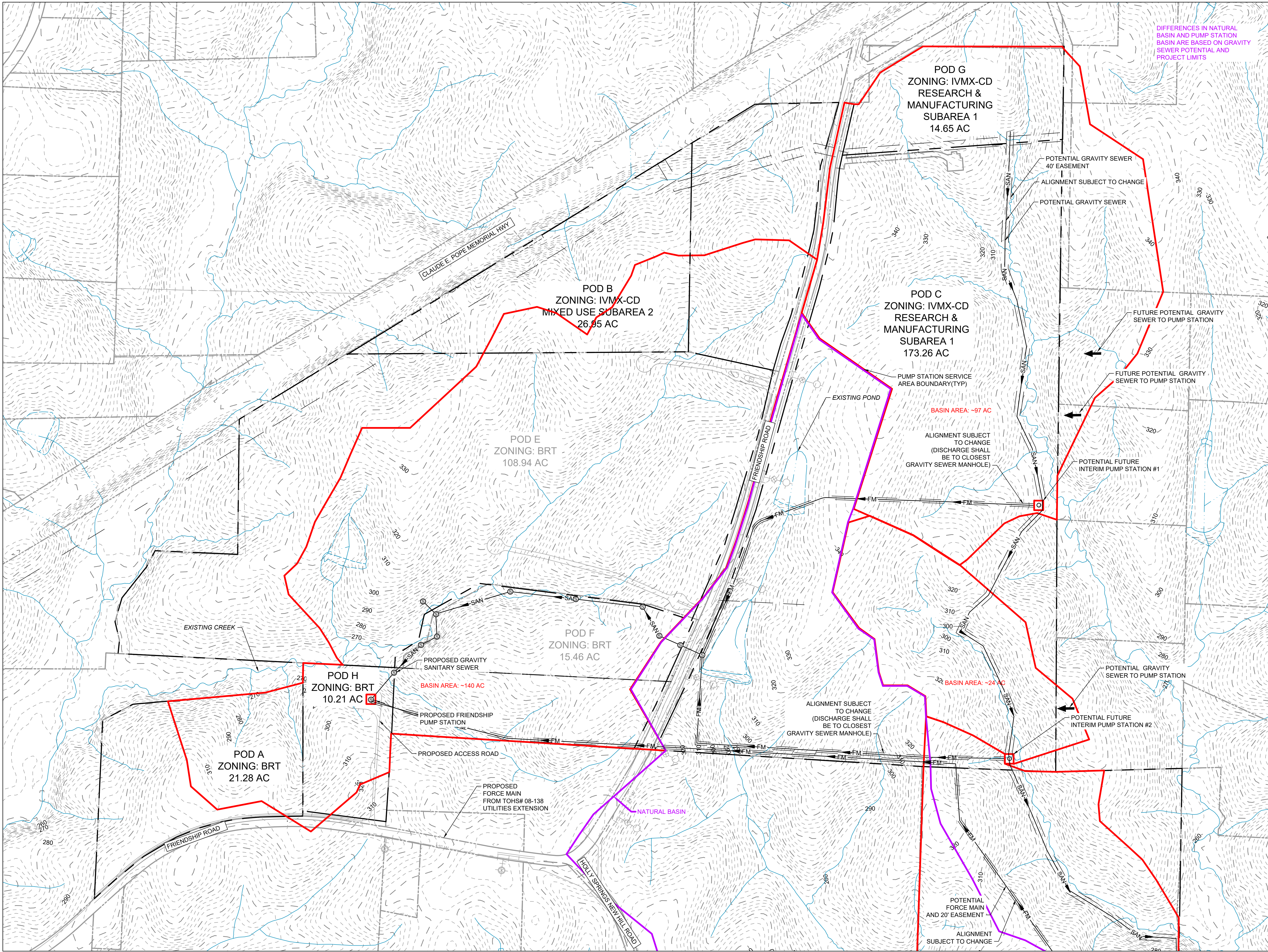
WAKE COUNTY - NORTH CAROLINA

MASTER UTILITY PLAN

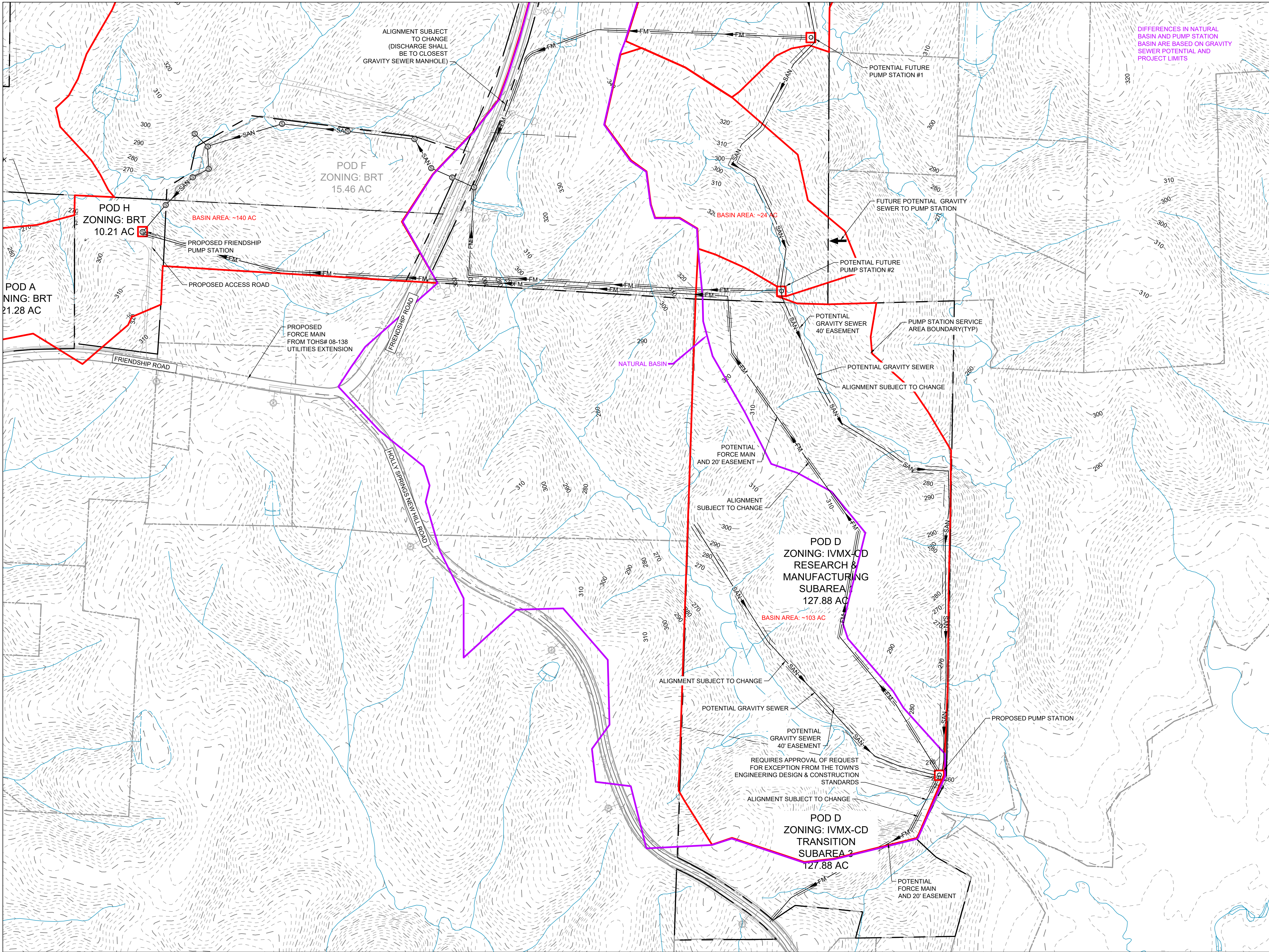
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Lot 248802-Friendship_DevelopmentCalcSanDWGSHEET19999-212-SWRSHE0.dwg [Plotted on 7/31/2023 2:47 PM] by Ariel Domnich



L:\248802\Friendship_Development\CalcSanDWG\SHEET19999-212-SWRSHE0.dwg [Plotted on 7/31/2023 2:47 PM] by Ariel Domnich



TIMMONS GROUP

FRIENDSHIP INNOVATION PARK WAKE COUNTY - NORTH CAROLINA

SEWER BASIN MAP

JOB NO.
48802
SHEET NO.
C3.5

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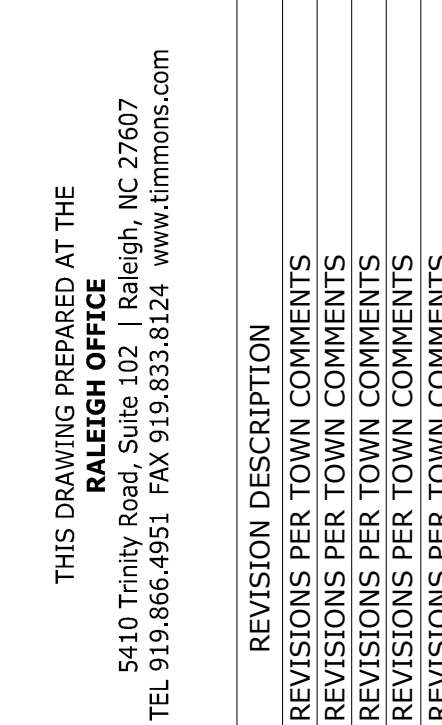
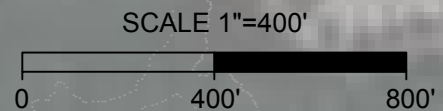
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DESIGNED BY	A. DORNISCH
CHECKED BY	C. PETREE
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1. TREE PRESERVATION AREAS NOT REQUIRED FOR THE PORTIONS ZONED BRT OR IVAXD-C.
2. A DETAILED TREE PRESERVATION PLAN SHALL BE REQUIRED AT THE TIME OF DEVELOPMENT PLAN.
A. THE HATCHED AREAS BELOW INDICATE EXISTING TREES WITHIN THE SITE. OPEN SPACE REQUIREMENTS WILL BE DELINEATED DURING THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL AND WILL MEET CURRENT LDD STANDARDS IN RELATION TO THE ZONING DURING DEVELOPMENT PLANS. CONSIDERATION WILL BE GIVEN TO PRESERVING EXISTING TREE CANOPY CURRENTLY WITHIN THE SITE IN THESE OPEN SPACE LOCATIONS.
3. WHERE EXISTING VEGETATION EXISTS, THIS PERIMETER BUFFER SHALL BE LEFT UNDISTURBED AND SUPPLEMENTED TO MEET THE MINIMUM LANDSCAPE BUFFER CRITERIA.
4. EXISTING BUFFERS GENERALLY CONSIST OF SWEET GUM, OAK, MAPLE, POPLAR AND PINE.
5. TREE PRESERVATION AREA SHOULD ALSO BE CONNECTED TO CREATE HABITAT CORRIDORS WHERE POSSIBLE.



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FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA

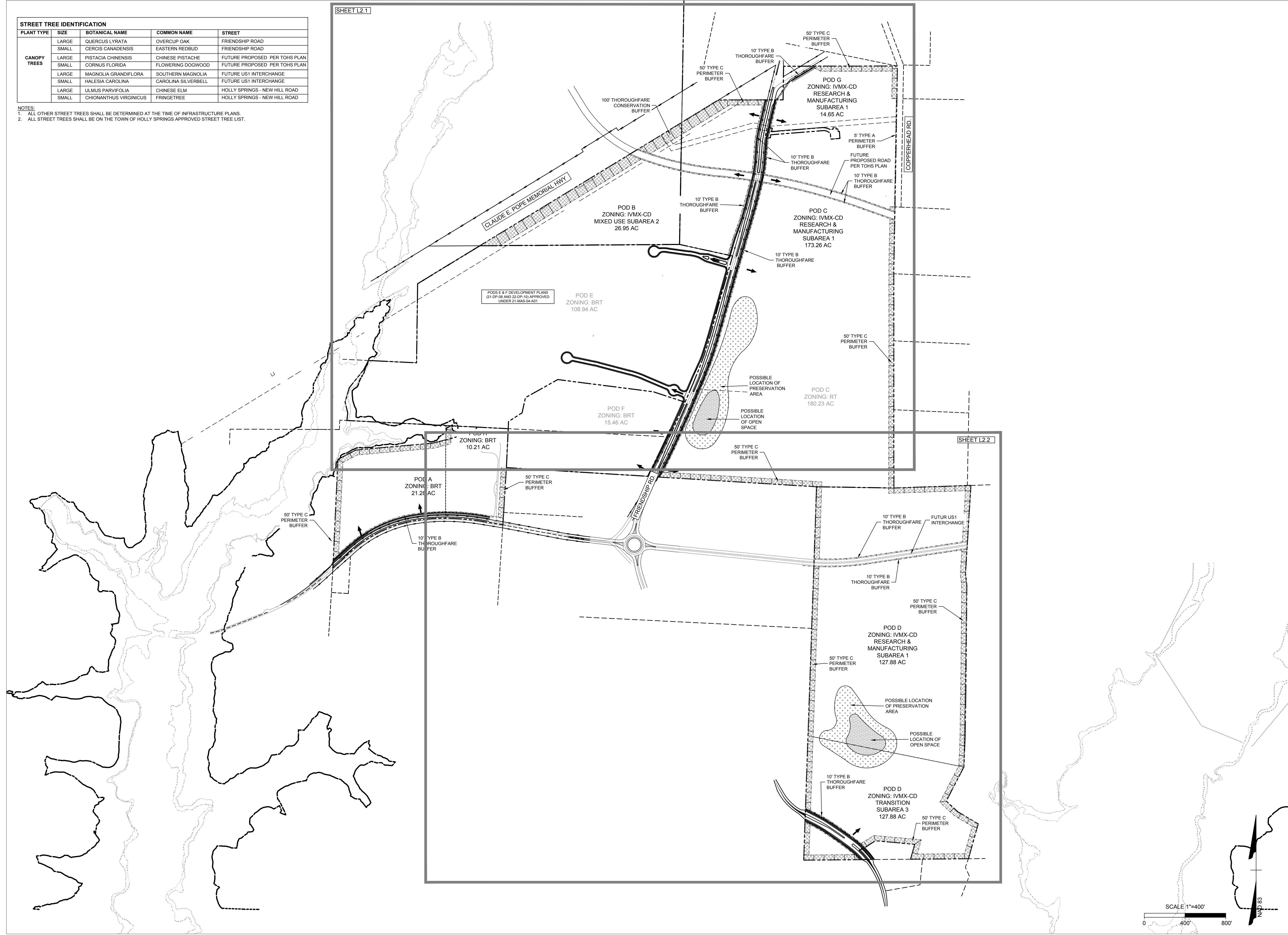
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STREET TREE IDENTIFICATION				
PLANT TYPE	SIZE	BOTANICAL NAME	COMMON NAME	STREET
CANOPY TREES	LARGE	QUERCUS LYRATA	OVERCUP OAK	FRIENDSHIP ROAD
	SMALL	CERCIS CANADENSIS	EASTERN REDBUD	FRIENDSHIP ROAD
	LARGE	PISTACIA CHINENSIS	CHINESE PISTACHE	FUTURE PROPOSED PER TOHS PLAN
	SMALL	CORNUS FLORIDA	FLOWERING DOGWOOD	FUTURE PROPOSED PER TOHS PLAN
	LARGE	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	FUTURE US1 INTERCHANGE
	SMALL	HALESIA CAROLINA	CAROLINA SILVERBELL	FUTURE US1 INTERCHANGE
	LARGE	ULMUS PARVIFOLIA	CHINESE ELM	HOLLY SPRINGS - NEW HILL ROAD
	SMALL	CHIONANTHUS VIRGINICUS	FRINGETREE	HOLLY SPRINGS - NEW HILL ROAD

NOTES:
1. ALL OTHER STREET TREES SHALL BE DETERMINED AT THE TIME OF INFRASTRUCTURE PLANS.
2. ALL STREET TREES SHALL BE ON THE TOWN OF HOLLY SPRINGS APPROVED STREET TREE LIST.

SHEET L2.1



SHEET L2.2



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DRAWN BY
KL

DESIGNED BY
KL

CHECKED BY
BM

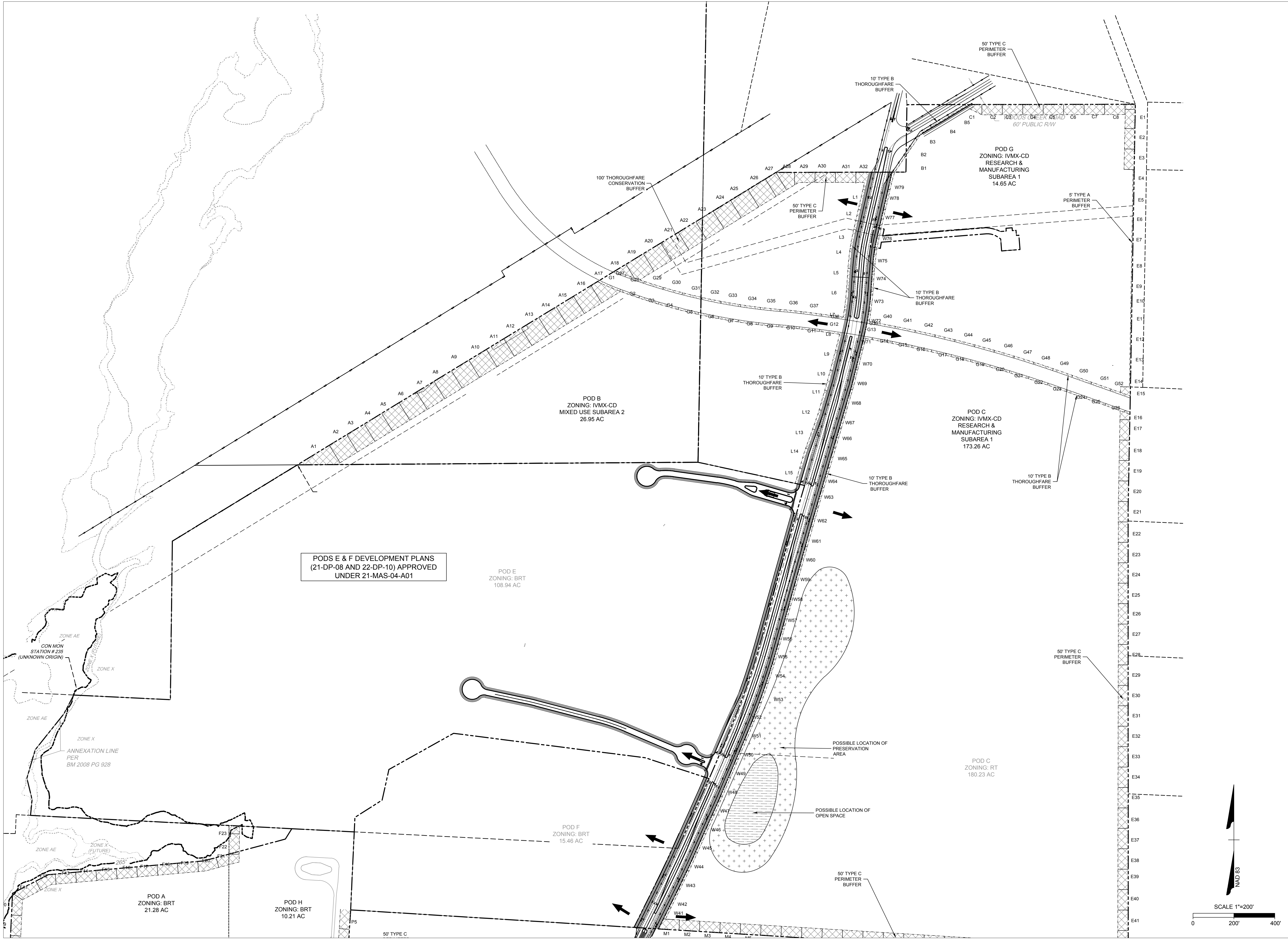
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FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
OVERALL LANDSCAPE PLAN

