Holly Springs Town Council
7:00 PM **Tuesday, November 21, 2023**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of November 21, 2023 meeting agenda

REQUESTS AND COMMUNICATIONS

5. Herbert Akins Middle School Solve For Tomorrow project
6. South Wake Landfill Update
7. Presentation of the fiscal year ending June 30, 2023 Annual Comprehensive Financial Report (ACFR)

CONSENT AGENDA

8. Approve the minutes of the October 10, 2023 Workshop meeting and the October 17, 2023 business meeting.
9. Monthly Budget Amendment Report
10. 5121 Sunset Lake Rd. Minimum Housing
11. Resolution to Surplus Property - House at Cass Holt Road Park Site
12. Main St. Right Turn Lane (Transportation Bond Project) - Duke Relocate Contract
13. Fiscal Year 2023-24 Position Reclassifications
14. 1220 N. Main Street - Voluntary Annexation A23-05
15. Equipment Lease Agreement with the Town of Apex
16. Site Use License Agreement with Flytrex, Inc.
17. Utilities & Infrastructure Fee Schedule Revisions
18. Asset Inventory Assessments (AIA) - Stormwater
19. Resolution Certifying the Results of the Special Bond Referendum for 2023 Parks and Recreation General Obligation Bond

PUBLIC HEARINGS

20. Friendship Innovation Park Rezoning 22-REZ-17 - Legislative Public Hearing
21. Voluntary Annexation A22-08 12532 Holly Springs New Hill Rd. - Legislative Public Hearing
22. Friendship Innovation Master Plan Major Amendment - 21-MAS-04-A02 - Quasi-Judicial Public Hearing
23. Cass Holt Crossing Rezoning 22-REZ-15 - Legislative Public Hearing
24. Yield North (Goodwin) PODs A & C Development Plan 23-DP-02 - Quasi-Judicial Public Hearing
25. Main Street Vista Development Plan 23-DP-07 - Quasi-Judicial Public Hearing
26. Voluntary Annexation A23-04 1328 Piney Grove Wilbon Rd. - Legislative Public Hearing

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

future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION -

ADJOURNMENT

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Requests & Communications
Title: Herbert Akins Middle School Solve For Tomorrow project
Strategic Priority Area: Safe & Friendly
Engaged, Healthy, & Active Community
Staff Resource: Mayor Mayefskie

Action(s):
None required

Explanation:

- Teacher Debbie Schelin will present Herbert Akins Road Middle School's entry in the 2024 Samsung Solve for Tomorrow Competition.
- The students will develop an app to assist in developing sustainable synanthropic architecture, with the goal of habitat preservation and restoration.

Background:

- The Samsung Solve for Tomorrow competition is a national competition designed to boost interest and proficiency in science, technology, engineering, and math. Students in grades 6 - 12 are challenged to solve a problem using STEM and technology.
- 300 schools will be named State Finalists and receive a $2,500 prize package. From these, 50 schools will be named State Winners, receiving a $12,000 prize package and advancing to the next level.
- From the 50 state winners, one Rising Entrepreneurship Award winner will be chosen, one Sustainability Innovation Award will be given, ten schools will be named National Finalists, and three will be named the National Winners.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Requests & Communications
Title: South Wake Landfill Update
Strategic Priority Area: Safe & Friendly
Staff Resource: Paige Scott, Director, Public Works

Action(s):
South Wake Landfill Update

Explanation:

- John Roberson, Solid Waste Management Director, will provide an update on the South Wake Landfill (landfill), efforts to reduce the frequency and intensity of malodors associated with the landfill, and metrics on odor mitigation results.
- The landfill is a regional landfill owned by Wake County and operated by GFL Environmental.
- The landfill takes in garbage collected from Wake County's businesses and 1.1 million residents. Waste is only accepted from licensed haulers and nothing comes from outside Wake County. For residents, the landfill features a convenience center, a household hazardous waste facility and a multi-material recycling facility.
- The Town and County will continue collaborative efforts to advance odor mitigation and communication from the landfill.

Background:

- In 2018, the Council and Town staff began hearing increasing levels of community concern about landfill malodors.
- In response, at the February 2020 Mayor & Council Retreat, Council established a landfill odor mitigation committee co-led by two Council members.
- The purpose of the committee was to review County efforts to mitigate odor at the South Wake County Landfill (landfill) and identify engagement opportunities with residents and County officials to advance odor mitigation efforts and elevate communication associated with the landfill.
- Following the Mayor & Council's 2020 annual retreat, the Council adopted Resolution 20-04 outlining Town Council's malodor concerns and requested a number of actions by Wake County and GFL Environmental to engage the Holly Springs community and use all innovative methods and investments to significantly reduce the frequency and intensity of malodors emanating from the landfill.
- As a result, the South Wake Landfill team has undertaken operational changes at the landfill, installed eNose sensors to track and verify malodors, established a Wake County and Town working group, and increased communication efforts, including weekly reporting of potential malodor concerns in an effort to report and mitigate odor accurately. These

efforts have led to a reduction in reported malodor complaints from residents.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Requests & Communications
Title: Presentation of the fiscal year ending June 30, 2023 Annual Comprehensive Financial Report (ACFR)
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):
Receive the annual audit report for fiscal year ending June 30, 2023

Explanation:

- Cherry Baekart, the external auditor for the Town of Holly Springs, will present the audited financial report and management letter for the fiscal year July 1, 2022 through June 30, 2023.
- During the meeting, the auditors will share all relevant information, including but not limited to the expressed audit opinion, concerns, recommendations, as well as the financial performance of the town for the fiscal year of 2022-2023.

Background:

- Pursuant to North Carolina General Statute 159-34, each local government and public authority shall have its accounts audited as soon as possible after the close of each fiscal year by a certified public accountant or by an accountant certified by the Commission as qualified to audit local government accounts.
- It is the auditor's responsibility to express opinions on these financial statements based on the annual audit.
- The Government Auditing Standards require that they plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements.
- The audit shall evaluate the performance of a unit of local government with regard to compliance with applicable federal and State agency regulations.

Funding Source(s):
N/A

Attachment(s):
1. Holly Springs ACFR FY23 - FINAL COPY
2. Holly Springs Issued Audit Report FY23

ANNUAL COMPREHENSIVE FINANCIAL REPORT

Town of Holly Springs
North Carolina

Fiscal Year
Ended June 30, 2023



About the Cover:

Nestled along Main Street in the heart of the community, downtown Holly Springs offers restaurants, retail, offices, and more. From the national award-winning farmers market held every Saturday morning, to special events at the Cultural Center, to strolls on wooded trails in the newly opened Mims Park, there's always something to do.

Photo by: Town of Holly Springs, Chris Belk

ANNUAL COMPREHENSIVE FINANCIAL REPORT

Town of Holly Springs, North Carolina

For the Fiscal Year Ended June 30, 2023



Prepared by the Town of Holly Springs Finance Department

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
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INTRODUCTORY SECTION



Prepared by the Town of Holly Springs Finance Department

THE TOWN OF

Holly Springs

November 6, 2023

Honorable Mayor, Members of the Town Council and Citizens of the Town of Holly Springs:

The Annual Comprehensive Financial Report (ACFR) of the Town of Holly Springs (the "Town) for the fiscal year ended June 30, 2023 is submitted by the Town's Finance Department, and it is the comprehensive publication of the Town's financial position at June 30, 2023, and results of operations for the fiscal year then ended for all funds of the Town. The financial statements must be presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. This report is published to fulfill that requirement for the fiscal year ended June 30, 2023 and to provide complete and further accountability to citizens and other interested parties by providing a comprehensive report in lieu of the minimum basic financial statement requirements.

Responsibility for both the accuracy of the presented data, and the completeness and the fairness of the presentation, including all disclosures, rests with the Town. We believe the enclosed data and presentation is accurate in all material respects and is reported in a manner that presents fairly the financial position and results of operations of the Town's funds over the last fiscal year.

This document provides financial detail and historical trends beyond the basic financial statements in the **Financial Section**. The Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview and analysis of the basic financial statements. This letter of transmittal is written to complement the MD&A and should be read in conjunction with it.

As noted earlier, the General Statutes of North Carolina require an annual independent financial audit of all local government units in the State. Cherry Bekaert, LLP, independent certified public accountants, has examined the financial records of the Town and their opinion has been included in this report. Their examination was made in accordance with generally accepted auditing standards and, accordingly, included such tests of the accounting records and such other auditing procedures, as they considered necessary in the circumstances. The auditor's report on the basic financial statements and combining and individual fund statements and schedules is included in the financial section of this report. Beyond the basic financial statements, the report includes **Supplementary Information** which provides details on retirement health care, law enforcement separation allowance and pension liability information. The **Statistical Section** provides trend information on financial performance, revenue capacity, debt capacity, demographic and economic indicators as well as operating information. The auditor's reports related specifically to the single audit are included in the **Compliance Section**.

As a recipient of federal and state assistance, the Town is responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws and regulations related to those programs. This internal control structure is subject to periodic evaluation by management. As a part of the Town's single audit, tests are made to determine the adequacy of the internal control structure, including that portion related to federal and state financial assistance programs, as well as to determine that the Town has complied with applicable laws and regulations. The results of the Town's single audit for the fiscal year June 30, 2023 included no instance of material weakness in the internal control structure or significant violations of applicable laws and regulations.

Profile of the Town

The Town of Holly Springs, incorporated in 1877, is located in southwest Wake County, approximately 18 miles from downtown Raleigh, the State Capital. Holly Springs truly had very humble beginnings. Known first for its abundant fresh springs where weary travelers would stop, it is now one of the fastest growing communities in the state of North Carolina. Holly Springs offers a unique blend of small-town charm, coupled with a vibrant and growing business community. Residents enjoy quality parks, excellent schools, and the opportunity to shop locally. The Town covers approximately 18.65 square miles and has an estimated population of 50,000 as of September 7, 2023.

The Town operates under a council-manager form of government. The governing body is comprised of a Mayor and a five-member Town Council, elected on a nonpartisan, at large basis for staggered four-year terms. The Town Council has policy-making and legislative authority and is responsible for the budget approval and appointment of the Town Manager, Town Attorney and Town Clerk. The Town Manager is responsible for implementing Council policies and Town Ordinances, managing daily operations and appointing department directors.

The Town provides its citizens with a full range of services, including police and fire protection, solid waste and recycling services, the construction and maintenance of streets, curbs, gutters and sidewalks and other infrastructure, recreation and cultural activities, and water and sewer service. This report includes all of the Town's activities in delivering and administering these services.

The Town Council is required to adopt an annual operating budget by July 1 each year. The Town is empowered to levy a property tax on both real and person property located within its boundaries. The Town's budget ordinance creates a legal limit on spending authorizations and serves as the foundation for financial planning and control. The Town Manager is authorized by the budget ordinance to make transfers within funds to facilitate budget execution consistent with the Town Council's intent.

Local Economy

As mentioned, as of September 7, 2023, the Town's population was estimated to be 50,000. Over the span of the past decade the town has grown by 80.2% with anticipated population to increase to 62,876 by June 30, 2028. Holly Spring's tax base has grown from $3.3 billion in 2013 to $6.9 billion in 2022. The town issued 736 new building permits for new construction, additions and alterations in 2023 (to date), which included 668 for residential and 68 for commercial. Permits issued valued over $334 million. Holly Springs remains a preferred residential location due to proximity to employment and cultural centers, low-crime rate, good schools, public services for residents and an increase in commercial development.

Holly Springs retail sales have continued to outpace statewide projections. Locally sales tax revenue increased by 21% over the previous fiscal year. This growth is attributed to legislation passed in recent years to ensure that state and local sales taxes were collected on all online purchases, as well as historic levels of inflation. Consumers are purchasing similar levels of taxable goods at higher retail prices.

CSL Seqirus, a wholly owned subsidiary of CSL Limited and a global leader in influenza prevention and a transcontinentalpartner in pandemic preparedness, opened in the Holly Springs Business Park in November 2009 and currently employs approximately 950 full time and contract employees at the facility. The organization has completed several expansions and has room to grow. This year, CSL Seqirus completed a $156M expansion that supports formulation and fill-finish manufacturing of cell-based influenza vaccines in pre-filled syringes. This expansion was 664,000 square feet and created 80 jobs. The current facility sits on approximately 70 acres of the 158 acres they own in Holly Springs.

UNC REX Hospital located in downtown on the corner of 55 Bypass and Main Street is a 7 story 227,000 square foot building, an investment of $170 million with approximately 50 licensed inpatient beds offering emergency care, labor and delivery, surgery and diagnostic imaging bringing approximately 275 new jobs to the community. The hospital is celebrating their one-year anniversary this November 2022.

The Town's downtown has experienced a large increase in commercial growth. Two developments have brought mixed use commercial buildings adding approximately 100,000 square feet to the downtown footprint, which includes

restaurants, retail, services and offices. The Town is updating the long-range plan that guides the growth, development, and redevelopment of downtown Holly Springs, also known as the Village District Area. This plan will lay out a vision of the Village District as the heart of the community—with buildings, parks, streetscapes and natural areas that support a diversity of users and welcomes people.

Fujifilm Diosynth Biotechnologies broke ground in October 2021 and is currently building the largest end-to-end cell culture contract development and manufacturing organization (CDMO) biopharmaceutical manufacturing facility in North America. For Phase 1 of the project the company will build an 839,000, square foot lab, office and manufacturing facility on its 150-acre tract. The anticipated investment is $2 billion with a projected opening date in 2025.

Amgen, one of the world's leading biotechnology companies which creates life-saving medications, broke ground in March 2022 for their planned $550 million investment to build a 350,000 square foot multi-product drug substance manufacturing facility in the Town.

Since the announcement of Amgen, the Town again worked with Helix Ventures and their exclusive development arm, Trustwell Property Group, to expand business park options in Holly Springs. Directly surrounding Amgen, there is a new 400+ acre life science hub, now called Helix Innovation Park at Friendship. The park not only offers opportunity for research and manufacturing uses, but also a myriad of other beneficial commercial and residential options to provide immediately adjacent amenities to the future companies' who look to locate here.

Crescent Communities a market-leading real estate investor, developer and operator of mixed-use and commercial communities has invested more into the Holly Springs community. They have master planned 120 additional acres to create a life science campus with up to 2 million square feet of biomanufacturing, office, lab and retail amenities known as The Yield. Additionally, they have acquired about 80 +/- acres just south of US 1 in the northwest corner of Holly Springs to continue this industrial and commercial growth.

Over 300,000 SF of biomanufacturing space at Catalyst Bio Campus, in the Holly Springs Business Park, is currently under construction. These purpose-built cGMP spec buildings will be available by the end of 2022. It will offer cGMP, Lab and Office space for biomanufacturing companies.

In August 2022, Calvert Ice Sports closed on the land in the Carolina Springs development, where they plan to build a state-of-the-art Iceplex that will shape and develop student-athletes here in Holly Springs. The 320,000-square-foot facility will include a boarding school and an indoor ice sports training center with four regulation-size ice rinks. The added amenity will further distinguish Holly Springs in the marketplace and foster economic growth and sports tourism.

In September 2022, Wake Tech Community College announced the permanent home for their Western Wake Campus. It is strategically located off NC 55, near US 1 and NC 540 and will feature a new Workforce Development Center, featuring biopharma training space, along with small business and entrepreneurship offerings. This location will be key in preparing the talent pool for the biotech companies in Holly Springs as well as providing tools and resources for our local small businesses.

Staff remains mindful of certain economic and environmental factors that will continue to have a financial impact on the town. As with organizations across the world, the town has been affected by the historically high-levels of inflation, as well as the continued supply chain disruptions. Each of these factors has, and will continue, to significantly affect the town financially as witness the increasing of project costs for both the current and planned major capital projects. The federal reserve has taken an aggressive plan of action to combat this by raising the federal funds rate. The rate has been raised three times in calendar year 2022. Moving from 0.25% (March 2022) to 3.25% (September 2022), with discussion of additional raising upward to 4.50% by the end of December 2022 and an anticipated recession in 2023. It is important that management notes this because the town will be affected by this as it will increase the cost-of-borrowing for our upcoming projects; meaning the "dollars will not stretch as far".

Long Term Financial Planning and Major Initiatives

With respect to long-term financial planning, the Town has continued to benefit from a rapidly growing tax base to finance the necessary infrastructure and other capital expenditures to support the growth of the Town. Since 2013, the total assessed value of the tax base has increased $3.3 billion to $6.9 billion. These additional tax revenues have allowed staff to continue to strengthen our fiscal management practices. It has also afforded us the opportunity to properly leverage borrowings for additional capital expenditures such as existing town parks, as well as improvements to streets, sidewalks and greenways. The town continues to maintain a sufficient unassigned fund balance, which helps ensure that we have cash flow to provide the necessary flexibility for unanticipated opportunities and needs during emergencies and disasters. These factors were proven as the town has maintained its strong credit rating with Moody's Investor Service and Standard & Poor's, Aa2 and AAA, respectively.

Some highlights of fiscal year 2022-2023 are as follows:

- Amgen manufacturing facility, one of the world's leading biotechnology companies. Amgen began construction and will invest $550 million in the Town, creating 355 new jobs
- Updated Comprehensive Transportation "CTP" Plan to coordinate future development, establish policies and programs, and get projects funded.
- Implemented a Utility Rate Study, which analyzed the Town's customer base, usage patterns, and recommended changes to rates and charging structure.
- Construction of the Arbor Creek/Middle Creek Greenway.
- Implemented a new Utility Debt Affordability Model

The Town maintains a five-year community investment plan, more commonly referred to as a capital improvement plan, which serves as its planning document to ensure that facilities, equipment and infrastructure are well maintained. This process provides the ability to plan for capital needs and allocate short and long-term resources appropriately. The plan also serves as the basis for determining future debt issuance.
Below are a few projects which have been completed over the past year or are in progress:

- Cass Holt Park – develop park west of NC 55; planning and design is still underway
- Holly Springs Road Widening – road widening to 4-lane median with sidewalk from Flint Point Lane to Sunset Lake Road
- Operation Center Campus – a new site location and facility to allow for expansion utilities and public works functions
- Sanford Water Capacity Project –expand the water capacity for current and future developments
- Friendship Utilities Project – provide utility services to a planned subdivision
- Fire Station 3 – establish a new fire station to service the west area of the Town
- Utley Creek Greenway Expansions – increase greenways for public usage
- Fire Station #3 and Fire Truck Replacement - $11.2 million and $1.5 million, respectively

The Town actively monitors and manages its debt capacity and affordability. The Town has a formal policy which provides guidance and direction when considering the impact of future general government debt. Included in the most recent debt model update are planned issuances through June 2027. The Town has issued $22 million of the total $40 million of bonds and has $18 million of general obligation bonds authorized but unissued from the November 2018 referendum for transportation improvements. These bonds were issued for the following projects: Highway 55 Right Turn Lane, Avent Ferry Road Realignment, Main Street Eastbound Right Turn Lane and Holly Springs Road Widening.

Management has the following planned debt issuance for the fiscal year ending June 30, 2024:

- Operations Center Complex - $40 million, which will be allocated between General Fund and Utility Fund
- Transportation Improvements – $18 million
- Sanford Water Capacity project - $60 million

In addition, the town is looking toward the future and has determined the need for a new park development west of Highway 55. Town administration is currently discussing the potential for a $60 million bond referendum to be held in November 2023. The Town was also awarded $12 million in funds from the American Rescue Plan and has leveraged the proceeds to implement upgrades to pump stations, water lines, upsize force mains, and to expand the community's water capacity.

Budget Control

In government, the budget is an integral part of a unit's accounting system and daily operations. The North Carolina General Statutes require all governmental units to adopt a balanced budget by July 1 of each year. The Town's budget ordinance, adopted by the Town Council, creates a legal limit on spending authorizations. Budgetary control is facilitated by the use of a requisition encumbrance and purchase order system that ensures the adequacy of funds prior to the placement of orders or the award of contracts.

Internal Control

The Town is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the Town are protected from loss, theft or misuse and to ensure that adequate accountingdata are compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits to be derived, and the evaluation of costs and benefits requires estimates and judgments by management. We believe that the Town's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Holly Springs for its comprehensive annual financial report for the fiscal year ended June 30, 2022, for a 18th consecutive year. To be awarded a Certificate of Achievement, the government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. The Certificate of Achievement is valid for a period of one year only and is the highest form of recognition awarded in the field of governmental financial reporting. We believe our current report continues to meet the program requirements and we are submitting to GFOA to determine its eligibility for another certificate.

In addition, the Town received the GFOA's Distinguished Budget Presentation Award for its annual budget document for the fiscal year ended June 30, 2022, for the 4th consecutive year. To qualify for the Distinguished Budget Presentation Award, the budget document had to be judged to be proficientas a policy document, a financial plan, an operations guide and a communications tool.

We appreciate the assistance and dedication of the staff throughout the year. The preparation of this report was made possible by the dedicated service and cooperation of Cherry Bekaert LLP. The cooperation of each department is appreciated as we work together to conduct the Town's financial operations. A special thank you goes to the Finance Department for their steadfast dedication in representing the town. In addition, we also would like to thank the Mayor and Town Councilfor their continued support, guidance and advice in planning and conducting the financial activities of the Town in a responsible and progressive manner.

Respectfully submitted,

Randy Harrington
Town Manager

Tina Stroupe
Finance Director



Shaun McGrath
Councilmember

12/2019 to 12/2023

Timothy Forrest
Councilmember

12/2021 to 12/2025

Daniel H. Berry
Mayor Pro-Tem

12/2021 to 12/2025

Danielle Hewetson
Councilmember

1/2023 to 12/2023

Sean Mayefskie
Mayor

12/2021 to 12/2025

Aaron Wolff
Councilmember

12/2019 to 12/2023

Town Administration and Directors

Randy J. Harrington
*Town Manager**

Daniel Weeks
Assistant Town Manager

J. Scott Chase
Assistant Town Manager

John Schifano
*Town Attorney**

Linda McKinney
*Town Clerk**

Department Directors

Kendra Parish
Utilities & Infrastructure

Irena Krstanovic
Economic Development

LeRoy Smith
Fire

Daniel Weeks
Interim Human Resources

Jeff Wilson
Information Technology

LeeAnn Plumer
Parks and Recreation

Chris Hills
Development Services

Paul Liquorie
Police Chief

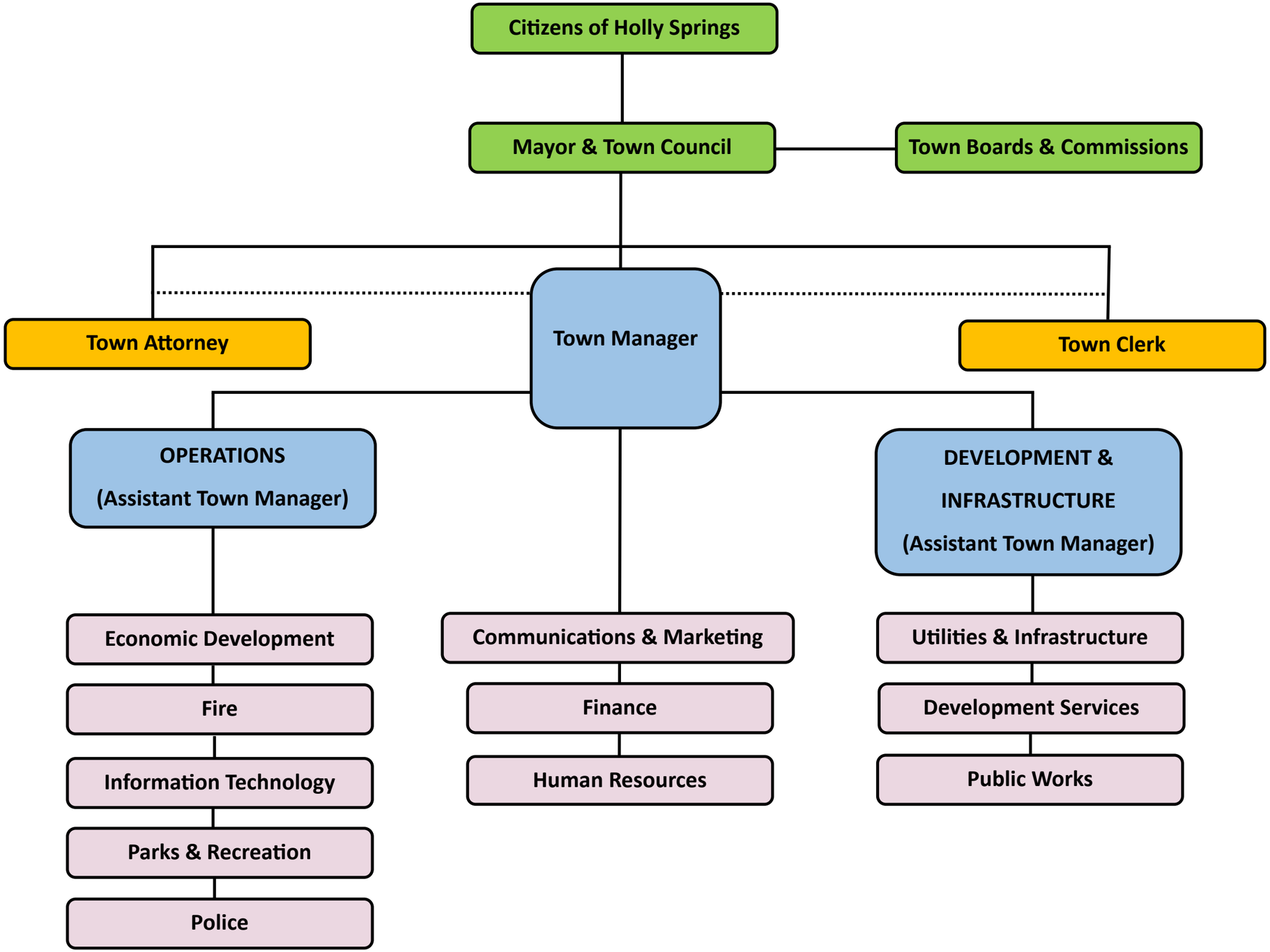
Cassie Hack
Communications and Marketing

Paige Scott
Public Works

Tina Stroupe
Finance

Corey Petersohn
Budget, Innovation & Strategy

* The Town Manager, Town Attorney, and Town Clerk are appointed by Town Council.


Citizens of Holly Springs
Mayor & Town Council
Town Boards & Commissions
Town Attorney
Town Manager
Town Clerk
OPERATIONS
(Assistant Town Manager)
DEVELOPMENT &
INFRASTRUCTURE
(Assistant Town Manager)
Economic Development
Fire
Information Technology
Parks & Recreation
Police
Communications & Marketing
Finance
Human Resources
Utilities & Infrastructure
Development Services
Public Works

Town of Holly Springs, North Carolina

History of Holly Springs

As the name suggests, the Town of Holly Springs originated at a site where fresh waters trickled near age-old holly trees. In colonial times, a small cluster of homes and businesses formed around the original "holly springs" in an area that once was a Tuscarora Indian hunting ground.

A couple miles north at the intersection of two roads, one that went from Hillsborough to Smithfield and the other from Raleigh to the Cape Fear River and then on to Fayetteville, what is now downtown Holly Springs began to form.

It was at this crossroads that Scottish settler Archibald Leslie opened a tailoring business and store and began construction on a 180-acre estate that also contained freshwater springs. Today, all that remains is the main house, listed on the National Register of Historic Places as the Leslie-Alford-Mims House. The springs that supplied the home with water are accessible to the public by a short, winding dirt trail that winds through the woods and past a family cemetery. The house is a commanding landmark in the heart of downtown Holly Springs, having weathered nearly two centuries and a two-week occupation by Union troops during the Civil War.

About two blocks away downtown is the Masonic Lodge, constructed in 1854 and used as a school for girls in 1856. The structure is the oldest lodge and school building remaining in Wake County and still is used today for meetings and community events.

Another structure that survived the Civil War and remains standing today is the Norris-Holland-Hare house off Avent Ferry Road. The original portion was built by Needham Norris, the son of Revolutionary War veteran John Norris Jr., for whom the Daughters of the American Revolution erected a memorial stone on the west side of Avent Ferry Road, not far from where he is reported to be buried. The house built by Needham Norris remains on the opposite side of the road. For two weeks in April 1865, an encampment of Union soldiers encircled the home. The family lived upstairs while Union soldiers occupied the first floor as a field hospital.

Following the Civil War, about 50 freed men pooled their money to buy land for a church where First Baptist Church stands today on Grigsby Avenue. The African-American men and women who helped build the town before the Civil War kept the town alive after emancipation.

In 1875, George Benton Alford moved his mercantile business to Holly Springs where he built a general mercantile, now one of the oldest commercial structures in Wake County, which now houses Dewar's Antiques. Alford led a successful effort to petition the North Carolina General Assembly to incorporate the Town of Holly Springs in 1877. After its establishment, the Holly Springs town boundary remained a solid, one-mile square for 110 years.

While the town's economy boomed during the early 1900s, World War I drew men to war and families to bigger cities for improved employment opportunities. In 1924, the Bank of Holly Springs failed, the first bank in the state to go belly up before the great Depression of 1929. The

town lay fallow through World War II. In the latter half of the 20th century, however, progress returned to Holly Springs.

In the 1960s, the town installed streetlights and constructed a public water system. During the 1970s, Bernice Lassiter and James Norris were elected as the town's first African American commissioners. Norris became the first African American mayor of Holly Springs when he resigned as commissioner in 1980 to fill the vacated mayoral seat. Dessie Mae Womble became the first African American female police chief in North Carolina when she was hired in Holly Springs in the early 1980s.

The town was a community of a few hundred residents when Parrish "Ham" Womble became a Holly Springs Town Board member 1981. He served nearly three decades and is remembered for advocating purchase of a 46-acre tract of land that appeared slated for development. Womble wanted the town to use the land for a park instead. That land is now Parrish Womble Park in the heart of Holly Springs and is adjacent to the W.E. Hunt Recreation Center, named after William Earl Hunt, 14-year principal of Wake Optional School. The segregated school with four classrooms, coal-burning heaters but no running water was replaced with a brick building that was renovated into the facility that now serves as a popular community destination.

In 1985, a sewer plant was completed, attracting Warp Technologies, a textile company, to town. The town used the boost in tax base to expand utilities, in turn attracting further development, including the Sunset Ridge golf course community. Thus began another era of growth and prosperity that remains strong today. With a local and regional focus on attracting biotech companies, the Town of Holly Springs was chosen for the nation's first flu cell culture manufacturing facility in 2006. This facility opened for business in November 2009 with 350 employees. By 2017, the workforce had grown to about 550 full-time employees and 200 contract workers. The facility, now Seqirus, is the second largest flu vaccine manufacturer in the world.

From the past to the present, from the small-town atmosphere where people still know each other by name to the frequent, unique family-oriented activities, Holly Springs is a town that is continuing to grow not just in population and industry but also in heart.

FINANCIAL SECTION



Prepared by the Town of Holly Springs Finance Department

Cherry Bekaert LLP
Your Guide Forward

Report of Independent Auditor

To the Honorable Mayor and Town Council
Town of Holly Springs
Holly Springs, North Carolina

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Holly Springs, North Carolina (the "Town"), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of June 30, 2023, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The individual fund financial statements and schedules, other schedules, and the schedule of expenditures of federal and state awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the individual fund financial statements and schedules and other schedules and the schedule of expenditures of federal and state awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 6, 2023, on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Town's internal control over financial reporting and compliance.

Cherry Bekaert LLP

Raleigh, North Carolina
November 6, 2023

As management of the Town of Holly Springs, we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2023. We encourage readers to read the information presented here in conjunction with the transmittal letter in the front of this report, the basic financial statements and accompanying notes to the financial statements, which follow this narrative.

Financial Highlights

- The Town's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by approximately $367.6 million *(net position)*.

- The government's total net position increased by $37.3 million in fiscal year 2023. $18.5 million of the increase resulted from governmental activities, and $18.8 million resulted from business-type activities.

- As of the close of the current fiscal year, the Town's governmental funds reported combined ending fund balances of approximately $85.2 million. The total fund balance decreased $0.3 million in the General Fund, $5 million in the Street and Sidewalk project fund, $5 million in the Parks and Recreation project fund, and increased $2.3 million in the Debt Service Fund and $1.9 million in the Nonmajor Funds resulting in a net decrease in total governmental funds combined fund balance of $6.1 million.

- Approximately $58.8 million of the total combined ending governmental fund balance is restricted as compared to $66.9 million last year.

- At the end of the current fiscal year, unassigned fund balance for the General Fund was $10.3 million or 17.7% of total General Fund expenditures (includes transfers, but does not include debt service) for the fiscal year.

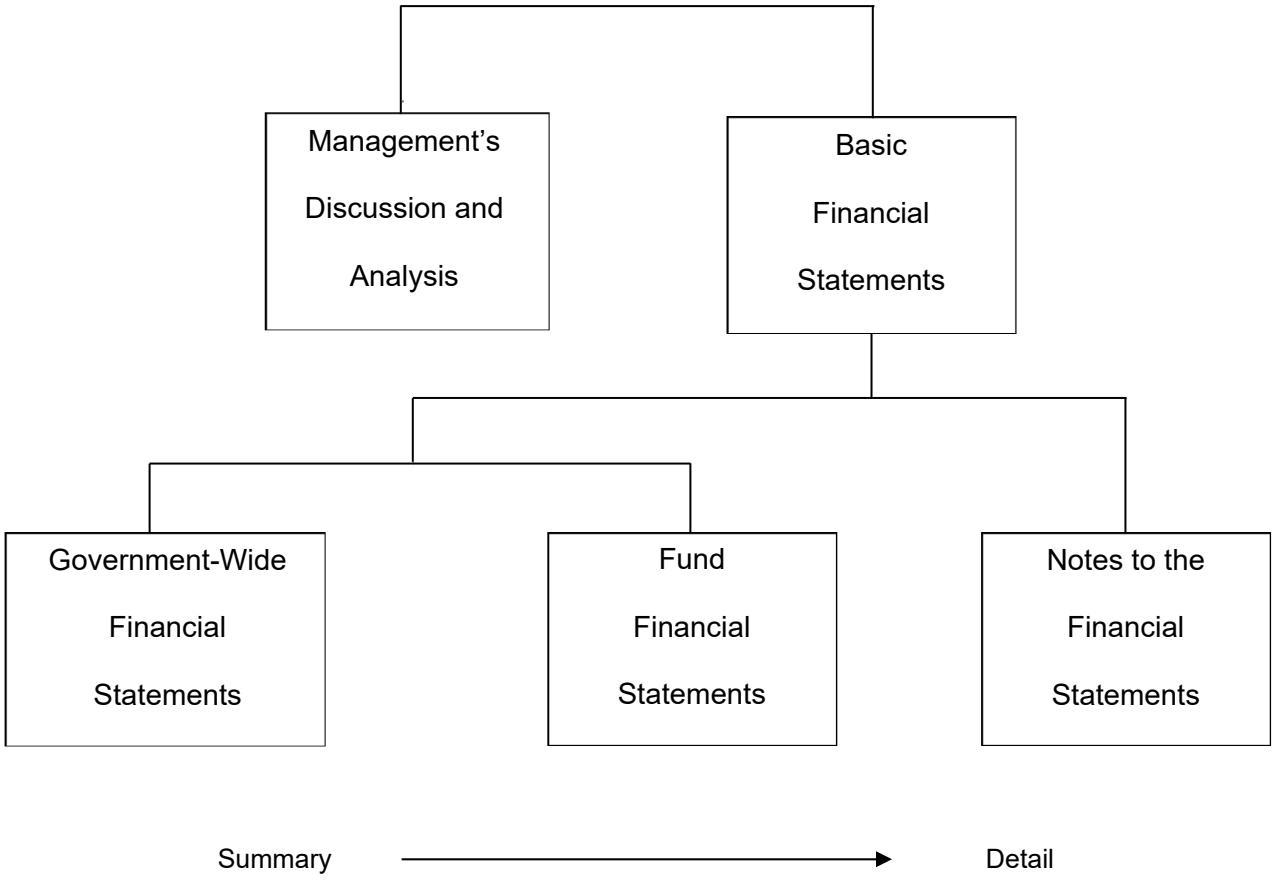
- The Town bond rating is AAA with Standard and Poor's and Aa2 with Moody's Rating Services. The North Carolina Municipal Council has the town's rating as an "83", which is comparable to a rating of "A+/A1" by the national rating agencies.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The basic financial statements consist of three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the Town of Holly Springs.

Required Components of Annual Financial Report

Figure 1



Basic Financial Statements

The first two statements (Exhibits 1 and 2) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the Town's financial status.

The next statements (Exhibits 3 through 11) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town's government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements: 1) the governmental funds statements; 2) the proprietary fund statements and 3) fiduciary fund statements.

The next section of the basic financial statements is the **notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **supplemental information** is provided to show details about the Town's individual funds. Budgetary information required by the General Statutes also can be found in this part of the statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole.

The two government-wide statements report the Town's net position and how it has changed. Net position is the difference between the Town's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the Town's financial condition.

The government-wide statements are divided into two categories: 1) governmental activities; and 2) business-type activities. The governmental activities include most of the Town's basic services such as public safety, parks and recreation, and general administration. Property taxes and state and federal grant funds finance most of these activities. The business-type activities are those that the Town charges customers to provide. These include the utility, system development, and storm water management services offered by the Town of Holly Springs.

In accordance with the Governmental Accounting Standards Board criteria for inclusion in the reporting entity, the Town of Holly Springs has no component units that must be included in this report.

The government-wide financial statements are on Exhibits 1 and 2 of this report.

Fund Financial Statements

The fund financial statements (see Exhibits 3-4) provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Holly Springs, like all other governmental entities in North Carolina, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. All of the funds of the Town of Holly Springs can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* that provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the Town's programs.The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The Town of Holly Springs adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Council about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the Town has complied with the budget ordinance and whether or not the Town has succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the council; 2) the final budget as amended by the council; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges. To account for the difference between the budgetary basis of accounting and the modified accrual basis, a reconciliation showing the differences in the reported activities is shown at the end of the budgetary statement.

Proprietary Funds – The Town of Holly Springs has two proprietary funds, *Enterprise Fund.* An Enterprise Fund is used to report the same functions presented as business-type activities in the government-wide financial statements. The Town of Holly Springs uses an Enterprise Fund to account for its water and wastewater activity as well as it's storm water management program. These funds are the same as those functions shown in the business-type activities in the Statement of Net Position and the Statement of Activities.

Fiduciary Funds – The Town of Holly Springs has fiduciary funds. A fiduciary fund is described as activities that local governments carry out for the benefit of individuals and other agencies outside the government such as employee groups, members of the public or other governments. The Town established an investment account through the Ancillary Government Participant Investment Program (AGPIP) with the North Carolina Department of State Treasury for OPEB purposes. Accounting for fiduciary funds is much like accounting used for proprietary funds.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are on pages 47 through 89 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the Town of Holly Spring's progress in funding its obligation to provide pension and other postemployment benefits to its employees. Required supplementary information can be found beginning on page 90 of this report. The combining statements, referred to earlier in connection with non-major governmental funds, are presented immediately following the required supplementary information on pensions. The other supplementary information shows details about the Town's individual funds, including budgetary information required by the North Carolina General Statutes as well as other data the Town considers helpful to the reader.

As noted earlier, net position may serve over time as one useful indicator of a Town's financial condition. The Town's assets and deferred outflows exceeded liabilities and deferred inflows by approximately $367.6 million as of June 30, 2023. The Town's net position increased by $37.3 million for the fiscal year ended June 30, 2023. The majority of the Town's net position ($233.7 million or 63.6%) reflects the town's investment in capital assets (e.g. land, buildings, machinery, and equipment) less any related debt still outstanding that was issued to acquire those items. The Town of Holly Springs uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town of Holly Spring's investment in its capital assets is reported net of the outstanding related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets are committed to the continued provision of service and cannot be used to liquidate these liabilities. An additional portion of the Town of Holly Springs net position (approx. $64.4 million) represents resources that are subject to external restrictions on how they may be used.

Figure 2: Town of Holly Springs – Net Position

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Current and other assets	$ 100,677,263	$ 101,496,469	$ 83,489,103	$ 70,740,486	$ 184,166,366	$ 172,236,955
Capital assets	188,107,661	167,205,758	152,627,990	133,323,235	340,735,651	300,528,993
Total assets	288,786,947	268,702,227	236,117,093	204,063,721	524,902,017	472,765,948
Deferred outflows of resources	10,783,037	7,661,179	2,513,272	1,327,001	13,296,309	8,988,180
Total assets and deferred outflows of resources	$ 299,569,984	$ 276,363,406	$ 238,630,365	$ 205,390,722	$ 538,198,326	$ 481,754,128
Long-term liabilities	$ 94,718,282	$ 91,645,476	$ 32,276,737	$ 38,239,212	$ 126,995,019	$ 129,884,688
Other liabilities	22,830,953	15,370,253	10,150,008	8,529,772	32,980,961	23,900,025
Total liabilities	117,549,235	107,015,729	42,426,745	46,768,984	159,975,980	153,784,713
Deferred inflows of resources	-	7,187,118	425,248	1,728,692	425,248	8,915,810
Total liabilities and deferred inflows of resources	117,549,235	114,202,847	42,851,993	48,497,676	160,401,228	162,700,523
Net Position:						
Net investment in capital assets	108,573,159	107,213,114	125,172,975	102,030,136	233,746,134	209,243,250
Restricted	58,774,616	65,907,494	5,593,755	6,901,683	64,368,371	72,809,177
Unrestricted	13,333,205	(10,960,049)	56,162,287	59,188,893	69,495,492	48,228,844
Total net position	$ 180,680,980	$ 162,160,559	$ 186,929,017	$ 168,120,712	$ 367,609,997	$ 330,281,271

Figure 3: Town of Holly Springs – Changes in Net Position

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues:						
Program Revenues:						
Charges for services	$ 10,328,217	$ 10,482,158	$ 32,323,131	$ 24,370,218	$ 42,651,348	$ 34,852,376
Operating grants and contributions	4,846,721	1,596,014	-	27,047	4,846,721	1,623,061
Capital grants and contributions	2,093,714	9,863,429	9,326,959	3,018,954	11,420,673	12,882,383
General Revenues:						
Property taxes	32,641,019	29,064,809	-	-	32,641,019	29,064,809
Other taxes	856,026	809,962	-	-	856,026	809,962
Other revenues	20,363,958	18,715,551	1,071,807	17,960,922	21,435,765	36,676,473
Total Revenues	71,129,655	70,531,923	42,721,897	45,377,141	113,853,575	115,909,064
Expenses:						
General government	16,532,603	14,145,144	-	-	16,532,603	14,145,144
Public safety	17,432,658	13,804,821	-	-	17,432,658	13,804,821
Public works	3,811,732	7,028,387	-	-	3,811,732	7,028,387
Economic and physical development	5,596,940	24,467,841	-	-	5,596,940	24,467,841
Cultural and recreation	7,004,634	5,076,874	-	-	7,004,634	5,076,874
Interest on long-term debt	2,603,512	2,641,647	-	-	2,603,512	2,641,647
Water and sewer	-	-	22,385,117	18,579,677	22,385,117	18,579,677
Stormwater management	-	-	1,155,630	847,736	1,155,630	847,736
Total Expenses	52,982,079	67,164,714	23,540,747	19,427,413	76,522,826	86,592,127
Change in net position before transfers	18,147,576	3,367,209	19,181,150	25,949,728	37,330,749	29,316,937
Transfers	372,845	917,050	(372,845)	(917,050)	-	-
Change in net position	18,520,421	4,284,259	18,808,305	25,032,678	37,328,726	29,316,937
Net position, July 1	162,160,559	157,876,300	168,120,712	143,088,034	330,281,271	300,964,334
Net position, June 30	$ 180,680,980	$ 162,160,559	$ 186,929,017	$ 168,120,712	$ 367,609,997	$ 330,281,271

Governmental activities

The Town's total governmental revenues were $71.1 million. Program revenues (24.0%) include: Charges for services of $10.3 million, operating grants and contributions $4.8 million and capital grants and contributions of $2.1 million. General revenues (75.7%) include: property taxes of $32.6 million, other taxes of $0.8 million and other miscellaneous revenues of $20.4 million. The Town's total governmental expenses were $53.0 million, resulting in an increase in the Town's net position of $18.1 million plus $0.3 million in transfers for a total increase in net position of $18.5 million from governmental activities, accounting for 49.6% of the total growth in the Town's net position.

Business-type activities

The Town's total business-type revenues were $42.7 million. Program revenues (90%) include: Charges for services of $32.3 million and capital grants and contributions of $9.3 million. Other revenues of $1.1 million (2.5%). The Town's total business-type expenses were $23.5 million which resulted in an increase in the Town's net position by $19.2 million from business-type activities, plus $0.3 million in transfers for a total increase in net position of $18.8 million from business-type activities, accounting for 50.4% of the total growth in the Town's net position.

Financial Analysis of the Town's Funds

As noted earlier, the Town of Holly Springs uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the Town's financing requirements. Specifically, unassigned fund balance can be a useful measure of a government's net resources available for spending at the end of the fiscal year. This is the portion of the fund balance remaining after subtracting the amounts that have been restricted (usually by NC state law) or assigned (designated for a specific purpose by the Town's management). The Town's policy is for General Fund unassigned fund balance to be between 20 – 25% of General Fund expenditures.

The General Fund is the chief operating fund of the Town of Holly Springs. At the end of the fiscal year, the unassigned fund balance was $10.3 million, while the total fund balance decreased by $0.3 million. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. As of June 30, 2023, unassigned fund balance was 17.7% of the year's expenditures (21.6% in 2022) and includes transfers however does not include debt service. while the total fund balance represents 55.2% of the same amount (64.1% in 2022). Please note when transfers and debt service is included fund unassigned fund balance is 33.3% with a total of $22,209,130.

The Town strives to maintain a favorable minimum unassigned fund balance. Amounts in excess of this minimum may be used for construction projects when the town wishes to avoid the issuance of additional debt, for emergency work needed after natural disasters, or for maintaining a stable tax rate when economically dependent revenues (i.e. sales tax) are less than budgeted amount. The Town does not budget fund balance during the budget process.

The decrease in unassigned fund balance was due to settlement payments during the fiscal year. Funds in excess of the lower limit (20%) can be used for one-time capital-related purposes. Management further determined that funding that exceed 30% will automatically be moved from the General Fund into the Pay Go Fund or Debt Service Fund. During FY 2022 staff funded several one-time capital needs totaling $3.7 million. This amount represents the total fund balance available, in excess of 30% of unassigned fund balance based on the previous fiscal year's financial statements. The projects funded are as follow:

1)	Holly Springs Road Widening	$2,000,000
2)	Yard Waste Model	950,000
3)	GIS Asset Inventory	200,000
4)	Facility Asset Management Plan	200,000
5)	Playground Rehabilitation	316,311

At year-end, the governmental funds of the Town of Holly Springs reported a combined total fund balance of $85.2 million, a decrease of $6.1 million from the prior year. The nonmajor funds were comprised of special revenue and capital project funds. The total fund balances of the nonmajor funds were $4.9 million, the Street and Sidewalk Project Fund balance was $22.3 million, Parks and Recreation Project Fund was $16.1 million and Debt Service Fund was $11.9 million.

General Fund Budgetary Highlights

During the fiscal year, the Town revised the budget on several occasions.Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments madeto recognize new funding amounts from external sources, such as Federal and State grants; and 3) increases in appropriations that become necessary to maintain or expand services.

The Town made only minor changes to its General Fund revenue estimates in order to recognize increases in ad valorem and sales tax collections. Actual revenues were higher than original anticipated revenue projections for fiscal year 2023. As we continued to work through the uncertainty of the current economy revenue receipts and expenditure budgets were closely monitored to effectively assess the current economy on our financial projections and standing. Actual expenditures were $3.7 million less than appropriated.

A significant portion of this amount represents position vacancies throughout the budget year along with other delayed expenditures. In addition, the town is still being affected by delays found within the supply chain. In response to this unavoidable challenge staff has expedited several large purchases, which are expected to have lengthy lead-time. These include purchasing of police vehicles and solid waste vehicles and equipment.

Governmental Funds Highlights

In the fiscal year ending June 30, 2021, the town successfully increased its unassigned fund balance to 39.3%. As discussed above, the town's policy is to remain between 20-25%. During the current fiscal year management made the decision to use fund balance reserves in excess of 30% or $3.7 million, based on the fund balance amount at June 30, 2021, for one-time capital related purposes. Of this amount, $2 million of this balance was used to fund street improvement projects, $1 million set aside to fund the upcoming yard-waste model revamp and the remainder was used to funds various other governmental fund projects. For fiscal year ending June 30, 2023, fund balance decreased to 17.7%

During the year activity on projects funded with the 2018 Transportation Bond, which authorized $40 million for street and sidewalk improvements, has ramped up. These bonds are funding the following projects: Highway 55 Right Turn Lane, Avent Ferry Road Realignment, Main Street Eastbound Right Turn Lane and Holly Spring Road Widening. As a result of the challenges within the market project construction costs have continued to rise significantly. Staff remains cognizant of the challenge, continues to value engineer all projects and identify options to adequately manage these costs.

In July 2021 the town purchased 150 acres of real property for $22 million, which includes cost of issuance. The land was conveyed to Fujifilm Diosynth Biotechnologies as part of their economic development incentive. This project is expected to increase the town total assessed valuation by $1.5 billion by January 1, 2026.

Proprietary Funds

Unrestricted net position of the Utility Fund at the end of the fiscal year was $38.9 million, the Storm Water Management Program was $2.6 million and the Systems Development Fund was $14.9 million. The change in net position was an increase of $18.8 primarily due to Charges for Services, Grants and Contributions and the System Development Fund for infrastructure needs.

The town has continued work on the Friendship Utilities project, which is a $30 million project that will provide access to all the utility infrastructure required for modern life science facilities within the Helix Innovation Park at Friendship. In support of this project the town has been awarded a $8 million grant and received a $5 million of the $9.3 million developer contribution which will assist with funding the project.

Capital Asset and Debt Administration

Capital Assets

The Town's investment in capital assets for its governmental and business–type activities as of June 30, 2023, totals $340,735,651 (net of depreciation). These assets include buildings, roads and bridges, intangible assets for water rights, machinery and equipment, vehicles and park facilities and right of use assets.

Major capital asset transactions during the year include:

- Twelve Oaks Pump Station - $1,114,633
- Developer Contributions - $5,488,367
- Waste Cart Truck - $77,901
- Powell Bill Streets, Right of Way and Sidewalks - $9,424,827

Figure 4: Town of Holly Springs – Capital Assets

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	$ 36,344,498	$ 33,075,711	$ 168,895	$ 168,895	$ 36,513,393	$ 33,244,606
Building and systems	23,395,379	23,850,615	106,490	111,602	23,501,869	23,962,217
Water and sewer operating plant	-	-	118,687,490	117,563,472	118,687,490	117,563,472
Improvements other than buildings	14,336,366	15,403,959	-	-	14,336,366	15,403,959
Intangible assets (water rights)	-	-	2,988,164	3,157,143	2,988,164	3,157,143
Right to use - subscriptions, building and equipment	180,478	203,788	481,608	496,300	662,086	700,088
Machinery and equipment	1,333,975	1,657,046	283,698	430,887	1,617,673	2,087,933
Infrastructure	73,331,527	68,792,368	1,375,804	1,422,703	74,707,331	70,215,071
Vehicles and motorized equipment	5,679,454	6,067,577	1,232,947	980,080	6,912,401	7,047,657
Construction in progress	33,505,984	18,154,694	27,302,894	8,992,153	60,808,878	27,146,847
Total	$ 188,107,661	$ 167,205,758	$ 152,627,990	$ 133,323,235	$ 340,735,651	$ 300,528,993

Additional information on the Town's capital assets can be found on pages 61 to 62 of the notes to the financial statements of this report.

Town of Holly Springs Outstanding Debt

Long-Term Debt

As of June 30, 2023, the Town of Holly Springs had total long-term debt of $135.8 million. Of this amount, $40.5 million represents bonded debt backed by the full faith and credit of the Town. The remainder of the Town's bonded debt is a revenue bond of $10.4 million which is secured solely by specified revenue sources. In addition to bonded debt, the Town's long-term debt includes installment purchase obligations of $17.4 million and limited obligation bonds of $28.4 million.

General obligation debt of $16.6 million was refunded for the outstanding of parks and recreation bonds and water and sewer bonds issued in 2012. The refunded debt interest rate is 1.43% and provided the town a bond premium of $2.3 million. This refunding has saved the town $1.6 million over the remaining life of the debt.

The Town has two outstanding revenue bonds. $16.1 million was issued to finance 8 million gallons of water capacity from Harnett County and $10 million for the expansion to the Town's wastewater treatment plant from 1.75 million gallons per day to 6 million gallons per day. At June 30, 2023, the town has an outstanding obligation of $10.4 million.

The Town also has recorded $28.5 million of compensated absences and retirement liabilities for employees.

The following chart summarizes the Town's long-term debt as of June 30, 2023:

Figure 5: Town of Holly Springs - Outstanding Debt

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Installment purchase contracts	$ 8,266,795	$ 9,419,921	$ 9,128,539	$ 10,560,492	$ 17,395,334	$ 19,980,413
General obligation bonds	33,831,664	35,881,542	6,648,336	7,183,458	40,480,000	43,065,000
Limited obligation bonds	28,365,000	29,375,000	-	-	28,365,000	29,375,000
Revenue bonds	-	-	10,413,848	11,954,565	10,413,848	11,954,565
Bond premiums	9,040,878	9,643,637	1,032,382	1,106,124	10,073,260	10,749,761
Lease liabilities	113,184	203,788	494,439	496,301	607,623	700,089
Subscription liabilities	51,817	-	-	-	51,817	-
Compensated absences	2,232,785	1,911,218	421,214	382,022	2,653,999	2,293,240
Net OPEB liability	4,343,482	4,241,833	1,113,839	1,055,857	5,457,321	5,297,690
Pension liability (LGERS)	13,845,339	3,889,608	3,550,003	787,862	17,395,342	4,677,470
Total pension liability (LEOSA)	2,996,477	3,461,719	-	-	2,996,477	3,461,719
Total	$ 103,087,421	$ 98,028,266	$ 32,802,600	$ 33,526,681	$ 135,890,021	$ 131,554,947

The Town's long-term financed debt increased by $4.3 million during the fiscal year ended June 30, 2023 with the inclusion of the compensated absences and employee retirement benefits.

North Carolina general statutes limit the amount of general obligation debt that a unit of government can issue to 8% of the total assessed value of taxable property located within that government's boundaries. The legal debt limit for Town of Holly Springs is $506,098,871.

Additional information on the Town's long-term debt can be found in the notes to the financial statements on pages 77 through 86 of this report.

Budget Highlights for the Fiscal Year Ending June 30, 2024

Governmental Activities:

The adopted budget for Fiscal Year 2024 totals $54,359,413, a 7% increase from the adopted budget for Fiscal Year 2023. Property taxes account for the largest percentage (69.2%) of total General Fund Operations and Debt Service revenue. In Fiscal Year 2024, the Town recommended no property tax change. The recommended budget reflects strong economic vitality. The Town has chosen not to appropriate fund balance in the fiscal year 2024 budget.

Personnel:

To keep pace with the population growth, as well as to continue providing excellent service the town added twenty-four new positions including seven (7) new public safety, five (5) development services and four (4) utility and infrastructure staff members. Council has also chosen invest in staff to help the Town remain a top employer of choice in the area and has adopted a merit-based pay program with a total impact to the Fiscal Year 2024 budget of $945,591 as well as two additional paid floating holidays and wellness day for a total of 15 paid leave days per year. Also, in effort to continue managing the ever-rising healthcare costs the town switched brokers and is now part of the North Carolina Healthcare Insurance Pool "NCHIP", which is a group self-insurance pool for benefit risk sharing amongst other like local governments. In Fiscal Year 2023 the initial results from the change are promising with only a 4% increase for health insurance in FY24.

Operations

Staff will be undergoing a modernization of the current yard waste collection model, moving from the current side-of-the-street collections to a roll-out-cart model. This will assist with the reduction of yard waste entering the town's streams, creeks, rivers, improve traffic safety and neighborhood aesthetics. Included within the budget for this update is new equipment, carts and public education. In support of this change council approved a $3 increase to the monthly residential yard waste collection fee.

Capital Investments:

Annually the town updates the Community Investment Plan (CIP) document, which is a 5-year planning tool designed to enhance the Town's ability to match capital investment needs with available resources. Over the past decade the town has experienced significant growth and strives to continue providing quality service to its citizens. With this in mind, council has included funding for a new Fire Station ($11.2 million), Operations Center Phase 1 ($40 million – shared between General Fund and Utility Fund), a replacement fire truck ($1.5 million) and Cass Holt Road Park.

- Cass Holt Road Park is an important investment for the community as it will help further our goals of providing more equitable access to parks and greenways in the growing, western portion of the town limits – as it will be the first park west of NC 55. It also will help meet the needs of our growing community with indoor recreational facilities which is an attractive element to support economic investment in the region. A Bond Referendum is included in the November 7, 2023 election for $100,000,000 General Obligation Bonds for Parks and Recreation projects including Cass Holt Road Park.
- Fire Station #3 will replace an existing fire department facility that is inadequate for service delivery. The proposed facility would dramatically increase the health and safety of our firefighters. Also, the new station will be within a few miles of several critical infrastructure projects such as NC540, UNC Rex Hospital, Amgen medical sciences manufacturing facility, Fujifilm Diosynth Biotechnologies.
- Operation Center Campus will address current and future space needs at Town Hall and at the Public Works facility. The new campus will consolidate town services into a single campus that will improve service efficiency, reduce redundancy and conserve the town's physical, financial and natural resources.

Business–Type Activities:

The town implemented a new utility rate model which better aligns our system with industry best practices and more equitably allocates access fee charges. The updated model was a critical factor for the creation of the town's new Utility Debt Capacity model. Within the upcoming years the town has several significant utility projects. The most notable are Sanford Water Capacity ($59.6 million), Holly Springs-Fuquay Conveyance ($51 million) and Friendship Northwest Area Utilities project ($30 million). It is anticipated that the town will issue debt in the form of revenue bonds for the Sanford Water Capacity project and staff will engage council for discussion and implementation of recommendations for funding these important projects not covered by grant, developer contributions or other general government revenues. In Fiscal Year 2023, a fifteen percent increase to utility rate was adopted and it is expected that general revenues will include additional increases in rates, as well as planned use of our sizable utility fund equity.

Requests for Information
This report is designed to provide an overview of the Town's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to Tina Stroupe, Finance Director, Town of Holly Springs, Post Office Box 8, Holly Springs, North Carolina, 27540.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 1**

STATEMENT OF NET POSITION

JUNE 30, 2023

	Governmental Activities	Business-type Activities	Total
Assets			
Current Assets:			
Cash and cash equivalents	$ 46,131,117	$ 61,599,484	$ 107,730,601
Taxes receivables (net)	569,622	-	569,622
Accounts receivable (net)	4,025,476	3,318,152	7,343,628
Accrued interest receivable	-	22,618	22,618
Due from other governments	4,451,706	233,833	4,685,539
Lease receivable	-	10,052	10,052
Prepaid expenses	313,676	81,194	394,870
Total Current Assets	55,491,597	65,265,333	120,756,930
Noncurrent Assets:			
Restricted cash and cash equivalents	45,185,666	9,111,885	54,297,551
Lease receivable	-	262,530	262,530
Capital assets			
Right of use - lease and subscription assets	180,478	525,318	705,796
Land and construction in progress	69,850,482	27,471,789	97,322,271
Water and water capacity rights	-	7,634,204	7,634,204
Other capital assets, net of depreciation	118,076,701	116,996,679	235,073,380
Total Capital Assets	188,107,661	152,627,990	340,735,651
Total Noncurrent Assets	233,293,327	162,002,405	395,295,732
Total Assets	288,784,924	227,267,738	516,052,662
Deferred Outflows of Resources			
Contributions to LGERS pension plan in current fiscal year	2,708,467	694,463	3,402,930
Pension deferrals - LGERS	6,611,089	1,695,111	8,306,200
Law enforcement separation allowance deferrals	981,112	-	981,112
Other postemployment benefits deferrals	482,369	123,698	606,067
Total Deferred Outflows of Resources	10,783,037	2,513,272	13,296,309
Liabilities			
Current Liabilities:			
Accounts payable	13,951,112	4,081,129	18,032,241
Due to other governments	20,138	-	20,138
Salaries and benefits payable	-	162,960	162,960
Accrued interest payable - bonds	488,137	282,613	770,750
Accrued interest payable - leases	2,427	54,885	57,312
Customer deposits	-	1,852,883	1,852,883
Compensated absences	1,160,677	288,227	1,448,904
Lease and SBITA liability	97,583	10,694	108,277
Bonds and notes payable	7,110,879	3,416,617	10,527,496
Total Current Liabilities	22,830,953	10,150,008	32,980,961

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 1**

STATEMENT OF NET POSITION

JUNE 30, 2023

	Governmental Activities	Business-type Activities	Total
Long-Term Liabilities:			
Payable from restricted assets	$ -	$ 3,189,673	$ 3,189,673
Compensated absences	1,072,108	132,987	1,205,095
Total pension liability - LEOSSA	2,996,477	-	2,996,477
Pension liability - LGERS	13,845,339	3,550,004	17,395,343
Net other postemployment liability	4,343,482	1,113,839	5,457,321
Lease liability	67,418	483,745	551,163
Bonds and notes payable	72,393,458	23,806,489	96,199,947
Total Long-Term Liabilities	94,718,282	32,276,737	126,995,019
Total Liabilities	117,549,235	42,426,745	159,975,980
Deferred Inflows of Resources			
Prepaid taxes	42,854	-	42,854
Pension deferrals - LGERS	191,567	49,119	240,686
Other postemployment benefits deferrals	422,890	108,446	531,336
Law enforcement separation allowance deferrals	680,435	-	680,435
Leases	-	267,683	267,683
Total Deferred Inflows of Resources	1,337,746	425,248	1,762,994
Net Position			
Net investment in capital assets	108,573,159	125,172,975	233,746,134
Restricted for			
Stabilization by state statute	8,008,329	-	8,008,329
Inspections (HB 255)	1,927,929	-	1,927,929
Economic development	186,901	-	186,901
Street and sidewalk improvements	25,691,225	-	25,691,225
Public Safety	2,622,563	-	2,622,563
Parks and recreation	16,725,400	-	16,725,400
General government programs	3,612,269	5,593,755	9,206,024
Unrestricted	13,333,205	56,162,287	69,495,492
Total Net Position	$ 180,680,980	$ 186,929,017	$ 367,609,997

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 2**

STATEMENT OF ACTIVITIES

YEAR ENDED JUNE 30, 2023

FUNCTIONS/PROGRAMS	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Total
Governmental activities:							
General government	$ 16,532,603	$ 9,688,985	$ 3,645,088	$ -	$ (3,198,530)	$ -	$ (3,198,530)
Public safety	17,432,658	-	-	-	(17,432,658)	-	(17,432,658)
Public works	3,811,732	-	1,201,633	-	(2,610,099)	-	(2,610,099)
Economic and physical development	5,596,940	-	-	1,693,714	(3,903,226)	-	(3,903,226)
Cultural and recreation	7,004,634	639,232	-	400,000	(5,965,402)	-	(5,965,402)
Interest on long-term debt	2,603,512	-	-	-	(2,603,512)	-	(2,603,512)
Total governmental activities	52,982,079	10,328,217	4,846,721	2,093,714	(35,713,427)	-	(35,713,427)
Business-type activities:							
Utility	22,385,117	22,042,323	-	9,326,959	-	8,984,165	8,984,165
System development fee	-	8,708,967	-	-	-	8,708,967	8,708,967
Stormwater management	1,155,630	1,571,841	-	-	-	416,211	416,211
Total business-type activities	23,540,747	32,323,131	-	9,326,959	-	18,109,343	18,109,343
Total	$ 76,522,826	$ 42,651,348	$ 4,846,721	$ 11,420,673	(35,713,427)	18,109,343	(17,604,084)
General revenues:							
Taxes:							
Property taxes, levied for general purpose					32,641,019	-	32,641,019
Other taxes and licenses					856,026	-	856,026
Unrestricted intergovernmental					16,571,711	-	16,571,711
Unrestricted investment earnings					2,303,331	1,071,807	3,375,138
Miscellaneous					1,488,916	-	1,488,916
Total general revenues not including transfers					53,861,003	1,071,807	54,932,810
Transfers					372,845	(372,845)	-
Total general revenues, transfers, and capital contributions					54,233,848	698,962	54,932,810
Change in net position					18,520,421	18,808,305	37,328,726
Net position-beginning					162,160,559	168,120,712	330,281,271
Net position-ending					$ 180,680,980	$ 186,929,017	$ 367,609,997

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 3**
BALANCE SHEET
GOVERNMENTAL FUNDS

JUNE 30, 2023

	General	Debt Service Fund	Street & Sidewalk Projects Fund	Parks & Recreation Projects Fund	Other Nonmajor Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	$ 22,657,381	$ -	$ 9,716,079	$ 13,757,657	$ -	$ 46,131,117
Receivables, net						
Property taxes	32,849	13,416	-	-	-	46,265
Sales taxes	523,357	-	-	-	-	523,357
Accounts	2,521,357	-	1,496,585	-	7,534	4,025,476
Due from other governments	4,359,511	69,025	-	15,247	7,923	4,451,706
Prepaid expenditures	313,676	-	-	-	-	313,676
Restricted cash and cash equivalents	12,057,621	11,853,686	13,000,785	3,283,788	4,989,786	45,185,666
Total Assets	$ 42,465,752	$ 11,936,127	$ 24,213,449	$ 17,056,692	$ 5,005,243	$ 100,677,263
Liabilities						
Accounts payable and accrued liabilities	$ 10,917,910	$ 17,819	1,958,581	971,278	$ 85,524	$ 13,951,112
Due to other governments	-	-	-	20,138	-	20,138
Total Liabilities	10,917,910	17,819	1,958,581	991,416	85,524	13,971,250
Deferred Inflow of Resources						
Property taxes receivable	1,078,665	13,417	-	-	-	1,092,082
Unavailable revenues	414,194	-	-	-	-	414,194
Prepaid taxes	30,426	12,428	-	-	-	42,854
Total deferred inflows of resources	1,523,285	25,845	-	-	-	1,549,130
Fund Balances						
Non Spendable						
Prepayments	313,676	-	-	-	-	313,676
Restricted						
Stabilization by state statute	8,008,329	-	-	-	-	8,008,329
Inspections HB 255	479,351	-	-	-	1,448,578	1,927,929
Economic Development	-	-	-	-	186,901	186,901
Public safety	-	-	-	-	2,622,563	2,622,563
Parks and recreation	-	-	-	16,065,276	660,124	16,725,400
Street and sidewalk improvements	3,436,357	-	22,254,868	-	-	25,691,225
General government	3,610,716	-	-	-	1,553	3,612,269
Committed						
PayGo	3,482,504	-	-	-	-	3,482,504
Public Safety - LEOSSA	376,957	-	-	-	-	376,957
Assigned						
Debt service	-	11,892,463	-	-	-	11,892,463
Unassigned	10,316,667	-	-	-	-	10,316,667
Total fund balances	30,024,557	11,892,463	22,254,868	16,065,276	4,919,719	85,156,883
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 42,465,752	$ 11,936,127	$ 24,213,449	$ 17,056,692	$ 5,005,243	$ 100,677,263

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 3 Recon**

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION - GOVERNMENTAL FUNDS

JUNE 30, 2023

Fund balances-total governmental funds	$ 85,156,883
Amounts reported for governmental activities in the statement of net position are different because;	
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds.	
Governmental capital assets	250,734,727
Less accumulated depreciation	(62,627,066)
Contributions to the LGERS pension plan in the current fiscal year are deferred outflows of resources on the Statement of Net Position	2,708,467
Long-term liabilities, including bonds payable are not due and payable in the current period and therefore are not reported in the governmental funds.	
Government bonds and notes payable	(79,504,337)
Compensated absences	(2,232,785)
Other postemployment benefits & liability	(4,343,482)
Lease and SBITA liability	(165,001)
Total pension liability - LEOSSA	(2,996,477)
Pension liability - LGERS	(13,845,339)
Earned revenues considered deferred inflows in the fund statements.	1,506,276
Deferred inflows/outflows of resources related to pensions are not reported in the funds - LEOSSA & LGERS	6,720,199
Deferred inflows/outflows of resources related to pensions are not reported in the funds - Other postemployment benefits	59,479
Other liabilities are not due and payable in the current period and therefore are not reported in the governmental funds.	
Accrued interest expense payable	(490,564)
Net position of governmental activities	$ 180,680,980

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 4**

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

YEAR ENDED JUNE 30, 2023

	General	Debt Service Fund	Street & Sidewalk Capital Projects Fund	Parks & Rereation Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:						
Ad valorem taxes	$ 22,410,442	$ 9,138,495	$ -	$ -	$ -	$ 31,548,937
Other taxes	856,026	-	-	-	-	856,026
Unrestricted intergovernmental	16,523,431	-	-	48,280	-	16,571,711
Restricted intergovernmental	1,325,326	-	1,693,714	400,000	2,687,105	6,106,145
Permits and fees	2,723,139	-	-	-	-	2,723,139
Sales and services	7,385,942	-	-	639,232	-	8,025,174
Miscellaneous	340,686	-	-	655,395	492,835	1,488,916
Investment earnings	1,025,564	231,800	676,378	241,195	128,394	2,303,331
Total revenues	52,590,556	9,370,295	2,370,092	1,984,102	3,308,334	69,623,379
Expenditures:						
Current:						
General government	17,485,691	52,935	515,462	-	34,244	18,088,332
Public safety	16,475,455	-	-	-	108,913	16,584,368
Public works	7,438,342	-	922	-	-	7,439,264
Economic and physcial development	4,683,888	-	231,325	-	-	4,915,213
Cultural and recreational	6,010,469	-	-	880,483	10,344	6,901,296
Capital outlay	2,271,754	-	8,354,490	3,206,340	1,647,745	15,480,329
Debt service:						
Bond principal	-	3,059,878	-	-	-	3,059,878
Bond interest	-	2,427,839	-	-	-	2,427,839
Installment note principal	-	1,613,129	-	-	-	1,613,129
Installment note interest	-	138,954	-	-	-	138,954
Total expenditures	54,365,599	7,292,735	9,102,199	4,086,823	1,801,246	76,648,602
Revenues over (under) expenditures	(1,775,043)	2,077,560	(6,732,107)	(2,102,721)	1,507,088	(7,025,223)
Other financing sources (uses):						
Transfers in	4,776,890	250,000	1,978,125	5,244,651	573,783	12,823,449
Transfers out	(3,830,744)	-	(200,000)	(8,266,659)	(153,201)	(12,450,604)
Issuance of debt	460,000	-	-	-	-	460,000
Proceeds from SBITAs	65,258	-	-	-	-	65,258
Total other financing sources (uses)	1,471,404	250,000	1,778,125	(3,022,008)	420,582	898,103
Net change in fund balances	(303,639)	2,327,560	(4,953,982)	(5,124,729)	1,927,670	(6,127,120)
Fund balance - beginning of year	30,328,196	9,564,903	27,208,850	21,190,005	2,992,049	91,284,003
Fund balance - end of year	$ 30,024,557	$ 11,892,463	$ 22,254,868	$ 16,065,276	$ 4,919,719	$ 85,156,883

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 4 Recon**

STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS - RECONCILIATION

YEAR ENDED JUNE 30, 2023

Amounts reported for governmental activities in the statement of activities are different because:	
Net change in fund balances - total governmental funds	$ (6,127,120)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Expenditures for capital assets	27,943,845
Less current year depreciation	(7,036,811)
Loss on dispoal	(5,131)
Contributions to the pension plan in the current fiscal year are not included on the Statement of Activities	2,708,614
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	
Change in deferred inflows for unearned revenues	414,194
Change in unavailable revenue for tax	1,092,082
The issuance of debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.	
Amortization of bond premiums	64,628
Issuance of debt and subscriptions	(525,258)
Principal payments	4,673,007
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Compensated absences	(229,185)
Pension Expense - LGERS	(3,952,061)
Pension Expense - LEOSSA	(222,224)
Other postemployment benefits expense	(241,440)
Change in accrued interest payable	(36,719)
Total changes in net position of governmental activities	$ 18,520,421

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 5**

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023

	Original	Final	Actual Amounts	Variance with Final Budget- Positive (Negative)
Revenues:				
Ad valorem taxes	$ 22,237,435	$ 22,582,149	$ 22,410,442	$ (171,707)
Other taxes and licenses	858,704	858,704	856,026	(2,678)
Unrestricted intergovernmental	13,970,000	15,970,000	16,523,431	553,431
Restricted intergovernmental	77,757	98,399	98,399	-
Permits and fees	2,780,500	2,780,500	2,723,139	(57,361)
Sales and services	6,512,565	6,622,565	7,385,942	763,377
Miscellaneous	485,000	493,700	315,686	(178,014)
Investment earnings	100,000	100,000	973,883	873,883
Total revenues	47,021,961	49,506,017	51,286,948	1,780,931
Expenditures:				
Current				
General government	9,608,993	9,985,445	16,707,644	(6,722,199)
Public safety	16,650,550	16,705,483	16,475,455	230,028
Public works	7,980,771	7,866,298	7,438,342	427,956
Economic and physical development	5,152,380	5,289,460	4,683,888	605,572
Cultural and recreational	6,319,662	6,208,912	6,010,469	198,443
Capital Outlay	2,575,000	3,387,951	1,872,986	1,514,965
Total expenditures	48,287,356	49,443,549	53,188,784	(3,745,235)
Revenues over (under) expenditures	(1,265,395)	62,468	(1,901,836)	(1,964,304)
Other financing sources (uses):				
Transfers in	153,201	153,201	3,653,201	3,500,000
Transfers out	(2,382,806)	(5,665,704)	(3,665,744)	1,999,960
Installment note issuance	2,495,000	1,049,052	460,000	(589,052)
Appropriated fund balance	1,000,000	4,400,983	-	(4,400,983)
Total other financing sources (uses)	1,265,395	(62,468)	447,457	509,925
Net change in fund balance	$ -	$ -	(1,454,379)	$ (1,454,379)
Fund balance - Beginning of year			$ 25,184,601	
Fund balance - End of year			23,730,222	

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 5**

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023

A legally budgeted Powell Bill Fund is consolidated into the General Fund for reporting purposes:	
Unrestricted intergovernmental	1,201,633
Investment earnings	41,703
Operating expenditures	(184,055)
Capital outlay	(12,948)
Fund balance - beginning of year	1,388,541
A legally budgeted Law Enforcement SEP Allowance is consolidated into the General Fund for reporting purposes:	
Investment earnings	7,439
Miscellaneous revenues	25,000
Fund balance - beginning of year	344,518
A legally budgeted PayGo Fund is consolidated into the General Fund for reporting purposes:	
Investment earnings	2,539
Restricted intergovernmental	25,294
Operating expenditures	(593,992)
Capital outlay	(385,820)
Issuance of subscription liability	65,258
Transfer in	1,223,689
Transfer out	(265,000)
Fund balance - beginning of year	3,410,536
Fund balance - end of year (Exhibit 4)	$ 30,024,557

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROL **EXHIBIT 6**

PROPRIETARY FUNDS

STATEMENT OF NET POSITION

JUNE 30, 2023

	Major Funds		Non-Major Fund	
	Utility Fund	System Development Fee Fund	Stormwater Management Fund	Total
Assets				
Current assets:				
Cash and cash equivalents	$ 43,878,068	$ 14,945,740	$ 2,775,676	$ 61,599,484
Accounts receivable, net (billed)	1,836,290	-	132,168	1,968,458
Accounts receivable, net (unbilled)	1,262,543	-	87,151	1,349,694
Due from other governments	233,572	-	261	233,833
Lease receivable - current	10,052	-	-	10,052
Accrued interest receivable - leases	22,618	-	-	22,618
Prepaid expenses	81,194	-	-	81,194
Restricted cash and cash equivalents	5,593,755	-	3,518,130	9,111,885
Subtotal	52,918,092	14,945,740	6,513,386	74,377,218
Noncurrent assets:				
Lease receivable - long-term	262,530	-	-	262,530
Capital assets:				
Right of use assets	525,318	-	-	525,318
Land and other non-depreciable assets	27,471,789	-	-	27,471,789
Water and water capacity rights	7,634,204	-	-	7,634,204
Other capital assets, net of depreciation	175,192,468	-	1,609,054	176,801,522
Accumulated deprecation and amoritization	(59,663,162)	-	(141,681)	(59,804,843)
Capital assets (net)	151,160,617	-	1,467,373	152,890,520
Subtotal-noncurrent assets	151,423,147	-	1,467,373	152,890,520
Total assets	204,341,239	14,945,740	7,980,759	227,267,738
Deferred Outflows of Resources:				
Contributions to pension plan - LGERS	615,786	-	78,677	694,463
Pension deferrals - LGERS	1,503,070	-	192,041	1,695,111
Other post employment benefit deferrals	109,698	-	14,000	123,698
Total deferred outflows of resources	2,228,554	-	284,718	2,513,272
Liabilities				
Current liabilities:				
Accounts payable and accrued liabilities	4,062,053	11,700	7,376	4,081,129
Salaries payable	139,587	-	23,373	162,960
Customer deposits	1,524,425	-	328,458	1,852,883
Deferred revenue	-	-	-	-
Accrued interest payable - Bond	282,613	-	-	282,613
Accrued interest payable - Leases	54,885	-	-	54,885
Compensated absences	288,227	-	-	288,227
Lease liability	10,694	-	-	10,694
Installment purchases and notes payable	1,239,601	-	-	1,239,601
General obligation bonds payable	584,242	-	-	584,242
Revenue bond payable	1,592,774	-	-	1,592,774
Total current liabilties	9,779,101	11,700	359,207	10,150,008
Noncurrent liabilities:				
Pension liability - LGERS	3,147,819	-	402,185	3,550,004
Restricted accounts payable and accrued liabilities	-	-	3,189,673	3,189,673
Compensated absences	61,884	-	71,103	132,987
Total other postemployment benefits liability	987,775	-	126,064	1,113,839
Lease liability	483,745	-	-	483,745
Installment purchases and notes payable	7,888,939	-	-	7,888,939
General obligation bonds payable	7,096,476	-	-	7,096,476
Revenue bond payable	8,821,074	-	-	8,821,074
Total noncurrent liabilties	28,487,712	-	3,789,025	32,276,737
Total liabilities	38,266,813	11,700	4,148,232	42,426,745
Deferred Inflows of Resources				
Pension deferrals - LGERS	43,554	-	5,565	49,119
Leases	267,683	-	-	267,683
Other post employment benefit deferrals	96,172	-	12,274	108,446
Total deferred inflows of resources	407,409	-	17,839	425,248
Net Position				
Net investment in capital assets	123,443,072	-	1,467,373	125,172,975
Restricted	5,593,755	-	-	5,593,755
Unrestricted	38,858,744	14,934,040	2,632,033	56,162,287
Total net position	$ 167,895,571	$ 14,934,040	$ 4,099,406	$ 186,929,017

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH C **Exhibit 7**

PROPRIETARY FUNDS

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

YEAR ENDED JUNE 30, 2023

	Major Funds		Non-Major Fund	
	Utility Fund	System Development Fee Fund	Stormwater Management Fund	Total
Operating revenues:				
Charges for services	$ 18,512,579	$ -	$ 1,571,841	$ 20,084,420
Water and sewer tap fees	147,150	-	-	147,150
Other operating revenues	3,382,594	8,708,967	-	12,091,561
Total operating revenues	22,042,323	8,708,967	1,571,841	32,323,131
Operating expenses:				
Water and sewer administration	5,534,594	-	-	5,534,594
Wastewater administration and collection	2,994,015	-	-	2,994,015
Water treatment and distribution	8,363,764	-	-	8,363,764
Stormwater management	-	-	1,097,767	1,097,767
Depreciation and amoritization	4,796,221	-	57,863	4,854,084
Total operating expenses	21,688,593	-	1,155,630	22,844,223
Operating income	353,730	8,708,967	416,211	9,478,908
Nonoperating revenues (expenses):				
Investment earnings	804,224	161,706	105,877	1,071,807
Interest expense	(696,524)	-	-	(696,524)
Capital grants	5,940,111	-	-	5,940,111
Total nonoperating revenues (expenses)	6,047,811	161,706	105,877	6,315,394
Income before transfers and capital contributions	6,401,541	8,870,673	522,088	15,794,302
Transfers from other funds	29,305,525	200,000	-	29,505,525
Transfers to other funds	(26,253,657)	(3,224,713)	(400,000)	(29,878,370)
Capital asset contributions	3,386,848	-	-	3,386,848
Total transfers and capital contributions	6,438,716	(3,024,713)	(400,000)	3,014,003
Change in net position	12,840,257	5,845,960	122,088	18,808,305
Net position, beginning of year	155,055,314	9,088,080	3,977,318	168,120,712
Net position, end of year	$ 167,895,571	$ 14,934,040	$ 4,099,406	$ 186,929,017

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 8**
ENTERPRISE FUNDS
STATEMENT OF CASH FLOWS

YEAR ENDED JUNE 30, 2023

	Utility Fund	System Development Fee Fund	Stormwater Management Fund	Totals
Cash flows from operating activities:				
Cash received from customers	$ 21,868,358	$ 8,708,967	$ 1,558,508	$ 32,135,833
Cash paid for goods and services	(13,728,288)	(600,740)	613,547	(13,715,481)
Cash paid to employees for services	(5,794,030)	-	(890,482)	(6,684,512)
Customer deposits paid	(747,050)	-	(158,017)	(905,067)
Net cash provided by operating activities	1,598,990	8,108,227	1,123,556	10,830,773
Cash flows from noncapital financing activities:				
Bond refunding		-		-
Net cash provided by (used by) noncapital financing activities	-	-	-	-
Cash flows from capital and related financing activities:				
Acquisition and construction of capital assets	(20,705,618)	-	(66,373)	(20,771,991)
Principal paid on bond maturities and equipment notes	(3,591,736)	-	-	(3,591,736)
Interest paid on bond maturities and equipment notes	(657,898)	-	-	(657,898)
Federal and State grant proceeds	5,940,111	-	-	5,940,111
Transfer to/from other funds	10,574,271	(3,224,713)	(399,271)	6,950,287
Other financing transactions		-	-	-
Net cash provided by (used by) capital and related financing activities	(8,440,870)	(3,224,713)	(465,644)	(12,131,227)
Cash flows from investing activities:				
Lease revenue	(470)	-	-	(470)
Interest on investments	804,224	161,706	105,877	1,071,807
Net cash provided by investing activities	803,754	161,706	105,877	1,071,337
Net increase (decrease) in cash and cash equivalents	(6,038,126)	5,045,220	763,789	(229,117)
Cash and cash equivalents:				
Beginning of year	55,509,949	9,700,520	5,530,017	70,740,486
End of year	$ 49,471,823	$ 14,745,740	$ 6,293,806	$ 70,511,369

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 8**
ENTERPRISE FUNDS
STATEMENT OF CASH FLOWS

YEAR ENDED JUNE 30, 2023

	Utility Fund	System Development Fee Fund	Stormwater Management Fund	Totals
Reconciliation of operating income to net cash provided by operating activities:				
Operating income	$ 353,730	$ 8,708,967	$ 416,211	9,478,908
Adjustments to reconcile operating income to to net cash provided by operating activities				
Depreciation and amortization	4,796,221		57,863	4,854,084
Changes in assets, deferred outflows and inflows of resources, and liabilities:				
Accounts receivable	(173,965)	-	(13,333)	(187,298)
Deferred outflows for pensions	(1,115,086)	-	(90,414)	(1,205,500)
Prepaid assets	(48,547)			(48,547)
Deferred outflows of resources - OPEB	8,532	-	10,697	19,229
Pension liability	2,536,301	-	225,841	2,762,142
Accounts payable and accrued liabilities	(2,785,267)	(600,740)	742,451	(2,643,556)
Salaries payable	(95,515)	-	(4,307)	(99,822)
Accrued compensated absences	8,980	-	30,212	39,192
Deferred inflows of resources - pensions	(1,171,806)	-	(120,303)	(1,292,109)
Deferred inflows resources - OPEB	2,098	-	(963)	1,135
Other postemployment liability	30,364	-	27,618	57,982
Deposits	(747,050)	-	(158,017)	(905,067)
Total adjustments	1,245,260	(600,740)	707,345	1,351,865
Net cash provided by operating activities	$ 1,598,990	$ 8,108,227	$ 1,123,556	$ 10,830,773
Noncash investing, capital, and financial activities				
Contributions of capital assets from developers	3,386,848	-	-	3,386,848
	$ 3,386,848	$ -	$ -	$ 3,386,848

The accompanying notes are an integral part of these financial statements.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 9**

STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUND

JUNE 30, 2023

	OPEB Trust Fund
ASSETS:	
Cash and cash equivalents	$ 801,434
NET POSITION:	
Net position restricted for postemployement benefits other than pensions	$ 801,434

The notes to the financial statements are an integral part of this statement.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Exhibit 10**

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
FIDUCIARY FUND

YEAR ENDED JUNE 30, 2023

	OPEB Trust Fund
ADDITIONS:	
Employer contributions	$ 150,000
Investment income	102,275
Total additions	252,275
DEDUCTIONS:	
Benefits	-
Total deductions	-
Change in net position	252,275
Net position - beginning	549,159
Net position - ending	$ 801,434

THe notes to the financial statements are an integral part of this statement.

Note 1—Nature of operations and summary of significant accounting policies

The accounting policies of the Town of Holly Springs (the "Town") conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

A. Reporting Entity

The Town of Holly Springs is a municipal corporation of the State of North Carolina in Wake County that is governed by an elected mayor and five-member council. As required by generally accepted accounting principles, these financial statements present the Town.

B. Basis of Presentation

Government-Wide Financial Statements – The statement of net position and the statement of activities display information about the primary government. These statements include the financial activities of the overall government, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. Interfund services provided and used are not eliminated in the process of consolidation. These statements distinguish between the *governmental and business-type activities* of the Town.

Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for the different business-type activities of the Town and for each function of the Town's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements – The fund financial statements provide information about the Town's funds, including its fiduciary fund. Separate statements for each fund category – *governmental, proprietary, and fiduciary* – are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental are aggregated and reported as nonmajor funds.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as subsidies result from non-exchange transactions. Other non-operating revenues are ancillary activities such as investment earnings.

Note 1—Nature of operations and summary of significant accounting policies (continued)

The Town reports the following major governmental funds:

General Fund – The General Fund is the general operating fund of the Town. The General Fund accounts for all financial resources except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, State grants, and various other taxes and licenses. The primary expenditures are for public safety, parks and recreation, public works and economic and physical development.

Debt Service Fund – The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on debt of governmental activities.

Street and Sidewalks Projects Fund – The Street and Sidewalks Projects Fund is comprised of the following two sub funds: Street and Sidewalks Projects Fund and Street Reserve Fund and accounts for financial resources to be used for the acquisition or construction of major capital streets and sidewalks.

Parks and Recreation Projects Fund – The Parks and Recreation Projects Fund is comprised of the following two sub funds: Parks and Recreation Projects Fund and Park Reserve Fund and accounts for financial resources to be used for the acquisition or construction of major capital park facilities.

The Town reports the following nonmajor governmental funds:

Special Revenue Funds – Special Revenue Funds account for specific revenue sources that are set aside for specified purposes. The Town has two nonmajor special revenue funds: Emergency Telephone System Fund and Grants Fund.

Project Funds – The Project Funds account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds). The Town has one nonmajor project fund, the Town Building Projects Fund.

The Town reports the following major proprietary funds:

Utility Fund – This fund is used to account for the Town's water and wastewater operations. The fund is comprised of the following sub funds: Utility Fund, Water Reserve Fund, Wastewater Reserve Fund, Water Projects Fund, Wastewater Projects Fund, Utility PayGo Fund and the Utility Debt Service Fund. These funds have been consolidated in the Utility Fund for financial reporting purposes.

System Development Fee Fund – This fund is used to account for system development fees on new development to fund certain capital costs.

The Town reports the following nonmajor proprietary funds:

Stormwater Management Fund – This fund is used to account for the Town's stormwater management operations.

The Town reports the following fiduciary fund:

OPEB Trust Fund – This fund is used to report resources that are required to be held in trust for the purpose of paying postemployment benefits, other than pensions, for which the Town is liable.

Note 1—Nature of operations and summary of significant accounting policies (continued)

C. Measurement Focus and Basis of Accounting

In accordance with North Carolina General Statutes, all funds of the Town are maintained during the year using the modified accrual basis of accounting.

Government-Wide, Proprietary, and Fiduciary Fund Financial Statements. The government-wide, proprietary, and fiduciary fund financial statements are reported using the economic resources measurement focus. The government-wide, proprietary, and fiduciary fund financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Town enterprise funds are charges to customers for sales and services. The Town also recognizes as operating revenues the portion of tap fees intended to recover the cost of connecting new customers to the water and sewer system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Governmental Fund Financial Statements. Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

The Town considers all revenues available if they are collected within 90 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as revenue because the amount is not susceptible to accrual. At June 30, 2023, taxes receivable for property other than motor vehicles are materially past due and are not considered to be an available resource to finance the operations of the current year. The State of North Carolina is responsible for billing and collecting the property taxes on registered motor vehicles on behalf of all municipalities and special tax districts. Property taxes are due when vehicles are registered. The billed taxes are applicable to the fiscal year in which they are received. Uncollected taxes that were billed in periods prior to September 1, 2023 and for limited registration plates are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

Note 1—Nature of operations and summary of significant accounting policies (continued)

C. Measurement Focus and Basis of Accounting (continued)

Sales taxes and certain intergovernmental revenues collected and held by the State at year-end on behalf of the Town are recognized as revenue. Sales taxes are considered a shared revenue for the Town because the tax is levied by Wake County and then remitted to and distributed by the State. Certain intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. All taxes, including those dedicated for specific purposes are reported as general revenues rather than program revenues. Grant revenues, which are unearned at year-end, are recorded as unearned revenues. Under the terms of grant agreements, the Town funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there is both restricted and unrestricted net position available to finance the program. It is the Town's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants, and then by general revenues.

D. Budgetary Data

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund, Debt Service Fund, and the Enterprise Funds. All annual appropriations lapse at the fiscal year-end. Project ordinances and multi-year budgets are adopted for the Special Revenue Funds, the Projects Funds, and the Enterprise Projects Funds, which are consolidated with the enterprise operating fund for reporting purposes. All budgets are prepared using the modified accrual basis of accounting. In accordance with North Carolina General Statutes, expenditures may not legally exceed appropriations at the departmental level for all annually budgeted funds. Budget control is executed at the department level or by project. The Town Manager is authorized by the budget ordinance to transfer appropriations between functional areas within a fund without limitation and may transfer appropriations up to $50,000 between financial areas within a fund with an official reporting to the Town Council. The budget ordinance must be adopted by July 1 of the fiscal year or the governing board must adopt an interim budget that covers that time until the annual ordinance is adopted.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity

1. Deposits and Investments

All deposits of the Town are made in designated official depositories and are secured as required by State law (G.S. 159-31). The Town may designate as an official depository, any bank or savings and loan association whose principal office is located in North Carolina. Also, the Town may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts, and certificates of deposit.

State law (G.S. 159-30(c)) authorizes the Town to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the State of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain non-guaranteed federal agencies; certain high-quality issues of commercial paper and bankers' acceptances; and the North Carolina Capital Management Trust ("NCCMT").

Note 1—Nature of operations and summary of significant accounting policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

1. Deposits and Investments (continued)

General Statue 159-30.1 allows the Town to establish and fund an irrevocable trust for the purpose of paying other post-employment benefits (OPEB) for which the Town is liable. The Town OPEB Trust is managed by the staff of the Department of the State Treasurer and operated in accordance with state laws and regulations. The OPEB Trust is not registered with the SEC. G.S. 159-30(g) allows the Town to make contributions to the OPEB Trust. The State Treasurer in his discretion may invest the proceeds in equities of certain publicly held companies and long or short-term fixed income investments as detailed in G.S. 147-69.2(b) (1-6) and (8). Funds submitted are held in the State Treasurer's Short-Term Investment Fund ("STIF"). Allowable STIF investments are detailed in G.S. 147-69.3(b)(8).

The Town's investments are reported at fair value. Non-participating interest earning contracts are accounted for at cost.

NCCMT, a SEC-registered fund, is authorized by G.S. 159-30(c)(8). The Government Portfolio, is a 2a7 fund which invests in treasuries and government agencies and is rated AAAm by S&P. The government portfolio is reported at fair value.

Ownership of the STIF is determined on a fair market valuation basis as of fiscal year end in accordance with the STIF operating procedures. STIF investments are valued by the custodian using Level 2 inputs which in this case involves inputs—other than quoted prices—included within Level 1 that are either directly or indirectly observable for the asset or liability. The STIF is valued at $1 per share. The STIF portfolio is unrated and had a weighted average maturity at June 30, 2023 of .7 years. Under the authority of G.S. 147- 69.3, no unrealized gains or losses of the STIF are distributed to participants of the fund. The Bond Index Fund (BIF) does not have a credit rating, is valued at $1 per unit and has an average maturity of 8.70 years on June 30, 2023. BlackRock's MSCI ACWI EQ Index Lon-Lendable Class B Fund is a common trust fund considered to be commingled in nature. The Fund's fair value is the number of shares times the net asset value as determined by a third party. On June 30, 2023, the fair value of the funds was $31.82 per share. Fair value for this BlackRock Fund is determined using Level 1 inputs.

In accordance with State law, the Town has invested in securities which are callable and which provide for periodic interest rate increases in specific increments until maturity. These investments are reported at fair value as determined by quoted market prices.

2. Cash and Cash Equivalents

The Town pools money from several funds, except the OPEB Trust Fund, to facilitate disbursement and investment and to maximize investment income and considers all cash and investments to be cash and cash equivalents.

Note 1—Nature of operations and summary of significant accounting policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

3. Restricted Assets

Public safety funds derived from forfeiture funds are classified as restricted cash of the Governmental Activities, as well as Public Safety donations to be used for community outreach and Telephone System upgrades. Required bond and installment purchase contract reserves are also maintained as restricted cash. Powell Bill funds are also classified as restricted cash because they can be expended only for the purpose of maintaining, repairing, constructing, reconstructing or widening of local streets per G.S. 136-41.1 through G.S. 136-41.4. Customer deposits held by the Town before any services are supplied are restricted to the service for which the deposit was collected.

Governmental Activities:	
General Fund	
Customer Deposits	$ 4,186,679
General Government Projects	3,610,716
Development Services	479,351
Public Safety	344,518
Public Works	1,000,413
Streets	2,435,944
Other Major Governmental Funds:	
Debt Service Fund	11,853,686
Streets and Sidewalks	13,000,786
Parks and Recreation	3,283,788
Non-Major Governmental Funds:	
Parks and Recreation	35,712
Development Services	1,441,453
Public Safety	1,046,618
Economic Development	211,769
Town building	2,254,233
Total Governmental Activities	$ 45,185,666

Business-Type Activities:	
Utility Fund	
Customer Deposits	$ 1,524,425
Grants - Advance Funding - Golden Leaf	100,725
Utility Debt Service Fund	3,968,605
Stormwater Fund	
Customer Deposits	328,457
Stormwater Facility Replacement Fund (SFRF)	2,131,824
Developer Fees	1,057,849
Total Business-Type Activities	9,111,885
Total Restricted Cash	$ 54,297,551

4. Ad Valorem Taxes Receivable

In accordance with State law [G.S. 105-347 and G.S. 159-13(a)], the Town levies ad valorem taxes on property other than motor vehicles on July 1st, the beginning of the fiscal year. The taxes are due on September 1st (lien date); however, interest does not accrue until the following January 6th. These taxes are based on the assessed values as of January 1, 2020.

5. Allowances for Doubtful Accounts

All receivables that historically experience uncollectible accounts are shown net of an allowance for doubtful accounts. This amount for ad valorem taxes receivable is estimated by analyzing the percentage of receivables that were written off in prior years. The allowance for customer accounts receivable is estimate of the amounts of accounts receivable that have not been written off that excess 120 days. The direct write off method is used by the Town on all other types of receivables. Under this method, all accounts considered uncollectable at June 30th have been charged against operations.

Note 1—Nature of operations and summary of significant accounting policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

6. Lease Receivable

The Town's lease receivable is measured at present value of lease payments expected to be received during the lease term. Under the lease agreements, the Town may receive variable lease payments that are dependent upon the lessee's revenue. The variable payments are recorded as an inflow of resources in the period the payment is received.

A deferred inflow of resources is recorded for the lease. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is recognized on a straight-line basis over the term of the lease.

7. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements and expensed as the items are consumed.

8. Capital Assets

Capital assets are defined by the Town as assets with an initial, individual cost equal to other greater than $5,000 and an estimated useful life in excess of one year. Donated capital assets are recorded at acquisition value at the date of donation. Acquisition value is the price that would be paid to acquire an asset with equivalent service potential. All other purchased or constructed capital assets are reported at cost or estimated historical cost. General government infrastructure assets (road network) acquired prior to July 1, 2003 have not been capitalized. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Capital assets are depreciated and amortized using the straight-line method over the following estimated useful lives:

Asset Class	Estimated Useful Lives
Infrastructure	15 to 40 years
Operating plants	40 years
Buildings and improvements	40 years
Equipment and furniture	5 to 10 years
Vehicles and motorized equipment	5 to 10 years
Intangible assets	40 years

Right to use assets are initially measured at an amount equal to the initial measurement of the related lease liability plus any payments made prior to the lease term, less incentives, and plus ancillary charges necessary to place the asset into service. The right to use assets are amortized on a straight-line basis over the life of the related arrangement.

The Town has recorded subscription-based information technology arrangements ("SBITAs") assets and liabilities as a result of implementing GASB 96. The SBITA assets are initially measured at an amount equal to the initial measurement of the related SBITA liability plus any SBITA payments made prior to the subscription term, less SBITA incentives, and plus any ancillary charges necessary to place the SBITA into service. The SBITA assets are amortized on a straight-line basis over the life of the related contract. SBITAs which are based on variable payments (or user seats) are not recorded as subscription assets or liabilities and are expenses as incurred.

Note 1—Nature of operations and summary of significant accounting policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

9. Deferred Outflows/Inflows of Resources

In addition to assets, the financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial element, *Deferred Outflows of Resources,* represents a consumption of net assets that applies to a future period and so will not be recognized as an expense or expenditure until then. The Town has three items that meet this criterion, Local Governmental Employees' Retirement System ("LGERS") pension deferrals, Law Enforcement Officers' Special Separation Allowance ("LEOSSA") pension deferrals, and OPEB deferrals. In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *Deferred Inflows of Resources*, represents an acquisition of net assets that applies to a future period and so will not be recognized as revenue until then. The Town reports several items that meet this criterion, prepaid taxes, unavailable revenue, deferrals of LGERS pension expense, deferrals of LEOSSA pension expense, OPEB deferrals, and leases. Additionally, on the governmental fund's balance sheet, the Town has other unavailable revenues in deferred inflows of resources.

10. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are amortized over the life of the bonds using the straight-line method that approximates the effective interest method. Bonds payable are reported net of the applicable bond premiums or discount. Bond issuance costs, except for prepaid insurance costs, are expensed in the reporting period in which they are incurred. Prepaid insurance costs are expensed over the life of the debt.

In fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

11. Compensated Absences

The vacation policy of the Town provides for the accumulation of up to 30 days earned vacation leave with such leave being fully vested when earned. For the Town's government-wide and proprietary funds, an expense and a liability for compensated absences and the salary-related payments are recorded as the leave is earned. The Town has assumed a first-in, first-out method of using accumulated compensated time. The portion of that time that is estimated to be used in the next fiscal year has been designated as a current liability in the government-wide financial statements.

The Town also allows employees to accrue compensatory time for hours worked in excess of a regular workweek. Non-exempt employees may accumulate up to 40 hours of this time and then use it at a later date in lieu of using vacation time or they will be paid for these hours when leaving the Town's employment. Exempt employees may accumulate compensatory time up to a maximum of 24 hours and use this in lieu of vacation. Exempt employees lose any time accumulated over 24 hours and are not paid for accumulated compensatory time upon leaving service.

Note 1—Nature of operations and summary of significant accounting policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

11. Compensated Absences (continued)

The Town's sick leave policy provides for an unlimited accumulation of earned sick leave. Sick leave does not vest, but any unused sick leave accumulated at the time of retirement may be used in the determination of length of service for retirement benefit purposes. Since the Town does not have any obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

12. Net Position/Fund Balances

Net Position

Net position in government-wide and proprietary fund financial statements is classified as net investment in capital assets, restricted, and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through State statute.

Fund Balances

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

Nonspendable Fund Balance – This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Prepaid Items – The portion of fund balance that is not an available resource because it represents the year-end balance of prepaid items, which are not spendable resources.

Restricted Fund Balance – This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

Restricted for Stabilization by State Statute – North Carolina G.S. 159-8 prohibits units of government from budgeting or spending a portion of their fund balance. This is one of several statutes enacted by the North Carolina State Legislature in the 1930s that were designed to improve and maintain the fiscal health of local government units. Restricted by State Statute ("RSS") is calculated at the end of each fiscal year for all annually budgeted funds. The calculation in G.S. 159-8(a) provides a formula for determining what portion of fund balance is available for appropriation. The amount of fund balance not available for appropriation is what is known as "Restricted by State Statute". *Appropriated fund balance in any fund shall not exceed the sum of cash and investments minus the sum of liabilities, encumbrances, and deferred revenues arising from cash receipts, as those figures stand at the close of the fiscal year next preceding the budget.*

RSS is reduced by prepaids as they are classified as nonspendable. Outstanding encumbrances are included within RSS. RSS is included as a component of Restricted net position and Restricted fund balance on the face of the statement of net position and the balance sheet.

Restricted for General Government – Portion of fund balance that is restricted for use in the general operations of the government.

Note 1—Nature of operations and summary of significant accounting policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

12. Net Position/Fund Balances (continued)

Restricted for Economic Development – Portion of fund balance received from developer's to be maintained until the completion of the related projects.

Restricted for Inspections (HB 255) – Portion of fund balance that is RSS [G.S. 160A-414].

Restricted for Public Safety – Portion of fund balance that is restricted by revenue source for unspent drug forfeiture funds, and certain emergency telephone system expenditures.

Restricted for Parks and Recreation – Portion of fund balance restricted by revenue source for parks and recreation projects.

Restricted for Streets and Sidewalk Improvements – Portion of fund balance that is restricted by revenue source for street construction and maintenance expenditures and projects. This amount represents the balance of the total unexpended Powell Bill funds and unspent bond proceeds.

Committed Fund Balance – Portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of the Town of Holly Springs' governing body (highest level of decision-making authority).

Committed for Public Safety – LEOSSA – Portion of fund balance that will be used for the Law Enforcement Officers' Special Separation Allowance obligations.

Committed for PayGo – Portion of fund balance that will be used to fund future capital investments.

Assigned Fund Balance – Portion of fund balance that the Town intends to use for a specific purpose.

Assigned for Debt Service – Portion of fund balance that will be used for future payment of debt service requirements. By approval of the budget of the Debt Service Fund, the Town Council has assigned this amount to the purpose of the Debt Service Fund.

Unassigned Fund Balance – Portion of fund balance that has not been restricted, committed, or assigned to specific purposes or other funds. The general fund is the only fund that reports a positive unassigned fund balance. In governmental funds other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

The Town has a revenue spending policy that provides guidance for programs with multiple revenue sources. The Finance Officer will use resources in the following hierarchy: bond proceeds, federal funds, State funds, local non-town funds, Town funds. For purposes of fund balance classification expenditures are to be spent from restricted fund balance first, followed in-order by committed fund balance, assigned fund balance, and lastly, unassigned fund balance. The Finance Officer has the authority to deviate from this policy if it is in the best interest of the Town.

Note 1—Nature of operations and summary of significant accounting policies (continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (continued)

12. Net Position/Fund Balances (continued)

The Town of Holly Springs has adopted a minimum fund balance policy for the General Fund which states that the unassigned fund balance shall be no less than 20% of total budgeted operating expenditures. Amounts beyond 20% may be used for one-time use. The Town Council may appropriate available fund balance below the 20% policy for the purposes of a declared fiscal emergency or other such global purpose as to protect the long-term fiscal security of the Town. In such circumstances, Council will adopt a plan to restore the available fund balance to the policy level within 36 months from the date of the appropriation. If the restoration cannot be accomplished within such time period without severe hardship to the Town, then Council will establish a different but appropriate time period.

13. Defined Benefit Postemployment Plans

For purposes of measuring the net pension liability, deferred outflows of resources, and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Local Governmental Employees' Retirement System ("LGERS") and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The Town's employer contributions are recognized when due and the Town has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS. Investments are reported at fair value.

For purposes of measuring the net OPEB liability, deferred outflows and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the OPEB Plan and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis as they are reported by the OPEB Plan. For this purpose, the OPEB Plan recognizes benefit payments when due and payable in accordance with the benefit terms. Employer contributions are determined and paid annually based on actuarial recommendations.

F. Pronouncements Implemented in the Current Year

The Town implemented Governmental Accounting Standards Board ("GASB") Statement No. 91, *Conduit Debt Obligations*. The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. The implementation of this Statement had no impact on the Town's reporting in the current year.

The Town implemented GASB Statement No. 94, *Public-Private* and *Public-Public Partnerships and Availability Payment Arrangements*. The primary objective of this Statement is to improve financial reporting by addressing issues related to the public-private and public-public partnership arrangements (PPPs). The implementation of this Statement had no impact on the Town's reporting in the current year.

Note 1—Nature of operations and summary of significant accounting policies (continued)

F. Pronouncements Implemented in the Current Year (continued)

The Town implemented GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. As part of implementing the statement, the Town performed a comprehensive review of its SBITAs and applied the criteria within the guidance. As a result, beginning net position was not affected.

The Town implemented GASB Statement No. 99, *Omnibus 2022*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The implementation of this Statement had no impact on the Town's reporting in the current year

Note 2—Deposits and investments

All of the Town's deposits are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Town's agents in the unit's name. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the Town, these deposits are considered to be held by the Town's agent in the Town's name. The amount of the pledged collateral is based on an approved averaging method for non-interest bearing deposits and the actual current balance for interest-bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the Town or the escrow agent.

Because of the inability to measure the exact amounts of collateral pledged for the Town under the Pooling Method, the potential exists for under-collateralization, and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town has no policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all pooling method financial institutions and to monitor them for compliance. The Town complies with the provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured.

Note 2—Deposits and investments (continued)

At June 30, 2023, the Town's deposits had a carrying amount of $89,845,471, including $801,434 reported in a custodial fund, and a bank balance of $90,306,266. Of the bank balance, $2,000,000 was covered by federal depository insurance and the remainder was covered by collateral under the Pooling Method. At June 30, 2023, the Town's petty cash funds totaled $2,150.

At June 30, 2023, the Town investment balances were as follows:

Investment Type	Valuation Measurement Method	Book Value at 06/30/2023	Maturities Less Than 1 Year	Maturities 1 to 2 Years	Maturities 2 to 3 Years	Maturities 3+ Years	Rating
US Government Agenices	Fair Value - Level 1	$ 9,529,314	$ 9,529,314	$ -	$ -	$ -	A1
NCCMT - Government Portfolio	Amortized Cost	63,452,651	63,452,651	-	-	-	AAAm
Totals		$ 72,981,965	$ 72,981,965	$ -	$ -	$ -	

As of June 30, 2023, the NCCMT Term Portfolio had a weighted average maturity of less than 90 days, and is therefore presented as an investment with a maturity of less than 6 months. The NCCMT Government Portfolio has an AAAm rating from S&P.

All investments are measured using the market approach: using prices and other relevant information generated by market transactions involving identical or comparable assets or a group of assets.

Level of fair value hierarchy: Level 1: Debt securities valued using directly observable, quoted prices (unadjusted) in active markets for identical assets. Level 2: Debt securities are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

The Town has internal management procedures that limits the Town's investments to the provisions of G.S. 159 and restricts the purchase of securities to those rated no lower than "AAA", and commercial paper meeting the requirements of G.S. 159 plus having a national bond rating. The Town's policy stipulates that investments will be diversified to eliminate the risk of loss as a result of over concentration of securities in a specific issuer, class of securities, or maturity sector.

At June 30, 2023, the Town's OPEB Trust Fund had $801,434 invested in the Ancillary Governmental Participants Investment Program ("AGPIP"), established by the Treasurer of the State of North Carolina. The AGPIP may invest in public equities and both long-term and short-term fixed income obligations as determined by the State Treasurer pursuant to the General Statutes. At year-end, the AGPIP was invested as follows: 22% in the State Treasurer's STIF, 13% in the State Treasurer's BIF, and 65% in BlackRock's MSCI ACWI EQ Index Non- Lendable Class B Fund.

Interest Rate Risk: The Town does not have a formal investment interest rate policy that manages its exposure to fair value losses arising from increasing interest rates. The State Treasurer's STIF is unrated and had a weighted average maturity of .7 years at June 30, 2023.

Credit Risk: The Town does not have a formal investment policy regarding credit risk for the OPEB Trust Fund. The STIF is unrated and authorized under NC General Statute 147-69.1. The State Treasurer's STIF is invested in highly liquid fixed income securities consisting primarily of short to intermediate term treasuries, agencies, and money market instruments.

Note 3—Receivables

The amounts presented in the balance sheet and the statement of net position are net of the following allowances for doubtful accounts at June 30, 2023:

	Accounts Receivable	Taxes Receivable	Total
General Fund	$ 50,787	$ 120,908	$ 171,695
Debt Service Fund	-	49,385	49,385
Utility Fund	355,472	-	355,472
Stormwater Fund	83,801	-	83,801
	$ 490,060	$ 170,293	$ 660,353

The Town entered certain leasing arrangements as lessor for the use of office space, a cell tower, a stadium, and athletic fields to certain unrelated parties that expire between 2023 through 2025 with options to extend. The Town receives fixed payments that are discounted to present value based on rates that vary from 0.7268% - 0.8927%. As of June 30, 2023, the Town's receivable for the lease payments was $295,200. Also, the Town has deferred inflow of resources associated with these leases that will be recognized over the lease terms. As of June 30, 2023, the balance of the deferred inflow of resources was $267,683.

Note 4—Capital assets

Capital asset activity for the year ended June 30, 2023 was as follows:

GOVERNMENTAL ACTIVITIES	Balance July 1, 2022	Increases	Decreases	Balance June 30, 2023
Capital assets not being depreciated:				
Land	$ 33,075,711	$ 3,268,787	$ -	$ 36,344,498
Construction in progress	18,154,695	16,366,198	(1,014,909)	33,505,984
Total capital assets not being depreciated	51,230,406	19,634,985	(1,014,909)	69,850,482
Capital assets being depreciated:				
Infrastructure	94,862,823	7,636,640	-	102,499,463
Buildings	32,010,343	357,880	-	32,368,223
Improvements	22,536,688	-	-	22,536,688
Equipment and furniture	9,407,258	285,069	(5,131)	9,687,196
Vehicles and motorized equipment	13,106,781	941,295	(627,055)	13,421,021
Right of use - softw are subscription	-	102,885	-	102,885
Right of use - buildings	159,567	-	-	159,567
Right to use - equipment	143,157	-	-	143,157
Total capital assets being depreciated	172,226,617	9,323,769	(632,186)	180,918,200
Less accumulated depreciation and amortization for:				
Infrastructure	26,070,455	3,097,481	-	29,167,936
Buildings	8,159,729	813,115	-	8,972,844
Improvements	7,132,729	1,067,593	-	8,200,322
Equipment and furniture	7,750,212	603,009	-	8,353,221
Vehicles and motorized equipment	7,039,204	1,329,418	(627,055)	7,741,567
Right of use - softw are subscription	-	33,955	-	33,955
Right of use - buildings	43,518	43,518	-	87,036
Right to use - equipment	55,418	48,722	-	104,140
Total accumulated depreciation and amortization	56,251,265	$ 7,036,811	$ (627,055)	62,661,021
Total capital assets being depreciated, net	115,975,352			118,257,179
Governmental activity capital assets, net	$ 167,205,758			$ 188,107,661

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

General government	$ 417,428
Public safety	1,203,000
Public works	2,892,626
Economic development	519,225
Right of use - leased assets	92,240
Culture and recreational	1,912,292
Total	$ 7,036,811

Note 4—Capital assets (continued)

BUSINESS-TYPE ACTIVITIES	Balance July 1, 2022	Increases	Decreases	Balance June 30, 2023
UTILITY:				
Capital assets not being depreciated:				
Land	$ 168,895	$ -	$ -	$ 168,895
Construction in progress	8,992,153	18,676,296	(365,555)	27,302,894
Total capital assets not being depreciated	9,161,048	-	(365,555)	27,471,789
Capital assets being depreciated and amortized:				
Operating plants	164,886,459	5,325,410	-	170,211,869
Buildings	204,461	-	-	204,461
Land improvements	7,240	-	-	7,240
Equipment and furniture	2,210,097	-	-	2,210,097
Vehicles and motorized equipment	2,462,370	445,679	(349,248)	2,558,800
Intangible assets - water rights	7,634,204	-	-	7,634,204
Right of use - software subscription	-	10,636	-	10,636
Right of use - equipment	514,682	-	-	514,682
Total capital assets being depreciated	177,919,513	5,781,725	(349,248)	183,351,990
Less accumulated depreciation and amortization for:				
Operating plants	47,322,987	4,201,393	-	51,524,380
Buildings	92,859	5,112	-	97,971
Land improvements	7,240	-	-	7,240
Equipment and furniture	1,779,210	147,189	-	1,926,399
Vehicles and motorized equipment	1,518,429	248,241	(349,248)	1,417,422
Intangible assets - water rights	4,477,082	168,958	-	4,646,040
Right of use - software subscription	-	6,946	-	6,946
Right of use - equipment	18,382	18,382	-	36,764
Total accumulated depreciation	55,216,189	4,796,221	(349,248)	59,663,162
Total capital assets being depreciated, net	122,703,324			123,688,828
STORMWATER:				
Capital assets being depreciated:				
Infrastructure	1,477,182	-	-	1,477,182
Vehicles and motorized equipment	65,499	66,373	-	131,872
Total capital assets being depreciated	1,542,681	66,373	-	1,609,054
Less Accumulated Depreciation for:				
Infrastructure	54,459	46,918	-	101,377
Vehicles and motorized equipment	29,359	10,945	-	40,304
Total accumulated depreciation	83,818	57,863	-	141,681
Total capital assets being depreciated, net	1,458,863			1,467,373
Business-Type Activities Capital Assets, Net	$ 133,323,235			$ 152,627,990

Note 5—Postemployment plan obligations

a. Local Governmental Employees' Retirement System

Plan Description. The Town is a participating employer in the statewide LGERS, a cost-sharing multiple-employer defined benefit pension plan administered by the state of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEO) of participating local government entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Governmental Employees' Retirement System is included in the Annual Comprehensive Financial Report ("ACFR") for the State of North Carolina. The State's ACFR includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454, or at www.osc.nc.gov.

Benefits Provided. LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service (age 55 for firefighters). Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age (15 years of creditable service for firefighters and rescue squad members who are killed in the line of duty) or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly

Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

LGERS plan members who are LEOs are eligible to retire with full retirement benefits at age 55 with five years of creditable service as an officer, or at any age with 30 years of creditable service. LEO plan members are eligible to retire with partial retirement benefits at age 50 with 15 years of creditable service as an officer. Survivor benefits are available to eligible beneficiaries of LEO members who die while in active service or within 180 days of their last day of service and who also have either completed 20 years of creditable service regardless of age, or have completed 15 years of service as a LEO and have reached age 50, or have completed five years of creditable service as a LEO and have reached age 55, or have completed 15 years of creditable service as a LEO if killed in the line of duty. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions.

Contributions. Contribution provisions are established by G.S. 128-30 and may be amended only by the North Carolina General Assembly. Town employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The Town contractually required contribution rate for the year ended June 30, 2023 was 13.04% of compensation for LEOs and 12.10% for general employees and firefighters, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the Town were $3,403,077 for the year ended June 30, 2023.

Note 5—Postemployment plan obligations (continued)

a. Local Governmental Employees' Retirement System (continued)

Refunds of Contributions – Town employees who have terminated service as a contributing member of LGERS, may file an application for a refund of their contributions. By State law, refunds to members with at least five years of service include 4% interest. State law requires a 60-day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual's right to employer contributions or any other benefit provided by LGERS.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2023 the Town reported a liability of $17,395,343 for its proportionate share of the net pension liability. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2021. The total pension liability was then rolled forward to the measurement date of June 30, 2022 utilizing update procedures incorporating the actuarial assumptions. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2022, the Town's proportion was 0.308%, which was an increase of 0.00335% from its proportion measured as of June 30, 2021.

For the year ended June 30, 2023 the Town recognized pension expense of $4,910,911. At June 30, 2023, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 749,550	$ 73,489
Changes of assumptions	1,735,665	-
Net difference between projected and actual earnings on pension plan investments	5,749,343	-
Changes in proportion and differences between Town contributions and proportionate share of contributions	71,642	167,197
Town contributions subsequent to the measurement date	3,402,930	-
Total	$ 11,709,130	$ 240,686

Note 5—Postemployment plan obligations (continued)

a. Local Governmental Employees' Retirement System (continued)

Town contributions of $3,403,077 made subsequent to the measurement date and reported as deferred outflows of resources will be recognized as a decrease of the net pension liability in the year ended June 30, 2024. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years Ended June 30:		
2024	$	2,544,694
2025		2,186,241
2026		595,485
2027		2,739,094
	$	8,065,514

Actuarial Assumptions. The total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary increases, including wage inflation	3.25% to 8.25%, including inflation and productivity factor
Investment rate of return	6.5%, net of pension plan investment expense, including inflation

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2021 valuation were based on the results of an actuarial experience study for the period January 1, 2015 through December 31, 2019.

Future ad hoc COLA amounts are not considered to be substantively automatic and are therefore not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S.

Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Note 5—Postemployment plan obligations (continued)

a. Local Governmental Employees' Retirement System (continued)

The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2022 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Fixed Income	29.00%	1.10%
Global Equity	42.00%	6.50%
Real Estate	8.00%	5.90%
Alternatives	8.00%	7.50%
Opportunistic Fixed Income	7.00%	5.00%
Inflation Sensitive	6.00%	2.70%
Total	100.00%	

The information above is based on 30-year expectations developed with the consulting actuary for the asset, liability, and investment policy study for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculated from nominal rates by multiplicatively subtracting a long-term inflation assumption of 2.25%. All rates of return and inflation are annualized.

Discount Rate. The discount rate used to measure the total pension liability was 6.5%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Town's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate. The following presents the Town's proportionate share of the net pension liability calculated using the discount rate of 6.5%, as well as what the Town's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.5%) or one percentage point higher (7.5%) than the current rate:

	1 % Decrease (5.5%)	Discount Rate (6.5%)	1 % Increase (7.5%)
Town's proportionate share of the net pension liability (asset)	$ 31,396,354	$ 17,395,343	$ 5,857,697

Pension Plan Fiduciary Net Position. Detailed information about the pension plan's fiduciary net position is available in the separately issued ACFR for the state of North Carolina.

Note 5—Postemployment plan obligations (continued)

b. Law Enforcement Officers Special Separation Allowance

1. Plan Description

The Town administers a public employee retirement system (the *Separation Allowance*), a single-employer defined benefit pension plan that provides retirement benefits to the Town's qualified sworn law enforcement officers. The Separation Allowance is equal to .85% of the annual equivalent of the base rate of compensation most recently applicable to the officer for each year of creditable service. The retirement benefits are not subject to any increases in salary or retirement allowances that may be authorized by the General Assembly. Article 12D of G.S. Chapter 143 assigns the authority to establish and amend benefits provisions to the North Carolina General Assembly.

All full-time law enforcement officers of the Town are covered by the Separation Allowance. At December 31, 2021 the Separation Allowance's membership consisted of:

Retirees receiving benefits	4
Active members	69
Total	73

2. Summary of Significant Accounting Policies

Basis of Accounting. The Town has chosen to fund the Separation Allowance on a pay as you go basis. Pension expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. Benefits are recognized when due and payable in accordance with the terms of the plan.

The Separation Allowance has no assets accumulated in a trust.

3. *Actuarial Assumptions*

The entry age normal actuarial cost method was used in the December 31, 2021 valuation. The total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary increases	3.25% to 7.75%, including inflation and productivity factor
Discount	4.31%

The discount rate is based on the S&P Municipal Bond 20-Year High Grade Rate Index.

The actuarial assumptions used in the December 31, 2021 valuation were based on the results of an experience study completed by the Actuary for the Local Government Employees' Retirement System for the five-year period ended December 31, 2019.

Deaths After Retirement (Healthy): Mortality rates are based on the Safety Mortality Table for Retirees. Rates for all members are multiplied by 97% and Set Forward by 1 year.

Deaths After Retirement (Disabled): Mortality rates are based on the Non-Safety Mortality Table for Disabled Retirees. Rates are Set Back 3 years for all ages.

Deaths Before Retirement: Mortality rates are based on the Safety Mortality Table for Employees.

Note 5—Postemployment plan obligations (continued)

b. Law Enforcement Officers Special Separation Allowance (continued)

4. *Contributions*

The Town is required by Article 12D of G.S. Chapter 143 to provide these retirement benefits and has chosen to fund the amounts necessary to cover the benefits earned on a pay as you go basis through appropriations in made in the General Fund operating budget. There were no contributions made by employees. The Town's obligation to contribute to this plan is established and may be amended by the North Carolina General Assembly. Administration costs of the Separation Allowance are financed through investment earnings. The Town paid $87,365 as benefits came due for the reporting period.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2023, the Town reported a total pension liability of $2,996,477. The total pension liability was measured as of December 31, 2022 based on a December 31, 2021 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2022 utilizing update procedures incorporating actuarial assumptions. For the year ended June 30, 2023, the Town recognized pension expense of $365,748.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 288,742	$ 42,414
Changes of assumptions	644,716	638,021
Benefit payments and administrative expenses subsequent to the measurement date	47,654	-
Total	$ 981,112	$ 680,435

The Town paid $47,654 in benefit payments subsequent to the measurement date that are reported as deferred outflows of resources related to pensions which will be recognized as a decrease of the total pension liability in the year ended June 30, 2024. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years Ended June 30:	
2024	$ 99,951
2025	89,597
2026	102,975
2027	66,535
2028	(18,476)
Thereafter	(87,559)
	$ 253,023

Note 5—Postemployment plan obligations (continued)

b. Law Enforcement Officers Special Separation Allowance (continued)

4. *Contributions (continued)*

Sensitivity of the Town's Total Pension Liability to Changes in the Discount Rate. The following represents the Town's total pension liability calculated using the discount rate of 4.31%, as well as what the Town's total pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.31%) or 1-percentage-point higher (5.31%) than the current rate:

	1 % Decrease (3.31%)	Discount Rate (4.31%)	1 % Increase (5.31%)
Total pension liability	$ 3,285,485	$ 2,996,477	$ 2,734,284

The changes in total pension liability for the separation allowance is as follows:

Beginning Balance	$	3,461,719
Changes for the year:		
Service cost		192,611
Interest on the total pension liability		76,816
Change in benefit terms		-
Difference between expected and actual		(12,873)
Changes of assumptions or other inputs		(626,489)
Benefit payments		(95,307)
Other charges		-
Net changes		(465,242)
Ending balance of the total pension liability	$	2,996,477

Changes of assumptions. Changes of assumptions and other inputs reflect a change in the discount rate from 2.25% at December 31, 2021 (measurement date) to 4.31% at December 31, 2022 (measurement date).

Note 5—Postemployment plan obligations (continued)

b. Law Enforcement Officers Special Separation Allowance (continued)

4. *Contributions (continued)*

Total Expense, Liabilities, and Deferred Outflows and Inflows of Resources of Related to Pensions

Following is information related to the proportionate share and pension expense for all pension plans:

	LGERS	LEOSSA	Total
Pension Expense	$ 4,910,911	$ 365,748	$ 5,276,659
Pension Liability	17,395,343	2,996,477	20,391,820
Proportionate share of the net pension liability	0.30800%	n/a	n/a
Deferred Outflows of Resources			
Differences between expected and actual experience	749,550	288,742	1,038,292
Changes of assumptions	1,735,665	644,716	2,380,381
Net difference between projected and actual earnings on plan investments	5,749,343	-	5,749,343
Changes in proportion and differences between contributions and proportionate share of contributions	71,642	-	71,642
Benefit payments and administrative costs paid subsequent to the measurement date	3,402,930	47,654	3,450,584
Deferred Inflows of Resources			
Differences between expected and actual experience	73,489	42,414	115,903
Changes of assumptions	-	638,021	638,021
Changes in proportion and differences between contributions and proportionate share of contributions	167,197	-	167,197

Note 5—Postemployment plan obligations (continued)

c. Supplemental Retirement Income Plan for Law Enforcement Officers and Other Employees

Plan Description. The Town contributes to the Supplemental Retirement Income Plan (Plan), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The Plan provides retirement benefits to law enforcement officers employed by the Town. Article 5 of G.S. Chapter 135 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. The Supplemental Retirement Income Plan for Law Enforcement Officers is included in the ACFR for the state of North Carolina. The State's ACFR includes the pension trust fund financial statements for the Internal Revenue Code Section 401(k) plan that includes the Supplemental Retirement Income Plan for Law Enforcement Officers. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454.

The Town has also elected to have employees not engaged in law enforcement to participate in the Supplemental Retirement Income Plan.

Funding Policy. Article 12E of G.S. Chapter 143 requires the Town to contribute each month an amount equal to five percent of each employee's salary, and all amounts contributed are vested immediately. Also, the employees may make voluntary contributions to the plan. Contributions for the year ended June 30, 2023 were $2,456,664, which consisted of $1,339,262 from the Town, $185,831 from the law enforcement officers and $931,571 from other Town employees.

d. Other Postemployment Benefits ("OPEB")

Plan Description:
Under the terms of a Town resolution, the Town administers a single-employer defined benefit OPEB Trust (the OPEB Trust Plan). This plan provides postemployment healthcare benefits to retirees of the Town before the age of 65 and qualify for unreduced benefits under the provisions set forth in the North Carolina Local Government Employees' Retirement System (NCLGERS) may be eligible to continue group health insurance.

Benefits Provided:
For employees hired on or before June 30, 2023 the Town will contribute toward the cost of group health insurance premiums up to the base plan only based on the years of service at retirement using the following schedule:

Years of Service at Retirement	Percent of Premium Paid by the Town
30 years	100%
25 - 29 years	75%
20 - 24 years	50%
0 - 19 years	0%

Note 5—Postemployment plan obligations (continued)

d. Other Postemployment Benefits ("OPEB") (continued)

Effective July 1, 2022 newly hired employees are not eligible for other postemployment benefits.

Coverage will continue until the retiree reaches age 65, at which time group health insurance benefits will end. Retirees not meeting the criteria listed in the above table are not eligible to stay on the plan.

Membership of the OPEB Trust Plan consisted of the following at June 30, 2021, the date of the latest actuarial valuation:

Inactive members currently receiving benefits	12
Active members	328
Total	340

Investments
Investment Policy. The OPEB Trust Plan's policy in regard to the allocation of invested assets is established and may be amended by the Town Council by a majority vote of its members. Investments are valued at fair value. The Plan's asset allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2023:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Short-term Investment Fund	100%	3.50%

Rate of Return. For the year ended June 30, 2023, the annualized rate of return on investments, net of investment expense, was 3.63%. The rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

The components of the net OPEB liability of the Town at June 30, 2023 were as follows:

Total OPEB liability	$ 6,258,755
Plan fiduciary net position	801,434
Net OPEB liability	$ 5,457,321
Plan fiduciary net position as a percentage of the total OPEB liability	12.81%

Actuarial Assumptions and Other Inputs. The total OPEB liability in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement unless otherwise specified:

Inflation	2.50%
Real wage growth	0.75%
Wage inflation	3.25%
Salary, increases, including wage inflation	3.25% to 8.41%
Municipal Bond Index Rate	
Prior measurement date	3.54%
Measurement date	3.65%
Heath Care Cost Trends	
Pre-Medicare	7.00% for 2021 decreasing to an ultimate rate of 4.50% by 2031

Note 5—Postemployment plan obligations (continued)

d. Other Postemployment Benefits ("OPEB") (continued)

Mortality rates were based on the Pub-2010 mortality tables, with adjustments for LGERS experience and generational mortality improvements using Scale MP-2019. The demographic actuarial assumptions for retirement, disability incidence, withdrawal, and salary increases used in the June 30, 2021 valuation were based on the results of an actuarial experience study for the period January 1, 2015 through December 2019, adopted by the LGERS Board. The remaining actuarial assumptions (e.g. health care cost trends, rate of plan participation, rates of plan election, etc.) used in the June 30, 2021 valuation were based on a review of recent plan experience performed concurrently with the June 30, 2021 valuation.

The long-term expected rate of return on OPEB plan investments was determined using a method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) were developed. Best estimates of the rate of return as of June 30 is presented above.

Discount Rate. The discount rate used to measure the total OPEB liability at June 30, 2023 was 3.63% which was a change from the discount rate of 3.54% at June 30, 2022. Because the OPEB plan's fiduciary net position was not projected to be sufficient to make all future benefit payments, the discount rate incorporates a Municipal Bond Index Rate (the General Obligation 20-year Municipal Bond Rate), which was 3.65% at June 30, 2023. As of June 30, 2022, the Municipal Bond Index Rate was 3.54%.

Sensitivity of the net OPEB Liability to Changes in the Discount Rate. The following presents the net OPEB liability of the Town, as well as what the Town's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.63%) or 1-percentage-point higher (4.63%) than the current discount rate:

	1% Decrease (2.63%)	Current Discount Rate (3.63%)	1% Increase (4.63%)
Net OPEB liability	$ 6,245,374	$ 5,457,321	$ 4,762,911

Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates. The following presents the net OPEB liability of the Town, as well as what the Town's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	1% Decrease	Current Discount Rate	1% Increase
Net OPEB liability	$ 4,492,971	$ 5,457,321	$ 6,635,073

Note 5—Postemployment plan obligations (continued)

d. Other Postemployment Benefits ("OPEB") (continued)

Changes in Net OPEB Liability, OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB. At June 30, 2023, the Town reported a net OPEB liability of $5,457,321. The net OPEB liability was determined by an actuarial valuation as of June 30, 2021.

At June 30, 2023, the components of the net OPEB liability of the Town, measured as of June 30, 2023, were as follows:

	Increase (Decrease)		
	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Balance at June 30, 2022	$ 5,846,849	$ 549,159	$ 5,297,690
Changes for the year:			
Service cost	369,684	-	369,684
Interest	205,225	-	205,225
Difference between expected and actual experience	3,884	-	3,884
Changes of assumptions	(66,944)	-	(66,944)
Contributions - employer	-	249,943	(249,943)
Net investment income	-	102,275	(102,275)
Benefits payments	(99,943)	(99,943)	-
Net change	411,906	252,275	159,631
Balance at June 30, 2023	$ 6,258,755	$ 801,434	$ 5,457,321

Changes of Assumptions. Changes of assumptions and other inputs reflect a change in the discount rate from 3.54% in 2022 to 3.63% in 2023.

For the year ended June 30, 2023, the Town recognized OPEB expense of $567,185. At June 30, 2023, the Town reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 225,797	$ 44,616
Changes of assumptions	365,774	486,720
Net difference between projected and actual earnings on plan investments	14,496	-
Total	$ 606,067	$ 531,336

Note 5—Postemployment plan obligations (continued)

d. Other Postemployment Benefits ("OPEB") (continued)

Amount reported as deferred inflows of resources related to OPEB benefits will be recognized in OPEB expense as follows:

Years Ended June 30:		
2024	$	14,098
2025		14,096
2026		20,872
2027		17,978
2028		43,873
Thereafter		(36,186)
	$	74,731

e. Other Employment Benefit

The Town has elected to provide death benefits to employees through the Death Benefit Plan for members of the Local Governmental Employees' Retirement System (Death Benefit Plan), a multiple employer, State administered cost-sharing plan funded on a one year-term cost basis. The beneficiaries of those employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits. Lump sum death benefit payments to beneficiaries are equal to the employee's 12 highest month's salary in a row during the 24 months prior to his/her death, but the benefit may not exceed $50,000 or be less than $25,000. All death benefit payments are made from the Death Benefit Plan. The Town has no liability beyond the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the postemployment benefit amount and the other benefit amount. Contributions are determined as a percentage of monthly payroll based upon rates established annually by the state. Separate rates are set for employees not engaged in law enforcement and for law enforcement officers. The Town considers these contributions to be immaterial.

Note 6—Risk management

The Town is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town participates in three self-funded risk-financing pools administered by the North Carolina League of Municipalities. Through these pools, the Town obtains general liability and auto liability coverage of $5 million per occurrence, property coverage up to the total insured values of the property policy workers' compensation coverage. The liability and property exposures are reinsured through commercial carriers for claims in excess of retentions as selected by the Board of Trustees each year. Specific information on the limits of the reinsurance, excess and stop loss policies purchased by the Board of Trustees can be obtained by contacting the Risk Management Services Department of the North Carolina League of Municipalities. The pools are audited annually by certified public accountants, and the audited financial statements are available to the Town upon request.

The Town carries commercial coverage for all other risks of loss. There have been no significant reductions in insurance coverage in the prior year and settled claims have not exceeded coverage in any of the past three fiscal years.

The Town carries flood insurance through the National Flood Insurance Plan ("NFIP"). Because portions of the Town are in an area of the State that has been mapped and designated an "A" area (an area close to a river, lake, or stream) by the Federal Emergency Management Agency, the Town is eligible to and has purchased coverage of $500,000 per structure through the NFIP.

In accordance with G.S. 159-29, the Town's employees that have access to $100 or more at any given time of the Town's funds are performance bonded through a commercial surety bond. The Finance Director is individually bonded for $1,000,000. The remaining employees that have access to funds are bonded under a blanket bond for $25,000.

Note 7—Claims, judgements, and contingent liabilities

At June 30, 2023, the Town was a defendant to various lawsuits. It is the opinion of the Town's management and the Town attorney, the ultimate effect of all legal matters will not have a material adverse effect on the Town's financial position.

Note 8—Long-term obligations

a. General Obligation Indebtedness

The Town's general obligation bonds serviced by the governmental funds are accounted for as general long-term debt. The general obligation bonds issued to finance the construction of facilities utilized in the operation of the water and sewer system and which are being retired by its resources are reported as long-term debt in the Utility Fund. All general obligation bonds were issued via a public offering, and are collateralized by the full faith, credit, and taxing power of the Town. Principal and interest requirements are appropriated when due.

Bonds payable at June 30, 2023 are comprised of the following individual issues:

General Obligation Bonds

Serviced by the General Fund:

(1) $22,000,000 Transportation Bonds issued June 2021, for various transportation projects. The note calls for 20 installments of $1,100,000 due annually on December 1st through June 2041, plus interest of 1.4396%. The bond was issued with a premium of $3,210,304 and the premium will be amortized over the life of the bond using the straight-line method. The unamortized balance of the premium at June 30, 2023 is $2,889,273.	$ 19,800,000
(2) $8,000,000 Parks and Recreation Bonds issued June 2021.The note calls for 20 installments of $400,000 due annually on December 1st through June 2041, plus interest of 1.4396%. The bond was issued with a premium of $1,167,383 and the premium will be amortized over the life of the bond using the straight-line method. The unamortized balance of the premium at June 30, 2023 is $1,050,645.	$ 7,200,000
(3) $7,381,542 Parks and Recreation Refunding Bonds issued February 2022, to refund the 2012 Parks and Recreation Bonds, with 15 installments from $243,264 to $549,878 due annually on February 1st through February 2037, plus interest rate of 1.551%. The bond was issued with a premium of $1,166,645 and the premium will be amortized over the life of the bond using the straight-line method. The unamortized balance of the premium at June 30, 2023 is $1,088,869. The refunding resulted in a net present value savings of $817,560.	6,831,665
Total Serviced by General Fund	33,831,665

Note 8—Long-term obligations (continued)

a. General Obligation Indebtedness (continued)

Serviced by the Utility Fund:

Refunding Bonds

(4) $7,183,458 Water and Sewer Refunding Bonds issued February 2022, to refund the 2012 Water and Sanitary Bonds and 2006 Water and Sewer refunding bonds, with 15 installments from $239,202 to $535,122 due annually February 1st through February 2037, plus interest rate of 1.551%. The bond was issued with a premium of $1,106,124 and the premium will be amortized over the life of the bond using the straight-line method. The unamortized balance of the premium at June 30, 2023 is $1,032,382. The refunding resulted in a net present value savings of $795,620.	$ 6,648,336
Total Serviced by Utility Fund	$ 6,648,336
Total Bonds	$ 40,480,000

At June 30, 2023, the Town has general obligation bonds for transportation improvements authorized but unissued of $18,000,000 and a legal debt margin of $506,098,871.

Annual debt service requirements to maturity for bonds are as follows:

	Governmental Activities		Business-Type Activities	
Years Ending June 30:	**Principal**	**Interest**	**Principal**	**Interest**
2024	$ 2,024,538	$ 1,210,437	$ 510,462	$ 258,314
2025	2,037,208	1,114,455	522,792	237,895
2026	2,047,344	1,017,967	532,656	216,983
2027	2,098,024	921,073	581,976	195,677
2028	2,110,694	822,152	594,306	172,398
2029-2033	10,512,927	2,625,069	2,932,074	496,381
2034-2038	8,500,930	949,717	974,070	48,383
2039-2041	4,500,000	180,000	-	-
	$ 33,831,665	$ 8,840,870	$ 6,648,336	$ 1,626,031

Note 8—Long-term obligations (continued)

b. Limited Obligation Indebtedness

The Town's limited obligation bonds serviced by the governmental funds are accounted for as general long-term debt. All limited obligation bonds are collateralized by the full faith, credit, and taxing power of the Town. Principal and interest requirements are appropriated when due.

(1) $17,105,000 Limited Obligation Bonds, Series 2014, via a public offering, issued September 2014; interest at 4% through 2023, 5% for 2023 through 2028, 3% for 2029 through 2030, and 3.25% for 2031 through 2032; to acquire construct and improve (a) a new law enforcement center for the Town, (b) a portion of the Town's North Main Athletic Complex, and (c) certain transportation improvement, as well as to pay financing costs. The note calls for bi-annual interest payments. The bond was issued with a premium of $1,807,653 and the premium will be amortized over the life of the bond using the straight-line method. The unamortized balance of the premium at June 30,2023 is $1,004,252.	$ 10,095,000
(2) $18,270,000 Limited Obligation Bonds, Series 2021, via a private offering with PNC Capital Markets LLC, issued June 2021 for (a) renovations to Town Hall and (b) to acquire a tract of land in the Town for economic development. The note calls for 17 annual principal payments of $1,075,000 beginning October 1, 2025 and plus an interest-rate of 1.7565% with 42 bi-annual interest payments beginning October 1, 2021 through October 2041. The bond was issued with a premium of $3,342,046 and the premium will be amortized over the life of the bond using the straight-line method. The unamortized balance of the premium at June 30,2023 is $3,007,841.	18,270,000
Total Limited Obligation Bonds	$ 28,365,000

Annual debt service requirements to maturity for limited obligation bonds are as follows:

	Governmental Activities	
Years Ending June 30:	**Principal**	**Interest**
2024	$ 1,005,000	$ 1,080,975
2025	2,085,000	1,030,600
2026	2,085,000	937,100
2027	2,085,000	843,600
2028	2,085,000	739,350
2029-2033	10,425,000	2,289,550
2034-2038	5,370,000	795,200
2039-2041	3,225,000	139,750
	$ 28,365,000	$ 7,856,125

Note 8—Long-term obligations (continued)

c. Installment Purchase

The Town entered into installment purchase agreements that are detailed below.

General Government Installment Purchases – Principal Balance as of June 30, 2023:

(1) Executed in June 2008 for the widening of the Green Oaks Parkway. The direct placement $6,366,000 note with PNC Bank has an interest rate of 2.67% and calls for 18 annual principal payments of $353,667 plus interest beginning June 2009. Final payment is due in fiscal year 2025-2026. The loan is secured by the assets constructed with related debt proceeds.	$ 1,061,000
(2) Executed in July 2013 for the purchase of real property to be used for constructing athletic fields. The $2,058,939 contract with Wake County is an interest free loan payable within 10 years. The Town has paid $253,668 to date and will make the final payment in fiscal year 2023-2024. Loan is secured by the assets purchased at time of filing the Deed of Trust. Upon default, entire outstanding balance and accrued interest are immediately due and payable and possession of any collateral is remitted.	1,805,271
(3) Executed in September 2013 for the development and construction of a fiber optic network. The direct placement $1,500,000 note with PNC Bank has an interest rate of 2.06% and calls for 10 annual principal payments of $150,000 plus interest beginning September 2014. Final payment is due in fiscal year 2023-2024. The loan is secured by the equipment and any and all additions, accessories, repairs, replacements, substitutions, and modifications to the equipment along with any proceeds related to the foregoing. Upon default, entire outstanding balance and accrued interest are immediately due and payable and possession of any collateral is remitted.	150,000
(4) Executed in September 2020, refinanced the 2009 financing agreement for the building of the Hunt Center and the completion of walking trails and a picnic shelter at Bass Lake. The direct placement $3,070,118 note with Truist Bank has an interest rate of 1.49% and calls for 8 annual principal and interest payments beginning June 2021. Final payment is due in fiscal year 2028. The refunding resulted in a net present value savings of $393,836. The loan is secured by the assets constructed with related debt proceeds. Upon default, entire outstanding balance and accrued interest are immediately due and payable and possession of any collateral is remitted.	1,781,090
(5) Executed in October 2020 for the purchase of vehicle equipment financing. The direct placement $1,200,000 note with JP Morgan Chase Bank has an interest rate of 1.32% and calls for 10 annual principal payments and interest payments every February and August beginning February 2021. Final payment is due in fiscal year 2031. Loan is secured by the 2020 fire truck IFC purchased with the proceeds. Upon default, entire outstanding balance and accrued interest are immediately due and payable and possession of any collateral is remitted.	972,502

Note 8—Long-term obligations (continued)

c. Installment Purchase (continued)

(6) Executed in October 2020 for the purchase of vehicle equipment financing. The direct placement $550,000 note with Truist Bank has an interest rate of 1.65% and calls for 5 annual principal and interest payments of $115,504 beginning October 2021. Final payment is due in fiscal year 2026. Loan is secured by the solid waste vehicles and equipment assets purchased with the proceeds. Upon default, entire outstanding balance and accrued interest are immediately due and payable and possession of any collateral is remitted.	335,385
(7) Executed in October 2021 for the purchase of vehicle equipment financing. The direct placement $695,182 note with Banc of America has an interest rate of 0.6946% and calls for 4 annual principal payments from $178,554 to $355,257 plus interest beginning April 2022. Final payment is due in fiscal year 2026. Loan is secured by the police and public works vehicles and equipment assets purchased with the proceeds. Upon default, entire outstanding balance and accrued interest are immediately due and payable and possession of any collateral is remitted.	436,747
(8) Executed in June 2022 for the purchase of vehicle equipment financing. The direct placement $1,581,000 note with First Bank has an interest rate of 2.40% and calls for 5 annual principal payments of $316,200 plus interest beginning October 2023. Final payment is due in fiscal year 2028. Loan is secured by the police and solid waste vehicles and equipment assets purchased with the proceeds. Upon default, entire outstanding balance and accrued interest are immediately due and payable and possession of any collateral is remitted.	1,264,800
(9) Executed in June 2023 for the purchase of vehicle equipment financing. The direct placement $460,000 note with JP Morgan Chase Bank has an interest rate of 3.97% and calls for 8 semiannual installment payments of $62,754 beginning December 2023. Final payment is due in fiscal year 2027. Loan is secured by the vehicles and equipment assets purchased with the proceeds. Upon default, entire outstanding balance and accrued interest are immediately due and payable and possession of any collateral is remitted.	460,000
Total General Government Installment Purchases	$ 8,266,795

Note 8—Long-term obligations (continued)

c. Installment Purchase (continued)

Utility Fund Installment Purchases:

(1) Acceptance of a loan of $33,534 from North Carolina Department of Environment and Natural Resources - American Recovery & Reinvestment Act funds for improvements to the water system in May 2011. The loan has an interest rate of 0% and calls for an annual principal payment of $1,849 beginning May 2011 plus 19 annual principal payments of $1,668 beginning May 2012. Final payment is due in fiscal year 2029-2030. The loan is secured by the revenues generated by the benefited systems.	11,673
(2) Acceptance of a loan of up to $17,500,000 from the Clean Water State Revolving Fund to provide funding for the Utley Creek Wastewater Treatment Plant upgrade and expansion. The loan provides for interest at a rate of 2.1 %, payable semiannually, and for 20 annual principal payments of $875,000 to begin in May 2012. Final payment is due in fiscal year 2029-2030. The loan is secured by the revenues generated by the benefited systems.	6,125,000
(3) Executed in July 2020 for the construction of Avent Ferry Force Main. The direct placement $3,045,650 note with BB&T bank has an interest rate of 1.91% and calls for 15 annual principal payments on June 30th, plus interest payments every March and September beginning March 2021. Final payment is due in fiscal year 2036. The loan is secured by the assets constructed with related debt proceeds. Upon default, entire outstanding balance and accrued interest are immediately due and payable and possession of any collateral is remitted.	2,541,999
(4) Executed in October 2021 for the purchase of vehicle equipment financing. The direct placement $716,068 note with Banc of America has an interest rate of 0.6946% and calls for 4 annual principal payments from $178,554 to $355,257 plus interest beginning April 2022. Final payment is due in fiscal year 2026. Loan is secured by the police and public works vehicles and equipment assets purchased with the proceeds. Upon default, entire outstanding balance and accrued interest are immediately due and payable and possession of any collateral is remitted.	449,867
Total Utility Fund Installment Purchases	$ 9,128,539

Note 8—Long-term obligations (continued)

c. Installment Purchase (continued)

Annual debt service payments of installment purchase obligations for the years ending June 30 are as follows:

	Governmental Activities		Business-Type Activities	
Years Ending June 30:	**Principal**	**Interest**	**Principal**	**Interest**
2024	$ 3,517,191	$ 124,351	$ 1,239,602	$ 49,610
2025	1,556,594	89,494	1,244,394	44,818
2026	1,463,026	57,707	1,158,350	39,948
2027	899,393	26,816	1,071,437	35,949
2028	453,816	10,720	1,075,193	32,193
2029-2033	376,775	7,504	2,804,884	102,040
2034-2038	-	-	534,679	12,692
	$ 8,266,795	$ 316,592	$ 9,128,539	$ 317,250

d. Revenue Bonds

(1) $9,040,907 Water and Sewer Refunding Bond, Series 2020, issued July 2020, the proceeds of the bonds were used to refinance the remaining principal components of the Water and Sewer Revenue Bonds, Series 2008. The refunding resulted in a net present value savings of $526,639. Principal and interest installments are due annually on August 12 through August 2028. Interest is at a rate of 1.38%. The loan is secured by revenues generated from the benefitted systems. $6,425,011

(2) $5,242,436 Water and Sewer Refunding Bond, Series 2020, issued July 2020, the proceeds of the bonds were used to refinance the remaining principal components of the Water and Sewer Revenue Bonds, Series 2010. The refunding resulted in a net present value savings of $812,792. Principal and interest installments of $702,050 are due annually on July 14 through July 2028. Interest is at a rate of 1.58%. The loan is secured by revenues generated from the benefitted systems. 3,988,837

Total Revenue Bonds $ 10,413,848

The future payments of the revenue bonds are as follows:

	Business-Type Activities	
Years Ending June 30:	**Principal**	**Interest**
2024	$ 1,592,774	$ 151,689
2025	1,646,934	128,430
2026	1,703,288	104,405
2027	1,761,935	79,580
2028	1,822,975	53,926
2029-2033	1,885,942	27,408
	$ 10,413,848	$ 545,438

Note 8—Long-term obligations (continued)

d. Revenue Bonds (continued)

The Town has pledged future water and sewer customer revenues, net of operating expenses (Net Revenues), to repay the $14,283,343 Water and Sewer Revenue Bond, Series 2020. Management believes the Town is in compliance with the covenants as to rates, fees, and charges for the use of water and sewer system services in such amount as to produce net revenues in each fiscal year equal to the total of 120% of debt service requirements on the Series 2020 bonds plus 100% of the debt service for all general obligation bonds, installment financing, and subordinate bonds. Principal and interest paid during the year ended June 30, 2023 were $1,540,717 and $174,209, respectively. The debt service coverage ratio calculation for the year ended June 30, 2023 is as follows:

Operating revenues	$ 19,529,129
Operating expenses (less depreciation)*	(14,283,332)
Operating income	$ 5,245,797
Non-operating revenues (expenses)**	6,881,987
Net revenues available for debt service	$ 12,127,784
Debt service, principal and interest paid (revenue bond only)	$ 1,714,826
Debt service coverage ratio	707%

* Per rate covenants, this does not include depreciation expense of $4,770,891
** Per rate covenants, this does not include interest on borrowed money of expense of $695,524
*** Non-operating revenues include $8,708,967 of System Development Fee collected in current year

e. Leases and SBITAs

The Town executed various leases between October 25, 2018 and January 27, 2022 for equipment and a building that include fixed and variable payment components. There were no new leases in the fiscal year ended June 30, 2023. The lease liabilities are measured at a discount rate that ranges from 0.3871% to 1.3509% which are implicit in the leases. As a result of the leases, the Town recorded a right of use asset with a net book value of $589,466 and a lease liability of $607,623 at June 30, 2023. The right to use asset is discussed in more detail in the right to use assets section of this note.

The future lease payments as of June 30, 2023, were as follows:

	Governmental Activities		Business-Type Activities	
Years Ending June 30:	Principal	Interest	Principal	Interest
2024	$ 73,984	$ 556	$ 10,694	$ 3,558
2025	39,200	93	11,201	3,479
2026	-	-	11,725	3,396
2027	-	-	12,265	3,309
2028	-	-	12,824	3,218
2029 - 2033	-	-	73,145	14,575
2034 - 2038	-	-	90,069	11,622
2039 - 2043	-	-	109,884	8,004
2044 - 2048	-	-	133,056	3,608
2049 - 2053	-	-	29,576	117
	$ 113,184	$ 649	$ 494,439	$ 54,886

Note 8—Long-term obligations (continued)

e. Leases and SBITAs (continued)

The Town has entered into subscription-based IT arrangements for the use of certain software systems. These agreements qualify as subscription-based IT arrangements under GASB 96 and, therefore, have been recorded at the present value of the future minimum subscription payments as of the date of their inception.

The future SBITA obligations as of June 30, 2023, were as follows:

	Governmental Activities	
Years Ending June 30:	**Principal**	**Interest**
2024	$ 23,599	$ 1,096
2025	25,633	593
2026	847	44
2027	861	30
2028	877	15
	$ 51,817	$ 1,778

Note 8—Long-term obligations (continued)

f. Changes in General Long-Term Debt

General Fund assets have and are used to satisfy net pension obligations, other postemployment benefits, and compensated absences.

	Balance July 1, 2022	Increases	Decreases	Balance June 30, 2023	Amounts Due Within One Year
Governmental Activities:					
Bonds and Notes Payable:					
General obligation bonds	$ 35,881,542	$ -	$ 2,049,877	$ 33,831,665	$ 2,024,500
General obligation bonds - premiums on issuance	5,364,012	-	335,228	5,028,784	296,661
Limited obligation bonds	29,375,000	-	1,010,000	28,365,000	1,005,000
Limited obligation bonds - premium on issuance	4,279,622	-	267,528	4,012,094	267,527
Total bonds payable	74,900,176	-	3,662,633	71,237,543	3,593,688
Installment purchases	9,419,923	460,000	1,613,129	8,266,795	3,517,191
Compensated absences	1,911,219	1,482,243	1,160,677	2,232,785	1,160,677
Lease liabilities	196,729	-	83,544	113,185	73,984
Subscription liabilities	-	92,565	40,749	51,816	23,599
Total pension liability (LEOSSA)	3,461,719	-	465,242	2,996,477	-
Pension obligation - LGERS	3,889,608	9,955,732	-	13,845,340	-
Net OPEB liability	4,241,833	101,649	-	4,343,482	-
Governmental activity long-term liabilities	98,021,207	12,092,189	7,025,974	103,087,423	8,369,139
Business-Type Activities:					
General obligation bonds	7,183,458	-	535,122	6,648,336	510,500
General obligation bonds - premiums on issuance	1,106,124	-	73,742	1,032,382	73,742
Revenue bonds	11,954,565	-	1,540,717	10,413,848	1,592,774
Installment purchases	10,560,492	-	1,431,953	9,128,539	1,239,601
Compensated absences	382,022	327,419	288,227	421,214	288,227
Lease liabilities	504,642	-	10,203	494,439	10,694
Net pension liability (LGERS)	787,862	2,762,141	-	3,550,003	-
Net OPEB liability	1,055,857	57,982	-	1,113,839	-
Business-type activity long-term liabilities	33,535,022	$ 3,147,542	$ 3,879,964	32,802,600	3,715,538
Total long-term liabilities	$ 131,556,229			$ 135,890,023	$ 12,084,677

Note 9—Commitments

The Town has active construction projects as of June 30, 2023. The commitments with contractors are as follows:

Project	Spent to Date	Remaining Commitment
Facility Condition Assessment	$ -	$ 99,952
Friendship Utilities Project	21,719,422	7,918,081
Fuquay Varina Conveyance Design	611,758	1,796,754
Sanford Water Capacity Project	1,611,615	888,385
Utility Relocations for I-540	-	717,330
Bass Lake Pump Station Ph II Upgrade	139,388	108,712
Holly Springs Business Park Pump Station "FujiFilm" Upgrade	230,444	236,557
Fire Station 3	398,383	367,769
Public Works Building	678,579	163,641
Avent Ferry Road Widening Phase I	1,954,856	11,197
Avent Ferry Signal At Holly Meadow	80,335	2,565
Holly Springs Road Widening Phase I	524,232	391,515
Holly Springs Road Widening Phase II	12,024,608	18,051,373
Hwy 55 Right Turn Lane AF-S Main	128,316	74,626
Main St Sidewalk	75,143	189,025
Main Street Eastbound Right Turn Lane	2,910	1,980
Smart Cities - Intelligent Traffic Systems	30,364	3,136
Arbor Creek Greenway Phase II	928,776	4,618,253
Bass Lake Dam Spillway Phase III	36,471	64,029
Cass Holt Park	614,788	1,511,792
Utley Creek Greenway Phase II	315,548	185,084
UCWRF SCADA Upgrade		473,000
UCWRF Upgrade	271,957	653,376
UCWRF WWTP Dewatering	48,500	194,000
Totals	$ 42,426,392	$ 38,722,133

The outstanding encumbrances are amounts needed to pay any commitments related to purchase orders and contracts that remain unperformed at year-end. The following represents annual budget encumbrances outstanding as of June 30, 2023:

General Fund	Utility Fund	Stormwater Management
$1,515,987	$662,075	$0

Note 10—Transfers

Transfers to/from other funds during the year ended June 30, 2023 consist of the following:

	Transfers Out										
	General Fund	Parks Reserve	Streets Reserve	Grant Fund	PayGo Fund	Utility Fund	Utility Reserve	Utility Projects	System Development Fee	Stormwater	Total Transfers In
Transfers In:											
General Fund	$ -	$ 6,447,863	$ -	$ 153,201	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,653,201
Debt Service Fund	250,000	-	-	-	-	-	-	-	-	-	250,000
Grants & SRF	-	-	-	-	-	-	-	3,103,869	-	-	573,743
PayGo	1,902,579	19,008	-	-	-	-	-	-	-	-	1,123,689
Emergency Phone	40	-	-	-	-	-	-	-	-	-	40
Street Reserve	1,513,125	-	-	-	-	-	-	-	-	-	1,513,125
Street Improvements Project	-	-	200,000	-	165,000	-	-	-	-	-	1,978,125
Parks Recreation Reserve	-	1,799,788	-	-	-	-	-	-	-	-	5,244,651
Parks Recreation Projects	-	-	-	-	-	-	-	-	-	400,000	400,000
Utility Fund	-	-	-	-	-	-	-	-	-	-	27,155
Utility Debt Service	-	-	-	-	-	4,902,475	-	-	-	-	6,902,475
Utility Projects	-	-	-	-	-	7,459,091	7,077,099	-	3,224,713	-	17,222,772
Utility PayGo	-	-	-	-	-	-	-	-	-	-	1,442,000
System Development	-	-	-	-	-	-	-	-	-	-	200,000
Total Transfers Out	$ 3,665,744	$ 8,266,659	$ 200,000	$ 153,201	$ 165,000	$ 12,361,566	$ 7,077,099	$ 3,103,869	$ 3,224,713	$ 400,000	$ 40,530,976

Transfers are used to move unrestricted revenues to finance various programs that the government must account for in other funds in accordance with budgetary authorizations, including amounts provided matching funds for various grant programs.