JOB NO.
54941

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REVISIONS PER TOWN COMMENTS	04/14/23
REVISIONS PER TOWN COMMENTS	05/25/23
REVISIONS PER TOWN COMMENTS	08/04/23

10/28/2022
DRAWN BY
KL
DESIGNED BY
KL
CHECKED BY
BM
SCALE
AS SHOWN

FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
LANDSCAPE PLAN

JOB NO.	54941
SHEET NO.	L2.1

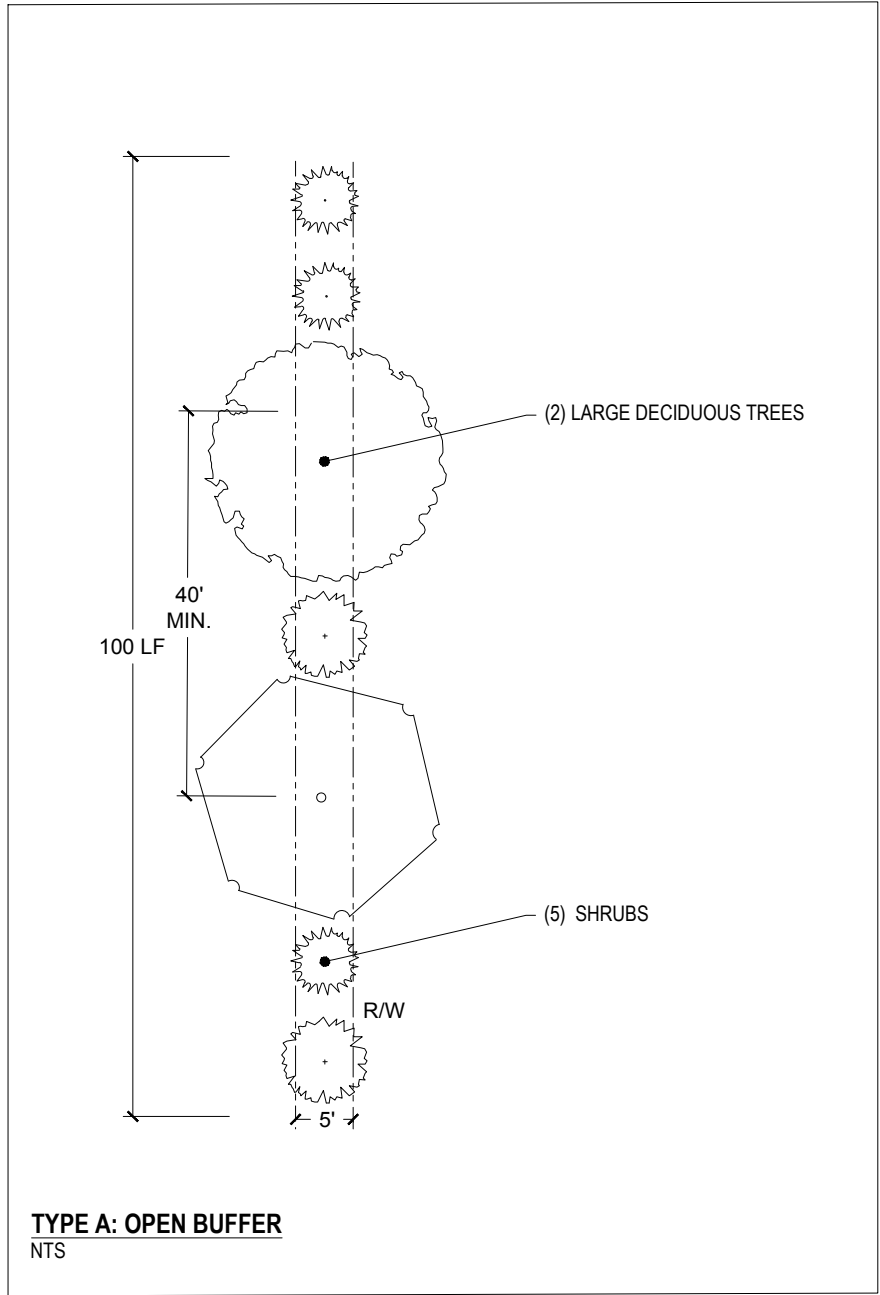
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PERIMETER BUFFER LANDSCAPING TABLE				
INCREMENT	WIDTH	LENGTH	OPACITY	TYPE
A1-26	100'	100'	TYPE B	THOROUGHFARE CONSERVATION BUFFER
A27	100'	60'	TYPE B	THOROUGHFARE CONSERVATION BUFFER
A28-31	50'	100'	TYPE C	PERIMETER
A32	50'	66'	TYPE C	PERIMETER
B1-5	10'	100'	TYPE B	THOROUGHFARE
C1	50'	75'	TYPE C	PERIMETER
C2-8	50'	100'	TYPE C	PERIMETER
D1-5	50'	100'	TYPE C	PERIMETER
D6	50'	57'	TYPE C	PERIMETER
D7	50'	28'	TYPE C	PERIMETER
D8-18	50'	100'	TYPE C	PERIMETER
E1-3	50'	100'	TYPE C	PERIMETER
E4-13	5'	100'	TYPE A	PERIMETER
E14	5'	64'	TYPE A	PERIMETER
E15	50'	44'	TYPE C	PERIMETER
E16	50'	28'	TYPE C	PERIMETER
E17-42	10'	100'	TYPE C	PERIMETER
E43-47	50'	100'	TYPE C	PERIMETER
E48	50'	28'	TYPE C	PERIMETER
E49-72	50'	100'	TYPE C	PERIMETER
E73	50'	65'	TYPE C	PERIMETER
E74-80	50'	100'	TYPE C	PERIMETER
F1	50'	79'	TYPE C	PERIMETER
F2-F22	50'	100'	TYPE C	PERIMETER
F23	50'	40'	TYPE C	PERIMETER
G1-12	10'	100'	TYPE B	THOROUGHFARE
G13	10'	42'	TYPE B	THOROUGHFARE
G14-26	10'	100'	TYPE B	THOROUGHFARE
G27	10'	64'	TYPE B	THOROUGHFARE
G28-38	10'	100'	TYPE B	THOROUGHFARE
G39	10'	29'	TYPE B	THOROUGHFARE
G40-52	10'	100'	TYPE B	THOROUGHFARE
H1-H7	50'	100'	TYPE C	PERIMETER
H8	50'	16'	TYPE C	PERIMETER
H9-31	50'	100'	TYPE C	PERIMETER
H32	50'	54'	TYPE C	PERIMETER
J1-15	10'	100'	TYPE B	THOROUGHFARE
J16-30	10'	100'	TYPE B	THOROUGHFARE
K1-6	10'	100'	TYPE B	THOROUGHFARE
K7	10'	96'	TYPE B	THOROUGHFARE
K8	10'	50'	TYPE B	THOROUGHFARE
K9-14	10'	100'	TYPE B	THOROUGHFARE
K15	10'	50'	TYPE B	THOROUGHFARE
L1-6	10'	100'	TYPE B	THOROUGHFARE
L7	10'	47'	TYPE B	THOROUGHFARE
L8-14	10'	100'	TYPE B	THOROUGHFARE
L15	10'	78'	TYPE B	THOROUGHFARE
M1-15	50'	100'	TYPE C	PERIMETER
M16	50'	92'	TYPE C	PERIMETER
P1-5	50'	100'	TYPE C	PERIMETER
S10-27	10'	100'	TYPE B	THOROUGHFARE
V41	10'	63'	TYPE B	THOROUGHFARE
W42-70	10'	100'	TYPE B	THOROUGHFARE
W71	10'	60'	TYPE B	THOROUGHFARE
W72	10'	51'	TYPE B	THOROUGHFARE
W73-78	10'	100'	TYPE B	THOROUGHFARE
W79	10'	89'	TYPE B	THOROUGHFARE

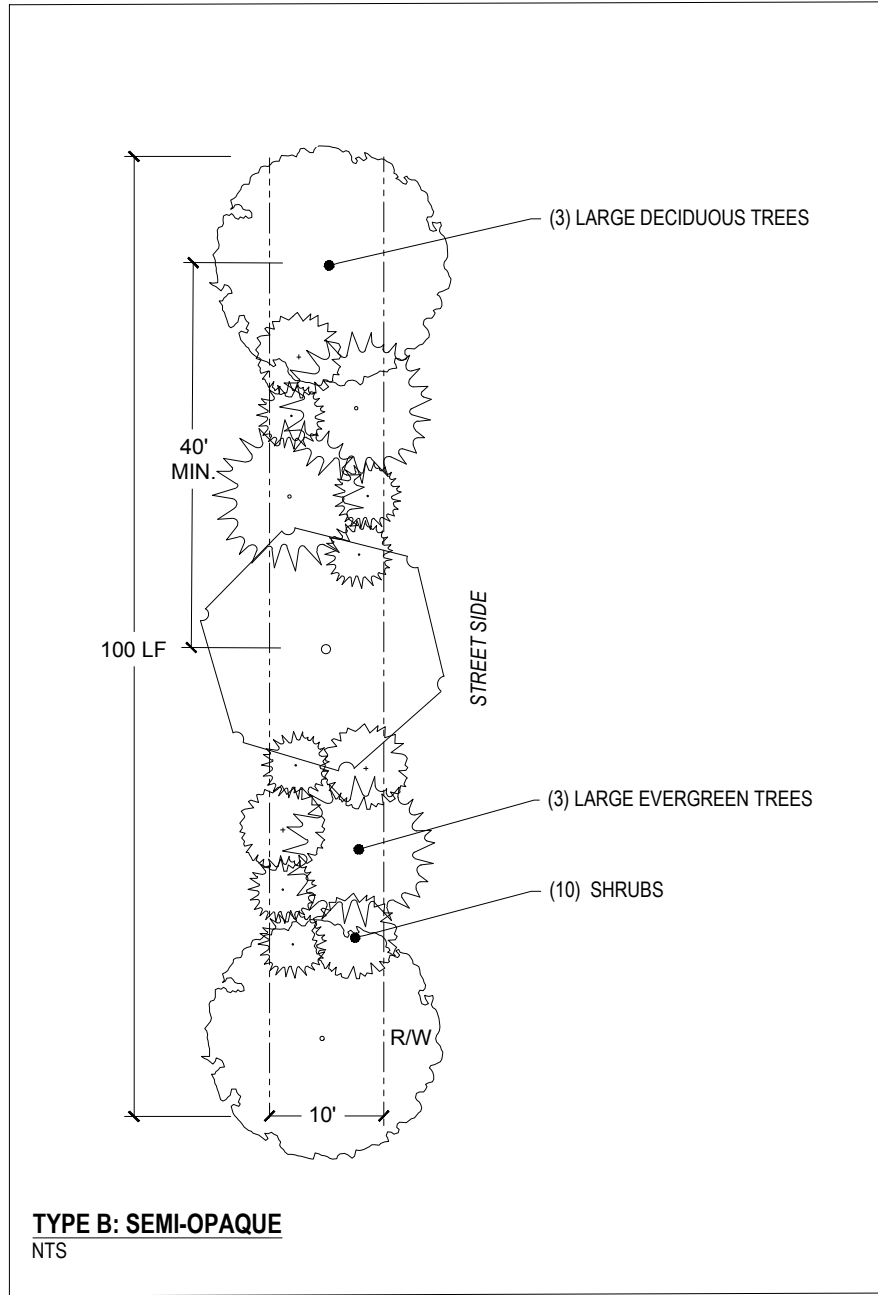
- NOTES:
- ANY SEGMENT THAT IS LESS THAN 100' IN LENGTH AS IDENTIFIED IN THE CHART IS TO BE PRO-RATED BASED ON ACTUAL SEGMENT LENGTH.
 - WHERE EXISTING VEGETATION WITHIN PROPOSED PERIMETER BUFFERS MEETS THE REQUIRED OPACITY LEVELS, THOSE AREAS SHALL REMAIN UNDISTURBED.

PERIMETER BUFFER TYPES / STANDARDS			
TYPE	A: OPEN	B: SEMI	C: OPAQUE
OPACITY	0	40%	80%
DECIDUOUS TREE/FT	2/100'	3/100'	5/100'
PCT EVERGREEN	0	40%	80%
SHRUBS / FT	5/100'	10/100'	20/100'
HEIGHT OF BUFFER	0'	4'	8'
WIDTH OF BUFFER	VARIES	VARIES	VARIES

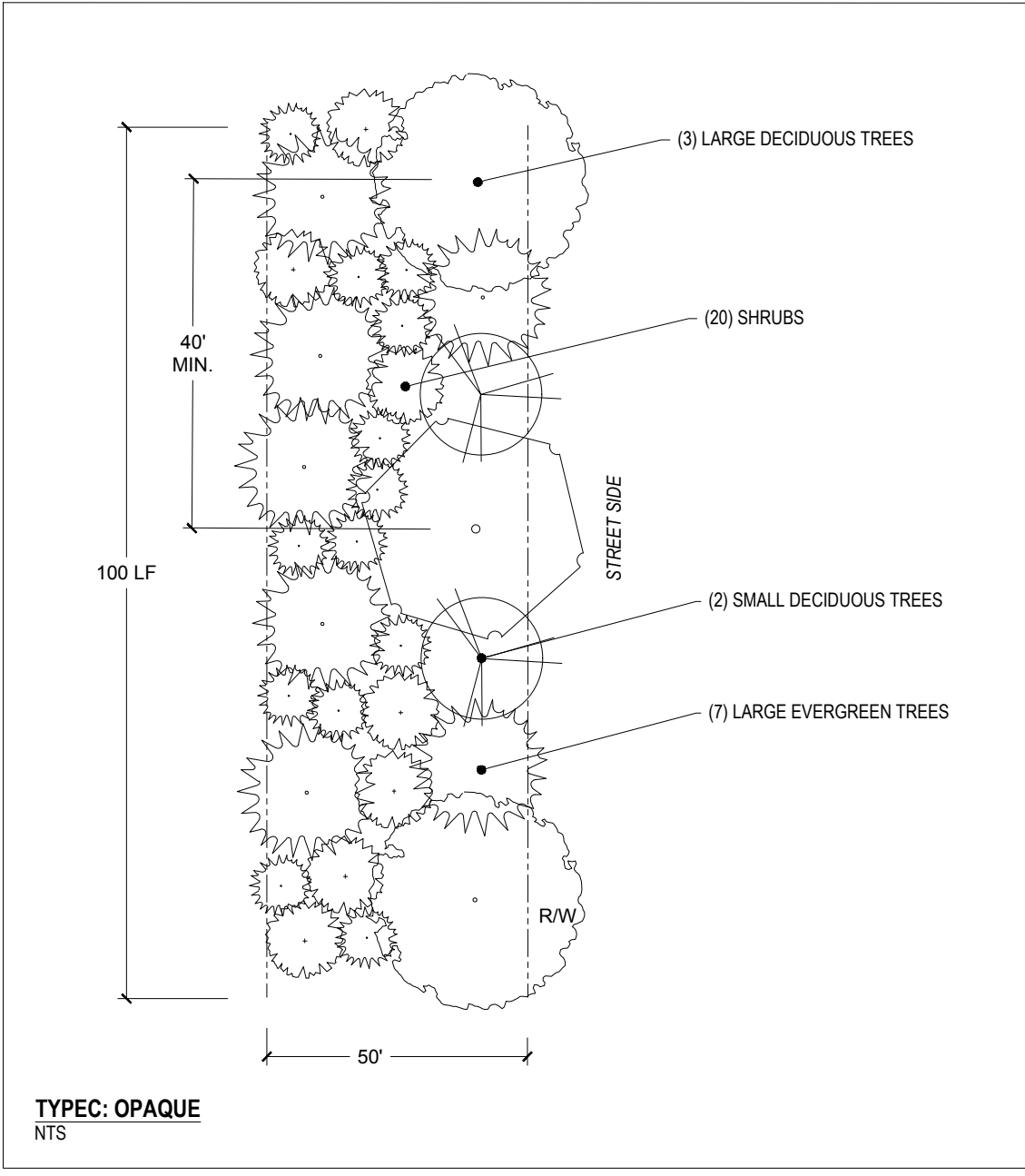
PERIMETER BUFFER - STANDARD DETAILS



*NOTE: EXISTING VEGETATION THAT MEETS THE OPACITY REQUIREMENTS SHALL BE PROTECTED.



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STREET TREES:			LANDSCAPE NOTES			MAINTENANCE OF LANDSCAPING:		
TYPE, SIZE AND SPACING: COLLECTOR, LOCAL, AND CUL-DE-SAC STREETS: - LESS THAN 20' SETBACKS: MIN 30', MAX 45' FROM CENTER OF TRUNK TO CENTER OF TRUNK - GREATER THAN 20' SETBACKS: MIN 50', MAX 65' FROM CENTER OF TRUNK TO CENTER OF TRUNK - TREES SHALL BE LOCATED IN THE PUBLIC RIGHT OF WAY CENTERED WITH THE UTILITY STRIP BETWEEN THE SIDEWALK AND THE CURB			THOROUGHFARES: - MIN SIZE AT PLANTING: 2 1/2" CALIPER - SPACING: MIN 40', MAX 60' FROM CENTER OF TRUNK TO CENTER OF TRUNK - TREES SHALL BE LOCATED WITHIN 5' FROM THE RIGHT OF WAY ON THE PRIVATE PROPERTY SIDE.			1. ALL LANDSCAPING REQUIRED SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.		
1. TREES SPECIFIED SHALL BE ON THE APPROVED TREE LIST IN THE HOLLY SPRINGS UDO			2. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING IMMEDIATELY PRIOR TO COMMENCEMENT OF THE USE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN, SHALL BE PROVIDED TO THE ADMINISTRATOR, IN COMPLIANCE WITH THE PROVISIONS OF SECTION 11.14 - CONSTRUCTION DRAWINGS OF THIS UDO. ALL LANDSCAPING REQUIRED BY THIS SECTION SHALL BE INSTALLED WITHIN THE FIRST 3 MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED.			1. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING: 1.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED, EXISTING NATURAL VEGETATION) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.		
2. ALL TREES SHALL BE LOCATED A MIN. 50' FROM THE POINT OF TANGENCY OF CURB RADIUS AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES IN ACCORDANCE WITH THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.			3. THE MONTHS OF JUNE, JULY AND AUGUST ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING, UNLESS AN ADEQUATE IRRIGATION SYSTEM IS INSTALLED AND OPERATED AS PART OF THE LANDSCAPE PLAN.			12. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.		
3. ALL TREES SHALL BE LOCATED A MIN. OF 25' FROM THE BASE OF ALL STREET LIGHT POLES			4. ALL LANDSCAPE MATERIALS INSTALLED AS REQUIRED SHALL BE LIVING VEGETATION.			13. THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.		
6. FOR THE PURPOSES OF THIS SECTION, TREES SHALL BE NURSERY GROWN, SINGLE STEM VARIETIES, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG, NORMALLY SHAPED, HEAVY AND WELL BRANCHED, WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.			5. WITHIN 30 DAYS OF THE INSTALLATION OF PLANT MATERIALS, A REGISTERED LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE ADMINISTRATOR STATING THAT HEALTHY PLANT MATERIAL WAS PROPERLY INSTALLED IN ACCORDANCE WITH THE LOCATIONS, QUANTITIES, MINIMUM SIZES, AND SPECIES INDICATED ON THE APPROVED LANDSCAPE PLAN.			2. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THE HOLY SPRINGS UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10-ENFORCEMENT.		
7. IN ORDER TO MAINTAIN A HIGH QUALITY OF URBAN STREETScape, EACH STREET MUST CONTAIN AT LEAST 2 SPECIES OF TREES WITH A SIMILAR CANOPY. NO MORE THAN 55% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET.			6. IF EXISTING VEGETATION MEETS THE OPACITY REQUIREMENTS OF THE PERIMETER BUFFERS, IT SHALL BE PRESERVED.			3. ALL LANDSCAPING REQUIRED BY THIS SECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.		
8. TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.			7. IF EXISTING LANDSCAPING IS PRESERVED, A SURVEY AND / OR SAMPLE AREAS OF THAT EXISTING VEGETATION WILL BE SUBMITTED AT THE TIME OF THE DEVELOPMENT PLAN.			4. WITHIN 30 DAYS OF THE INSTALLATION OF PLANT MATERIALS, A REGISTERED LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE ADMINISTRATOR STATING THAT HEALTHY PLANT MATERIAL WAS PROPERLY INSTALLED IN ACCORDANCE WITH THE LOCATIONS, QUANTITIES, MINIMUM SIZES, AND SPECIES INDICATED ON THE APPROVED LANDSCAPED PLAN.		
9. AT THE TIME OF INSTALLATION, THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE ADMINISTRATOR TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.			8. WHERE EXISTING VEGETATION CANNOT BE SAVED, SUPPLEMENTAL LANDSCAPING WILL BE INSTALLED TO MEET THE LANDSCAPE REQUIREMENTS.			5. ALL LANDSCAPE MATERIALS, INCLUDING STREET TREES, THAT DO NOT LIVE FOR 1 YEAR AFTER INSTALLATION SHALL BE REPLACED. THE INSTALLER SHALL PROVIDE THE TOWN WITH A MAINTENANCE BOND.		
10. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTION STANDARDS.			9. ANY EXISTING TREES USED TO MEET LANDSCAPING REQUIREMENTS SHALL HAVE TREE PROTECTION FENCING, SAMPLE AREA SURVEYS FOR EXISTING TREES WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS FOR A PRESERVATION LANDSCAPE PLAN.					
			10. PERIMETER LANDSCAPE MATERIALS ON ALL PODS SHALL BE CONSISTENT WITH THE OVERALL LANDSCAPE DESIGN FOR THE DEVELOPMENT.					
			11. NO SINGLE SPECIES OF LANDSCAPE MATERIAL, EXCEPT GRASS SHALL CONSTITUTE MORE THAN 25% OF THE PLANT MATERIAL OF ITS TYPE INSTALLED ON A SINGLE DEVELOPMENT SITE.					
			12. NO LANDSCAPING SHALL BE PLANTED ON THE DAM OF ANY POND.					