Note 11—Contingencies

Federal and State Assisted Programs

The Town has received proceeds from several federal and State grants. Periodic audits of these grants are required and certain costs may be questioned as not being appropriate expenditures under the grant agreements. Such audits could result in the refund of grant moneys to the grantor agencies. Management believes that any required refunds will be immaterial. No provision has been made in the accompanying financial statements for the refund of grant moneys.

Note 12—Subsequent events

Subsequent events evaluated through November 6, 2023, which is the date the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION (RSI)



Prepared by the Town of Holly Springs Finance Department

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **SCHEDULE 1**

SCHEDULE OF CHANGES IN TOTAL PENSION LIABILITY -
LAW ENFORCEMENT OFFICERS' SPECIAL SEPARATION ALLOWANCE
LAST SEVEN FISCAL YEARS

JUNE 30, 2023

	2023	2022	2021	2020	2019	2018	2017
Beginning Balance	$ 3,461,719	$ 3,105,159	$ 1,983,823	$ 1,555,254	$ 1,566,107	$ 1,348,847	$ 1,267,468
Service cost	192,611	199,670	104,185	93,594	88,153	73,932	80,537
Interest on total pension liability	76,816	59,287	63,999	56,283	49,468	52,065	45,249
Difference between expected and actual experience	(12,873)	(97,632)	(14,010)	224,945	(68,884)	(23,411)	-
Changes in assumptions or other inputs	(626,489)	261,842	1,008,479	71,781	(78,232)	114,674	(44,407)
Benefit payments	(95,307)	(66,607)	(41,317)	(18,034)	(1,358)	-	-
Net Changes	(465,242)	356,560	1,121,336	428,569	(10,853)	217,260	81,379
Ending Balance	$ 2,996,477	$ 3,461,719	$ 3,105,159	$ 1,983,823	$ 1,555,254	$ 1,566,107	$ 1,348,847

Notes to the schedule:

The amounts presented for each fiscal year were determined as of the prior calendar year ended December 31.

The Town of Holly Springs has no assets accumulated in a trust fund that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

This schedule is intended to show information for ten years and additional year's information will be displayed as it becomes available.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **SCHEDULE 2**

SCHEDULE OF TOTAL PENSION LIABILITY AS A PERCENTAGE OF COVERED PAYROLL -
LAW ENFORCEMENT OFFICERS' SPECIAL SEPARATION ALLOWANCE
LAST SEVEN FISCAL YEARS

JUNE 30, 2023

	2023	2022	2021	2020	2019	2018	2017
Total pension liability	$ 2,996,477	$ 3,461,719	$ 3,105,159	$ 1,983,823	$ 1,555,254	$ 1,566,107	$ 1,348,847
Covered payroll	4,500,994	4,468,997	3,850,853	3,615,000	3,163,245	2,987,214	3,042,717
Total pension liability as a percentage of covered payroll	66.57%	77.46%	80.64%	54.88%	49.17%	52.43%	44.33%

Notes to the schedule:

The Town of Holly Springs has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

This schedule is intended to show information for ten years and additional year's information will be displayed as it becomes available.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **SCHEDULE 3**

SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS - OPEB TRUST PLAN
LAST SIX FISCAL YEARS

JUNE 30, 2023

	2023	2022	2021	2020	2019	2018
Total OPEB Liability						
Service cost	$ 369,684	$ 406,230	$ 426,651	$ 260,102	$ 239,830	$ 259,351
Interest	205,225	131,129	117,824	140,401	117,478	96,288
Difference between expected and actual experience	3,884	(56,061)	736	374,329	(228)	(3,484)
Changes in assumptions	(66,944)	(392,814)	28,481	584,898	(147,518)	(241,742)
Benefit payments	(99,943)	(87,147)	(70,705)	(56,848)	(11,440)	(7,418)
Net Changes	411,906	1,337	502,987	1,302,882	198,122	102,995
Beginning balance	5,846,849	5,845,512	5,342,525	4,039,643	3,305,621	3,202,626
Ending balance	$ 6,258,755	$ 5,846,849	$ 5,845,512	$ 5,342,525	$ 3,503,743	$ 3,305,621
Plan Fiduciary Net Position						
Contributions - employer	$ 249,943	$ 87,147	$ 95,705	$ 671,848	$ -	$ -
Net investment income	102,275	(100,757)	2,827	7,089	-	-
Benefit payments	(99,943)	(87,147)	(70,705)	(56,848)	-	-
Net change in plan fiduciary net position	252,275	(100,757)	27,827	622,089	-	-
Plan fiduciary net position, beginning	549,159	649,916	622,089	-	-	-
Plan fiduciary net position, ending	$ 801,434	$ 549,159	$ 649,916	$ 622,089	$ -	$ -
Net OPEB Liability	$ 5,457,321	$ 5,297,690	$ 5,195,596	$ 4,720,436	$ 3,503,743	$ 3,305,621
Plan Fiduciary Net Position as percentage of total OPEB Liability	12.81%	9.39%	11.12%	11.64%	0.00%	0.00%
Covered-employee payroll	$ 19,551,816	$ 19,551,816	$ 16,110,608	$ 16,110,608	$ 13,900,834	$ 13,598,192
Net OPEB liability as a percentage of Covered-employee payroll	27.91%	27.10%	32.25%	29.30%	25.21%	24.31%

Notes to the schedule:

Plan measurement date is the reporting date for FY2021 and is one year prior to the reporting date in FY2020 and FY2019.

The Town created an OPEB Trust Fund in FY2020. Information is not required to be presented retroactively. Data for years prior to this presentation is unavailable.

Employees hired on or after July 1, 2022 will no longer be eligible for the Town's group post-employment health insurance.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **SCHEDULE 4**

SCHEDULE OF TOWN CONTRIBUTIONS AND
SCHEDULE OF INVESTMENT RETURNS - OPEB TRUST PLAN
LAST FOUR FISCAL YEARS

JUNE 30, 2023

	2023	2022	2021	2020
Actuarially determined contribution	$ 609,581	$ 609,581	$ 614,469	$ 614,469
Contributions in relation to the actuarially determined contribution	249,943	87,147	95,705	671,848
Contribution deficiency (excess)	$ 359,638	$ 522,434	$ 518,764	$ (57,379)
Covered payroll	$19,551,816	$19,551,816	$16,110,608	$16,110,608
Contributions as a percentage of covered payroll	1.28%	0.45%	0.59%	4.17%

Notes:

Valuation Date: June 30, 2021

Actuarially determined contribution rates are calculated as of June 30, one year prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal
Amortization method	Open 28-year level pay
Amortization period	Varies
Asset valuation method	Market value
Inflation	2.50%
Healthcare cost trend rates	7.00% for 2021 decreasing to an ultimate rate of 4.50% by 2031
Salary increases	3.25% to 8.41% including inflation and productivity factor
Investment rate of return	3.50%, net of OPEB plan investment expense, including price inflation

	2023	2022	2021	2020
Annualized return, net of investment expense	45.95%	-15.50%	0.44%	1.80%

*The Town created an OPEB Trust Fund in FY2020. Information is not required to be presented retroactively.

*Data for years prior to this presentation is unavailable.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **SCHEDULE 5**

SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET)
LOCAL GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM
LAST TEN FISCAL YEARS*

JUNE 30, 2023

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Town's proportion of the net pension liability (asset) (%)	0.30835%	0.30500%	0.28838%	0.28322%	0.27011%	0.25855%	0.25138%	0.26003%	0.25086%	0.24620%
Town's proportion of the net pension liability (asset) ($)	$ 17,395,343	$ 4,677,470	$ 10,305,048	$ 7,734,517	$ 5,254,505	$ 3,949,928	$ 5,335,129	$ 1,167,001	$ (1,479,438)	$ 2,967,655
Town's covered payroll	$ 21,110,423	$ 19,648,103	$ 18,407,667	$ 17,191,729	$ 15,856,385	$ 14,555,252	$ 13,598,192	$ 12,899,021	$ 12,226,150	$ 12,226,150
Town's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	82.40%	23.81%	55.98%	44.99%	33.14%	27.14%	39.23%	9.05%	-12.10%	24.27%
Plan fiduciary net position as a percentage of the total pension liability **	84.14%	95.51%	88.61%	90.86%	91.63%	94.18%	91.47%	98.09%	102.64%	94.35%

Notes to the schedule:

* The amounts presented for each fiscal year were determined as of the prior fiscal year ended June 30.

** This will be the same percentage for all participant employers in the LGERS plan.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **SCHEDULE 6**

SCHEDULE OF CONTRIBUTIONS
LOCAL GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM
LAST TEN FISCAL YEARS

JUNE 30, 2023

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	$ 3,402,930	$ 2,433,386	$ 2,034,846	$ 1,682,976	$ 1,072,766	$ 957,247	$ 1,088,779	$ 931,025	$ 920,877	$ 869,384
Contributions in relation to the contractually required contribution	3,402,930	2,433,386	2,034,846	1,682,976	1,072,766	957,247	1,088,779	931,025	920,877	869,384
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Town's covered payroll	$ 31,677,216	$ 21,110,423	$ 19,648,103	$ 18,407,667	$ 17,191,729	$ 15,856,385	$ 14,555,252	$ 13,598,192	$ 12,889,021	$ 12,226,150
Contributions as a percentage of covered payroll	10.74%	11.53%	10.36%	9.14%	6.24%	6.04%	7.48%	6.85%	7.14%	7.11%

Notes to the schedule:

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 7**

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023

(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Revenues:				
Ad valorem taxes:				
Current year taxes	$ 20,023,352	$ 20,559,228	$ 535,876	$ 18,949,835
Prior years taxes	20,000	(3,450)	(23,450)	24,205
Penalties and interest	20,000	41,625	21,625	42,876
Vehicle tax	2,518,797	1,813,039	(705,758)	1,627,555
Total	22,582,149	22,410,442	(171,707)	20,644,471
Other taxes and licenses:				
Rental vehicle tax	3,500	6,931	3,431	7,037
Vehicle Fee	855,204	849,095	(6,109)	802,925
Total	858,704	856,026	(2,678)	809,962
Unrestricted intergovernmental:				
Local Sales Tax Distribution	13,500,000	13,711,816	211,816	12,261,390
Utilities Sales Distribution	2,015,000	2,305,650	290,650	2,134,939
Beer and wine tax	160,000	196,132	36,132	165,543
Solid Waste Disposal Tax	30,000	34,886	4,886	31,449
ABC profit distribution	265,000	274,947	9,947	281,512
Total	15,970,000	16,523,431	553,431	14,874,833
Restricted intergovernmental:				
County grants	98,399	98,399	-	77,757
CARES Act	-	-	-	(106)
Total	98,399	98,399	-	77,651
Permits and fees:				
Building permits	1,625,000	1,618,246	(6,754)	1,389,889
Development fees	930,500	835,529	(94,971)	990,646
Planning and zoning fees	225,000	269,364	44,364	221,158
Total	2,780,500	2,723,139	(57,361)	2,601,693
Sales and services:				
Lease Revenue	-	101,328	101,328	2,600
Solid Waste fees	3,723,705	3,589,222	(134,483)	3,306,670
Recreation fees	1,977,200	2,596,178	618,978	2,080,374
Public Safety	879,160	1,043,940	164,780	915,413
Cemetery	17,500	30,950	13,450	-
Other sales and services	25,000	24,324	(676)	23,615
Total	6,622,565	7,385,942	763,377	6,328,672

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 7**

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023

(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Miscellaneous:				
GoTriangle reimbursement	$ -	$ -	$ -	$ 30,362
Interest on lease receivable	-	-	-	75,240
Sale of assets	150,000	153,560	3,560	42,292
Miscellaneous revenue	343,700	162,126	(181,574)	330,669
Total	493,700	315,686	(178,014)	478,563
Investment earnings	100,000	973,883	873,883	37,068
Total revenues	49,506,017	51,286,948	1,780,931	45,852,913
Expenditures:				
General government:				
Central Services:				
Salaries and employee benefits	220,000	200,774	19,226	63,473
Operating expenditures	2,699,866	2,411,333	288,533	2,121,010
Professional services	6,600	977	5,623	916
Total	2,926,466	2,613,084	313,382	2,185,399
Administration:				
Town Manager's Office				
Salaries and employee benefits	630,722	628,226	2,496	628,859
Operating expenditures	12,050	11,360	690	12,600
Professional services	63,023	42,960	20,063	126,366
Total	705,795	682,546	23,249	767,825
Human Resources				
Salaries and employee benefits	386,161	354,490	31,671	294,544
Operating expenditures	58,994	49,680	9,314	26,272
Professional services	100,376	100,485	(109)	70,747
Total	545,531	504,655	40,876	391,563
Town Attorney				
Salaries and employee benefits	365,069	310,591	54,478	225,398
Operating expenditures	518,033	8,017,920	(7,499,887)	117,764
Professional services	4,000	1,788	2,212	1,965
Capital Outlay	-	-	-	12,280
Total	887,102	8,330,299	(7,443,197)	357,407
Town Clerk (includes Town Council)				
Salaries and employee benefits	250,310	238,084	12,226	212,775
Operating expenditures	79,686	69,382	10,304	96,738
Professional services	40,200	40,102	98	16,529
Total	370,196	347,568	22,628	326,042
Office of Customer Care				
Salaries and employee benefits	600,741	572,810	27,931	-
Operating expenditures	11,250	9,596	1,654	-
Professional services	29,400	16,834	12,566	-
Total	641,391	599,240	42,151	-

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 7**

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023

(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Administration Total	$ 3,150,015	$ 10,464,308	$ (7,314,293)	$ 1,842,837
Communications:				
Salaries and employee benefits	402,531	387,317	15,214	278,918
Operating expenditures	54,273	30,426	23,847	18,941
Professional services	84,625	72,772	11,853	83,668.00
Total	541,429	490,515	50,914	381,527
Finance:				
Salaries and employee benefits	1,009,800	955,450	54,350	641,798
Operating expenditures	4,209	855	3,354	37,062
Professional services	126,950	77,310	49,640	20,605
Capital outlay	7,500	-	7,500	6,049
Total	1,148,459	1,033,615	114,844	705,514
Information Technology:				
Salaries and employee benefits	846,568	820,040	26,528	640,895
Operating expenditures	1,134,608	1,040,002	94,606	852,658
Professional services	245,400	246,080	(680)	289,072
Total	2,226,576	2,106,122	120,454	1,782,625
Total general government	9,992,945	16,707,644	(6,714,699)	6,897,902
Economic and physical development:				
Development Services				
Salaries and employee benefits	3,025,117	2,692,396	332,721	2,051,457
Operating expenditures	262,761	224,394	38,367	127,039
Professional services	277,935	178,702	99,233	395,367
Capital outlay	50,000	40,036	9,964	352,589
Total	3,615,813	3,135,528	480,285	2,926,452
Economic Development				
Salaries and employee benefits	302,277	294,482	7,795	241,163
Operating expenditures	15,150	11,376	3,774	2,789
Professional service	39,800	39,757	43	44,214
Total	357,227	345,615	11,612	288,166
Utility & Infrastructure				
Salaries and employee benefits	1,204,245	1,177,387	26,858	712,986
Operating expenditures	28,250	24,627	3,623	18,956
Professional services	133,925	40,767	93,158	83,951
Capital outlay	-	-	-	15,000
Total	1,366,420	1,242,781	123,639	830,893
Total economic and physical development	5,339,460	4,723,924	615,536	4,045,511

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 7**

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023

(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Public safety:				
Police:				
Law enforcement				
Salaries and employee benefits	$ 7,669,528	$ 7,586,577	$ 82,951	$ 6,612,184
Operating expenditures	556,883	534,474	22,409	401,075
Professional services	174,000	173,751	249	101,402.00
Capital outlay	531,501	482,910	48,591	1,060,365
Total	8,931,912	8,777,712	154,200	8,175,026
Telecommunications				
Salaries and employee benefits	1,125,011	1,106,746	18,265	975,298
Operating expenditures	10,000	8,209	1,791	7,954
Professional services	2,000	1,000	1,000	2,000.00
Total	1,137,011	1,115,955	21,056	985,252
Fire:				
Salaries and employee benefits	6,716,111	6,620,664	95,447	5,310,263
Operating expenditures	346,950	339,281	7,669	355,123
Professional services	105,000	104,753	247	104,138.00
Capital outlay	106,150	50,653	55,497	515,071
Total	7,274,211	7,115,351	158,860	6,284,595
Total public safety	17,343,134	17,009,018	334,116	15,444,873
Public Works				
Fleet Maintenance				
Salaries and employee benefits	392,171	385,846	6,325	174,005
Operating expenditures	849,125	848,520	605	887,631
Professional services	9,965	-	9,965	15,414.00
Capital outlay	18,711	14,240	4,471	20,176
Total	1,269,972	1,248,606	21,366	1,097,226
Streets:				
Salaries and employee benefits	1,121,461	1,030,589	90,872	801,194
Operating expenditures	147,800	141,758	6,042	136,055
Professional services	500	400	100	-
Capital outlay	717,969	215,305	502,664	547,168
Total	1,987,730	1,388,052	599,678	1,484,417
Solid Waste				
Salaries and employee benefits	1,379,776	1,272,354	107,422	1,108,776
Operating expenditures	239,208	192,756	46,452	153,536
Professional services	2,792,205	2,720,801	71,404	2,590,072
Capital outlay	1,675,492	829,843	845,649	205,682
Total	6,086,681	5,015,754	1,070,927	4,058,066
Public Facilities				
Salaries and employee benefits	329,351	248,224	81,127	195,983
Operating expenditures	228,204	228,155	49	179,982
Professional services	376,532	368,938	7,594	311,875
Capital outlay	25,600	25,551	49	34,509
Total	959,687	870,868	88,819	722,349
Total public works	10,304,070	8,523,280	1,780,790	7,362,058

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 7**

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023

(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Cultural and recreational:				
Parks and recreation:				
Salaries and employee benefits	$ 4,141,806	$ 4,009,706	$ 132,100	$ 3,257,225
Operating expenditures	1,327,542	1,278,136	49,406	1,175,743
Professional services	739,564	722,628	16,936	631,130
Capital outlay	255,028	214,448	40,580	37,851
Total cultural and recreational	6,463,940	6,224,918	239,022	5,101,949
Total expenditures	49,443,549	53,188,784	(3,745,235)	38,852,293
Revenues over (under) expenditures	62,468	(1,901,836)	(1,964,304)	7,000,620
Other financing sources (uses):				
Transfers in:				
Grant & Special Revenue Fund	153,201	153,201	-	460,500
Parks & Recreation Reserve	-	3,500,000	(3,500,000)	-
Transfers out:				
Street Improvements Capital Projects	-	-	-	(50,000)
Debt Service Fund	(250,000)	(250,000)	-	(250,000)
Parks and Recreation Projects	(97,000)	(97,000)	-	-
Grant & Special Revenue Fund	(2,573,743)	(573,743)	(2,000,000)	(574,477)
PayGo Fund	(1,204,681)	(1,204,681)	-	(4,567,311)
Street Reserve	(1,513,125)	(1,513,125)	-	(2,000,000)
Utility Fund	(27,155)	(27,155)	-	-
Emergency Telephone		(40)	40	-
Installment note issuance	1,049,052	460,000	589,052	2,276,250
Appropriated fund balance	4,400,983	-	4,400,983	-
Total other financing sources (uses)	(62,468)	447,457	(509,925)	(4,705,038)
Net change in fund balance	$ -	(1,454,379)	$ (2,474,229)	2,295,582
Fund balance - Beginning of year		25,184,601		22,889,019
Fund balance - End of year		$ 23,730,222		$ 25,184,601

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 7A**

DEBT SERVICE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023

(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Revenues:				
Ad valorem taxes:				
Current year taxes	$ 8,217,100	$ 8,392,063	$ 174,963	$ 7,740,073
Prior years taxes	2,000	426	(1,574)	7,794
Penalties and interest	2,500	5,604	3,104	7,742
Vehicle taxes	731,000	740,402	9,402	664,729
Total	8,952,600	9,138,495	185,895	8,420,338
Miscellaneous:				
Miscellaneous revenue	-	-	-	23
Total	-	-	-	23
Investment earnings	7,000	231,800	224,800	18,528
Total revenues	8,959,600	9,370,295	410,695	8,438,889
Expenditures:				
Operating expenditures:	99,250	52,935	46,315	101,674
Debt service:				
Bond principal	3,180,000	3,059,878	120,122	2,510,000
Bond interest	2,428,511	2,427,839	672	2,302,583
Installment note principal	2,117,185	1,613,128	504,057	1,715,748
Installment note interest	236,266	138,955	97,311	131,678
Total debt service	7,961,962	7,239,800	722,162	6,660,009
Total expenditures	8,061,212	7,292,735	768,477	6,761,683
Revenues under expenditures	898,388	2,077,560	1,179,172	1,677,206
Other financing sources (uses):				
Transfers in:				
General Fund	250,000	250,000	-	250,000
Appropriated fund balance	(1,148,388)	-	1,148,388	-
Total other financing sources (uses)	(898,388)	250,000	1,148,388	250,000
Net change in fund balance	-	2,327,560	2,327,560	1,927,206
Debt refunding:				
Principal payments	-	-	-	(9,060,000)
Refunding bonds issued	-	-	-	8,533,381
	$ -	2,327,560	$ 2,327,560	$ (526,619)
Fund balance - Beginning of year		9,564,903		8,164,316
Fund balance - End of year		$ 11,892,463		$ 9,564,903

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 8**

POWELL BILL FUND (sub fund of the General Fund)

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023

(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Revenues:				
Restricted intergovernmental:				
Powell Bill allocation	1,160,000	1,201,633	41,633	1,175,310
Sale of Powell Bill Assets	-	-	-	30,300
Total	1,160,000	1,201,633	41,633	1,205,610
Investment earnings	-	41,703	41,703	2,688
Total revenues	1,160,000	1,243,336	83,336	1,208,298
Expenditures:				
Operating expenditures	252,000	184,055	67,945	85,495
Capital outlay	1,926,163	12,948	1,913,215	1,035,031
Total expenditures	2,178,163	197,003	1,981,160	1,120,526
Revenues over (under) expenditures	(1,018,163)	1,046,333	2,064,496	87,772
Other financing sources (uses):				
Appropriated fund balance	1,018,163	-	(1,018,163)	-
Total other financing sources (uses)	1,018,163	-	(1,018,163)	-
Net change in fund balance	-	1,046,333	1,046,333	87,772
Fund Balances				
Beginning of year		1,388,541		1,300,769
End of year		$ 2,434,874		$ 1,388,541

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 9**

LAW ENFORCEMENT SPECIAL SEPARATION ALLOWANCE (NON-TRUST)
(sub fund of the General Fund)
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023
(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Revenues:				
Miscellaneous revenue	$ -	$ 25,000	$ 25,000	$ 25,000
Investment earnings	-	7,439	7,439	627
Total revenues	-	32,439	32,439	25,627
Expenditures:				
Total expenditures	-	-	-	-
Capital outlay				
Revenues under expenditures	-	32,439	32,439	25,627
Net change in fund balance	$ -	32,439	$ 32,439	25,627
Fund balances				
Beginning of year		344,518		318,891
End of year		$ 376,957		$ 344,518

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 10**

PAYGO (sub fund of the General Fund)

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

BUDGET AND ACTUAL

FROM INCEPTION AND YEAR ENDED JUNE 30, 2023

	Project Authorization	Actual			
		Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
Investment earnings	$ -	$ 213	$ 2,539	$ -	$ 2,752
Restricted Intergovernmental	190,588	165,294	25,294	-	190,588
Miscellaneous revenues	29,999	29,999	-	-	29,999
Total revenues	220,587	195,506	27,833	-	223,339
Expenditures:					
Capital outlay:					
Downtown Development Incentive	110,694	25,000	-	-	25,000
Public Facility Projects	879,893	32,683	64,130	-	96,813
Town Projects	2,870,163	362,923	524,398	-	887,321
Streets & Sidewalk Projects	980,000	103,398	22,987	-	126,385
Vehicle & Equipment	192,000	-	-	-	-
ADA Transition	255,000	53,440	18,840	-	72,280
Parks and Recreation	494,000	-	311,742	-	311,742
Public Works Projects	125,000	-	37,715	-	37,715
Total expenditures	5,906,750	577,444	979,812	-	1,557,256
Revenues under expenditures	(5,686,163)	(381,938)	(951,979)	-	(1,333,917)
Other financing sources:					
Issuance of subscription liability	-	-	65,258	-	65,258
Transfer in - Parks Reserves	19,008	-	19,008	-	19,008
Transfer in - Street Reserves	80,000	180,000	-	(100,000)	80,000
Transfer in - General Fund	7,587,155	4,837,232	1,204,681	-	6,041,913
Transfer in - Capital Projects	-	781,500	-	-	781,500
Transfer out - Capital Projects	(2,000,000)	(2,006,258)	(265,000)	100,000	(2,171,258)
Transfer in - ARPA	-	190,588	-	-	190,588
Transfer out - ARPA	-	(190,588)	-	-	(190,588)
Total other financing sources	5,686,163	3,792,474	1,023,947	-	4,816,421
Net change in fund balance	$ -	$ 3,410,536	71,968	$ -	$ 3,482,504
Fund balances:					
Beginning of Year			3,410,536		
End of Year			$ 3,482,504		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 11**

CAPITAL PROJECTS FUND

STREET & SIDEWALK PROJECTS FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

	Project Authorization	Actual			
		Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
Restricted intergovernmental:					
State Grant					
Signal Sync - NCDOT Fiber Network	$ 339,102	$ 290,019	$ 519	$ -	$ 290,538
Avent Ferry Road ReAlignment	1,000,000	-	-	-	-
Avent Ferry Road Widening Ph1	2,208,000	1,860,767	182,708	-	2,043,475
Avent Ferry Road - Phase 2	7,546,000	-	-	-	-
Hwy 55 Right Turn Lane - AF/S Main	508,000	-	-	-	-
Main Street Sidewalk Connector	660,000	-	57,578	-	57,578
Main Street Eastbound Right Turn Lane	780,000	-	13,293	-	13,293
NC55/Teal Street	350,000	-	-	-	-
Holly Springs Road Widening - Central	2,014,496	-	-	-	-
Holly Springs Road Widening - East	4,157,000	444,151	1,439,616	-	1,883,767
Total State Grants	19,562,598	2,594,937	1,693,714	-	4,288,651
Investment earnings					
Holly Springs Road Widening - East	-	23,087	421,960	-	445,047
Hwy 55 Right Turn Lane - AF/S Main	-	3,082	56,339	-	59,421
Avent Ferry Road ReAlignment	-	6,050	110,589	-	116,639
Main Street Eastbound Right Turn Lane	-	1,395	25,052	-	26,447
Total Investment Earnings	-	33,614	613,940	-	647,554
Developer fees					
Avent Ferry Signal at Holly Meadows	500,000	116,884	-	-	116,884
Avent Ferry Road Widening Ph1	92,000	92,000	-	-	92,000
Green Oaks Parkway/New Hill Signal	84,500	84,500	-	-	84,500
Total Miscellaneous Revenues	676,500	293,384	-	-	293,384
Total revenues	20,239,098	2,921,935	2,307,654	-	5,229,589
Expenditures					
Avent Ferry Signal at Holly Meadows	650,000	35,520	52,470	-	87,990
Hwy 55 Right Turn Lane - AF/S Main	2,728,000	229,510	9,816	-	239,326
Avent Ferry Road Widening Ph1	3,535,357	3,057,785	126,046	-	3,183,831
Avent Ferry Road ReAlignment	4,960,500	825,407	53,842	-	879,249
Avent Ferry Road - Phase 2	7,616,000	91,628	-	-	91,628
Main Street Eastbound Right Turn Lane	1,693,000	113,001	24,566	-	137,567
Holly Springs Road Widening - Central	6,241,246	614,238	22,985	-	637,223
Holly Springs Road Widening - East	32,740,000	5,679,467	8,631,197	-	14,310,664
Holly Springs Road Widening - West	2,200,000	-	-	-	-
Green Oaks Parkway/New Hill Signal	373,000	326,308	-	-	326,308
New Hill Sidewalk	295,480	59,927	-	-	59,927
Signal Sync - NCDOT Fiber Network	339,102	317,205	477	-	317,682
Smart City Intelligent Traffic System	650,000	126,065	105,212	-	231,277
Holly Spring Apex Road Bridge	2,500,000	-	-	-	-
Main Street Sidewalk Connector	825,000	-	75,143	-	75,143
Old Holly Springs-New Hill (Green Oaks Tech)	1,700,000	-	-	-	-
Street Projects - To Be Determined - Bond	5,233,806	-	-	-	-
NC55/Teal Lake	350,000	-	-	-	-
Total expenditures	74,630,492	11,476,061	9,101,754	-	20,577,815

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 11**

CAPITAL PROJECTS FUND
STREET & SIDEWALK PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Revenues under expenditures	(54,391,394)	(8,554,126)	(6,794,100)	-	(15,348,226)
Other financing sources (uses):					
Transfers in					
General Fund					
Avent Ferry Signal at Holly Meadows	50,000	50,000	-	-	50,000
Avent Ferry Road Widening Ph1	474,083	474,082	-	-	474,082
Holly Springs Road Widening- West	700,000	-	-	700,000	700,000
Main Street Sidewalk Connector	165,000	-	165,000	-	165,000
New Hill Sidewalk	280,480	280,480	-	-	280,480
Street Projects - To Be Determined - Other	700,000	1,400,000	-	(700,000)	700,000
Street Reserves:					
Old Holly Springs-New Hill (Green Oaks Tech)	1,700,000	1,700,000	-	-	1,700,000
Smart City Intelligent Traffic System	650,000	250,000	200,000	-	450,000
Avent Ferry Road Widening Ph1	761,275	761,275	-	-	761,275
Avent Ferry Signal at Holly Meadows	100,000	-	100,000	-	100,000
Avent Ferry Road - Phase 2	70,000	70,000	-	-	70,000
Holly Springs Road - Central	726,750	726,750	-	-	726,750
Green Oaks Parkway/New Hill Signal	288,500	288,500	-	-	288,500
New Hill Sidewalk	15,000	15,000	-	-	15,000

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 11**

CAPITAL PROJECTS FUND

STREET & SIDEWALK PROJECTS FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
PayGo Fund					
Holly Springs Road - West	1,500,000	1,500,000	-	-	1,500,000
Holly Springs Road - Central	500,000	500,000	-	-	500,000
Total Transfers In	8,681,088	8,016,087	465,000	-	8,481,087
Limited Obligation Bonds					
Holly Springs Apex Bridge	2,500,000	-	-	-	-
General Obligation Bonds					
Street Projects - To Be Determined - Bond	4,527,000	-	-	-	-
Hwy 55 Right Turn Lane - AF/S Main	2,016,500	2,016,500	-	-	2,016,500
Avent Ferry Road ReAlignment	3,960,500	3,960,500	-	-	3,960,500
Main Street Eastbound Right Turn Lane	913,000	913,000	-	-	913,000
Holly Springs Road Widening - Central	3,000,000	-	-	-	-
Holly Springs Road Widening - East	25,583,000	15,110,000	-	-	15,110,000
Total Generl Obligation Bonds	40,000,000	22,000,000	-	-	22,000,000
General Obligation Bonds - Premium					
Street Projects - To Be Determined - Bond	6,806	35,087	-	-	35,087
Hwy 55 Right Turn Lane - AF/S Main	203,500	203,500	-	-	203,500
Holly Springs Road Widening - East	3,000,000	3,000,000	-	-	3,000,000
Total Generl Obligation Bonds - Premium	3,210,306	3,238,587	-	-	3,238,587
Total financing sources (uses)	54,391,394	33,254,674	465,000	-	33,719,674
Net change in fund balance	$ -	$ 24,700,548	(6,329,100)	$ -	$ 18,371,448
Fund balances:					
Beginning of year			24,700,548		
End of year			$ 18,371,448		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 12**

CAPITAL PROJECTS FUND
STREET RESERVE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
Impact fees	$ 1,351,735	$ 1,351,736	$ -	$ -	$ 1,351,736
Investment earnings	9,643	10,228	61,993	1,083	73,304
Miscellaneous	-	42,053	-	-	42,053
Total revenues	1,361,378	1,404,017	61,993	1,083	1,467,093
Other financing sources (uses):					
Transfers in - General Fund	3,373,464	2,742,434	1,513,125	(1,083)	4,254,476
Transfers in - Capital Projects	1,133,204	1,791,851	-	-	1,791,851
Transfer Out - Capital Projects	(5,868,046)	(3,430,000)	(200,000)	-	(3,630,000)
Total financing sources (uses)	(1,361,378)	1,104,285	1,313,125	(1,083)	2,416,327
Net change in fund balance	$ -	$ 2,508,302	1,375,118	$ -	$ 3,883,420
Fund balances:					
Beginning of year			2,508,302		
End of year			$ 3,883,420		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
CAPITAL PROJECTS FUND
PARKS AND RECREATION PROJECTS
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

	Project Authorization	Actual			
		Prior Years	Current Year	Project Closeouts	Total to Date
Revenues:					
Investment earnings					
Parks & Recreation Projects - TBD	$ -	$ 29,234	$ -	$ -	$ 29,234
Bass Lake Dame Phase 3	-	13	5,328	-	5,341
Arbor Creek Greenway - Phase 2	-	3,452	72,142	-	75,594
Cass Holt Road Park (formerly New NC55)	-	3,972	83,002	-	86,974
Restricted intergovernmental:					
State grant					
Bass Lake Hurricane Repairs	254,340	-	-	-	-
Utley Creek Greenway - Phase 1	580,000	518,270	48,280	-	566,550
Sugg Farm - Sugg Farm Amenities	500,000	-	-	-	-
Federal grant					
Bass Lake Hurricane Repairs	733,000	-	-	-	-
Bass Lake Dame Phase 3	400,000	-	400,000	-	400,000
Miscellaneous revenues					
Ting Stadium Drainage Repairs	29,200	-	-	-	-
Total revenues	2,496,540	554,941	608,752	-	1,163,693
Expenditures:					
Operating:					
Arbor Creek Greenway - Phase 2	-	27,635	-	-	27,635
Cass Holt Road Park (formerly New NC55)	-	112,895	-	(92,933)	19,962
Sugg Farm Road Paving	235,361	235,362	-	-	235,362
Sugg Farm Administration	189,591	-	-	-	-
Capital outlay:					
Arbor Creek Greenway - Phase 2	6,857,428	705,345	1,226,427	-	1,931,772
Bass Lake Dam Phase 3	1,300,000	20,358	16,113	-	36,471
Bass Lake Hurricane Repairs	2,009,793	-	-	-	-
Boardwalk and Bridge Replacement	178,200	-	-	-	-
Cass Holt Road Park (formerly New NC55)	13,430,000	3,813,925	522,284	92,933	4,429,142
Hunt Center Community Room Renovations	95,500	-	9,996	-	9,996
Hunt Center Front Lobby Renovations	294,639	277	13,246	-	13,523
Mims Parks Trail and Signage	150,000	-	71,040	-	71,040
Priority Greenway Connections	650,000	-	6,632	-	6,632
Run Club Park Improvements	20,988	-	-	-	-
Sugg Farm Amenities	825,000	-	-	-	-
Sugg Farm Maintenance Barn	35,037	-	-	-	-
Sugg Farm Restroom/Dog Park	838,500	-	-	-	-
Ting Stadium Drainage Repairs	334,000	61,454	271,655	-	333,109
Utley Creek Greenway- Phase 1	2,303,081	735,276	908,044	-	1,643,320
Utley Creek Greenway- Phase 2	$ 2,674,602	$ 148,309	$ 14,263	$ -	$ 162,572

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
CAPITAL PROJECTS FUND
PARKS AND RECREATION PROJECTS
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Project Closeouts	Total to Date
Womble Turf Replacement	1,400,000	-	1,027,123	-	1,027,123
Total expenditures	33,821,720	5,860,836	4,086,823	-	9,947,659
Revenues under expenditures	(31,325,180)	(5,305,895)	(3,478,071)	-	(8,783,966)
Other financing sources:					
General Obligation Bonds					
Arbor Creek Greenway - Phase 2	3,720,000	3,720,000	-	-	3,720,000
Cass Holt Road Park (formerly New NC55)	9,280,000	4,280,000	-	-	4,280,000
General Obligation Bonds - Premium					
Arbor Creek Greenway - Phase 2	1,177,668	1,177,668	-	-	1,177,668
Transfer in					
Bass Lake Hurricane Repairs	876,758	-	-	-	-
Sugg Farm Restroom/Dog Park	838,500	-	-	-	-
Sugg Farm Maintenance Barn	35,037	-	-	-	-
Sugg Farm Road Paving	222,000	125,000	-	-	125,000
Utley Creek Greenway - Phase 1	1,026,300	1,026,300	-	-	1,026,300
Parks & Recreation Projects - TBD	-	39,811	-	(39,800)	11
Boardwalk and Bridge Replacement - To Be Determine	-	-	27,000	-	27,000
Ting Drainage - Ting Stadium Drainage Repairs	39,800	-	70,000	39,800	109,800
Transfer In - Parks & Recreation Reserve					
Arbor Creek Greenway - Phase 2	1,959,760	1,586,897	372,863	-	1,959,760
Sugg Farm Administration	189,591	-	-	-	-
Bass Lake Hurricane Repairs	145,695	-	-	-	-
Utley Creek Greenway - Phase 1	696,781	794,520	-	-	794,520
Utley Creek Greenway - Phase 2	2,674,602	2,674,602	-	-	2,674,602
Bass Lake Dam Phase 3	500,000	500,000	-	-	500,000
Boardwalk & Bridge Replacement	151,200	22,400	128,800	-	151,200
Hunt Center Community Room Renovations	95,500	95,500	-	-	95,500
Hunt Center Front Lobby Renovations	294,639	44,639	250,000	-	294,639
Mims Park - Mims Park Trails and Signage	150,000	-	150,000	-	150,000
Womble Turf Replacement	1,400,000	-	1,400,000	-	1,400,000
Cass Holt Road Park (formerly New NC55)	4,150,000	2,150,000	2,000,000	-	4,150,000
PriorityGreenway - Priority Greenway Connections	650,000	-	300,000	-	300,000
Run Club Park Improvements	20,988	-	20,988	-	20,988
Sugg Farm - Sugg Farm Amenities	325,000	-	125,000	-	125,000
Sugg Farm Road Paving	110,361	110,361	-	-	110,361
Ting Stadium Drainage Repairs	130,000	130,000	-	65,000	195,000
Womble Retaining Wall	65,000	65,000	-	(65,000)	-
Transfer in - Stormwater Reserve					
Bass Lake Dam Phase 3	400,000	-	400,000	-	400,000

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
CAPITAL PROJECTS FUND
PARKS AND RECREATION PROJECTS
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Project Closeouts	Total to Date
Transfer in - ARPA					
Bass Lake Dam Phase 3	-	-	400,000	-	400,000
Transfer out					
Bass Lake Dam Phase 3	-	-	(400,000)	-	(400,000)
Total other financing sources	31,325,180	18,542,698	5,244,651	-	23,787,349
Net change in fund balance	$ -	$ 13,236,803	$ 1,766,580	$ -	$ 15,003,383
Fund balances:					
Beginning of Year			13,236,803		
End of Year			$ 15,003,383		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 14**

CAPITAL PROJECTS FUND

PARK & RECREATION RESERVE

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
Payments in lieu	$ 5,080,439	$ 8,293,972	639,232	$ (4,402,765)	$ 4,530,439
Investment earnings	82,774	23,970	80,725	-	104,695
Restricted grant	-	-	31,122	-	31,122
Unrestricted contribution	1,866,225	1,210,832	624,271	-	1,835,103
Total revenues	7,029,438	9,528,774	1,375,350	(4,402,765)	6,501,359
Other financing sources (uses):					
Transfers in	9,101,958	4,699,115	-	4,402,765	9,101,880
Transfers (out)	(16,131,396)	(6,274,687)	(8,266,659)	-	(14,541,346)
Total financing sources (uses)	(7,029,438)	(1,575,572)	(8,266,659)	4,402,765	(5,439,466)
Net change in fund balance	$ -	$ 7,953,202	(6,891,309)	$ -	$ 1,061,893
Fund balances:					
Beginning of year			7,953,202		
End of year			$ 1,061,893		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 15**
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET

JUNE 30, 2023

	Capital Projects Fund	Total	Special Revenue Fund		Total	Total
	Town Buildings	Capital Projects Funds	Emergency Telephone System	Grants & Special Revenue	Special Revenue Funds	Nonmajor Governmental Funds
Assets						
Restricted cash and cash equivalents	$ 2,254,233	$ 2,254,233	$ 885,531	$ 1,850,022	$ 2,735,553	$ 4,989,786
Due from other governments	-	-	7,923	-	7,923	7,923
Accounts receivable	481	481	450	6,603	7,053	7,534
Total assets	$ 2,254,714	$ 2,254,714	$ 893,904	$ 1,856,625	$ 2,750,529	$ 5,005,243
Liabilities						
Accounts payable	$ 59,300	$ 59,300	$ -	$ 26,224	$ 26,224	$ 85,524
Total liabilities	59,300	59,300	-	26,224	26,224	85,524
Fund balances:						
Restricted:						
Economic development	-	-	-	186,901	186,901	186,901
Public safety	1,566,119	1,566,119	893,904	162,540	1,056,444	2,622,563
Cultural & recreational	629,295	629,295	-	30,829	30,829	660,124
General government	-	-	-	1,553	1,553	1,553
Inspections - HB 255	-	-	-	1,448,578	1,448,578	1,448,578
Total fund balances	2,195,414	2,195,414	893,904	1,830,401	2,724,305	4,919,719
Total liabilities and fund balances	$ 2,254,714	$ 2,254,714	$ 893,904	$ 1,856,625	$ 2,750,529	$ 5,005,243

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 16**

NONMAJOR GOVERNMENTAL FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

YEAR ENDED JUNE 30, 2023

	Capital Projects Fund Town Buildings	Total Capital Projects Funds	Special Revenue Funds		Total Special Revenue Funds	Total Nonmajor Governmental Funds
			Emergency Telephone System	Grants & Special Revenue		
Revenues:						
Restricted intergovernmental	$ 2,500,000	$ 2,500,000	$ 95,080	$ 92,025	$ 187,105	$ 2,687,105
Permits and fees	-	-	-	-	-	-
Sales and services	-	-	-	-	-	-
Miscellaneous	313,635	313,635	-	179,200	179,200	492,835
Investment earnings	80,699	80,699	16,583	31,112	47,695	128,394
Total revenues	2,894,334	2,894,334	111,663	302,337	414,000	3,308,334
Expenditures:						
Current:		-				
General government	-	-	-	34,244	34,244	34,244
Public safety	-	-	99,315	9,598	108,913	108,913
Economic and physical development	-	-	-	-	-	-
Cultural and recreational	-	-	-	10,344	10,344	10,344
Capital outlay	1,647,745	1,647,745	-	-	-	1,647,745
Total expenditures	1,647,745	1,647,745	99,315	54,186	153,501	1,801,246
Revenues over expenditures	1,246,589	1,246,589	12,348	248,151	260,499	1,507,088
Other financing sources (uses):						
Transfers in		-	40	573,743	573,783	573,783
Transfers out	-	-	-	(153,201)	(153,201)	(153,201)
Total other financing sources (uses)	-	-	40	420,542	420,582	420,582
		-				
Net change in fund balances	1,246,589	1,246,589	12,388	668,693	681,081	1,927,670
		-				
Fund balances:		-				
Beginning of year	948,825	948,825	881,516	1,161,708	2,043,224	2,992,049
End of year	$ 2,195,414	$ 2,195,414	$ 893,904	$ 1,830,401	$ 2,724,305	$ 4,919,719

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 17**

CAPITAL PROJECTS FUND

TOWN BUILDING PROJECTS

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

	Project Authorization	Actual Prior Years	Actual Current Year	Actual Total to Date
Revenues:				
Investment earnings	$ -	$ -	$ 80,699	$ 80,699
Restricted intergovernmental:				
State grant:				
Office of State Budget and Management - Direct Grants - Fire Station	2,500,000	-	2,500,000	2,500,000
Permits and fees				
Public Works Campus-Ferguson	313,636	-	313,635	313,635
Total revenues	2,813,636	-	2,894,334	2,894,334
Expenditures:				
Operating				
Town Hall Lobby Renovations	-	6,448	-	6,448
Capital outlay:				
Professional Services				
Operations Center	958,835	59,820	631,119	690,939
Fire Station #3	834,689	105,913	286,197	392,110
Town Hall Lobby Renovations	431,693	409,391	15,508	424,899
Fire Engine replacement	2,422,497	-	-	-
911 Center	837,595	-	-	-
Capital Outlay Improvements				
Operations Center	42,243,186	920,889	49,910	970,799
Fire Station #3	10,488,550	-	665,011	665,011
Total expenditures	58,217,045	1,502,461	1,647,745	3,150,206
Revenues under expenditures	(55,403,409)	(1,502,461)	1,246,589	(255,872)
Other financing sources:				
Limited Obligation Bonds	31,078,417	305,920	-	305,920
Limited Obligation Bonds Premium	47,844	55,812	-	55,812
Installment financing issued	850,000	-	-	-
Revenue bind issued	20,500,000	-	-	-
Transfers in:				
General Fund	856,202	419,575	-	419,575
Grants & Special Revenue	77,929	77,929	-	77,929
Emergency Telephone System	400,967	-	-	-
Utility Fund	675,000	675,000	-	675,000
Utility Reserves Fund	917,050	917,050	-	917,050
Total other financing sources	55,403,409	2,451,286	-	2,451,286
Net change in fund balance	$ -	$ 948,825	1,246,589	$ 2,195,414
Fund balances:				
Beginning of Year			948,825	
End of Year			$ 2,195,414	

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 18**

SPECIAL REVENUE FUND

EMERGENCY TELEPHONE SYSTEM

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Revenues:				
Restricted intergovernmental:				
911 Subscriber Fees	$ 95,079	$ 95,080	$ 1	$ 248,496
Total	95,079	95,080	1	248,496
Investment earnings	-	16,583	16,583	1,444
Total revenues	95,079	111,663	16,584	249,940
Expenditures:				
911 expenditures:				
Utilities Telephone	90,000	11,249	78,751	32,630
Maintenance & Repair	156,216	88,066	68,150	(29,260)
Training	-	-	-	498
Total expenditures	246,216	99,315	146,901	3,868
Revenues under expenditures	(151,137)	12,348	163,485	246,072
Other financing sources (uses):				
Transfers in:				
General Fund	-	40	40	-
Appropriated fund balance	151,137	-	(151,137)	-
Total other financing sources (uses)	151,137	40	(151,097)	-
Net change in fund balance	-	12,388	12,388	246,072
Fund balance - Beginning of year		881,516		635,444
Fund balance - End of year		$ 893,904		$ 881,516

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 19**

SPECIAL REVENUE FUND

GRANTS & SPECIAL REVENUE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Project Closeout	Total to Date
Revenues:					
Investment earnings	$ 2,807	$ 3,607	$ 31,112	$ -	34,719
Restricted intergovernmental:					
Unauthorized substance Tax	10,166	-	14,465	15,352	29,817
State grant:					
Administration	2,010,000	-	-	-	-
Public Safety	25,000	15,352	9,598	(15,352)	9,598
Federal grant:					
Parks & Recreation	10,200	2,920	10,280	-	13,200
Public Safety	324,685	141,408	57,682	-	199,090
Miscellaneous revenues:					
Economic Development	286,891	111,891	175,000	-	286,891
Parks & Recreation	38,319	33,819	4,200	-	38,019
Public Safety - Other	10,738	8,458		-	8,458
Total revenues	2,718,806	317,455	302,337	-	619,792
Expenditures:					
American Recovery Plan (ARP) - TBD	-	-	-	-	-
Asset Forfeiture	186,921	79,071	-	-	79,071
Body Worn Cameras	138,000	-	-	-	-
Highway Safety Program	25,000	-	9,598	-	9,598
Public Safety - Other	10,751	-	-	-	-
Downtown Development	11,891	-	-	-	-
Electric Charging Station	37,800	-	26,247	-	26,247
Fujifilm Diosynth Biotechnologies	2,175,000	-	-	-	-
Inspections - HB 255	40,200	70,428	7,998	-	78,426
NC Biotechnology - Amgen Inc. "Project Titan"	100,000	100,000	-	-	100,000
Public Instruction - Anti-Bullying Grant	-	-	-	-	-
Sense of Play	29,963	-	80	-	80
SNAP via Wake County	10,200	2,016	6,043	-	8,059
Substance Abuse Tax	10,186	-	-	-	-
United Arts Council	8,400	3,900	4,220	-	8,120
Total expenditures	2,784,312	255,415	54,186	-	309,601
Revenues under expenditures	(65,506)	62,040	248,151	-	310,191
Other financing sources:					
Transfer (in)					
Transfer in - General Fund (Inspections - HB 255)	2,523,961	1,978,017	545,943	-	2,523,960
General Fund (Electric charging Station)	27,800	-	27,800	-	27,800
Transfer (out)					
General Fund	(2,102,406)	(494,500)	(153,201)	-	(647,701)
Capital Projects Fund	(77,929)	(77,929)	-	-	(77,929)
Debt Service Fund	(305,920)	(305,920)	-	-	(305,920)
Total other financing sources	65,506	1,099,668	420,542	-	1,520,210
Net change in fund balance	$ -	$ 1,161,708	668,693	$ -	$ 1,830,401
Fund balances:					
Beginning of Year			1,161,708		
End of Year			$ 1,830,401		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 20**
UTILITY FUND
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL (NON - GAAP)

YEAR ENDED JUNE 30, 2023
(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Revenues:				
Operating revenues:				
Charges for services				
Water sales	$ 10,056,000	$ 10,489,440	$ 433,440	$ 9,414,552
Sewer charges	8,570,700	8,023,139	(547,561)	7,873,986
Water and sewer tap fees	185,000	147,150	(37,850)	147,980
Total	18,811,700	18,659,729	(151,971)	17,436,518
Other operating revenues				
Returned check charges	1,500	2,590	1,090	1,775
Water inspection fees	100,000	51,668	(48,332)	92,229
Sewer inspection fees	100,000	91,281	(8,719)	153,325
Water and sewer permits	-	-	-	-
Development permits	120,000	92,036	(27,964)	130,582
Water meter fees	350,000	177,290	(172,710)	273,548
Service charge meter deposits	4,000	4,340	340	4,660
Reconnect charges	60,000	49,120	(10,880)	63,709
Lab testing fees	50,000	74,146	24,146	115,426
Late fees	200,000	100,060	(99,940)	197,225
Interest on lease receivable	-	-	-	26,577
Lease revenue	-	12,470	12,470	470
Miscellaneous	86,454	37,658	(48,796)	14,656
Total other operating revenues	1,071,954	692,659	(379,295)	1,074,182
Total operating revenues	19,883,654	19,352,388	(531,266)	18,510,700
Nonoperating revenues:				
Investment earnings	35,000	345,987	310,987	42,748
Sale of assets	-	89,210	89,210	30,255
Total nonoperating revenues	35,000	435,197	400,197	73,003
Total revenues	19,918,654	19,787,585	(131,069)	18,583,703
Expenditures:				
Salaries and employee benefits	7,673,757	6,968,474	705,283	5,513,497
Water purchases for resale	2,900,000	2,767,947	132,053	2,732,327
Professional services	537,380	409,301	128,079	888,532
Repairs and maintenance	473,700	428,430	45,270	771,757
Other operating expenditures	5,293,605	4,025,286	1,268,319	3,590,064
Total utility operations	16,878,442	14,599,438	2,279,004	13,496,177
Capital outlay	$ 955,610	$ 445,679	$ 509,931	$ 1,164,360
Total expenditures	17,834,052	15,045,117	2,788,935	14,660,537

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 20**
UTILITY FUND
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL (NON - GAAP)

YEAR ENDED JUNE 30, 2023
(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

Revenues over expenditures	2,084,602	4,742,468	2,657,866	3,923,166
Other financing sources (uses):				
Transfer from other funds*	4,027,155	3,049,848	(977,307)	5,499,618
Transfer (to) other funds*	(16,329,175)	(15,384,259)	944,916	(9,590,618)
Installment purchase	684,610	-	(684,610)	716,000
Appropriated fund balance	9,532,808	-	(9,532,808)	-
Total other financing sources (uses)	(2,084,602)	(12,334,411)	(10,249,809)	(3,375,000)
Revenues over expenditures and other financing uses	-	(7,591,943)	$ (7,591,943)	548,166
Reconciliation from budgetary basis (modified accrual) to full accrual:				
Reconciling items:				
Depreciation and amortization		(4,601,933) *		(4,319,930)
Right of use lease SBITA amortization		(168,958)		-
Capital outlay		20,459,207		10,367,649
Capital contributions		3,386,848 *		3,018,954
Debt issuance		- *		(716,068)
Principal retirement		3,507,793 *		2,981,253
Bond refunding		73,742		300,418
Increase in deferred inflows - grants		68,811		687,896
Change in accrued interest payable		(42,261) *		10,307
Increase in compensated absences		(8,982) *		(71,286)
Increase in pension obligation		(2,536,301)		1,017,350
Decrease in deferred inflows - pension		1,167,789		(1,208,027)
Increase in deferred outflows - pension		770,477		189,971
Increase in deferred outflows of resources for contributions made to pension plan in current fiscal year		348,625		(54,646)
Increase in OPEB obligation		30,364		(10,019)
Increase deferred inflows of resources - OPEB		12,522		(64,729)
Decrease deferred outflows of resources - OPEB		(17,641)		341
Total reconciling items		22,450,102		12,129,434
Net income - Utility Fund		14,858,159		12,677,600
Other Utility Funds:				
Debt Service Fund - net income		2,759,700		$ 63,986
Utility PayGo Fund - net income		1,008,439		435,000
Capital project funds:				
Utility Reserve Fund - net income		2,725,138		
Water Project Fund - net income		(1,384,323)		10,661,377
Waste Water Projects Fund - net income		2,453,048		5,853,525
Water Reserve Fund - net income		(7,334,874)		(2,588,367)
Waste Water Reserve Fund - net income		(2,245,030)		(2,425,712)
Net income - GAAP		$ 12,840,257		$ 24,677,409

*American Rescue Plan of 2021 - transfer in/out

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 21**

DEBT SERVICE FUND - UTILITY

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2023

(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Revenues:				
Investment earnings	$ 2,000	$ 59,351	$ 57,351	$ 6,363
Total revenues	2,000	59,351	57,351	6,363
Expenditures:				
Operating expenditures	236,533	40,071	196,462	83,859
Debt service:				
Bond principal	2,153,618	2,075,839	77,779	1,495,884
Bond interest	450,429	448,092	2,337	443,235
Installment note principal	1,431,978	1,431,952	26	1,485,369
Installment note interest	227,442	206,172	21,270	233,763
Total debt service	4,263,467	4,162,055	101,412	3,658,251
Total expenditures	4,500,000	4,202,126	297,874	3,742,110
Revenues under expenditures	(4,498,000)	(4,142,775)	355,225	(3,735,747)
Other financing sources (uses):				
Transfers in:				
System Development Fee	-	-	-	3,994,346
Utility Fund	4,498,000	6,902,475	2,404,475	91,000
Total other financing sources (uses)	4,498,000	6,902,475	2,404,475	4,085,346
Debt refunding:				
Principal payments	-	-	-	(8,590,000)
Refunding bonds issued	-	-	-	8,304,387
Total debt refunding	-	-	-	(285,613)
Net change in fund balance	$ -	2,759,700	$ 2,759,700	63,986
Fund Balance - Beginning of year		3,926,129		3,862,143
Fund Balance - End of year		$ 6,685,829		$ 3,926,129

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 22**

CAPITAL PROJECTS FUND
UTILITY RESERVE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
Investment earnings	$ 26,000	$ -	$ 52,429	$ -	$ 52,429
Capacity replacement fees	2,800,000	-	-	-	-
Miscellaneous	4,000		-	-	-
Total revenues	2,830,000	-	52,429	-	52,429
Other financing sources (uses):					
Transfers in	170,000	-	2,672,709	-	2,672,709
Transfers (out)	(3,000,000)	-	-	-	-
Total other financing sources (uses)	(2,830,000)	-	2,672,709	-	2,672,709
Net change in fund balance	$ -	$ -	2,725,138	$ -	$ 2,725,138
Net position - Beginning of year			-		
Net position - End of year			$ 2,725,138		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 23**

CAPITAL PROJECTS FUND
WATER PROJECTS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
Investment earnings	$ -	$ 9,686	$ 182,276	$ -	$ 191,962
State grant	13,760,000	7,419,889	340,111	-	7,760,000
Federal grant	5,500,000	-	5,500,000	-	5,500,000
Miscellaneous revenues	9,927,030	5,005,204	-	-	5,005,204
Total revenues	29,187,030	12,434,779	6,022,387	-	18,457,166
Expenditures:					
Capital outlay:					
Avent Ferry Road Realignment Waterline	250,000	-			-
Friendship Utilities	30,000,000	7,826,924	14,650,103	-	22,477,027
Fuquay Water Line Conveyance	3,300,000	299,730	611,758	-	911,488
NC 540 Utility Relocation	739,750	-		-	-
NW Water and Reclaim Connection	1,000,000	-		-	-
Reclaimed Water Storage Tank	200,000	-		-	-
Sanford Water Capacity and Linework	54,300,000	366,315	1,557,387	-	1,923,702
Harnett County Booster Station Upgrade	8,200,000	35,229	37,462	-	72,691
Total expenditures	97,989,750	8,528,198	16,856,710	-	25,384,908
Revenues under expenditures	(68,802,720)	3,906,581	(10,834,323)	-	(6,927,742)
Installment note issuance	-	-		-	-
Revenue bond proceeds	45,800,000				-
Transfers (out)	-	(2,396,130)	(3,303,869)	200,000	(5,499,999)
Transfers in:					
Utility Fund	9,575,644	5,872,770	4,317,091	-	10,189,861
Utility Capital Projects	922,076	922,076		-	922,076
Utility Reserves	8,187,909	4,605,000	5,332,909	-	9,937,909
System Development Fees	4,317,091	200,000		(200,000)	-
Other - ARPA	-	2,396,130	3,103,869	-	5,499,999
Total transfers	68,802,720	11,599,846	9,450,000	-	21,049,846
Change in net position	$ -	$ 15,506,427	(1,384,323)	-	$ 14,122,104
Net position - Beginning of year			15,506,467		
Net position - End of year			$ 14,122,144		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 24**

CAPITAL PROJECTS FUND

WATER RESERVE

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
Development fees-in-lieu	$ 8,687,778	$ 8,687,778	$ -	$ (2,000,000)	$ 6,687,778
Investment earnings	19,685	24,943	-	(2,966)	21,977
Miscellaneous	459,420	460,420	1,000	-	461,420
Total revenues	9,166,883	9,173,141	1,000	(2,002,966)	7,171,175
Other financing sources (uses):					
Transfers in	1,368,500	1,188,501	-	-	1,188,501
Transfers (out)	(10,535,383)	(3,026,768)	(7,335,874)	2,002,966	(8,359,676)
Total other financing sources (uses)	(9,166,883)	(1,838,267)	(7,335,874)	2,002,966	(7,171,175)
Change in net position	$ -	$ 7,334,874	(7,334,874)	$ (0)	$ (0)
Net position - Beginning of year			7,334,874		
Net position - End of year			$ -		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 25**

CAPITAL PROJECTS FUND
WASTEWATER PROJECTS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
Investment earnings	$ -	$ 5,227	$ 90,437	$ (224)	$ 95,440
State grant	4,000,000	129,719	100,725	-	230,444
Federal grant	5,960,000	5,860,000	100,000	-	5,960,000
Miscellaneous revenues	-	25,431	-	-	25,431
Total revenues	9,960,000	6,020,377	291,162	(224)	6,311,315
Expenditures:					
Capital outlay:					
Business Park Pump Station - Phase	500,000	106,000	100,725	-	206,725
Avent Ferry Pump Station Force Main	-	2,877,626	-	(2,877,626)	-
Basal Creek Pump Station Upgrade - Phase 2	882,330	-	-	-	-
Twelve Oaks Pump Station - Phase 2	3,500,000	203,011	1,114,633	-	1,317,644
Bass Lake Pump Station - Phase 2	400,000	25,225	114,163	-	139,388
Business Park Pump Station - Fujifilm	7,500,000	129,719	-	-	129,719
Holly Springs Road Phase 2 - Forcemain Upsize	2,460,000	-	736,637	-	736,637
Sunset Ridge and Bass Lake Grinder	200,000	-	-	-	-
UCWRF 8 MGD upgrade	1,000,000		271,956		271,956
Total expenditures	16,442,330	3,341,581	2,338,114	(2,877,626)	2,802,069
Revenues under (over) expenditures	(6,482,330)	2,678,796	(2,046,952)	2,877,402	3,509,246
Other financing sources:					
Installment note issuance		3,231,601	-	(3,045,650)	185,951

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 25**

CAPITAL PROJECTS FUND
WASTEWATER PROJECTS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Transfer in:					
Other	$ 3,224,713	$ 1,296,029	$ 3,224,713	$ -	$ 4,520,742
Other - American Rescue Plan "ARPA"	-	3,500,000	688,430	-	4,188,430
Utility Reserve	3,257,617	600,000	1,275,287	(99,655)	1,775,632
Transfer out:					
Other - American Rescue Plan "ARPA"	-	(3,500,000)	(688,430)	-	(4,188,430)
Utility Reserve		(267,903)		267,903	-
Total transfers	6,482,330	4,859,727	4,500,000	(2,877,402)	6,482,325
Change in net position	$ -	$ 7,538,523	2,453,048	-	$ 9,991,571
Net position - Beginning of year			7,538,529		
Net position - End of year			$ 9,991,577		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 26**

CAPITAL PROJECTS FUND
WASTEWATER RESERVE
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
Investment earnings	$ 5,764	$ 7,253	-	$ (840)	$ 6,413
Miscellaneous	4,321,076	4,321,075	-	(500,000)	3,821,075
Total revenues	4,326,840	4,328,328	-	(500,840)	3,827,488
Other financing sources (uses):					
Transfers in	1,532,591	1,351,984	-	(168,903)	1,183,081
Transfers (out)	(5,859,431)	(3,435,282)	(2,245,030)	669,743	(5,010,569)
Total other financing sources (uses	(4,326,840)	(2,083,298)	(2,245,030)	500,840	(3,827,488)
Change in net position	$ -	$ 2,245,030	(2,245,030)	$ -	$ -
Net position - Beginning of year			2,245,030		
Net position - End of year			$ -		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 27**

CAPITAL PROJECTS FUND
UTILITY PAYGO FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	LTD Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
Investment earnings	$ -	$ -	$ -	$ -	$ -
Miscellaneous	-	-	-	-	-
Total revenues	-	-	-	-	-
Expenses:					
Operating	420,000		433,561	-	433,561
Capital outlay	2,557,000		-	-	-
	2,977,000	-	433,561	-	433,561
Other financing sources (uses):					
Transfers in	2,977,000	435,000	1,442,000	-	1,877,000
Total other financing sources (uses	2,977,000	435,000	1,442,000	-	1,877,000
Change in net position	$ -	$ 435,000	1,008,439	$ -	$ 1,443,439
Net position - Beginning of year			435,000		
Net position - End of year			$ 1,443,439		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 28**

CAPITAL PROJECTS FUND
SYSTEM DEVELOPMENT FEE
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
System Development Fees	$ 25,961,871	$ 13,064,617	$ 8,708,967	$ (3,794,346)	$ 17,979,238
Investment earnings	41,840	17,809	161,706	-	179,515
Total revenues	26,003,711	13,082,426	8,870,673	(3,794,346)	18,158,753
Other financing sources (uses):					
Transfers in- Water Project	-	-	200,000	(200,000)	-
Transfers (out)					
Utility Fund	(17,815,019)	-	-	-	-
Water Projects	(200,000)	-	-	-	-
Wastewater Projects	-	-	(3,224,713)	-	(3,224,713)
Utility Fund Debt Service	(7,988,692)	(3,994,346)	-	3,994,346	-
Total other financing sources (uses	(26,003,711)	(3,994,346)	(3,024,713)	3,794,346	(3,224,713)
Change in net position	$ -	$ 9,088,080	5,845,960	$ -	$ 14,934,040
Net position - Beginning of year			9,088,080		
Net position - End of year			$ 14,934,040		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 29**

STORMWATER MANAGEMENT FUND
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL (NON - GAAP)

YEAR ENDED JUNE 30, 2023
(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Revenues:				
Operating revenues:				
Charges for services				
Development fees	$ 250,000	$ 164,986	$ 85,014	$ 227,396
Stormwater - residential	840,000	897,074	(57,074)	855,419
Stormwater - non-residential	480,000	509,784	(29,784)	472,546
Total operating revenues	1,570,000	1,571,844	(1,844)	1,555,361
Nonoperating revenues:				
Investment earnings	3,000	85,997	(82,997)	7,224
Total nonoperating revenues	3,000	85,997	(82,997)	7,224
Total revenues	1,573,000	1,657,841	(84,841)	1,562,585
Expenditures:				
Salaries and employee benefits	1,207,686	888,216	319,470	566,926
Professional services	19,040	15,485	3,555	89,257
Repairs and maintenance			-	56,194
Other operating expenditures	284,669	111,378	173,291	77,814
Total utility operations	1,511,395	1,015,079	496,316	790,191
Capital outlay	246,000	66,373	179,627	35,642
Total expenditures	1,757,395	1,081,452	675,943	825,833
Revenues over expenditures	(184,395)	576,389	760,784	736,752
Other financing sources (uses):				
Transfer from other funds	200,000	-	(200,000)	-
Transfer (to) other funds	(15,605)	-	15,605	(539,522)
Transfer-in American Rescue Plan "ARPA"	1,000,000	481,176	(518,824)	587,100
Transfer (out) - American Rescue Plan "ARPA"	(1,000,000)	(481,176)	518,824	(587,100)
Appropriated fund balance		-	-	-
Total other financing sources (uses)	184,395	-	(184,395)	(539,522)
Revenues over expenditures and other financing uses	$ -	$ 576,389	$ 576,389	$ 197,230

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 29**

STORMWATER MANAGEMENT FUND
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL (NON - GAAP)

YEAR ENDED JUNE 30, 2023
(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2022)

	2023			2022
	Budget	Actual	Variance Positive (Negative)	Actual
Reconciliation from budgetary basis (modified accrual) to full accrual:				
Reconciling items:				
Depreciation and amortization		(57,863)		(52,890)
Capital outlay		66,373		35,642
Increase in compensated absences		(30,212)		(4,564)
Increase in pension obligation		(225,842)		104,584
Decrease in deferred inflows - pension		119,565		(124,185)
Increase in deferred outflows - pension		57,513		19,529
Deferred outflows of resources for contributions made to pension plan in current fiscal year		33,638		6,220
Increase in OPEB obligation		(29,238)		382
Decrease deferred inflows of resources - OPEB		(109)		(6,656)
Increase deferred outflows of resources - OPEB		(8,006)		34
Total reconciling items		(74,181)		(21,904)
Net income - Stormwater Management Fund		502,208		175,326
Other Stormwater Funds:				
Capital project funds:				
Stormwater Reserve Fund		(380,120)		541,275
Net income - GAAP		$ 122,088		$ 716,601

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 30**

CAPITAL PROJECTS FUND
STORMWATER RESERVE
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2023

		Actual			
	Project Authorization	Prior Years	Current Year	Closed Projects	Total to Date
Revenues:					
Development fees-in-lieu	$ 244,362	$ 244,363	$ -	$ -	$ 244,363
Investment earnings	2,155	2,826	19,880	-	22,706
Total revenues	246,517	247,189	19,880	-	267,069
Other financing sources (uses):					
Transfers in	1,162,080	1,227,080	-	-	1,227,080
Transfers (out)	(1,408,597)	-	(400,000)	-	(400,000)
Total other financing sources (us	(246,517)	1,227,080	(400,000)	-	827,080
Net change in fund balance	$ -	$ 1,474,269	(380,120)	$ -	$ 1,094,149
Net position - Beginning of year			1,474,269		
Net position - End of year			$ 1,094,149		

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **SCHEDULE 31**

SCHEDULE OF AD VALOREM TAXES RECEIVABLE -
GENERAL FUND AND DEBT SERVICE FUND

June 30, 2023

Fiscal Year	Uncollected Balance June 30, 2022	Additions	Collections and Credits	Uncollected Balance June 30, 2023
2022-2023	$ -	$ 31,551,318	$ (31,501,189)	$ 50,129
2021-2022	59,447		(23,173)	36,274
2020-2021	33,686	-	(2,490)	31,196
2019-2020	26,819	-	(1,794)	25,025
2018-2019	19,462	-	(523)	18,939
2017-2018	14,424	-	(497)	13,927
2016-2017	9,761	-	(599)	9,162
2015-2016	19,978	-	(310)	19,668
2014-2015	1,490	-	(132)	1,358
2013-2014	11,860	-	(980)	10,880
2012-2013	33,858	-	(33,858)	-
	$ 230,785	$ 31,551,318	$ (31,565,545)	$ 216,558

Less: allowance for uncollectible accounts	
General Fund	(120,908)
Debt Service Fund	(49,385)
Ad valorem taxes receivable-net	$ 46,265

Reconciliation to revenues:

Ad valorem taxes-General Fund	$ 22,410,445
Ad valorem taxes-Debt Service Fund	9,138,495
Reconciling items:	
Releases allowed	34,755
Penalties and interest	(47,229)
Other	(4,775)
Taxes written off	33,858
Total collections and credits	$ 31,565,549

TOWN OF HOLLY SPRINGS, NORTH CAROLINA **Schedule 32**

ANALYSIS OF CURRENT TAX LEVY

TOWN-WIDE LEVY

YEAR ENDED JUNE 30, 2023

	Town - Wide			Total Levy	
	Property Valuation	Rate	Total Levy	Property excluding Registered Motor Vehicles	Registered Motor Vehicles
Original levy:					
Property taxed at current rate	$ 7,448,879,507	$ 0.4216	$ 31,404,476	$ 28,826,733	$ 2,577,743
Motor Vehicle Decals	-		10,550	10,550	-
Penalties	-		9,593	9,593	-
Total	7,448,879,507		31,424,619	28,846,876	2,577,743
Discoveries			221,279	221,279	-
Rebates and Releases	$ (22,433,586)	$ 0.4216	(94,580)	(94,580)	-
Total Property Valuation	$ 7,426,445,920				
Net levy			31,551,318	28,973,575	2,577,743
Uncollected taxes at June 30, 2023			(50,129)	(32,192)	(17,937)
Current year's taxes collected			$ 31,501,189	$ 28,941,383	$ 2,559,806
Current levy collection percentage			99.84%	99.89%	99.30%



Prepared by the Town of Holly Springs Finance Department

STATISTICAL SECTION

The statistical section detailed information as a context for understanding what the information in the financial statements, note disclosures and required supplementary information says about the Town's overall financial health.

Financial Trends

These tables contain information to help the reader understand how the government's financial performance and well-being have changed over time.

Revenue Trends

These tables contain information to help the reader assess the government's most significant local revenue source, the property tax.

Debt Capacity

These tables present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information

These tables offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.

Operating Information

The tables contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.