THIS DRAWING PREPARED AT THE
Raleigh Office
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.855.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.		REVISION DESCRIPTION	
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DETAILED MASTER PLAN: FRIENDSHIP INNOVATION PARK

HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER: 21-MAS-04

UTILITY / MUNICIPALITY CONTACTS:

- A. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-2914
CONTACT: SEAN RYAN

B. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
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HOLLY SPRINGS, NC 27540
(919) 557-3933
CONTACT: ELIZABETH GOODSON
- C. BURIED CABLE LOCATION
NC 811

D. DUKE ENERGY
(866) 582-6345

CONSULTANT CONTACTS:

- OWNER
HELIX VENTURES LLC
CONTACT: CARA HYLTON
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PHONE: 919-371-6208

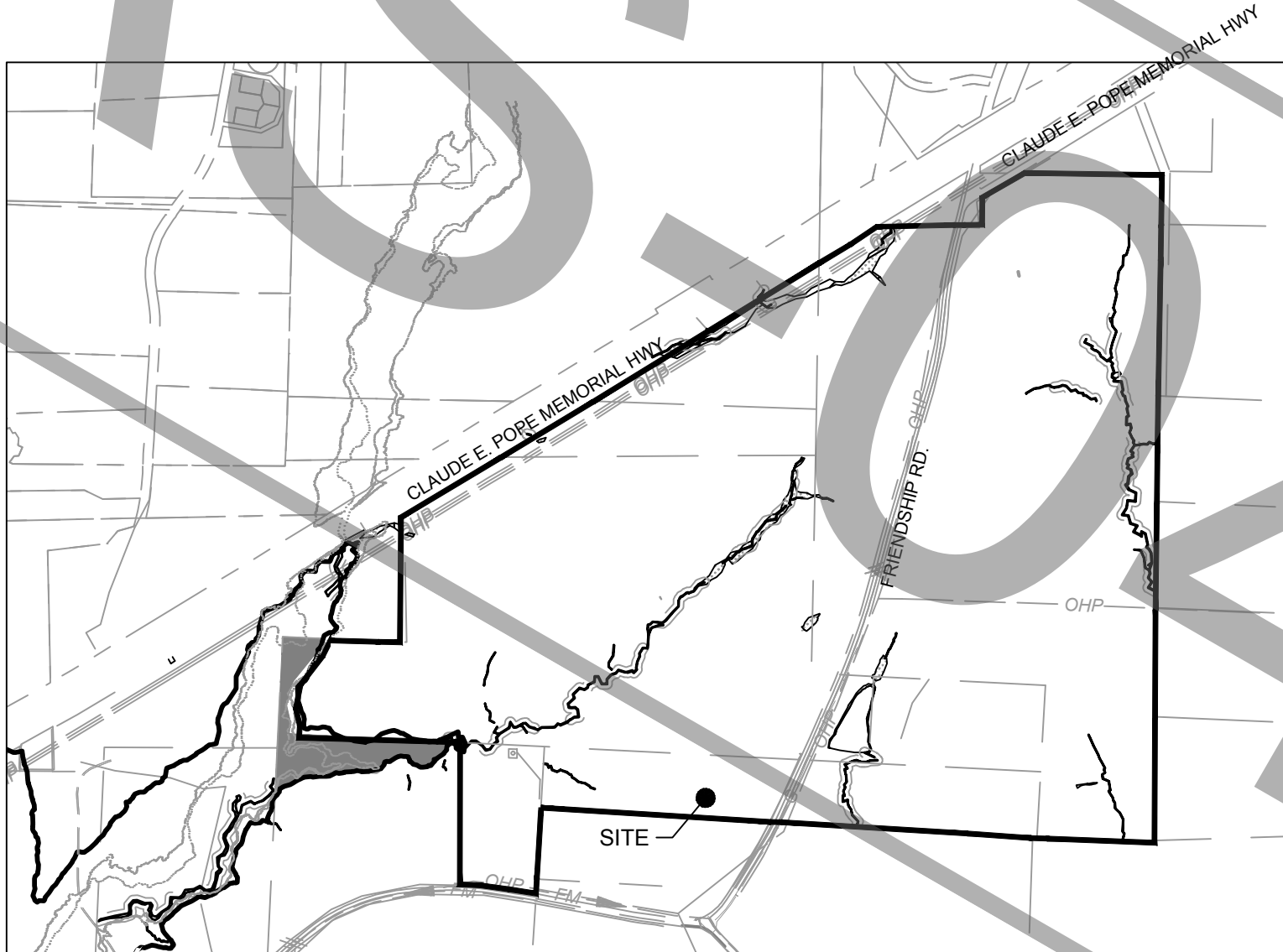
DEVELOPER/APPLICANT
TRUSTWELL PROPERTY GROUP
CONTACT: JON KEENER
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208
- SITE ENGINEER/ LANDSCAPE
ARCHITECT
TIMMONS GROUP
CONTACT: BLAKE HALL
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4933

SITE DATA TABLE	
PINS:	0720700500, 0629990816, 0629617801, 0720518760, 0720731175
*SITE AREA:	*345.37 ACRES
ZONING: (PENDING REZONING)	RT-330.76 ACRES (95.8%); CB-14.65 ACRES (4.2%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH	RT-100' ; CB-100'
MAXIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	RT-75' ; CB-55'
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	RT-N/A ; CB-25'
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	1 ACRE
MAXIMUM NON RESIDENTIAL LOT SIZE:	150 ACRES
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	25

*PROPOSED SITE DATA ACREAGE DIFFERS FROM THE TOTAL OF THE EXISTING PARCELS ACREAGE DUE TO PROPOSED RIGHT OF WAY DEDICATION NEEDED FOR FRIENDSHIP ROAD.

EXISTING PARCELS			
PIN	OWNER	ACREAGE	EXISTING ZONING
0720700500	HELIX VENTURES, LLC	128.45 AC	RT
0629990816	HELIX VENTURES, LLC	2.40 AC	RT
0629617801	DUKE ENERGY	198.75 AC OF TOTAL 1,773.22 AC TRACT	R-30
0720518760	CHARLES DANIEL BAUCOM	12.34 AC OF TOTAL 32.60 AC TRACT	R-30
0720731175	CHARLES DANIEL BAUCOM	14.61 AC OF TOTAL 131.60 AC TRACT	R-30

SANITARY SEWER FLOW ESTIMATION					
	ACRES	FLOW FACTOR (GPD/AC)	GALLONS PER DAY	PEAKING FACTOR	PEAK FLOW RATE (GPM)
FRIENDSHIP DEVELOPMENT	345.37	1,500	518,040	2.5	889.4



VICINITY MAP

1" = 1000'

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
- THE ESTIMATED SEWER FLOWS SHOWN ARE BASED ON ASSUMED TENANT MIX AT THE TIME OF THE SUBMITTAL. THE ESTIMATED FLOWS WILL BE UPDATED WITH EACH DEVELOPMENT PLAN SUBMITTAL.
- THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
- THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT *ALFORD 33" PUBLISHED COORDINATES N= 683,650.79"E= 2,041,575.85"ELEV = 377.10' THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID, TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN.
- IF THERE IS A GEODETIC MONUMENT LOCATED ON THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.

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C3.0	OVERALL MASTER PLAN
C3.1	MASTER PLAN
C3.2	MASTER PLAN
C3.3	MASTER PLAN
C3.4	OVERALL PRELIMINARY UTILITY AND DRAINAGE PLAN
C3.5	PRELIMINARY UTILITY AND DRAINAGE PLAN
C3.6	PRELIMINARY UTILITY AND DRAINAGE PLAN
C3.7	PRELIMINARY UTILITY AND DRAINAGE PLAN
C3.8	SEWER BASIN MAP
C4.0	DRAINAGE AREA MAP
C5.0	NOTES AND DETAILS
C6.0	OVERALL OFFSITE ROAD IMPROVEMENT PLAN
L1.0	TREE PRESERVATION PLAN
L2.0	OVERALL LANDSCAPE PLAN
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L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE DETAILS

ZONING REQUIREMENTS:

- THIS IS STANDARD LANGUAGE THAT CAN BE MODIFIED IF IT IS MORE APPROPRIATE FOR THIS REQUEST: THE TOWN REQUIRES, PURSUANT TO N.C.G.S. § 160A-372, THE DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS OF WAY, AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN AND THE APPROVED TRANSPORTATION IMPACT ANALYSIS, TO CREATE CONDITIONS ESSENTIAL TO PUBLIC HEALTH, SAFETY, AND THE GENERAL WELFARE. A REZONING MAY BE DELAYED UNTIL SUCH TIME AS NECESSARY TRANSPORTATION IMPROVEMENTS (TO INCLUDE OFFSITE IMPROVEMENTS) MAY BE MADE, UNLESS THE TOWN AND THE DEVELOPER CAN ENTER INTO AGREEMENTS TO ACCELERATE THE TIME FOR COMPLETION OF THESE NEEDED IMPROVEMENTS.
- A TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE TOWN AND THE NCDOT AS PART OF THIS REZONING.
- A MASTER PLAN AMENDMENT SHALL BE REQUIRED TO IDENTIFY THE RECOMMENDED IMPROVEMENTS IDENTIFIED IN THE FUTURE APPROVED TIA, NECESSARY TO MITIGATE THE IMPACTS FROM DEVELOPMENT ON THE PROPERTIES REQUESTED WITH THIS REZONING.
- THE PROPERTIES BEING REQUESTED FOR DEVELOPMENT AS PART OF THIS REZONING ARE DEPENDENT ON AN OFF-SITE DESIGN-BUILD UTILITY PROJECT IN PARTNERSHIP WITH THE TOWN. THIS INCLUDES SANITARY SEWER EXTENSION, A NEW WESTERN PUMP STATION AND FORCEMAIN, POTABLE WATERMAIN EXTENSION AND RECLAIMED WATERMAIN EXTENSION TO THE SUBJECT AREA, DUE TO THE DEPENDENCY OF THIS PROJECT ON UTILITY INFRASTRUCTURE TO BE COMPLETED BY THE TOWN, ONGOING COMMUNICATION WILL BE MAINTAINED BETWEEN THE DEVELOPER AND THE TOWN TO COORDINATE TIMING OF CONSTRUCTION OF IMPROVEMENTS.
- ALL ON-SITE AND OFF-SITE IMPROVEMENTS WILL BE IDENTIFIED IN THE SEWER STUDY.
- AT MINIMUM, THE OFF-SITE UTILITIES CONSTRUCTED BY OTHERS NEED TO BE ON A CONSTRUCTION DRAWING DOCUMENT, RECEIVED APPROVAL AND MOVING AHEAD OF THIS DEVELOPMENT PROJECT PRIOR TO THE 1ST CONSTRUCTION DRAWING SUBMITTAL RELATED TO THIS REZONING.
- CONSTRUCTION DRAWING APPROVAL FOR ON-SITE UTILITIES ARE RELIANT ON THE OFF-SITE UTILITY PERMITTING. THE OFF SITE UTILITIES NEEDS TO BE APPROVED AND PERMITTED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND PERMIT SUBMITTAL FOR THIS PROJECT.
- ANY ADDITIONAL UTILITIES ANALYSIS OR EVALUATION, OR UPDATES TO EXISTING STUDIES NECESSARY TO SERVE THIS DEVELOPMENT, SHALL BE COMPLETED WITH THE MASTER PLAN AND SUBSEQUENT DEVELOPMENT PLANS.
- THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET, AND WITH THIS REZONING THE DEVELOPER AGREES HE/SHE (I) IS FAMILIAR WITH THESE FEES, (II) DOES NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET; AND (III) NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HEREBY AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO DEVELOPER IN CONNECTION WITH THE NON-RESIDENTIAL PROJECT. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER THE ORDINARY COURSE OF DEVELOPMENT.



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DATE

DATE
08/27/2021

DRAWN BY
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DESIGNED BY
W ALTMAN

CHECKED BY
B HALL

SCALE
AS SHOWN

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA

COVER SHEET

JOB NO.
48802

SHEET NO.
C0.0-A

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21-MAS-04-A01

PROPOSED ARCHITECTURAL STANDARDS
FRIENDSHIP MASTER PLAN, HOLLY SPRINGS, NORTH CAROLINA



Project Information

Project Name: Friendship Development

Purpose Statement

The purpose of the architectural standards of the Friendship Development for both the Research and Technology and the Mixed Use areas is to create simple unifying elements through native landscaping, signage and basic material selections to create a general feeling of continuity and quality design without limiting the flexibility in both design and functionality required by the major employers and successful retailers the Town and Developer hopes to attract with this project. Therefore, in conjunction with the guidelines of the Unified Development Ordinance, we propose these general unifying elements for the Friendship Master Plan:

Unifying Elements:

1. Park entries along Friendship Road and main entrances to each individual campus will be denoted by monument signage created of similar high quality and permanent base materials (including but not limited to masonry, metal, stone) on which the title of the park or insignia of the occupant will be displayed. Trademarked colors, fonts, and designs of the occupant's insignia or company branding will be encouraged to promote some diversity and visual interest and also improve wayfinding and direction within the park.
2. Wherever commercially possible, native species already present on the Park land will be used along the ROWs as well as in setbacks and buffers throughout the Park.
3. Subsequent Development Plans within the Park will be encouraged to use native species to create a uniform look and promote the natural surroundings of Holly Springs.
4. At the main pedestrian entry to the primary building of each development within the Park, architectural elements will be added or varied to create a sense of place and visual wayfinding from the visitor or main parking areas to direct pedestrian traffic in a visually attractive way. This can be accomplished by a variety of means including but not limited to; a canopy or similar architectural element above the entry, variation of materials including masonry and glass, sidewalk and landscaping or other ground elements that create an inviting entry.
5. All buildings will have masonry or similar materials and meeting regulations per UDO section 4.05 B. 1. C. (1) (including glass, etc.) along frontages that directly face major thoroughfares.
6. All signs to be in accordance with the Holly Springs Unified Development Ordinance and a Master Sign Plan will be provided
7. Architectural materials and colors for the CB parcel shall be of consistent and compatible materials and colors shall meet the minimum requirements for architectural site design in the Holly Springs Unified Development Ordinance
8. Black Shoe Box LEDs will be used for lighting. Lighting details shall be provided in a lighting plan per UDO Section 7.02.
9. The minimum UDO Architectural and Site Design requirements shall be met.

(Note: Additional waivers from these standards as well as the UDO standards can be sought through the development plan approval processes subsequent to this master plan approval.)

TRUSTWELL PROPERTY GROUP
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DESIGNED BY
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CHECKED BY
B HALL

SCALE
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TIMMONS GROUP

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

ARCHITECTURAL MASTER PLAN

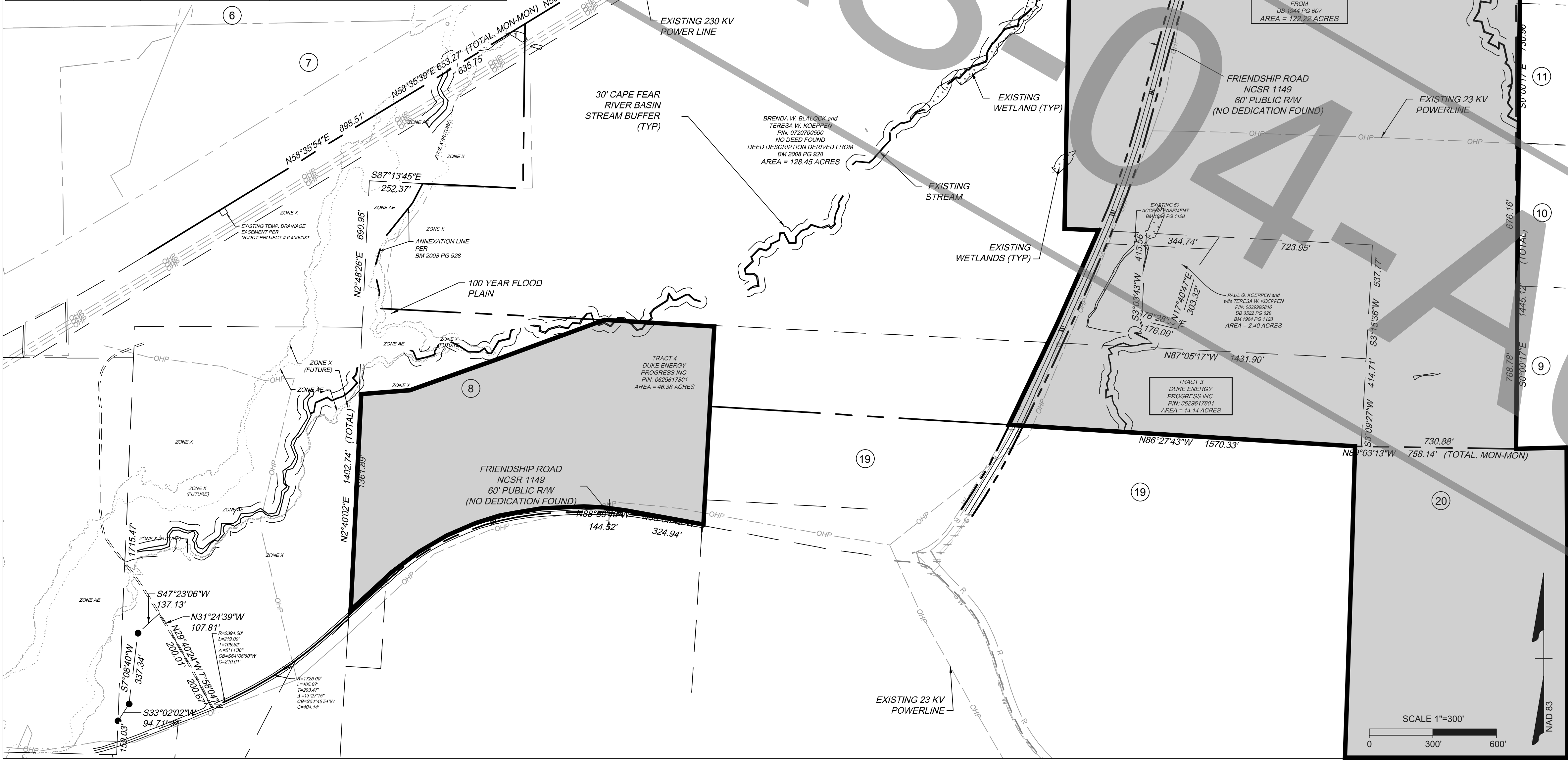
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ADJACENT PARCELS					
NUMBER	PIN	OWNER	ACREAGE	ZONING	DEED BOOK
①	0730043464	HASTING, JEFFREY GOODWIN TRUSTEE FBO BOBBY STEELE	12.54	R-30	DB-014587 PG-01572
②	0720931641	BLAND, THOMAS M. BLAND, BETH BUSHMAN	5.00	R-30	DB-016979 PG-02596
③	0720838629	RRPL LLC	9.15	R-30	DB-015769 PG-02162
④	0720731175	BAUCOM, CHARLES DANIEL	131.60	R-30	DB-013283 PG-01993
⑤	0720518760	BAUCOM, CHARLES DANIEL	32.60	R-30	DB-013283 PG-01993
⑥	0720512303	STONE, RICHARD E STONE, JEANNE Z	10.35	R-30	DB-006618 PG-00579
⑦	0720407997	WILLIAMS, DANNY RAY WILLIAMS, LAUREN E	7.70	R-30	DB-017189 PG-00493
⑧	0629617801	DUKE ENERGY PROGRESS INC	1,773.22	R-30	DB-015289 PG-02437
⑨	0638190520	MILLS, STEPHEN V MILLS, NANCY O	12.40	R-30	DB-003052 PG-00758
⑩	0730100231	UEW INC	11.44	R-30	DB-014742 PG-01606
⑪	0730100815	BELL, RONALD T	11.29	R-30	DB-003809 PG-00474
⑫	0730110581	BELL, RONALD T	11.29	R-30	DB-003809 PG-00474
⑬	0730124768	DC GOODWIN FARM LTD PTNRP	67.93	R-30	DB-014057 PG-01499
⑭	0730131203	GOODWIN, SANDRA GAIL TRUSTEE GOODWIN, ALFRED KENT TRUSTEE	7.13	R-30	DB-017529 PG-02614
⑮	0730038536	ANDREAS, MICHAEL T ANDREAS, LYNN B	4.00	R-30	DB-12076 PG-2143
⑯	0730033609	TARRENCE, JAMES EDWARD JR	3.99	R-30	DB-016446 PG-02396
⑰	0730034435	TARRENCE, JAMES EDWARD JR	3.96	R-30	DB-016707 PG-01850
⑱	0720932085	PRINCE, BETTY D PRINCE, LUTHER M JR	2.76	R-30	DB-013044 PG-00227
⑲	0629887564	GEORGE HEELAN IRREVOCABLE TRUST	82.00	R-30	DB-015083 PG-02206
⑳	0639076303	ALDOS WOODS LLC	127.88	R-30	DB-012688 PG-01722

EXISTING PARCELS			
PIN	OWNER	ACREAGE	EXISTING ZONING
0720700500	HELIX VENTURES, LLC	128.45 AC	RT
0629990816	HELIX VENTURES, LLC	2.40 AC	RT
0629617801	DUKE ENERGY	198.75 AC OF TOTAL 1,773.22 AC TRACT	R-30
0720518760	CHARLES DANIEL BAUCOM	12.34 AC OF TOTAL 32.60 AC TRACT	R-30
0720731175	CHARLES DANIEL BAUCOM	14.61 AC OF TOTAL 131.60 AC TRACT	R-30



- SURVEY NOTES:**
- BOUNDARY SURVEY PREPARED FOR HELIX VENTURES, LLC. PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A SPECIAL FLOOD HAZARD AREA, PER FIRM #320072001, PANEL 0828, EFFECTIVE DATE MAY 02, 2006 AND FIRM #3720072001, PANEL 0720, EFFECTIVE DATE MAY 02, 2006.
 - HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES SHOWN ARE GROUND DISTANCES. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS MAY EXIST ON THIS SITE.
 - EASEMENTS AND RIGHTS-OF-WAYS SHOWN ARE PER DEEDS AND PLATS OF RECORD.
 - NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.
 - APPROXIMATE LOCATION OF CP&L/DUKE PROGRESS TRANSMISSION LINE EASEMENT. CP&L DRAWING NUMBER L-0-2633 REFERENCED ON BM 2008 PG 928. SAID DRAWING WAS NOT PROVIDED AT THE TIME OF THE SURVEY. DB 2331 PG 138, DB 2345 PG 237, DB 2764 PG 710 & DB 3621 PG 460 ARE 30' WIDE POWER EASEMENTS TO CP&L BUT ARE BLANKET IN NATURE AND THE LOCATION CANNOT BE PLOTTED.

- GENERAL NOTES:**
- THE SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN AND IS SUBJECT TO THE BUFFER PROVISIONS OF SECTION 7.06 0.4(E)(3) OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
 - NO FEMA IDENTIFIED FLOODWAYS AND/OR 100-YEAR FLOOD PLAINS ARE PRESENT ON SITE.
 - THE SITE IS NOT WITHIN A WATERSHED PROTECTION AREA.
 - ADJACENT PROPERTY INFORMATION FROM WAKE COUNTY GIS.
 - ZONING DESIGNATIONS FROM HOLLY SPRINGS ZONING MAP AND FROM WAKE COUNTY GIS.
 - ZONE CFBI OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED (LABEL)
 - NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFBI BUFFERS
 - NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS

SITE DATA TABLE	
PINS:	0720700500, 0629990816, 0629617801, 0720518760, 0720731175
SITE AREA:	345.37 ACRES
ZONING: (PENDING REZONING)	RT-330.76 ACRES (95.8%); CB-14.65 ACRES (4.2%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH	RT-100' ; CB-100'
MAXIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	RT-75' ; CB-55'
MINIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	RT-N/A ; CB-25'
MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	1 ACRE
MAXIMUM NON RESIDENTIAL LOT SIZE:	150 ACRES
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	25

LEGEND		
● IFP - IRON PIPE FOUND	⑤ MH DRAINAGE	☒ SPRINKLER BOX
● IRF - IRON ROD FOUND	⑥ MH SANITARY	☒ SPRINKLER HEAD
● CP - COMPUTED BOUNDARY POINT	⑦ MH ELECTRIC	☒ SPRINKLER VALVE
● CP - COMPUTED EASEMENT POINT	⑧ MH TELEPHONE	☒ GAS TEST LOCATION
□ CMF - CONCRETE MONUMENT	⑨ MH WATER	☒ GAS METER
□ MNF - MAG NAIL FOUND	⑩ ELECTRIC BOX	☒ GAS VALVE
□ RSF - RAILROAD SPIKE FOUND	⑪ TELEPHONE BOX	☒ FLAG POLE
● CSF - COTTON SPINDLE FOUND	⑫ CABLE TV PEDESTAL	☒ TREE
① BACKFLOW PREVENTER	⑬ SIGN	☒ BOLLARD
② WATER VAULT	⑭ ELECTRIC METER	☒ BOREHOLE
③ TELEPHONE VAULT	⑮ WATER METER	☒ AC UNIT
④ TRAFFIC CONTROL BOX	⑯ WATER VALVE	☒ MAILBOX
⑤ POWER VAULT	⑰ FIRE HYDRANT	☒ CLEAN OUT
⑥ UTILITY VAULT	⑱ POWER POLE	☒ GUY
⑦ W - WETLAND FLAG	⑲ LIGHT POLE	☒ WELL
RCP - REINFORCED CONCRETE PIPE	⑳ YARD LIGHT	☒ MONITORING WELL
OMP - CORRUGATED METAL PIPE	㉑ GROUND LAMP	☒ ROOF DRAIN
VCP - VITRIFIED CLAY PIPE	㉒ SIGNAL POLE	☒ WATER SPIGOT
DIP - DUCTILE IRON PIPE	㉓ HEATING, VENTILATION AND AIR CONDITIONING	☒ DEED LINE
HDPE - HIGH DENSITY POLYETHYLENE PIPE	㉔ LSA - LANDSCAPED AREA	☒ LINE NOT SURVEYED
FES - FLARED END SECTION	㉕ R/W - RIGHT-OF-WAY	☒ STORM LINE
MNF - FIBER OPTIC MARKER	P/L - PROPERTY LINE	☒ SANITARY LINE
MKG - GAS MARKER	C/L - CENTERLINE	☒ FENCE
TVP - TELEVISION PEDESTAL	NTS - NOT TO SCALE	☒ OVERHEAD POWER LINE
① CB - CATCH BASIN	GV - GAS VALVE	☒ PAINTED GAS LINE
② CI - CURB INLET	CB - CATCH BASIN	☒ PAINTED POWER LINE
③ EGP - EDGE OF PAVING	GI - GRATE INLET	☒ PAINTED TELEPHONE LINE
TBC - TOP BACK OF CURB	YI - YARD INLET	☒ PAINTED WATER LINE
CCR - CHATHAM COUNTY RECORD	CI - CURB INLET	☒ EDGE OF TREELINE
WCR - WAKE COUNTY RECORDS	EGP - EDGE OF PAVING	
DB - DEED BOOK	TBC - TOP BACK OF CURB	
PL - PLAT BOOK	CCR - CHATHAM COUNTY RECORD	
SF - SQUARE FEET	WCR - WAKE COUNTY RECORDS	



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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

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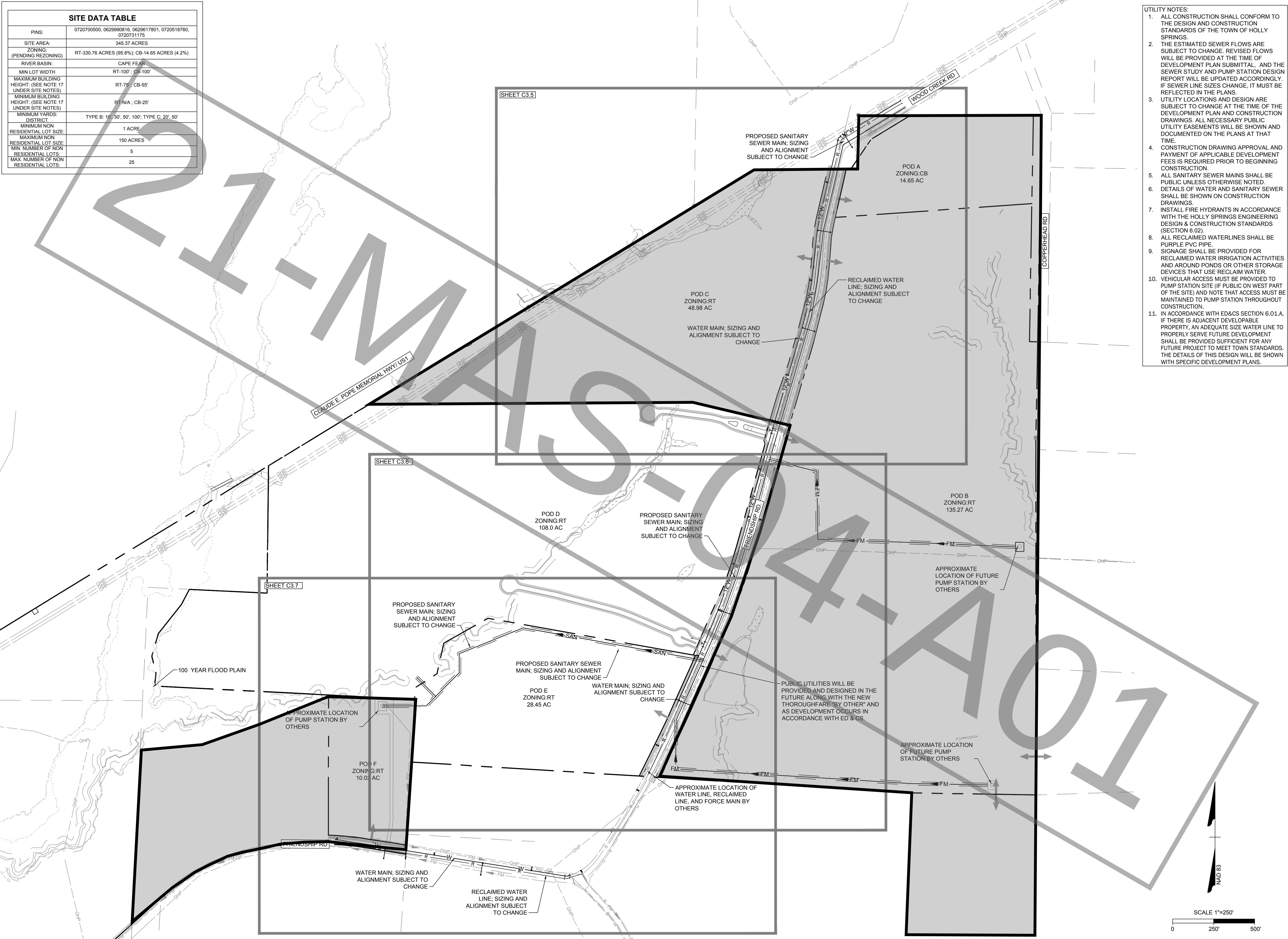
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Page 95 of 11

SITE DATA TABLE	
PINS:	0720700500, 062990816, 0629617801, 0720518760, 0720731175
SITE AREA:	345.37 ACRES
ZONING: (PENDING REZONING)	RT-330.76 ACRES (95.8%); CB-14.65 ACRES (4.2%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH	RT-100'; CB-100'
MAXIMUM BUILDING HEIGHT: (SEE NOTE 17 UNDER SITE NOTES)	RT-75'; CB-55'
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MINIMUM YARDS: DISTRICT	TYPE B: 10', 30', 50', 100'; TYPE C: 20', 50'
MINIMUM NON RESIDENTIAL LOT SIZE:	1 ACRE
MAXIMUM NON RESIDENTIAL LOT SIZE:	150 ACRES
MIN. NUMBER OF NON RESIDENTIAL LOTS:	5
MAX. NUMBER OF NON RESIDENTIAL LOTS:	25



- UTILITY NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS.
 2. THE ESTIMATED SEWER FLOWS ARE SUBJECT TO CHANGE. REVISED FLOWS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL, AND THE SEWER STUDY AND PUMP STATION DESIGN REPORT WILL BE UPDATED ACCORDINGLY. IF SEWER LINE SIZES CHANGE, IT MUST BE REFLECTED IN THE PLANS.
 3. UTILITY LOCATIONS AND DESIGN ARE SUBJECT TO CHANGE AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS. ALL NECESSARY PUBLIC UTILITY EASEMENTS WILL BE SHOWN AND DOCUMENTED ON THE PLANS AT THAT TIME.
 4. CONSTRUCTION DRAWING APPROVAL AND PAYMENT OF APPLICABLE DEVELOPMENT FEES IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
 5. ALL SANITARY SEWER MAINS SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
 6. DETAILS OF WATER AND SANITARY SEWER SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
 7. INSTALL FIRE HYDRANTS IN ACCORDANCE WITH THE HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS (SECTION 6.02).
 8. ALL RECLAIMED WATERLINES SHALL BE PURPLE PVC PIPE.
 9. SIGNAGE SHALL BE PROVIDED FOR RECLAIMED WATER IRRIGATION ACTIVITIES AND AROUND PONDS OR OTHER STORAGE DEVICES THAT USE RECLAIM WATER.
 10. VEHICULAR ACCESS MUST BE PROVIDED TO PUMP STATION SITE (IF PUBLIC ON WEST PART OF THE SITE) AND NOTE THAT ACCESS MUST BE MAINTAINED TO PUMP STATION THROUGHOUT CONSTRUCTION.
 11. IN ACCORDANCE WITH ED&CS SECTION 6.01.A, IF THERE IS ADJACENT DEVELOPABLE PROPERTY, AN ADEQUATE SIZE WATER LINE TO PROPERLY SERVE FUTURE DEVELOPMENT SHALL BE PROVIDED SUFFICIENT FOR ANY FUTURE PROJECT TO MEET TOWN STANDARDS. THE DETAILS OF THIS DESIGN WILL BE SHOWN WITH SPECIFIC DEVELOPMENT PLANS.