Prepared by the Town of Holly Springs Finance Department

Town of Holly Springs, North Carolina **Table 1**
Net Position by Component
Last Ten Fiscal Years (Accrual Basis of Accounting)

YEAR ENDED JUNE 30, 2023

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Governmental Activities:										
Net investment in capital assets	$ 69,944,838	$ 74,189,844	$ 78,395,657	$ 91,210,179	$ 98,782,429	$ 108,464,520	$ 110,427,452	$ 97,753,459	$ 107,206,055	$ 108,573,159
Restricted	3,011,707	4,088,141	4,180,063	6,168,323	13,274,189	10,730,713	11,426,931	76,406,801	65,388,045	58,774,616
Unrestricted	13,019,056	13,163,410	17,265,812	12,685,845	7,158,567	13,901,463	12,639,854	(16,283,960)	(10,433,541)	13,333,205
Total Governmental Activities Net Position	$ 85,975,601	$ 91,441,395	$ 99,841,532	$ 110,064,347	$ 119,215,185	$ 133,096,696	$ 134,494,237	$ 157,876,300	$ 162,160,559	$ 180,680,980
Business-Type Activities:										
Invested in capital assets, net of related debt	$ 51,814,633	$ 59,220,434	$ 59,220,434	$ 65,738,531	$ 73,242,756	$ 78,148,397	$ 84,123,220	$ 90,407,264	$ 102,518,596	$ 125,172,975
Restricted	-	-	-	-	-	-	-	-	6,901,683	5,593,755
Unrestricted	20,650,406	34,354,678	34,354,678	37,496,223	41,938,601	44,449,843	44,942,237	52,680,770	58,700,433	56,162,287
Total Business-Type Activities net position	$ 72,465,039	$ 93,575,112	$ 93,575,112	$ 103,234,754	$ 115,181,357	$ 122,598,240	$ 129,065,457	$ 143,088,034	$ 168,120,712	$ 186,929,017
Primary Government:										
Net investment in capital assets	$ 121,759,471	$ 137,616,091	$ 137,616,091	$ 156,948,710	$ 172,025,185	$ 186,612,917	$ 194,550,672	$ 188,160,723	$ 209,724,651	$ 233,746,134
Restricted	3,011,707	4,180,063	4,180,063	6,168,323	13,274,189	10,730,713	11,426,931	76,406,801	72,289,728	64,368,371
Unrestricted	33,669,462	51,620,490	51,620,490	50,182,068	49,097,168	58,351,306	57,582,091	36,396,810	48,266,892	69,495,492
Total Primary Government Net Position	$ 158,440,640	$ 193,416,644	$ 193,416,644	$ 213,299,101	$ 234,396,542	$ 255,694,936	$ 263,559,694	$ 300,964,334	$ 330,281,271	$ 367,609,997

Town of Holly Springs, North Carolina
Changes in Net Position
Last Ten Fiscal Years (Accrual Basis of Accounting)

YEAR ENDED JUNE 30, 2023

	2014	2015	2016	2017
Expenses:				
Governmental Activities:				
General government	$ 3,528,051	$ 3,462,828	$ 5,427,002	$ 6,313,275
Public safety	8,291,593	8,625,666	9,375,298	9,819,225
Public works	5,216,527	5,439,989	5,117,826	5,764,726
Economic and physical development	2,515,614	2,727,983	2,717,471	3,050,354
Cultural and recreational	4,168,776	4,385,491	4,853,362	6,582,467
Interest on long-term debt	1,109,591	1,517,904	1,131,787	1,426,709
Total Governmental Activities Expenses	24,830,152	26,159,861	28,622,746	32,956,756
Business-Type Activities:				
Utility	$ 10,310,680	$ 10,391,706	$ 12,525,209	$ 13,769,219
Stormwater management	-	304,303	382,116	426,954
Total Business-Type Activities	10,310,680	10,696,009	12,907,325	14,196,173
Total Primary Government	$ 35,140,832	$ 36,855,870	$ 41,530,071	$ 47,152,929
Program Revenues:				
Governmental Activities:				
Charges for Services:				
General government	$ 8,400	$ 21,575	$ 16,325	$ 20,925
Public safety	-	-	3,935	649,785
Public works	3,149,640	3,640,733	4,126,782	4,211,351
Economic and physical development	629,514	881,538	979,236	1,082,787
Cultural and recreational	1,503,984	1,597,746	2,078,761	2,659,557
Operating grants and contributions	1,596,573	2,310,297	1,911,070	937,153
Capital grants and contributions	376,600	679,807	2,497,859	6,186,357
Total Governmental Activities Revenues	7,264,711	9,131,696	11,613,968	15,747,915
Business-Type Activities:				
Charges for Services:				
Utility	8,824,314	9,593,146	10,665,649	13,010,379
System development fee	-	-	-	-
Stormwater management	-	400,996	424,890	438,541
Operating grants and contributions	941,444	2,518,586	3,087,544	34,014
Capital grants and contributions	4,111,657	4,176,414	13,247,053	11,209,180
Total Business-Type Activities Program Revenues	13,877,415	16,689,142	27,425,136	24,692,114
Total Primary Government Program Revenues	$ 21,142,126	$ 25,820,838	$ 39,039,104	$ 40,440,029
Net (Expense) Revenue:				
Governmental activities	(17,565,441)	(17,028,165)	(17,008,778)	(17,208,841)
Business-type activities	3,566,735	5,993,133	14,517,811	10,495,941
Total Primary Government Net Expenses	$ (13,998,706)	$ (11,035,032)	$ (2,490,967)	$ (6,712,900)

2018	2019	2020	2021	2022	2023
$ 6,107,980	$ 6,455,658	$ 8,004,900	$ 22,941,073	$ 14,145,144	$ 16,532,603
10,912,664	11,890,328	15,348,729	11,940,360	13,804,821	17,432,658
5,804,588	6,376,293	9,345,302	5,291,086	7,028,387	3,811,732
3,540,240	3,900,880	4,592,068	4,228,795	24,467,841	5,596,940
7,040,497	7,258,197	9,251,664	2,277,614	5,076,874	7,004,634
1,247,571	788,902	1,370,458	889,600	2,641,647	2,603,512
34,653,540	36,670,258	47,913,121	47,568,528	67,164,714	52,982,079
$ 13,929,928	$ 17,255,535	$ 19,707,996	$ 15,782,975	$ 18,579,677	$ 22,385,117
531,509	669,700	685,851	684,096	847,736	1,155,630
14,461,437	17,925,235	20,393,847	16,467,071	19,427,413	23,540,747
$ 49,114,977	$ 54,595,493	$ 68,306,968	$ 64,035,599	$ 86,592,127	$ 76,522,826
$ 2,858,813	$ 7,298,373	$ 5,294,919	$ 3,111,678	$ 4,608	$ 9,688,985
853,789	792,717	845,475	-	-	-
2,385,218	2,521,378	2,809,164	-	3,306,669	-
-	-	-	-	2,601,694	-
3,907,820	2,354,661	2,276,871	5,080,376	4,569,187	639,232
722,111	707,806	700,191	1,577,170	1,596,014	4,846,721
3,826,519	4,194,268	1,436,550	17,181,170	9,863,429	2,093,714
14,554,270	17,869,203	13,363,170	26,950,394	21,941,601	17,268,652
23,522,105	20,215,998	23,237,843	19,292,758	22,814,857	22,042,323
-	-	-	-	-	8,708,967
861,496	839,796	1,006,146	5,511,370	1,555,361	1,571,841
-	-	-	-	27,047	-
2,572,952	4,753,170	2,790,940	5,396,694	3,018,954	9,326,959
26,956,553	25,808,964	27,034,929	30,200,822	27,416,219	41,650,090
$ 41,510,823	$ 43,678,167	$ 40,398,099	$ 57,151,216	$ 49,357,820	$ 58,918,742
(20,099,270)	(18,801,055)	(34,549,954)	20,618,134	45,223,113	35,713,427
12,495,116	7,883,729	6,641,082	(13,733,751)	(7,988,806)	(18,109,343)
$ (7,604,154)	$ (10,917,326)	$ (27,908,872)	$ 6,884,383	$ 37,234,307	$ 17,604,084

Town of Holly Springs, North Carolina
Changes in Net Position
Last Ten Fiscal Years (Accrual Basis of Accounting)

YEAR ENDED JUNE 30, 2023

	2014	2015	2016	2017
General Revenue and Other Changes in Net Position				
Governmental Activities:				
Taxes:				
Property taxes, levied for general purposes	$ 15,619,742	$ 16,223,733	$ 17,257,526	$ 18,178,641
Other taxes	304,881	293,621	245,812	263,595
Unrestricted grants and contributions	6,110,835	7,335,754	7,975,706	8,317,739
Unrestricted investment earnings	186,353	88,056	91,790	67,113
Gain (loss) on sale of assets	-	21,779	111,308	39,782
Miscellaneous	167,478	(52,482)	(222,998)	609,585
Transfers	462,694	-	-	946,124
Total Governmental Activities	22,851,983	23,910,461	25,459,144	28,422,579
Business-Type Activities:				
Unrestricted investment earnings	10,048	115,328	134,205	109,825
Gain (loss) on sale of assets	-	-	(9,070)	-
Miscellaneous	-	-	-	-
Transfers	352,969	-	-	(946,124)
Total Business-Type Activities Program	363,017	115,328	125,135	(836,299)
Total Primary Government	$ 23,215,000	$ 24,025,789	$ 25,584,279	$ 27,586,280
Change in Net Position				
Governmental activities	$ 5,149,265	$ 6,882,296	$ 7,868,445	$ 11,173,956
Business-type activities	3,313,814	6,108,461	15,224,877	9,656,642
Total Primary Government Net Expenses	$ 8,463,079	$ 12,990,757	$ 23,093,322	$ 20,830,598

Table 2

2018	2019	2020	2021	2022	2023
$ 19,209,381	$ 20,667,959	$ 24,089,825	$ 26,867,688	$ 29,064,809	$ 32,641,019
270,673	281,621	289,388	685,529	809,962	856,026
8,880,075	8,889,855	10,060,324	15,383,548	16,650,541	16,571,711
241,480	327,247	368,545	105,025	932,478	2,303,331
(454)	21,607	328,052	-	-	-
778,909	541,851	639,823	1,064,165	1,132,532	1,488,916
567,135	1,272,139	610,976	(357,567)	917,050	372,845
29,947,199	32,002,279	36,386,933	43,748,388	49,507,372	54,233,848
226,328	805,293	530,281	$ 11,142	$ 99,211	$ 1,071,807
(1,736)	-	-	-	-	-
-	-	3,292	489,982	17,861,711	-
(567,135)	(1,272,139)	(610,976)	357,567	(917,050)	(372,845)
(342,543)	(466,846)	(77,403)	858,691	17,043,872	698,962
$ 29,604,656	$ 31,535,433	$ 36,309,530	$ 44,607,079	$ 66,551,244	$ 54,932,810
$ 9,847,929	$ 13,496,434	$ 1,836,979	$ 23,130,254	$ 4,284,259	$ 18,520,421
12,152,573	7,416,882	6,563,679	14,592,442	25,032,678	18,808,305
$ 22,000,502	$ 20,913,316	$ 8,400,658	$ 37,722,696	$ 29,316,937	$ 37,328,726

Town of Holly Springs, North Carolina **Table 3**

Governmental Activities Tax Revenues by Source
Last Ten Fiscal Years (Accrual Basis of Accounting)

YEAR ENDED JUNE 30, 2023

Fiscal Year	Property Tax Levy [1]	Tax Rate
2014	15,619,742	0.4350
2015	16,223,733	0.4350
2016	17,257,526	0.4325
2017	18,178,641	0.4325
2018	19,432,310	0.4325
2019	20,877,006	0.4325
2020	24,315,524	0.4325
2021	26,851,482	0.4216
2022	29,067,539	0.4216
2023	31,551,318	0.4216

Note:
[1] Town of Holly Springs only levies a property tax.

Town of Holly Springs, North Carolina **Table 4**

Fund Balances of Governmental Funds

Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Fund										
Fund Balance:										
Nonspendable	$ 52,410	$ 52,239	$ 70,081	$ 79,950	$ 91,303	$ 110,795	$ 125,674	$ 253,630	$ 269,704	$ 313,676
Restricted	2,544,522	2,970,290	3,639,779	5,778,229	6,886,858	5,288,377	7,566,502	8,480,716	14,945,965	15,534,753
Committed	-	-	-	-	361,055	1,083,165	1,401,301	318,891	3,755,054	3,859,461
Assigned	-	-	-	-	-	-	-	-	-	-
Unassigned	7,386,296	8,631,264	8,458,193	7,268,830	7,541,972	10,997,626	12,643,014	15,455,409	11,357,473	10,316,667
Total General Fund	$ 9,983,228	$ 11,653,793	$ 12,168,053	$ 13,127,009	$ 14,881,188	$ 17,479,963	$ 21,736,491	$ 24,508,646	$ 30,328,196	$ 30,024,557
All Other Governmental Funds:										
Fund Balance:										
Nonspendable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Restricted	467,185	1,117,851	540,284	390,094	6,387,331	5,442,336	3,860,429	69,356,584	51,390,905	43,239,863
Committed	8,448,148	7,515,167	8,964,567	10,467,668	6,661,741	8,122,980	7,278,973	-	-	-
Assigned	-	-	-	-	-	-	2,593,028	9,191,375	9,564,903	11,892,463
Unassigned	-	(3,434)	(3,434)	8,142	(833,934)	667,265	(1,697,459)	-	-	-
Total Governmental Fund	$ 8,915,333	$ 8,629,584	$ 9,501,417	$ 10,865,904	$ 12,215,138	$ 14,232,581	$ 12,034,971	$ 78,547,959	$ 60,955,808	$ 55,132,326

Town of Holly Springs, North Carolina **Table 5**

Changes in Fund Balance of Governmental Funds

Last Ten Fiscal Years (Modified Accrual Basis of Accounting)

YEAR ENDED JUNE 30, 2023

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Revenues:										
Ad valorem taxes	$ 15,687,338	$ 16,286,363	$ 17,018,909	$ 18,174,054	$ 19,206,514	$ 20,664,824	$ 24,297,521	$ 26,862,367	$ 29,064,809	$ 31,548,937
Other taxes and licenses	304,881	293,621	245,812	263,595	270,305	281,335	288,283	685,529	809,962	856,026
Unrestricted governmental	6,110,835	7,335,754	7,975,705	8,317,740	8,880,075	9,570,143	10,060,324	15,983,548	16,650,543	16,571,711
Restricted intergovernmental	1,518,433	2,288,396	3,065,521	5,379,580	3,386,261	2,484,631	2,740,762	4,498,211	5,603,298	6,106,145
Permits and fees	2,364,570	3,015,654	3,560,678	3,938,888	5,168,469	7,434,931	4,871,288	3,111,678	2,601,694	2,723,139
Sales and services	3,381,708	3,827,647	4,296,864	4,919,619	5,268,409	5,414,832	5,123,703	5,080,376	5,439,843	8,025,174
Investment earnings	186,353	88,056	91,790	67,113	241,480	327,247	368,545	105,025	120,631	2,303,331
Contributions	-	-	-	-	601,000	610,000	600,000	-	-	-
Miscellaneous	155,960	21,779	132,295	352,190	819,408	568,356	669,140	937,248	789,008	1,488,916
Total Revenues	29,710,078	33,157,270	36,387,574	41,412,779	43,841,921	47,356,299	49,019,566	57,263,982	61,079,788	69,623,379
Expenditures:										
General government	3,330,493	3,372,314	4,777,766	4,992,465	5,762,700	6,068,557	7,045,195	5,888,841	7,090,889	18,088,332
Public safety	7,498,671	8,167,487	8,753,090	9,041,240	9,598,597	10,445,463	11,563,787	12,122,150	13,878,530	16,584,368
Public works	3,525,567	3,802,470	3,343,570	3,862,106	3,828,097	4,228,356	4,604,519	6,698,810	6,640,017	7,439,264
Economic and physical development	2,469,042	2,752,672	2,725,969	3,043,549	3,349,044	3,647,405	3,664,380	4,259,326	24,686,867	4,915,213
Culture and recreation	3,704,644	3,966,824	4,056,012	4,572,031	5,225,265	5,237,054	4,944,635	4,400,115	5,067,056	6,901,296
Debt service:										
Principal	2,984,012	3,595,154	3,372,453	3,470,119	3,270,280	3,271,430	3,205,035	3,301,514	4,225,748	4,673,007
Interest and other charges	1,213,304	1,424,840	1,435,953	1,366,365	1,373,669	1,267,951	1,163,600	1,052,367	2,434,261	2,566,793
Capital outlay	12,093,646	20,761,983	9,344,540	9,727,367	9,158,453	9,867,611	11,708,526	7,928,259	11,495,738	15,480,329
Total Expenditures	36,819,379	47,843,744	37,809,353	40,075,242	41,566,105	44,033,827	47,899,677	45,651,382	75,519,106	76,648,602
Excess of revenues over (under) expenditures	(7,109,301)	(14,686,474)	(1,421,779)	1,337,537	2,275,816	3,322,472	1,119,889	11,612,600	(14,439,318)	(7,025,223)
Other Financing Sources (Uses):										
Transfers in	337,784	4,615	3,830,312	3,880,782	15,331,363	17,984,579	18,187,134	101,354	20,873,623	12,823,449
Transfers out	15,185	(4,615)	(4,412,243)	(2,934,658)	(14,781,725)	(16,712,440)	(17,576,158)	(458,921)	(19,956,573)	(12,450,604)
General obligation bonds issued	-	-	-	-	-	-	-	30,000,000	8,533,381	-
General obligation bonds principal payment refunding	-	-	-	-	-	-	-	-	(9,060,000)	-
Bond premiums	-	-	(118,505)	-	-	-	-	7,758,301	-	-
Insurance proceeds	-	-	-	-	-	-	-	-	-	-
Sale of capital assets	-	330,593	45,267	39,782	26,825	21,607	328,053	-	-	-
Proceed s from SBITAs	-	-	-	-	-	-	-	-	-	65,258
Installment purchase obligations	1,790,650	-	-	-	-	-	-	1,750,000	2,276,250	460,000
Limited obligation bonds issued	-	18,912,653	-	-	-	-	-	18,270,000	-	-
Total Other Financing Sources (Uses)	2,143,619	19,243,246	(655,169)	985,906	576,463	1,293,746	939,029	57,420,734	2,666,681	898,103
Net change in fund balances	$ (4,965,682)	$ 4,556,772	$ (2,076,948)	$ 2,323,443	$ 2,852,279	$ 4,616,218	$ 2,058,918	$ 69,033,334	$ (11,772,637)	$ (6,127,120)
Debt service as a percentage of noncapital expenditures	17.0%	18.5%	16.9%	15.9%	14.3%	13.3%	12.1%	13.0%	10.4%	11.8%

Town of Holly Springs, North Carolina **Table 6**

Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

Fiscal Year	Tax Year Ended December 31	Real Property	Personal Property	Public Service Company	Net Assessed Value	Rate [2]	Ratio of Assessed Value to Estimated Actual Value [1]
2014	2013	2,980,832,198	267,785,254	202,730,575	3,451,348,027	0.4350	100%
2015	2014	3,157,366,328	255,641,980	11,280,764	3,424,289,072	0.4325	100%
2016	2015	3,318,803,500	235,417,044	14,038,511	3,568,259,055	0.4325	100%
2017	2016	3,676,515,021	149,168,524	14,414,591	3,840,098,136	0.4325	100%
2018	2017	3,950,714,099	97,295,550	15,827,540	4,063,837,189	0.4325	100%
2019	2018	4,356,646,328	453,292,958	15,948,430	4,825,887,716	0.4825	100%
2020	2019	4,632,213,679	391,495,658	17,112,218	5,040,821,555	0.4216	100%
2021	2020	5,829,943,075	509,432,761	18,436,783	6,357,812,619	0.4216	100%
2022	2021	6,632,043,898	226,080,494	19,063,701	6,877,188,093	0.4216	100%
2023	2022	7,097,650,323	308,621,197	20,174,400	7,426,445,920	0.4216	100%

Notes:
[1] Assessed value is established by the Wake County Tax Department at 100% estimated market value.

[2] Rate per $100 of assessed valuation.

[3] A revaluation of all property is required every four (4) years by North Carolina State Statute. The last revaluation occurred as of December 31, 2020.

Town of Holly Springs, North Carolina **Table 7**

Property Tax Rates
Direct and Overlapping Governments
Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

Fiscal Year	Town of Holly Springs	Wake County	Combined Tax Rate Per $100 of Assessed Value
2014	0.4350	0.578	1.0130
2015	0.4325	0.615	1.0470
2016	0.4325	0.601	1.0330
2017	0.4325	0.615	1.0475
2018	0.4325	0.654	1.0869
2019	0.4825	0.721	1.2032
2020	0.4216	0.600	1.0216
2021	0.4216	0.600	1.0216
2022	0.4216	0.600	1.0216
2023	0.4216	0.620	1.0411

Note:

(1) A revaluation of all property is required every four (4) years by Noth Carolina State Statute. The last revaluation occurred as of December 31, 2020.

Town of Holly Springs, North Carolina **Table 8**

Principal Property Taxpayers
Current Year and Ten Years Ago

YEAR ENDED JUNE 30, 2023

	2023			2013		
Taxpayer	**Taxable Assessed Value**	**Rank**	**Percentage of Total Taxable Assessed Value**	**Taxable Assessed Value**	**Rank**	**Percentage of Total Taxable Assessed Value**
Seqirus Inc [1]	$ 543,521,203	1	7.90%	$ 355,781,624	1	10.69%
KRG New Hill Place	70,525,708	2	1.03%	-	-	-
4000 Penuche Way (NC) Owner LP	55,996,684	3	0.81%	16,461,400	5	0.49%
Myers Exchange Holly Springs LP	50,428,497	4	0.73%	-	-	-
Scrap Iron LLC	47,913,147	5	0.70%	-	-	-
MSS Apartmetns LLC	34,466,415	6	0.50%	-	-	-
Holly Springs Owner LLC	34,394,707	7	0.50%	20,249,698	3	0.61%
Duke University Health System Inc	18,313,560	8	0.27%	18,290,737	4	0.55%
Hanson Aggregates Carolina Inc.	17,094,083	9	0.25%	-	-	-
Walmart	16,506,006	10	0.24%	-	-	-
WSLD 12 Oaks VI LLC	-	-	-	27,922,255	2	0.84%
Southpark Village Investment	-	-	-	16,190,556	6	0.49%
Rosen Holly Springs LLC	-	-	-	13,910,243	7	0.42%
Holly Springs Residential Prop	-	-	-	13,768,300	8	0.41%
Holly Sprinsg Crossing LLC	-	-	-	11,733,904	9	0.35%
Apple Nine NC LP	-	-	-	9,169,602	10	0.28%
Totals	$ 889,160,010		12.9%	$ 503,478,319		15.1%
Total Assessed Value	$ 6,877,188,093			$ 3,329,497,568		

Source: Wake County Tax Administration - Statistics and Reports, and 2013 CAFR.

[1] Novartis merged to become Seqirus Inc. in July 2015

Town of Holly Springs, North Carolina **Table 9**

Property Tax Levies and Collections
Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

Fiscal Year	Tax Levy	Current Tax Collections	Percent of Taxes Collected	Subsequent Delinquent Tax Collections [1]	Total Tax Collections	Ratio of Total Tax Collections to Total Tax Levy
2014	15,866,133	15,768,583	99.4%	133,848	15,902,431	100.0%
2015	16,458,003	16,422,026	99.8%	74,720	16,496,746	100.0%
2016	17,172,963	17,134,568	99.8%	(5,436)	17,129,132	99.7%
2017	18,517,564	18,490,570	99.9%	22,408	18,512,978	100.0%
2018	19,438,128	19,401,996	99.8%	27,447	19,429,443	100.0%
2019	20,877,006	20,860,513	99.9%	13,359	20,873,872	100.0%
2020	24,315,524	24,239,724	99.7%	23,534	24,263,258	99.8%
2021	26,851,482	26,788,216	99.8%	34,306	26,822,522	99.9%
2022	29,067,539	29,008,092	99.8%	23,173	29,031,265	99.9%
2023	31,551,318	31,501,189	99.8%	30,498	31,531,687	99.9%

Notes:
[1] A revaluation of all property is required every four (4) years by North Carolina State Statute. The last revaluations occurred as of December 31, 2020.

Town of Holly Springs, North Carolina

Table 10

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

	Governmental Activities			Business-Type Activities					
Fiscal Year	GO Bonds	Installment Purchases	LO Bonds	GO Bonds	Installment Purchases	Revenue Bonds	Total Primary Government	Debt as a % of Assessed Valuation [1]	Per Capita [2]
2014	13,247,144	21,159,117	-	11,867,167	15,800,282	22,190,300	84,264,010	2.4%	2,802
2015	12,935,475	16,857,552	18,912,653	11,345,756	14,726,548	21,140,954	95,918,938	2.8%	3,056
2016	11,840,000	14,410,099	16,630,000	11,035,000	13,652,813	20,041,967	87,609,879	2.5%	2,623
2017	11,390,000	11,983,485	16,155,000	10,570,000	12,579,079	18,890,992	81,568,556	2.1%	2,309
2018	11,256,992	12,113,476	16,651,378	10,090,000	11,505,345	17,685,565	79,302,756	2.0%	2,145
2019	10,653,912	10,437,046	15,540,953	9,605,000	10,431,611	16,423,113	73,091,635	1.5%	1,886
2020	9,992,551	8,821,001	14,430,528	9,105,000	9,357,876	15,100,923	66,807,879	1.3%	1,610
2021	43,763,118	8,859,489	34,932,149	8,590,000	11,329,792	13,450,449	120,924,997	1.9%	2,865
2022	41,245,554 [3]	9,419,923 [4]	33,654,622	8,289,582 [6]	10,560,492 [5]	11,954,565	115,124,738	1.7%	2,437
2023	38,860,449	8,266,795	32,377,094	7,680,718	9,128,539	10,413,848	106,727,443	1.4%	2,152

Notes:

[1] Total primary government debt divided by assessed valuation.

[2] Total primary government debt divided by total population.

[3] During fiscal year 2022, the 2012 Park and Recreation Bonds totaling $8,430,000 were refunded.

[4] During fiscal year 2022, Vehicle Installment of $2,276,182 were issued.

[5] During fiscal year 2022, Vehicle Installment of $716,068 were issued.

[6] During fiscal year 2022, 2006 and 2012 Water and Sewer Bonds totaling $8,205,000 were refunded.

Town of Holly Springs, North Carolina **Table 11**

Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

Fiscal Year	General Obligation Bonds [1]	Percentage of Assessed Property Value	Per Capita [2]
2014	24,590,000	0.71%	818
2015	23,775,000	0.69%	757
2016	22,875,000	0.64%	685
2017	21,960,000	0.57%	622
2018	20,895,000	0.51%	565
2019	20,258,912	0.42%	523
2020	19,097,551	0.38%	460
2021	52,353,118	4.71%	1,240
2022	49,535,136	0.72%	1,049
2023	46,541,166	0.63%	938

Note: Details regarding the Town's debt can be found in the notes to the financial statements.

[1] Includes general obligation bonds from governmental and business-type activities; includes bond premiums.

[2] Population data can be found in Table 15.

Town of Holly Springs, North Carolina — Table 12

Direct and Overlapping Governmental Activities Debt

YEAR ENDED JUNE 30, 2023

Governmental Unit	General Obligation Debt Outstanding	Percentage Applicable to Town	Amount Applicable to Town
Direct Debt:			
Town of Holly Springs	$ 79,504,338 [3]	100.00%	$ 79,504,338
Overlapping Debt: [4]			
Wake County	1,704,400,000 [1]	3.44% [2]	58,598,867
Total direct and overlapping debt			$ 138,103,205

[1] Amount represents General Obligation Debt of Wake County, North Carolina. The Town is a Municipal Government within Wake County.

[2] Allocated based on assessed valuation.

[3] Includes all governmental general obligation, limited obligation and installment financing debt.

[4] Overlapping debt does not include the debt of the Special Airport District of Durham and Wake Counties as these bonds are payable by the Airport Authority out of airport revenues.

Town of Holly Springs, North Carolina **Table 13**
Legal Debt Margin Information
Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

Fiscal Year	Debt Limit	Less: Total Net Debt Applicable to Limit	Legal Debt Margin	Total Net Debt Applicable to the Limit as a Percentage of Debt Limit
2014	276,107,842	50,672,232	225,435,610	18.35%
2015	274,049,458	62,993,344	211,056,114	22.99%
2016	285,460,724	58,292,912	227,167,812	20.42%
2017	335,654,566	57,450,064	278,204,502	17.12%
2018	359,442,254	58,012,536	301,429,718	16.14%
2019	386,164,273	51,856,022	334,308,251	13.43%
2020	403,265,724	47,109,456	356,156,268	11.68%
2021	508,625,010	103,094,548	405,530,462	20.27%
2022	551,134,239	104,220,568	445,954,479	18.94%
2023	594,115,674	114,313,595	479,802,079	19.24%

Legal Debt Margin Calculation for Fiscal Year 2023

Assessed value	$	7,426,445,920
Debt Limit (8% of total assessed value)		594,115,674
Debt applicable to limit:		
General obligation bonds (including premium)		46,541,167
Limited obligation bonds		32,377,094
Installment purchase agreements		17,395,334
Authorized but unissued general obligation bonds		18,000,000
Total net debt applicable to limit		114,313,595
Legal Debt Margin	$	479,802,079
Percentage of debt to debt limit		19.24%
Percentage of debt to assessed value		1.54%

(1) Under North Carolina general statutes, the legal debt limit should not exceed 8% of total assessed property value. By law, the statues provide exclusions for bonded debt which has been issued for water and sewer systems provided the criteria for the debt has been satisfied by the unit of government.

Town of Holly Springs, North Carolina **Table 14**

Pledge Revenue Coverage

Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

	Utility Revenue Bonds							
						Debt Service		
Fiscal	Water & Sewer Charges [1]	Operating Revenues [2]	Total Charges	Less Operating Expenses	Net Available Revenue	Principal	Interest	Coverage
2014	9,765,758	4,211,705	13,977,463	6,318,282	7,659,181	2,532,733	1,545,133	1.88%
2015	12,111,732	4,215,425	16,327,157	6,596,399	9,730,758	2,644,492	1,409,831	2.40%
2016	11,752,068	7,010,631	18,762,699	7,871,184	10,891,515	2,622,720	1,413,419	2.70%
2017	13,010,379	7,045,592	20,055,971	9,075,842	10,980,129	2,689,710	1,339,931	2.72%
2018	12,066,349	11,455,756	23,522,105	12,874,164	10,647,941	2,759,161	1,263,993	2.65%
2019	19,216,736	999,262	20,215,998	10,986,122	9,229,876	2,821,193	1,185,334	2.30%
2020	22,419,319	1,391,004	23,810,323	15,552,515	8,257,808	2,895,919	1,104,417	2.06%
2021	18,209,055	1,083,703	19,292,758	11,791,104	7,501,654	3,239,208	1,057,407	1.75%
2022	17,436,518	1,074,182	18,510,700	13,496,177	5,014,523	3,366,253	663,236	1.24%
2023	18,648,761	818,693	19,467,454	14,787,911	4,679,543	3,507,791	654,265	1.12%

[1] Includes water and sewer charges and tap fees.

[2] Certain amounts represent sewer capacity replacement fees. These revenues are now accounted for in the System Development Fee Fund.

Town of Holly Springs, North Carolina **Table 15**

Demographic and Economic Statistics

Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

Fiscal Year	Holly Springs Population [1]	Wake County Population [2]	Personal Income (thousands) [3]	Per Capita Income [4]	Median Age [5]	School Enrollment [6]	Unemployment Rate [7]
2014	30,071	974,289	49,629,485	49,695	35.0	7,937	5.5%
2015	31,391	998,691	50,257,552	50,294	35.0	8,114	5.5%
2016	33,395	1,024,198	53,028,913	51,776	35.0	8,126	4.3%
2017	35,323	1,046,791	56,592,270	54,063	35.0	8,655	3.6%
2018	36,973	1,072,203	57,229,926	54,549	36.2	8,655	3.6%
2019	38,757	1,092,305	64,461,643	59,014	36.4	8,939	3.6%
2020	41,502	1,092,305	64,461,643	59,014	36.4	9,197	7.2%
2021	42,209	1,129,410	69,222,569	62,264	36.4	9,951	4.1%
2022	47,231	1,150,204	74,107,214	65,450	37.4	10,517	3.0%
2023	49,600	1,175,021	81,900,659	71,205	37.3	10,021	3.1%

[1] Population projections are compiled by Town of Holly Springs Planning & Zoning Department.

[2] Source - Wake County.

[3] Personal Income for Wake County according to the US Bureau of Economic Analysis.
Information is available for the County, not the Town. Latest data available is 2020. Revised November 16,2021.
2023 figure is from FRED (Federal Reseve Economic Data) and based on 2021 reported figures.

[4] Per capita Income for Wake County according to the US Bureau of Economic Analysis.
Information is available for the County, not the Town. Latest data available is 2021. Revised November 16, 2022.

[5] Median age for Wake County according to WakeGOV. 2023 figure is from Census Reporter.

[6] School enrollment for public schools within Town incorporated limits provided by Wake County Public School System.

[7] Unemployment rate for Wake County according to WakeGOV. 2022 rate for Wake County according to North Carolina Department of Commerce.

Town of Holly Springs, North Carolina

Table 16

Principal Employers
Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

	2023		2013	
Employer	**Employees**	**Rank**	**Employees**	**Rank**
CSL Seqirus Inc (formerly Novartis)	1000	1	800	1
Wake County Public School System	700	2	650	2
UNC Health Rex Holly Springs	450	3	78	9
Town of Holly Springs*	371	4	239	4
Walmart	350	5	260	3
Target	300	6	250	5
Rovisys	200	7	-	-
My Computer Career	175	8	-	-
Pierce Group Benefit	150	9	-	-
FUJIFILM Diosynth Biotechnologies	100	10	-	-
Amgen	100	10	-	-
Ideal Landscaping	-	-	103	7
Harris Teeter	-	-	150	6
Lowe's Foods	-	-	80	8
Warp Technologies	-	-	56	10

* Included full time employees only

Source: Town of Holly Springs Economic Development Department.

Town of Holly Springs, North Carolina **Table 17**

Full-time Equivalent Town Government Employees by Function
Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

Function	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Government										
Governing Body	5	5	5	5	5	2	2	2	2	2
Administration	8	8	10	10	11	16	18	21	22	32
Finance*	7	8	10	10	11	12	14	17	19	18
Economic and Physical Development										
Economic Development	2	2	1	2	2	2	2	2	2	2
Planning*	6	7	9	8	9	9	10	-	-	-
Code Enforcement*	9	9	12	12	12	13	13	-	-	-
Engineering*	18	18	21	21	23	26	28	-	-	-
Development Services*										
Customer Svce & Compliance	-	-	-	-	-	-	-	8	9	11
Land Development	-	-	-	-	-	-	-	20	26	23
Building & Safety	-	-	-	-	-	-	-	8	11	12
Public Safety										
Law Enforcement										
Officers	44	50	50	49	56	64	71	69	73	69
Civilians	12	10	13	13	12	15	15	18	18	18
Fire/Rescue	39	39	41	40	45	54	58	58	71	67
Public Works										
Streets	11	10	12	10	11	15	15	17	17	15
Solid Waste	11	12	11	11	14	14	15	15	15	14
Fleet Maintenance	2	2	2	2	2	2	3	3	4	5
Facility Maintenance*	-	-	-	-	-	-	-	2	3	3
Parks and Recreation	26	27	33	33	34	37	38	36	37	38
Water										
Water Storage*	1	1	1	1	1	1	1	-	-	-
Water Distributions*	9	10	11	12	12	12	12	-	-	-
Water Meters (Finance)	4	4	4	4	4	4	4	-	-	-
Water Quality										
WW Treatment*	8	8	8	8	8	9	9	-	-	-
Pump Stations*	3	3	4	4	4	4	4	-	-	-
Laboratory*	2	2	2	2	2	2	3	-	-	-
WW Collections*	4	4	3	4	5	6	6	-	-	-
Utilities & Infrastructure*										
Business Management	-	-	-	-	-	-	-	5	5	6
Infrastructure & Environmental Services	-	-	-	-	-	-	-	10	13	10
Water Resources Admin	-	-	-	-	-	-	-	1	1	1
Utility Management & Planning	-	-	-	-	-	-	-	1	1	2
Stormwater										7
Operations	-	-	-	-	-	-	-	7	7	8
Industrial Maintenance	-	-	-	-	-	-	-	-	2	1
Compliance	-	-	-	-	-	-	-	4	4	4
Water Distributions	-	-	-	-	-	-	-	12	12	12
Cross Connection / Backflow	-	-	-	-	-	-	-	1	1	1
WW Collections	-	-	-	-	-	-	-	10	10	9
Total	231	239	263	261	283	319	341	347	385	390

*During FY 2021 - The Town had a major reorganization performed in which the Development Services and Utility and Infrastructure departments were formed.

Source: Town of Holly Springs Finance Department.

Town of Holly Springs, North Carolina
Operating Indicators by Function
Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

Function	2014	2015	2016	2017	2018	2019
Public Safety						
Physical arrests	423	470	462	444	383	310
Traffic violations	3,034	2,385	2,227	1,914	1,163	1,019
Number of fire calls answered	1,522	1,657	1,877	1,903	2,130	2,174
Inspections	813	960	1,010	1,107	548	1,789
Police response rate	N/A	N/A	N/A	N/A	N/A	5.09**
Fire response rate	N/A	N/A	N/A	N/A	N/A	4.31
Highways and streets						
Street resurfacing (miles)	-	2.00	5.25	7.17	5.59	5.59
Potholes repaired	78	240	191	191	163	163
Sidewalk repaired (linear feet)	1,242	2,210	2,163	2,808	3,029	3,029
Street sweeping (miles)	350	684	575	150 [1]	240	240
Code Enforcement/Inspections						
Building permits	663	944	989	1,072	996	1,135
Sanitation						
Residential waste collected (tons/year)	6,761	7,408	8,568	9,472	7,981	9,918
Recyclables collected (tons/year)	1,962	1,940	2,021	1,660	2,072	2,354
Yard waste collected (tons/year)	19,874 cy	22,200 cy	27,152 cy	37,932.09 cy	23,524 cy	21,480 *
Household/appliances (tons/year)	83.00	159 pieces	183 pieces	24.69*	25 pieces	24.00
Recycle pick-up fee	$ 4.25	$ 4.25	$ 4.34	$ 4.34	$ 4.34	$ 4.34
Trash pick-up fee	$ 9.50	$ 9.50	$ 9.69	$ 9.69	$ 9.69	$ 9.69
Yard waste pick-up fee	$ -	$ -	$ -	$ -	$ 3.00	$ 3.00
Culture and recreation						
Athletic field permits issued	21	48	49	76	268	349
Community center admissions	$ 863,603	$ 916,966	$ 948,829	$ 1,357,634	$ 1,286,597	$ 1,042,227
Youth participation:						
Fall soccer	708	831	822	822	957	971
Spring soccer	691	798	916	916	994	1,081
Football and cheerleading	139	189	180	131	123	152
Basketball		899	897	895	909	881
Baseball	1,289	1,366	1,392	1,420	1,474	1,526
Before and after school	926	906	1,328	1,776	13,000	1,479
Summer camp	1,247	1,413	1,198	1,366	1,378	1,230
Track-out	-	-	-	-	1,169	1,019
Track	112	110	109	105	100	97
Basketball	108	144	580	144	120	120
Softball	640	580	4,159	540	400	360
Fitness room	3,204	3,529	33	4,241	4,400	3,238
Water						
Water customers	9,874	10,364	11,644	11,435	12,345	12,864
Average water bill	$ 34.71	$ 36.86	$ 39.45	$ 42.04	$ 36.22	$ 38.22
Water main breaks	3	1	3	5	6	-
Sanitary sewer overflows (SSO)	2	3	2	1	-	-
Average daily consumption (MGD)	952,000	2,449,000	2,913,000	3,211,000	2,667,000	3,821,000
Wastewater						
Average daily sewage treatment	1.757	1.980	2.163	2.263	2.351	2.650

* Reported in tons/year. This is a reporting change from prior years.

[1] Street Sweeper non-operational for a significant time period during the year.

[2] Youth Summer Camp and Adult Basketball were cancelled during the 2021 due to COVID and 2022 due to low enrollment.

[3] Information not available at the time of report.

[4] Partial year data

** Includes all calls bot emergency and non-emergency calls (animal control included) and is from time of dispatch to arrival on scene.

Sources: Town of Holly Springs Police, Fire, Parks and Recreation, and Public Works Departments.

Table 18

2020	2021	2022	2023
413	525	601	600
2,117	1,968	1,760	3,286
2,318	2,440	2,932	2,833
627	977	1,416	1,398
6.13	5.07	4.48	5.03
5.09	5.35	6.00	8.18
-	-	3.25	0.00
110	N/A [3]	-	141
4,602	N/A [3]	1,309	765
170	N/A [3]	2,410	4,317
1,279	1,459	1057 [4]	736 [4]
11,221	11,014	12,843	12,057
1,726	1,645	1,400	1,734
3,221 cy	5638.75	5,589.00	20,784.00
4.10	102.09	33.82	50 Pieces
$ 5.22	$ 5.42	$ 5.13	$ 4.93
$ 9.88	$ 10.17	$ 9.98	$ 10.95
$ 3.00	$ 3.50	$ 4.00	$ 7.75
261	1285	1113	1207
$ 594,327	$ 613,343	$ 932,938	$ 1,255,652
1,050	446	1,134	1,437
-	874	1,416	1,753
147	50	207	233
941	350	656	1,101
586	1,347	1,766	1,750
1,217	1,351	1,081	1,206
1,102	281	1,331	1,862
848	- [2]	846	888
-	47	85	85
120	- [2]	- [2]	0
480	380	380	460
1,744	1,040	1,100	1,148
13,568	14,340	14,981	15,942
$ 38.35	$ 72.26	$ 63.52	$ 65.38
2	5	5	7
-	-	-	2
2,658,000	3,100,000	3,363,542	3,408,000
2.640	2.820	2.827	3.039

Town of Holly Springs, North Carolina
Capital Asset Statistics by Function
Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

Function	2014	2015	2016	2017	2018	2019
Public Safety						
Police stations	2	2	1	1	1	1
Police patrol units	48	48	56	58	58	58
Fire stations	3	3	3	3	3	3
Fire trucks	7	7	7	7	8	8
Sanitation						
Collection trucks	4	4	5	4	7	8
Highways and streets						
Streets (miles)	108.50	115.66	118.58	125.75	131.34	140.20
Traffic signals	22	25	25	28	32	32
Public parking spaces	993	993	993	1,932	1,932	1,932
Culture and recreation						
Parks acreage	537	573	573	573	573	573
Parks	5	5	5	5	5	5
Baseball fields	10	11	11	11	11	11
Tennis courts	9	21	21	21	21	21
Community centers	1	1	2	2	2	1
Water						
Water mains (feet)						
4" water line	5,450	6,627	7,785	7,785	7,797	8,139
6" water line	32,438	39,809	44,976	52,392	58,130	60,072
8" water line	111,178	147,722	163,418	198,425	212,395	234,421
12" water line	107,602	120,450	127,194	142,194	148,560	162,978
Total	256,668	314,608	343,373	400,796	426,882	465,610
Maximum daily capacity						
(millions of gallons per day)	10	12	12	12	12	12
Sewer						
8" sewer lines (feet)	211,686	258,582	283,704	340,545	362,000	398,645
12" sewer lines (feet)	-	-	-	-	-	-
15" sewer lines (feet)	-	-	-	-	-	-
16" sewer lines (feet)	-	-	-	-	-	-
30" sewer lines (feet)	-	-	-	-	-	-
Total	211,686	258,582	283,704	340,545	362,000	398,645
Maximum daily treatment capacity						
(millions of gallons per day)	2.4	2.4	2.4	6.0	6.0	6.0

Sources: Town of Holly Springs Police, Fire, Parks and Recreation, and Public Works Departments.

Table 19

2020	2021	2022	2023
1	1	1	1
58	60	86	105
3	3	3	3
9	9	10	10
10	12	13	15
146.83	153.55	157.05	162.00
38	38	38	38
2,261	2,261	2,303	2,303
629	636	636	636
5	5	5	6
11	11	11	11
21	21	21	21
1	1	1	1
37,092	42,177	42,333	42,415
177,915	181,348	183,408	185,280
481,455	509,802	529,781	546,862
276,430	281,376	285,867	300,448
972,892	1,014,703	1,041,389	1,075,005
12	12	12	12
643,527	675,920	699,434	704,318
-	-	3,573	4,612
-	-	173	1,893
-	-	112	112
-	-	731	731
643,527	675,920	704,023	711,666
6.0	6.0	6.0	6.0

Town of Holly Springs, North Carolina **Table 20**

Commercial Activity
Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

Calendar Year	Commercial [2]		Residential [3]		Total	
	Number	Value	Number	Value	Number	Value
2014	50	28,093,044	613	90,588,744	663	118,681,788
2015	57	28,677,817	887	139,756,261	944	168,434,078
2016	41	30,123,296	948	151,094,087	989	181,217,383
2017	67	61,700,124	1,005	142,630,132	1,072	204,330,256
2018	80	195,487,790	916	130,314,651	996	325,802,441
2019	61	27,413,954	1,074	158,674,963	1,135	186,088,917
2020	40	39,304,503	1,239	176,877,789	1,279	216,182,292
2021	88	81,851,347	1,472	205,150,686	1,560	287,002,033
2022	108	345,236,622	1,012	155,152,061	1,120	500,388,683
2023*	68	198,948,419	668	125,689,694	736	324,638,113

Notes:

(1) Compiled by the Town of Holly Springs Development Services department

(2) Commercial: Includes New Buildings, New Fit-ups, Multi-Family, Alteratons and Additions

(3) Residential: Includes New Homes, Additions, Alterations and Accessory Structures

*Partial year data

Town of Holly Springs, North Carolina **Table 21**

Community Investment Fund

Last Ten Fiscal Years

YEAR ENDED JUNE 30, 2023

	FY 2022	FY 2023
PayGo Capital Project Fund		
Revenues		
Investment Earnings	$ 213	$ 2,539
Grants and Contributions	165,294	25,294
Miscellaneous Revenues	10,694	-
Transfers-In:		-
Capital Projects	-	-
General Fund	4,573,569	1,288,947
Street Reserves	80,000	(100,000)
ARPA	190,588	-
Total Revenues	5,020,358	1,216,779
Expenditures		
General Government	353,384	588,529
Public Safety	-	-
Public Works	86,651	79,542
Economic and Physical Development	-	-
Transfers-Out:		
Capital Projects	2,006,258	165,000
ARPA	190,588	-
Total Expenditures	2,636,881	1,144,813
Revenues over/(under) Expenditures	2,383,477	71,966
Beginning Fund Balance	1,027,059	3,410,536
Ending Fund Balance	**$ 3,410,536**	**$ 3,482,502**
General Government Debt Service Fund		
Revenues		
Ad Valorem Taxes	$ 8,420,338	$ 9,138,494
Miscellaneous Revenues	23	-
Investment Earnings	18,528	231,803
Transfers-In:		
Capital Projects	-	-
General Fund	250,000	250,000
Grants & Special Revenue Fund	-	-
Total Revenues	8,688,889	9,620,297
Expenditures		
General Government	260,910	209,123
Public Safety	797,252	832,238
Public Works	2,561,116	2,932,399
Economic and Physical Development	1,008,450	677,100
Cultural and Recreation	2,133,956	2,091,998
Total Expenditures	6,761,684	6,742,858
Revenues over/(under) Expenditures	1,927,205	2,877,439
Debt Refunding		
Principal Payments	(9,060,000)	-
Refunding Bond Issued	8,533,381	-
Total Debt Refunding	(526,619)	-
Beginning Fund Balance	8,164,317	9,534,903
Restatement	-	-
Ending Fund Balance	**$ 9,564,903**	**$ 12,412,342**
Total Community Investment Fund Balance	**$ 12,975,439**	**$ 15,894,844**

COMPLIANCE SECTION



Prepared by the Town of Holly Springs Finance Department

Cherry Bekaert LLP
Your Guide Forward

Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Mayor
Members of the Town Council
Town of Holly Springs, North Carolina

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Holly Springs, North Carolina (the "Town"), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated November 6, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the basic financial statements, we considered the Town's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Town's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cherry Bekaert LLP

Raleigh, North Carolina
November 6, 2023

Cherry Bekaert LLP
Your Guide Forward

Report of Independent Auditor on Compliance for Each Major Federal Program and on Internal Control over Compliance in Accordance with OMB Uniform Guidance and the State Single Audit Implementation Act

To the Honorable Mayor
Members of the Town Council
Town of Holly Springs, North Carolina

Report on Compliance for Each Major Federal Program

Opinion on each Major Federal Program

We have audited the Town of Holly Springs, North Carolina's (the "Town") compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* and the *Audit Manual for Governmental Auditors in North Carolina*, issued by the Local Government Commission, that could have a direct and material effect on the Town's major federal program for the year ended June 30, 2023. The Town's major federal programs are identified in the *Summary of Auditor's Results* section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each major federal program for the year ended June 30, 2023.

Basis for Opinion on each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance") and the State Single Audit Implementation Act. Our responsibilities under those standards, the Uniform Guidance, and the State Single Audit Implementation Act are further described in the *Auditor's Responsibilities for the Audit of Compliance* section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Town's federal program.

Auditor's Responsibility for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform Guidance, and the State Single Audit Implementation Act will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform Guidance, and the State Single Audit Implementation Act we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance and the State Single Audit Implementation Act, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the *Auditor's Responsibilities for the Audit of Compliance* section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Purpose of this Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and the State Single Audit Implementation Act. Accordingly, this report is not suitable for any other purpose.

Cherry Bekaert LLP

Raleigh, North Carolina
November 6, 2023

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED JUNE 30, 2023

Section I—Summary of Auditor's Results

Financial Statements

Type of auditor's report issued on whether the financial statements audited were prepared in accordance to U.S. GAAP:	Unmodified	
Internal control over financial reporting:		
• Material weakness(es) identified?	_____ yes	___X___ no
• Significant deficiency(ies) identified that are not considered to be material weaknesses?	_____ yes	___X___ none reported
• Noncompliance material to financial statements noted?	_____ yes	___X___ no

Federal Awards

Internal control over major federal programs:		
• Material weakness(es) identified?	_____ yes	___X___ no
• Significant deficiency(ies) identified that are not considered to be material weaknesses?	_____ yes	___X___ none reported
• Noncompliance material to federal awards noted?	_____ yes	___X___ no
Type of auditor's report issued on compliance for major federal programs:	Unmodified	
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	_____ yes	___X___ no

Identification of major federal programs:

Assistance Listing Number	Names of Federal Program or Cluster
21.027	COVID-19 Coronavirus State and Local Fiscal Recovery Funds
20.205	Highway Planning and Construction

Dollar threshold used to distinguish between Type A and Type B programs:	$750,000
Auditee qualified as low-risk auditee?	_____ yes ___X___ no

Section II—Findings Related to the Audit of the Basic Financial Statements

None reported.

Section III—Federal Award Findings and Questioned Costs

None reported.

Section V—Summary Schedule of Prior Audit Findings

Financial Statement Findings

Finding: 2022-001 - Corrected

Federal Award Findings and Questioned Costs

None reported.

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS

FOR THE YEAR ENDED JUNE 30, 2023

Federal Grantor/Pass-Through Grantor/Program Program Title	Federal CFDA Number	State/ Pass-Through Grantor's Number	Federal (Direct and Pass-Through) Expenditures	State Expenditures	Local Expenditures
FEDERAL GRANTS:					
U.S. Department of Treasury					
Coronavirus State and Local Fiscal Recovery - American Rescue Plan	21.027	NC0213	4,240,506	-	-
Passed through NC Department of Commerce:					
Coronavirus State Fiscal Recovery Funds "SFRF"	21.027	2022-105-1257-2707	340,111	-	14,309,992
Passed through Wake County:					
Supply Chain Network Support - CV19 Holly Springs Farmers Market	21.027	EC7867	4,036	-	-
Supply Chain Network Support - CV19 Holly Springs Farmers Market	21.027	EC7867	2,016	-	-
Total U.S. Department of Treasury			4,586,669	-	14,309,992
U.S. Federal Highway Administration					
Passed through NC Department of Transportation					
Avent Ferry Phase 1 (Avent Ferry Rd, Piney Grove to West Elm Ave)	20.205	U-5529 WBS 44107.1.1 WBS 44107.2.F1 WBS 44107.3.F1 WBS 44107.1.F1	63,606	-	52,440
Avent Ferry Road Sidewalk Connectors (NC55 to W. Ballentine St; Stinson Rd to Pine St)	20.205	EB-6049 WBS 49180.3.1	-	-	53,842
Holly Springs Road Widening - Phase 1 - (Main St to Flint Point Ln)	20.205	U-6094 WBS 47899.2.1 WBS 47899.3.1	-	-	22,985
Holly Springs Road Widening - Phase 2 - (Flint Point Ln to Sunset Lake Rd)	20.205	U-6243 WBS 49185.3.1	1,425,354		7,205,843
Utley Creek Greenway Connection	20.205	C-5604JA WBS 43714.1.6 WBS 43714.2.6 WBS 43714.3.6	48,280		874,029
Main Street Sidewalk Connector (N. Main Street from Arbor Creek to Trellis Point Drive)	20.205	BL-0052 WBS Elements: 50275.1.1; 50275.2.1/2; 50275.3.1	57,578		17,565
Holly Springs Road (Flint Point Lane to Middlecrest Way)	20.205	BL-0023 WBS Elements: 496073.1	-	-	-
NC 55 Right Turn Lane (NC55 from SR 1115 AF Road to S. Main Street)	20.205	HL-0029 WBS Elements: 49614.2.2/49614.3.1	-	-	9,816
Main Street Right Turn Lane (Improve Traffic Signal)	20.205	HL-0030 WBS Elements: 49615.21	13,293	-	11,273
Total U.S. Federal Highway Administration			1,608,111	-	8,247,793
Total Federal Grants			6,194,780	-	22,557,786
STATE OF NORTH CAROLINA FINANCIAL ASSISTANCE					
N.C. Department of Transportation					
Non-State System Street-Aid Allocation Fund (Powell Bill)	N/A	DOT - 4	-	197,002	-
Direct Grant					
Governor's Highway Safety Program	N/A	2000062807	-	9,598	
Passed through N.C. General Assembly					
Fiber Network / Signal Syncronization & Traffic Flow	N/A	WBS 48461	-	477	
Total NC Department of Transportation			-	207,076	-
N.C. Office State Budget and Mangement					
Direct Grant SCIF	N/A		-	286,197	
Total NC OSBM			-	286,197	-
Total State of North Carolina Financial Assistance			-	493,274	-
Total Federal & State of North Carolina Financial Assistance			$ 6,194,780	$ 493,274	$ 22,557,786

Notes to the Schedule of Expenditures of Federal and State Financial Awards

Note 1: Basis of Presentation
The accompanying schedule of expenditures of federal and State awards (SEFSA) includes the federal and state grant activity of the Town of Holly Springs the programs of the federal government and the State of North Carolina for the year ended June 30, 2023. The information in this SEFSA is presented in accordance with the requirements of Title 2 US Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and the State Single Audit Implementation Act. Because the Schedule presents only a selected portion of the operations of the Town of Holly Springs, it is not intended to and does not present the financial position, changes in net position or cash flows of the Town of Holly Springs.

Note 2: Summary of Significant Accounting Policies
Expenditures reported in the SEFSA are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Town of Holly Springs has elected not to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

Note 3: Subrecipients
The town did not incur any any passed-through subrecipient expenditures during the fiscal year ended June 30, 2023.



Prepared by the Town of Holly Springs Finance Department

Cherry Bekaert LLP
Your Guide Forward

Report of Independent Auditor

To the Honorable Mayor and Town Council
Town of Holly Springs
Holly Springs, North Carolina

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Holly Springs, North Carolina (the "Town"), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of June 30, 2023, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The individual fund financial statements and schedules, other schedules, and the schedule of expenditures of federal and state awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the individual fund financial statements and schedules and other schedules and the schedule of expenditures of federal and state awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 6, 2023, on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Town's internal control over financial reporting and compliance.

Cherry Bekaert LLP

Raleigh, North Carolina
November 6, 2023

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda
Title: Approve the minutes of the October 10, 2023 Workshop meeting and the October 17, 2023 business meeting.
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Approve the minutes of the October 10, 2023 workshop meeting and the October 17, 2023 business meeting.

Explanation:

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

Background:

Funding Source(s):
N/A

Attachment(s):
1. 10.10.23 workshop minutes _DRAFT
2. 10.17.23 minutes - DRAFT

Mayor and Council Workshop
6 p.m. October 10, 2023
Law Enforcement Center, and livestream

MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, October 10, 2023 in the Law Enforcement Center and via livestreaming. Mayor Mayefskie presided, calling the meeting to order at 6:00 p.m. A quorum was established as the Mayor and four Councilmembers were present as the meeting opened.

Council Members Present in the room: Mayor Sean Mayefskie, Council members Aaron Wolff, Shaun McGrath, Tim Forrest, and Danielle Hewetson

Council Members Absent: Mayor Pro Tem Dan Berry.

Staff Members Present in the room: Randy Harrington, Town Manager; Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; Linda McKinney, Town Clerk (recording the minutes); John Schifano, Town Attorney; Mathew Mutter, IT; Corey Petersohn, Director, Budget and Strategic Planning; Tina Stroupe, Director, Finance; Cassie Hack, Director, Communications and Marketing; Jeff Wilson, Director IT; Kendra Parrish, Executive Director of Utilities and Infrastructure; Paul Liquorie, Chief of Police; Kristen Denton, Parks and Recreation.

Staff member present electronically: Randy Harrington, Town Manager

1. Overview – Randy Harrington, Town Manager, gave an overview of the agenda.

2. Intelligent Transportation System (ITS) Update

Kendra Parrish, Executive Director of Utilities and Infrastructure, said this item was to update Council on the Intelligent Transportation System (ITS) developments. She explained what ITS is and how it leverages technology to improve traffic management and safety. She explained the current “pain points” in the traffic system and how ITS could alleviate them. She spoke of the unique partnership with NCDOT that is allowing the Town to move more quickly to implement this system. She explained the phased system and where the Town is at this point. Phase 1, Installation of fiber to the signal cabinets is completed. Phase 2, Installation of signal monitoring cameras is in progress and is almost complete. Phase 3, Upgrading signal software and creating fiber connection to NCDOT traffic center, Phase 4 Calibrating routine timing plans with current traffic counts and Phase 5, Community Signal Management System will be future budget requests. She explained what each phase would accomplish and gave a timeline for expected completion.

Jeff Wilson, Director of IT said that Council had asked if the implementation could be accelerated. He said that Holly Springs was offered an opportunity to partner with NCDOT on a pilot program that would accelerate Phase 3 by 7 to 9 years and reduce the overall Town funding level.

Mr. Wilson explained how the technology would work to anticipate driver behavior, divert traffic away from an accident, and provide analytics that can be used to improve traffic in Town. The signal and loop upgrade would provide safety benefits, data collection potential, and increase mobility with system monitoring, parallel emergency routing, and synchronized timing and adjustments, predictive analysis, more frequent signal timing, and traffic count data by lane and turn movement.

Mr. Wilson said that potential long-term benefits would be the ability to do improve the entire system instead of doing it piecemeal, to have plans that developers can use. There will be an immediate effect with the connected systems, but the data collection will allow long-term benefits with the analytics it provides. He outlined some of the safety features, including redlight running detection, and more targeted light timing.

Mr. Wilson outlined past funding for Phases 1 and 2 and said that funding of $200,000 was budgeted in the CIP for cabinet hardware and software upgrades. He said that NCDOT could apply approximately $2 million towards the project, pending a Memorandum of Understanding with the Town. An additional $110,000 for signal upgrades is needed, and it can be transferred from Street Reserves.

Next steps would be a future Municipal Agreement with NCDOT to contribute $310,000 for the Town's share of the signal system modernization and loop detection pilot project.

Ms. Parrish asked if Council wanted to proceed with this.

Council discussed various ways this would work in practice and asked Communications and Marketing to continue getting the word out to the public that these cameras were for traffic analytics only and not law enforcement. Consensus was to proceed.

3. Holiday Events Preview

Cassie Hack, Director of Communications and Marketing, said this item was to give Council an update on fall and holiday events around town. She said that there were several ways for residents to give back through the Town this year. The Police Cadets are collecting food for Thanksgiving Hunger Relief with collections sites at Town Hall and the Law Enforcement Center. They will also have an Angel Tree and Toy Drive, or residents can donate to Shop with a Cop. There will be a Christmas Store Toy Drive at Town Hall and also a collection for Toys for Tots at Fire Stations 1 and 2.

Kristen Denton, Parks and Recreation, said that there will be several holiday events in town this year. HollyFest on October 28th kicks off the season, followed by the Veteran's Day celebration at Veterans Park. Holly Springs' holiday event traditions will continue this year, such as the Santa Cares, Holly Day Express, and Santa's Mailbox. A newly reimagined event, Light the Springs, will be on Thursday, December 7th and will begin with the lighting of a menorah and end with the lighting of a tree. In between will be craft activities on holidays from around the world, and Santa and Mrs. Claus will be present.

The Happy Holly Days Parade will be on Saturday, December 9th. Safety has always been important in Holly Springs, but given the Raleigh situation, Police Chief Liquorie updated Council on the measures the Police and Fire Departments would take, in concert with Public Works, to ensure the safety of audience and participants alike.

Ms. Hack said there was one more thing for Council to decide, and that was which float they wanted to ride on for this year's parade. She showed them the options and the consensus was the Frosty Float.

4. Funding in State Budget

Corey Petersohn, Budget, Strategy, and Innovation, said this item was to review the plan for additional budget items upon receipt of state grants. He said that the recommended budget included a reduction in General Fund base expenditures of $400,000 in order to allocate ½ penny of the General Fund property tax rate to the Town's Community Investment Fund to cover increased project costs for the new Operations Campus. The Manager had outlined four expenditures that would have been recommended in the budget had this cut not been made, but included a proposal to fund them should the Town be successful in obtaining State grant funds. Mr. Petersohn said that the General Assembly's budget provides $400,000 for Holly Springs,

which would cover all four of the items: a Small Business/Downtown Coordinator, a Crime Analyst, a Parks and Recreation Assistant, and an update to at least one chapter of the Comprehensive Plan. He requested Council's concurrence to move forward with these four budget additions, with formal approval to be considered at the October 17th business meeting.

Council discussed the Small Business/Downtown Coordinator and what that position would do for the Town, and consensus was to go ahead with the four items.

5. 2024 Annual Retreat

Randy Harrington, Town Manager, said this item was to gauge the Mayor and Council's interest in considering a third-party neutral facilitator for all or a portion of the 2024 Annual Mayor and Council retreat. While it is a bit early, he is beginning to think about the retreat, and he wanted to get an initial read from the group. He outlined the ways a good facilitator could make the retreat more productive, where they could be found, and reasons Council might want to consider using a facilitator. He said that the retreat could be facilitated through the Mayor and Town Manager; a facilitator could be brought in for a specific session or sessions only, or a facilitator could assist with the duration of the retreat. Or Council might have other ideas. He asked for feedback.

Council discussed the benefits of using a facilitator for specific session or for teambuilding work. Consensus was that there was value for facilitator for some targeted session.

6. Legal/Clerk Quarterly Updates

Linda McKinney, Town Clerk, updated Council on her office's activities since the last update. She spoke about the newly found minutes book and the process of digitizing and transcribing it for the future as well as the search for a conservator to preserve the volume, and the beginning of plans for celebrating the Town's sesquicentennial.

John Schifano, Town Attorney, requested Council go into closed session for his full update. But he gave Council statistics on the number of pending litigation matters and contracts that have gone through his office. He said the Legal Department is working on a contract workflow process to insure formality and uniformity on contracts. They are investigating contract management software. And he discussed the ordinances drafted or amended this past quarter.

Closed Session: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss two economic development projects and N.C.G.S. 143-318.11(a)(3) to confer with the Town Attorney on *George Heugerich Revocable Trust v. Town of Holly Springs; and Gladys Adams & Michael Adams v. Town of Holly Springs.*

Motion by: Forrest
Second by: Wolff
Vote: Unanimous

Motion to leave closed session was made by Council member Wolff seconded by Council member McGrath and passed with a unanimous vote.

Back in open session, Council considered a resolution to be sent to the Speaker of the NC House and the President Pro Tem of the NC Senate, articulating support for Project North Star and requesting a current year designated budget allocation of $10 million for necessary state

road transportation improvements to facilitate industrial recruitment in Holly Springs and the state of North Carolina.

Action: Motion to adopt resolution 23-29

Motion by: Forrest
Second by: McGrath
Vote: Unanimous

Open Discussion:

None that required action.

6. Adjournment:

Motion to adjourn was made by Council member Forrest seconded by Council member McGrath and passed with a unanimous vote. The October 10, 2023 workshop meeting of the Holly Springs Town Council was adjourned at 8:07 pm.

Respectfully Submitted on Tuesday, November 21, 2023.

Linda C. McKinney

Linda McKinney
Town Clerk

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, October 17, 2023. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Mayefskie, Mayor Pro Tem Berry, Council members Aaron Wolff, Shaun McGrath, Timothy Forrest, and Danielle Hewetson.

Council Members Absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager;* Scott Chase, *Assistant Town Manager;* John Schifano, *Town Attorney;* Linda McKinney, *Town Clerk* (recording the minutes); Mathew Mutter, *IT;* Kathy White, *Deputy Clerk;* Corey Petersohn, *Budget and Sustainability;* Cassie Hack, *Director, Communications and Marketing*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Paul Liquorie, *Police Chief;* Lindsay Goldstein, *Legal*; Tina Stroupe, *Finance Director*;*;* Chris Hills, *Director of Development Services;* Aaron Prichard, Cheryl Caines, Elizabeth Goodson, and Sean Ryan, *Development Services;* Paige Scott*, Director, Public Works;* Freddie Rodriguez*, Public Works;* LeeAnn Plumer, *Director, Parks & Recreation.*

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Sandy Byrne of Oasis Church.

4. Agenda Adjustment: The October 17, 2023, meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: McGrath
Vote: Unanimous

REQUESTS AND COMMUNICATIONS

6. Yard Waste Leaf Zone Collection

Freddie Rodriguez, Public Works, gave an overview of the seasonal yard waste collection schedule. He reminded Council and the public of the benefits of the Sweep Zones and the collection schedule that began last year. He said it provides built-in periods for equipment maintenance to reduce equipment downtime and improve reliability throughout the leaf season. He said that the zones are broken down into anticipated volumes in order to meet service obligations and that this was shown by a decrease in complaints from residents last year. He reminded Council and the public that residents will receive monthly leaf collection services from November to January with communication being sent to notify residents of the updated collection schedule and zones. He showed a map of the town with the four zones and explained that the smaller geographic zones were areas with more mature trees (and thus heavier leaf fall) and larger zones had fewer mature trees.

Mr. Rodriguez said that the Yard Waste Convenience Center had opened on September 13th. It is being utilized by residents and staff anticipates lower volume of yard waste on the streets due to this usage. Resident feedback has been positive, and the number of users is growing each

week. He said residents can call 311 for information on the Convenience Center, the Sweep Zone, or any other public works questions.

Consent Agenda

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

7. Minutes – Council approved the minutes of the September 12, 2023 Workshop meeting and the September 19, 2023 business meeting.

8. Fiscal Year 2023-24 Budget Additions and Monthly Budget Amendment Report – The Council approved budget amendments to appropriate state grant funds and fund balance, and adopted Town Building Capital Project, Water Capital Project, and Grants and Special Revenue Fund Ordinances.

Copies of Ordinances 23-37, 23-38, and 23-39 are attached to these minutes.

9. Asset Inventory Assessments (AIA) – The Council adopted Resolution 23-28 to accept funding offers for Water and Wastewater AIA studies, approved Water Asset Inventory Funding Offer and Acceptance with NC Dept. of Environmental Quality (NCDEQ) $200,000 grant; approved Wastewater Asset Inventory Funding Offer and Acceptance with NC Dept. of Environmental Quality (NCDEQ) $200,000 grant; and approved Water Asset Inventory and Wastewater Asset Inventory contracts with WithersRavenel.

A copy of Resolution 23-28 is attached to these minutes.

10. 1328 Piney Grove Wilbon Rd. Voluntary Annexation A23-04 – The Council adopted Resolution 23-25, Resolution of Sufficiency for Annexation A23-04.

A copy of Resolution 23-25 is attached to these minutes.

11. 12532 Holly Springs New Hill Rd Voluntary Annexation A22-08 – The Council adopted Resolution 23-18, Resolution of Sufficiency for Annexation A23-04.

A copy of Resolution 23-18 is attached to these minutes.

12. Amendments to Bond Orders for the Issuance of Water and Sewer Revenue Bonds – The Council amended the 2008 bond order and the 2020 supplemental bond order for water and sewer revenue bonds and approved the General Trust Indenture.

13. Condemnation Resolution for Main St. Right Turn Lane (Bond) Project – The Council adopted Resolution 23-27 authorizing the Town to proceed with condemnation proceedings for the unobtained right-of-way/easements needed to complete the Main St. Right Turn Lane project and authorized the Town Attorney to file condemnation proceedings against six parcels.

A copy of Resolution 23-27 is attached to these minutes.

14. Consent Judgment for George Heelan Irrevocable Trust Condemnation – Friendship Force Main Project – The Council approved the settlement amount of $260,000 and approved a Consent Judgment for Partial Taking to be filed with Superior Court – Wake County, and authorized the Town Manager and Town Attorney to execute the same on behalf of the Town.

15. Contracts with Piedmont Service Group and CMS Controls for Town HVAC Systems – The Council authorized the Town Manager to execute a contract in the amount of $81,085 with Piedmont Service Group relating to the physical maintenance and repair of the Town's HVAC systems for one year through June 30, 2024 and authorized the Town Manager to execute a

contract with CMS Controls in an amount of $21,810 for off-site electronic monitoring of the Town's HVAC systems for one year through June 30, 2024.

PUBLIC HEARINGS

16. Friendship Innovation Park Rezoning 22-REZ-17

Cheryl Caines, Development Services, said that this item was to consider a zone map change for an undeveloped portion and two additional parcels for the Friendship Innovation Park. She showed the location of the property between US 1 and Friendship Road and the border of the existing Master Plan area and the additional parcels.

Ms. Caines said that Council approved the Master Plan in September of 2021 and rezoned the parcel to Research & Technology and Community Business in October of 2021. In November 2021, the Development Plan for Amgen was approved. And in March of 2022, the zoning was reassigned with the adoption of the new UDO from Research & Technology to Business & Research Technology (BRT), with Community Business remaining the same.

Ms. Caines said the existing Master Plan is for 349.47 acres and applicant is adding additional parcels of 149.16 acres. This rezoning request is for the undeveloped parcel and the new parcels. She showed the designation of Business & Industrial and Innovation Village on the Land Use and Character Plan, and the current zoning of the affected parcels. The request is for three subareas in the Innovation Village Mixed-Use Conditional District. The largest subarea would be Employment Hub, the area closest to US 1 would be mixed-use amenity, with the third area, closest to existing development, being a transitional area. The parcel to the west would be BRT, and not proposed as a Conditional District.

Ms. Caines outlined the proposed standards for the Conditional District Development & Design Manual, including no maximum number of square feet per building, and requirements for 20,000 square feet of adjacent non-residential space to receive a Certificate of Completion before up to 425 multi-family residential units receive the certificate of completion. After which, each additional 1,000 sq. ft. of non-residential will allow for an additional 20 multi-family units beyond the initial 425. She said the proposed density standard would be 600 units in Area 2, 600 units in Area 3 with 1200 units total for a density of 3.67 units per acre, transferable between Areas 2 & 3. She said that Area 1 would have unrestricted parking in Area 1. Building height proposals include 100 ft. for a standalone hotel in Area 1 or 2; 45 ft. for standalone retail in Area 1, 2 and 3; 100 ft. for manufacturing/distribution/office space in Area 2; 75 ft. for mixed-use or standalone apartments in Area 2 and 3; 75 ft. for a hotel or manufacturing, distribution, office mixed-use in Area 3. She outlined the guidelines for a Conditional District.

Elizabeth Goodson, Development Services, said that sewer and water studies were revised, given the additional parcels being added. She said the parcels would be served by water and sewer with three to four new pump stations required. Reclaimed water is already available in that area.

Ms. Goodson said that Friendship Road would be widened to four-lane median divided through the property. In addition, two new roads will be built, one a fourth leg of the intersection of Friendship and Holly Springs New Hill Rd and one a new interchange with New Hill Holleman Rd. She said the Transportation Hot Spot Study identified several alternatives for a future crossing/interchange at US 1 and has narrowed the choices down to one of two. The developer is working with the Town, NCDOT, and CAMPO on this interchange. She outlined the study intersections from the Traffic Impact Analysis, which was updated with the additions to this project.

Chris Deshazor, Planning Board Representative, said that the Planning Board recommended approval with a vote of 6 – 1. He said the one vote against was from a member with property in the area. He said the Planning Board was excited about the pump station and living areas close to employment.

MPT Berry asked about the transferability of the residential units between Area 2 and 3 and if they could all be in the area against Holly Springs New Hill Rd and Ms. Caines said yes.

Mayor Mayefskie opened the public hearing and the following input was received:

Jon Keener, representing the applicant, said this project meets the goals of the Town staff and Council. He said the Innovation Village Mixed Use zoning would allow the project to meet Town and Council's goals for live-work areas. He said that this would allow the Town to balance the tax base which helps not just this area, but all areas of the Town. He said the current zoning would not allow the transition between the employment centers and existing residential.

Mr. Keener said that changes included NCDOT had completed a study relocating a future interchange southward, from the upper edge of their property to closer to the Amgen site. He said that companies want supportive uses and amenities throughout the park and additional land had become available to complement the park.

Mr. Keener outlined how the project complies with the UDO by meeting applicable development standards of the UDO and conditional zoning; providing employment uses near neighborhoods; and providing adequate perimeter buffer and screening. He said the IVMX zoning would allow the project to be in compliance with the Comprehensive Plan. Mr. Keener outlined how the project followed the UDO by matching the Future Land Use & Community Character plan, matching the long-range transportation plan, providing open space parks, and community facilities, expanding infrastructure and preserving natural resources. He said the Master Plan would create a live-work village. He pointed out that there would be no multi-family in subarea 1, reducing the potential of 3,700 apartments if the zoning were left as-is. He outlined how they have reduced heights in order to transition to adjacent areas. He said the intent of transferability between Areas 2 and 3 was to move housing from 3 to 2, if needed due to terrain.

He outlined the infrastructure improvements the applicant would make to transportation and said that the Traffic Management Agreement (TMA) was included, which means if new improvements are needed in the future they are covered under that agreement. He spoke of the infrastructure including the water mains, force mains, and pump stations. He outlined the buffers and open space activity nodes as well as preserved open space, greenway connectors and internal bike and pedestrian pathways. He said that they are trying to preserve the natural environment of the site as much as possible, including making existing ponds part of the amenities.

Mr. Keener then showed a Concept Site Plan with the subareas delineated, and concepts of what could be built suggested. He suggested that a second major site could provide 6,000 new jobs.

Mr. Keener said the goals of the project were to expand the business park to create additional positive employment growth, add new connectivity and infrastructure to support the surrounding region, create natural and commercial amenities throughout the project and balance the overall tax base of the town.

Roger Bess said he lives at 12409 New Hill Holly Springs Rd. adjacent to Subarea 3. He said the long-range plan for this area used to be Business/Commercial. He said the residential aspect being added and the high-density nature of it was concerning. He said traffic is already bad, and the TMA plan gives recommendations but he is not sure if they are requirements. He said there needed to be triggers for traffic improvements before this type of zoning goes through. The 600 units per area, which could be 1200, seems excessive to him. Subarea 3 being a transition – with 9 buildings, he is not sure how 600 units would fit. He said he did not see a mixed variety of housing represented, just apartment buildings. No single family. He said the traffic is already bad, winding road with hills, and new buildings will not help that.

Greg Bosley of 701 Rambling Oaks Lane in 12 Oaks said when he first moved here there wasn't a lot to do in downtown Holly Springs and Helix and Trustwell built Town Hall Commons for a place of fellowship. Across the street Oakview Innovation is being built and he is excited to have new stores, restaurants, and jobs. From what he has seen with Friendship, it is bringing more to help the community grow. He is here to show support for what Council, Trustwell, and Helix are doing.

Debra Bess, 12409 New Hill Holleman Rd., said people came last month to express their concerns. They expressed their concerns with traffic. As many as 60 cars are waiting in line to leave during rush hour. It creates problems for everyone in the area. The business park will worsen the situation, but the apartments will make it worse. She said they were told that there will never be

Town money to improve these roads, because they are DOT roads. But she said Council could refuse the rezoning and help the traffic not get worse. She asked Council to consider the traffic problems and the transferable housing clause. She said that there has been a lot of discussion about the new interchange but DOT has no plans or money and the earliest it could happen is 2030.

Elizabeth Stitt, 3113 Friendship Rd., said 3 minutes was not enough time for her to address the rezoning problems. Friendship Rd. was not built to support this amount of traffic. It is a failing road as detailed in the petition delivered to the Mayor. She said the TIA uses data from September 2022. She said it was not provided to the public soon enough, and the data is 18 months old. She said the rezoning asked for unlimited square footage, but the TIA is based on 1.2 million sq. ft. She asked how they account for the difference. The current TIA left out the daily trips. She said that pages 36,39 and 42 of the TIA did not allocate enough cars during the AM rush hour. They only increased it by 75 cars. She said the PM rush hour only increased by 3 cars. She said the TIA is not OK. She asked the Council to vote to continue this to a later date so the public can have their concerns addressed.

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

MPT Berry asked what is being done with the $10 million from Amgen and Ms. Goodson said it was anticipated to go to improvements to realign Friendship Rd and improve the bridge. Staff is still working with DOT but it is outside the Town's jurisdiction, so we are working with DOT on it.

Council member McGrath asked if any of the funding was to be applied to the US 1/Friendship Road area or the bridge. Ms. Goodson said the funds needed for the improvements in this area exceed the amount available.

Council member McGrath said that we heard discussion about meeting the UDO standards, and he read from 7.1.a.1 of the UDO regarding timely provision of streets. He said he thinks this is premature and there is no way we can meet that UDO requirement for residents who are trying to navigate New Hill Holly Springs Rd and trying to get to US 1. He would like to make a motion to Table. Council member Wolff asked for how long he would table it. Council member McGrath said until the Town can put in the necessary streets. Council member Wolff said that would be indefinitely. Council member McGrath asked Mr. Harrington about current plans in that area. Mr. Harrington said that discussions on the US 1 NC 751 area with NCDOT are pretty far along. He said if other Economic Development projects came in that could accelerate that funding.

Action: Motion to table Rezoning Ordinance RZ23-07 to a time within the next 6 months to come back with a plan to meet the transportation needs put upon by the rezoning of this property.

Motion by: McGrath
Second by: Hewetson
Vote:
Aye: McGrath, Hewetson, Berry
Nay: Wolff, Forrest
The motion passed.

Representative Pare arrived at this point and made her presentation.

5. NC House Representative Erin Paré Presentation

Representative Erin Paré said that the budget passed by the General Assembly included $15.4 million to Holly Springs to support a water conveyance line construction partnership with Fuquay-Varina to carry water from Sanford, and $400,000 for technology upgrades to the Town's emergency 911 call center.

17. Friendship Innovation Park Master Plan Major Amendment

Town attorney John Schifano said that this would also need to be tabled, due to the tabling of the previous item.

Mayor Mayefskie instructed the audience, for future reference, on the process of a quasi-judicial hearing.

Mayor Mayefskie opened the public hearing and asked if anyone wanted to present now.

Most who signed up said they would wait until the next hearing.

Elizabeth Stitt, 3113 Friendship Rd, handed out 26 pages to be part of the record. She said everything is footnoted as to what document it came from and where it can be found. She said on page 4 there is a summary of the traffic problem. On page 10, she said there is a development not included in the TIA, on the Apex side of US 1. The table shows only developments on the Holly Springs side. She said she included traffic studies from Apex in this document. She said she wanted all the data on the record to support her opinion that the TIA has gaps.

Jon Keener asked a procedural question as to whether he can speak, understanding that two of the Council members will not be on the next council who decides this issue.

Mr. Keener said he wanted to address the concerns, including that TIA and the TMA be included for the record because they address many of the concerns heard. He said the TMA obligates the developer to find the funding for these traffic problems, and without our development it will not happen. He said the funding for the interchange is triggered by the creation of new jobs in the area, which will not happen without this development. He said the funding is committed by the project for the desired improvements. He wants that entered into the record as these are their commitments to the community. Additionally, we have an expert witness who conducted the TIA, Mr. Jeff Hochanadel from Timmons Group.