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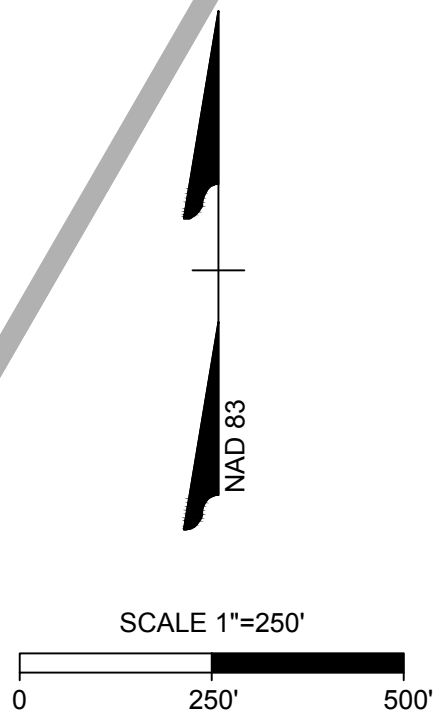
FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA

OVERALL PRELIMINARY UTILITY AND DRAINAGE PLAN

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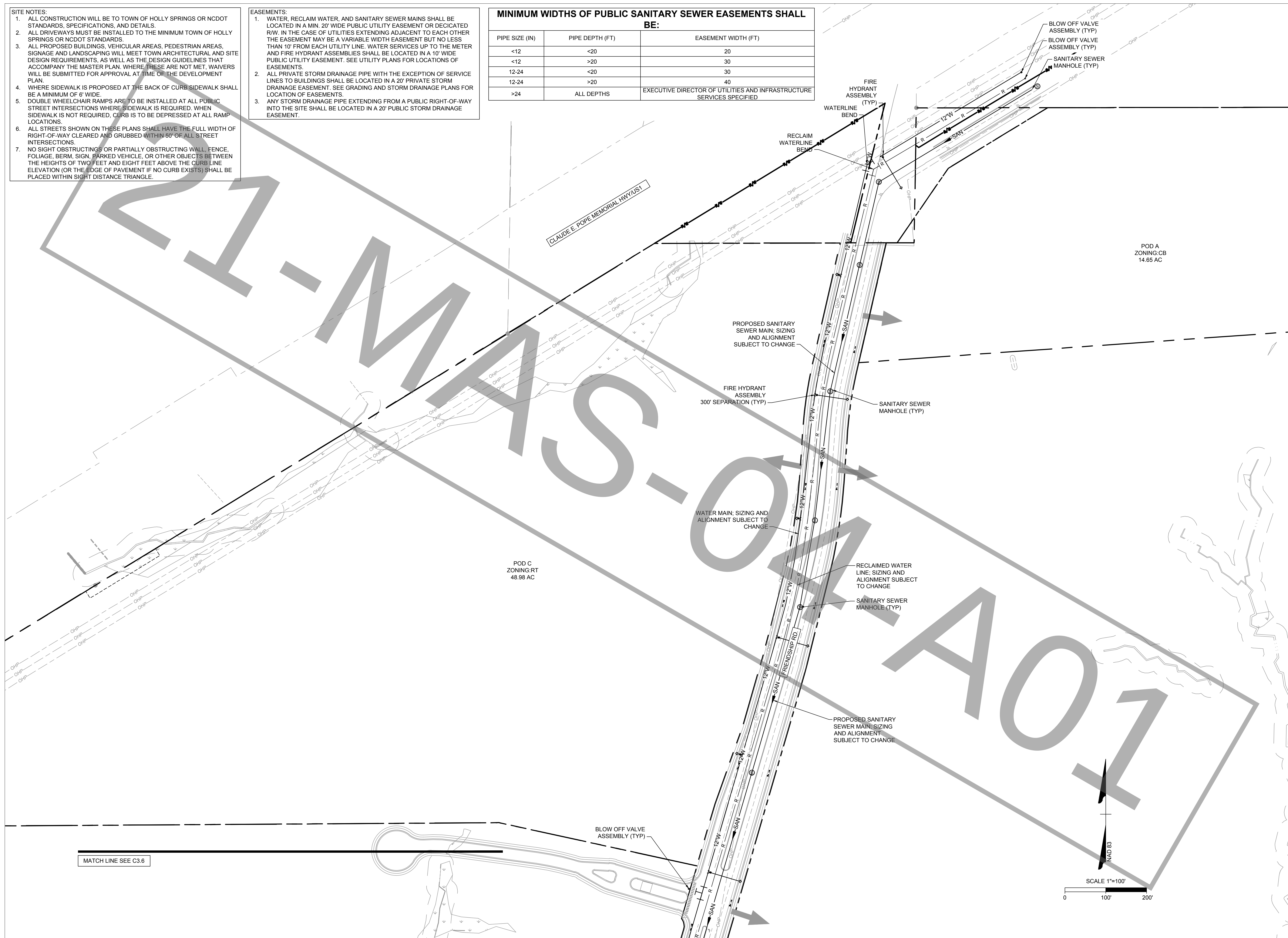


1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRING OR NCDOT STANDARDS.
3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MASTER PLAN. WHERE THESE ARE NOT MET, WAIVERS WILL BE SUBMITTED FOR APPROVAL AT TIME OF THE DEVELOPMENT PLAN.
4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEAR AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGN OBSTRUCTIONS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERRI, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGN DISTANCE TRIANGLE.

1. WATER, RECLAIM WATER, AND SANITARY SEWER MAINS SHALL BE LOCATED IN A MIN. 20' WIDE PUBLIC UTILITY EASEMENT OR DEDICATED R/W. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ALL PRIVATE STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATION OF EASEMENTS.
3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

BE:

PIPE SIZE (IN)	PIPE DEPTH (FT)	EASEMENT WIDTH (FT)
<12	<20	20
<12	>20	30
12-24	<20	30
12-24	>20	40
>24	ALL DEPTHS	EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES SPECIFIED



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DATE
08/27/2021

W. ALTMAN

DESIGNED BY
W ALTMAN

CHECKED BY

B HALL

SCALE
AS SHOWN

TIMMONS GROUP 

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

PRELIMINARY UTILITY AND DRAINAGE PLAN

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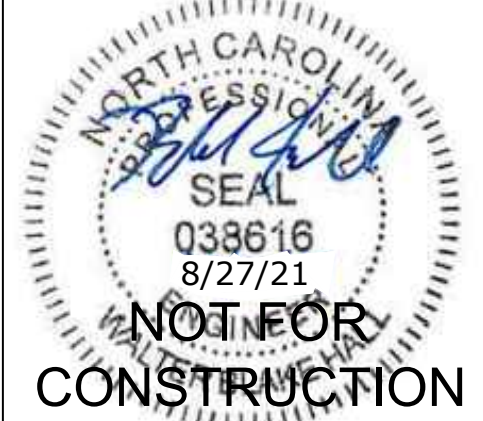
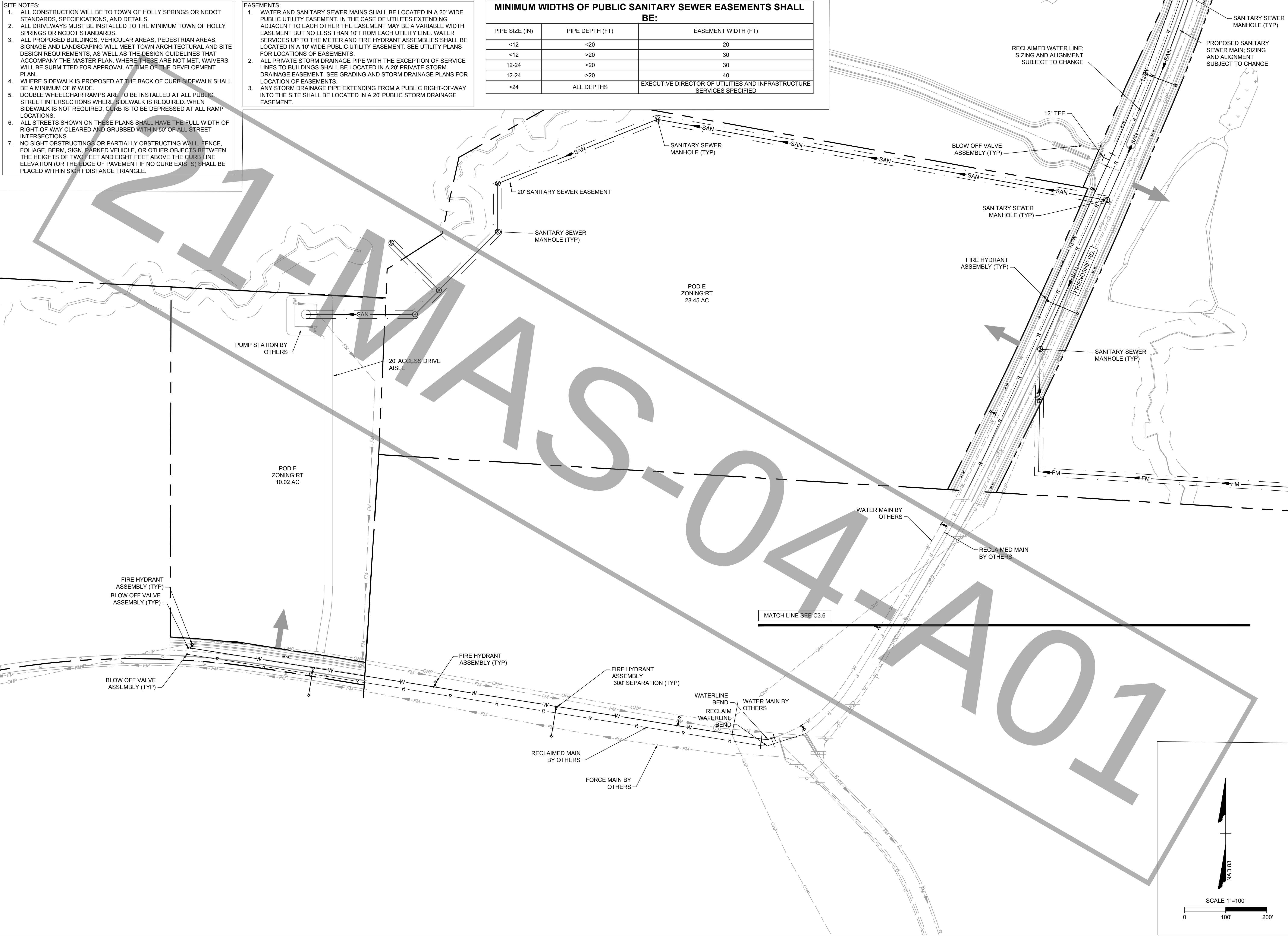
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- ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
 - ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
 - ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MASTER PLAN. WHERE THESE ARE NOT MET, WAIVERS WILL BE SUBMITTED FOR APPROVAL AT TIME OF THE DEVELOPMENT PLAN.
 - WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
 - DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
 - ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
 - NO SIGHT OBSTRUCTINGS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.

- EASEMENTS:
- WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
 - ALL PRIVATE STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATION OF EASEMENTS.
 - ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

MINIMUM WIDTHS OF PUBLIC SANITARY SEWER EASEMENTS SHALL BE:		
PIPE SIZE (IN)	PIPE DEPTH (FT)	EASEMENT WIDTH (FT)
<12	<20	20
<12	>20	30
12-24	<20	30
12-24	>20	40
>24	ALL DEPTHS	EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES SPECIFIED



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DESIGNED BY
W. ALTMAN

CHECKED BY
B. HALL

SCALE
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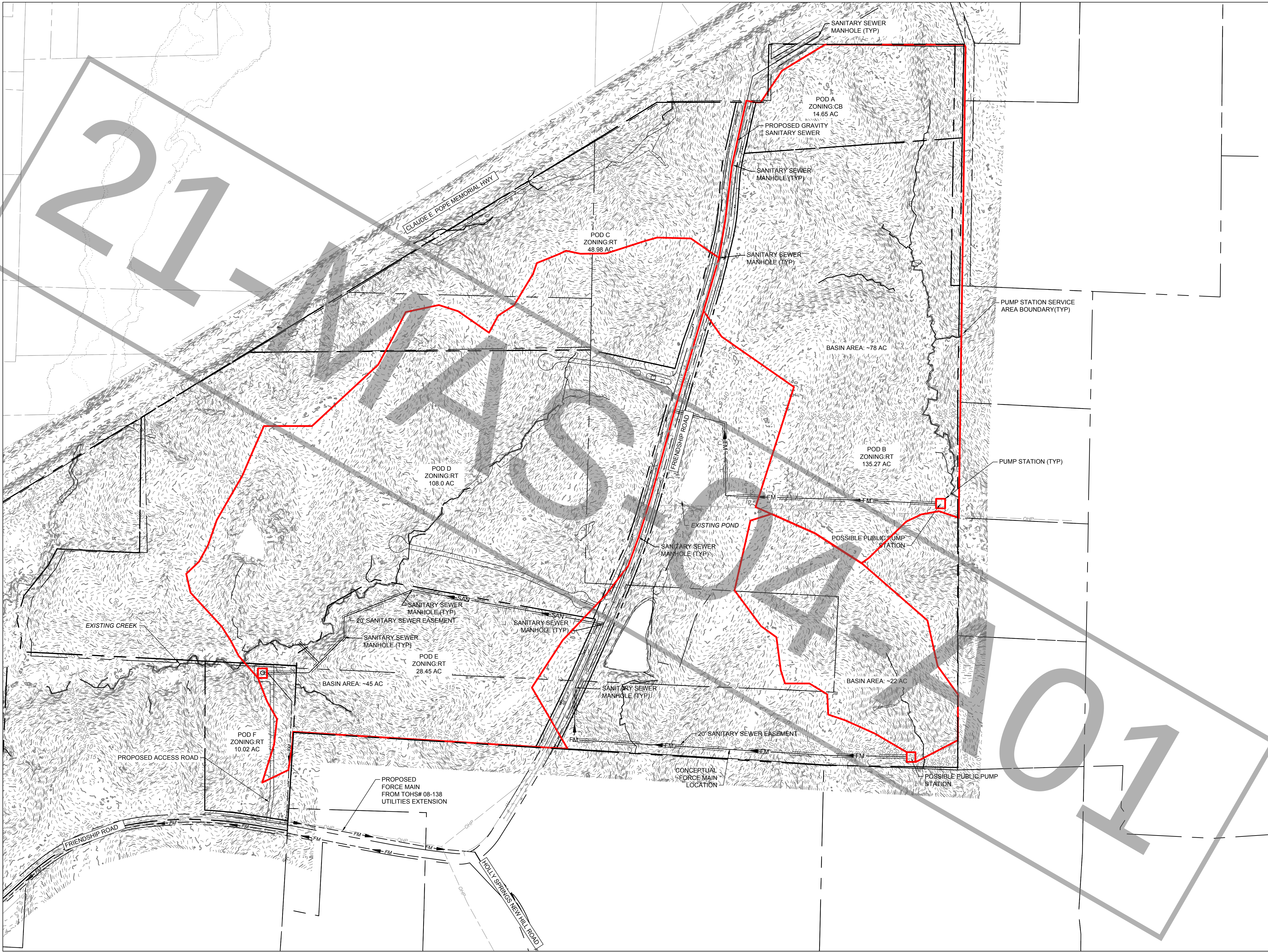
FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA

PRELIMINARY UTILITY AND DRAINAGE PLAN

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SHEET NO.
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SEWER BASIN MAP
1" = 250'



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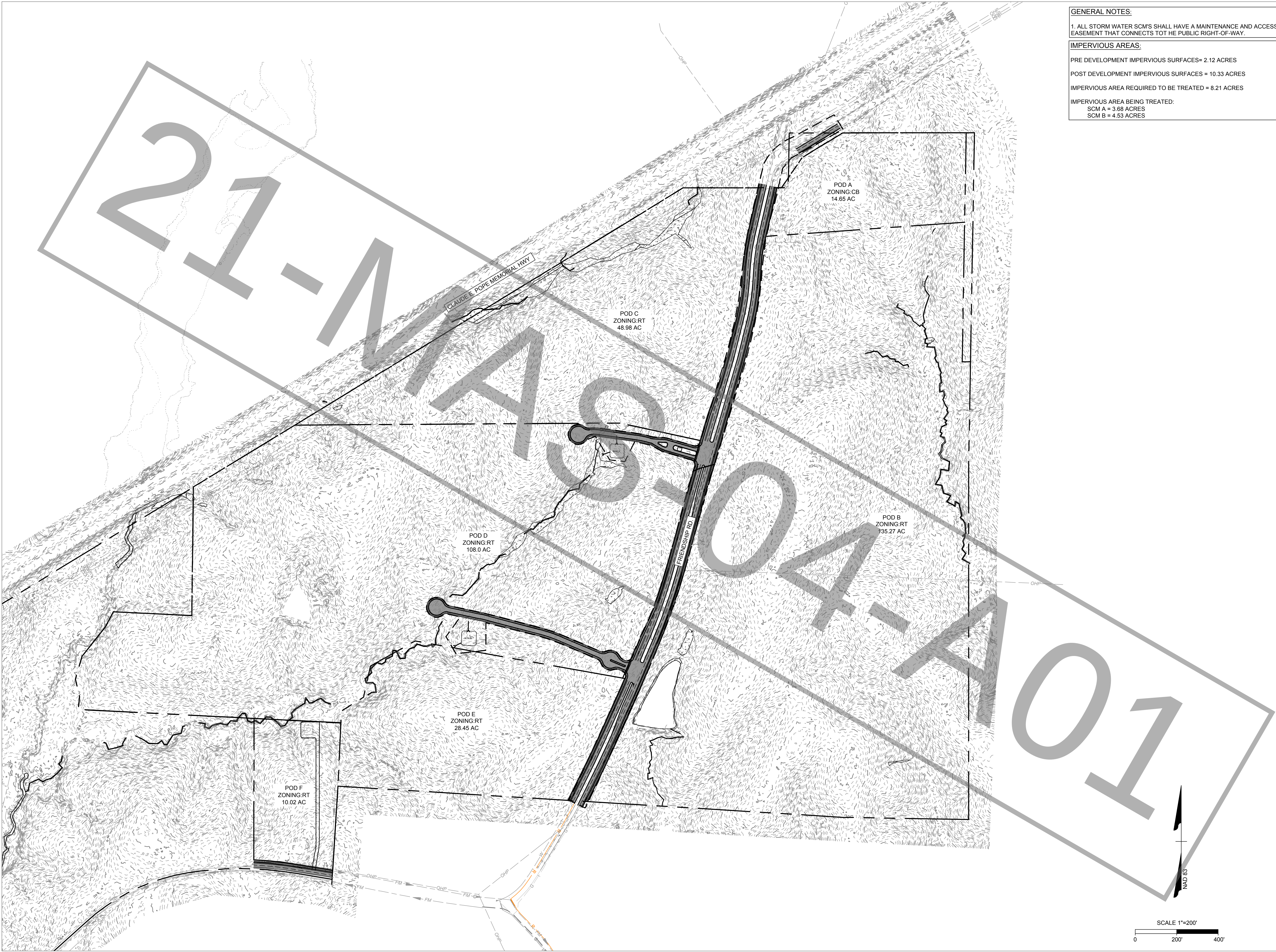
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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
SEWER BASIN MAP

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GENERAL NOTES:

1. ALL STORM WATER SCM'S SHALL HAVE A MAINTENANCE AND ACCESS EASEMENT THAT CONNECTS TOT HE PUBLIC RIGHT-OF-WAY.

IMPERVIOUS AREAS:

PRE DEVELOPMENT IMPERVIOUS SURFACES= 2.12 ACRES

POST DEVELOPMENT IMPERVIOUS SURFACES = 10.33 ACRES

IMPERVIOUS AREA REQUIRED TO BE TREATED = 8.21 ACRES

IMPERVIOUS AREA BEING TREATED:

SCM A = 3.68 ACRES

SCM B = 4.53 ACRES



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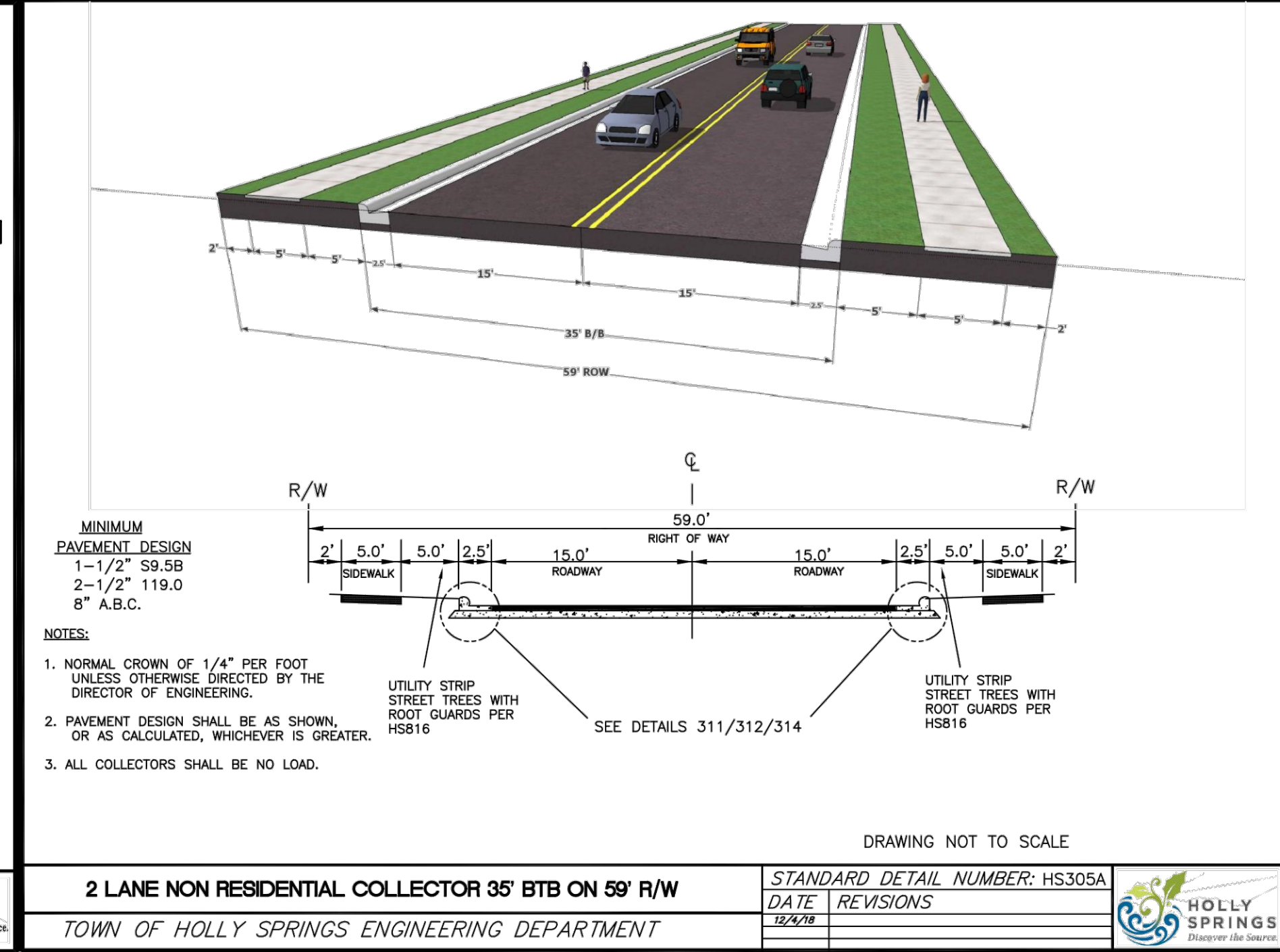
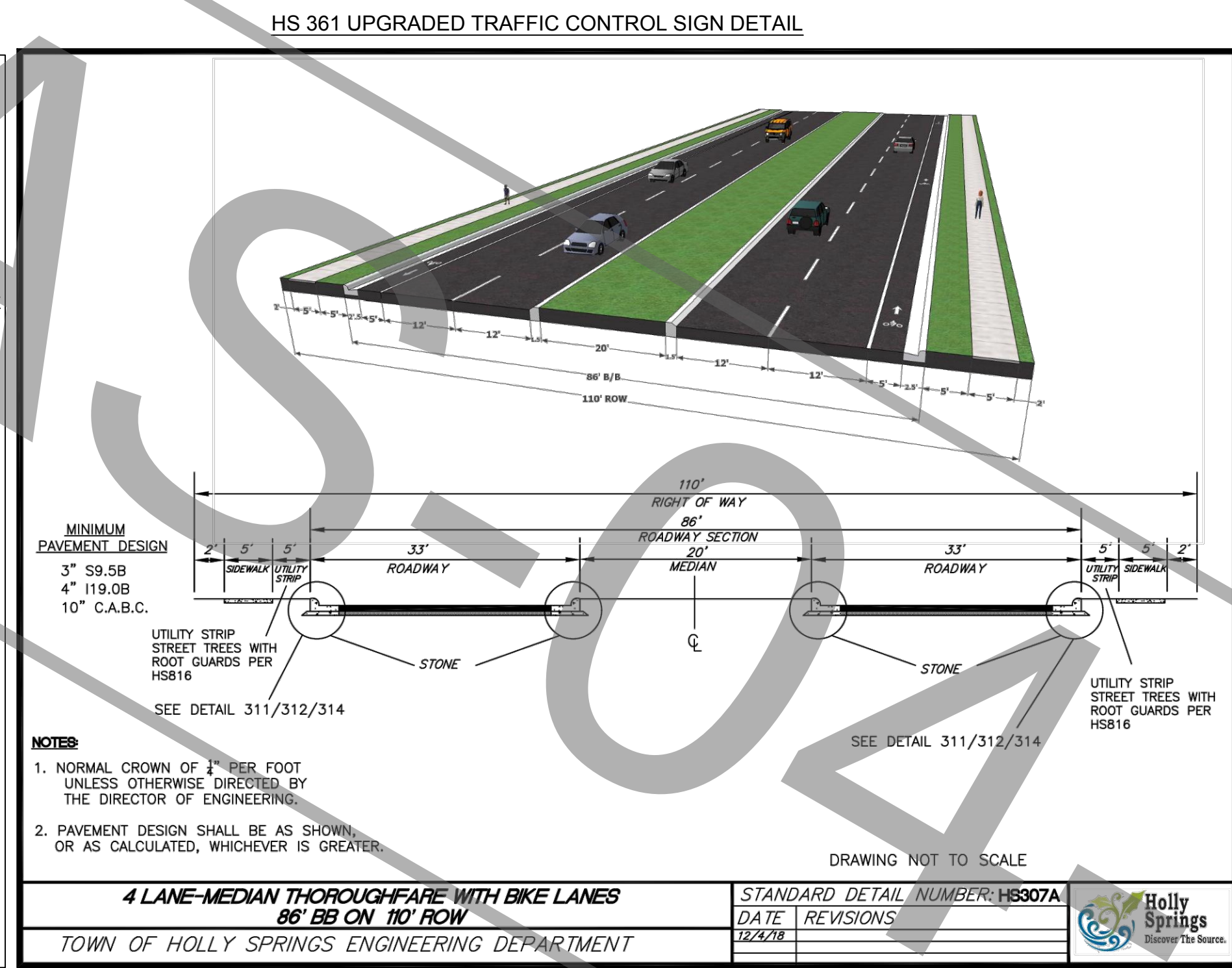
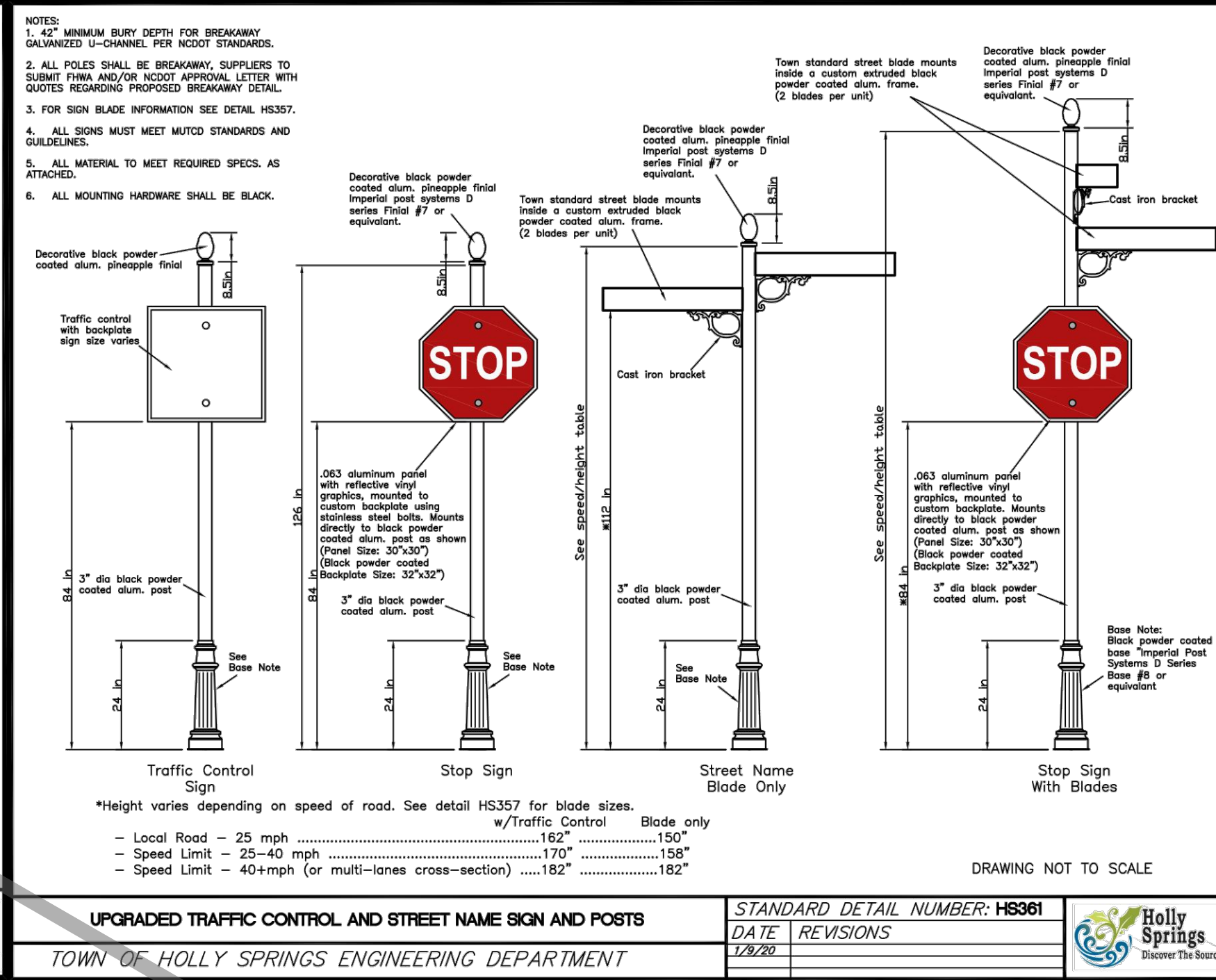
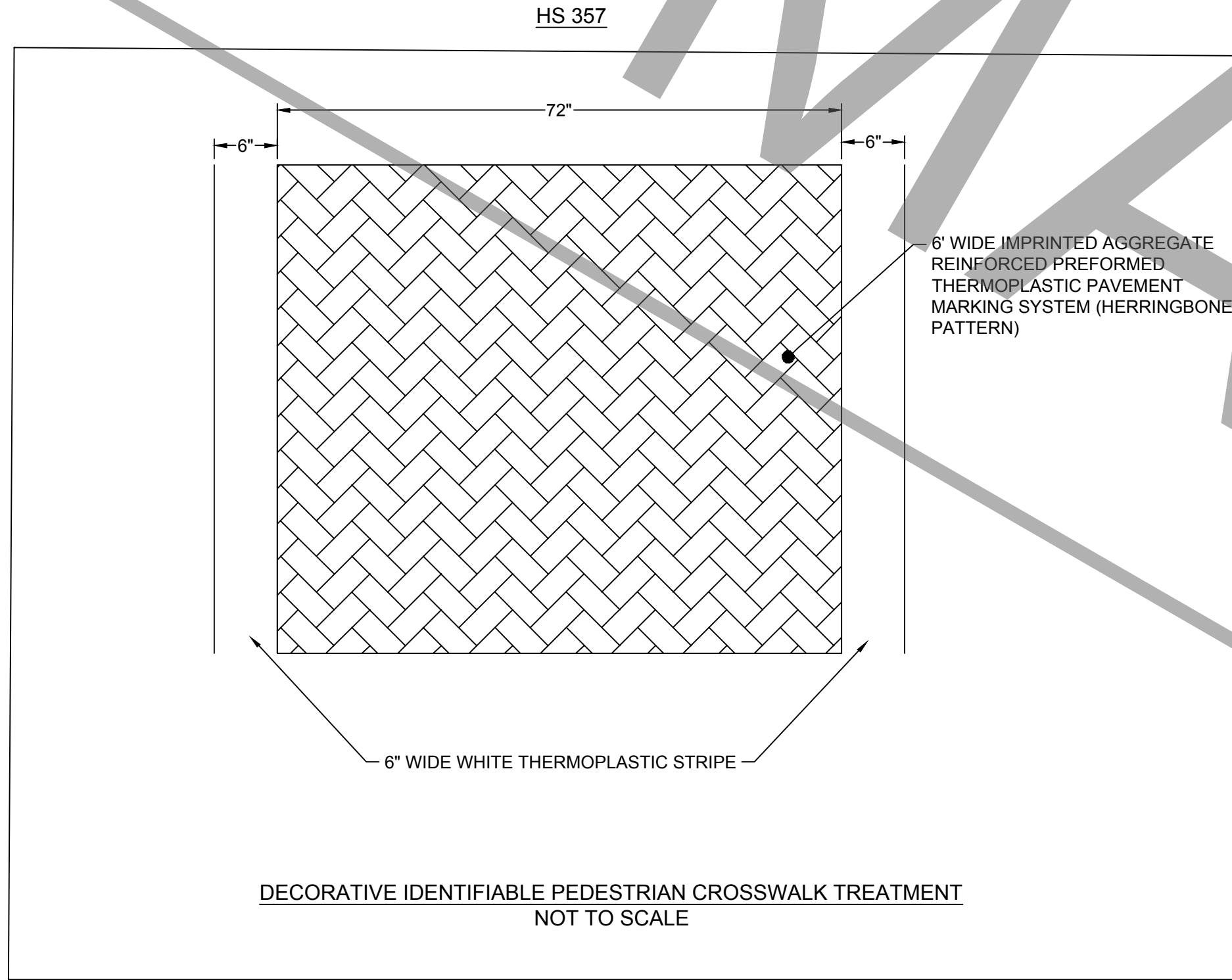
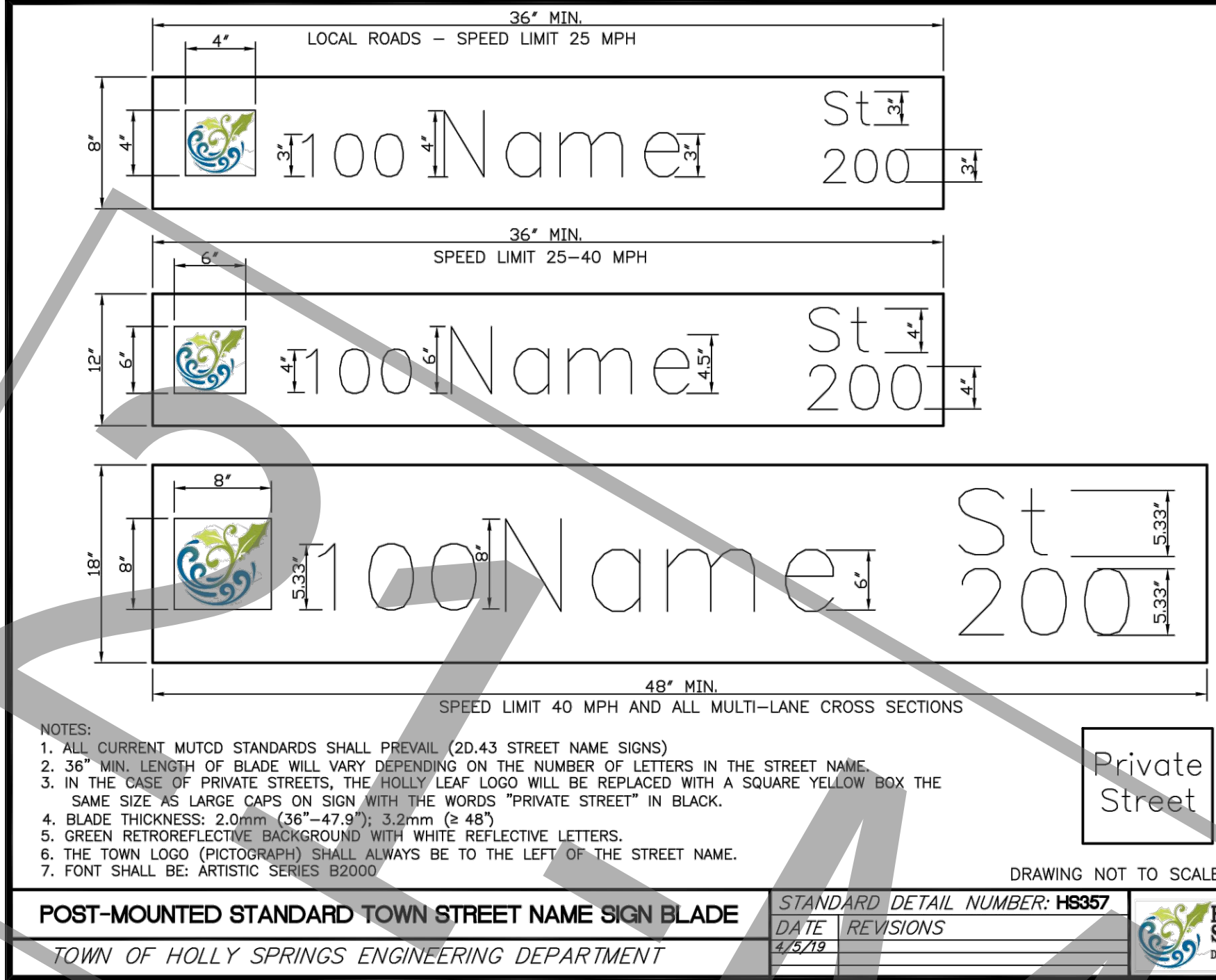
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DRAINAGE AERA MAP

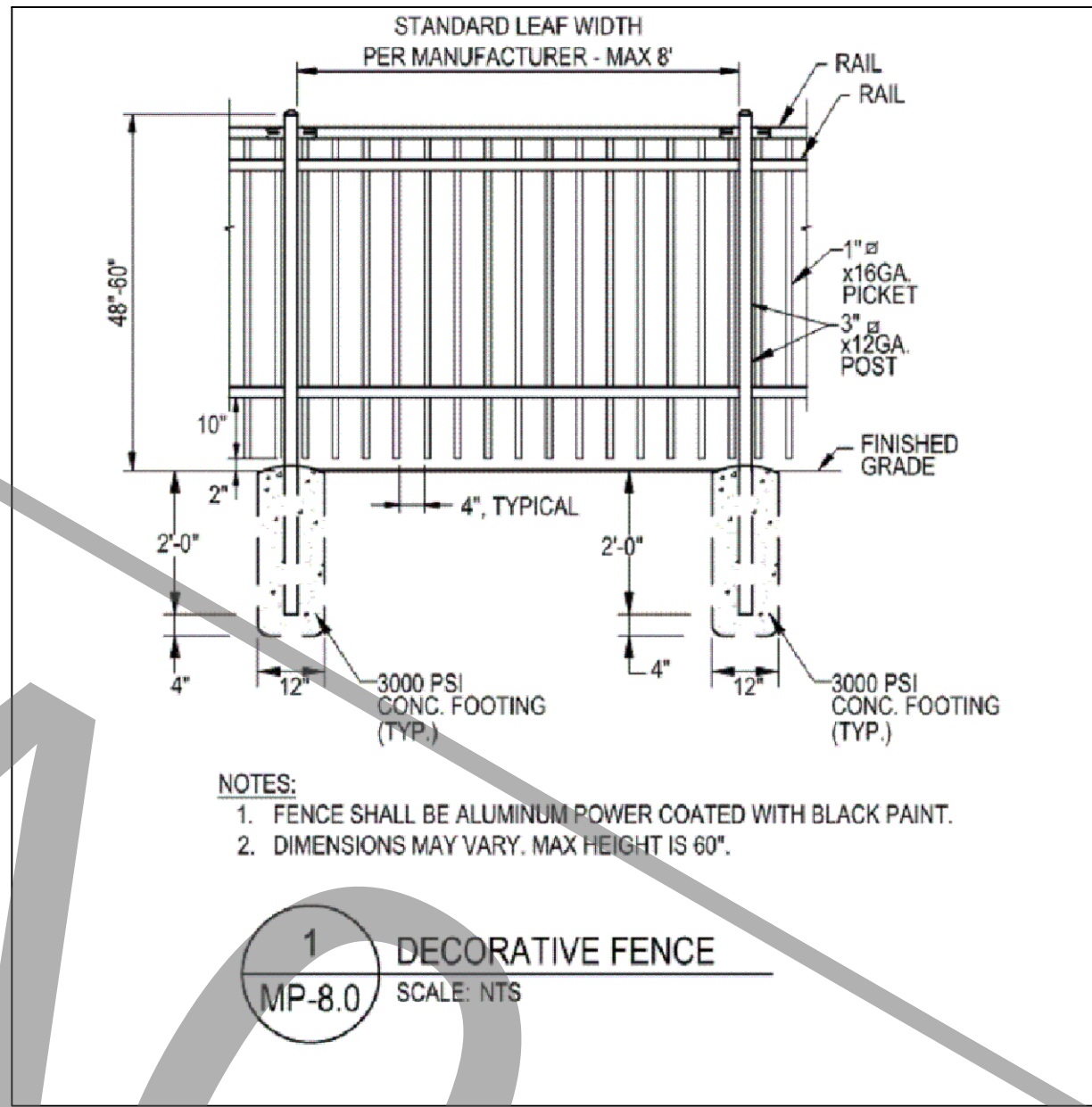
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GENERAL NOTES:

1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. THE PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT DESIGN WILL APPLY.



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WAKE COUNTY - NORTH CAROLINA

NOTES AND DETAILS

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WAKE COUNTY - NORTH CAROLINA

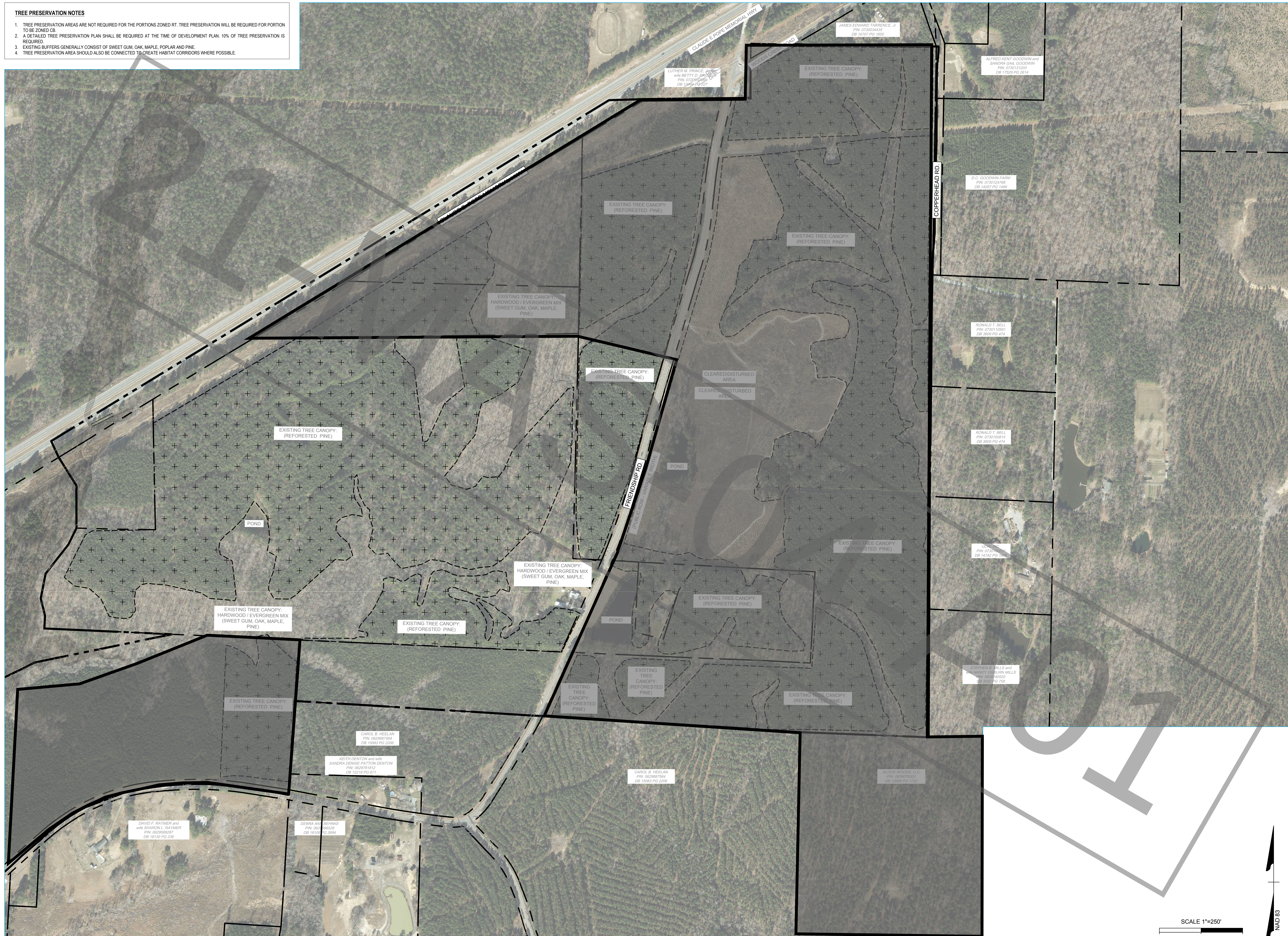
OVERALL OFFSITE ROAD IMPROVEMENT PLAN

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1. TREE PRESERVATION AREAS ARE NOT REQUIRED FOR THE PORTIONS ZONED RT. TREE PRESERVATION WILL BE REQUIRED FOR PORTION TO BE ZONED CB.
2. A DETAILED TREE PRESERVATION PLAN SHALL BE REQUIRED AT THE TIME OF DEVELOPMENT PLAN. 10% OF TREE PRESERVATION IS REQUIRED.
3. EXISTING BUFFERS GENERALLY CONSIST OF SWEET GUM, OAK, MAPLE, POPLAR AND PINE.
4. TREE PRESERVATION AREA SHOULD ALSO BE CONNECTED TO CREATE HABITAT CORRIDORS WHERE POSSIBLE.



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WAKE COUNTY - NORTH CAROLINA

TREE PRESERVATION PLAN

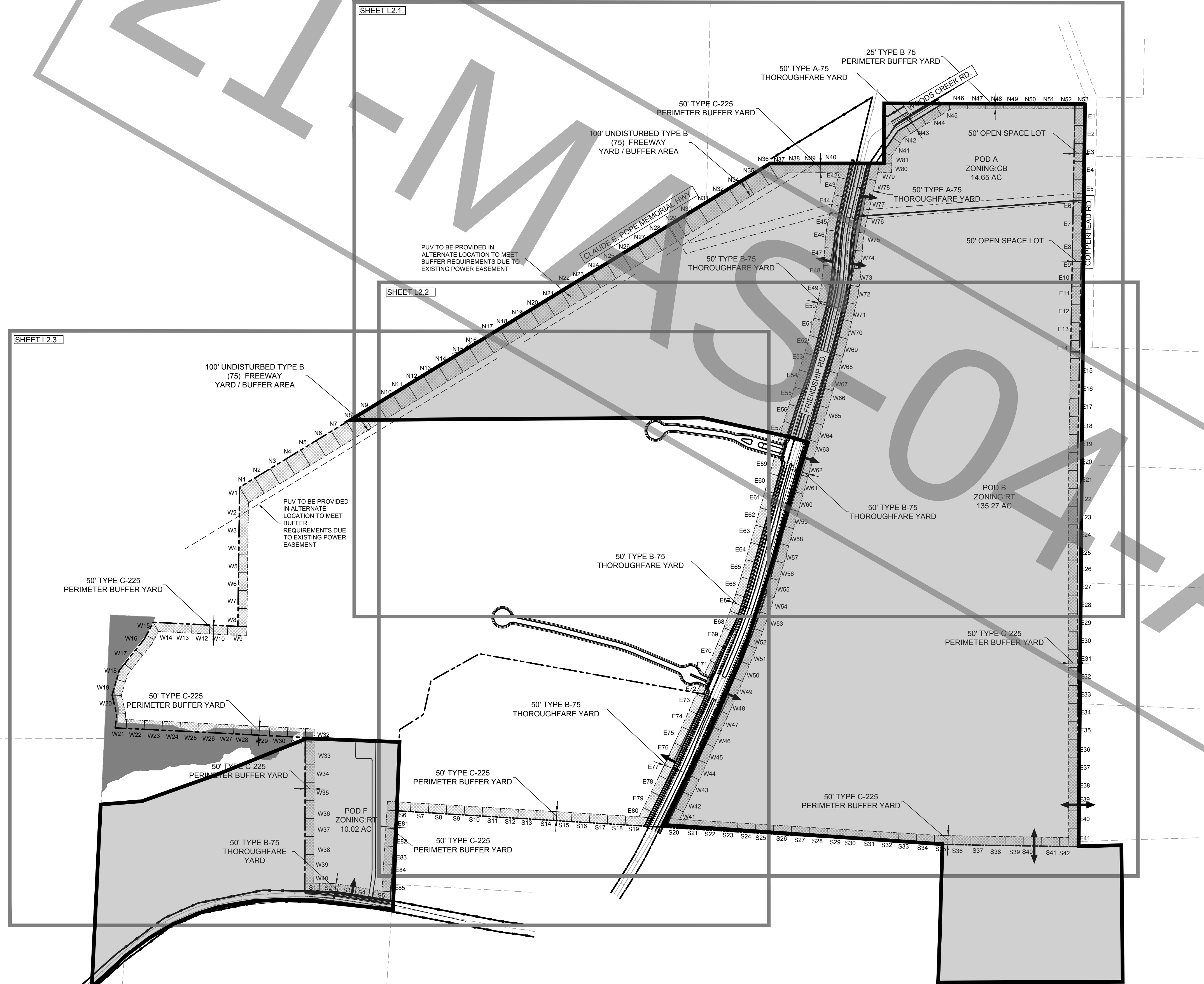
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STREET TREE IDENTIFICATION				
PLANT TYPE	SIZE	BOTANICAL NAME	COMMON NAME	STREET
CANOPY TREES	LARGE	QUERCUS PHELLOS	WILLOW OAK	FRIENDSHIP RD
	SMALL	OXYDENDRUM ARBOREUM	SOUR WOOD	FRIENDSHIP RD
	LARGE	QUERCUS LYRATA	OVERCUP OAK	WOODS CREEK RD
	SMALL	PISTACIA CHINENSIS	CHINESE FRINGE	WOODS CREEK RD

NOTE: NO SINGLE SPECIES OF LANDSCAPE MATERIAL, EXCEPT GRASS SHALL CONSTITUTE MORE THAN TWENTY FIVE (25) PERCENT OF THE PLANT MATERIAL OF ITS TYPE INSTALLED ON A SINGLE DEVELOPMENT SITE.



LANDSCAPE NOTES

- LANDSCAPING SHOWN ON THE PRELIMINARY LANDSCAPE PLAN IS SHOWN AS BEING PLANTED WITH NEW VEGETATION TO MEET THE PUV REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE.
- EXISTING VEGETATION MAY BE USED TO MEET THE LANDSCAPE PUV REQUIREMENTS WHERE POSSIBLE. IF EXISTING LANDSCAPING IS PRESERVED, A SURVEY AND / OR SAMPLE AREAS OF THAT EXISTING VEGETATION WILL BE SUBMITTED AT THE TIME OF THE DEVELOPMENT PLAN. WHERE EXISTING VEGETATION CANNOT BE SAVED, SUPPLEMENTAL LANDSCAPING WILL BE INSTALLED TO MEET THE LANDSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE.
- ANY EXISTING TREES USED TO MEET LANDSCAPING REQUIREMENTS SHALL HAVE TREE PROTECTION FENCING, SAMPLE AREA SURVEYS FOR EXISTING TREES WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS FOR A PRESERVATION LANDSCAPE PLAN.
- PER THE STANDARDS OF THE TOWNS UNIFIED DEVELOPMENT ORDINANCE, THE BUFFER LANDSCAPING REQUIREMENTS FOR PODS MAYBE MODIFIED WITH AN ALTERNATE LANDSCAPE APPROVAL.
- IF ANY LOADING, STORAGE OR SERVICE AREAS ARE LOCATED IN BETWEEN A BUILDING WALL AND A THOROUGHFARE RIGHT-OF-WAY, THE BUFFER VALUE FOR THAT THOROUGHFARE RIGHT-OF-WAY, THE BUFFER VALUE FOR THAT THOROUGHFARE SHALL INCREASE TO C-225.
- SIGHT DISTANCE TRIANGLES HAVE BEEN SHOWN AT ALL INTERACTIONS AND ENTRANCES AS REQUESTED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS 3.03 PER THE AASHTO GUIDELINES. LANDSCAPING WILL BE PROPOSED OUTSIDE THIS AREA AS REQUIRED.
- PERIMETER LANDSCAPE MATERIALS ON ALL PODS SHALL BE CONSISTENT WITH THE OVERALL LANDSCAPE DESIGN FOR THE DEVELOPMENT.
- OUT LOTS SHALL PROVIDE A MINIMUM YARD OF TEN (10) FEET ALONG ALL LOT LINES IN COMMON WITH OTHER OUT LOTS.
- NO SINGLE SPECIES OF LANDSCAPE MATERIAL, EXCEPT GRASS SHALL CONSTITUTE MORE THAN 25% OF THE PLANT MATERIAL OF ITS TYPE INSTALLED ON A SINGLE DEVELOPMENT SITE.
- NO LANDSCAPING SHALL BE PLANTED ON THE DAM OF ANY POND.
- SUPPLEMENT THE EXISTING VEGETATION FOR THE REQUIRED PUV, IF MEETS BUFFER REQUIREMENTS.

THOROUGHFARES, STREET TREE PLANTINGS:

- ALL TREES SHALL BE LOCATED A MINIMUM OF 50' FROM THE POINT OF TANGENCY OF CURB RADII AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES.
- TREES SHALL BE LOCATED WITHIN 5' FROM THE RIGHT OF WAY LINE ON THE PRIVATE PROPERTY.
- TREES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE BASE OF ALL STREET LIGHT POLES.
- ZONING CB REQUIRES 5' MIN. SIDE YARD.
- YARDS ALONG THOROUGHFARES CAN BE REDUCE TO 30' IN ACCORDANCE WITH UDO SECTION 4.02 FOR LOTS IN THE RT DISTRICT. FOR LOTS IN CB DISTRICT, THOUGHFARE YARDS SHALL BE 50'.

MAINTENANCE OF LANDSCAPING:

- THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED, EXISTING NATURAL VEGETATION) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
 - THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
 - THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
- FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THE HOLY SPRINGS' UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10-ENFORCEMENT.

FRONT, SIDE & REAR YARDS AND FRONT, SIDE & REAR BUFFERYARDS:

- ALL REQUIRED YARDS AND BUFFERYARDS SHALL BE LANDSCAPED IN COMPLIANCE WITH THE REQUIREMENTS IN TABLE 7.01 C - TYPE AND PLANT UNIT VALUE OF REQUIRED LANDSCAPING.
 - THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED, EXISTING NATURAL VEGETATION) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
 - THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
- ALONG THOROUGHFARES, TREES SHALL BE PLANTED SO AS TO CREATE THE VISUAL APPEARANCE OF STREET TREES AS FOLLOWS:
 - DECIDUOUS TREES AS SPECIFIED IN SECTION 12.01 - PREFERRED LANDSCAPE MATERIALS OF THE TOWN OF HOLLY SPRINGS DEVELOPMENT PROCEDURES MANUAL; OR AS FURTHER SPECIFIED IN THE TOWN OF HOLLY SPRINGS COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN.
 - WHERE EXISTING ONE UTILITIES INTERFERE WITH PART OF THE LANDSCAPE AREA, THE LARGE TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.
- REQUIREMENTS:
 - LARGE DECIDUOUS TREES = 2" CAL. (40' O.C. ON AVERAGE)
 - SMALL DECIDUOUS TREE = 1" CAL. (30' O.C. ON AVERAGE)
- ALL TREES SHALL BE LOCATED A MINIMUM OF 50' FROM THE POINT OF TANGENCY OF CURB RADII AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS' ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
- ALL TREES SHALL BE LOCATED 25' FROM THE BASE OF ALL LIGHT POLES.
- ALL TREES SHALL BE LOCATED WITHIN 5' OF THE RIGHT-OF-WAY LINE ON THE PRIVATE PROPERTY SIDE.
- AT THE TIME OF INSTALLATION, THE NURSERY TAGS MUST REMAIN ON THE TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.
- TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS' ENGINEERING DESIGN & CONSTRUCTION STANDARDS.

REFER TO SHEET L2.4 FOR PERIMETER BUFFER CALCULATIONS.

ALL YARDS TO REMAIN UNDISTURBED USING EXISTING VEGETATION TO MEET MINIMUM PUV. SUPPLEMENTAL EVERGREENS SHALL BE USED AS REQUIRED. SAMPLE BELOW.