Jeff Hochanadel, 5410 Trinity Rd., Raleigh, said he was a registered professional engineer. He gave his CV and said he has completed over 300 TIAs in the last eight years. He said the TIA was scoped with the Town and NCDOT and went back and forth to be sure all appropriate study area intersections and approved area developments were looked at. They did conduct traffic counts in September of 2022. The project was sealed August 4th 2023, which is within the year. The TIA was completed within the appropriate timeframe. He said they collected count data at the agreed upon intersections. He said they looked at 11 approved area developments, and a 5 % annual growth rate, which should account for those projects not required by DOT. Everyone had a chance to review and provide comments. Trip generation followed standard DOT approved practices. They looked at local area data for research and development. They looked at multi-family, industrial, hotels, and retail. The study was extensive. He understands that some data might be overlooked or misunderstood. It was all reviewed by DOT and the town. Numerous recommendations were required with specific build-out triggers. The funding is not there for the interchange, but the way DOT does prioritization, is that the demand in that location will increase the prioritization for that interchange, so the development would raise the level of priority.

John Schifano, Town Attorney, asked for an expert opinion, within a reasonable amount of certainty, that the TIA adequately addresses the needs of the project. Mr. Hochanadel said that it does.

MPT Berry asked for the background growth assumption. Mr. Hochanadel said 5%, compounded exponentially. MPT Berry asked for the trip assumptions of the 3 proposed uses - Standalone Commercial, Mixed-Use w/residential, Standalone residential – what are the average daily trips. Mr. Hochanadel said the way we generated trips for manufacturing were focused on AM/PM peak hour as required by DOT. They don't have daily/Sunday. MPT Berry said if I take the number of square feet and the number of cars, separated by uses, what would be the daily trips. Mr. Hochanadel said they looked at 3 different phases, but it is not broken down the way MPT Berry was asking for it.

Mayor Mayefskie asked for a motion to table the item.

Action: Motion to table consideration of the Master Plan Major Amendment to a date uncertain.

Motion by: Forrest
Second by: Hewetson
Vote: unanimous

18. Cass Holt Crossing Rezoning 22-REZ-15

Mayor Mayefskie said that this item was continued from the September meeting, but that it was going to be continued to the November 21st meeting.

Mayor Mayefskie opened the public hearing and asked for a motion to continue.

Action: Motion to continue public hearing to the November 21, 2023 meeting.

Motion by: Berry
Second by: Forrest
Vote: unanimous

19. Holly Springs – Cary Annexation Boundary Agreement Renewal

Aaron Prichard, Development Services, said the current Annexation Boundary Agreement with Cary, adopted in 2003, is set to expire at the end of 2023. These agreements create predictable long-range planning for both towns. Staff has been talking to their counterparts in Cary and agreed to renew the agreement with no change to the boundary line. The proposed clarifications in Section 4. Notice of Adjacent Annexations include specifying that notice of adjacent annexations must contain a map and must go to the Planning Director and Town Clerk and specifies that the Town Manager may waive the 60-day objection period resulting from said notice.

Council member McGrath asked if this changes anything at Sunset Lake Rd and Stephenson Rd. area where three towns intersect. Mr. Harrington, Town Manager, said it did not.

Mayor Mayefskie opened the public hearing and the following input was received: none.

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

Action: Motion to adopt Ordinance 23-25, renewing the Holly Springs – Cary Annexation Boundary Agreement through 2043.

Motion by: Forrest
Second by: Hewetson
Vote: unanimous

20. Semi-Annual Unified Development Agreement Amendments

Sean Ryan, Development Services, said this item was to consider amendments to the Unified Development Ordinance (UDO). He said there were 17 total amendment sections. The first four were things Council asked for including limiting building height in the Downtown DMX district; lowering density to 15 units per acre in the MXR, RMX, and CB districts; removing “unlimited” density by Conditional District in the DMX, RMX, CB, and IVMX districts with the option for Council to consider higher density on a case-by-case basis. Additionally, the amendments provide standards for quasi-judicial decisions, consolidate and reorganize Building Material standards, and make technical corrections and clarifications.

Mr. Ryan showed where the areas of town are that Council indicated would allow for consideration of higher density on a case-by-case basis along the NC 55 Corridor and the two NC 540 Interchanges. He showed the current building height restrictions of a maximum of four stories and 60 feet, with a provision to allow six stories within that 60 feet if the top two floors were set back from the façade. The amendment would propose a maximum of three stories and 45 feet on Main St. with consideration of grade to allow an additional story on the back side of the building, with an increase to 60 feet and four stories with Conditional District zoning, which would require a rezoning by Council.

Planning Board representative Chris Deshazor said the Planning Board recommended approval with a vote of 7 – 0. Their major discussion was around the motivation for lower density.

MPT Berry thanked the team for their effort to get this to where it is today.

Mayor Mayefskie opened the public hearing and the following input was received: none.

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

Action: Motion to adopt Ordinance 23-24 to adopt the statement of compatibility and approve UDO Text Amendments.

Motion by: Berry
Second by: Forrest
Vote: unanimous

NEW BUSINESS

21. Yard Waste Ordinance Update and Cart Procurement

Paige Scott, Director of Public Works, and Linsday Goldstein, Legal presented. Ms. Scott said the purpose of this item was to consider changes to the yard waste ordinance and to authorize the Town Manager to execute a contract for the purchase of yard waste carts. She outlined the benefits of the new yard waste model in complying with our stormwater permit, reducing stormwater debris clogging storm drains, and improving customer service. She said the model was safer for employees, required less labor, was better for equipment, and was sustainable and adaptable for the growth of the town.

Ms. Scott said that the ordinance was last updated in 2007. Recommended updates include adding language around the cart model, revising definitions for clarity, service level changes, inclusion of fees, fines, and penalties for improper disposal, and information on the convenience center. She said one clarification was to define the collection point for yard waste – on the parking strip, not in the street – and the definition of a residential customer. There are guidelines for the cart program and how to opt out, as well as language specific regarding contractors, and specifying the responsibility of the resident to ensure contractors working for them dispose of yard waste appropriately.

Ms. Scott said that vacuum trucks will collect leaves only and other yard waste types would be collected in the cart. Anything that is not in the cart will be subject to an Excessive Load fee, and residents would need to call 311 to schedule that collection. She said that during leaf season collections would be approximately every 4 weeks, and residents should put their leaves at the collection point before 7:00 am on the Monday of their collection week.

Ms. Scott said residents out of compliance will be notified by door tags, and that fines for noncompliance would be $50, plus the excessive load fee on the first offense in a calendar year, $75 plus the fee for a second offense within a calendar year, and $100 plus the excessive load fee and civil penalties up to $25 per day until the violation is corrected for a third violation in a calendar year. She said that Raleigh and Cary have similar cart models, but their fees and fines are higher.

Freddie Rodriguez, Solid Waste Manager, showed a model cart and Ms. Scott said the Town had negotiated CoOp purchasing of 15,000 carts. The cost includes town-wide delivery of the initial order. Carts will be delivered in late January through early February.

Action 1: Motion to adopt Ordinance 23-26, amending the Town Yard Waste Collection Ordinance.

Motion by: Forrest
Second by: Hewetson
Vote: unanimous
A copy of Ordinance 23-26 is attached to these minutes.

Action 2: Motion to authorize the Town Manager to execute a contract with Otto Cart for the procurement of yard waste carts and delivery services in an amount not to exceed $1,058,719.

Motion by: Forrest
Second by: Hewetson
Vote: unanimous

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

The following public comments were received in writing: one comment thanking Council for the amendments to the Parking Ordinance.

The following public comments were received in person:

Jack Turnwald, said they were a resident of Sunset Ridge and were speaking to the Council and the residents. They said they had asked that Council join the Wake County Nondiscrimination Ordinance. In the past they were told that we don't need an NDO because we don't have discrimination in Holly Springs. They asked Council to consider their experience running for Council – were you sent threatening emails, stalked, had your picture taken and have adults post bullying comments? Did your opponents hold a fund raiser and suggest that if you were elected the town would experience issues with pedophilia and that you would make the Police soft on crime? Were slanderous comments posted claiming you were a freak, you hated white people and families? Did your spouse have to worry that you would be attacked because of the ways violence can be incited by hateful online rhetoric? How many of you had your house vandalized? If that was not your experience, I am happy for you. I have experienced all of these things. If these *were* your experiences, and the people who enacted them upon you were elected officials or local business owners, how safe would you feel? If you were black or gay and currently on our Police Force how would you feel about a platform saying that you could not be an effective officer because of that? They said that if you do not value the public safety of people like them, you are refusing to see the world beyond your own limited perspective. If you do not value safety for people like them, you do not value safety. They said that for some safety has involved remaining silent about harm, and that is not safety, that is fear.

Edwin Ward said he was here as an advocate for the parks bond. Our families need it, children need it. The location of the new park, across from the high school, could not be a better location. Parks and Greenways are the best use of taxpayer money. He urged everyone to vote for the parks bond. Please look at everything involved in the bond and vote yes. And he thanked CM Wolf and McGrath for their service.

Donna Friend said she was here to talk about an email sent by Oxana Sharapova, the Wake County Chair of the Wake GOP, which was discussed in detail in the News & Observer. The key points were that if certain candidates were elected the Police Department would be soft on crime, and allowing affordable housing would negatively impact our property values. These are unwarranted attacks on candidates and violate the code of ethics that candidates and council members sign on to. We've heard time and again that this is a town that accepts and protects all of its citizens and therefore we don't need an Ordinance. You've been asking for proof about discrimination; now you have it. Current members of Council need to step up and denounce this attack. Those running for Council need to denounce it. And Town Council needs to adopt the NDO to send the message that discrimination is not tolerated in Holly Springs.

Marissa Elijah, 205 Cabbot Dr., said she was here about the parking ordinance. She said as far as she understands there were serious problems in Honeycutt and Council acted quickly. She's glad that is possible, but she thinks this ordinance doesn't account for everyday life for the rest of us in the neighborhood. She has five kids that she homeschools, and now other people who homeschool can't join her family who during school hours. The upcoming holidays are also a problem. We either don't have family and friends over, or risk them getting tickets. Council said you were open to tweaking the ordinance. She wants to add an amendment that includes an exception for neighborhood residents and guests who could challenge a ticket with proof of not being a high school student.

Jesse St. Cyr, said he was here to talk about the parking ordinance. Since August they have not been able to use their home the way everyone else in Holly Springs can. Council says that Holly Springs Police Department knows that they can use discretion not to ticket Amazon and other commercial vehicles. But we cannot, as residents, have guests over or park in front of our homes. Our sole complaint is that it does more than Council intended it to do. We wanted to address the problem with high school students parking, and instead we said no one parks. It may be administratively easier, but it makes it difficult for residents. He wants Council to restrict the ordinance to those you want to prohibit; not restrict everyone. He said Holly Springs Police Department has told him that they can ticket lawn services Amazon etc. He asked how he can have people over during the week without being illegal.

Cy Elijah, 205 Cabot Dr., said last time he was here he couldn't get MPT Berry to look at him. It rubbed him the wrong way. So, in that spirit, he wanted to go easy since we are neighbors, and he doesn't want to cause friction. But the first time he met the police chief was on the first day of high school. His daughter was sick with nerves, and he couldn't get out and comfort his daughter, because he was getting a talking to from the police chief. A few weeks later, pool guys show up outside MPT Berry's house and the police get called. Mr. Berry comes out and no citation was issued. Why are we passing a law that cannot be enforced and could be weaponized against neighbors? Why are we passing a law that is not being enforced? Why was it not enforced on MPT Berry when it was enforced on him?

OTHER BUSINESS

Mayor Mayefskie said that he has gotten several calls texts and emails questioning why he hasn't made a comment as the Mayor of Holly Springs. He's now speaking for himself about what happened in Israel. It was evil. He said he stands with Israel and its people. He hopes the hostages are released and brought home, and he prays for all the innocent victims in the middle east. He hopes those who left him messages with no way to return their calls, now know where he stands.

Then he wished MPT Berry Happy Birthday.

Council member Forrest thanked UNC SOG for classes over the past years. He recently attended a class on Affordable Housing. He thanked the Village District Area Plan committee for their work. Moving into Parks and Rec, we have a teen advisory committee and more teens have joined this year, they are helping out around the parks. They will be at the Tree Trail this December. With that said, Parks Bond is coming up on Nov. 7th. It will benefit the Town long term. It has a cost,

but it won't get any cheaper, and it is a benefit for the entire town. He asked residents to check out the information on the Parks Bond.
Finally, this Council sees a lot of development projects, but even more come though Development Services and don't make it to the Planning Board or Town Council. By the time they make it to Council they have been in the pipeline for 12 to 18 months. When we see these projects, they are years of work. It is important that the residents and Council all understand the costs and funding and what we can expect from the state. He asked all the residents to remember this. He also supports the Mayor's comments on Israel.

Council member Wolff said he had two things. First, thanks to the residents who came to speak on Friendship. He has great sympathy for the things those residents are dealing with. There is not a resident who is not dealing with the growing pains. He wanted to clarify that he never said the Town would never invest in the Friendship area roads; what he said was it would take a long time because we have more pressing needs. He said what he has learned in his four years on Council is that if we wait for the infrastructure to precede the growth, it won't happen. Those infrastructure improvements have to be done by the developer and we come in later, with the help of the General Assembly to fill in the gaps. If we wait until the "right time" that will be decades. He said he is now hoping it will wait months, but it will not wait decades or years.

Secondly, before MPT Berry speaks, with regards to the parking, he said we had the Police Department go back and review how this has been enforced and they said there had not been a single ticket; just lots of warnings. Chief Liquorie said that after that update there was one ticket issued. Council member Wolff said we were told the ordinance was working and we should not make changes. We have also received feedback outside of this room that it is working. He said he takes the opinions of staff very seriously, especially the police, and he will take their recommendations. This job is hard. He said he wanted to remind everyone that every law we make, every fee we impose, it is imposed upon us as much as on any other resident. And no one makes a decision by themselves – it takes at least three of us. Though MPT Berry lives in proximity to this, it was a decision we all made. He said he is being blunt because he thinks the public deserves it. If things change Council will be notified of it. He recommends they continue to have conversations with their neighbors and the HOA because if they can come up with a solution that is administratively workable, Council will listen.

Council member McGrath said Council member Wolff brings up great points, especially that over four years you learn a lot about serving up here. There is a lot more public engagement than there was 4 years ago. It is encouraging because it makes us think more deeply and make sure we go through the cognitive process to see what the impact could be on all of us. That goes to the decision this evening. What it hopefully helps is to entice people with different perspectives and the ability to influence those infrastructure projects to come to the table and provide solutions. If you look at the areas where that developer was going to provide improved roads, that was a small area when there is a large area of infrastructures that is cross-jurisdictional and needs cooperation across jurisdictions. We have met the tax base mix we aimed for and now we want to choose what is right. He said on the Consent Agenda were condemnations – we condemned properties to widen Holly Springs Rd. We know that those impact property owners and residents and these decisions are not taken lightly just because we didn't talk about it tonight; we've been talking about them for a long time. He said Veteran's Day is coming up and he asked that we consider those actively serving, especially in the middle east. He said that was a terrorist attack in Israel.

MPT Berry thanked Council member Wolff for his support. He said that since his private life has become a point of public interest, I will indulge. He told Mr. St. Cyr that there is an ordinance requiring dogs be leashed, and the four or five times his dog entered his property he never called the police. Mr. Elijah, he said that you live pretty far away from my house so it is befuddling that you are interested in what is going on at his house. He asked that they quit stalking him.

MANAGER'S REPORT

Randy Harrington, Town Manager, said HollyFest is coming on October 28th at Sugg Farm and everyone should come out on Saturday the 28th.

CLOSED SESSION: none.

Adjournment: Council member McGrath made a motion to adjourn at 9:34 pm. It was seconded by MPT Berry and passed with a unanimous vote.

Respectfully Submitted on Tuesday, November 21, 2023.

Linda C. McKinney

Linda C. McKinney, Town Clerk

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda
Title: Monthly Budget Amendment Report
Strategic Priority Area: Organizational Excellence
Staff Resource: Corey Petersohn, Finance

Action(s):
Receive monthly budget amendments to be reported:

- Amendment 1 - Vehicle Replacement

Approve the following amendments:

- Amendment 2 - Parks Donations

Explanation:

- The budget ordinance of Holly Springs authorizes the Town Manager to approve inter-departmental budget amendments within the same fund up to $50,000 with notification to Town Council the following month.
- Each month, when applicable, the Budget Office will provide a copy of these approved amendments.
    - **Amendment 1 - Vehicle Replacement:** the Town Manager approved the transfer of $42,000 from Development Services to Utilities and Infrastructure for the purchase of a replacement vehicle. This vehicle replacement was budgeted for in the FY24 budget, but in the fleet replacement plan was attributed to Development Services. The vehicle is now operated by Utilities and Infrastructure and thus the replacement purchase needs to be budgeted from the associated department (note - the amendment was dated 9/25/23, but was not approved by the manager until 10/13/23).
- Town Council approval is required for all amendments that increase the total appropriation:
    - **Amendment 2** - Parks Donations: the Parks and Recreation department has received $9,126 in donations and payments for memorial benches. This amendment appropriates the full amount and adds the funds to the Parks and Recreation operating department to fulfill the intended purpose of the donations and payments.

Background:

- Amendment 1 does not increase the total appropriation and uses existing operating funds.

- Amendment 2 appropriates already received donations and payments to Parks and Recreation.

Funding Source(s):

- Operating Budget - Utility Fund - Utilities and Infrastructure
- Operating Budget - General Fund - Private Contributions and Donations to Parks and Recreation

Attachment(s):

1. Amendment 1 - Replacement Vehicle
2. Amendment 2 - Parks Donations

DocuSign Envelope ID: FE6EB689-F348-4E70-ADA6-194A13889894

Town of Holly Springs
FY2023-24 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2024.

Department: Utilities & Infrastructure **Date:** 9/25/2023

Reason for Budget Amendment:

Move money from Dev. Services to U&I for Vehicle #49 (U&I's vehicle but was put in Dev. Services budget)

Expense

Account #	*Account Description*	*Increase*	*Decrease*
30-460-020-90.02	Capital outlay vehicles		$ 42,000
30-450-030-90.02	Capital outlay vehicles	$ 42,000	
	Total Expense:	**$ 42,000**	**$ 42,000**

Revenue

Account #	*Account Description*	*Increase*	*Decrease*
	Total Revenue:	**$ -**	**$ -**

DocuSigned by: Chris Hills 10/5/2023 | DocuSigned by: 10/3/2023

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

Town Manager has authorized Department Directors to transfer operating funds within their department.
Town Manager is authorized to approve transfers between departments within the same fund up to $50,000.
All inter-departmental transfers will be reported to Town Council by the following month.
Amendments that change the total budget or departmental transfers over $50,000 require Town Council approval.

Town of Holly Springs
FY2023-24 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2024.

Department: Parks and Recreation **Date:** 11/21/2023

Reason for Budget Amendment:

Parks and Recreation has received donations and payments for memorial park benches. This amendment recognizes the received revenue and appropriates the corresponding amount in Parks and Recreation's operating budget.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-425-28-55.12	Parks and Recreation Programs - Bass Lake / Sugg	$ 9,126	
	Total Expense:	**$ 9,126**	**$ -**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
10-328.01	Parks and Rec Donations	$ 9,126	
	Total Revenue:	**$ 9,126**	**$ -**

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

Town Manager has authorized Department Directors to transfer operating funds within their department.
Town Manager is authorized to approve transfers between departments within the same fund up to $50,000.
All inter-departmental transfers will be reported to Town Council by the following month.
Amendments that change the total budget or departmental transfers over $50,000 require Town Council approval.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda
Title: 5121 Sunset Lake Rd. Minimum Housing
Strategic Priority Area: Safe & Friendly
Staff Resource: Andrew Rubley, Development Services

Action(s):
Adopt ordinance 23-40 to declare 5121 Sunset Lake Rd unfair for human habitation and to direct the town attorney to file suit to compel the property owners to repair the house to meet minimum housing standards. In the event that the property owners fail to repair the house, the Town will then be authorized to demolish the structure as it poses a significant risk to public health and safety.

Explanation:

- In accordance with Article IV, Section 6-121 of the Municipal Code, the purpose of Minimum Housing Standards is to protect the health, safety, and welfare of the residents of the town by establishing minimum standards for fitness and continued occupancy of all buildings used for human habitation as authorized by N.C.G.S. 160A-444. The items noted in the minimum housing case include no running water, no bathing or bathroom facilities, no electrical service.
- Article IV, Section 6-135 outlines the procedure for enforcement.
- After a hearing in May 2023, where the owners and occupants had notice and were in attendance, Chief Building Official Daniel Pope prepared a written order to the owners of the property located at 5121 Sunset Lake Rd ordering them to comply with the minimum standards of fitness by the Town Code of Ordinances by repairing the home or alternatively to vacate and remove or demolish the structure. The ordinance allows the homeowner to appeal the order, and the time to appeal has expired with no appeal being filed by the property owner.
- The Chief Building Official found the structure located at 5121 Sunset Lake Rd to be dilapidated and unfit for human habitation. Thus, the owners were ordered to vacate the property and repair or demolish the structure.
- Development Services staff members have been working with the property owners since October 2021 to bring the house back up to minimum standards, with no significant action by the property owners to date.
- Because the owner has failed to comply with the Order of the Chief Building Official, the ordinance requires staff to present to Town Council a resolution directing the town attorney to petition the superior court for a court order directing such owner to comply with the order of the Chief Building Official, as authorized by G.S. 160A-446(g). The order will first ask the court to compel compliance with repairs. Failure to make repairs within 60 days of the ordinance will constitute abandonment of the property and the Town shall

be authorized to demolish the structures on the property. All costs of such demolition will become a lien on the property.
- Staff have attempted to provide assistance to owners by advocating to several non-profit organizations on their behalf.

Background:

- On October 7, 2021, Holly Springs Fire Department (HSFD) responded to a house fire at 5121 Sunset Lake Rd. Due to safety concerns at the time of the incident, HSFD ordered evacuation and disconnection of utilities. Development Services staff conducted a minimum housing inspection and held the Minimum Housing Hearing on 11/3/21 with a compliance deadline of 2/11/22. At that time, the property owners wished to repair the house and were waiting for information from their insurance company. They were notified the house was "Unfit for Human Habitation."
- Staff have offered assistance to the residents, providing them with guidance about locating temporary housing, laundry, and bathing facilities.
- In the summer of 2022, the homeowners received an offer to purchase their property and received due diligence money. As a result of the offer to purchase, staff stayed action on compliance.
- On December 30, 2022, staff observed the house was occupied and no repairs were completed. Staff learned that the buyer retracted the offer to purchase and the owners were staying in the house without utilities. The property was reposted "Unfit for Human Habitation." The owners stated they came by the house during the day.
- Two options for compliance were granted: either demolish and remove all debris from the property or obtain permits and renovate the house.
- The owners expressed a desire to repair the house. Staff met with them to review the permitting process and guide them with reviewing a contractor's estimate.
- The property owners have failed to comply with the order, no permits have been submitted, and no progress has been made.
- Since 2021, the Development Services Department has held eight minimum housing hearings to address structures that are unsafe for human habitation in Holly Springs. Seven of those cases resulted in the structure gaining compliance through repairs; the other one was damaged beyond repair and demolished by the property owner. This agenda item is only the second minimum housing case that has advanced to the Town Council for further action.

Funding Source(s):

N/A

Attachment(s):

1. 5121 Sunset Lake Existing Conditions Photos
2. Minimum housing code order_5121 Sunset Lake Rd_Final

Town *of* Holly Springs
Municipal Ordinance Violation

The purpose of the pictures below is to document current violations and to help those notified to understand exactly what the violation is in this case and to assist them in understanding what is expected of them to gain compliance with the Town of Holly Springs Municipal Ordinance.

Case #	CEH202100074	**Photos Taken By:**	Andrew Rubley	**Date:**	6/19/23	**Address:**	5121 Sunset Lake Rd.

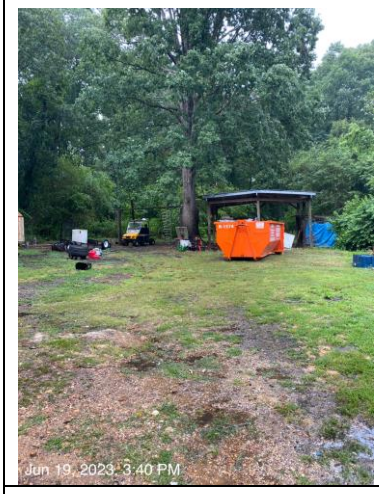


Photo 1

Rubbish/ Trash/ Junk

Section 6-131 (c)



Photo 2

Rubbish/ Trash/ Junk

Section 6-131 (c)



Photo 3

Inoperable bath facilities caused by fire damage. Unable to access bathroom at time of reinspection.

Section 6-124 (f)

	**Photo 4** Hallway light fixture Section 6-125 (c) (3)
	**Photo 5** Guard Rail missing on porch Section 6-124 (d)
	**Photo 6** Crack down front elevation 6-128 (a)

	**Photo 7** Soffit and Fascia rotten/ deteriorated. Section 6-124 (a)
	**Photo 8** Soffit and Fascia rotten/ deteriorated. Section 6-124 (a)
	**Photo 9** Not an approved crawl space door Section 6-124 (a)

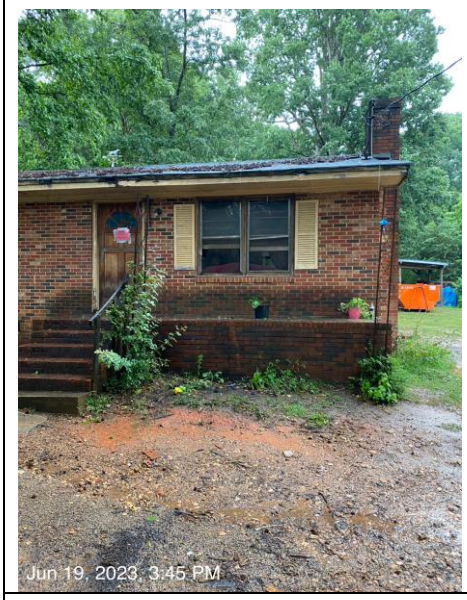


Photo 10

Handrail missing

Section 6-124 (d)



Photo 11

Meter box has not been disconnected



Photo 12

Incorrect wiring

Section 6-125 (c) (3)

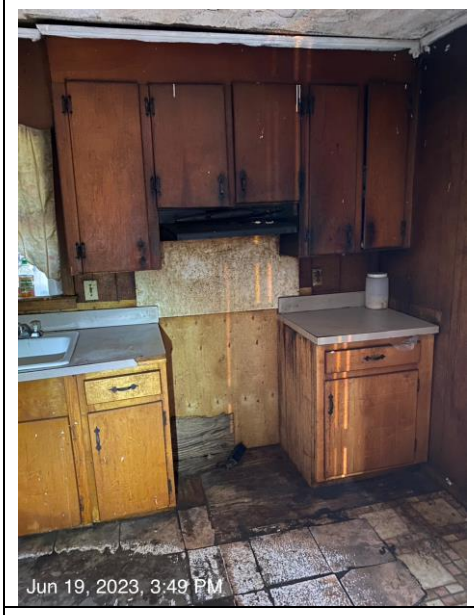


Photo 13

Kitchen Cleanliness

6- 131 (b)



Photo 14

Kitchen Cleanliness

6- 131 (b)

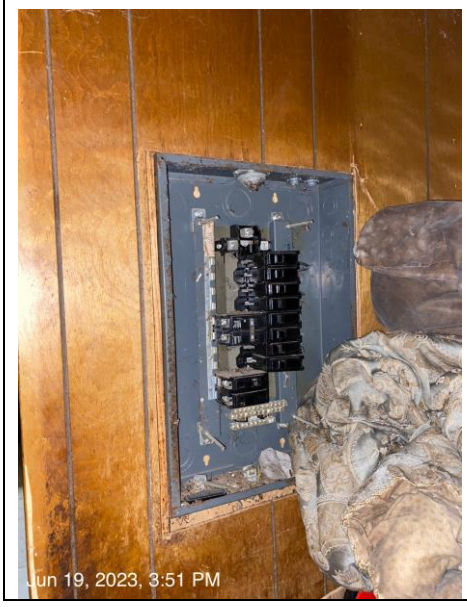


Photo 15

Breaker Box not functioning.

Section 6-125 (c) (3)



Photo 16

Smoke and Carbon Monoxide detector not functioning.

Section 6- 128 (f)

Prepared by/Return To: John P. Schifano, Attorney at Law
PO Box 8
Holly Springs, NC 27540

THE TOWN OF

Holly Springs

Ordinance Number: 23-40
Date Submitted: November 21, 2023
Date Adopted: November 21, 2023

Property Owner (Grantor Index):	James E. Sidney (Deceased); Estate of James Sidney; Known and Unknown Heirs of James Sidney
Property:	5121 Sunset Lake Rd, Apex, NC 27539 PIN 0659982875

STATE OF NORTH CAROLINA
COUNTY OF WAKE

ORDINANCE OF THE TOWN OF HOLLY SPRINGS
TO DECLARE PROPERTY OF James E. Sidney
LOCATED AT 5121 Sunset Lake Rd., Apex, NC 27539 UNFIT FOR HUMAN HABITATION AND ORDER DWELLING REPAIRED DEMOLISHED AND REMOVED

WHEREAS, the Town of Holly Springs ("Town") has a minimum housing code in its Code of Ordinances and this Ordinance is authorized pursuant to N.C.G.S. §160D-1104, and the Town Council makes the following **FINDINGS OF FACTS** based upon the sworn affidavit testimony of the code enforcement officer:

1. The Town code compliance investigated a single-family dwelling at 5121 Sunset Lake Rd, Apex, NC 27539 (the "Property") which is owned by James E. Sidney, the Estate of James E. Sidney, and/or the heirs of James Sidney (the "Property Owners"), on October 12, 2021, and April 21, 2023, to determine compliance with the minimum housing code. The Property is within the planning and code enforcement jurisdiction of the Town.

2. As a result of the inspection, town code officials determined that there were at the date of inspection - and still are remaining life-safety issues, as well as several other violations of the Town Code which were reduced to writing and a notice of violation was sent to the Property Owners on October 26, 2021, and May 2, 2023 ("NOV").

3. Ruby Sidney (wife of deceased owner, and upon information and belief the heir of James Sidney) responded to the NOV and a hearing was issued on October 26,2012 and May 2, 2023, by certified mail pursuant to the Town of Holly Springs Municipal Code for a hearing dated November 2,2021 at 1:30 PM and May 16, 2023, at 10:30am in front of the Chief Building Code Official of Holly Springs. Notice was given more than 10 days in advance, served by certified mail and regular mail, and was received by Ms. Sidney, who appeared in person at the hearing.

4. Mr. Sidney and family came to both hearings on November 2, 2021, and May 16, 2023 and did not dispute any of the violations found. As a result of this hearing, the code enforcement officer made the following seventeen FINDINGS OF FACT:
    1) Soffits on all elevations are deteriorated, rotted, or damaged. It must be constructed so as to not admit weather or water or rodents.
    2) Fascia is rotten around parts of the structure. It must be constructed so as to not admit weather, water or rodents.
    3) Guard rail missing on front porch. A guard railing needs to be installed to mitigate the risk of occupants falling and injuring themselves.
    4) The handrail on the right elevation is missing. There needs to be installed a handrail to prevent fall from occupants.
    5) Unapproved crawl space door at time of last inspection. Needs to have an approved door to prevent weather and unwanted animals from entering.
    6) There is a significant crack in the front elevation brick wall. Structural defect of the footing. Structure must be safe to use and capable of supporting an everyday load.
    7) Rear elevation has piles of trash laying around the foundation of the structure. Must be kept clean to prevent rodents or attracting other pests.
    8) The bathroom in the home was not in usable condition due to a fire in the structure. The bathroom must be furnished with suitable materials and be able to promote reasonable privacy and work according to all local, state, and federal codes.
    9) At the time of the inspection there was no running water to the structure.
    10) The bathroom shower head was not in good working order at the time of the inspection. It needs to be in good working order so that occupants have a chance to bathe.
    11) The electrical system did not work throughout the structure at the time of the inspection.

12) The smoke detector and carbon monoxide detector were nonfunctioning at the time of the inspection.
13) The hallway light fixture was nonfunctional at the time of inspection. Light must be provided when natural light cannot.
14) There were loose hanging wires under the meter box upon inspection. The owner(s) needs to provide safe wiring in accordance with the town electrical code to prevent shock or fire to occupants.
15) The breaker box was not functioning at the time of inspection due to the electrical system being turned off.
16) The bathroom floors must be kept in a clean and sanitary environment and condition to reduce the threat of health hazards to occupants.
17) The kitchen must be kept in a clean manner to avoid the potential of attracting rodents and insects. The kitchen must also be kept clean from having the potential of organic growth which can be hazardous to a person's health.

5. Mr. Sidney was given notice of the above FINDINGS OF FACT on November 4, 2021, and again on May 19, 2023 and was ordered by the code enforcement official to make the repairs within 90 days and 30 days and have failed to do so.

6. The Property Owners were given notice on November 4, 2021 and again on May 19, 2023 that they have failed to make repairs or otherwise comply with the Orders of the Chief Building Official and he was given various appeal rights, specifically 1) to the Board of Adjustment of the town within 10 days of the order; or 2) to appeal the Order of the code enforcement officer to the superior court within 10 days as provided by 160D-1123, and an appeal has not made nor have the property owners indicated to town employees a desire to do so.

7. On December 30, 2023, a placard stating that the structure was Unsafe for Human Habitation the premises was affixed to the front door on the Property, and owner and family have defied the Order's from the Chief Building Official to vacate the structure.

8. The Property Owners allowed persons, including themselves to occupy the property after being expressly ordered to vacate the Property, and the Property Owners refused and continue to refuse to make the necessary repairs and install smoke detectors to ensure the safety of occupants and such refusal is willful and wanton.

9. The structure on the Property has a tax value of $ 69,7113 and repairs can be made for a reasonable amount relative to the value.

WHEREAS, the Town of Holly Springs has a duty to ensure compliance with its minimum housing code and pursuant to Part 6 of N.C.G.S. §160D-1121, which provides for the removal of occupants, repair of the Property, and upon failure to make such repairs, demolition of the Property with such costs of demolition becoming a lien on the Property; and,

WHEREAS, the current state of the Property poses an unreasonable risk to all occupants, especially regarding the property owner's refusal to provide smoke detectors and cover exposed electrical wiring and electrical components and fix the bathroom that has been deemed unusable at even the smallest capacity.

NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:

1) The Property is to be vacated, padlocked, and otherwise secured against entry by persons. Town employees are hereby directed to take this action and any costs associated with such shall become a lien on the property. The Property shall be secured until such time as repairs can be made.
2) Anyone violating the terms of this Ordinance by occupying the Property for any purpose other than repairs shall be guilty of a Class 1 misdemeanor.
3) The electrical service meter shall be removed from the Property.
4) If the occupants- including the Property Owners- refuse to leave the property within 10 days of this Ordinance, the town attorney shall file an action for summary ejectment and all such costs for the action shall become a lien on the Property.
5) The Property Owners shall make all necessary repairs and return the Property to a condition that meets the minimum housing code of the Town and shall prior to reentry of the Property shall receive an inspection insuring compliance by the code enforcement officer.
6) Failure to make repairs within 60 days of this Ordinance shall constitute abandonment of the Property, and the Town shall be authorized to DEMOLISH the structures on the Property, with all costs of such demolition becoming a lien on the Property. N.C.G.S. §160D-1121
7) Any personal property remaining on the Property, or any fixtures that can be sold, shall be sold as a credit to offset expenses relating to the demolition costs by the Town.
8) This Ordinance shall be effective on November 21, 2023.
9) This Ordinance shall be recorded in the Register of Deeds of Wake County, indexed in the name of JAMES E. SIDNEY, Estate of JAMES E. SIDNEY, and KNOWN AND UNKNOWN HEIRS OF JAMES E. SIDNEY, Grantor.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda
Title: Resolution to Surplus Property - House at Cass Holt Road Park Site
Strategic Priority Area: Engaged, Healthy, & Active Community
Safe & Friendly
Staff Resource: Lindsay Goldstein, Paralegal

Action(s):
Approve Resolution 23-26 to Declare Property Surplus and Authorize Disposal of Same.

Explanation:

- In order to construct the Cass Holt Road Park, a residential structure must be removed from one of the parcels. The Town will need to sever the house from the real property interest, and declare it personal property, declare it surplussed property and dispose of it by any allowable means.
- The Town will place the house on an auction site (Gov Deals) and it will be sold to the highest bidder.

Background:

- On or about January 28, 2020, the Town acquired two parcels of land along Cass Holt Road, with one parcel containing a residential structure.
- The two parcels were annexed into the Town Corporate Limits on or about August 18, 2020 by Resolution 20-22.
- The residential structure is an impediment to the construction of the Park.
- It has been determined that it is not feasible to sell the house, unless it is purchased "as is" and removed from the land in a reasonable time; therefore, the Town is requesting that the house be severed from the real estate and declared personal property in order for it to be surplussed.
- The Town will explore all options of removal that minimize expense and impact to the Park project.

Funding Source(s):
N/A

Attachment(s):
1. Resolution to Surplus Property - Cass Holt Road House - Town Council Edition

Resolution No. 23-26
Date Adopted: November 21, 2023
Effective Date: November 21, 2023

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA, DECLARING CERTAIN PROPERTY OF THE TOWN TO BE SURPLUS AND AUTHORIZING THE DISPOSITION OF SAID PROPERTY

***WHEREAS*,** the Town of Holly Springs has acquired certain land situated along Cass Holt Road on around January 28, 2020, more particularly, two (2) parcels of land having addresses of 5420 Cass Holt Road (PIN 0648333740) and 5508 Cass Holt Road (PIN 0648239301).

WHEREAS, the Town annexed these two parcels into the Corporate Limits on or about August 18, 2020, by Resolution # 20-22.

WHEREAS, the Town of Holly Springs Town Council has authorized the construction of a park on these two parcels of land, and intends to begin construction in the near future.

WHEREAS, the parcel located at 5420 Cass Holt Road contains a residential structure, which has been determined to be unusable. Said structure is an approximate 3,200 square foot residential structure built in 2001, including an attached two-car garage.

WHEREAS, it has been determined that the structure is not needed or usable by the Town. Said structure is an impediment to the construction of the Park and requires removal prior to the commencement of construction.

NOW, THEREFORE, BE IT RESOLVED by the Holly Springs Town Council:

1. That the residential structure located at 5420 Cass Holt Road shall be severed from the Real Estate, and considered personal property for the purposes of surplusing the property;

2. That said aforementioned property is hereby declared Surplus as of November 21, 2023; and

3. That the Town Manager and Town Attorney are hereby authorized to dispose of the aforementioned property as person property by any means allowable to include offering for sale at a public action, donation to a nonprofit organization, internet on-line offering, private negotiation and sale, upset bid process or destruction.

Adopted by the Holly Springs Town Counsil on this, the 21st day of November, 2023.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda
Title: Main St. Right Turn Lane (Transportation Bond Project) - Duke Relocate Contract
Strategic Priority Area: Responsible & Balanced Growth
Safe & Friendly
Staff Resource: Tim Athy, Utilities and Infrastructure

Action(s):

- Approve Duke Energy Utility Relocation Agreement in the amount of $332,331.74 for the permanent relocation of existing overhead Duke utilities to underground.
- Authorize the Town Manager to negotiate, sign, and execute any other required agreements, amendments, or change orders associated with the electrical utility relocation agreement necessary to deliver the Main St. Right Turn Lane project consistent with prior Council action, direction, and within the project budget and approved funding sources.

Explanation:

- This utility relocation contract will allow Duke Energy to relocate their existing overhead utilities underground as required for the road widening project and as required by the Town's current Village District Area Plan.
- Duke Energy utility relocation is a major step in the construction process for the project as construction cannot begin until the overhead power lines are relocated.

Background:

- As part of the 2018 Transportation Bond referendum, the Main St. Right Turn Lane project will provide a dedicated north-bound right turn lane onto Holly Springs Road.
- The project will add a new right turn lane on Main Street (from near Earp Street to Holly Springs Road), giving turning traffic a place to stack so northbound through-traffic on Main Street can keep moving.
- The town received a $780,000 LAPP Grant for the project.
- No fees in lieu have been collected for underground relocates within the project area.
- The project is fully designed and awaiting NCDOT approval to bid for construction with an anticipated construction start in Spring 2024.

Funding Source(s):

- 2018 Transportation Bond
- LAPP Grant

Attachment(s):

1. 2023-11-21 Duke_Contract
2. Main_ST_RTL_Map

Highway Relocation Program
Duke Energy Progress, LLC
4690 Simms Creek Road
Raleigh NC 27616
Highway.Relocation@Duke-Energy.com

October 16, 2023

Town of Holly Springs
Attn.: Tim Athy tim.athy@hollyspringsnc.us
128 S Main Street
Holly Springs, NC 27540

RE:	Project:	Main Street Right Project
	Company Project #:	PFP724368
	County:	Wake
	Location / State:	Holly Springs, NC
	Proj Requirements:	Utility Relocation Agreement; Actual Cost Billing; Non-Betterment Work
	Proj Description:	Relocate DE company facilities out of ToHS way for Main Street Right Turn project.

Attached are copies of our detailed estimates in the amount of $332,331.74 and copies of our relocation design drawings covering our proposed relocation of Duke Energy's facilities in conflict with this project. This estimate is valid for 90 days and is based on the design as shown on the attached drawings. Estimates may be revised due to change in scope or if right of way is not obtained. The estimate will be updated if the authorization to proceed is received after the 90 day deadline.

If you find this estimate in order, please authorize us to proceed with this work and upon completion thereof, to bill the government customer per the project requirements located at the top of this letter. If you have any questions related to this agreement, plans, estimate, or final invoice please contact one of the following:

Robert Butler, Designer at Robert.Butler2@duke-energy.com or 919-654-6595
Jimmy Perry, Lead Engineering Tech at Jimmy.Perry@duke-energy.com or 919-431-4741
Chad Brenco, Program Mngr. at Chad.Brenco@duke-energy.com or 919 546-2236

Please return the signed agreement to highway.relocation@duke-energy.com.

Sincerely,

Chad Brenco
Highway Relocation Program Manager
Duke Energy

CB:db

Cc. Robert Butler, Designer at Robert.Butler2@duke-energy.com
Jimmy Perry, Lead Engineering Tech at Jimmy.Perry@duke-energy.com

Utility Relocation Agreement
Town of Holly Springs
Main Street Right Project
Duke Energy Progress Project Number: PFP724368
County: Wake State: NC

This Utility Relocation Agreement ("Agreement") made this_____day of _____ , 20__, by and between Town of Holly Springs, hereinafter referred to as TOHS and Duke Energy Progress,LLC. hereinafter referred to as the COMPANY. The TOHS and Company acknowledge that this Agreement and any Agreement amendment documents requiring signatures may be transmitted electronically. TOHS and Company stipulate that if this Agreement is transmitted electronically, the electronic transmittal of the original execution signatures shall be treated as original signatures and given the same legal effect as an original.

W I T N E S S E T H:

THAT WHEREAS, TOHS, will submit a project for construction as follows: Relocate DE company facilities out of ToHS way for Main Street Right Turn project.

WHEREAS, the construction of said project will require certain adjustments to be made to the existing facilities of the COMPANY:

NOW, THEREFORE, In order to facilitate the orderly and expeditious relocation of the said facilities of the COMPANY, TOHS and the COMPANY have agreed as follows:

1. That any work performed under this Agreement shall comply with the NCDOT "POLICIES AND PROCEDURES FOR ACCOMMODATING UTILITITES ON HIGHWAY RIGHT OF WAY", dated January 1, 1975 and such amendments thereto as may be in effect at the date of this Agreement. The work to be performed by the COMPANY shall conform with Federal Highway Administration's Federal-Aid Policy Guide, Subchapter G, Part 645, Subpart A hereinafter referred to as FAPG dated December 9, 1991, and such Agreements thereto as may be in effect at the date of this Agreement. The provisions of said FAPG and amendments thereto are incorporated in this Agreement by reference as fully as if herein set out. Any work performed under this Agreement not in compliance with FAPG shall constitute unauthorized work and TOHS shall be relieved of

participating in the costs of such unauthorized work unless such work is done pursuant to a supplemental Agreement attached to and made a part hereof.

2. That the COMPANY will prepare an estimate, broken down as to estimated cost of labor, construction overhead, materials, and supplies, handling charges, transportation and equipment, rights of way, preliminary engineering and construction engineering, including itemization of appropriate credits for salvage and betterment's, all in sufficient detail to provide TOHS, a reasonable basis for analysis. Unit cost, such as broad gauge units of property, may be used for estimating purposes where the COMPANY uses such units in its own operations. The COMPANY will also prepare plans, sketches or drawings showing their existing facilities, temporary and permanent changes to be made with reference to the TOHS's new right of way using appropriate nomenclature, symbols, legend, notes, color coding or the like. The before mentioned estimate and plans are attached hereto and made a part hereof. There are no costs for changes not necessitated by the construction of the highway project, nor for changes made solely for the benefit or convenience of the COMPANY, or its contractor. The attached estimate is valid for 90 days and is based on design shown in the attached drawings. The estimates will be updated and an amendment to the original Utility Relocation Agreement may be initiated if the scope of the project changes (causing cost to exceed original estimate) or new right of way cannot be obtained (causing a delay in the relocation construction).

3. That TOHS's authority, obligation, or liability to pay for relocations as set forth in the Agreement is based on the COMPANY having a right of occupancy in its existing location by reason of holding the fee, as easement or other real property interest, the damaging or taking of which is compensable in eminent domain.

4. That payment for all work done hereunder shall be made in accordance with the requirements of FAPG unless payment is being made pursuant to a supplemental Agreement attached to and made a part of this Agreement.

5. That the construction work provided for in this Agreement will be performed by the method or methods as specified below:

_____X___ BY COMPANY's REGULAR FORCE: The COMPANY proposes to use its regular construction or maintenance crews and personnel at its standard schedule of wages and working hours in accordance with the terms of its Agreement with such employees.

____X___ BY EXISTING WRITTEN CONTINUING CONTRACT: The COMPANY proposes to use an existing written continuing contract under which certain work as shown by the COMPANY's estimate is regularly performed for the COMPANY and under which the lowest available costs are developed.

_____ BY CONTRACT: The COMPANY does not have adequate staff or equipment to perform the necessary work with its own forces. The COMPANY proposes to award a contract to the lowest qualified bidder who submits a proposal in conformity with the requirements and specifications for the work to be performed as set forth in an appropriate solicitation for bids.

6. a. It is contemplated by the parties hereto that the construction of this TOHS project is in progress.
   b. Based on the best information available at the present time to the COMPANY, indicated applicable paragraph, below:

   _____ Materials are available and it is expected that work will be complete prior to road construction.

   _____ All work will take place during TOHS construction and arrangements for said work will be coordinated with TOHS construction operations at pre-construction conference.

   __X__ Work will begin promptly upon notification by TOHS; however, it is not expected to be complete prior to road construction, any remaining work will be coordinated with TOHS construction operation at pre-construction conference.

   _Other (Specify)_____

   _____

   _____

7. That the method used by the COMPANY in developing the relocation costs shall be as indicated by Paragraph (a), (b), or (c) as follows:

   a. __X__ Actual direct and related indirect costs accumulated in accordance with a work order accounting procedure prescribed by the applicable Federal or State regulatory body.

   b. _____ Actual direct and related indirect costs accumulated in accordance with an established accounting procedure developed by the COMPANY and approved by TOHS.

c. _____On a lump -sum basis where the estimated cost to the TOHS does not exceed $100,000.00, Except where unit costs are used and approved, the estimate shall show such details as man-hours by class and rate; equipment charges by type, size and rate; materials and supplies by items and price; and payroll additives and other overhead factors.

8. Indicate If (a), (b), or (c) applicable:

   a. ___X___That the replacement facility is not of greater functional capacity or capability than the one it replaces, and includes no COMPANY betterments.

   b. _____That the replacement facility involves COMPANY betterments, or is of greater functional capacity or capability than the one it replaces.

   c. _____That the replacement facility is other than a segment of the COMPANY'S service, distribution, or transmission lines, such as a building, pumping station, ration plant, power plant or substation, production or transfer of storage facilities and other similar operating units of the COMPANY's physical plant or operating facilities,

If (c) is applicable, set forth credit to the project for the accrued depreciation of the facility being replaced.

9. That the total estimated cost of the work proposed herein, including all cost to the COMPANY less any credit for salvage, to complete the project is estimated to be _____ $ 332,331.74

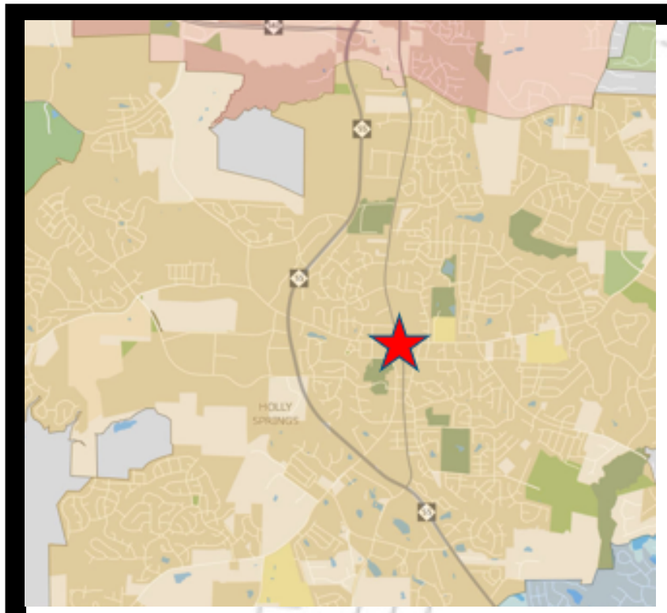
   The estimated non-betterment cost to TOHS, including all cost less any credits for salvage, betterment and additional work done by the COMPANY will be _____ $ 332,331.74

   The estimated cost to the COMPANY including betterments and any additional work done by the COMPANY will be _____ $ 0.00

   (The above costs shall be supported by attached estimate and plans)

10. That in the event it is determined there are changes in the Agreement's scope of work which require additional work be conducted by COMPANY under this Agreement, then COMPANY's reimbursement shall be limited to all costs covered by either a modification of this Agreement or by a written change order or extra work order approved by TOHS (collectively, a "Change Order"); provided, however TOHS shall not unreasonably refuse its consent to such Change Order.

11. Periodic progress billings of incurred costs will be made by the COMPANY to TOHS not to exceed monthly intervals for no less than $3,000.00 each; however, total progress billing payments shall not exceed 95% of the approved non-betterment estimate. One final and detailed complete billing of all cost shall be made by the COMPANY to TOHS at the earliest practicable date after completion of work. The statement of final billing shall follow as closely as possible the order of the items in the estimate portion of this Agreement.



Main Street
Right Turn Lane

-L-
N MAIN STREET
(NC-55)

HOLLY SPRINGS
ROAD (SR-1752)

E. EARP STREET

BEGIN PROJECT

END PROJECT

Proposed Right Turn Lane

Proposed Curb & Gutter and Sidewalk

Proposed Grass Strip

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda
Title: Fiscal Year 2023-24 Position Reclassifications
Strategic Priority Area: Organizational Excellence
Staff Resource: Scott Chase, Asst. Town Manager, Jaime Joyner, Director, Human Resources

Action(s):
Approve Fiscal Year 2023-24 Reclassifications in Public Works, Utilities & Infrastructure, Development Services and Parks & Recreation.

Explanation:

- Reclassifications of employees in an organization can occur for various reasons:
  - Ensuring that pay and position titles reflect the actual work performed by an employee
  - Adjusting to organizational realignments that shift position responsibilities
  - Remaining competitive in attracting and retaining top talent, especially in fields with a high demand for specific skills
  - Succession planning, ensuring the right individuals are prepared for leadership roles within the organization
- The following reclassifications are recommended:
  - **(2) Public Works Technician II – Streets (Grade D) (Position #422-057 & #434-009) to Public Works Crew Leader - Streets (Grade F)** The work in the streets division has expanded its portfolio with the rollout of 311 and divided tasks into focus areas to meet demand. This request will reclassify two positions that already carry out duties at the crew leader level and adds depth to the division for future succession plans. The salary and benefits impact on the remaining fiscal year budget is $5,180, funded by lapse salaries.
  - **Development Services Development Business Coordinator (Grade I) (Position #417-014) to Development Business Manager (Grade L).** The Customer Service & Compliance division of Development Services manages customer service and workflow of other Development Services divisions. Reclassing this position will reduce the number of direct reports for the Division Manager and level out the span of control for the division. The salary and benefits impact on the remaining fiscal year budget is $5,645, funded by lapse salaries.
  - **Utilities & Infrastructure Environmental Control Supervisor (Grade M) (Position #432-015) to Environmental and Stormwater Manager (Grade O).** This position manages the enterprise fee, regulatory compliance and prioritizes improvements to the town's stormwater system. The town recently expanded its level of service by standing up a stormwater crew to respond to resident requests. This reclass will incorporate the duties of overseeing the operations of the stormwater crew and will lead the Stormwater Administrator position that formally reported to the Deputy Director of Infrastructure. The salary and benefits impact on

the remaining fiscal year budget is $3,640, funded by lapse salaries.

- **Utilities & Infrastructure Environmental Technician (Grade K) (Position #432-020) to Environmental Specialist (Grade L).** With implementation of the recently adopted Neuse Stormwater Rules that requires the town to develop, implement, enforce, evaluate and report to NCDEQ to comply with requirements of the rules, this position provides the necessary support for stormwater program expansion and training for multiple town departments and will supervise all environmental technicians(s) that support compliance. The salary and benefits impact on the remaining fiscal year budget is $3,213, funded by lapse salaries.
- **Parks and Recreation Part-time (temporary) to Part-time (regular).** Many parks and recreation services are delivered through part-time staff. Temporary part-time employees are capped at 1,040 hours per calendar year unless enrolled with certain benefits such as the retirement program. Due to recruitment and retention challenges, existing part-time staff are often needed to work beyond the capped hours. This reclass will require the town to enroll impacted employees in the retirement system and contribute a percent of salary to the retirement system. The reclass includes four positions through the remainder of the fiscal year, and avoids the negative impact of scaling back these employees' part-time hours in service areas that already face challenges recruiting part-time staff. Any continuation or other reclass requests of this type will be submitted as part of the annual budget process. The salary and benefits impact on the remaining fiscal year budget is $41,488 for four employees, funded by lapse salaries.

Background:

- Reclassification requests are typically made through the annual budget process. However, periodic reclass considerations outside the budget process are necessary to address strategic or particularly unique circumstances.
- Position reclassification involves changing an existing, Council-approved position's duties, responsibilities, job title, and salary grade.

Funding Source(s):

- Operating Budget - General Fund & Utility Fund - Departmental Lapse Salaries

Attachment(s):

None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda
Title: 1220 N. Main Street - Voluntary Annexation A23-05
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Aaron Prichard, Development Services

Action(s):

- Adopt Resolution 23-30 directing the Town Clerk to investigate the sufficiency of annexation petition A23-05 and setting the public hearing for December 19, 2023.

Explanation:

- The Town has received a petition for voluntary annexation of 3.70 +/- acres located at 1220 N. Main St.
- The owners of the property are William A Roussseau and Claire M. Rousseau, Trustees.
- The property is associated with a Development Plan and Special Use Permit for Overlook at Main.
- Staff has requested feedback from all departments and there were no issues with this annexation.
- The requested action is to set the public hearing, and to verify that the petition meets the statutory requirements for annexation.

Background:

- Pursuant to NCGS 160A-31(c) Council is required, upon receiving a petition for annexation, "to cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation and to fix a date for a public hearing on the question of annexation."

Funding Source(s):
N/A

Attachment(s):
1. A23-05 - 1220 N. Main St. - Resolution of Sufficiency
2. A23-05 map

Resolution No. 23-30
Date Adopted: November 21, 2023
Annexation No.: A23-05

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

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

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

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

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

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:

COMMENCING AT THE TOWN OF HOLLY SPRINGS MONUMENT PEARSON 16 HAVING NC NAD83(2011) GRID COORDINATES N698078.630 E2048951.450;
THENCE S 14°56'49" E A DISTANCE OF 238.42' TO A CONCRETE MONUMENT;
THENCE N 83°29'56" E A DISTANCE OF 234.85' TO AN ANGLE IRON;
THENCE S 89°25'01" E A DISTANCE OF 4.00' TO THE **POINT OF BEGINNING**;
THENCE N 11°38'39" E A DISTANCE OF 595.86'TO A POINT;
THENCE N 87°58'23" E A DISTANCE OF 491.31'TO A POINT;
THENCE S 44°51'58" W A DISTANCE OF 162.64'TO A 1 INCH EIP;
THENCE S 44°34'21" W A DISTANCE OF 100.83'TO A 1 INCH EIP;
THENCE S 43°00'47" W A DISTANCE OF 102.88'TO A POINT;
THENCE S 40°20'42" W A DISTANCE OF 102.94'TO A 1 INCH EIP;
THENCE S 37°16'55" W A DISTANCE OF 103.55'TO A 1 INCH EIP;
THENCE S 34°17'12" W A DISTANCE OF 102.92'TO A 1 INCH EIP;
THENCE S 30°48'39" W A DISTANCE OF 109.35'TO A CONCRETE MONUMENT;
THENCE N 89°25'01" W A DISTANCE OF 112.25'TO A POINT WHICH IS THE **POINT OF BEGINNING**,HAVING AN AREA OF 161,297 SQUARE FEET, 3.70 ACRES.

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

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

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, December 19, 2023.

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

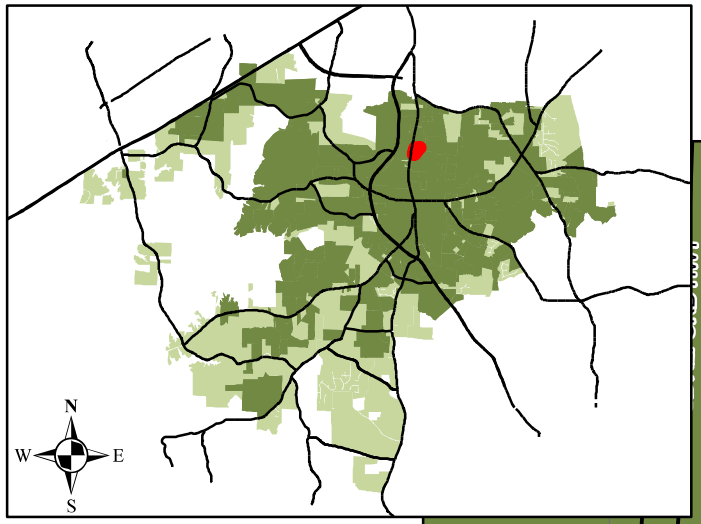
Adopted this, the 21st day of November, 2023.

ATTEST:

_____
Sean Mayefskie, Mayor

_____
Linda McKinney, Town Clerk

A 23-05 | 1220 N Main St | 3.70





Legend

- **Annexation Property Site**
- Subdivisions
- Town Limits
- **ETJ**

Document Path: Z:\GIS\Candace\2022_Maps\2022_Annexation Location Map.mxd

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Consent Agenda
Title: Equipment Lease Agreement with the Town of Apex
Strategic Priority Area: Safe & Friendly
Responsible & Balanced Growth
Staff Resource: Freddie Rodriguez, Solid Waste Manager

Action(s):
Authorize the Town Manager to execute Lease Agreement with the Town of Apex to lease a leaf vacuum truck

Explanation:

- Due to a recent equipment failure and to maintain service levels during leaf collection season, the town began researching options to lease equipment.
- The town reached out to the Town of Apex to discuss potential equipment sharing or leasing by entering into an agreement.
- The Town of Holly Springs and the Town of Apex have negotiated a lease agreement for a 2014 Freightliner M2 106 Leaf Truck for $750 per week, until both councils authorize execution of a revised agreement for a rate of $1 per week.
- The term of the agreement is from November 6, 2023, to February 29, 2024.
- The Town of Holly Springs shall be responsible for the daily maintenance of the truck, as well as any damage. If, at any time, truck equipment fails in a manner that makes the truck unusable for its intended purpose, it will be returned to Apex, and no lease payment will be due for the period during which the truck could not be used as intended.
- Lease agreements are required to be approved by both town councils. Leases for equipment at fair market value, within the manager's authority, may be executed by the town's respective managers. However Apex staff is willing to lease at a nominal rate, which requires the approval of the town councils.

Background:

- The town has five (5) leaf vacuum trucks to service the town during leaf season.
- Any down time for a leaf truck can equate to a 15% reduction in productivity and service compliance per day the unit is down.
- One of the leaf vacuum vehicles recently experienced a rear engine failure.
- The rear engine repair cost would be in excess of $20,000.
- The book value of the leaf vacuum vehicle is approximately $20,000 - $25,000.
- This particular leaf vacuum vehicle is already scheduled to be replaced as part of the approved FY 2023-24 budget fleet replacement plan, but delivery of the new vehicle will not arrive until after leaf season.

Funding Source(s):

- Operating Budget - General Fund - Public Works

Attachment(s):

1. Vehicle Lease with Apex - (for Council approval)

STATE OF NORTH CAROLINA)
WAKE COUNTY) **VEHICLE LEASE**

This Lease of a vehicle (hereinafter "Lease' or "Agreement"), described below, is made and entered into by the Town of Holly Springs ("Holly Springs" or "Lessee") and the Town of Apex ("Apex" or "Lessor"), (collectively the "Parties") has an effective date of the later of the date of signature, and is made under the following terms and conditions:

WHEREAS, the Parties are each North Carolina Municipalities in close proximity and desire to assist each other in the provision of public service when necessary and convenient for each party; and,

WHEREAS, each Party operates separate public utilities departments that, among other things, collect residential leaves by the use of one or more vacuum trucks, and currently Apex has one that is currently surplus to the needs of Apex for a period of time until February 2024, and Holly Springs has a need for an additional truck; and,

WHEREAS, no joint agency or partnership shall be established through this Agreement or Lease.

NOW THEREFORE, in accordance with N.C.G.S. §160A-274, for the good and valuable consideration necessary to effectuate this Lease, the recitation of which the Parties agree is not necessary, and in consideration of the foregoing precatory language, the Parties do hereby additionally agree as follows:

1. From the Execution Date until at least February 28,2024 ("Term"), or until terminated by the mutual consent of the Parties, Apex shall Lease the following vacuum truck to Holly Springs for $1 for the entire Term of the lease:

    a. A 2014 Freightliner M2 106 Leaf Truck (VIN 1FVACYCY0EHFW2024), (the "Truck").

2. The Town of Holly Springs shall be responsible for the daily maintenance of the Truck, as well as any damage (reasonable wear and tear excepted) and shall add it to Holly Springs' insurance list for the fair market value so determined by the North Carolina League of Municipalities. In the event of any catastrophic damage or mechanical failure due to misuse not covered by insurance during the Term and during use by Holly Springs, Holly Springs shall work cooperatively with Apex to ensure that Apex receives fair market value of the Truck and/or a replacement truck of equal or greater value.

3. **Termination.** This Agreement may be terminated by written agreement of both Parties. Either Party may terminate this Agreement because of substantial breach of this Agreement by the other Party, provided that the terminating Party has given thirty (30) days' written notice to the breaching Party and the breaching Party has not cured the breach during that period. Either Party may terminate this Agreement without cause provided that the terminating Party has given ninety (90) days' written notice to the other Party. This section does not limit the Parties' rights to enforce this Agreement through any other action or

remedy. Upon termination, it is agreed that all obligations that are still executory on both sides are discharged but any right based on prior breach or performance survives.

4. **Notices.** Unless otherwise provided, all notices provided for herein shall be in writing and shall be sent properly addressed by first class mail and electronic mail to the parties at the addresses shown below:

Town of Apex
PO Box 250
Apex, North Carolina 27502-250
Attention: Town Manager

With copies to the Public Works & Transportation Director

Town of Holly Springs
P.O. Box 8
Holly Springs, NC 27540
Attention: Town Manager

With copies to the Solid Waste Manager

All notices shall be effective three (3) days after having been deposited, properly addressed and postage prepaid, in the US Postal Service. Any party hereto may change the person to whom or the address to which notices should be provided by giving written notice to the other parties of the change.

5. **Entire Agreement/Amendments.** This Agreement constitutes the entire agreement between the Parties with respect to its general subject matter. This Agreement may not be changed except in writing signed by all the parties.

6. **Representations and Warranties.** The Parties each represent, covenant and warrant for the other's benefit as follows:

(a) Each Party has all necessary power and authority to enter into this Agreement and to carry out the transactions contemplated by this Agreement, and this Agreement has been authorized by each Party's governing body. This Agreement is a valid and binding obligation of each Party.

(b) Neither the execution and delivery of this Agreement, nor the fulfillment of or compliance with its terms and conditions, nor the consummation of the transactions contemplated by this Agreement, results in a breach of the terms, conditions and provisions of any agreement or instrument to which either Party is now a party or by which either is bound, or constitutes a default under any of the foregoing.

(c) To the knowledge of each Party, there is no litigation or other court, or administrative proceeding pending or threatened against such Party (or against any other person) affecting such Party's rights to execute or deliver this Agreement or to comply with its obligations under this Agreement. Neither such Party's execution and delivery of this Agreement, nor its compliance with its obligations under this Agreement, requires the approval of any regulatory body or any other entity the approval of which has not been obtained.

(d) The Truck and its components are in proper mechanical condition and may be placed in service for the purpose it is intended.

7. **Dispute Resolution.** In the event of conflict or default that might arise for matters associated with this Agreement, the Parties agree to informally communicate to resolve the conflict. If any such dispute cannot be informally resolved, then such dispute, or any other matter arising under this Agreement, shall be subject to resolution in a court of competent jurisdiction. Such disputes, or any other claims, disputes or other controversies arising out of, and between the Parties shall be subject to and decided exclusively by the appropriate general court of justice of Wake County, North Carolina.

8. **No Waiver of Non-Compliance with Agreement.** No provision of this Agreement shall be deemed to have been waived by any party hereto unless such waiver shall be in writing and executed by the same formality as this Agreement. The failure of any party hereto at any time to require strict performance by the other of any provision hereof shall in no way affect the right of the other party to thereafter enforce the same. In addition, no waiver or acquiescence by a party hereto of any breach of any provision hereof by another party shall be taken to be a waiver of any succeeding breach of such provision or as a waiver of the provision itself.

9. **Governing Law.** The parties intend that this Agreement be governed by the law of the State of North Carolina. Proper venue for any action shall solely be Wake County.

10. **Assignment.** Neither Party may sell or assign any interest in or obligation under this Agreement without the prior express written consent of the other Party.

11. **Liability of Officers and Agents.** No officer, agent or employee of any party will be subject to any personal liability or accountability by reason of the execution of this Agreement or any other documents related to the transactions contemplated hereby. Such officers, agents or employees will be deemed to execute such documents in their official capacities only, and not in their individual capacities. This section will not relieve any such officer, agent or employee from the performance of any official duty provided by law.

12. **Execution in Counterparts/Electronic Version of Agreement.** This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. Either Party may convert a signed original of the Agreement to an electronic record pursuant to a North Carolina Department of

Natural and Cultural Resources approved procedure and process for converting paper records to electronic records for record retention purposes. Such electronic record of the Agreement shall be deemed for all purposes to be an original signed Agreement.

13. **Verification of Work Authorization.** The Parties, and all subcontractors, shall comply with Article 2, Chapter 64, of the North Carolina General Statutes.

14. **No third-Party Beneficiaries.** There are no third-party beneficiaries to this Agreement.

15. **Termination of Prior Leases.** The parties hereby agree that execution of this Lease effectively terminates and replaces any and all previous leases, agreements, or arrangements between the parties for the use of the vacuum truck identified in Section 1 of this Lease.

IN TESTIMONY WHEREOF, the Town of Apex and the Town of Holly Springs, both pursuant to authorizations of their respective governing boards spread upon their minutes, have caused this Agreement to be executed and attested by their duly authorized officers and their official seals affixed, the day and year first written above.

[SEAL]

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

By:_____
Randy J. Harrington, Town Manager

Date: _____

Attest:

_____
Linda C. McKinney, Town Clerk

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

_____
Tina Stroupe, Finance Director
Town of Holly Springs

[SEAL] **TOWN OF APEX, NORTH CAROLINA**

By:_____
Shawn Purvis, Interim Town Manager

Date: _____

Attest:

_____
Allen Coleman, Town Clerk

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

By:_____
Antwan Morrison, Finance Director
Town of Apex

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

Consent Agenda
Title: Site Use License Agreement with Flytrex, Inc.
Strategic Priority Area: Safe & Friendly
Staff Resource: Lindsay Goldstein, Paralegal, Adam Huffman, Parks & Recreation

Action(s):

- Approve the License Agreement between the Town of Holly Springs and Flytrex, Inc. for use of drone food delivery zones on town property.
- Authorize the Town Manager to execute the agreement on behalf of the Town.

Explanation:

- Flytrex, Inc. is seeking a license agreement with the Town of Holly Springs to utilize Town property for delivery of food using unmanned drones.
- Specifically, Flytrex is requesting to have a designated delivery zone of no more than 12 ft. x 12 ft. at each of these town-owned locations:
    - Womble Park
    - Jones Park
    - Town Hall Courtyard (rear)
    - Ting Park
    - Public Works Operations Building
- The license agreement will allow Flytrex the use of these designated areas within the identified town-owned property for the specific use of delivering take-out food to citizens.
- The term is for three (3) years.

Background:

- The use of unmanned drones to deliver take-out food to various locations may reduce the traffic in and around Holly Springs, and provide cost and time savings to patrons.
- Holly Springs is a test market for the company's drone food delivery program and the Town has been instrumental in helping to develop the rules and regulations involving the delivery and drone use over public spaces.

Funding Source(s):
N/A

Attachment(s):
1. Flytrex Drone Food Drop Agreement Final 11.15.23 Executed

STATE OF NORTH CAROLINA	)	LICENSE AGREEMENT FOR
	)	FOOD DELIVERY BY DRONE
COUNTY OF WAKE	)	IN TOWN PROPERTY
	)	

This Agreement, entered into on _____, by and between the Town of Holly Springs (the "Town"), a North Carolina municipal corporation, and Flytrex, Inc. ("Flytrex"), a Delaware corporation doing business in North Carolina, (together referred to as the "Parties") hereby sets forth the following terms and understandings of the Parties with respect to this Agreement for the licensed use of certain defined areas located within real estate owned by the Town.

WHEREAS, the Town operates owns certain real estate listed on Exhibit A ("Town Property") and holds such for the use and general benefit of its citizens and employees; and

WHEREAS, Flytrex is a corporation endeavoring to provide the option of convenient food delivery service by drone, thereby increasing food delivery options and potentially reducing, for persons in the Holly Springs area, the amount of time and expense of travel to more distant locations to secure food; and,

WHEREAS, pursuant to N.C. Gen. Stat. § 160A-20 the Town is authorized to enter into contracts for, among other things, services that benefit persons in Holly Springs.

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

1. Definitions. The following definitions shall apply to this License Agreement:
    a. License Agreement: this Agreement.
    b. Licensed Property or Licensed Properties: A twelve (12) feet by twelve (12) feet clearly delineated square of land at Womble Park ("Womble Park Delivery Zone"), Jones Park ("Jones Park Delivery Zone"), Town Hall ("Town Hall Delivery Zone") and Ting Park "Ting Park Delivery Zone").
    c. Hours of Operation: Dawn to Dusk
    d. Town Property
        i. Womble Park: A Park owned by the Town and located at 340 Stinson Avenue, Holly Springs, NC 27540.
        ii. Jones Park: A Park owned by the Town and located at 405 School Days Ln., Holly Springs, NC 27540.
        iii. Town Hall: Holly Springs Town Hall located at 128 South Main Street, Holly Springs, NC 27540.
        iv. Ting Park: A Park owned by the Town and located at 101 Sportsmanship Way, Holly Springs, NC 27540.
        v. Holly Springs Public Works Department: A Department of the Town of Holly Springs located at 101 Thomas Mill Road, Holly Springs, NC 27540.
    e. Licensed Property: The area located in each of the Town Property that is designated for use by Flytrex, also known as the delivery zone.

f. Significant Damage: Damage to the Licensed Property, either through ordinary use or intentional misconduct of the property, sufficient to render an athletic field unsafe for play.
g. Drone: An unmanned aircraft system ("UAS") as defined by applicable state and federal statutes and regulations.

2. Agreement to Create a License for Use. Upon execution of this Agreement by both parties, a license to use the Licensed Properties in strict accordance with the terms of this Agreement is hereby granted by the Town to Flytrex.
3. Term. The Parties to this Agreement agree that the License Agreement shall be in effect for three (3) years, unless terminated through default or at will by either Party with thirty (30) days written notice. If Flytrex is not in default, the term may be extended at the expiration of the initial term for a period of three (3) years, each in succession until terminated by either party upon 30 days written notice.
4. License Fee. Flytrex shall pay the Town a license fee of $10 for the term of the Agreement. The nominal nature of this fee is to support the experimental nature of the endeavor.
5. Drone operation: Flytrex shall at all times use drones that are allowed to operate pursuant to all local, state and federal ordinances, statutes and regulations. Flytrex shall operate lawful drones in a safe manner and in accordance with all applicable local, state and federal ordinances, statutes and regulations.
6. Airspace and Air Rights: By entry into this Agreement, the Town neither implicitly nor expressly grants, nor purports to grant, airspace or air rights to Flytrex for the use of drones, except the Town does grant Flytrex all rights, including any necessary airspace rights, to the Delivery Zones and appurtenant Town property airspace necessary to access those Zones, as long as drone access is utilized in a safe manner and in a manner that meets all applicable legal requirements.
7. Maintenance Obligations During Term of License Agreement: Flytrex shall be responsible for keeping the Licensed Properties neat and clean both during and at the conclusion of the Licensed Time. The Town shall be responsible for periodic, routine, and capital maintenance of the Licensed Property and Flytrex shall allow the Town access to the Licensed Properties for these obligations pursuant to Paragraph 14 of this Agreement. Flytrex shall report any dangerous condition or Significant Damage as soon as discoverable. The Town shall repair or mitigate any dangerous condition as soon as practicable and in the same manner that it repairs or mitigates any other dangerous condition at any other facility. In the event of Significant Damage, if it can be determined that the damage occurred as a result of intentional misconduct by one or more persons, Flytrex has an affirmative duty to assist the Town in either criminal prosecution, Town fine, or recovery through the civil court for remuneration for the damage. If costs to repair the Significant Damage cannot be recovered, and in the event that insurance proceeds do not fully compensate the Town for the repair work, the Town may elect not to repair the damage and Flytrex shall be given the opportunity to make the repairs independently in a manner to be approved by the Town. If neither Flytrex nor the Town are able or willing to make the repairs, the License Fee shall be prorated proportionate to the gross square footage of the Licensed Area measured against the damaged area. Flytrex is responsible for repairing, and funding any repair for damage, significant or otherwise, caused by Flytrex, its patrons, agents or assignees.
8. Right to make improvements. Flytrex has no right under the License Agreement to make any improvements, additions, alterations, or changes to the Licensed Property, with the exception of signage and fencing according to Paragraphs 9 and 12, below. The Town has the right to

make any improvements or changes to the Licensed Property that the Town deems necessary or desirable. In the event that any improvement to either or both Licensed Properties is mutually beneficial to the Parties, Flytrex may propose changes to the Town and the Town may consider such changes, however is under no obligation to do so.

9. In its discretion, Flytrex may erect fence(s) no larger than the 12 feet by 12 feet boundary line(s) at any of the Licensed Property as directed by this Agreement. Any fence Flytrex chooses to erect at a Licensed Property must first receive design and construction pre-approval by the Town. If directed by the Town, Flytrex shall remove any erected fence within sixty (60) days of notice from the Town, and under all circumstances Flytrex shall return the Licensed Property to its natural condition. Flytrex shall maintain the Licensed Properties in a neat and orderly appearance at all times and shall remove all trash, equipment, or other items unnecessary for the delivery of food in the Licensed Properties. Flytrex shall maintain and repair any erected fence such that the fence also presents an orderly appearance and remains in proper working order. Repeated failure to maintain the neat and orderly appearance of the Licensed Property shall be an event of default.
10. Sublicensing. Flytrex shall not sublicense or share either Licensed Property with a third party. Flytrex shall not rent or in any way provide rights (including signage or advertising rights), beyond those rights necessary for the purposes in this Agreement, in either Licensed Property to a third party in any manner.
11. Exclusivity of Use. The Licensed Properties are to be used by Flytrex exclusively for the delivery of food by drone and for no other purpose. Failure to use the Licensed Properties for the purpose contemplated by this Agreement shall be an event of default.
12. Signage and Advertising rights. The Town shall maintain all advertising and naming rights in the Licensed Properties. Flytrex shall be allowed to install informational signs at its expense that have been inspected and pre-approved by the Town in writing. Off-premise commercial advertising is prohibited.
13. Town Right to use during Licensed Time. Upon advance notice by the Town, Flytrex shall allow intermittent and occasional use of the Licensed Properties by the Town at no cost to the Town or credit against the License Fee. It is understood by the Parties that such allowance would only occur in the event that Flytrex is not using the Licensed Property during the allowed time. The Town may relocate temporarily or permanently any Licensed Property at its sole discretion upon 30-day notification to Flytrex.
14. Right of Entry: The Town shall maintain a right of entry on all Licensed Property areas. In the event that Flytrex erects fencing pursuant to the terms of this Agreement, the Town shall determine whether to lock any of the erected fences on the Licensed Properties. If the Town decides to lock any erected fence on a Licensed Property, the Town shall supply the lock and key to Flytrex and shall provide access to Flytrex to the Licensed Property during Flytrex Hours of Operation. The Town's right of entry is absolute as to time, manner, and duration, and Flytrex shall have no right of privacy to any area in the Licensed Properties.
15. Termination. This License Agreement may be terminated by either Party with thirty day written notice delivered to the other Party. The License Agreement shall be terminated in the event of breach of a material term of the License Agreement.
16. No partnership. No partnership is created under this License Agreement.
17. Insurance. The Town and Flytrex shall at all times maintain liability insurance policies for their respective interests in the Licensed Property and for their respective activities on the property. Flytrex shall maintain a minimum of $5 Million in aggregate commercial liability insurance at all times during term of this Agreement. Flytrex shall annually supply the Town

a certificate of insurance listing the Town as an additional insured and shall immediately inform the Town of any lapse in coverage.

18. Flytrex shall agree to indemnify, protect, and provide legal defense to the Town against any claims, whether or not they are meritorious, the extent such claims originate as a result of any action of Flytrex or its agents, assigns and customers, on the Licensed Properties at any time during its operation. Town shall provide Flytrex with prompt written notice of any claim and shall tender to Flytrex control of any such action. Town shall cooperate with Flytrex in the defense of such action. Town shall not compromise or settle such action without the written consent of Flytrex. Town may be represented in any claim by counsel of its own choosing at its own expense.
19. No Waiver. Any act or failure to act against Flytrex with respect to this License Agreement shall not constitute a waiver against the strict performance of this License Agreement.
20. Entire Agreement. This License Agreement represents the entire understanding of the Parties with respect to the matters set forth herein. Any modification of the terms of this Agreement are not binding until reduced to writing, signed by an agent, officer or some other person with legal authority to bind Flytrex, and approved by majority vote of the Town Council of Holly Springs in an open meeting.
21. No Third-Party Beneficiaries. There shall be no Third-Party Beneficiaries to any promise, restriction, covenant, duty, or otherwise contained in this License Agreement.
22. Venue. Venue and jurisdiction for any legal dispute with respect to this License Agreement is proper in Wake County Superior Court.

FOR FLYTREX

By: Ben Thein

Name: Ben Thein

Title: COO

FOR THE TOWN

TOWN OF HOLLY SPRINGS, NORTH CAROLINA By:_____ Town Manager Town Contact: Adam Huffman	This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act. _____ Finance Officer Town of Holly Springs, North Carolina
ATTEST: By: _____ ☐ Linda McKinney, Town Clerk ☐ Kathy White, Deputy Town Clerk [Town Seal]	This instrument is approved as to form and legal sufficiency. _____ John P. Schifano Town Attorney

EXHIBIT A

	Town Property	**Address**	**Licensed Property**
1	Town Hall	128 S. Main Street	12 x 12 area in rear courtyard
2	Ting Park	101 Sportsmanship Way	12 x 12 area
3	Parrish Womble Park	1201 Grigsby Ave	12 x 12 area
4	Jones Park	405 School Days Lane	12 x 12 area
5	Holly Springs Public Works Department	101 Thomas Mill Road	12 x 12 area

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 17.

Consent Agenda
Title: Utilities & Infrastructure Fee Schedule Revisions
Strategic Priority Area: Responsible & Balanced Growth
Safe & Friendly
Staff Resource: Rachel Ingham, Utilities and Infrastructure, Sara Emig, Utilities and Infrastructure

Action(s):
Approve revisions to the Utility Permit Fees as follows:

1. Water Permit Application Review (Delegated) - $600 (formerly $480)
2. Sewer Permit Application Review (Delegated) - $600 (formerly $480)
3. Reclaimed Water Distribution Line Extension Permit Application Review (Delegated) - $600 (formerly $480)

Explanation:

- North Carolina's 2023 Appropriations Act Session Law 2023-134, included fee adjustments for 28 North Carolina Department of Environmental Quality (NCDEQ) programs to support the delivery of services and staff salaries. Prior to the state budget, the fees for most of these programs had been unchanged since 2007, while the technical demands, operating costs and salary requirements for the programs continued to increase.
- Effective October 3, 2023, the state application fees for the sewer extension permits, reclaimed water extension permits and water extension permits increased.
- Town staff is recommending fee revisions to more accurately reflect current fees for NCDEQ review and to recover the cost of running Local Programs for utility permitting.
- Permit application fees are currently submitted by the developer to the state for review of utility applications. Developers will continue to submit the state required application fees until the Town is granted Local Program approval for Water, Reclaimed, and Sanitary Sewer utility permitting (target start date - 2024).

Background:

- Historically, utility (drinking water, sanitary sewer and reclaimed water) extension permits in the Town of Holly Springs have been forwarded to and processed by the NCDEQ.
- Utilities & Infrastructure (U&I) is working with the state to obtain Local Program delegation for water, sewer and reclaimed extension permitting, whereby the Town would accept and process permit applications instead of submitting applications to NCDEQ for approval. Similar programs exist in the Town of Cary, the Town of Apex, the City of Raleigh and other municipalities throughout the state.
    - The Town's application for a sanitary sewer Local Program was submitted in

October 2022 and is currently under review. The state had indicated a 12-month review period but has experienced staff turnover during the past year.
- The Town's application for a water Local Program was submitted in August 2023, and Town staff are responding to state-issued comments.
- Town staff are preparing to send documents to NCDEQ for the reclaimed water Local Program delegation.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 18.

Consent Agenda
Title: Asset Inventory Assessments (AIA) - Stormwater
Strategic Priority Area: Responsible & Balanced Growth
Safe & Friendly
Staff Resource: Sara Emig, Utilities and Infrastructure, Theresa Randall, Utilities and Infrastructure

Action(s):
Approve a contract with WithersRavenel for a Stormwater Asset Inventory Assessment in an amount not to exceed $150,300.

Explanation:

- A high-performing asset management program includes detailed asset inventories, operation and maintenance tasks, and long-range financial planning.
- Stormwater asset management improves management and compliance with the Town's National Pollutant Discharge Elimination System (NPDES) Phase 2 permit. The NPDES program helps address water pollution by regulating point sources that discharge pollutants to waters of the United States.
- WithersRavenel and their team of subconsultants were selected from a Request for Qualifications (RFQ) process to assist the Town of Holly Springs with completing multiple asset inventories and assessments.
- The duration of the project is anticipated to be 14-16 months.
- Grant funding was previously awarded by the NCDEQ Division of Water Infrastructure (DWI) to assist with completing water and wastewater asset inventories.

Background:

- Asset Management is an organization-wide initiative involving assets managed by multiple departments.
- In preparation for the development of an Asset Management Plan, an inventory must be completed to accurately identify the town's assets.
- In order to ensure consistency and efficiency, Utilities & Infrastructure, Public Works, and Parks & Recreation consolidated efforts into one asset inventory and assessment project with multiple phases being managed by the Business Asset Management division of the Utilities & Infrastructure Department.
- WithersRavenel was selected from the Request for Qualifications (RFQ) issued in September 2022, that included asset inventories for the following asset types:
    - Water
    - Wastewater
    - Stormwater

    - Facilities
    - Parks and Recreation
    - Roadway
- The Facilities and Parks & Recreation Asset Inventories kicked-off the Asset Inventory & Assessment Project. The contract for those services was executed and work began in August 2023.
- The water and wastewater phases are expected to begin in November or December, following execution of grant agreements and contracts. The Stormwater Asset Inventory is expected to follow in the next few months. Roadway Asset Inventory, including incorporation of the existing Pavement Condition Survey, is planned for a future phase.
- The Asset Management Plan development is planned to follow completion of the inventories and assessments.

Funding Source(s):

- Community Investment Plan - Stormwater PAYGO

Attachment(s):

1. 23-0324-D Holly Springs Stormwater AIA Engineering Agreement

WithersRavenel
Our People. Your Success.

October 24, 2023

Theresa Randall, Asset Management/ADA Coordinator
Town of Holly Springs
128 S Main Street
Holly Springs, NC 27540

RE: Agreement for Professional Services
Stormwater AIA Project
Holly Springs, North Carolina
WR Project No. 23-0324-D

Dear Ms. Randall,

WithersRavenel is pleased to provide this Agreement for Professional Services. We look forward to working with you on this project. If you have any questions or concerns about this Agreement, please do not hesitate to call me at the number listed below.

Sincerely,
WithersRavenel

Dori Sabeh, PE, GISP
Director - Stormwater

dsabeh@withersravenel.com
Ph. 919.678.3817 | Direct. 919.600.4087

Attachment:

Agreement for Professional Services

Town of Holly Springs
Holly Springs, North Carolina
Agreement for Professional Services

A. Project Description

This Agreement is intended to provide the scope of services and associated fees to provide consulting services per request of Town of Holly Springs and formalize an agreement for the implementation and logistics for these services.

Listed below is a summary of several key aspects of the project based on discussions and preliminary research. Refer to the Scope of Services and Additional Services/Exclusions for further detailed information.

For the purposes of this Agreement and any subsequent agreements the following references shall apply:

1. Town of Holly Springs shall be known as the “Client” or "Town";
2. WithersRavenel shall be known as the “Consultant”;
3. The property and overall project shall be known as the “Project”;
4. The executed agreement shall be known as the “Agreement”;
5. Geographic Information System shall be known as “GIS”;
6. Asset Inventory and Assessment shall be known as “AIA”.

The purpose of this project is to provide engineering and asset management services related to the evaluation and management of the Town’s Stormwater Infrastructure Assets. This project is part of the Town’s larger Asset Management Implementation.

Consultant understands the Town is currently digitizing as-built information into a GIS database and it is assumed that the Town will pause this effort at the start of this Agreement.

Consultant understands the Town is requesting field evaluation for a percentage of existing assets or collection of missing asset location or information.

B. Timeline for Services

Consultant will begin work upon receipt of executed Agreement and written notice to proceed from the Client. Estimated timelines for the basis of the services described in the Scope of Services are shown below.

Milestone	Timeline – Post Execution
Complete contracting, form project team, and begin work by meeting with relevant parties to begin records review and system assessment	1 Month
Phase 1 Process Development	2 – 5 Months
Phase 2 Inventory Development	6 – 10 Months

1. From the milestone timelines and factoring in variability in the approval process, Consultant estimates the total project timeframe for the Scope of Services to be 10-12 months with a two (2) month contingency (months 11 and 12).
2. The estimated timelines may be impacted by, among other things:
   a. Timeliness and additional permit and/or plan reviews of review agencies;
   b. Timeliness and accuracy of information provided by the Client and Client consultants.
   c. Weather
3. If available, opportunities to adjust these estimated timelines can be discussed. Implementation of agreed-upon adjustments may result in adjustments to Consultant fees.

C. Scope of Services

Consultant shall provide the services identified under each task below as its "Basic Services" under the Agreement.

Phase 1: Process Development

Task 1 - Project Management

A. Evaluate available documentation of the stormwater system including previously collected GIS data, assessment data, and previous studies to become familiar with the system.

B. Schedule meetings with Client to coordinate efforts, identify key Project team members.

C. Provide overall Project Management services to monitor the job progress, arrange resources for the Project, and communicate to the Client the status of the Project.

D. Participate in regularly scheduled conference calls with Client to discuss project progress.

E. Manage project processes, communication, and resources.

Deliverables:

- Meeting Minutes and communication records

Task 2 - Stormwater Database Design

A. The Consultant will evaluate the Town's current stormwater infrastructure asset maintenance and inspection process. This assessment will include:

   1. One (1) virtual meeting the Town to discuss current asset maintenance and inspection process.
   2. Evaluate stormwater infrastructure criticality assessment prepared previously by others.
   3. Evaluate current maintenance and inspection procedures and forms.
   4. Summarize these evaluations in a technical memo with recommendations on process, forms, and inspection schedules.

B. The Consultant will design a file Geodatabase using an ESRI information model or database schema (format) designed specifically for Stormwater Assets. This database will be designed to incorporate the following:

   1. One (1) virtual meeting with the Town to discuss database format.
   2. Integrate with Town's work order process.
   3. Detailed asset description fields for each type of asset.

1. Tables or fields for asset condition assessments including current condition and related tables for inspection reports, work orders, and pictures.

C. Population of the database is not included in this task.

Deliverables:

- Maintenance and Inspection Recommendation memorandum
- Template GIS file geodatabase

Task 3 - Standardize New Development As-Built Inventory Submittals

The Consultant will provide a framework and GIS tools to aid the Town's integration of new development stormwater infrastructure assets with the master GIS inventory database. This task will include the following:

A. Prepare ESRI ArcMap Addin Toolbar for developers and engineers to setup inventory features for new developments. Addin toolbar will include automatic creation of stormwater GIS feature layers with pre-formatted naming structure, fields, and domains to match asset parameters within the stormwater inventory geodatabase developed as part of Task 2.

B. Prepare comprehensive user guide for the developers and engineers Addin Toolbar.

C. Prepare ESRI ArcMap Addin Toolbar for Town staff to import and update existing GIS stormwater inventory database

Deliverables:

- For Developers and Engineers – ESRI ArcMap Addin Toolbar to setup inventory features
- For Developers and Engineers – User Guide
- For Town Staff – ESRI ArcMap Addin Toolbar to import and update existing inventory database
- For Town Staff – User Guide

Phase 2 – Inventory Development

Task 4 - Gaps Analysis and Inventory Development

A. Consultant understands that the Client is currently digitizing as-built information into a GIS database. It is assumed that the Client will pause this effort at the Start of this Agreement.

B. The Consultant will request relevant data/information from the Town, including, but not limited to, GIS (assets) and asset maintenance and inspection forms. It is assumed that data will be provided by the Town in spreadsheet/database or GIS format.

C. The Consultant will transfer the Town provided as-built GIS database data into the Stormwater GIS file geodatabase developed as part of Task 2.

D. The Consultant will conduct a data gap analysis to identify missing values and inconsistencies in asset attributes (i.e., age, diameter, material, etc.). A gaps analysis memorandum will be provided which will document existing data gaps and a long-term strategy to address data collection needs.

E. Facilitate up to one (1) workshop to validate identified asset attribute gaps with Town staff, review Task 4 deliverables, and discuss strategies to maintain database in the future.

F. The Consultant will revise any data inconsistencies.

G. An allowance of $25,000 is included for limited GIS expansion to include new pipes and/or asset inventory and attribute improvements based on detailed review of record drawings.

Deliverables:

- Gaps Analysis and Technical Memorandum

Task 5 - Field Data Collection and Assessment

A. Consultant and Client will work together to identify up to 300 existing stormwater assets for field evaluation or collection of missing asset location or information. The Field crews will utilize survey grade GNSS equipment where it is estimated 85% of locations will be of survey quality and the remaining 15% will be of mapping grade Level B GPS quality. Any structures not meeting Class B survey standards due to GPS interference will be documented as such and the Town will be given the option of obtaining those structures at Class A survey for additional cost.

B. Located stormwater structures will be loaded into the GIS database. Those structures will be assessed in the field by pulling lids (if operational) and obtaining invert measurements as well as general condition attributes. In addition, the Consultant will verify pipe connectivity and identify possible deficiencies in the stormwater conveyance. The Consultant will collect attribute information for pipe, diameter, pipe material, inverts, and overall structure condition and type.

C. The Consultant will analyze the age of the housing and commercial buildings in the area of storm system infrastructure using publicly available data and use GIS to characterize the assumed age of system. Based on this analysis and review of photography of structure interiors where available, approximate condition of segments of system will be identified.

Deliverables:

- Updated GIS file database including data from Task 4 and Task 5

D. Exclusions/Additional Services/Assumptions

Services that are not included in the Scope of Services or are specifically excluded from this Agreement (see below) shall be considered Additional Services if those services can be performed by Consultant and its agents if requested in writing by the Client and accepted by Consultant. Additional services shall be paid by the Client in accordance with the Fee & Expense Schedule outlined in Exhibit II. The exclusions are described below but are not limited to the following:

- Hydraulic Sewer Capacity Modeling
- CCTV of storm sewer lines
- Ground Penetrating Radar (GPR) and Subsurface Utility Engineering (SUE) services
- Project investigations or cost estimates that would require engineering or design services are beyond the scope of this Agreement and are to be procured separately

The above list is not all inclusive, and the Scope of Services defines the services to be provided by Consultant for this project.

Assumptions:

We understand the Town utilizes Cityworks for system management. No Cityworks configuration is anticipated as part of this scope. Asset Inventory will be delivered in a GIS format which is compatible with Cityworks.

E. Client Responsibilities

The following are responsibilities of the Client and Consultant will rely upon the accuracy and completeness of this information:

1. Provide representative for communications and decisions;

2. Preferred media platforms for communications with the Client;
3. Provide in writing, any information as to Client's requirements for design;
4. Provide any information needed to complete the Project not specifically addressed in the Scope of Services;
5. Provide all available information pertinent to the Project, including any GIS information, reports, maps, drawings, and any other data relative to the Project;
6. Examine all proposals, reports, sketches, estimates and other documents presented by the Consultant and render in writing decisions pertaining thereto within a reasonable period so as not to delay the services of the Consultant;
7. Give prompt written notice to Consultant whenever Client observes or otherwise becomes aware of any defect in the Project or the services of Consultant;
8. Provide access to property for Consultant and subconsultants;
9. Discussions/negotiations with adjacent landowners;
10. Manage and coordinate the work of any subconsultants/subcontractors that are not directly subcontracted through the Consultant;
11. Any legal representation requiring an attorney at law:
12. Any engineering assistance related to cost engineering or updated capital cost assumptions.

F. Compensation for Services

Consultant proposes to provide the Basic Services outlined in the Scope of Services on a lump sum basis with budgets as shown below plus reimbursable expenses in accordance with Exhibit II. The amounts set forth below have been determined based on the nature, scope and complexity of the Project as represented in the information provided to Consultant by Client prior to submittal of this Agreement; subsequent changes thereto may result in additional fees.

Task No.	Task Name	Total Fee
Task 1	**Project Management**	$13,200
Task 2	**Stormwater Database Design**	$17,000
Task 3	**Standardize New Development As-Built Inventory Submittals**	$15,900
Task 4	**Gaps Analysis and Inventory Development**	$51,700
Task 5	**Field Data Collection and Assessment**	$52,500
	Total	**$150,300**

1. Invoices will be issued monthly, based on the percentage of completion for each lump sum task and the hourly rate for Consultant personnel in accordance with Exhibit II for hourly tasks, as accomplished during the billing period. Payment is due upon receipt of invoice.
2. The above fees are based on the estimated timelines noted in the Timeline for Services. Any adjustments to those timelines may result in additional fees.
3. Consultant may alter the distribution of compensation between individual Tasks noted herein to be consistent with services rendered but shall not exceed the total Lump Sum amount unless approved in writing by the Client.
4. The attached Exhibit II, Fee & Expense Schedule, is based on Consultant's rates as of the date of this Agreement and may be subject to change for hourly tasks and any Additional Services that occur after any adjustments to such rates go into effect.

Payment

The Client will pay Consultant for services and expenses in accordance with periodic invoices to Client and a final invoice upon completion of the services. Each invoice is due and payable in full upon presentation to Client. Invoices are past due after 30 days. If the Project is reliant on State and/or Federal Funds, then the Client will pay Consultant for all invoices within three (3) banking days of receipt of those State or Federal Funds. The Client is ultimately responsible for payment of all invoices with or without receipt of State or Federal Funds.

G. Acceptance

This Agreement is valid 60 days from the date it is transmitted to Client. Receipt of an executed copy of this Agreement will serve as the written Agreement between WithersRavenel and Town of Holly Springs. All Exhibits and Attachments identified after the signature blocks below, including the Standard Terms and Conditions (Exhibit I) and the Fee & Expense Schedule (Exhibit II), are incorporated herein and are integral parts of the Agreement.

OFFERED BY:	ACCEPTED BY:
WITHERSRAVENEL	TOWN OF HOLLY SPRINGS
D. Sabeh 10/24/23	
Signature Date	Signature Date
Dori Sabeh, PE, GISP	
Name	Name
Director - Stormwater	
Title	Title

PREAUDIT STATEMENT: *This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act (NC G.S. 159-28(a)).*

Signature of Finance Officer: _____

Printed Name: _____

Date: _____

Attachments:

Exhibit I- Terms and Conditions

Exhibit II- Fee & Expense Schedule

WithersRavenel
Our People. Your Success.

EXHIBIT I

Terms and Conditions

WithersRavenel, Inc. and Town of Holly Springs

The proposal submitted by WithersRavenel, INC. ("CONSULTANT") is subject to the following terms and conditions, which form an integral part of the Agreement. By accepting the proposal, the services, or any part thereof, the CLIENT agrees and accepts the terms and conditions outlined below:

1. **Payment:**

   a) The CLIENT will pay CONSULTANT for services and expenses in accordance with periodic invoices to CLIENT and a final invoice upon completion of the services. Each invoice is due and payable in full upon presentation to CLIENT. Invoices are past due after 30 days. ~~Past due amounts are subject to interest at a rate of one and one-half percent per month (18% per annum) on the outstanding balance from the date of the invoice.~~

   b) If the CLIENT fails to make payment to the CONSULTANT within 45 days after the transmittal of an invoice, the CONSULTANT may, after giving 7 days written notice to the CLIENT, suspend services under this Agreement until all amounts due hereunder are paid in full. If an invoice remains unpaid after 90 days from invoice date, the CONSULTANT may terminate the Agreement. ~~If Consultant initiates legal proceedings to collect the fees owed, Consultant shall also be entitled to recover the reasonable expenses of collection including attorney's fees.~~

2. **Notification of Breach or Default:** The CLIENT shall provide prompt written notice to the CONSULTANT if CLIENT becomes aware of any breach, error, omission, or inconsistency arising out of CONSULTANT's services or any other alleged breach of contract or negligence by the CONSULTANT. The failure of CLIENT to provide such written notice within ten (10) days from the time CLIENT became aware of the fault, defect, error, omission, inconsistency or breach, shall constitute a waiver by CLIENT of any and all claims against the CONSULTANT arising out of such fault, defect, error, omission, inconsistency or breach. Emails shall be considered adequate written notice for purposes of this Agreement.

3. **Standard of Care:** CONSULTANT shall perform its services in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with the standards of professionals providing the same services in the same or a similar locality as the Project. THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE THAT WILL OR CAN ARISE OUT OF THE SERVICES PROVIDED BY CONSULTANT OR THIS AGREEMENT.

4. **Waiver of Consequential Damages/Limitation of Liability:** CLIENT agrees that CONSULTANT's aggregate liability for any and all claims that may be asserted by CLIENT is limited to $50,000 or to the fee paid to CONSULTANT under this Agreement, whichever is greater. Both CLIENT and CONSULTANT hereby waive any right to pursue claims for consequential damages against one another, including any claims for lost profits.

5. **Representations of CLIENT:** CLIENT warrants and covenants that sufficient funds are available or will be available upon receipt of CONSULTANT's invoice to make payment in full for the services rendered by CONSULTANT.

6. **Ownership of Instruments of Service:** All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by the CONSULTANT as instrument of service, shall remain the property of the CONSULTANT. The CONSULTANT shall retain all common law, statutory and other rights, including the copyright thereto. In the event of termination of this Agreement and upon full payment of fees owed to CONSULTANT, CONSULTANT shall make available to CLIENT copies of all plans and specifications.

7. **Change Orders:** CONSULTANT will treat as a proposed change order any written or oral order (including directions, instructions, interpretations, or determinations) from CLIENT which requests changes in the Agreement or CONSULTANT's Scope of Services. If CONSULTANT accepts the proposed change order, CONSULTANT will give CLIENT written notice within ten (10) days of acceptance of any resulting increase in CONSULTANT's fees.

8. **Opinion of Cost/Cost Estimates:** Since the CONSULTANT has no control over the cost of labor, materials, equipment or services furnished by others, or over methods of determining prices, or over competitive bidding or market conditions, any and all opinions as to costs rendered hereunder, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of CONSULTANT'S experience and qualifications and represent its reasonable judgment as an experienced and qualified professional familiar with the construction industry; but the CONSULTANT cannot and does not guarantee the proposals, bids or actual costs will not vary significantly from opinions of probable costs prepared by it. If at any time the CLIENT wishes assurances as to the amount of any costs, CLIENT shall employ an independent cost estimator to make such determination.

9. **Assignment and Third Parties:** Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than the CLIENT and CONSULTANT, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the CLIENT and the CONSULTANT and not for the benefit of any other party. Neither the CLIENT nor the CONSULTANT shall assign, sublet, or transfer any rights under or interests in this Agreement without the written consent of the other, which shall not be unreasonably withheld. However, nothing contained herein shall prevent or restrict the CONSULTANT from employing independent subconsultants as the CONSULTANT may deem appropriate to assist in the performance of services hereunder.

10. **Project Site:** Should CLIENT not be owner of the Project site, then CLIENT agrees to notify the site owner of the possibility of unavoidable alteration and damage to the site. CLIENT further agrees to indemnify, defend, and hold harmless CONSULTANT against any claims by the CLIENT, the owner of the site, or persons having possession of the site which are related to such alteration or damage.

11. **Access to Site:** CLIENT is responsible for providing legal and unencumbered access to site, including securing all necessary site access agreements or easements, to the extent necessary for the CONSULTANT to carry out its services.

12. **Survival:** All of CLIENT's obligations and liabilities, including but not limited to, its indemnification obligations and limitations of liability, and CONSULTANT's rights and remedies with respect thereto, shall survive completion, expiration or termination of this Agreement.

13. **Termination:** Either party may terminate the Agreement with or without cause upon ten (10) days advance written notice, if the other party has not cured or taken reasonable steps to cure the breach giving rise to termination within the ten (10) day notice period. If CLIENT terminates without cause or if CONSULTANT terminates for cause, CLIENT will pay CONSULTANT for all costs incurred, non-cancelable commitments, and fees earned to the date of termination and through demobilization, including any cancellation charges of vendors and subcontractors, as well as demobilization costs.

14. **Severability:** If any provision of this Agreement, or application thereof to any person or circumstance, is found to be invalid then such provision shall be modified if possible, to fulfill the intent of the parties as reflected in the original provision. The remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by applicable law.

15. **No Waiver:** No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like or different in character.

16. **Merger, Amendment:** This Agreement constitutes the entire Agreement between the CONSULTANT and the CLIENT and all negotiations, written and oral understandings between the parties are integrated and merged herein. This Agreement can be supplemented and/or amended only by a written document executed by both the CONSULTANT and the CLIENT.

17. **Unforeseen Occurrences:** If, during the performance of services hereunder, any unforeseen hazardous substance, material, element of constituent or other unforeseen conditions or occurrences are encountered which affects or may affect the services, the risk involved in providing the service, or the recommended scope of services, CONSULTANT will promptly notify CLIENT thereof. Subsequent to that notification, CONSULTANT may: (a) if practicable, in CONSULTANT's sole judgment and with approval of CLIENT, complete the original Scope of Services in accordance with the procedures originally intended in the Proposal; (b) Agree with CLIENT to modify the Scope of Services and the estimate of charges to include study of the previously unforeseen conditions or occurrences, such revision to be in writing and signed by the parties and incorporated herein; or (c) Terminate the services effective on the date of notification pursuant to the terms of the Agreement.

18. **Force Majeure:** Should completion of any portion of the Agreement be delayed for causes beyond the control of or without the fault or negligence of CONSULTANT, including force majeure, the reasonable time for performance shall be extended for a period at least equal to the delay and the parties shall mutually agree on the terms and conditions upon which Agreement may be continued. Force majeure includes but is not restricted to acts of God, acts or failures of governmental authorities, acts of CLIENT's contractors or agents, fire, floods, epidemics, pandemics, riots, quarantine restrictions, strikes, civil insurrections, freight embargoes, and unusually severe weather.

19. **Safety:** CONSULTANT is not responsible for site safety or compliance with the Occupational Safety and Health Act of 1970 ("OSHA"). Job site safety remains the sole exclusive responsibility of CLIENT or CLIENT's contractors, except with respect to CONSULTANT'S own employees. Likewise, CONSULTANT shall have no right to direct or stop the work of CLIENT's contractors, agents, or employees.

20. **Dispute Resolution/Arbitration:** Any claim or other dispute arising out of or related to this Agreement shall first be subject to non-binding mediation in accordance with the then-current Construction Industry Mediation Procedures of the American Arbitration Association ("AAA"). If mediation is unsuccessful, such claim or other dispute shall be subject to arbitration in accordance with the AAA's then-current Construction Industry Arbitration Rules. Any demand for arbitration shall be filed in writing with the other party and with the American Arbitration Association. CLIENT agrees to the inclusion in such arbitration (whether by initial filing, by joinder or by consolidation) of any other parties and of any other claims arising out of or relating to the Project or to the transaction or occurrence giving rise to the claim or other dispute between CLIENT and CONSULTANT.

21. **Independent Contractor:** In carrying out its obligations, CONSULTANT shall always be acting as an independent contractor and not an employee, agent, partner or joint venturer of CLIENT. CONSULTANT's work does not include any supervision or direction of the work of other contractors, their employees or agents, and CONSULTANT's presence shall in no way create any liability on behalf of CONSULTANT for failure of other contractors, their employees or agents to properly or correctly perform their work

22. **Hazardous Substances:** CLIENT agrees to advise CONSULTANT upon execution of this Agreement of any hazardous substances or any condition existing in, on or near the Project Site presenting a potential danger to human health, the environment or equipment. By virtue of entering into the Agreement or of providing services, CONSULTANT does not assume control of, or responsibility for, the Project site or the person in charge of the Project site or undertake responsibility for reporting to any federal, state or local public agencies, any conditions at the Project site that may present a potential danger to the public, health, safety or environment except where required of CONSULTANT by applicable law. In the event CONSULTANT encounters hazardous or toxic substances or contamination significantly beyond that originally represented by CLIENT, CONSULTANT may suspend or terminate the Agreement. CLIENT acknowledges that CONSULTANT has no responsibility as a generator, treater, storer, or disposer of hazardous or toxic substances found or identified at a site. Except to the extent that CONSULTANT has negligently caused such pollution or contamination, CLIENT agrees to defend, indemnify, and hold harmless CONSULTANT, from any claim or liability, arising out of CONSULTANT's performance of services under the Agreement and made or brought against CONSULTANT for any actual or threatened environmental pollution or contamination if the fault (as defined in N.C.G.S. 22B-1(f)(7)) of CLIENT or its derivative parties (as defined in N.C.G.S. 22B-1(f)(3)) is a proximate cause of such claim or liability.

23. **Choice of Law:** The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the law of the State of North Carolina, excluding only its conflicts of laws principles.

24. **Construction Services:** If construction administration and review services are requested by the CLIENT, CLIENT agrees that such administration, review, or interpretation of construction work or documents by CONSULTANT shall not relieve any contractor from liability in regard to its duty to comply with the applicable plans, specifications, and standards for the Project, and shall not give rise to a claim against CONSULTANT for contractor's failure to perform in accordance with the applicable plans, specifications or standards.

25. **Field Representative:** If CONSULTANT provides field services or construction observation services, the presence of the CONSULTANT's field personnel will only be for the purpose of providing observation and field testing of specific aspects of the Project. Should a contractor be involved in the Project, the CONSULTANT's responsibility does not include the supervision or direction of the actual work of any contractor, its employees, or agents. All contractors should be so advised. Contractors should also be informed that neither the presence of the CONSULTANT's field representative nor the observation and testing by the CONSULTANT shall excuse contractor in any way for defects in contractor's work. It is agreed that the CONSULTANT will not be responsible for job or site safety on the Project and that the CONSULTANT does not have the right to stop the work of any contractor.

26. **Submittals:** CONSULTANT's review of shop drawings and other submittals is to determine conformity with the design concept only. Review of shop drawings and submittals does not include means, methods, techniques, or procedures of construction, including but not limited to, safety requirements.

WithersRavenel
Our People. Your Success.

EXHIBIT II

Fee & Expense Schedule

Description	Rate
Engineering & Planning	
Construction Project Professional	$ 155
Construction Manager I	$ 160
Construction Manager II	$ 175
Senior Construction Manager	$ 200
CAD Technician I	$ 110
CAD Technician II	$ 125
Senior CAD Technician	$ 150
Designer I	$ 140
Designer II	$ 160
Senior Designer	$ 180
Landscape Architect I	$ 160
Landscape Architect II	$ 185
Landscape Architect III	$ 205
Senior Landscape Architect	$ 225
Landscape Designer I	$ 140
Landscape Designer II	$ 150
Planning Technician	$ 120
Planner I	$ 130
Planner II	$ 150
Planner III	$ 175
Senior Planner	$ 185
Project Engineer I	$ 175
Project Engineer II	$ 185
Project Engineer III	$ 205
Senior Project Engineer	$ 225
Assistant Project Manager	$ 185
Project Manager	$ 205
Senior Project Manager	$ 225
Resident Project Representative I	$ 105
Resident Project Representative II	$ 125
Resident Project Representative III	$ 140
Senior Resident Project Representative	$ 150
Staff Professional I	$ 95
Staff Professional II	$ 150
Staff Professional III	$ 160
Staff Professional IV	$ 200
Senior Staff Professional	$ 210
Senior Technical Consultant	$ 260
Client Experience Manager	$ 240
Director	$ 245
Principal	$ 270
Zoning Specialist	$ 350
Project Coordinators	
Project Coordinator I	$ 100
Project Coordinator II	$ 120
Project Coordinator III	$ 130
Senior Project Coordinator	$ 140
Lead Project Coordinator	$ 150

Description	Rate
Funding & Asset Management	
GIS Senior Specialist	$ 175
GIS Specialist	$ 155
GIS Survey Technician I	$ 80
GIS Survey Technician II	$ 105
GIS Survey Technician III	$ 125
GIS Survey Lead	$ 140
GIS Technician	$ 100
GIS Analyst I	$ 125
GIS Analyst II	$ 140
GIS Project Manager	$ 175
GIS Manager	$ 225
F&AM Assistant Project Manager	$ 170
Intern I	$ 70
Intern II	$ 90
F&AM Implementation Specialist	$ 155
F&AM Project Consultant I	$ 125
F&AM Project Consultant II	$ 135
F&AM Project Consultant III	$ 140
F&AM Project Consultant IV	$ 145
F&AM Senior Project Consultant I	$ 155
F&AM Senior Project Consultant II	$ 160
F&AM Project Manager	$ 175
F&AM Principal	$ 270
F&AM Director	$ 245
F&AM Staff Professional I	$ 75
F&AM Staff Professional II	$ 120
F&AM Staff Professional III	$ 160
F&AM Staff Professional IV	$ 200
F&AM Senior Project Manager	$ 225
F&AM Senior Technical Consultant	$ 255
Geomatics	
Geomatics CAD I	$ 105
Geomatics CAD II	$ 125
Geomatics CAD III	$ 140
Geomatics Project Manager I	$ 175
Geomatics Project Manager II	$ 185
Geomatics Project Manager III	$ 215
Geomatics Project Professional I	$ 155
Geomatics Project Professional II	$ 180
Geomatics Principal	$ 250
Geomatics Remote Sensing Crew I	$ 225
Geomatics Remote Sensing Crew II	$ 315
Geomatics Survey Crew I	$ 160
Geomatics Survey Crew II (2 Man)	$ 195
Geomatics Survey Crew III (3 Man)	$ 240
Geomatics Senior Manager	$ 225
Geomatics Survey Tech I	$ 65
Geomatics Survey Tech II	$ 95
Geomatics Survey Tech III	$ 125
Geomatics Survey Tech IV	$ 135
Geomatics Sr. Technical Consultant	$ 225
Geomatics SUE Crew 1	$ 195
Geomatics SUE Crew 2	$ 265

Description	Rate
Environmental	
Environmental Technician I	$ 85
Environmental Technician II	$ 100
Environmental Technician III	$ 105
Senior Environmental Technician	$ 120
Environmental Project Geologist I	$ 155
Environmental Project Geologist II	$ 170
Environmental Project Geologist III	$ 195
Environmental Senior Project Geologist	$ 215
Environmental Assistant Project Manager	$ 170
Environmental Project Manager	$ 195
Environmental Senior Project Manager	$ 215
Environmental Director	$ 245
Environmental Project Engineer I	$ 155
Environmental Project Engineer II	$ 170
Environmental Project Engineer III	$ 195
Environmental Senior Project Engineer	$ 215
Environmental Principal	$ 270
Environmental Project Scientist I	$ 155
Environmental Project Scientist II	$ 170
Environmental Project Scientist III	$ 195
Senior Environmental Project Scientist	$ 215
Environmental Scientist I	$ 110
Environmental Scientist II	$ 135
Environmental Scientist III	$ 145
Environmental Geologist I	$ 110
Environmental Geologist II	$ 135
Environmental Geologist III	$ 145
Environmental Professional I	$ 110
Environmental Professional II	$ 135
Environmental Professional III	$ 145
Environmental Senior Technical Consultant	$ 240
Administrative	
Administrative Assistant	$ 70
Administrative Assistant I	$ 85
Administrative Assistant II	$ 95
Administrative Assistant III	$ 105
Marketing Administration I	$ 95
Marketing Administration II	$ 125
Director of Marketing	$ 155
Office Administration	$ 75
Office Administrator I	$ 125
Office Administrator II	$ 130
Office Administrator III	$ 135
Expenses	
Bond Prints (Per Sheet)	$ 1.75
Mylar Prints (Per Sheet)	$ 11.00
Mileage	Per IRS
Delivery – Project Specific (Distance & Priority)	
Subcontractor Fees (Markup)	1.15
Expenses / Reprod. / Permits (Markup)	1.15
Other	
Expert Witness	$ 400

Effective January 1, 2024 – Schedule is subject to change

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 19.

New Business

Title: Resolution Certifying the Results of the Special Bond Referendum for 2023 Parks and Recreation General Obligation Bond

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Adopt Resolution 23-31 Certifying and Declaring the Results of the Special Bond Referendum on the Bond Order Authorizing the Issuance of General Obligation Bonds, Held for the Town of Holly Springs, North Carolina on November 7, 2023.

Explanation:

- On November 7, 2023, the voters of Holly Springs voted in a special referendum on authorizing the issuance $100 million in General Obligation Bonds for Town Parks and Recreation projects, including a new park on Cass Holt Road.
- Out of a total of 31,220 qualified, registered voters, 4,685 voted Yes and 2,708 voted No.
- Town staff will present to the Local Government Commission (LGC) for approval to issue the General Obligation Bonds.
- Adoption of the Resolution Certifying the Results of the Special Bond Referendum is the final step in the process for issuing bonds pursuant to N.C.G.S. 159-61(e).

Background:

- Council adopted a resolution on April 18, 2023 directing publication of notice of intent to apply to the Local Government Commission (LGC), and authorizing the Finance Director to apply to the LGC.
- Council introduced the Bond Order on May 16, 2023 and set the public hearing for June 20, 2023.
- Council held a properly noticed public hearing on June 20, 2023, adopted the Bond Order and adopted a Resolution setting the Special Bond Referendum.
- Approximately 24% of registered voters turned out to vote in this referendum, compared to an average voter turnout of 17% over the previous four municipal elections.

Funding Source(s):

Attachment(s):

1. Resolution 23-31 certifying results of bond referendum - DRAFT
2. Town of Holly Springs Certificate of Canvss

Resolution No. 23-21
Date Adopted: November 21, 2023
Effective Date: November 21, 2023

RESOLUTION CERTIFYING AND DECLARING THE RESULTS OF THE SPECIAL BOND REFERENDUM ON THE BOND ORDER AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS, HELD FOR THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA ON NOVEMBER 7, 2023

WHEREAS, the Town Council of the Town of Holly Springs, North Carolina has considered the Certificate of Canvass of the Wake County Board of Elections canvassing the referendum held for the Town of Holly Springs, North Carolina on November 7, 2023 and certifying the result thereof to the Town Council and has canvassed the result of said Referendum.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA that it be and hereby is certified and declared that the number of voters registered and qualified to vote at said Referendum was 31,220.

BE IT FURTHER RESOLVED, that it be and hereby is certified and declared that the total number of voters who voted **"Yes"** in answer to the question

> "*SHALL* the order authorizing $100,000,000 of bonds plus interest to provide funds to pay the costs of acquiring, constructing, renovating and improving parks and recreation facilities and greenways, including related offsite public infrastructure development and the acquisition of any necessary furnishing and equipment, land, rights-of-way and easements in land required therefor, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

was 4,685. The total number of voters who voted **"No"** in answer to such question was 2,708. The question in the form submitted was APPROVED by the affirmative vote of a majority of those who voted thereon at said referendum.

BE IT FURTHER RESOLVED, that a statement substantially in the form hereinafter set forth declaring the result of said referendum will be filed in the Town Clerk's office and inserted in the Town Council minutes and published in accordance with law.

BE IT FURTHER RESOLVED, that this Resolution shall become effective on the date of its adoption.

Read, approved, and adopted this 21st day of November, 2023.

TOWN COUNCIL
TOWN OF HOLLY SPRINGS
NORTH CAROLINA

ATTEST:

_____
Sean Mayefskie, Mayor

_____
Linda McKinney, Town Clerk

STATE OF NORTH CAROLINA)
) ss:
TOWN OF HOLLY SPRINGS)

I, Linda McKinney, Town Clerk of the Town of Holly Springs, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a resolution titled "**RESOLUTION CERTIFYING AND DECLARING THE RESULTS OF THE SPECIAL BOND REFERENDUM ON THE BOND ORDER AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS, HELD FOR THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA ON NOVEMBER 7, 2023**" duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held on the 21st day of November, 2023 and that such proceedings are to be recorded in the minute books of said Town Council.

WITNESS my hand and the seal of the Town of Holly Springs, North Carolina, this the ___ day of November, 2023.

_____
Town Clerk
Town of Holly Springs, North Carolina

(SEAL)



CERTIFICATE OF CANVASS OF THE
WAKE COUNTY BOARD OF ELECTIONS
FOR THE REFERENDUM OF THE
TOWN OF HOLLY SPRINGS ON THE 7TH DAY OF NOVEMBER, 2023

WE, the undersigned Chairman and Members of the Wake County Board of Elections, *DO HEREBY CERTIFY* that we met on November 17, 2023 at the hour of 11 o'clock, a.m., in the office of the Wake County Board of Elections in Raleigh, North Carolina to canvass the returns of the referendum held in the Town of Holly Springs, North Carolina on November 7, 2023.

1. The total number of voters who voted **"YES"** in answer to the question, "*SHALL* the order authorizing $100,000,000 of bonds plus interest to provide funds to pay the costs of acquiring, constructing, renovating and improving parks and recreation facilities and greenways, including related offsite public infrastructure development and the acquisition of any necessary furnishing and equipment, land, rights-of-way and easements in land required therefor, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?", was 4,685. The total number of voters who voted **"NO"** in answer to such question was 2,708. The question in the form submitted was APPROVED by the affirmative vote of a majority of those who voted thereon at said referendum.

2. All persons voting at said referendum were required to use ballots or ballot labels setting forth the questions to be voted upon in the form prescribed by the Town Council of the Town of Holly Springs, North Carolina.

3. Only the persons who have been duly registered were permitted to vote at said referendum. The total number of voters who were registered and qualified to vote at said referendum was 31,220.

4. The polls for said referendum were opened at the polling places in the Town of Holly Springs, North Carolina on November 7, 2023, at the hour of 6:30 a.m., and were closed at the hour of 7:30 p.m. on that day.

IN WITNESS WHEREOF, we have set our hands for the purpose of certifying the result of the special bond referendum held for the Town of Holly Springs, North Carolina on November 7, 2023 to the Town Council of said Town, this 17th day of November, 2023.

Chairman

Member secretary

Member

MEMBER

MEMBER

0028_HOLLY SPRINGS RECREATION BONDS HOLLY SPRINGS
(VOTE FOR) 1

	VOTES	PERCENT
01 = Yes	4,685	63.37
02 = No	2,708	36.63

	01	02
0450 03-02 V0005	0	0
0460 06-04 V0005	422	306
0470 06-05 V0005	444	298
0480 06-06 HOLLY SPRINGS	928	521
0490 06-07 HOLLY SPRINGS	69	99
0500 06-08 HOLLY SPRINGS	319	204
0510 06-10 V0005	374	121
0520 06-11 V0005	142	42
0530 06-12 HOLLY SPRINGS	1027	535
0540 12-09 V0005	11	7
0550 12-10 V0005	252	205
0560 12-11 V0005	22	19
2010 ABSEN	100	46
2020 PROVI	10	12
2030 TRANS	0	0
2040 OSAV	6	2
2050 OSBOE	11	14
2055 OSCA	46	24
2060 OSJB	502	253

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 20.

Public Hearings
Title: Friendship Innovation Park Rezoning 22-REZ-17 - Legislative Public Hearing
Strategic Priority Area: Responsible & Balanced Growth
Economic Prosperity & Diversity
Staff Resource: Cheryl Caines, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct Legislative public hearing.
- Consider adoption of Rezoning Ordinance RZ23-07 to adopt the statement of compatibility and approve rezoning.

Explanation:

- 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 Major Subdivision 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.
- This agenda item is a new public hearing for consideration of the Friendship Innovation Park rezoning.
- Following the October 17th public hearing, the applicant revised the proposal to address Town Council and neighboring property concerns on increased traffic, proposed residential densities, and a plan for improving the transportation facilities to accommodate the future development. These revisions include the following:
    - The maximum residential density is still 1200 units (multifamily allowed in Subareas 2 and 3).
    - Area 2 maximum increased from 600 to 800.
    - Area 3 maximum decreased from 600 to 400.
    - Transfer of density is allowed from area 3 to area 2 (up to 400 units). Density transfer from area 2 to area 3 is prohibited.
    - Provision for non-residential certificate of completion before multifamily

completions was reduced from allowing up to 425 initial units to 400 units to align with the changes in density.
    - Proportional fee-in-lieu (FIL) of $133,029.86 for signal and road improvements at the Old US-1/Friendship Road intersection. If future development proposals from CaMP Helix (applicant/developer) trigger the actual construction of these improvements before being completed by others, CaMP Helix can apply to be reimbursed FIL upon construction of said improvements.
    - A commitment to construct a Holly Springs gateway sign adjacent to the future interchange.
- The applicant had previously revised the Development & Design Manual and completed the Transportation Mitigation Agreement (TMA) prior to the October 17th Public hearing. The purpose of the TMA is to commemorate the process by which the traffic improvements associated with the Friendship Innovation Park Master Plan will be designed and installed by the Developer and/or its successors or assigns or certain other third parties as designated by future site plan approvals within the Project and in accordance with a certified Traffic Impact Analysis approved by the Town of Holly Springs and the NC Department of Transportation.
- The finalized TMA and summary of the agreed improvements includes:
    - CTP required thoroughfare widening along the property frontages of Friendship Road and Holly Springs New Hill Road.
    - Intersection improvements at the following intersections:
        - US 1 SB Ramps/ New Hill Holleman Road
        - US 1 NB Ramps/ New Hill Holleman Road
        - New Hill Holleman Road/ Friendship Road
        - Friendship Road/ Holly Springs New Hill Road
        - Friendship Road/ Woods Creek Road
        - Friendship Road/ Old US 1
        - Intersection signalization at New Hill Holleman Road and Friendship Road.
    - Monitoring for intersection signalization at the following intersections:
        - Friendship Road/ Holly Springs New Hill Road
        - Holly Springs New Hill Road/ Ancient Oaks Drive
        - Friendship Road/ Site Driveways 9 & 10
        - Friendship Road/ Old US 1
    - A fee-in-lieu for future intersection improvements at Friendship Road and Woods Creek Road.
    - Dedicated turn lanes at site driveways.
    - Dedication of right-of-way for future interchange at US 1 (once designed)
- 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 that 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. Per the TMA the TIA recommended traffic mitigation improvements will be

designed and constructed by the developer.

- Summary changes to the development also include the following:
    - No changes were made to Area 1.
    - Addition of a requirement for at least 1 vertical mixed-use building in Area 2
    - A reduction of maximum height for mixed-use and standalone multifamily buildings in Area 2 from 100 feet to 75 feet
    - A requirement for non-residential square footage prior to certificate of completion of up to 425 residential units in Areas 2 and 3 (this was changed to 400 units with the most recent revision
- 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 to other BRT zoned parcels, which are the approved Amgen Development Plan site and proposed Friendship Industrial Deveopment 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. Additional pump stations are expected to be 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.
- 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.

Planning Board Recommendation

The Planning Board discussed the following issues and concerns on August 22, 2023:

- Liked that a variety of housing will be provided in close proximity to employment uses. This gives workers the option of walking or biking to work.
- Requested that the applicant consider including a grocery store and gas station to serve this area of town.
- Appreciated the setbacks that were being provided in the different areas of the project

based on adjacent existing uses.

Planning Board Recommendation:

- The Planning Board recommended approval (6-1) [2 absent]
    - Mr. Bess voted against the motion for the proposal not being consistent with the Innovation Village Future Land Use Plan designation, providing too much flexibility, for being too large and not walkable with residential units only proposed in subareas 2 and 3, and for not having standards to ensure an integration of uses/building types, space for smaller businesses/maker/artists, gradual transition to adjacent existing development, or other elements of an Innovation Village.

Background:

- The September 19th public hearing was opened and continued to October 17th at the applicant's request to allow time to modify materials in the application in response to feedback provided by the Planning Board as well as from the public and staff.
- Revised materials were presented and public comment was taken at the October 17th public hearing.
- Town Council continued the public hearing to a date uncertain.
- At the November 14 Town Council Workshop, staff shared additional information on the Friendship Innovation Park and discussed the legislative rezoning decision to determine if any outstanding information was needed for a decision at the November 21 Town Council meeting.
- 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.
- A new Unified Development Ordinance (UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002) 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

Funding Source(s):

N/A

Attachment(s):

1. 22REZ17_FriendshipInnovationPark - PBStaffReport
2. 22REZ17_FriendshipInnovationPark_Petition
3. 22REZ17 FriendshipRezoning Plans
4. 22REZ17_Development and Design Manual
5. 22REZ17_FriendshipInnovationPark_Narrative

6. 22REZ17_Friendship_TransportationMitigationAgreement
7. 22REZ17_FriendshipInnovation_Ordinance_112123

Town *of* Holly Springs
Staff Report to the Planning Board

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

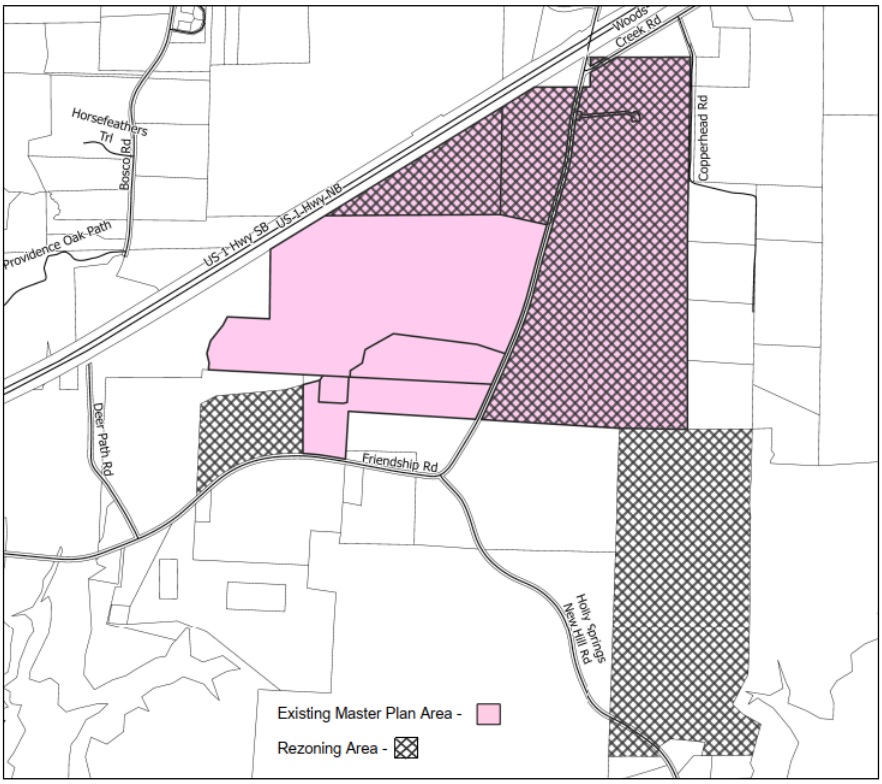
PETITIONER(S):
Timmons Group
Brandon McLamb
5410 Trinity Rd., Suite 102
Raleigh, NC 27607

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 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 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 watermains 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 successful 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.

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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:

☐ Initial ☐Revised ☐ Final

Project Information

Project Name: Friendship Innovation Park
Project 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, 0720719912, 0720904923 Real Estate ID: 0489794, 0489792, 0489847, 0004172
Project Acreage: *(Rounded to nearest tenth)* 349.08 Partial Parcel: ☒ No ☐ Yes
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-CD
Current Future Land Use Designation: Business & Industrial / Innovation Village
Proposed 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 Group
Mailing Address 5410 Trinity Rd, Suite 102
City Raleigh State NC Zip 27607
Telephone # (919) 866-4935 E-Mail brandon.mclamb@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

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

Name Chris Brewer/Jon Keener Company Helix Ventures LLC, FRIENDSHIP ROAD LANDCO, 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

Owner's Authorization

Owner's Signature(s)	PIN/REID	Date
DocuSigned by: Christopher W. Brewer EF2D0B353CD9459...	0629597133, 0720904923	11/4/2022
DocuSigned by: Jonathon Keener 3E10ED6E76DC480...	0720719912, 0639076303	11/3/2022

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
COMMERICAL 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

TIMMONS GROUP

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 Pilz	Trustwell		919-665-9524	Chris@trustwellgroup.com
Gary Zuraw	ARCO		919-836-6873	gzurawski@arcodb.com

TIMMONS GROUP

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 C. McLamb

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

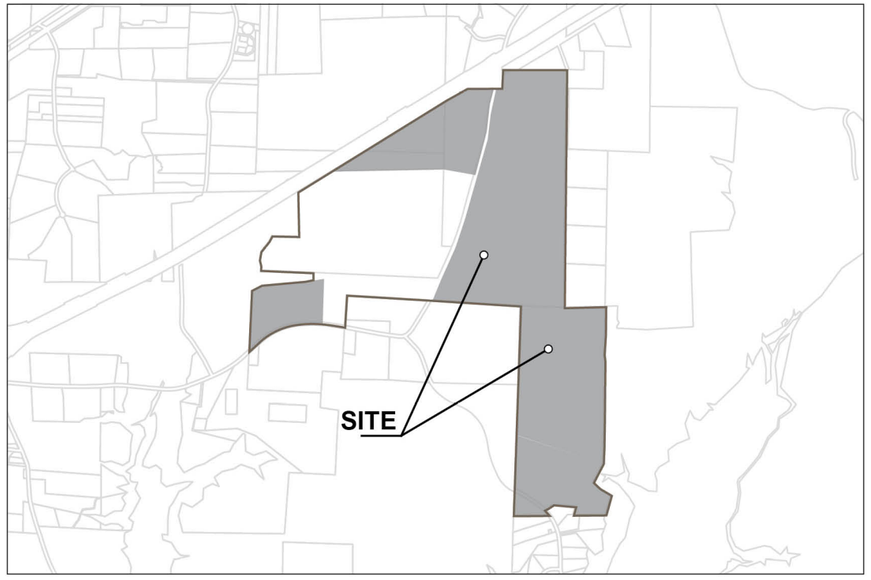
MEETING: NEIGHBORHOOD MEETING **DATE:** 22-MAR-2023

NAME (PLEASE PRINT)	COMPANY	ADDRESS	TELEPHONE	EMAIL
BRANDON MCLAMB, PE	TIMMONS GROUP	5410 TRINITY RD, SUITE 102 RALEIGH, NC 27607	919-866-4935 ~~919-872-0213~~	BRANDON.MCLAMB@TIMMONS.COM
Sylvia Bare		12517 Holly Springs-New Hill Rd Apex, NC 27539	919-632-0773	ncbare@msn.com
Bruce & Pat Wrenn		12512 Holly Springs-New Hill Apex NC 27539-6514	919-362-0878	
Carlos Fries		12508 Holly Springs New Hill Rd Apex NC 27540	919-622-1793	Carlosfries61@gmail.com

REZONING FOR
FRIENDSHIP INNOVATION PARK
HOLLY SPRINGS, NORTH CAROLINA

PROJECT NUMBER: PLRZ202200313/22-REZ-17

	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%)

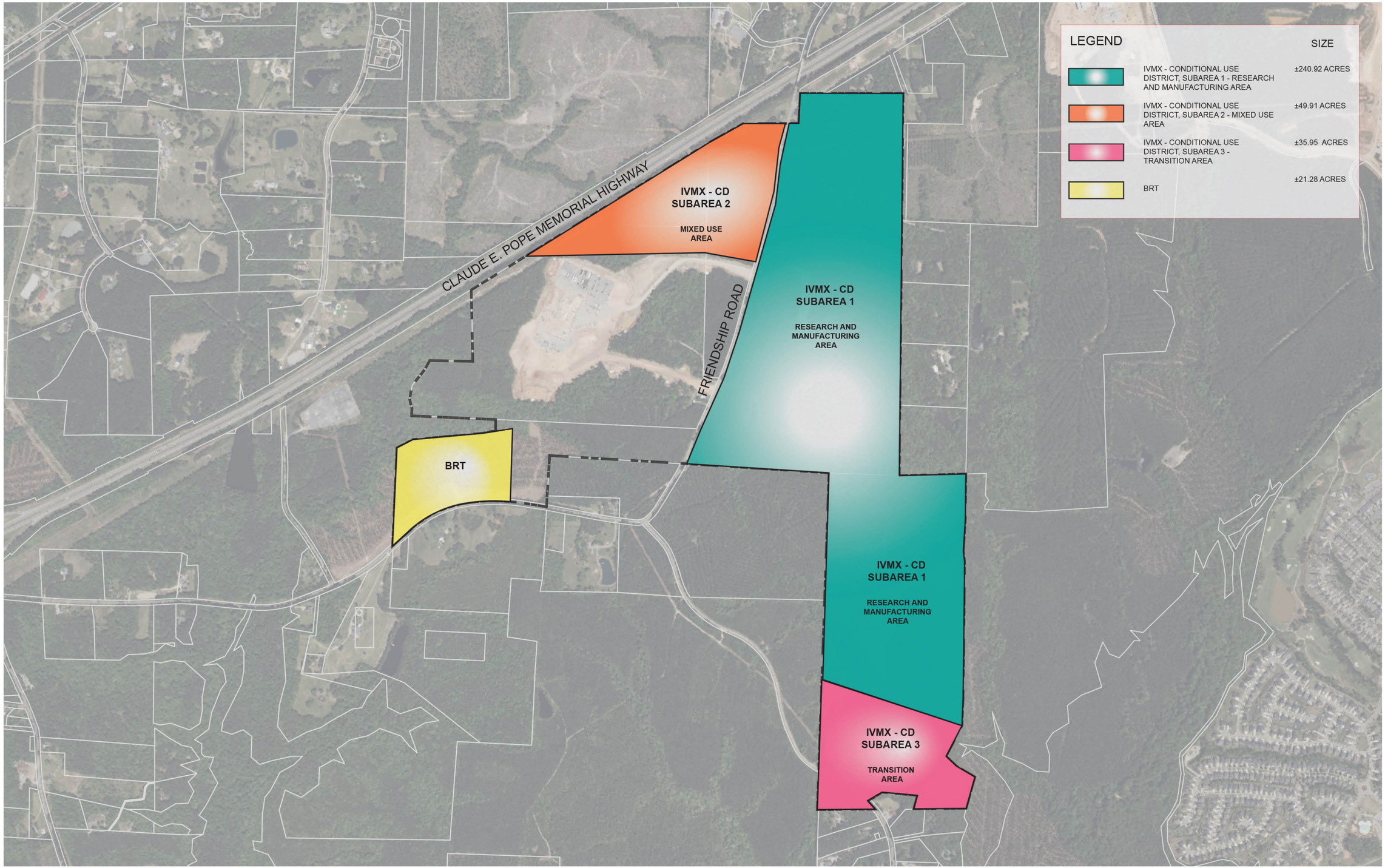


VICINITY MAP

	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.



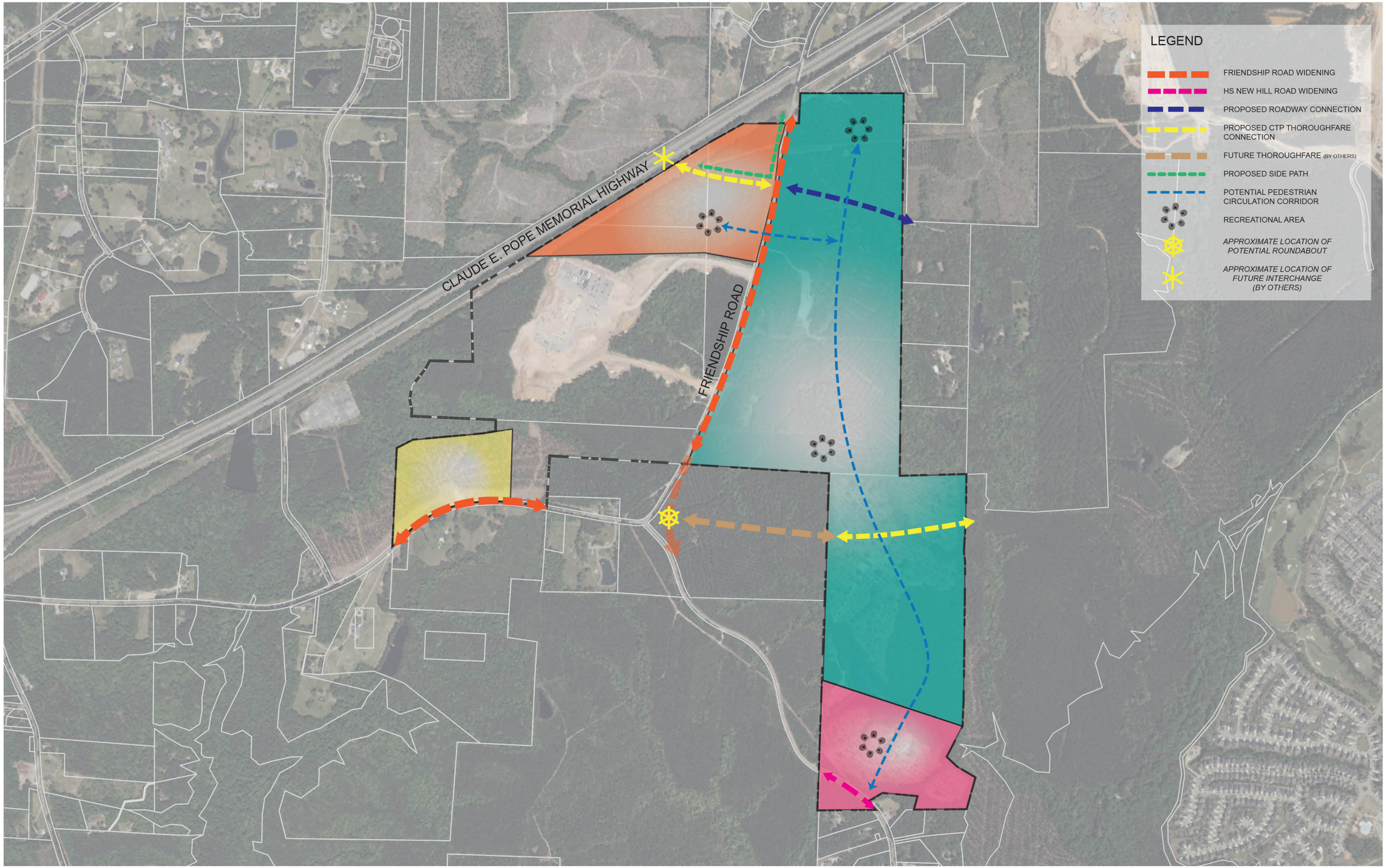
FRIENDSHIP INNOVATION PARK : REZONING PLAN

HOLLY SPRINGS NC | AUGUST 4, 2023

SCALE 1" = 1000'

0 1000' 2000'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



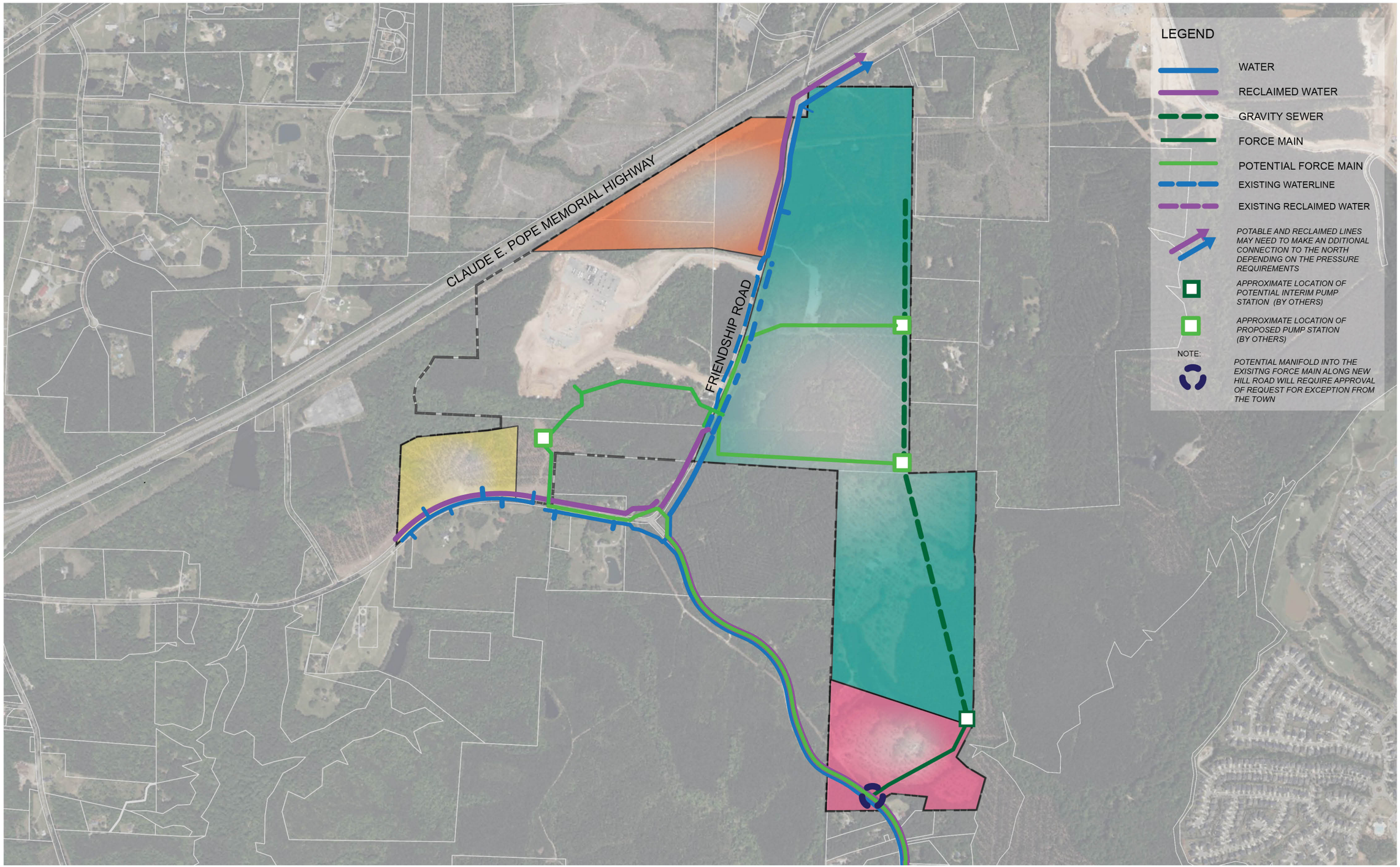
FRIENDSHIP INNOVATION PARK : TRANSPORTATION AND MOBILITY PLAN

HOLLY SPRINGS NC | AUGUST 4, 2023

SCALE 1" = 1000'

0 1000' 2000'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



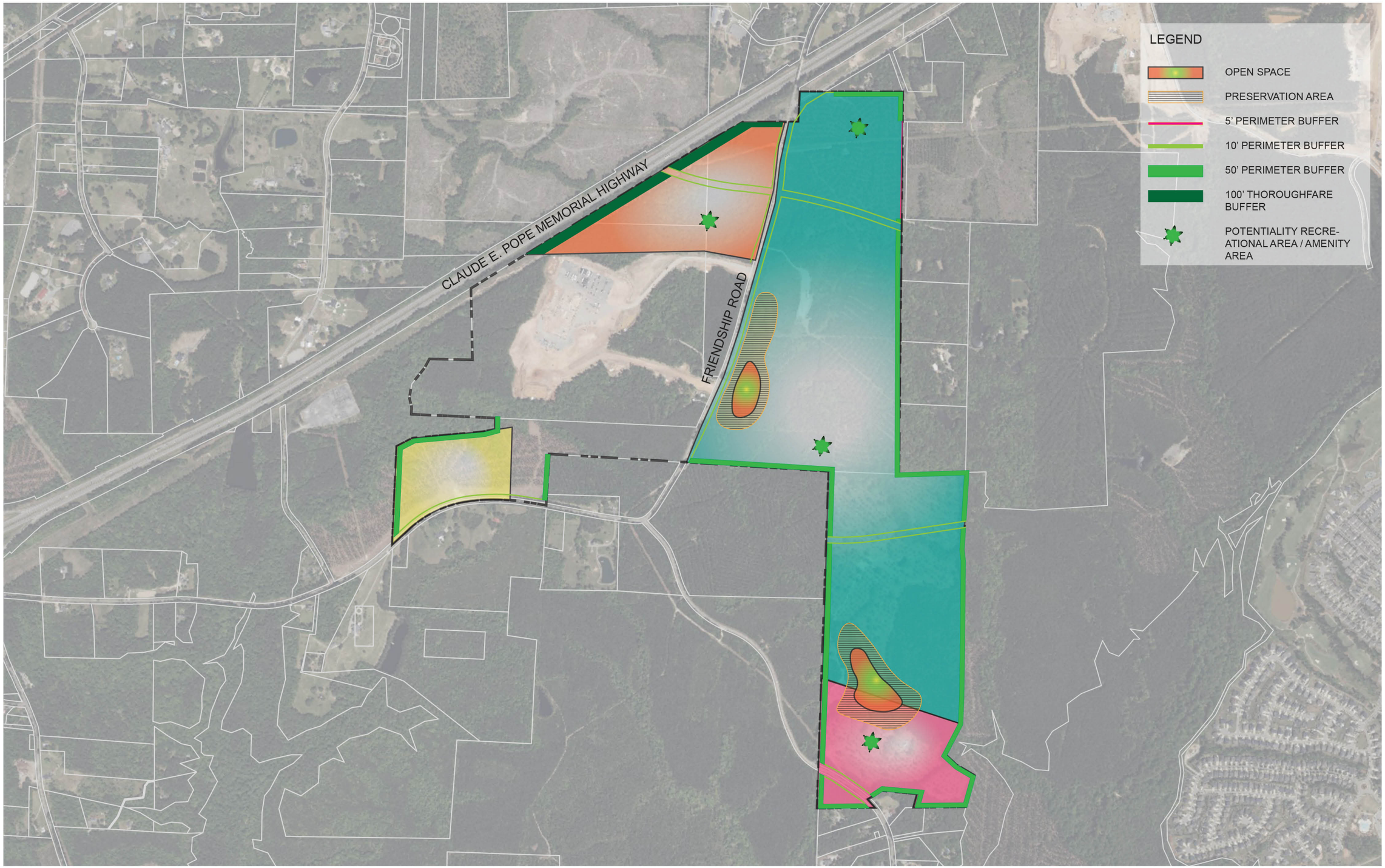
FRIENDSHIP INNOVATION PARK : UTILITY PLAN

HOLLY SPRINGS NC | AUGUST 4, 2023

SCALE 1" = 1000'

0 1000' 2000'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



FRIENDSHIP INNOVATION PARK : OPEN SPACE, PRESERVATION AREA & LANDSCAPE

HOLLY SPRINGS NC | AUGUST 4, 2023

SCALE 1" = 1000'

0 1000' 2000'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

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REVISED DEVELOPMENT & 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, as well as mixed use areas of the Park, provide a list of land uses permitted 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 subareas to create the live-work-play environment envisioned by the Comprehensive Plan and detailed in the UDO. Each development subarea and its uses are 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, supporting retail and fast serve restaurants/kiosks are also envisioned for this area. No residential of any kind is requested for this subarea.
- 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 to create a live-work-play environment as envisioned by the IVMX zoning designation. Typical uses will consist of restaurants, retail shops, offices, hospitality, and apartment space. Smaller scale employment uses may also be located within this area as well. 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 as envisioned by the IVMX zoning designation. Typical uses will consist of smaller scale standalone or mixed-use apartment buildings or mixed-use integrated or single-story retail and restaurant spaces. Smaller employment centers may also be located within this area.

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. 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’

TRUSTWELL PROPERTY GROUP
3717 National Drive, Ste. 209
Raleigh, NC 27612

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c. Standalone Retail: 45’

Example Images – Research, technology, and Manufacturing Buildings





Note: These images are for illustrative purposes only & do not represent exactly what will be constructed. The purpose of the images is to demonstrate the intended building massing and scale. Specific building designs will be submitted with a site specific development plan and be in compliance with the Design Manual and Unified Development Ordinance.

IVMX – CD (Area 2) Mixed Use Subarea

1. All uses per IVMX Zoning
2. Subarea shall include a minimum of 1 vertically integrated mixed-use building. A vertically integrated mixed-use building shall be any building that contains at least 2 of the following use types located on different stories of the building:
    a. Research & Development Facilities
    b. Office and Service Uses
    c. Residential Uses
    d. Lodging Uses
    e. Retail, Dining, and Entertainment Uses
    f. Recreation Uses (as a primary use)
3. Multi-Family and apartment building shall be per UDO Chapter 2 with the following modifications:
    a. Maximum of 800 apartment units
    b. Buildings can be standalone or on lower and upper floors of mixed use buildings
    c. If multifamily units are included in mixed use buildings, at least 20% of the units will be included in mixed use buildings.

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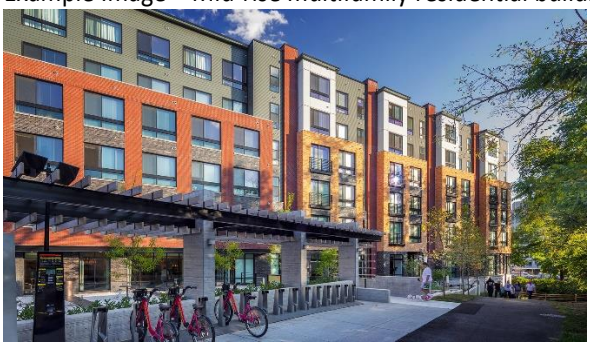
Example Image – Mid-rise mixed use retail/residential building



Note: This image is for illustrative purposes only & does not represent exactly what will be constructed. The purpose of the image is to demonstrate the intended building massing and scale. Specific building designs will be submitted with a site specific development plan and be in compliance with the Design Manual and Unified Development Ordinance.

d. If only standalone multifamily buildings are built, 20,000 SF of adjacent (within the same subarea) non-residential space must receive a certificate of completion before up to 400 multifamily units receive a certificate of completion. Each additional 1,000 SF of adjacent non-residential space completed will allow for an additional 20 multifamily units beyond the initial 400.

Example Image – Mid-rise multifamily residential building



Note: This image is for illustrative purposes only & does not represent exactly what will be constructed. The purpose of the image is to demonstrate the intended building massing and scale. Specific building designs will be submitted with a site specific development plan and be in compliance with the Design Manual and Unified Development Ordinance.

e. Unit allowances shall not be transferred to Subarea 3.
f. Additional unit allowances may be transferred into Subarea 2 from Subarea 3.
g. The maximum transfer of additional unit allowances from Subarea 3 is 400 units.

4. Building Height requirements shall be per UDO Chapter 2 with the following modifications:
    a. Agriculture, Manufacturing, and Distribution Uses/Office: 100’
    b. Standalone Hotel: 100’
    c. Mixed Use/Standalone Apartment: 75’
    d. Standalone Retail: 45’ with a 20’ minimum

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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 400 apartment units
    b. Buildings can be standalone or on lower and upper floors of mixed use buildings
    c. If multifamily units are included in mixed use buildings, at least 20% of the units will be included in mixed use buildings.

Example Image – Low-rise mixed use retail/residential building



Note: This image is for illustrative purposes only & does not represent exactly what will be constructed. The purpose of the image is to demonstrate the intended building massing and scale. Specific building designs will be submitted with a site specific development plan and be in compliance with the Design Manual and Unified Development Ordinance.

    d. If only standalone multifamily buildings are built, 20,000 SF of adjacent (within the same subarea) non-residential space must receive a certificate of completion before up to 400 multifamily units receive a certificate of completion. Each additional 1,000 SF of adjacent non-residential space completed will allow for an additional 20 multifamily units beyond the initial 400.

Example Image – Low-rise standalone multi-family residential building



Note: This image is for illustrative purposes only & does not represent exactly what will be constructed. The purpose of the image is to demonstrate the intended building massing and scale. Specific building designs will be submitted with a site specific development plan and be in compliance with the Design Manual and Unified Development Ordinance.

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e. Unit allowances can be transferred to Subarea 2.
f. Unit allowances shall not be transferred into Subarea 3 from any other Subarea.
g. The maximum transfer allowance to Subarea 2 is up to 400 units.