- ARBORVITAE
- CRYPTOMERIA
- AMERICAN HOLLY
- RED CEDAR
- DEODAR CEDAR



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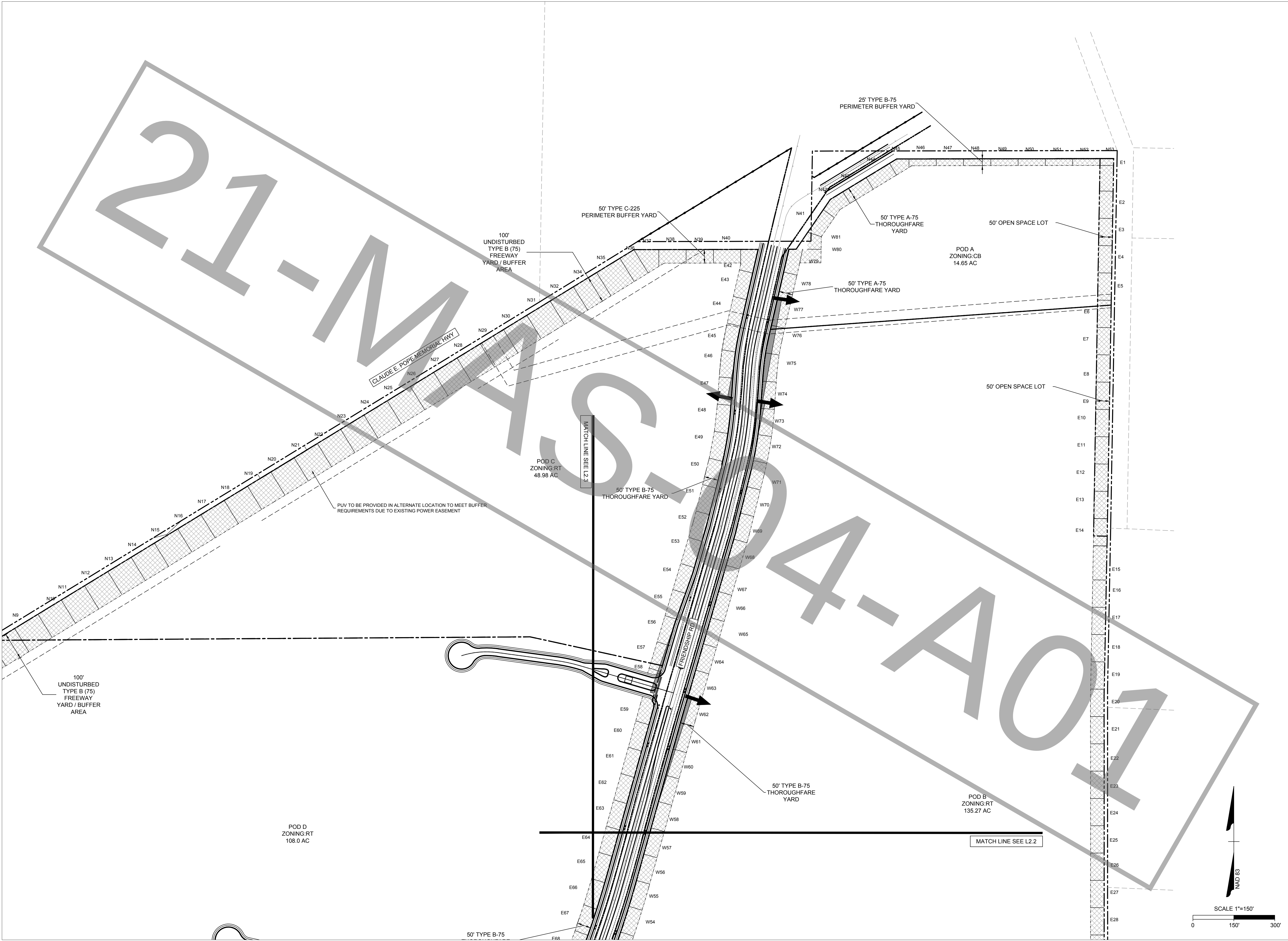
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WAKE COUNTY - NORTH CAROLINA

OVERALL LANDSCAPE PLAN

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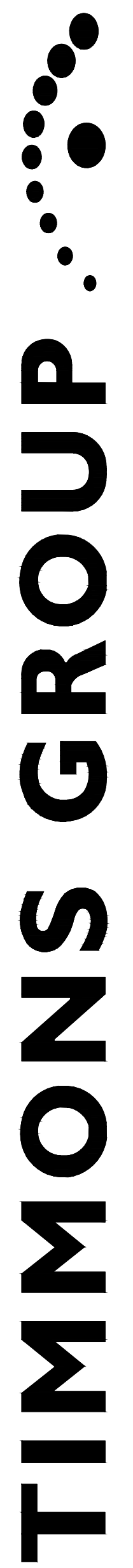
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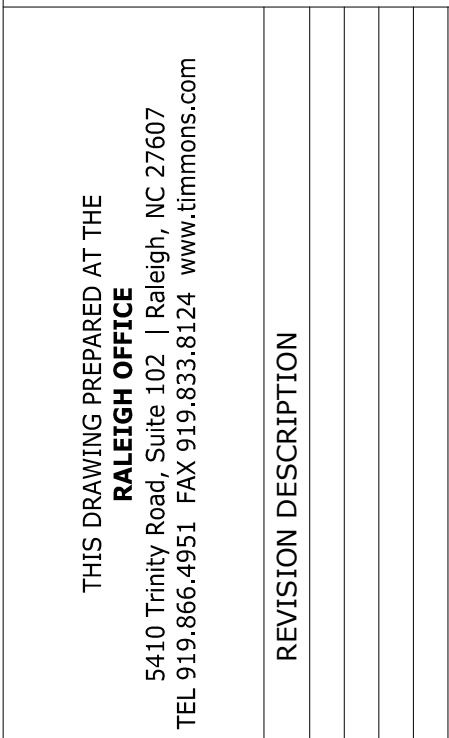
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WAKE COUNTY - NORTH CAROLINA
LANDSCAPE PLAN

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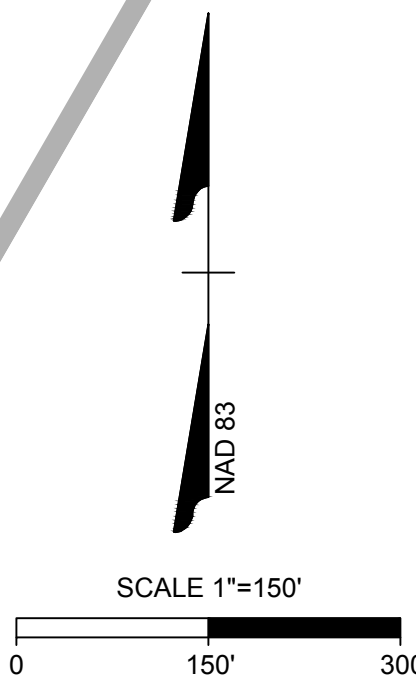


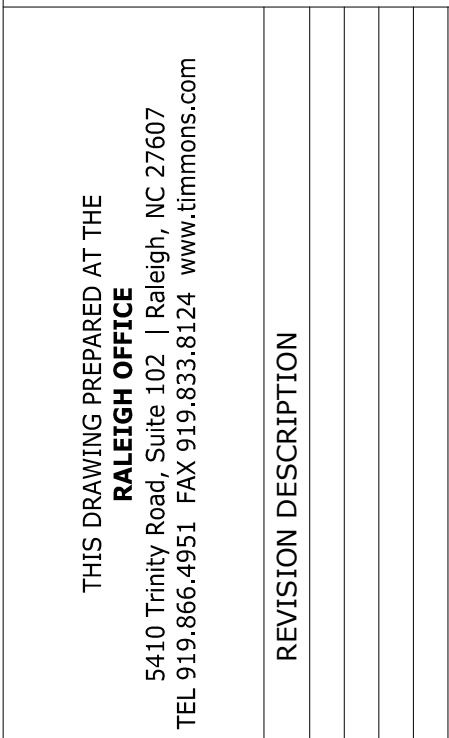
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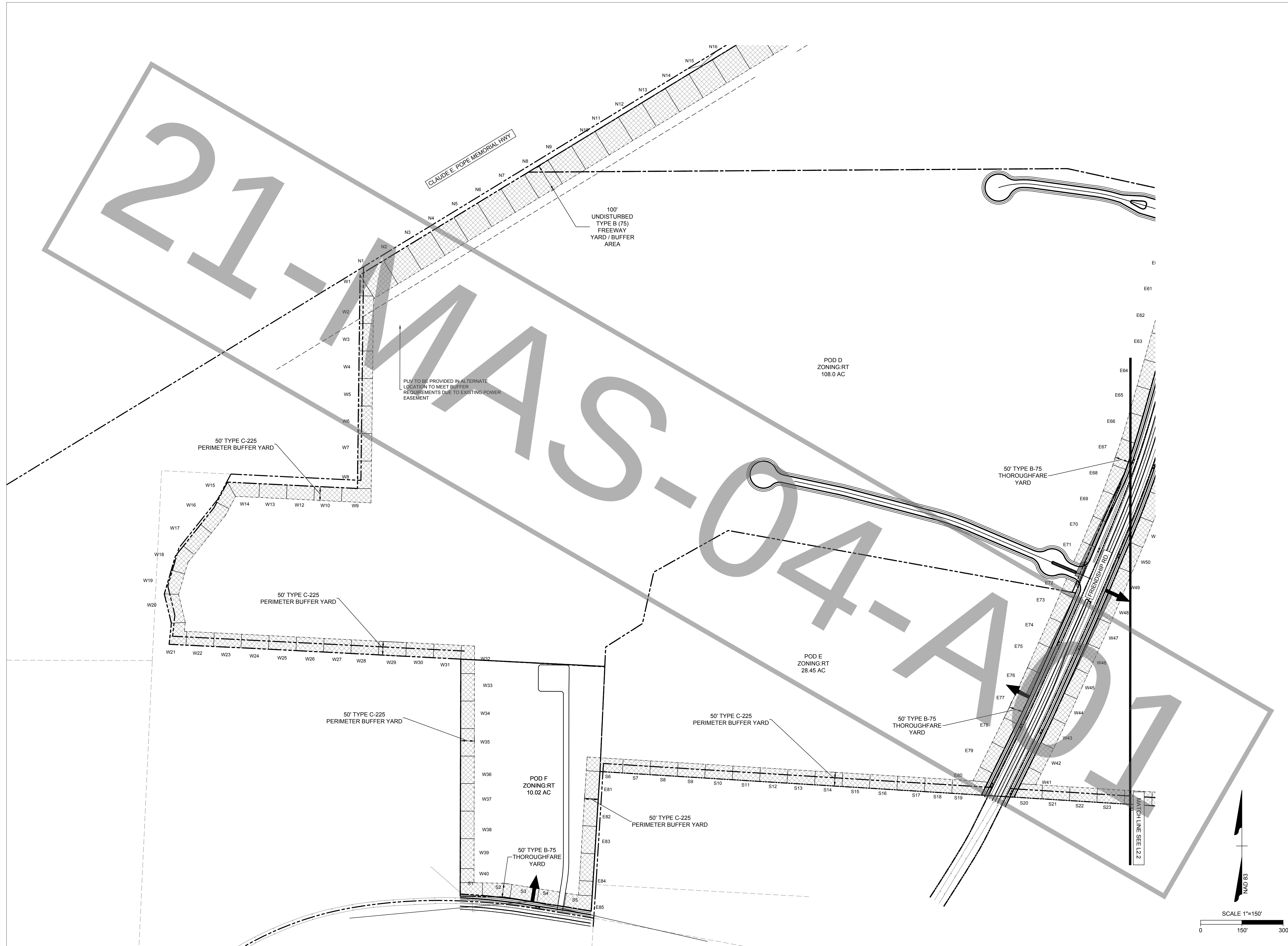
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LANDSCAPE PLAN

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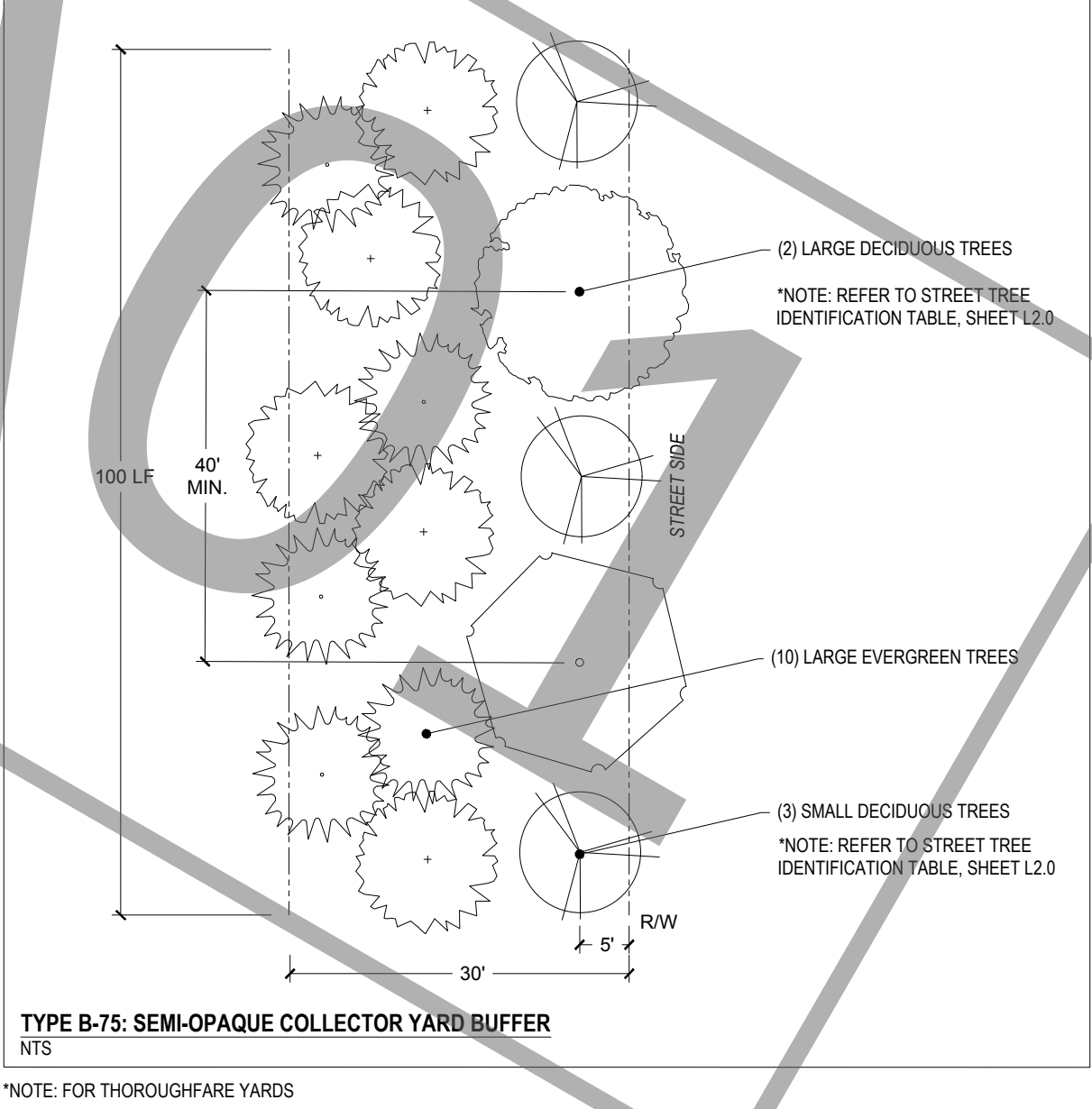
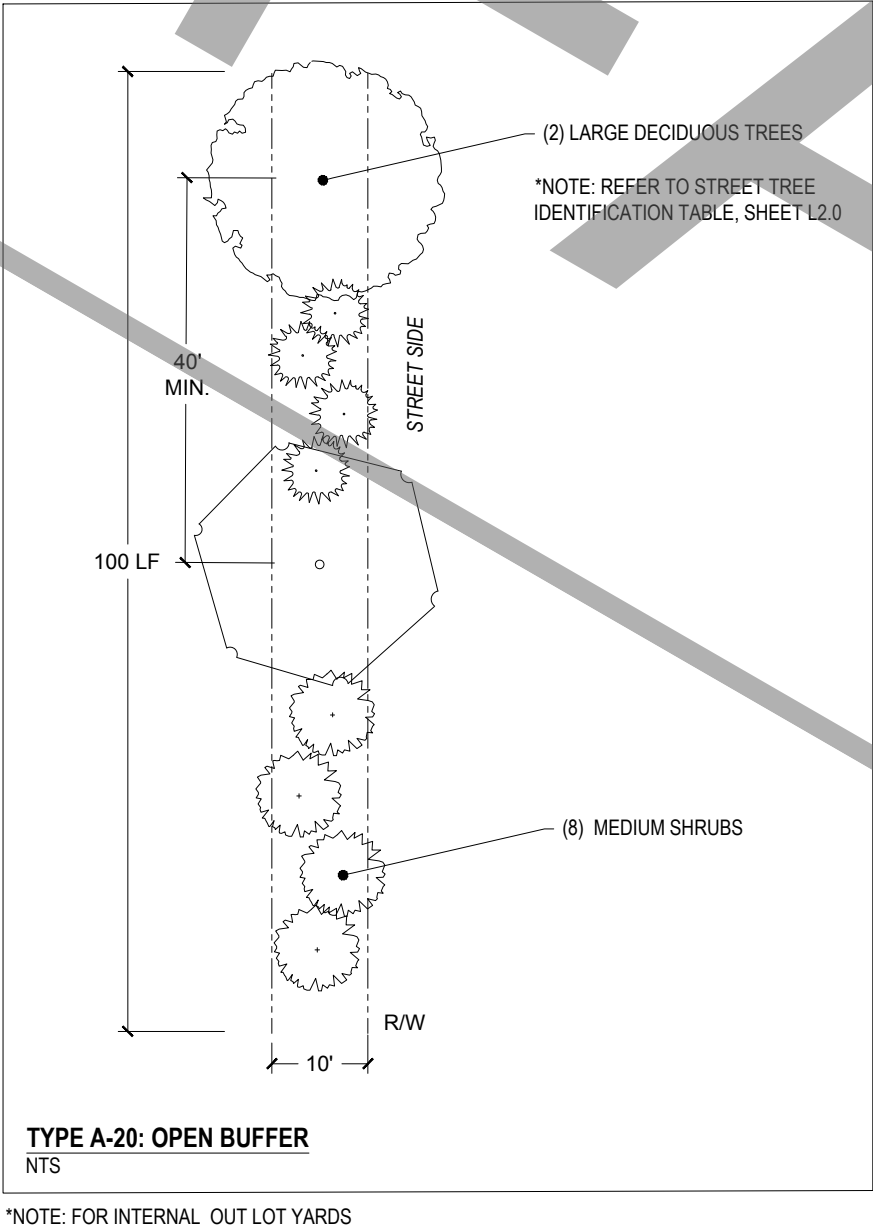
PERIMETER YARD LANDSCAPING TABLE		
INCREMENT	WIDTH	PUV REQUIRED
N1-N35	100'	UNDISTURBED TYPE B - 75 FREEWAY BUFFER YARD
N36	100'	UNDISTURBED TYPE B - 75 *PUV PRO-RATED OVER REMAINING 59'
N37	100'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 47'
N38-N40	50'	TYPE C - 225 PERIMETER BUFFER YARD
N41-N45	50'	TYPE A - 75 THOROUGHFARE YARD
N46-N52	25'	TYPE C - 150 PERIMETER BUFFER YARD
N53	25'	TYPE C - 150 *PUV PRO-RATED OVER REMAINING 27'

PERIMETER YARD LANDSCAPING TABLE		
INCREMENT	WIDTH	PUV REQUIRED
S1	50'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 80'
S2-S5	50'	TYPE B - 75 THOROUGHFARE YARD
S6-S18	50'	TYPE C - 225 PERIMETER BUFFER YARD
S-19	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 58'
S20	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 38'
S21-S42	50'	TYPE C - 225 PERIMETER BUFFER YARD

PERIMETER YARD LANDSCAPING TABLE		
INCREMENT	WIDTH	PUV REQUIRED
W1	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 76'
W2-W13	50'	TYPE C - 225 PERIMETER BUFFER YARD
W14	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 85'
W15	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 50'
W16-W20	50'	TYPE C - 225 PERIMETER BUFFER YARD
W21	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 76'
W22-W39	50'	TYPE C - 225 PERIMETER BUFFER YARD
W40	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 51'
W41-W76	50'	TYPE B - 75 THOROUGHFARE YARD
W77-W78	50'	TYPE A - 75 THOROUGHFARE YARD
W79	50'	TYPE A - 75 *PUV PRO-RATED OVER REMAINING 86'
W80	50'	TYPE C - 150 *PUV PRO-RATED OVER REMAINING 58'
W81	50'	TYPE C - 150 *PUV PRO-RATED OVER REMAINING 48'

NOTE: EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT.

PERIMETER YARD LANDSCAPING TABLE		
INCREMENT	WIDTH	PUV REQUIRED
E1-E5	50'	OPEN SPACE LOT
E6-E14	50'	OPEN SPACE LOT
E15-E41	50'	TYPE C - 225 PERIMETER BUFFER YARD
E42-E57	50'	TYPE B - 75 THOROUGHFARE YARD
E58	50'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 20'
E59	50'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 94'
E60-E70	50'	TYPE B - 75 THOROUGHFARE YARD
E71	50'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 80'
E72	50'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 54'
E73-80	50'	TYPE B - 75 THOROUGHFARE YARD
E81-E84	50'	TYPE C - 225 PERIMETER BUFFER YARD
E85	50'	TYPE C - 225 *PUV PRO-RATED OVER REMAINING 56'



	YOUR VISION ACHIEVED THROUGH OURS.		THIS DRAWING PREPARED AT THE RALEIGH OFFICE 5410 Trinity Road, Suite 102 Raleigh, NC 27607 TEL 919.866.4951 FAX 919.833.8124 www.timmons.com			
			REVISION DESCRIPTION			
	DATE					
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		DESIGNED BY		W ALTMAN		
		CHECKED BY		B HALL		
		SCALE		AS SHOWN		

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

LANDSCAPE DETAILS

JOB NO.
48802

SHEET NO.
L2.4-A

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