3. Building Height requirements shall be per UDO Chapter 2 with the following modifications:
    a. Agriculture, Manufacturing, and Distribution Uses/Office/Mixed Use: 75'
    b. Standalone Apartment Building/Hotel: 75'
    c. Standalone Retail: 45' with a 20' minimum

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. Signage plan shall include a Town of Holly Springs Gateway monument sign along the right of way dedicated for a connector road between the future US-1 interchange and Friendship Road on the eastbound side entering the Park.
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.

Submitted and Consented by:

DocuSigned by:
Jonathon Keener
3E10ED6E76DC480...
Jonathon Keener
Authorized Representative
Helix Ventures LLC

DocuSigned by:
Christopher W. Brewer
EF2D0B3B3CD0469...
Christopher Brewer
Authorized Representative
Friendship Road LandCo LLC

TRUSTWELL PROPERTY GROUP
3717 National Drive, Ste. 209
Raleigh, NC 27612

DESIGN GOALS NARRATIVE

FRIENDSHIP INNOVATION PARK - MASTER PLAN

Trustwell Property Group
Invest. Develop. Manage.

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 and 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 a 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 - S*pecial 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

Trustwell Property Group
Invest. Develop. Manage.

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 throughfares 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 & Recreations 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

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TRANSPORTATION MANAGEMENT AGREEMENT

FRIENDSHIP INNOVATION PARK - MASTER PLAN

HOLLY SPRINGS, NORTH CAROLINA

Purpose Statement

This Transportation Management Agreement (the "TMA") for Friendship Innovation Park (the "Project" or "Park") is entered into by Friendship Road Land Co LLC and Helix Ventures LLC (combined the "Developer") and the Town of Holly Springs (the "Town") for the purpose of commemorating the process by which the traffic improvements associated with Friendship Innovation Park Master Plan will be designed and installed by the Developer and/or its successors or assigns or certain other third parties as designated by future site plan approvals within the Project and in accordance with a certified Traffic Impact Analysis approved by the Town of Holly Springs and the NC Department of Transportation.

Basis of Understanding

The Timmons Group prepared a Traffic Impact Analysis (TIA) sealed and dated August 4th, 2023 for the Friendship Innovation Park Master Plan Area located in the Town of Holly Springs, NC. The TIA and its appendices contained analysis on the traffic mitigation improvements requested by both the Town of Holly Springs and the NC Department of Transportation and included a process for when such future improvements would be needed and how they should be installed by the Developer or its successor or assigns as the Park is developed. The TIA was subsequently reviewed and accepted by all parties and serves as the basis for the planned improvements incorporated into this Transportation Management Agreement.

General Assumptions of Agreement

The terms and improvements included in this Agreement are based on the recommendations for the currently assumed uses for the Project as outlined in the TIA of August 4th, 2023, which serves to identify the base traffic improvement requirements of the development. When future site plans within the Park are brought forward under subsequent Development Petitions, the traffic requirements of each petition will be compared to this base TIA to determine compliance with the initial assumptions or if any additional measure may be required by the actual use proposed. Should additional improvements be warranted, an update to this TIA can be conducted to verify any additional needs. Such combined improvements will be designed when and how the analysis determines and be reviewed with Town staff and NCDOT prior to the individual site plan approvals. All improvements required by the initial TIA and any required subsequent measures will then be installed prior to a certificate of completion being issued for that individual site plan.

All improvements will be designed as determined by the analysis and reviewed with Town staff to:

1. Meet the Town's Comprehensive Transportation Plan (CTP) standards, comply with all NCDOT standard practices as applicable, and have uniform design criteria to improve traffic operations and safety in the Park. In the case of widening, a consistent widening cross-section along Friendship Road and Holly Springs New Hill Road will be maintained where widening is required for developments within the Park and right of way is controlled by the Developer or has already been completed as in the case of the Amgen widening completed prior to the execution of this document. Such widening will occur with the first construction done in each subarea to ensure widening is completed when needed according to the TIA.

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2. Include adjustments for actual traffic pattern changes associated with subsequent actual development in the area and any future traffic improvements, ie. a new future interchange at US-1 into the Park, or similar that may be built in the project area. In the case of a future interchange at US-1, the Developer commits to modifying future development petitions to accommodate the future design of said interchange and dedicate right of way across the property controlled by the Developer to accommodate new connectivity between Friendship Road and the future interchange.

3. Include analysis of the intersection at Friendship Road and Holly Springs New Hill Road to determine whether a signal or larger roundabout is the most appropriate improvement for the intersection based on actual traffic volumes created by the future users of the Park. The appropriate improvement can be installed when determined appropriate by the future analysis, NCDOT, and Town staff recommendations.

4. Where the Project controls land for right-of-way, Developer will provide dedications to align with future improvements called for in the current CTP and coordinate with the future public right-of-way needs on adjacent parcels out of the Developer's control to accommodate future traffic expansion on such right-of-way's as determined by future TIA updates. Developer will cooperate with the future development in the Project Area, including Project Titan (Amgen), as able to facilitate these surrounding public right-of-way improvements and coordinate with third parties, ie. NCDOT and the Town, to get traffic improvements installed in a timely manner for developments owned and not owned by the Developer in the Project Area.

5. All Town / NCDOT comments known at the time of drafting this TMA were included in the August 4th, 2023 TIA provided by Timmons Group. Based on this TIA analysis, many improvements requested by NCDOT and the Town were not currently supported by the projected uses within the analysis. However, the comments have been included in the TIA appendices so that as petitions for individual parcels within the Park are submitted as part of their individual site plan approvals, these improvements can be re-evaluated with the traffic counts of the actual uses to determine when and where they, or any other additional traffic improvement, are needed in the future.

Specific Improvements by Phase

Friendship Masterplan Phase 1 Recommendations

A. Friendship Road / Site Driveway 1

1. An exclusive left-turn lane along northbound Friendship Road with 100 feet of storage and appropriate taper will be included in the Phase 1 Development with the first development plan constructed in this area.
2. An exclusive right-turn lane along southbound Friendship Road with 100 feet of storage and appropriate taper will be included in the Phase 1 Development with the first development plan constructed in this area.
3. Constructing Site Driveway 1 as a full movement access with one ingress lane and one egress lane and provide at least 200 feet of internal protected stem will also be installed in the Phase 1 Development when warranted.

B. Friendship Road / Site Driveway 2

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1. An exclusive left-turn lane along northbound Friendship Road with 100 feet of storage and appropriate taper will be included in the Phase 1 Development with the first development plan constructed in this area.
2. An exclusive right-turn lane along southbound Friendship Road with 100 feet of storage and appropriate taper will be included in the Phase 1 Development with the first development plan constructed in this area.
3. Constructing Site Driveway 2 as a full movement access with one ingress lane and one egress lane and provide at least 100 feet of internal protected stem will also be installed in the Phase 1 Development when warranted.

C. US 1 SB Ramps / New Hill Holleman Road

1. An exclusive left-turn lane on northbound New Hill Holleman Road with 225 feet of storage and appropriate taper will be included in the Phase 1 Development if not installed or agreed to be installed prior to Phase 1 Development by a third party.

D. US 1 NB Ramps / New Hill Holleman Road

1. An exclusive right-turn lane on northbound New Hill Holleman Road with continuous full storage to the New Hill Holleman Road and Friendship Road intersection, will be a right in / right out only, and be included in the Phase 1 Development if not installed or agreed to be installed prior to Phase 1 Development by a third party.
2. An exclusive left-turn lane on southbound New Hill Holleman Road with 200 feet of storage and appropriate taper will be included in the Phase 1 Development if not installed or agreed to be installed prior to Phase 1 Development by a third party.

E. New Hill Holleman Road / Friendship Road

1. Intersection signalization will be included in the Phase 1 Development with the first development plan constructed in this area if not installed or agreed to be installed prior to Phase 1 Development by a third party.
2. An exclusive left-turn lane on southbound New Hill Holleman Road with continuous storage to the US 1 NB Ramps intersection will also be installed in the Phase 1 Development when warranted if not installed or agreed to be installed prior to such development by a third party.
3. An exclusive right-turn lane on westbound Friendship Road with 150 feet of storage and appropriate taper will be included in the Phase 1 Development with the first development plan constructed in this area if not installed or agreed to be installed prior to Phase 1 Development by a third party.
4. A second southbound left-turn lane with 300 feet of storage and appropriate taper and a second travel lane along eastbound Friendship Road to approximately 1,200 feet east of this intersection will also be installed in the Phase 1 Development when warranted if not installed or agreed to be installed prior to such development by a third party.

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5. A second through lane along southbound New Hill Holleman Road to approximately 1,200 feet south of this intersection will be included in the Phase 1 Development with the first development plan constructed in this area if not installed or agreed to be installed prior to Phase 1 Development by a third party.

F. Friendship Road / Holly Springs New Hill Road

1. An exclusive right-turn lane on northbound Holly Springs New Hill Road with 125 feet of storage and appropriate taper will be included in the Phase 1 Development with the first development plan constructed in this area.
2. An exclusive left-turn lane on westbound Friendship Road with 150 feet of storage and appropriate taper will be included in the Phase 1 Development with the first development plan constructed in this area.

G. Friendship Road / Old US 1

1. Developer will contribute proportional fee in lieu for NCDOT approved improvements at the Old US-1/Friendship Road intersection totaling $133,029.86 prior to the issuance of a certificate of occupancy for construction in Phase 1. Should future development phases from CaMP Helix (i.e. specific users that may exceed projected assumptions) trigger the actual construction of traffic improvements at the Old US-1/Friendship Rd. intersection before they are completed by others, developer can apply to have the FIL reimbursed to CaMP Helix upon construction of said improvements.

Friendship Masterplan Phase 2 Recommendations

A. Friendship Road

1. Widening along site frontage of Friendship Road based on the Town of Holly Springs Comprehensive Transportation Plan (CTP) throughfare cross-section standards will be included in the Phase 2 Development with the first development plan constructed in this area.

B. Friendship Road / Site Driveway 3

1. Site Driveway 3 will be constructed as a right-in/right-out access with one ingress and one egress lane in the Phase 2 Development with the first development plan constructed in this area.
2. An exclusive right-turn lane on southbound Friendship Road with 100 feet of storage and appropriate taper will also be installed in the Phase 2 Development when warranted.

C. Friendship Road / Site Driveway 4

1. Site Driveway 4 as a right-in/right-out/left-in access with one ingress and one egress lane will be installed as part of the Phase 2 Development with the first development plan constructed in this area and the addition of 100 feet of internal protected stem will be further evaluated in TIA updates with future project phases and installed when recommended by such future TIA updates.

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2. An exclusive left-turn lane along northbound Friendship Road with 75 feet of storage and appropriate taper will be included in the Phase 2 Development with the first development plan constructed in this area.
3. An exclusive right-turn lane on southbound Friendship Road with 100 feet of storage and appropriate taper will also be installed in the Phase 2 Development when warranted.

D. Friendship Road / Site Driveway 5

1. Site Driveway 5 as a right-in/right-out/left-in access with one ingress and one egress lane will be installed as part of the Phase 2 Development with the first development plan constructed in this area and the addition of 100 feet of internal protected stem will also be installed in the Phase 2 Development when warranted.
2. An exclusive right-turn lane on westbound Friendship Road with 100 feet of storage and appropriate taper will also be installed in the Phase 2 Development when warranted.

E. Friendship Road / Site Driveway 6

1. Site Driveway 6 as a full movement access with one ingress and one egress lane will be installed as part of the Phase 2 Development with the first development plan constructed in this area and the addition of 100 feet of internal protected stem will also be installed in the Phase 2 Development when warranted.
2. An exclusive left-turn lane on eastbound Friendship Road with 75 feet of storage and appropriate taper will also be installed in the Phase 2 Development when warranted.

F. Friendship Road / Holly Springs New Hill Road

1. Monitoring for intersection signalization will be conducted during Phase 2 Development with a signal or similar improvement being subsequently installed if triggered by future uses within the Park in accordance with applicable Town and NCDOT standards.

G. Holly Springs New Hill Road / Ancient Oaks Drive

1. Monitoring for intersection signalization will be conducted during Phase 2 Development with a signal or similar improvement being subsequently installed if triggered by future uses within the Park in accordance with applicable Town and NCDOT standards unless installed or agreed to be installed prior to such work by a third party.

<u>Friendship Masterplan Phase 3 Recommendations</u>

A. Friendship Road

1. Widening along site frontage of Friendship Road based on the Town of Holly Springs Comprehensive Transportation Plan (CTP) throughfare cross-section

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standards will be included with the first development plan constructed in this area to match what has already been completed on the Amgen / Project Titan frontage.

B. Holly Springs New Hill Road

1. Widening along site frontage of Holly Springs New Hill Road based on the Town of Holly Springs Comprehensive Transportation Plan (CTP) throughfare cross-section standards will be included with the first development plan constructed in this area.

C. Friendship Road / Site Driveway 1 / Site Driveway 11

1. Site Driveway 1 will be converted to a through movement and Site Driveway 11 as a full movement access with one ingress and one egress lane will be installed as part of the Phase 3 Development with the first development plan constructed in this area and the addition of 200 feet of internal protected stem will also be installed in the Phase 3 Development when warranted.
2. An exclusive northbound right-turn lane along Friendship Road with 100 feet of storage and appropriate taper will also be installed in the Phase 3 Development when warranted.
3. An exclusive left-turn lane along southbound Friendship Road with 100 feet of storage and appropriate taper will be included in the Phase 3 Development with the first development plan constructed in this area.
4. A second through lane along both northbound and southbound Friendship Road across this intersection will be included as part of the required site frontage widening as noted above with the development of each individual parcel with the first development plan constructed in this area.

D. Friendship Road / Site Driveway 2

1. A second through lane along both northbound and southbound Friendship Road across this intersection will be included as part of the required site frontage widening as noted above with the first development plan constructed in this area.

E. Friendship Road / Site Driveway 3

1. A second through lane along both northbound and southbound Friendship Road across this intersection will be included as part of the required site frontage widening as noted above with the first development plan constructed in this area.

F. Friendship Road / Site Driveway 4 / Site Driveway 12

1. Site Driveway 12 will be constructed as a right-in/right-out/left-in access with one ingress and one egress lane as part of the Phase 3 improvements with the first development plan constructed in this area and the addition of 100 feet of internal protected stem will be further evaluated in TIA updates with future project phases and installed when recommended by such future TIA updates.
2. An exclusive northbound right-turn lane on Friendship Road with 100 feet of storage and appropriate taper will also be installed in the Phase 3 Development when warranted.

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3. An exclusive left-turn lane along southbound Friendship Road with 50 feet of storage and appropriate taper will be included with the Phase 3 Development with the first development plan constructed in this area.
4. A second through lane along both northbound and southbound Friendship Road across this intersection will be included as part of the required site frontage widening as noted above with the development of each individual parcel with the first development plan constructed in this area.

G. Friendship Road / Site Driveway 7 / Site Driveway 8

1. Site Driveway 7 will be constructed as a right-in/right-out/left-in access with one ingress and one egress lane as part of the Phase 3 improvements with the first development plan constructed in this area and the addition of 100 feet of internal protected stem will also be installed in the Phase 3 Development when warranted.
2. An exclusive right-turn lane on southbound Friendship Road with 100 feet of storage and appropriate taper will also be installed in the Phase 3 Development when warranted.
3. An exclusive right-turn lane on northbound Friendship Road with 100 feet of storage and appropriate taper will also be installed in the Phase 3 Development when warranted.
4. A second through lane along both northbound and southbound Friendship Road across this intersection will be included as part of the required site frontage widening as noted above with the first development plan constructed in this area.

H. Friendship Road / Site Driveway 9 / Site Driveway 10

1. Site Driveway 9 and Site Driveway 10 will be constructed as a right-in/right-out/left-in access with one ingress and one egress lane as part of the Phase 3 improvements with the first development plan constructed in this area and the addition of 100 feet of internal protected stem will also be installed in the Phase 3 Development when warranted.
2. An exclusive left-turn lane with 175 feet of storage and appropriate taper and an exclusive right-turn lane with 50 feet of storage and appropriate taper on northbound Friendship Road will be included in the Phase 3 Development with the first development plan constructed in this area.
3. An exclusive left-turn lane with 100 feet of storage and appropriate taper and an exclusive right-turn lane with 75 feet of storage and appropriate taper on southbound Friendship Road will be included in the Phase 3 Development with the first development plan constructed in this area.
4. Provide a second through lane along both northbound and southbound Friendship Road across this intersection will be included as part of the required site frontage widening as noted above with the first development plan constructed in this area.

I. Friendship Road / Site Driveway 13

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1. Site Driveway 13 will be constructed with one ingress and two egress lanes as part of the Phase 3 improvements with the first development plan constructed in this area and the addition of 100 feet of internal protected stem will also be installed in the Phase 3 Development when warranted.
2. An exclusive left-turn lane on eastbound Holly Springs New Hill Road with 175 feet of storage and appropriate taper will be included in the Phase 3 Development with the first development plan constructed in this area.
3. An exclusive right-turn lane on westbound Holly Springs New Hill Road with 75 feet of storage and appropriate taper will be included in the Phase 3 Development with the first development plan constructed in this area.
4. Monitoring for intersection signalization will be conducted during Phase 3 Development with a signal or similar improvement being installed if triggered by future uses within the Park in accordance with applicable Town and NCDOT standards.

J. US 1 SB Ramps / New Hill Holleman Road

1. An exclusive westbound left-turn lane on the US 1 SB Ramp approach with 550 feet of storage and appropriate taper will also be installed in the Phase 3 Development when warranted by traffic from the Park.

K. US 1 NB Ramps / New Hill Holleman Road

1. Provide a second southbound through lane extending back to the US 1 SB Ramps intersection will also be installed in the Phase 3 Development when warranted by traffic from the Park.

L. New Hill Holleman Road / Friendship Road

1. A northbound through lane with 300 feet of storage and appropriate taper will also be installed in the Phase 3 Development when warranted by traffic from the Park.
2. An exclusive northbound right-turn lane with 100 feet of storage and appropriate taper will also be installed in the Phase 3 Development when warranted by traffic from the Park.
3. Provide a second westbound right-turn lane with 150 feet of storage and appropriate taper will also be installed in the Phase 3 Development when warranted by traffic from the Park.

M. Friendship Road / Holly Springs New Hill Road

1. This intersection will be monitored for signalization during Phase 3 Development with the first development plan constructed in this area. Both a signal and roundabout construction will be evaluated as an interim improvement during TIA updates for future project phases and the most appropriate improvement can be installed when conditions from confirmed uses on the future parcels necessitate it. Final determination of the needed improvement will be made in conjunction with Town staff and NCDOT.
2. A 300-foot eastbound right-turn lane with appropriate taper will be included in the Phase 3 Development with the first development plan constructed in this area.

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3. A 150 foot westbound left-turn lane with appropriate taper will be included in the Phase 3 Development with the first development plan constructed in this area.
4. A 300 foot northbound right-turn slip lane with appropriate taper will be included in the Phase 3 Development with the first development plan constructed in this area.
5. Where land for right-of-way is controlled by the Developer adjacent to this intersection, right of way area for future capacity expansion and addition of a fourth leg to accommodate potential Friendship Road extension from Holly Springs New Hill Road to Friendship Road will be reserved by the Developer in Phase 3 of the development.

N. Friendship Road / Woods Creek Road

1. An exclusive right-turn lane on northbound Friendship Road with full-length storage will be included in the Phase 3 improvements with the first development plan constructed in this area.
2. A fee-in-lieu toward future intersection improvements will be included with the Phase 3 Development where appropriate.

As Agreed to by:

Friendship Road LandCo LLC

By: DocuSigned by: Christopher W. Brewer

Name: Christopher W. Brewer

Title: Manager

Date: 11/15/2023

Helix Ventures LLC

By: DocuSigned by: Jonathon Keener

Name: Jonathon Keener

Title: Manager

Date: 11/14/2023

Ordinance No. 23-07
Date Submitted: September 19, 2023
Date Adopted: November 21, 2023

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP AND VISION HOLLY SPRINGS COMPREHENSIVE PLAN SECTION 1: LAND USE & CHARACTER PLAN, FUTURE LAND USE MAP; AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D-605

WHEREAS, the Town of Holly Springs Town Council adopted Vision Holly Springs: Town of Holly Springs Comprehensive Plan in November 2007; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated Vision Holly Springs: Town of Holly Springs Comprehensive Plan by adopting Section 1: Land Use & Character Plan in 2019; Section 2: Comprehensive Transportation Plan in 2022, and Section 3: Parks, Recreation and Greenways Master Plan in 2021; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 349.08 acres of Wake County PINs 0720719912, 063907630, 0629597133, and a portion of 0720904944 from RR Rural Residential, BRT Business & Research Technology, and CB Community Business to IVMX-CD Innovation Village Mixed Use Conditional District and BRT Business & Research Technology; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Business & Industrial and Innovation Village; and

WHEREAS, the requested zoning district proposes land uses that are consistent with the adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan,* and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on August 22, 2023 and recommended approval by a vote of 6-1; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held legislative hearings on September 19, 2023, October 17, 2023, and November 21, 2023 to consider the proposed changes to the Official zoning map; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map is consistent with Vision Holly Springs: Town of Holly Springs

Comprehensive Plan as follows:

> The proposed Zoning Map Amendment to BRT would support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings.
>
> The proposed Zoning Map Amendment to IVMX-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.

This rezoning is inconsistent with the Future Land Use Map for a portion of the site. With the designation of Business & Industrial and Conservation Neighborhood, 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. The inconsistency with the Future Land Use Map is related to the retail uses and housing in this area, however the Town Council determines that this inconsistency is a good land use and it is in the public interest; and

WHEREAS, the Town of Holly Springs Town Council finds the proposed amendment to the Official Zoning Map is reasonable and in the public interest by providing opportunities to expand the nonresidential tax base, generate economic activity for the community, and establish mixed-use activity centers throughout Holly Springs where people can live, work, shop and gather with neighbors; and

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, based on the foregoing recitals which are incorporated herein, that the Unified Development Ordinance of the Town is amended as follows:

Part 1: **Amend Unified Development Ordinance** Section 1.7 Official Zoning Map with the following rezoning request: #22-REZ-17 to change the zoning of PIN #0629597133 and further described in Attachment A from RR Rural Residential to BRT Business & Research Technology and PINs# 0720719912, 063907630, and a portion of 0720904944 and further described in Attachment B from RR Rural Residential, BRT Business & Research Technology, and CB Community Business to IVMX-CD Innovation Village Mixed Use Conditional District.

The properties are subject to all the conditions listed in the Rezoning Master Plan and Design Manual dated 10/6/23 by Trustwell Property Group and Timmons Group, to include the condition that the property owner/Developer enters into a Transportation Mitigation Agreement with the Town.

Part 2: The Zone Map Amendment herby amends Vision Holly Springs Comprehensive Plan Section 1: Land Use & Character Plan, Future Land Use Map to change the *Future Land Use Map* Designation of a portion of said parcels shown on the Master Plan as Area 2 from Business & Industrial to Innovation Village and the portion of Area 3 south of Holly Springs New Hill Road from Conservation Neighborhood to Innovation Village.

Part 3:
REPEAL OF CONFLICTING ORDINANCES
All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 4:
SEVERABILITY
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance, or application of this Ordinance to any one parcel or group of parcels is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance or application of this Ordinance to other parcels and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 5:
INCLUSION IN UDO
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.

Part 6:
EFFECTIVE DATE
The provisions of this ordinance shall become effective November 21, 2023 in accordance with the laws of the State of North Carolina.

Adopted this, the 21st day of November, 2023.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Attachment A
Area to rezone to BRT Business & Research Technology
PIN#: 0629597133

REZONING DESCRIPTION OF 20.66 ACRES
BUCKHORN TOWNSHIP, HOLLY SPRINGS, NORTH CAROLINA

Beginning on a point being a Computed Point in the Center of Friendship Road (NCSR 1149), having North Carolina State Plane Coordinates of N: 698,354.53', E: 2,025,159.06'; thence along and with the rezoning line the following courses and distances: North 02°40'02" East, 42.00 feet to an Iron Rod Set; North 02°40'02" East, 1,026.66 feet to an Iron Rod Found; North 62°28'43" East, 196.73 feet to an Iron Rod Found; North 84°55'00" East, 763.00 feet to an Iron Rod Found; North 75°03'09" East, 128.39 feet to a Computed Point; South 0°08'31" West, 770.70 feet to a Computed Point in the center of Friendship Road (NCSR 1149); thence continuing along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances: Thence along and with a curve to the left, having a radius of 1,851.00 feet, an arc length of 1,937.56 feet and a chord bearing and distance of South 85°17'25" West, 315.29 feet to a point; Thence along and with a curve to the left, having a radius of 1,197.00 feet, an arc length of 1,937.56 feet and a chord bearing and distance of South 64°03'18" West, 673.91 feet to a point; South 47°58'48" West, 250.54 feet to the Point Of Beginning, containing 900,046 square feet or 20.66 acres, more or less.

Attachment B
Area to rezone IVMX-CD Innovation Village Mixed Use – Conditional District
PINs# 0720719912, 0639076303, and a portion of 0720904944

Subarea 1:

REZONING DESCRIPTION OF 152.11 ACRES
BUCKHORN TOWNSHIP, HOLLY SPRINGS, NORTH CAROLINA

Beginning on a 1/2" Iron Bolt found in the western 60' private right-of-way line of Copperhead Road, having North Carolina State Plane Coordinates of N: 703,284.14', E: 2,030,701.55'; thence along and with the rezoning line the following courses and distances: thence South 0°59'13" West, 1,383.45 feet to a Concrete Monument found; South 1°06'13" West, 584.95 feet to a 5/8" Capped Rebar found, passing through a 1/2" Capped Pipe found on line at 149.98 feet; South 0°00'17" East, 730.96 feet to a Bent 2" Iron Pipe found; South 0°00'17" East, 1,445.12 feet to a Leaning Concrete Monument found, passing through a 3/4" Iron Pipe found on line at 676.16 feet; North 89°03'13" West, 758.14 feet to a Concrete Monument found, passing through a 3"x1/8" Iron Blade on line at 730.88 feet; North 86°27'43" West, 1,570.33 feet to a computed point in the Eastern Margin of Friendship Road (NCSR 1149); Thence along and with a curve to the left, having a radius of 49,938.65 feet, an arc length of 245.22 feet and a chord bearing and distance of North 26°19'14" East, 245.22 feet to a point; Thence along and with a curve to the left, having a radius of 2,605.63 feet, an arc length of 74.91 feet and a chord bearing and distance of North 25°25'02" East, 74.91 feet to a point; Thence along and with a curve to the left, having a radius of 39,695.91 feet, an arc length of 242.91 feet and a chord bearing and distance of North 24°25'06" East, 242.91 feet to a point; Thence along and with a curve to the left, having a radius of 20,367.21 feet, an arc length of 174.06 feet and a chord bearing and distance of North 23°59'54" East, 174.06 feet to a point; Thence along and with a curve to the left, having a radius of 14,633.34 feet, an arc length of 207.71 feet and a chord bearing and distance of North 23°20'48" East, 207.71 feet to a point; Thence along and with a curve to the left, having a radius of 3,680.60 feet, an arc length of 172.59 feet and a chord bearing and distance of North 20°35'05" East, 172.58 feet to a point; Thence along and with a curve to the left, having a radius of 9,463.27 feet, an arc length of

167.13 feet and a chord bearing and distance of North 22°26'03" East, 167.13 feet to a point; Thence along and with a curve to the left, having a radius of 3,113.81 feet, an arc length of 158.87 feet and a chord bearing and distance of North 17°46'47" East, 158.85 feet to a point; Thence along and with a curve to the left, having a radius of 6,644.67 feet, an arc length of 228.44 feet and a chord bearing and distance of North 15°20'00" East, 228.43 feet to a point; Thence along and with a curve to the left, having a radius of 7,500.72 feet, an arc length of 241.67 feet and a chord bearing and distance of North 15°16'17" East, 241.66 feet to a point; Thence along and with a curve to the left, having a radius of 3,376,217.68 feet, an arc length of 323.79 feet and a chord bearing and distance of North 16°11'50" East, 323.79 feet to a point; Thence along and with a curve to the left, having a radius of 1,692,455.35 feet, an arc length of 229.25 feet and a chord bearing and distance of North 16°12'14" East, 229.25 feet to a point; Thence along and with a curve to the left, having a radius of 411,838.84 feet, an arc length of 174.60 feet and a chord bearing and distance of North 16°13'11" East, 174.60 feet to a point; Thence along and with a curve to the left, having a radius of 515,750.44 feet, an arc length of 195.39 feet and a chord bearing and distance of North 16°13'16" East, 195.39 feet to a point; Thence along and with a curve to the left, having a radius of 493.21 feet, an arc length of 19.02 feet and a chord bearing and distance of North 15°06'19" East, 19.02 feet to a point; Thence along and with a curve to the left, having a radius of 69,928.21 feet, an arc length of 219.56 feet and a chord bearing and distance of North 13°54'37" East, 219.56 feet to a point; Thence along and with a curve to the left, having a radius of 1,136.86 feet, an arc length of 134.12 feet and a chord bearing and distance of North 10°26'26" East, 134.04 feet to a point; Thence along and with a curve to the left, having a radius of 3,021.12 feet, an arc length of 216.74 feet and a chord bearing and distance of North 5°00'20" East, 216.69 feet to a point; Thence along and with a curve to the left, having a radius of 6,240.11 feet, an arc length of 93.21 feet and a chord bearing and distance of North 8°19'04" East, 93.21 feet to a point; Thence leaving the right-of-way of Friendship Road (NCSR 1149) the following courses: South 81°24'39" East, 50.00 feet to a Capped 5/8” Iron Rebar Found; thence North 8°35'21" East, 30.66 feet to a Capped 5/8” Iron Rebar Found; thence North 85°25'40" East, 515.34 feet to a Capped 5/8” Iron Rebar Found; thence along a curve to the right, having a radius of 90.00 feet, an arc length of 58.16 feet and a chord bearing and distance of South 74°55'42" East, 57.15 feet to a Capped 5/8” Iron Rebar Found; thence South 55°17'03" East, 18.72 feet to a Capped 5/8” Iron Rebar Found; thence South 4°20'05" East, 58.41 feet to a Capped 5/8” Iron Rebar Found; thence North 85°39'27" East, 90.00 feet to a Capped 5/8” Iron Rebar Found; thence North 4°20'33" West, 70.00 feet to a Capped 5/8” Iron Rebar Found; thence South 85°39'27" West, 12.00 feet to a Capped 5/8” Iron Rebar Found; thence North 4°20'33" West, 25.00 feet to a Capped 5/8” Iron Rebar Found; thence South 85°39'27" West, 18.00 feet to a Capped 5/8” Iron Rebar Found; thence North 4°20'33" West, 14.00 feet to a Capped 5/8” Iron Rebar Found; thence South 85°39'27" West, 30.00 feet to a Capped 5/8” Iron Rebar Found; thence South 4°20'33" East, 14.00 feet to a Capped 5/8” Iron Rebar Found; thence South 85°39'27" West, 27.52 feet to a Capped 5/8” Iron Rebar Found; thence along a curve to the left, having a radius of 200.24 feet, an arc length of 75.49 feet and a chord bearing and distance of North 75°31'44" West, 75.04 feet to a Capped 5/8” Iron Rebar Found; South 85°25'40" West, 506.41 feet to a Capped 5/8” Iron Rebar Found; thence North 12°39'22" East, 34.50 feet to a Capped 5/8” Iron Rebar Found; North 77°20'38" West, 50.00 to a Capped 5/8” Iron Rebar Found on the Eastern margin of Friendship Road (NCSR 1149); Thence the following courses along said right-of-way: Thence along and with a curve to the right, having a radius of 2,294,163.95 feet, an arc length of 145.91 feet and a chord bearing and distance of North 12°55'13" East, 145.91 feet to a point; Thence along and with a curve to the right, having a radius of 109,556.47 feet, an arc length of 49.41 feet and a chord bearing and distance of North 12°56'06" East, 49.41 feet to a point; Thence along and with a curve to the right, having a radius of 458,639.36 feet, an arc length of 19.72 feet and a chord bearing and distance of North 12°56'57" East, 19.72 feet to a point; North 12°56'57" East, 19.72 feet to a point, said point also being along the Woods Creek Road 60’ Prescriptive right-of-way; North 34°28'30" East, 70.50 feet to a computed point; Thence leaving said right-of-way the following courses: North 89°51'20" East, 67.15 feet to a Bent 2” Iron Pipe Found; North

0°54'46" East, 330.20 feet to a 2” Iron Pipe Found; North 89°54'28" East, 1,117.09 feet to the Point of Beginning, containing 6,626,119 square feet or 152.11 acres, more or less.

REZONING DESCRIPTION OF 90.47 ACRES
BUCKHORN TOWNSHIP, HOLLY SPRINGS, NORTH CAROLINA

Beginning on a 5/8” Iron Rod found having North Carolina State Plane Coordinates of N: 699,164.84’, E: 2,031,423.36’; thence along and with the rezoning line the following courses and distances: South 3°28'36" West, 513.23 feet to a 1 1/2” Iron Pipe found; South 3°29'07" West, 354.19 feet to a 1 1/2” Iron Pipe found; South 6°20'17" East, 116.45 feet to a 1 1/2” Iron Pipe found; South 0°32'51" West, 1,042.32 feet to a 1 1/2” Iron Pipe found; South 0°51'38" West, 452.63 feet to a 1 1/2” Iron Pipe found; South 2°26'58" West, 289.73 feet to a 1 1/2” Iron Pipe found; North 78°38'03" West, 1,560.36 feet to a point; North 1°58'42" East, 2,446.91 feet to a Concrete Monument found; South 89°03'13" East, 758.14 feet to a Concrete Monument found Leaning; North 88°04'27" East, 756.62 feet to the Point of Beginning, containing 3,941,033 square feet or 90.47 acres, more or less.

Subarea 2:

REZONING DESCRIPTION OF 22.96 ACRES
BUCKHORN TOWNSHIP, HOLLY SPRINGS, NORTH CAROLINA

Beginning on an Iron Rod found in the western 60’ public prescriptive right-of-way line of Friendship Road (NCSR 1149), having North Carolina State Plane Coordinates of N: 701,418.47’, E: 2,029,083.48’; thence along and with the rezoning line the following courses and distances: North 77°42'22" West, 533.44 feet to a 3/4" Iron Pipe Found; North 1°02'23" East, 1,197.61 feet to a 3/4" Iron Rod Found; North 58°04'08" East, 23.10 feet to a Right-of-way Concrete Monument found; North 58°24'38" East, 398.81 feet to a 3/4" Iron Pipe Found; North 89°51'20" East, 480.95 feet to a computed point in the western 60’ public prescriptive right-of-way line of Friendship Road (NCSR 1149); Thence along and with a curve to the left, having a radius of 17,179.18 feet, an arc length of 114.86 feet and a chord bearing and distance of South 13°07'49" West, 114.86 feet to a point; Thence along and with a curve to the left, having a radius of 426,357.38 feet, an arc length of 139.57 feet and a chord bearing and distance of South 12°55'45" West, 139.57 feet to a point; Thence along and with a curve to the left, having a radius of 499,953.50 feet, an arc length of 47.77 feet and a chord bearing and distance of South 12°53'33" West, 47.77 feet to a point; Thence along and with a curve to the left, having a radius of 741.43 feet, an arc length of 51.91 feet and a chord bearing and distance of South 10°51'33" West, 51.90 feet to a point; Thence along and with a curve to the left, having a radius of 3,350.39 feet, an arc length of 110.34 feet and a chord bearing and distance of South 7°54'36" West, 110.33 feet to a point; Thence along and with a curve to the right, having a radius of 2,961.12 feet, an arc length of 212.43 feet and a chord bearing and distance of South 5°00'20" West, 212.39 feet to a point; Thence along and with a curve to the right, having a radius of 1,076.86 feet, an arc length of 127.04 feet and a chord bearing and distance of South 10°26'26" West, 126.97 feet to a point; Thence along and with a curve to the right, having a radius of 69,868.21 feet, an arc length of 219.38 feet and a chord bearing and distance of South 13°54'37" West, 219.38 feet to a point; Thence along and with a curve to the right, having a radius of 433.21 feet, an arc length of 16.71 feet and a chord bearing and distance of South 15°06'19" West, 16.71 feet to a point; Thence along and with a curve to the right, having a radius of 515,690.44 feet, an arc length of 195.37 feet and a chord bearing and distance of South 16°13'16" West, 195.37 feet to a point; Thence along and with a curve to the right, having a radius of 411,868.84 feet, an arc length of 174.62 feet and a chord bearing and distance of South 16°13'11" West, 174.62 feet to a point; Thence along and with a curve to the right, having a radius of 1,692,515.17 feet, an arc length of 164.38 feet and a chord bearing and distance of South 16°12'18" West, 164.38 feet to the Point of Beginning, containing 1,000,281 square feet or 22.96 acres, more or less.

REZONING DESCRIPTION OF 26.95 ACRES
BUCKHORN TOWNSHIP, HOLLY SPRINGS, NORTH CAROLINA

Commencing on an Iron Rod found in the western 60’ public prescriptive right-of-way line of Friendship Road (NCSR 1149), having North Carolina State Plane Coordinates of N: 701,418.47’, E: 2,029,083.48’; thence North 77°42'22" West, 533.44 feet to a 3/4" Iron Pipe Found, said point being the Point of Beginning; thence along and with the rezoning line the following courses and distances: South 89°37'38" West, 1,960.07 feet to a 1/2" Iron Pipe found; North 58°34'07" East, 1,139.16 feet to an Iron Rod found; North 58°36'46" East, 508.80 feet to a Right-of-way Concrete Monument found; North 58°36'29" East, 674.08 feet to an Iron Rod found; South 1°02'23" West, 1,197.61 feet to the Point of Beginning, containing 1,173,813 square feet or 26.95 acres, more or less.

Subarea 3:

REZONING DESCRIPTION OF 35.93 ACRES
BUCKHORN TOWNSHIP, HOLLY SPRINGS, NORTH CAROLINA

Beginning on a 1” Iron Pipe found having North Carolina State Plane Coordinates of N: 695,898.33’, E: 2,029,796.23’; thence along and with the rezoning line the following courses and distances: North 1°58'42" East, 63.62 feet to a point; North 1°58'42" East, 745.58 feet to a point; South 78°38'03" East, 1,560.36 feet to a Concrete Monument found; South 27°22'07" West, 376.23 feet to a 1 1/2” Iron Pipe found; South 47°08'23" East, 155.61 feet to a 1 1/2” Iron Pipe found; South 59°27'41" East, 232.32 feet to a Concrete Monument found; South 15°43'23" West, 354.94 feet to a 1 1/2” Iron Pipe found; South 89°29'35" West, 431.41 feet to a 1" Iron Rebar Found 0.1’ North of Property Line; South 89°29'35" West, 19.41 feet to a 1" Iron Pipe Found; South 89°29'35" West, 116.98 feet to a Concrete Monument Found; North 15°34'07" East, 151.68 feet to a Concrete Monument Found; North 84°44'10" West, 388.89 feet to a Concrete Monument Found; South 56°24'01" West, 119.54 feet to a Concrete Monument with Cap Found; South 64°12'40" West, 32.28 feet to a 5/8” Iron Rebar Found along the Northern margin of Holly Springs New Hill Road (NCSR 1152); South 64°12'40" West, 32.63 feet to a Computed point in the middle of Holly Springs New Hill Road (NCSR 1152); Thence along and with a curve to the right, having a radius of 851.68 feet, an arc length of 123.69 feet and a chord bearing and distance of South 42°20'06" East, 123.28 feet to a point; South 89°29'35" West, 32.16 feet to a 1/2" Iron Pipe Found; South 89°31'19" West, 36.01 feet to a 1" Pinched Iron Pipe Found; South 89°31'19" West, 308.84 feet to a 1" Iron Pipe Found; South 89°27'25" West, 118.85 feet to an Iron Pipe Found with 3/4" bent nail; South 89°30'51" West, 131.82 feet to a Concrete Monument Found; North 1°58'42" East, 412.87 feet to the Point Of Beginning, containing 1,565,288 square feet or 35.93 acres, more or less.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 21.

Public Hearings
Title: Voluntary Annexation A22-08 12532 Holly Springs New Hill Rd. - Legislative Public Hearing
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Aaron Prichard, Development Services

Action(s):
1. Conduct Legislative Public Hearing.
2. Adopt Annexation Ordinance A22-08.

Explanation:

- The Town has received a petition for voluntary annexation of 126.41 +/- acres located along Holly Springs New Hill Rd and a separate 20.66 +/- acres parcel located along Friendship Road.
- The owners of the 126.41 acre parcel is Helix Ventures LLC and the owner of the 20.66 acre parcel is Friendship Road Landco, CMP Management, LLC.
- Annexation is requested prior to development. This annexation is associated with the Friendship Innovation Park Master Plan Amendment.
- Staff requested feedback from all departments and there were no issues with this annexation.

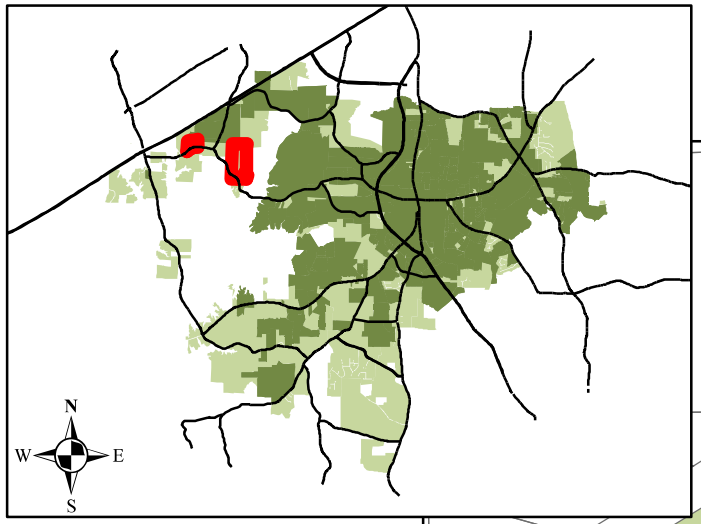
Background:

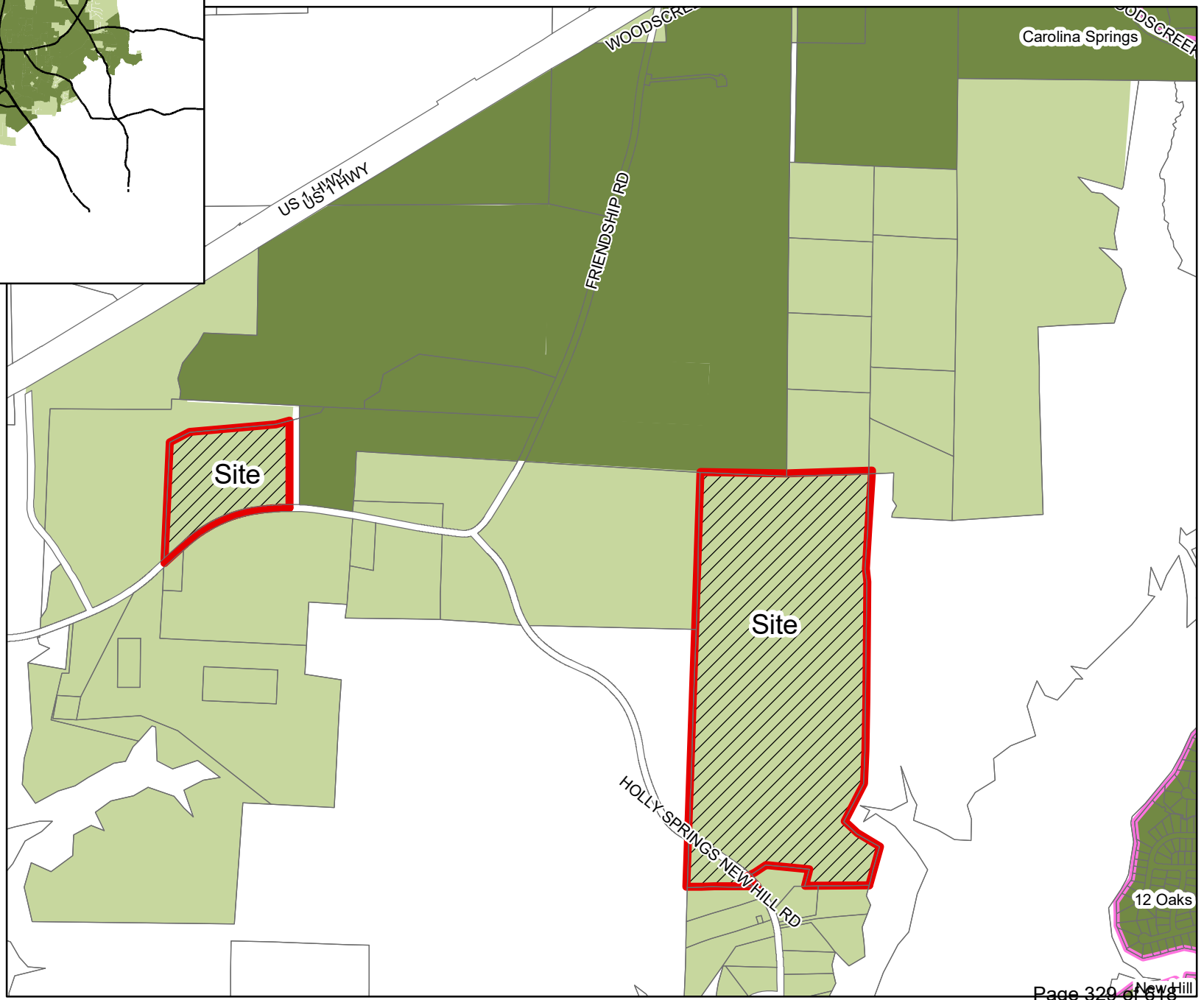
- The property is contiguous with town limits.
- The property meets all statutory requirements for annexation.

Funding Source(s):
N/A

Attachment(s):
1. A22-08 map
2. 23-18 Resolution of Sufficiency A22-08 -signed
3. A22-08- 12532 HS New Hill Rd - Ordinance - Draft

A 22-08 | 12532 Holly Springs New Hill Rd. Pod A & D | Parcel 1 20.66 | Parcel 2 126.41





Legend

- **Annexation Property Site**
- Subdivisions
- Town Limits
- **ETJ**

Document Path: Z:\GIS\Candace\2022_Maps\2022_Annexation Location Map.mxd

Resolution No. 23-18
Date Adopted: October 17, 2023
Annexation No.: A22-08

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

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

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

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

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

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:

Commencing on NGS Monument H 218, having North Carolina State Plane Coordinates of N: 703,507.217', E: 2,029,609.580'; thence South 1°24'18" East, 7,611.17 feet to the **Point of Beginning,** being a 1" IPF in the southern Margin of Holly Springs New Hill Road (NCSR 1152), having North Carolina State Plane Coordinates of N: 695,898.33'', E: 2,029,796.23';
thence along and with the proposed annexation line the following courses and distances:
North 01°58'42" East, 63.62 feet to an Iron Pipe Found;
North 01°58'42" East, 1,800.54 feet to a Computed point, said point being 4.3 feet East of a 1" Iron Pipe Found;
North 01°58'42" East, 1,391.95 feet to Concrete Monument Found;
South 89°03'13" East, 27.26 feet to an Iron Rod Found with 3" by 1/8" Blade;
South 89°03'13" East, 730.88 feet to a leaning Concrete Monument Found;
North 88°04'27" East, 722.19 feet to a 1/2" capped Iron Pipe Found with tac 0.3' North of Property Line;
North 88°04'27" East, 34.43 feet to an Iron Rod Set;
South 3°28'36" West, 513.23 feet to a 1 1/2" Iron Pipe Found;
South 3°29'07" West, 354.19 feet to a 1 1/2" Iron Pipe Found;
South 6°20'17" East, 116.45 feet to a 1 1/2" Iron Pipe Found;
South 0°32'51" West, 1,042.32 feet to a 1 1/2" Iron Pipe Found;
South 0°51'38" West, 452.63 feet to a 1 1/2" Iron Pipe Found;
South 2°26'58" West, 289.73 feet to Concrete Monument Found;
South 27°22'07" West, 376.23 feet to a 1 1/2" Iron Pipe Found;

South 47°08'23" East, 155.61 feet to a 1 1/2" Iron Pipe Found;
South 59°27'41" East, 232.32 feet to Concrete Monument Found;
South 15°43'23" West, 354.95 feet to a 1 1/2" Iron Pipe Found;
South 89°29'35" West, 431.41 feet to a 1" Iron Rebar Found 0.1' North of Property Line;
South 89°29'35" West, 19.41 feet to a 1" Iron Pipe Found;
South 89°29'35" West, 116.98 feet to a Concrete Monument Found;
North 15°34'07" East, 151.68 feet to a Concrete Monument Found;
North 84°44'10" West, 388.89 feet to a Concrete Monument Found;
South 56°24'01" West, 119.54 feet to a Concrete Monument with Cap Found;
South 64°12'40" West, 32.28 feet to a 5/8" Iron Rebar Found along the Northern margin of Holly Springs New Hill Road (NCSR 1152);
South 64°12'40" West, 32.63 feet to a Computed point in the middle of Holly Springs New Hill Road (NCSR 1152);
Thence along and with a curve to the right, having a radius of 851.68 feet, an arc length of 123.69 feet and a chord bearing and distance of South 42°20'06" East, 123.28 feet to a point;
South 89°29'35" West, 32.16 feet to a 1/2" Iron Pipe Found;
South 89°31'19" West, 36.01 feet to a 1" Pinched Iron Pipe Found;
South 89°31'19" West, 308.84 feet to a 1" Iron Pipe Found;
South 89°27'25" West, 118.85 feet to an Iron Pipe Found with 3/4" bent nail;
South 89°30'51" West, 131.82 feet to a Concrete Monument Found;
North 1°58'42" East, 412.87 feet to the **Point Of Beginning**, containing 5,506,310 square feet or 126.41 acres, more or less.

<and>

Commencing on NGS Monument H 218, having North Carolina State Plane Coordinates of N: 703,507.217', E: 2,029,609.580'; thence South 40°49'05" West, 6,808.62 feet to the **Point of Beginning,** being a Computed Point in the Center of Friendship Road (NCSR 1149), having North Carolina State Plane Coordinates of N: 698,354.53', E: 2,025,159.06';
thence along and with the proposed annexation line the following courses and distances:
North 02°40'02" East, 42.00 feet to an Iron Rod Set;
North 02°40'02" East, 1,026.66 feet to an Iron Rod Found;
North 62°28'43" East, 196.73 feet to an Iron Rod Found;
North 84°55'00" East, 763.00 feet to an Iron Rod Found;
North 75°03'09" East, 128.39 feet to a Computed Point;
South 0°08'31" West, 770.70 feet to a Computed Point in the center of Friendship Road (NCSR 1149);
thence continuing along and with the centerline of Friendship Road (NCSR 1149) the following two courses and distances:
Thence along and with a curve to the left, having a radius of 1,851.00 feet, an arc length of 1,937.56 feet and a chord bearing and distance of South 85°17'25" West, 315.29 feet to a point;
Thence along and with a curve to the left, having a radius of 1,197.00 feet, an arc length of 1,937.56 feet and a chord bearing and distance of South 64°03'18" West, 673.91 feet to a point;
South 47°58'48" West, 250.54 feet to the **Point Of Beginning**, containing 900,046 square feet or 20.66 acres, more or less.

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

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

investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, November 21, 2023.

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

Adopted this, the 17th day of October, 2023.

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk

Annexation Ordinance No.: **A22-08**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

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

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

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

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

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

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 21st day of November, 2023.

Being that area of land [marked Annexation Area/ Proposed Corporate Limits] as shown on the map recorded in Book of Maps ___, Page ___ in the Wake County Register of Deeds office.

Adopted this, the 21st day of November, 2023.

ATTEST TO:

_____
Linda C. McKinney, Town Clerk

_____
Sean Mayefskie, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held November 21, 2023, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 21st day of November, 2023

_____
Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 22.

Public Hearings

Title: Friendship Innovation Master Plan Major Amendment - 21-MAS-04-A02 - Quasi-Judicial Public Hearing

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

Staff Resource: Cheryl Caines, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct Quasi-judicial public hearing.
- Make and accept the Findings of Fact for consideration of and to approve/deny/defer Major Subdivision Plan Amendment 21-MAS-04-A02 Friendship Innovation Master Plan with the conditions listed in the attachment.

Explanation:

- The October 17th public hearing was opened, public testimony was taken and the hearing was continued to a date uncertain. Since that time, the hearing was rescheduled for the November 21, 2023 Town Council meeting.
- The applicant has made no changes to the Master Plan since the last public hearing. Changes to the Conditional Zoning District (CD) application have been proposed; however the changes do not impact the information provided with this Master Plan.
- The Town has received a request to amend the approved Friendship Innovation Park Master Plan, which was created using the 2002 Unified Development Ordinance (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 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 that 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. Per the Transportation Mitigation Agreement, the TIA recommended traffic mitigation improvements will be designed and constructed by the developer.
- 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.

Planning Board Recommendation

The Planning Board discussed the following issues and concerns on August 22, 2023:

- Liked that a variety of housing will be provided in close proximity to employment uses. This gives workers the option of walking or biking to work.
- Requested that the applicant consider including a grocery store and gas station to serve this area of town.
- Appreciated the setbacks that were being provided in the different areas of the project based on adjacent existing uses.

Planning Board Recommendation:
The Planning Board recommended approval (6-1) [2 absent]

- Mr. Bess voted against the motion for the proposal not being consistent with the Innovation Village Future Land Use Plan designation, providing too much flexibility, for being too large and not walkable with residential units only proposed in subareas 2 and 3, and for not having standards to ensure an integration of uses/building types, space for smaller businesses/maker/artists, gradual transition to adjacent existing development, or other elements of an Innovation Village.

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.

- A new Unified Development Ordinance (UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002) 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

Funding Source(s):

N/A

Attachment(s):

1. 22MAS04A02_FriendshipMASAmend_PB_082223
2. 21MAS04A02_FriendshipMAS_Petition
3. 21MAS04A02_FriendshipMAS_Plans
4. 21MAS04A02_FriendshipInnovation_MotionsandConditions

Town *of* Holly Springs
Staff Report to the Planning Board

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

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

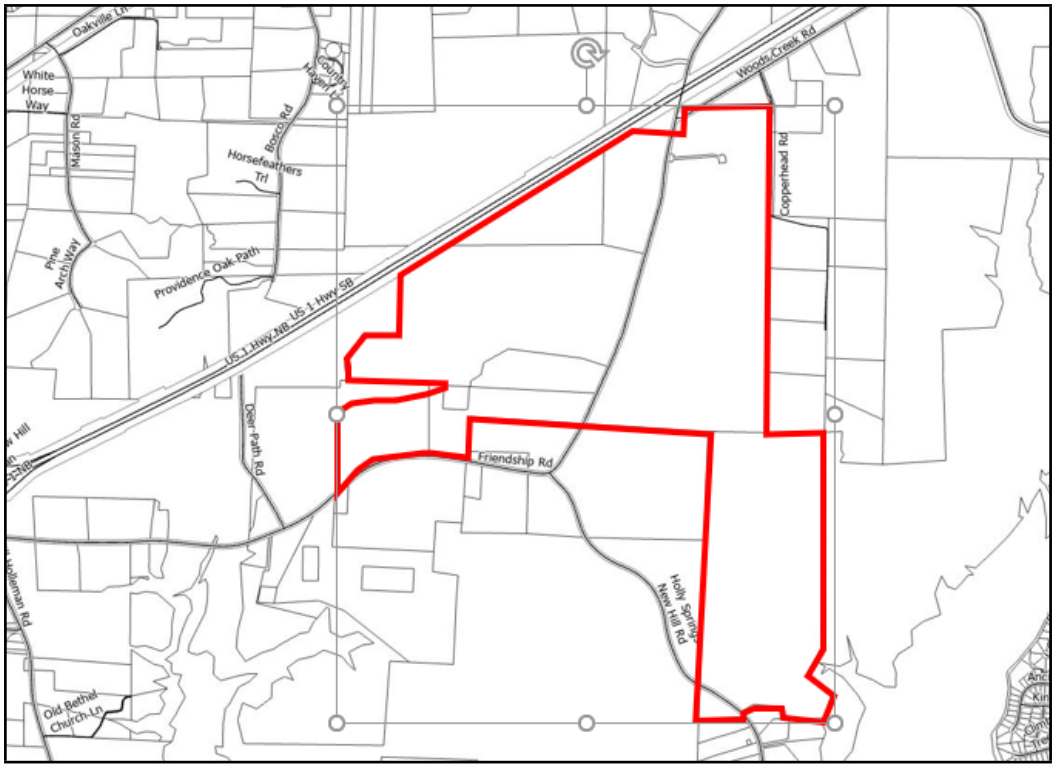
DEVELOPER:
Trustwell Property Group
Jon Keener
3717 National Dr., Suite 209
Raleigh, NC 27612

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

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

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

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 watermains 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 watermains 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 successful 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.

TOWN OF HOLLY SPRINGS

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: Brandon C. McLamb 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

TIMMONS GROUP

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 Pilz	Trustwell		919-665-9524	Chris@trustwellgroup.com
Gary Zuraw	ARCO		919-836-6873	gzurawski@arcodb.com

TIMMONS GROUP

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 C. McLamb

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

NAME (PLEASE PRINT)	COMPANY	ADDRESS	TELEPHONE	EMAIL
BRANDON MCLAMB, PE	TIMMONS GROUP	5410 TRINITY RD, SUITE 102 RALEIGH, NC 27607	919-866-4935 ~~919-872-0213~~	BRANDON.MCLAMB@TIMMONS.COM
Sylvia Bare		12517 Holly Springs-New Hill Rd Apex, NC 27539	919-632-0773	ncbare@msn.com
Bruce & Pat Wrenn		12512 HOLLY SPRINGS-NEW HILL APEX NC 27539-6514	919-362-0878	
Carlos Fries		12508 Holly Springs New Hill RD Apex NC 27540	919-622-1793	Carlosfries61@gmail.com

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

B. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-3933

C. BURIED CABLE LOCATION
NC 811

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

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

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

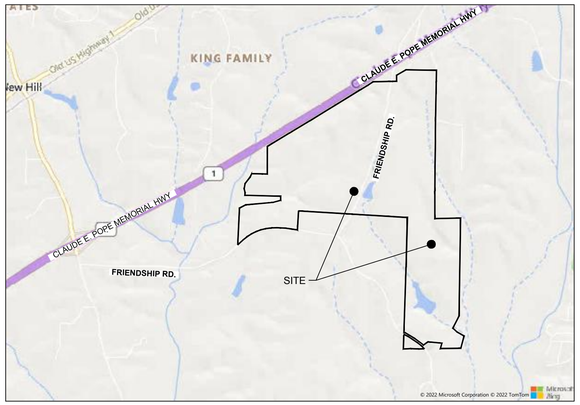
UPSTREAM / ADJACENT PROPERTY INFORMATION
PROPERTY ACREAGE = 19.54 ACRES
19.54 ACRES x 1,500 GPD / DAY x 2.5 = 50.89 GPM PEAK DEMAND

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

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



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:

1. 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.

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL Blake L. McLamb

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DATE	REVISION DESCRIPTION
01/13/23	REVISIONS PER TOWN COMMENTS
03/14/23	REVISIONS PER TOWN COMMENTS
04/14/23	REVISIONS PER TOWN COMMENTS
05/25/23	REVISIONS PER TOWN COMMENTS
08/04/23	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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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

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SCALE AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

SITE POD PLAN

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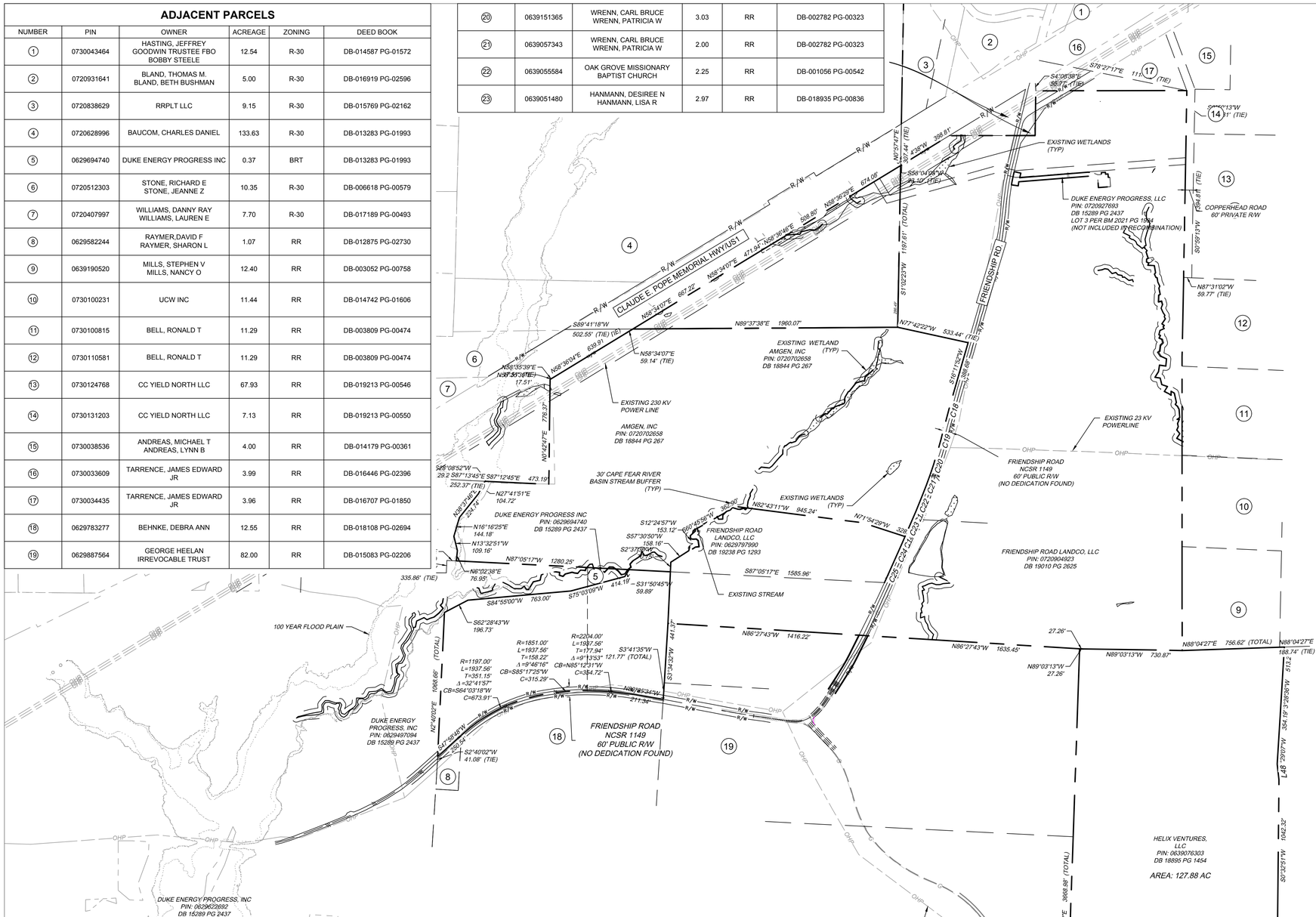
JOB NO. 54941
SHEET NO. C0.2

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
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

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



SURVEY NOTES:

1. *BOUNDARY SURVEY PREPARED FOR HELIX VENTURES, LLC.*
2. *PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A SPECIAL FLOOD HAZARD AREA, PER FIRM #3720062800J, PANEL 0628, EFFECTIVE DATE MAY 02, 2006 AND FIRM #3720072002J, PANEL 0720, EFFECTIVE DATE MAY 02, 2006.*
3. *HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES SHOWN ARE GROUND DISTANCES.*
4. *THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS MAY EXIST ON THIS SITE.*
5. *EASEMENTS AND RIGHTS-OF-WAYS SHOWN ARE PER DEEDS AND PLATS OF RECORD.*
6. *NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.*
7. *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

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

GENERAL NOTES:

1. 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.
2. NO FEMA IDENTIFIED FLOODWAYS AND/OR 100-YEAR FLOOD PLAINS ARE PRESENT ON SITE.
3. THE SITE IS NOT WITHIN A WATERSHED PROTECTION AREA.
4. ADJACENT PROPERTY INFORMATION FROM WAKE COUNTY GIS.
5. ZONING DESIGNATIONS FROM HOLLY SPRINGS ZONING MAP AND FROM WAKE COUNTY GIS.
6. ZONE CFBI OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED (LABEL)
7. NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFBI BUFFERS
8. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS

LEGEND

IPF - IRON PIPE FOUND	MH DRAINAGE
IRF - IRON ROD FOUND	MH SANITARY
CP - COMPUTED BOUNDARY POINT	MH ELECTRIC
CP - COMPUTED EASEMENT POINT	MH TELEPHONE
CMF - CONCRETE MONUMENT	MH WATER
MNF - MAG NAIL FOUND	ELECTRIC BOX
RSF - RAILROAD SPIKE FOUND	TELEPHONE PEDESTAL
CSF - COTTON SPINDLE FOUND	CABLE TV PEDESTAL
BACKFLOW PREVENTER	SIGN
WATER VAULT	ELECTRIC METER
TELEPHONE VAULT	WATER METER
TRAFFIC CONTROL BOX	WATER VALVE
POWER VAULT	FIRE HYDRANT
UTILITY VAULT	POWER POLE
WF - WETLAND FLAG	LIGHT POLE
RCP - REINFORCED CONCRETE PIPE	YARD LIGHT
CMP - CORRUGATED METAL PIPE	GROUND LAMP
VCP - VITRIFIED CLAY PIPE	HVAC - HEATING, VENTILATION AND AIR CONDITIONING
DIP - DUCTILE IRON PIPE	LSA -LANDSCAPED AREA
HDPE - HIGH DENSITY POLYETHYLENE PIPE	R / W - RIGHT-OF-WAY
FES - FLARED END SECTION	P / L - PROPERTY LINE
MKF - FIBER OPTIC MARKER	C / L - CENTERLINE
MKG - GAS MARKER	NTS - NOT TO SCALE
TVP - TELEVISION PEDESTAL	GV - GAS VALVE
SIGP - SIGNAL POLE	CB - CATCH BASIN
	GI - GRATE INLET
	YI - YARD INLET
	CI - CURB INLET
	EP - EDGE OF PAVING
	TBC - TOP BACK OF CURB
	CCR - CHATHAM COUNTY RECORD
	WCR - WAKE COUNTY RECORDS
	DB - DEED BOOK
	PB - PLAT BOOK
	PG - PAGE
	SF - SQUARE FEET
SPRINKLER BOX	
SPRINKLER HEAD	
SPRINKLER VALVE	
GAS TEST LOCATION	
GAS METER	
GAS VALVE	
FLAG POLE	
TREE	
BOLLARD	
BOREHOLE	
AC UNIT	
MAILBOX	
CLEAN OUT	
GUY	
WELL	
MONITORING WELL	
ROOF DRAIN	
WATER SPIGOT	
DEED LINE	
LINE NOT SURVEYED	
STORM LINE	
SANITARY LINE	
FENCE	
OVERHEAD POWER LINE	
PAINTED GAS LINE	
PAINTED POWER LINE	
PAINTED STORM LINE	
PAINTED TELEPHONE LINE	
PAINTED WATER LINE	
EDGE OF TREELINE	

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

DATE 10/28/2022
DRAWN BY KL
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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 54941
SHEET NO. C1.0

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①	0730043464	HASTING, JEFFREY GOODWIN TRUSTEE FBO BOBBY STEELE	12.54	R-30	DB-014587 PG-01572
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⑫	0730110581	BELL, RONALD T	11.29	RR	DB-003809 PG-00474
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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
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⑲	0629887564	GEORGE HEELAN IRREVOCABLE TRUST	82.00	RR	DB-015083 PG-02206
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

SIGHT DISTANCE TRIANGLES

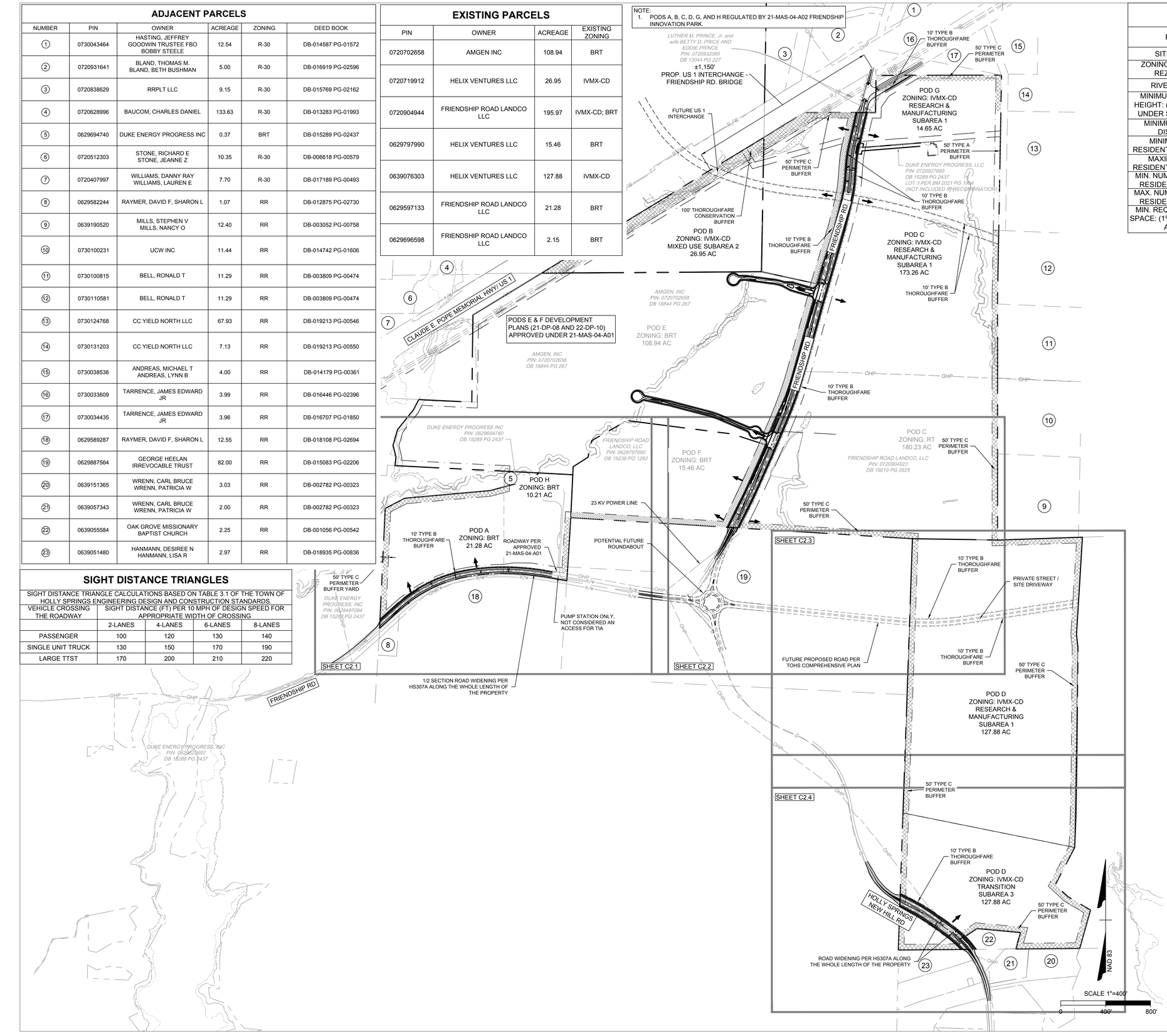
SIGHT DISTANCE TRIANGLE CALCULATIONS BASED ON TABLE 3.1 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

VEHICLE CROSSING THE ROADWAY	SIGHT DISTANCE (FT) PER 10 MPH OF DESIGN SPEED FOR APPROPRIATE WIDTH OF CROSSING			
	2-LANES	4-LANES	6-LANES	8-LANES
PASSENGER	100	120	130	140
SINGLE UNIT TRUCK	130	150	170	190
LARGE TTST	170	200	210	220

EXISTING PARCELS

PIN	OWNER	ACREAGE	EXISTING ZONING
0720702658	AMGEN INC	108.94	BRT
0720719912	HELIX VENTURES LLC	26.95	IVMX-CD
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0629597133	FRIENDSHIP ROAD LANDCO LLC	21.28	BRT
0629696598	FRIENDSHIP ROAD LANDCO LLC	2.15	BRT

NOTE:
1. PODS A, B, C, D, G, AND H REGULATED BY 21-MAS-04-A02 FRIENDSHIP INNOVATION PARK.



SITE DATA TABLE

PINS:	0639076303, 0629597133, 0720719912, 0720904944, 0720702658, 0629696598, & 0629797990
SITE AREA:	498.63 ACRES
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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

SITE NOTES:
1. THE SITE DEVELOPMENT DESIGN, LOT LAYOUT AND SQUARE FOOTAGE WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN.
2. THE CONCEPTUAL LOCATION OF USES AS SHOWN ON THE MASTER PLAN MAY CHANGE AT THE TIME OF THE DEVELOPMENT PLAN.
3. THE NUMBER OF PROPOSED PARCELS IS CONCEPTUAL AND SUBJECT TO CHANGE AT THE DEVELOPMENT PLAN LEVEL. PODS WILL BE FURTHER SUBDIVIDED INTO INDIVIDUAL LOTS WHERE NECESSARY. A FINAL PLAT FOR EACH POD CREATING LOTS WILL BE SUBMITTED FOR REVIEW AT THE TIME OF THE FIRST DEVELOPMENT PLAN.
4. ALL LOTS/OUT LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE CAPE FEAR RIVER BASIN STREAM ALLOWING SUCH MINIMUM YARDS TO BE USED FOR PARKING AREAS, LOADING AREAS, INTERIOR DRIVES OR INTERIOR ACCESS DRIVES SUBJECT TO THE PROVISION OF SUCH ADDITIONAL FOUNDATION LANDSCAPING AREA OR ADDITIONAL PARKING AREA LANDSCAPING AND SHALL CONTINUE THE DEVELOPMENT PATTERN ESTABLISHED BY THE CONTIGUOUS LOTS.
5. ALL LOTS SHALL BE SUBJECT TO CROSS ACCESS, SHARED PARKING AND EASEMENT AGREEMENTS AT TIME OF DEVELOPMENT PLAN.
6. ALL PROPOSED BUILDINGS, VEHICULAR AREA, 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.
7. THE LOCATION AND SIZE OF SOLID WASTE FACILITIES, INCLUDING DUMPSTER AND TRASH COMPACTORS, WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
8. INFRASTRUCTURE AND IMPROVEMENTS WILL BE CONSTRUCTED AS PART OF THE MASTER PLAN. ANY PROPOSED PHASING BY THE DEVELOPER SHALL BE COORDINATED AND AGREED UPON BY THE TOWN PRIOR TO SUBMITTAL OF ANY CONSTRUCTION DRAWING.
9. STREET LIGHTING, PARKING, AND LOADING WILL BE REQUIRED AT THE TIME OF THE DEVELOPMENT PLAN PROCESS AND WILL BE CONSISTENT WITH THE TOWN REQUIREMENTS AND UDO SECTIONS 6.4, 7.4, AND 8.4.C(1).
10. ALL PROPOSED ACREAGES LISTED ON THIS PLAN ARE PRELIMINARY AND WILL BE BASED ON SURVEYORS VERIFICATION DURING THE DEVELOPMENT PLAN PROCESS.
11. STREAM CROSSING LOCATION AS APPROVED BY USACOE AND NCDEQ. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
12. THIS SITE IS IN THE TRIASIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
13. FOR ALL INTERNAL LOT LINES: OUT LOTS SHALL PROVIDE A MINIMUM YARD OF 10 FEET ALONG ALL LOT LINES WITH OTHER OUT LOTS.
14. ALL OUTDOOR OPERATIONS SHALL BE IN ACCORDANCE WITH HOLLY SPRINGS UDO.
15. YARDS ALONG THOROUGHFARES CAN BE REDUCED TO 30 FEET IN ACCORDANCE WITH:
    15.1. UDO SECTION 2.2.3 FOR LOTS IN THE IVMX-CD AND BRT DISTRICTS
16. INTERNAL LOT LINES SUBJECT TO THE USE OF YARD REQUIREMENTS FOUND IN UDO SECTION 2.2.3.
17. FOR BOTH BRT AND IVMX-CD ZONES, SEE UDO SECTION 2.2.3 FOR MAXIMUM HEIGHTS.
18. ALL FENCING WILL BE REVIEWED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN. REFER TO THE UDO FOR SPECIFIC LOCATION ALLOWANCES FOR DECORATIVE VS CHAIN LINK THAT WILL APPLY BASED ON BUILDING ORIENTATION. DECORATIVE REQUIREMENTS ALSO APPLIES TO ANY NEW OR RELOCATED CONTROL OF ACCESS FENCE ALONG US 1.
19. OFF-STREET PARKING WILL BE REVIEWED AT DEVELOPMENT PLAN SUBJECT UDO 8.4.C(1).
20. OFF-STREET LOADING WILL BE REVIEWED AT DEVELOPMENT PLAN AND SUBJECT TO UDO 8.4.C(2).
21. PEDESTRIAN CIRCULATION WILL BE REVIEWED AT DEVELOPMENT PLAN AND SUBJECT TO UDO 7.6. ALL INTERNAL CROSSINGS WILL BE SUBJECT TO PROVIDE CROSSINGS THAT COMPLY WITH STANDARD DETAIL.
22. OPEN SPACE WILL BE REQUIRED FOR PORTION TO BE ZONED BRT AND IVMX AT TIME OF DEVELOPMENT PLAN AND SUBJECT TO UDO 4.2.
23. IN ACCORDANCE WITH UDO SECTION 7.2.3.B(2) THE OVERHEAD UTILITY LINES SHALL BE RELOCATED UNDERGROUND. PLEASE DISCUSS THIS WITH DUKE ENERGY. IF THIS IS NOT FEASIBLE, A WAIVER MUST BE SUBMITTED FOR TOWN COUNCIL ACTION.

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.
3. UTILITY LOCATIONS AND DESIGN ARE SUBJECT TO CHANGE AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS.
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.

GRADING & DRAINAGE NOTES:
1. STORMWATER MANAGEMENT FACILITY SIZES AND LOCATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AND PREPARATION OF FINAL CONSTRUCTION DRAWINGS.
2. STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO MEET THE REQUIREMENTS OF CHAPTER 8 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
3. ANY EXISTING TREES USED TO MEET LANDSCAPING REQUIREMENTS AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS SHALL HAVE TREE PROTECTION FENCING. TREE PROTECTION FENCING WILL BE SHOWN AT THE TIME OF THE DEVELOPMENT PLAN/CONSTRUCTION DRAWINGS WHERE MORE DETAILED GRADING WILL BE SHOWN.
4. WHERE WALLS GREATER THAN 4' IN HEIGHT ARE NECESSARY, ENGINEERING DESIGN AND A BUILDING PERMIT WILL BE REQUIRED.
5. STREAM CROSSING DESIGN TO BE DETERMINED THROUGH THE ENVIRONMENTAL PERMITTING PROCESS. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
6. ALL RETAINING WALLS REQUIRE A BUILDING PERMIT. RETAINING WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN AND A BUILDING PERMIT. NO UTILITIES WILL BE IN CONFLICT WITH STRUCTURAL REINFORCEMENT OF THE WALL. DESIGNS MUST BE SUBMITTED WITH SITE CONSTRUCTION DRAWINGS FOR REVIEW.

US 1 INTERCHANGE NOTE:
1. THE FUTURE US 1 INTERCHANGE IMPROVEMENTS SHOWN IN THE TOWN'S COMPREHENSIVE TRANSPORTATION PLAN (CTP) AND THE REGIONAL CAMPO 2045 METROPOLITAN TRANSPORTATION PLAN (MTP), WILL BE FURTHERED EVALUATED. WITH ANY ADJACENT DEVELOPMENT PLAN ALONG THE US 1 CORRIDOR. ADDITIONAL ANALYSIS MAY BE REQUIRED. ADDITIONAL BICYCLE/PEDESTRIAN IMPROVEMENTS MAY BE REQUIRED AS PART OF THIS DESIGN, INCLUDING CONNECTIVITY TO PROPOSED SIDEPATH ON WOODS CREEK RD.

NOT FOR CONSTRUCTION
NORTH CAROLINA SEAL ENGINEERING Brenda L. McLamb

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08/04/23	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

OVERALL MASTER PLAN

JOB NO. 54941
SHEET NO. C2.0

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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 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.

DUKE ENERGY PROGRESS INC
PIN: 0629694740
DB 15289 PG 2437

DUKE ENERGY PROGRESS, LLC
PIN: 0629497094
DB 15289 PG 2437
DUKE ENERGY LAND UNIT: 1183076
LOT 2 PER BM 2021 PG 1935

HELIX VENTURES LLC
PIN: 0729913092
DB 18787 PG 991
DUKE ENERGY LAND UNIT: 1183006
LOT 1 PER BM 2021 PG 1935

DUKE ENERGY PROGRESS, INC
PIN: 0629497094
DB 15289 PG 2437

POD H
ZONING: BRT
10.21 AC

LOT 1
AREA = 226.43 ACRES
(INCLUDING AREA WITHIN R/W)

POD A
ZONING: BRT
21.28 AC

HELIX VENTURES LLC
PIN: 0629697135
DB 15289 PG 2437
DUKE ENERGY LAND UNIT: 1183006
LOT 1 PER BM 2021 PG 1935

CAROL B. HEELAN
PIN: 0629887564
DB 15083 PG 2206

50' TYPE C PERIMETER BUFFER YARD

10' TYPE B THOROUGHFARE BUFFER

ROADWAY PER APPROVED 21-MAS-04-A01

KEITH DENTON and wife
SANDRA DENISE PATTON DENTON
PIN: 0629781812
DB 12218 PG 671

1/2 SECTION ROAD WIDENING PER HS307A ALONG THE WHOLE LENGTH OF THE PROPERTY

FRIENDSHIP RD

MATCH LINE SEE C2.2

EXISTING ROADWAY CENTERLINE

CURB CUT FOR FUTURE PRIVATE RD

SHEET C2.7

SHEET C2.6

SHEET C2.5

DAVID F. RAYMER and wife SHARON L. RAYMER
PIN: 0629582244
DB 12875 PG 2730

720' SINGLE LANE TRANSITION TAPER PER NCDOT STANDARDS, POSTED SPEED LIMIT = 55 MPH

NAD 83

SCALE 1"=100'

0 100' 200'

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL Brenda L. McLamb

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KL

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BM

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AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

JOB NO.
54941

SHEET NO.
C2.1

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POD C
ZONING: RT
180.23 AC

FRIENDSHIP ROAD LANDCO, LLC
PIN: 0720904923
DB 19010 PG 2625

POD F
ZONING: BRT
15.46 AC

FRIENDSHIP RD

CURB CUT FOR FUTURE PRIVATE RD

50' TYPE C PERIMETER BUFFER

50' TYPE C-225 PERIMETER BUFFER

320' SINGLE LANE TRANSITION TAPER PER NCDOT STANDARDS, POSTED SPEED LIMIT = 35 MPH

23 KV POWER LINE

POTENTIAL FUTURE ROUNDABOUT

MATCH LINE SEE C2.3

MATCH LINE SEE C2.1

FUTURE PROPOSED ROAD PER TOHS COMPREHENSIVE PLAN

PRIVATE STREET / SITE DRIVEWAY

10' TYPE B THOROUGHFARE BUFFER

NAD 83

SCALE 1"=100'

0 100' 200'

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL Brenda L. McLamb

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KL

DESIGNED BY
KL

CHECKED BY
BM

SCALE
AS SHOWN

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

JOB NO.
54941

SHEET NO.
C2.2

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MATCH LINE SEE C2.2

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10' TYPE B THOROUGHFARE BUFFER

PRIVATE STREET / SITE DRIVEWAY

FUTURE PROPOSED ROAD PER TOHS COMPREHENSIVE PLAN

10' TYPE B THOROUGHFARE BUFFER

HELIX VENTURES, LLC
PIN: 0639076303
DB 18895 PG 1454

AREA: 127.88 AC

50' TYPE C PERIMETER BUFFER

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

MATCH LINE SEE C2.4

HOLLY SPRINGS NEW HILL RD

NAD 83

SCALE 1"=100'
0 100' 200'

NOT FOR CONSTRUCTION

NORTH CAROLINA SEAL ENGINEER Brenda L. McLamb

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10/28/2022

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KL

DESIGNED BY
KL

CHECKED BY
BM

SCALE
AS SHOWN

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

JOB NO.
54941

SHEET NO.
C2.3

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MATCH LINE SEE C2.3

HOLLY SPRINGS NEW HILL RD

50' TYPE C PERIMETER BUFFER

HELIX VENTURES, LLC
PIN: 0639076303
DB 12688 PG 1722

AREA: 126.41 AC

POD D
ZONING:
IVMX-CD
TRANSITION
SUBAREA 3
127.88 AC

SHEET C2.8

600' SINGLE LANE TRANSITION TAPER PER NCDOT STANDARDS, POSTED SPEED LIMIT = 45 MPH

10' TYPE B THOROUGHFARE BUFFER

EXISTING ROADWAY CENTERLINE

CURB CUT FOR FUTURE PRIVATE RD

HOLLY SPRINGS NEW HILL RD

ROAD WIDENING PER HS307A ALONG THE WHOLE LENGTH OF THE PROPERTY

50' TYPE C PERIMETER BUFFER

SHEET C2.9

N/F
OAK GROVE MISSIONARY BAPTIST CH
PIN: 0639055584
DB 1056 PG 542

N/F
LISA HANNAH
PIN: 0639051480
DB 16121 PG 1870

N/F
CARL BRUCE WRENN & PATRICIA WARREN WRENN
PIN: 0639057343
DB 2782 PG 323
BM 1979 PG 242

N/F
CARL BRUCE WRENN & PATRICIA WARREN WRENN
PIN: 0639151365
DB 2782 PG 323
BM 1979 PG 242

N/F
DUKE ENERGY PROGRESS INC
PIN: 0629626959
DB 15288 PG 2437

NAD 83

SCALE 1"=100'
0 100' 200'

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL Brenda L. McLamb

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KL

DESIGNED BY
KL

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BM

SCALE
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TIMMONS GROUP

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

JOB NO.
54941

SHEET NO.
C2.4

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7.5' BICYCLE LANE (TYP)

12'

12'

1.5'

12'

MATCH LINE SEE C2.6

720' SINGLE LANE TRANSITION TAPER PER NCDOT STANDARDS, POSTED SPEED LIMIT = 55 MPH

EXISTING ROADWAY CENTERLINE

FRIENDSHIP RD

NAD 83

SCALE 1"=30'

0 30' 60'

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER Brenda L. McLamb

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN - FRIENDSHIP RD WIDENING

JOB NO.
54941

SHEET NO.
C2.5

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1/2 SECTION ROAD WIDENING
PER HS307A ALONG WHOLE
LENGTH OF PROPERTY

5' SIDEWALK (TYP)

FRIENDSHIP RD

57'

*EXISTING
ROADWAY
CENTERLINE*

7.5' BICYCLE LANE (TYP)

12'

12'

12'

1.5'

MATCH LINE SEE C2.5

MATCH LINE SEE C3.6

NAD 83

SCALE 1"=30'

0 30' 60'

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL Brenda L. McLamb

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FRIENDSHIP INNOVATION PARK

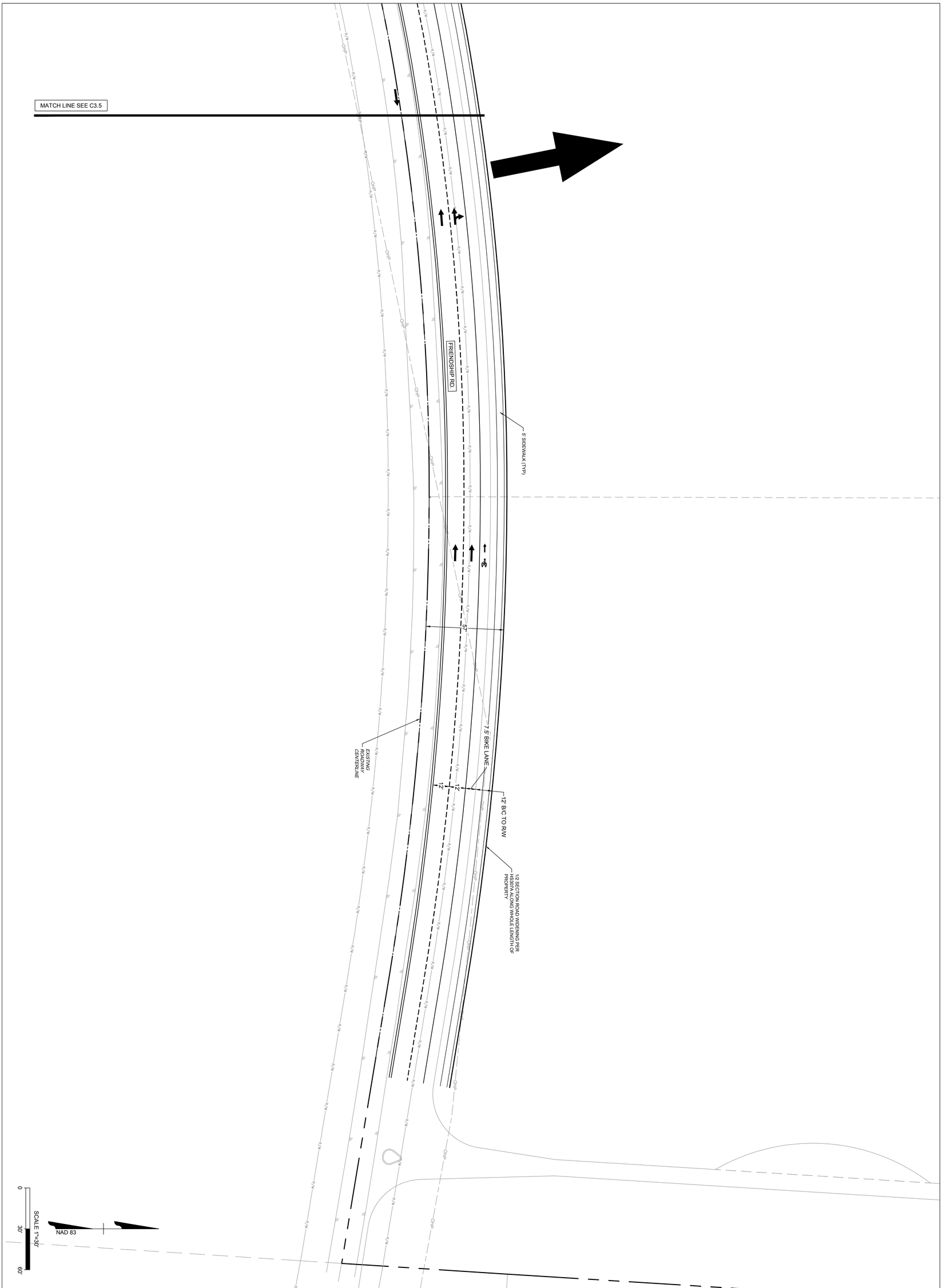
WAKE COUNTY - NORTH CAROLINA

MASTER PLAN - FRIENDSHIP RD WIDENING

JOB NO.
54941

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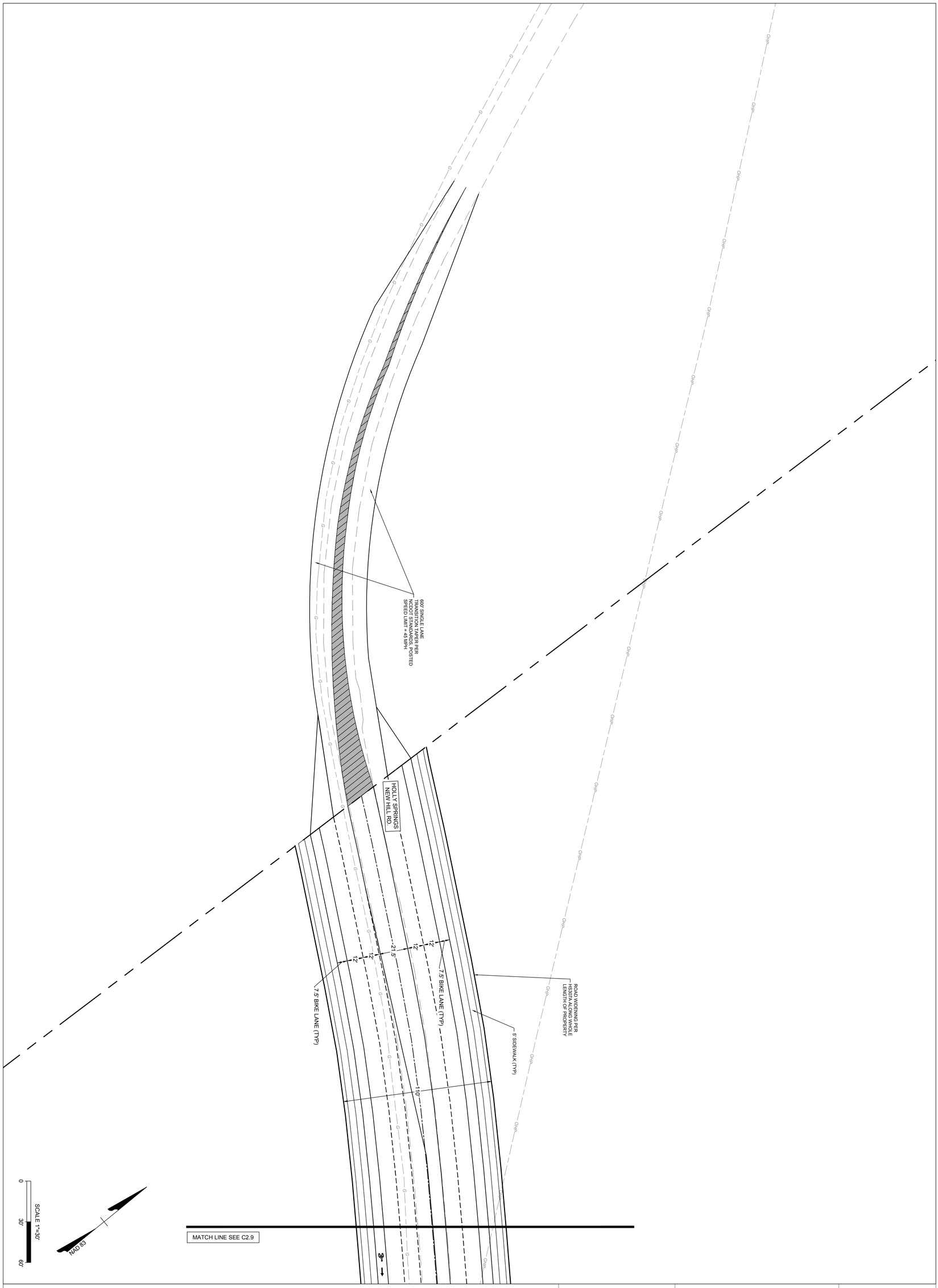
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MASTER PLAN - FRIENDSHIP RD WIDENING

JOB NO.	SHEET NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
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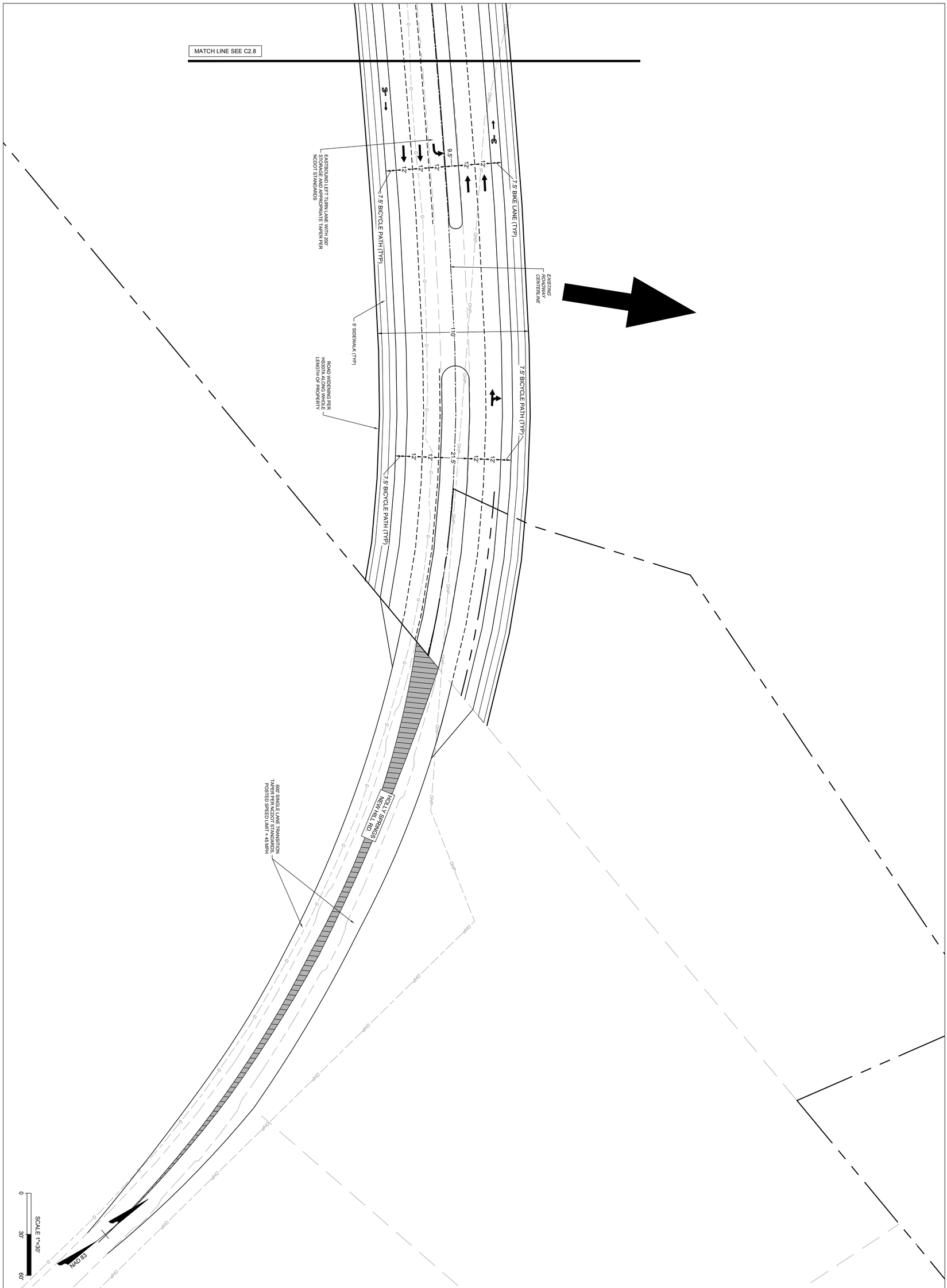
WAKE COUNTY - NORTH CAROLINA

MASTER PLAN - HOLLY SPRINGS NEW HILL RD WIDENING

JOB NO.	SHEET NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
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NOT FOR CONSTRUCTION

FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN - HOLLY SPRINGS NEW HILL RD WIDENING

JOB NO.	SHEET NO.
54941	C2.9

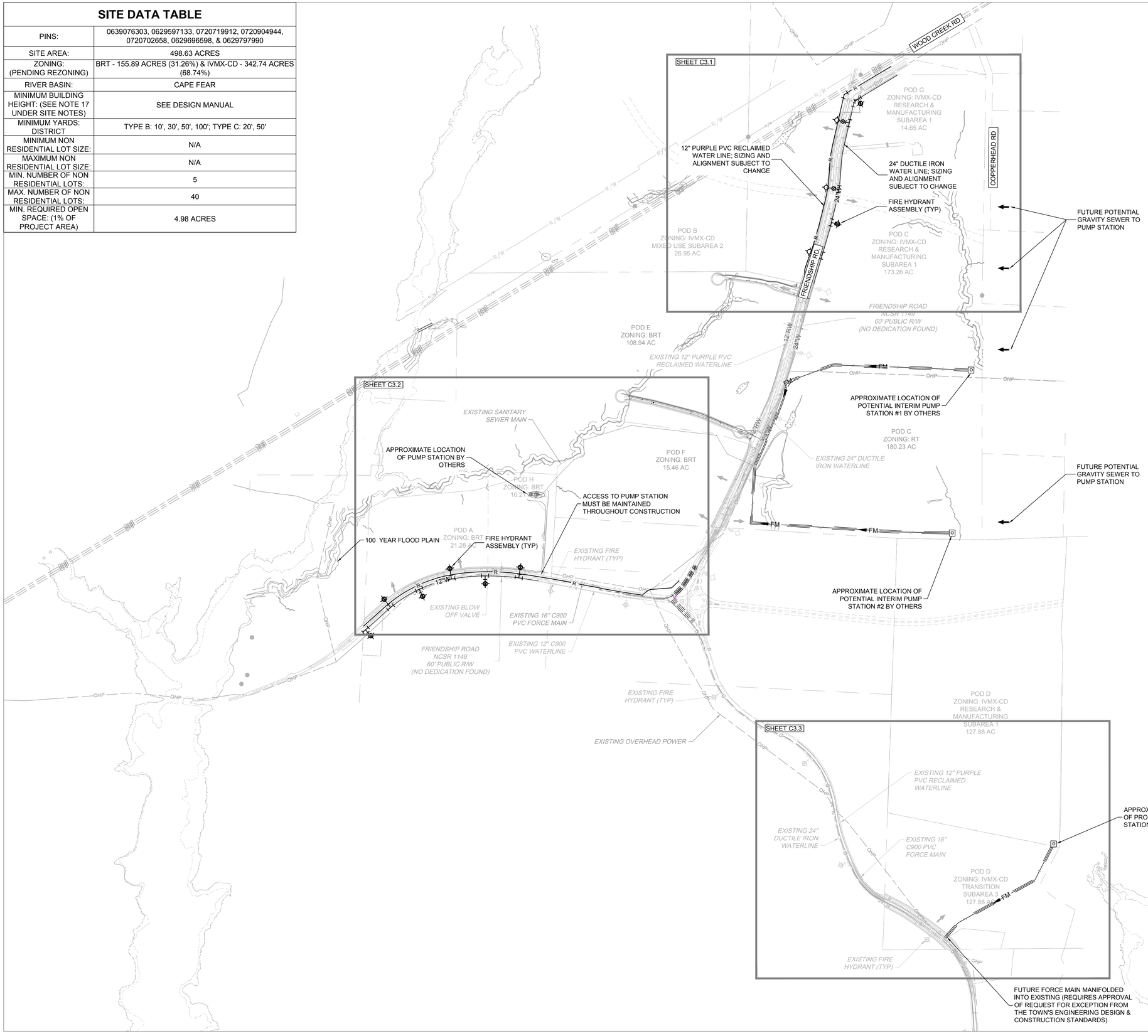
DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	DATE
KL	KL	BM	AS SHOWN	10/28/2022

DATE	REVISION DESCRIPTION
01/13/23	REVISIONS PER TOWN COMMENTS
02/17/23	REVISIONS PER TOWN COMMENTS
04/14/23	REVISIONS PER TOWN COMMENTS
05/25/23	REVISIONS PER TOWN COMMENTS
08/04/23	REVISIONS PER TOWN COMMENTS

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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



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. 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 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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NORTH CAROLINA SEAL ENGINEERING Brenda L. McLamb

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08/04/23	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

OVERALL MASTER UTILITY PLAN

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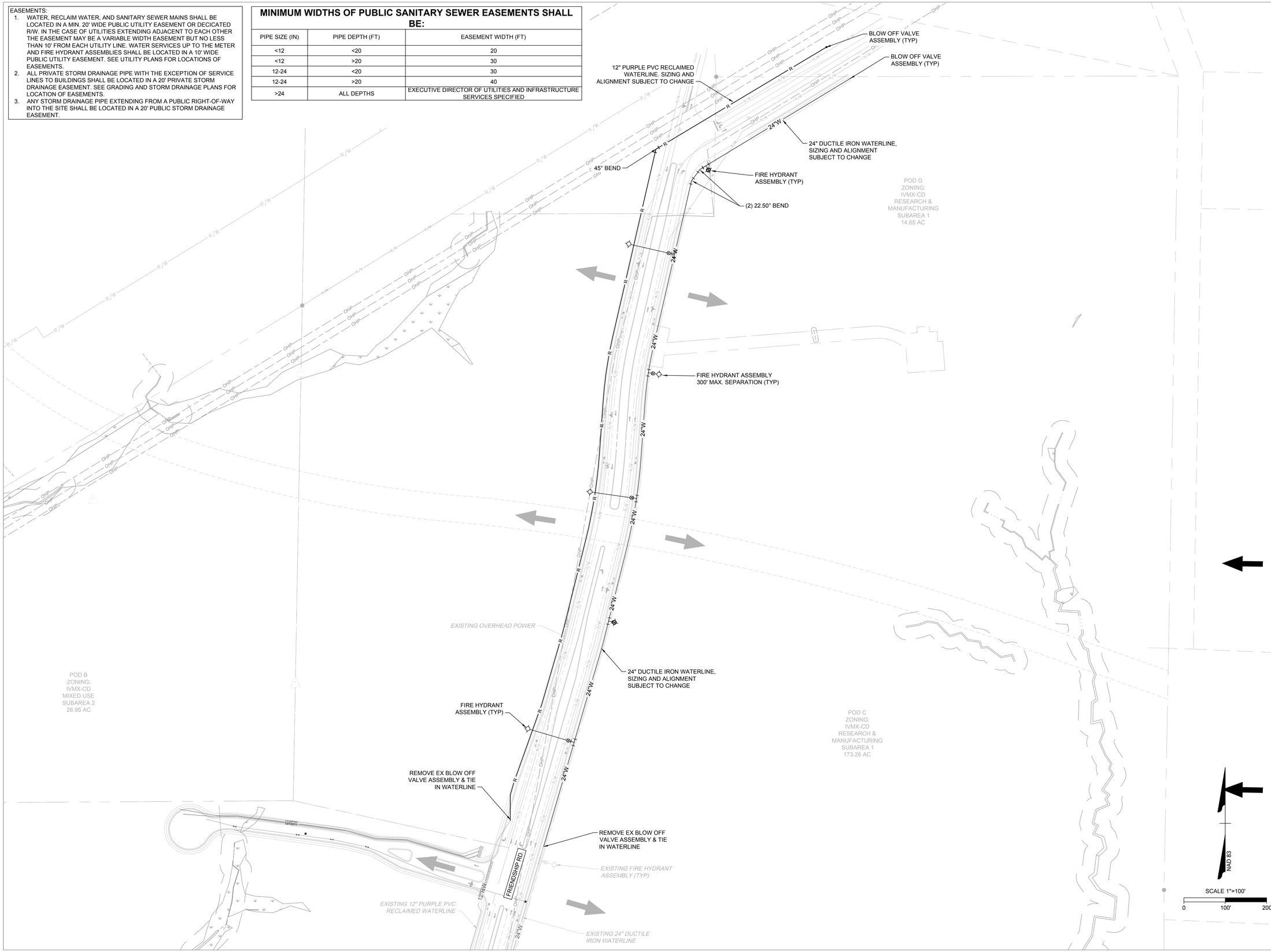
JOB NO. 54941
SHEET NO. C3.0

EASEMENTS:

1. WATER, RECLAIM WATER, AND SANITARY SEWER MAINS SHALL BE LOCATED IN A MIN. 20' WIDE PUBLIC UTILITY EASEMENT OR DEICATED 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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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL Brenda L. McLamb

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08/04/23	REVISIONS PER TOWN COMMENTS

DATE
10/28/2022

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KL

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CHECKED BY
BM

SCALE
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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER UTILITY PLAN

JOB NO.
54941

SHEET NO.
C3.1

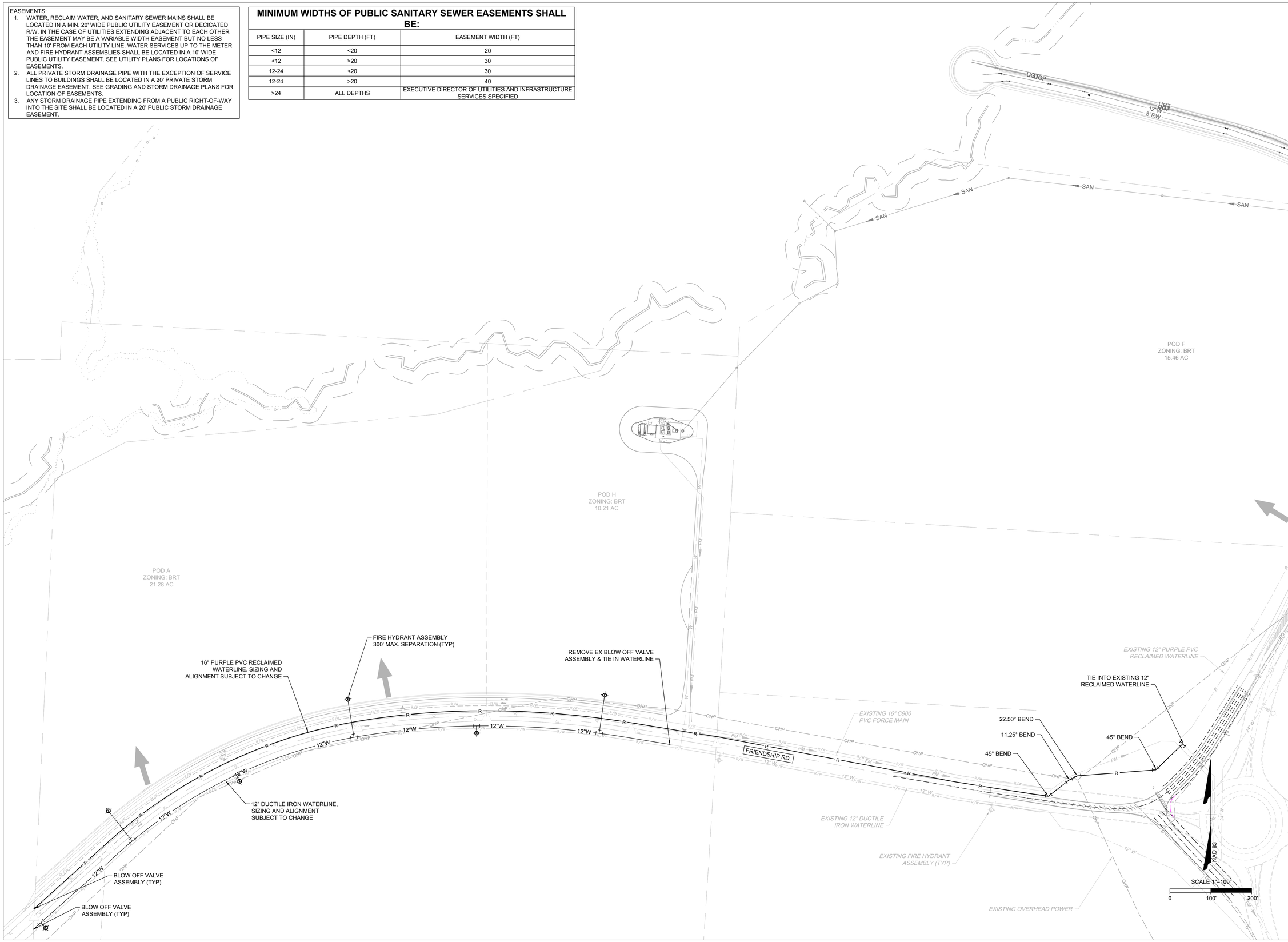
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08/04/23	REVISIONS PER TOWN COMMENTS

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BM

SCALE
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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER UTILITY PLAN

JOB NO.
54941

SHEET NO.
C3.2

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SCALE: AS SHOWN

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

MASTER UTILITY PLAN

JOB NO. 54941
SHEET NO. C3.3

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POD G
ZONING: IVMX-CD
RESEARCH &
MANUFACTURING
SUBAREA 1
14.65 AC

DIFFERENCES IN NATURAL BASIN AND PUMP STATION BASIN ARE BASED ON GRAVITY SEWER POTENTIAL AND PROJECT LIMITS

POTENTIAL GRAVITY SEWER 40' EASEMENT

ALIGNMENT SUBJECT TO CHANGE

POTENTIAL GRAVITY SEWER

CLAUDE E. POPE MEMORIAL HWY

POD B
ZONING: IVMX-CD
MIXED USE SUBAREA 2
26.95 AC

POD C
ZONING: IVMX-CD
RESEARCH &
MANUFACTURING
SUBAREA 1
173.26 AC

FUTURE POTENTIAL GRAVITY SEWER TO PUMP STATION

FUTURE POTENTIAL GRAVITY SEWER TO PUMP STATION

PUMP STATION SERVICE AREA BOUNDARY(TYP)

EXISTING POND

BASIN AREA: ~97 AC

POD E
ZONING: BRT
108.94 AC

FRIENDSHIP ROAD

ALIGNMENT SUBJECT TO CHANGE (DISCHARGE SHALL BE TO CLOSEST GRAVITY SEWER MANHOLE)

POTENTIAL FUTURE INTERIM PUMP STATION #1

EXISTING CREEK

POD F
ZONING: BRT
15.46 AC

PROPOSED GRAVITY SANITARY SEWER

POD H
ZONING: BRT
10.21 AC

BASIN AREA: ~140 AC

BASIN AREA: ~24 AC

POTENTIAL GRAVITY SEWER TO PUMP STATION

PROPOSED FRIENDSHIP PUMP STATION

ALIGNMENT SUBJECT TO CHANGE (DISCHARGE SHALL BE TO CLOSEST GRAVITY SEWER MANHOLE)

POTENTIAL FUTURE INTERIM PUMP STATION #2

PROPOSED ACCESS ROAD

POD A
ZONING: BRT
21.28 AC

PROPOSED FORCE MAIN FROM TOHS# 08-138 UTILITIES EXTENSION

NATURAL BASIN

HOLLY SPRINGS NEW HILL ROAD

POTENTIAL FORCE MAIN AND 20' EASEMENT

ALIGNMENT SUBJECT TO CHANGE

SEWER BASIN MAP - NORTH
1" = 250'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 041935 CHRISTOPHER R. PETREE 08-01-23

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A. DORNISCH
DESIGNED BY
A. DORNISCH
CHECKED BY
C. PETREE
SCALE
AS SHOWN

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FRIENDSHIP INNOVATION PARK

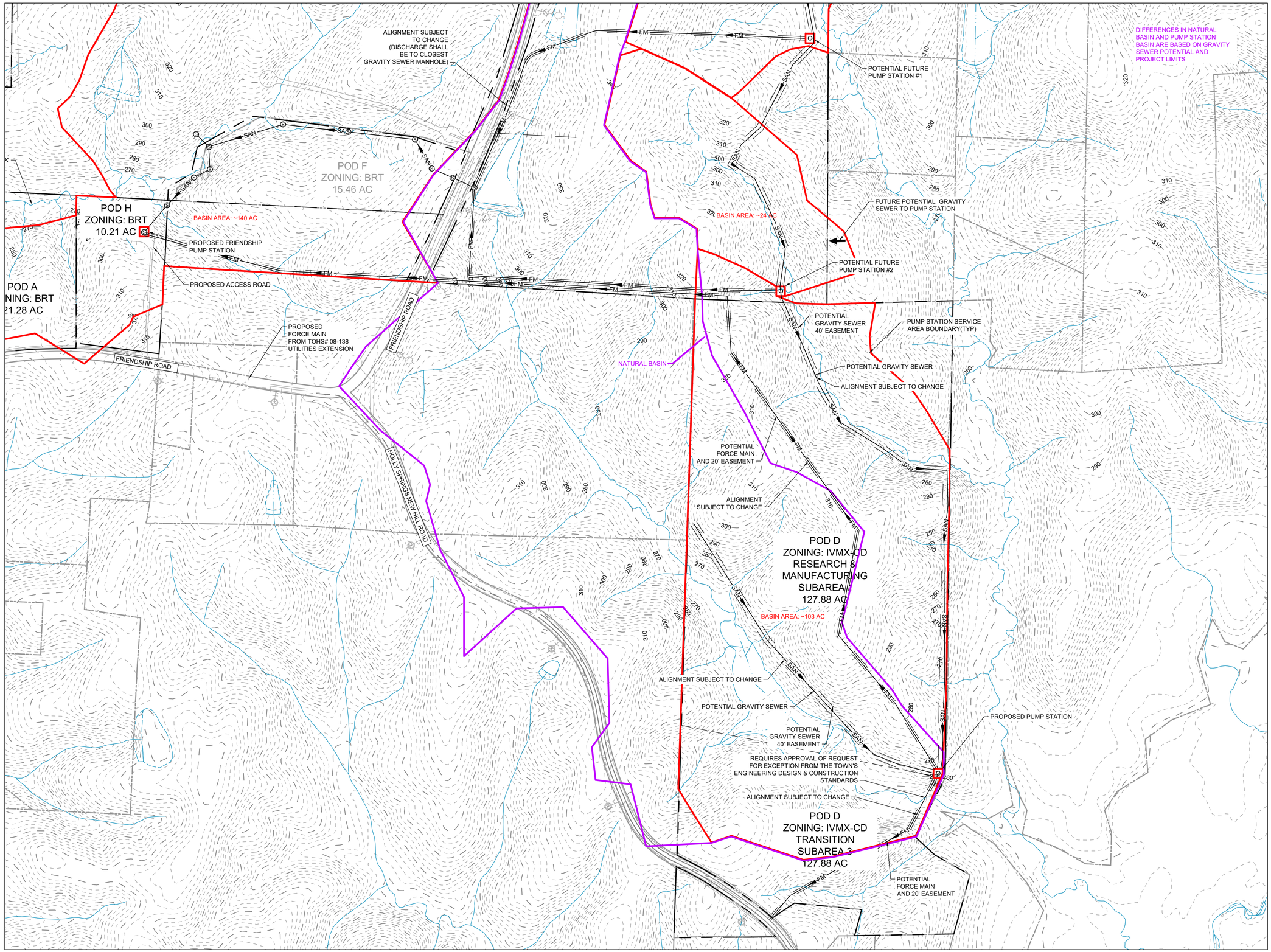
WAKE COUNTY - NORTH CAROLINA

SEWER BASIN MAP

JOB NO.
48802
SHEET NO.
C3.4

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SEWER BASIN MAP - SOUTH
1" = 250'

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DESIGNED BY: A. DORNISCH
CHECKED BY: C. PETREE
SCALE: AS SHOWN

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FRIENDSHIP INNOVATION PARK

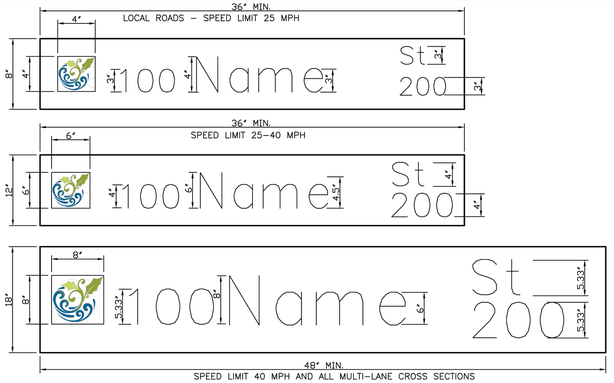
WAKE COUNTY - NORTH CAROLINA

SEWER BASIN MAP

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JOB NO. 48802
SHEET NO. C3.5

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NOTES:
1. ALL CURRENT MUTCD STANDARDS SHALL PREVAIL (20.43 STREET NAME SIGNS)
2. 36" MIN. LENGTH OF BLADE WILL VARY DEPENDING ON THE NUMBER OF LETTERS IN THE STREET NAME.
3. IN THE CASE OF PRIVATE STREETS, THE HOLLY LEAF LOGO WILL BE REPLACED WITH A SQUARE YELLOW BOX THE SAME SIZE AS LARGE CAPS ON SIGN WITH THE WORDS "PRIVATE STREET" IN BLACK.
4. BLADE THICKNESS: 2.0mm (36"–47.9"); 3.2mm (≥ 48")
5. GREEN RETROREFLECTIVE BACKGROUND WITH WHITE REFLECTIVE LETTERS.
6. THE TOWN LOGO (PICTOGRAPH) SHALL ALWAYS BE TO THE LEFT OF THE STREET NAME.
7. FONT SHALL BE: ARTISTIC SERIES B2000

Private Street

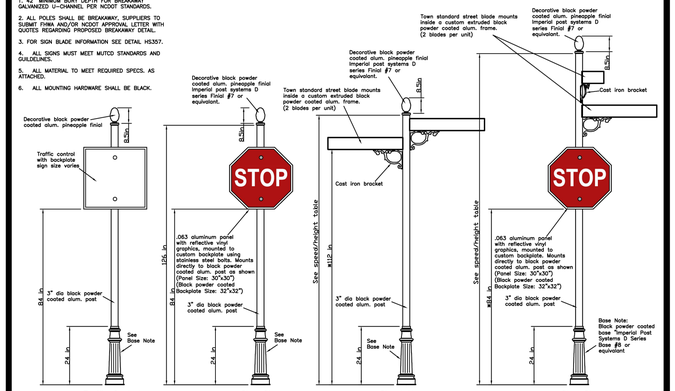
DRAWING NOT TO SCALE

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS357	
DATE	REVISIONS
4/5/19	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR BREAKAWAY GALVANIZED U-CHANNEL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY. SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
5. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
6. ALL MOUNTING HARDWARE SHALL BE BLACK.



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

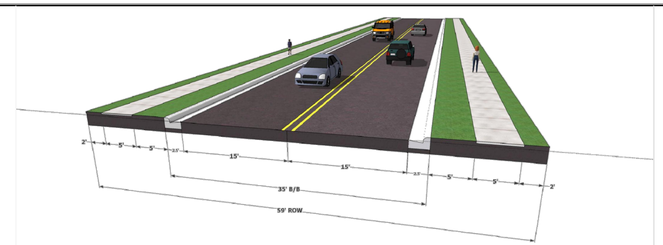
#/Traffic Control	Blade only
– Local Road – 25 mph	162" ..... 150"
– Speed Limit – 25–40 mph	170" ..... 158"
– Speed Limit – 40+mph (or multi-lanes cross-section)	182" ..... 182"

DRAWING NOT TO SCALE

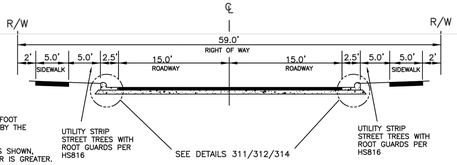
UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS361	
DATE	REVISIONS
1/8/20	



MINIMUM PAVEMENT DESIGN
1–1/2" S9.5B
2–1/2" I19.0
8" A.B.C.



NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.
3. ALL COLLECTORS SHALL BE NO LOAD.
4. THE ABOVE TOHS DETAIL IS TO BE UTILIZED FOR ALL INTERIOR ROADWAYS IN ACCORDANCE WITH THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS (SHOWING BACK-TO-BACK OR EDGE-TO-EDGE DIMENSIONS).

UTILITY STRIP STREET TREES WITH ROOT GUARDS PER HS816

SEE DETAILS 311/312/314

UTILITY STRIP STREET TREES WITH ROOT GUARDS PER HS816

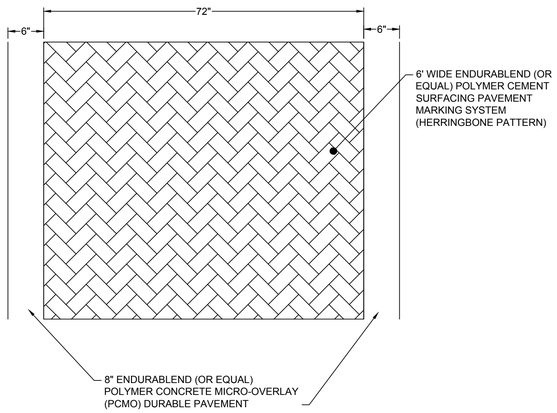
DRAWING NOT TO SCALE

2 LANE NON RESIDENTIAL COLLECTOR 35' BTB ON 59' R/W

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

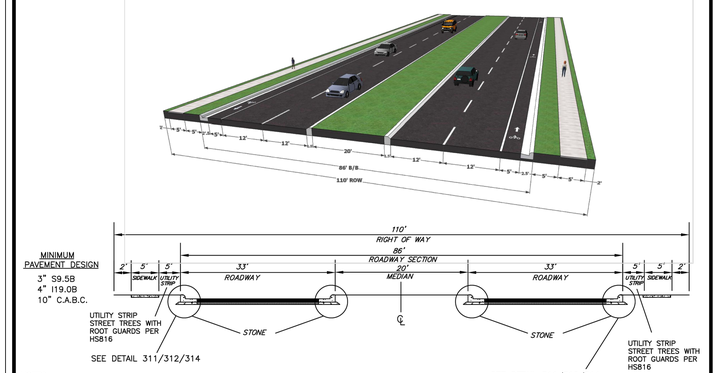
STANDARD DETAIL NUMBER: HS305A	
DATE	REVISIONS
12/4/18	

HS 357



DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSWALK TREATMENT
NOT TO SCALE

HS 361 UPGRADED TRAFFIC CONTROL SIGN DETAIL



MINIMUM PAVEMENT DESIGN
3" S9.5B
4" I19.0B
10" C.A.B.C.

UTILITY STRIP STREET TREES WITH ROOT GUARDS PER HS816

SEE DETAIL 311/312/314

UTILITY STRIP STREET TREES WITH ROOT GUARDS PER HS816

SEE DETAIL 311/312/314

NOTES:
1. NORMAL CROWN OF ¼" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.

DRAWING NOT TO SCALE

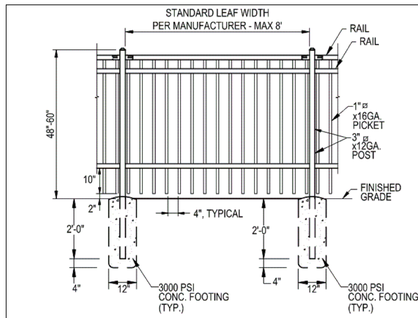
4 LANE–MEDIAN THOROUGHFARE WITH BIKE LANES 86' BB ON 110' ROW

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS307A	
DATE	REVISIONS
12/4/18	

HS 307A

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.



NOTES:
1. FENCE SHALL BE ALUMINUM POWER COATED WITH BLACK PAINT.
2. DIMENSIONS MAY VARY. MAX HEIGHT IS 60".

1 / MP-8.0 DECORATIVE FENCE
SCALE: NTS

NOT FOR CONSTRUCTION

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01/13/23	REVISIONS PER TOWN COMMENTS
02/14/23	REVISIONS PER TOWN COMMENTS
04/14/23	REVISIONS PER TOWN COMMENTS
05/25/23	REVISIONS PER TOWN COMMENTS
08/04/23	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
NOTES AND DETAILS

JOB NO.
54941
SHEET NO.
C5.0

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TREE PRESERVATION NOTES

1. TREE PRESERVATION AREAS ARE NOT REQUIRED FOR THE PORTIONS ZONED BRT OR IVMX-CD.
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 TIME OF THE DEVELOPMENT PLAN SUBMITTAL AND WILL MEET CURRENT UDO 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 OPACITY.
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.

CLAUDE E. POPE MEMORIAL HWY

WOODS CREEK ROAD

COPPERHEAD RD.

FRIENDSHIP RD.

POD A
ZONING: BRT
21.28 AC

POD B
ZONING: IVMX-CD
MIXED USE SUBAREA 2
26.95 AC

POD C
ZONING: IVMX-CD
RESEARCH & MANUFACTURING
SUBAREA 1
173.26 AC

POD C
ZONING: RT
180.23 AC

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

POD D
ZONING: IVMX-CD
TRANSITION
SUBAREA 3
127.88 AC

POD E
ZONING: BRT
108.94 AC

POD F
ZONING: BRT
15.46 AC

POD G
ZONING: IVMX-CD
RESEARCH & MANUFACTURING
SUBAREA 1
14.65 AC

POD H
ZONING: BRT
10.21 AC

EXISTING TREE CANOPY: (REFORESTED PINE)

EXISTING TREE CANOPY: HARDWOOD / EVERGREEN MIX (SWEET GUM, OAK, MAPLE, PINE)

CLEARED / DISTURBED AREA

POND

POSSIBLE PRESERVATION AREA

POSSIBLE OPEN SPACE

SCALE 1"=400'

0 400' 800'

NAD 83

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NORTH CAROLINA LANDSCAPE ARCHITECT 2021 WALTER BLAKE HALL

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

OPEN SPACE AND TREE PRESERVATION PLAN

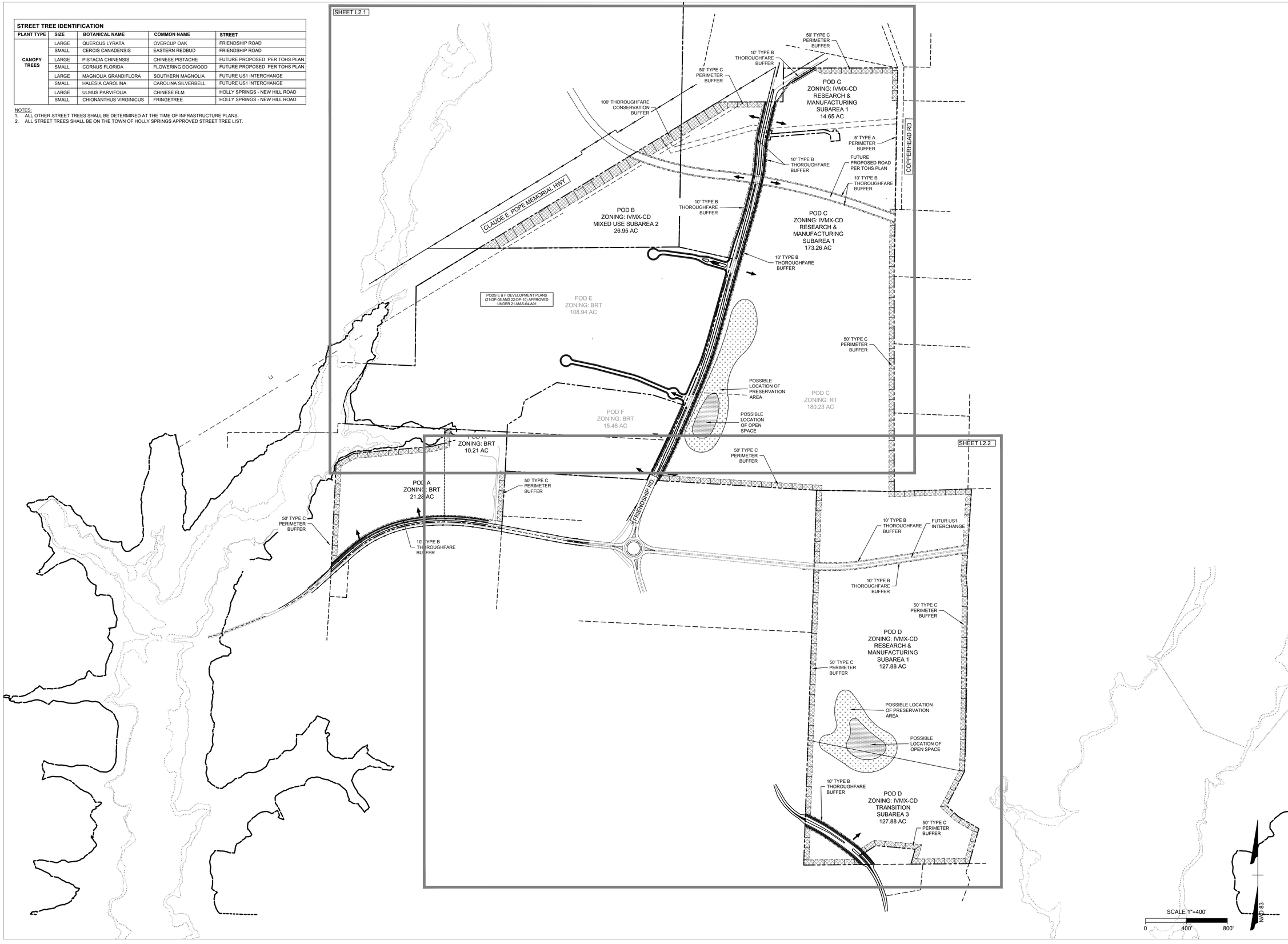
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STREET TREE IDENTIFICATION				
PLANT TYPE	**SIZE**	**BOTANICAL NAME**	**COMMON NAME**	**STREET**
CANOPY TREES	LARGE	QUERCUS LYRATA	OVERCUP OAK	FRIENDSHIP ROAD
	SMALL	CERCIS CANADENSIS	EASTERN REDBUD	FRIENDSHIP ROAD
	LARGE	PISTACIA CHINENSIS	CHINESE 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.



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NORTH CAROLINA LANDSCAPE ARCHITECT No. 1489 WALTER BLAKE HALL

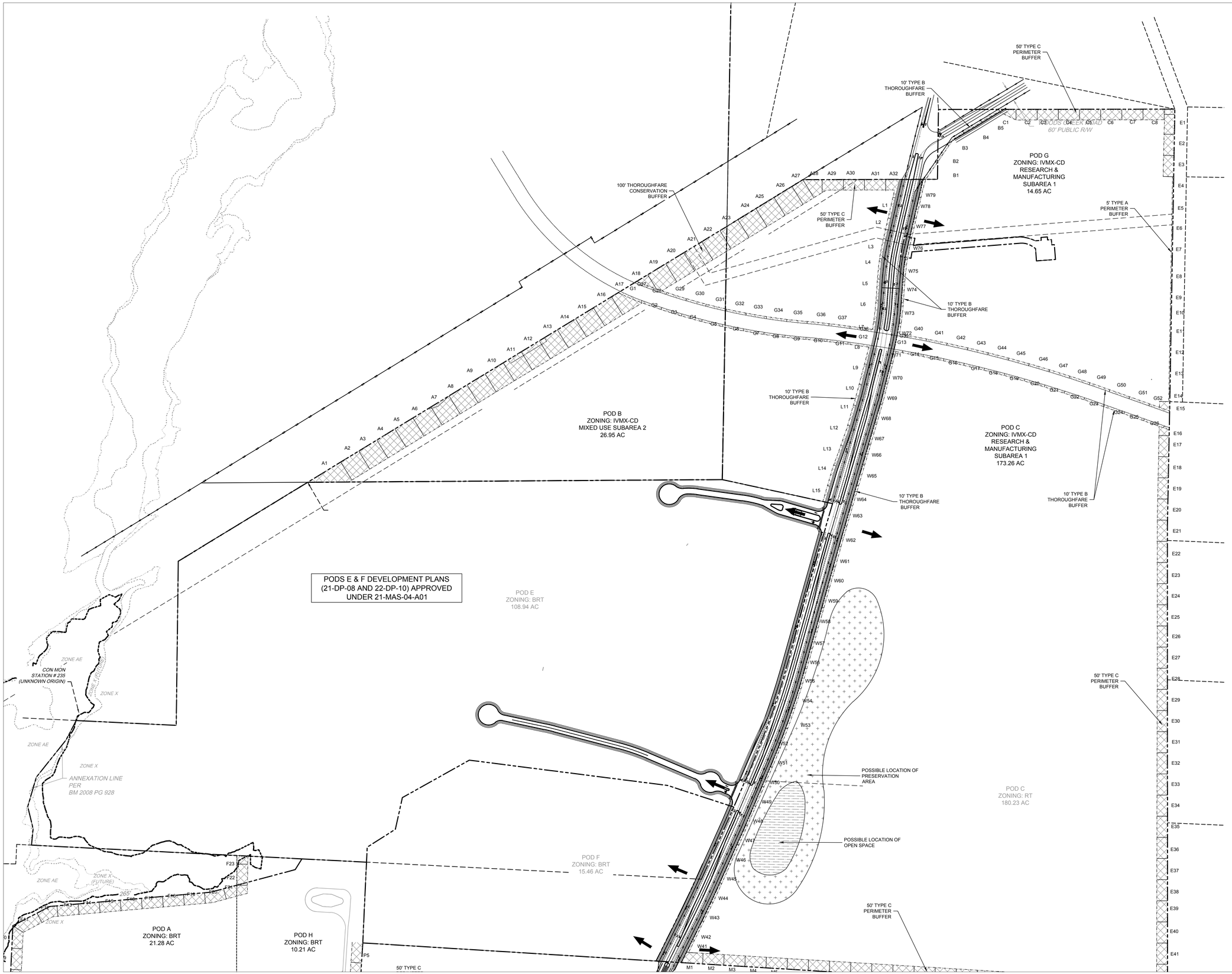
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05/05/23	REVISIONS PER TOWN COMMENTS
05/25/23	REVISIONS PER TOWN COMMENTS
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DATE: 10/28/2022
DRAWN BY: KL
DESIGNED BY: KL
CHECKED BY: BM
SCALE: AS SHOWN

FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
OVERALL LANDSCAPE PLAN

JOB NO. 54941
SHEET NO. L2.0

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NORTH CAROLINA
LANDSCAPE ARCHITECT
No. 1489
WALTER BLAKE HALL
NOT FOR CONSTRUCTION

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.
54941
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POD A
ZONING: BRT
28 AC

POD H
ZONING: BRT
10.21 AC

50' TYPE C PERIMETER BUFFER

50' TYPE C PERIMETER BUFFER

10' TYPE B THOROUGHFARE BUFFER

10' TYPE B THOROUGHFARE BUFFER

50' TYPE C PERIMETER BUFFER

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

50' TYPE C PERIMETER BUFFER

POSSIBLE LOCATION OF PRESERVATION AREA

POSSIBLE LOCATION OF OPEN SPACE

10' TYPE B THOROUGHFARE BUFFER

POD D
ZONING: IVMX-CD
TRANSITION
SUBAREA 3
127.88 AC

50' TYPE C PERIMETER BUFFER

NAD 83

SCALE 1"=200'

0 200' 400'

INSET

POD A
ZONING: BRT
21.28 AC

POD H
ZONING: BRT
10.21 AC

ZONE AE
ZONE X (FUTURE)
ZONE X

10' TYPE B THOROUGHFARE BUFFER

50' TYPE C PERIMETER BUFFER

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NORTH CAROLINA
LANDSCAPE
No. 1489
WALTER BLAKE HALL

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FRIENDSHIP INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.
54941

SHEET NO.
L2.2

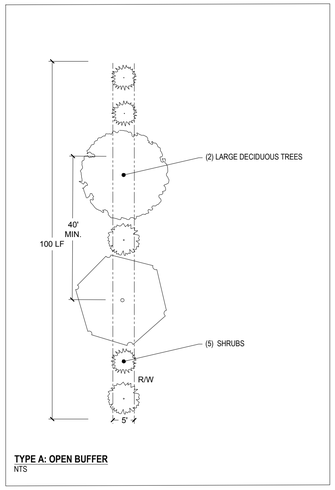
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PERIMETER BUFFER LANDSCAPING TABLE				
INCREMENT	WIDTH	LENGTH	OPACITTY	TYPE
A1-26	100'	100'	TYPE B	THOROUGHFARE CONSERVATION BUFFER
A27	100'	60'	TYPE B	THOROUGHFARE CONSERVATION BUFFER
A28-31	50'	100'	TYPE C	PERIMETER
A32	50'	66'	TYPE C	PERIMETER
B1-5	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
W41	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:
1. ANY SEGMENT THAT IS LESS THAN 100' IN LENGTH AS IDENTIFIED IN THE CHART IS TO BE PRO-RATED BASED ON ACTUAL SEGMENT LENGTH.
2. WHERE EXISTING VEGETATION WITHIN PROPOSED PERIMETER BUFFERS MEETS THE REQUIRED OPACITY LEVELS, THOSE AREAS SHALL REMAIN UNDISTURBED.

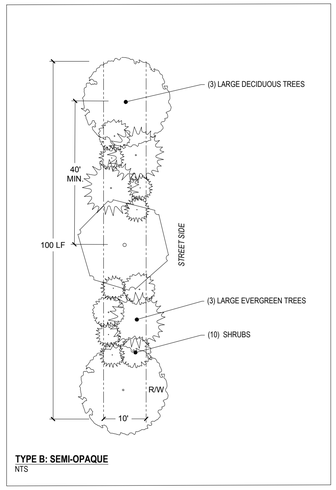
PERIMETER BUFFER TYPES / STANDARDS			
TYPE	A: OPEN	B: SEMI	C: OPAQUE
OPACITY	0	40%	80%
DECIDUOUS TREE/FT	2/100'	3/100'	5/100'
PCT EVERGREEN	0	40%	80%
SHRUBS / FT	5/100'	10/100'	20/100'
HEIGHT OF BUFFER	0'	4'	8'
WIDTH OF BUFFER	VARIES	VARIES	VARIES

PERIMETER BUFFER - STANDARD DETAILS



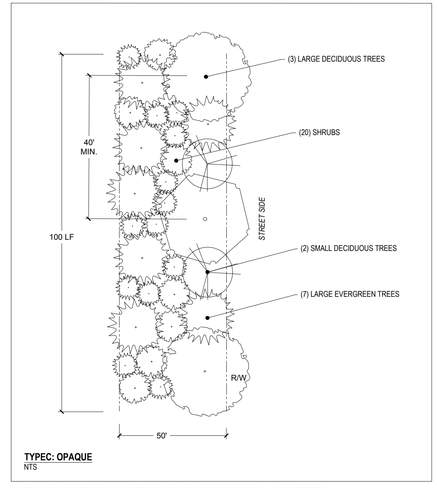
TYPE A: OPEN BUFFER
NTS

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



TYPE B: SEMI-OPAQUE
NTS

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



TYPEC: OPAQUE
NTS

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

STREET TREES:

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 WAYCENTERED WITH THE UTILITY STRIP BETWEEN THE SIDEWALK AND THE CURB

THOROUGHFARES:
- MIN SIZE AT PLANTING: 2.5" 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. TREES SPECIFIED SHALL BE ON THE APPROVED TREE LIST IN THE HOLLY SPRINGS UDO
2. ALL TREES SHALL BE LOCATED A MIN. 50' FROM YTHE POINT OF TANGENCY OF CURB RADII AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES IN ACCORDANCE WITH THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
3. ALL TREES SHALL BE LOCATED A MIN. OF 25' FROM THE BASE OF ALL STREET LIGHT POLES
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.
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.
8. TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.
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.
10. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTION STANDARDS.

LANDSCAPE NOTES

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.
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.
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.
4. ALL LANDSCAPE MATERIALS INSTALLED AS REQUIRED SHALL BE LIVING VEGETATION.
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 LANDSCAPED PLAN.
6. IF EXISTING VEGETATION MEETS THE OPACITY REQUIREMENTS OF THE PERIMETER BUFFERS, IT SHALL BE PRESERVED
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.
8. WHERE EXISTING VEGETATION CANNOT BE SAVED, SUPPLEMENTAL LANDSCAPING WILL BE INSTALLED TO MEET THE LANDSCAPE REQUIREMENTS.
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.

MAINTENANCE OF LANDSCAPING:

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.
   1.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
   1.3. 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.
2. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THE HOLY SPRINGS' UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10 -ENFORCEMENT.
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.
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.
5. ALL LANDSCAPE MATERIALS, INCLUDING STREET TREES, THAT DO NOT LIVE FOR 1 YEAR AFTER INSTALLATION SHALL BE REPLACED. T HE INSTALLER SHALL PROVIDE THE TOWN WITH A MAINTENANCE BOND.

NORTH CAROLINA LANDSCAPE ARCHITECT No. 1489 WALTER BLAKE HALL

NOT FOR CONSTRUCTION

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

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DRAWN BY: KL
DESIGNED BY: KL
CHECKED BY: BM
SCALE: AS SHOWN

TIMMONS GROUP

FRIENDSHIP INNOVATION PARK
WAKE COUNTY - NORTH CAROLINA
LANDSCAPE NOTES & DETAILS

JOB NO. 54941
SHEET NO. L2.3

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DETAILED MASTER PLAN:
FRIENDSHIP INNOVATION PARK

HOLLY SPRINGS, NORTH CAROLINA

PROJECT NUMBER: 21-MAS-04

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
128 SOUTH MAIN STREET
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
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208

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

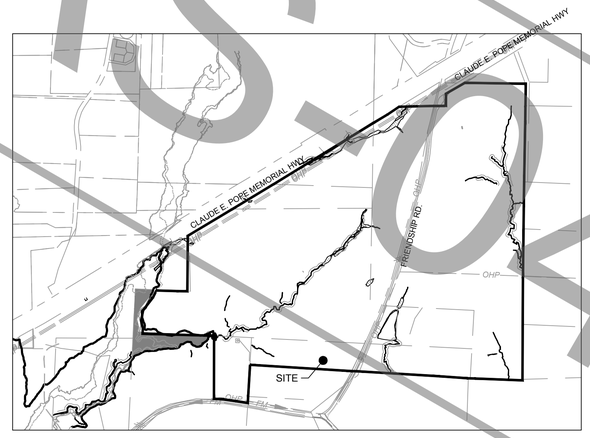
SITE ENGINEER/ LANDSCAPE ARCHITECT
TIMMONS GROUP
CONTACT: BLAKE HALL
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4933

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:

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE 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.
4. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
5. THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N= 693,650.75'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.
6. 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
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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:

1. 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.
2. A TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE TOWN AND THE NCDOT AS PART OF THIS REZONING.
3. 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.
4. 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.
5. ALL ON-SITE AND OFF-SITE IMPROVEMENTS WILL BE IDENTIFIED IN THE SEWER STUDY.
6. 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.
7. 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.
8. 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.
9. 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.

NORTH CAROLINA PROFESSIONAL SEAL 038616 8/27/21 ENGINEER
NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE **RALEIGH OFFICE**
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE: 08/27/2021
DRAWN BY: 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
COVER SHEET

JOB NO. 48802
SHEET NO. C0.0-A

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PROPOSED ARCHITECTURAL STANDARDS

FRIENDSHIP MASTER PLAN, HOLLY SPRINGS, NORTH CAROLINA

Trustwell Property Group

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
3717 National Drive, Ste. 209
Raleigh, NC 27612

21-MAS-04-A01

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038616 8/27/21

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REVISION DESCRIPTION	DATE

DATE: 08/27/2021
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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
ARCHITECTURAL MASTER PLAN

JOB NO. 48802
SHEET NO. C0.1-A

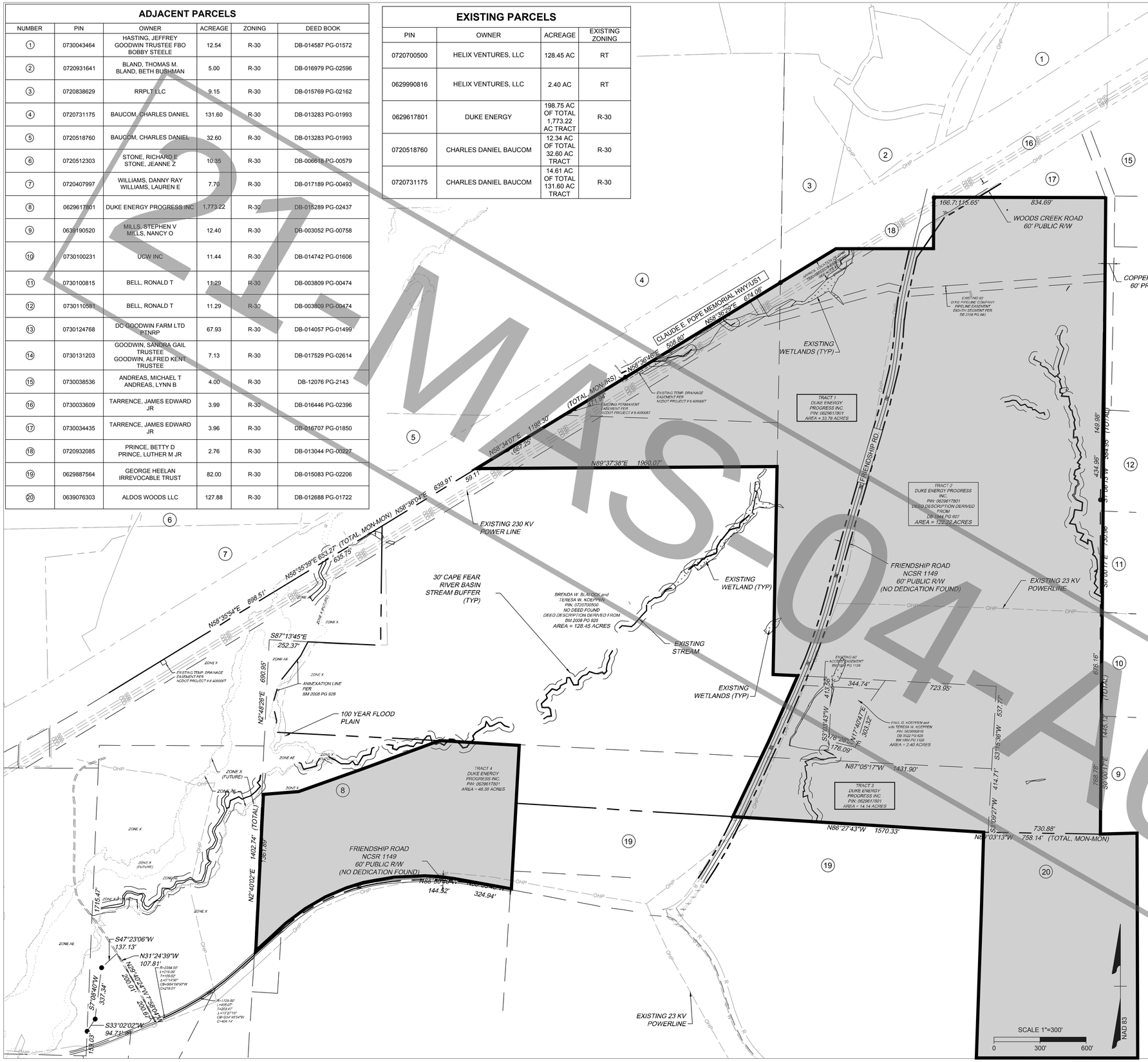
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ADJACENT PARCELS

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	RRPLT 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	0629617601	DUKE ENERGY PROGRESS INC	1,773.22	R-30	DB-015289 PG-02437
⑨	0639190520	MILLS, STEPHEN V MILLS, NANCY O	12.40	R-30	DB-003052 PG-00758
⑩	0730100231	UCW 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
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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:

1. *BOUNDARY SURVEY PREPARED FOR HELIX VENTURES, LLC.*
2. *PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A SPECIAL FLOOD HAZARD AREA, PER FIRM #3720062800J, PANEL 0628, EFFECTIVE DATE MAY 02, 2006 AND FIRM #3720072200J, PANEL 0720, EFFECTIVE DATE MAY 02, 2006.*
3. *HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES SHOWN ARE GROUND DISTANCES.*
4. *THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS MAY EXIST ON THIS SITE.*
5. *EASEMENTS AND RIGHTS-OF-WAYS SHOWN ARE PER DEEDS AND PLATS OF RECORD.*
6. *NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.*
7. *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 2784 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.*

GENERAL NOTES:

1. 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.
2. NO FEMA IDENTIFIED FLOODWAYS AND/OR 100-YEAR FLOOD PLAINS ARE PRESENT ON SITE.
3. THE SITE IS NOT WITHIN A WATERSHED PROTECTION AREA.
4. ADJACENT PROPERTY INFORMATION FROM WAKE COUNTY GIS.
5. ZONING DESIGNATIONS FROM HOLLY SPRINGS ZONING MAP AND FROM WAKE COUNTY GIS.
6. ZONE CFBI OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED (LABEL)
7. NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFBI BUFFERS
8. 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%)
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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

LEGEND

IPF - IRON PIPE FOUND	MH DRAINAGE	SPRINKLER BOX
IRF - IRON ROD FOUND	MH SANITARY	SPRINKLER HEAD
CP - COMPUTED BOUNDARY POINT	MH ELECTRIC	SPRINKLER VALVE
CP - COMPUTED EASEMENT POINT	MH TELEPHONE	GAS TEST LOCATION
CMF - CONCRETE MONUMENT	MH WATER	GAS METER
MNF - MAG NAIL FOUND	ELECTRIC BOX	GAS VALVE
RSF - RAILROAD SPIKE FOUND	TELEPHONE PEDESTAL	FLAG POLE
CSF - COTTON SPINDLE FOUND	CABLE TV PEDESTAL	TREE
BACKFLOW PREVENTER	SIGN	BOLLARD
WATER VAULT	ELECTRIC METER	BOREHOLE
TELEPHONE VAULT	WATER METER	AC UNIT
TRAFFIC CONTROL BOX	WATER VALVE	MAILBOX
POWER VAULT	FIRE HYDRANT	CLEAN OUT
UTILITY VAULT	POWER POLE	GUY
WF - WETLAND FLAG	LIGHT POLE	WELL
RCP - REINFORCED CONCRETE PIPE	YARD LIGHT	MONITORING WELL
CMP - CORRUGATED METAL PIPE	GROUND LAMP	ROOF DRAIN
VCP - VITRIFIED CLAY PIPE		WATER SPIGOT
DIP - DUCTILE IRON PIPE		
HDPE - HIGH DENSITY POLYETHYLENE PIPE		
FES - FLARED END SECTION		
MK? - FIBER OPTIC MARKER		
MKG - GAS MARKER		
TVP - TELEVISION PEDESTAL		
SGP - SIGNAL POLE		
HVAC - HEATING, VENTILATION AND AIR CONDITIONING		
LSA -LANDSCAPED AREA		DEED LINE
R / W - RIGHT-OF-WAY		LINE NOT SURVEYED
P / L - PROPERTY LINE		
C / L - CENTERLINE		STORM LINE
NTS - NOT TO SCALE	SAN	SANITARY LINE
GV - GAS VALVE		
CB - CATCH BASIN	X	FENCE
GI - GRATE INLET		
YI - YARD INLET	OHP	OVERHEAD POWER LINE
CI - CURB INLET	G	PAINTED GAS LINE
EP - EDGE OF PAVING		
TBC - TOP BACK OF CURB	UGP	PAINTED POWER LINE
CCR - CHATHAM COUNTY RECORD	STM	PAINTED STORM LINE
WCR - WAKE COUNTY RECORDS	UGT	PAINTED TELEPHONE LINE
DB - DEED BOOK	W	PAINTED WATER LINE
PB - PLAT BOOK		
PG - PAGE		EDGE OF TREELINE
SF - SQUARE FEET		

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 038616 8/27/21

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REVISION DESCRIPTION	DATE

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DRAWN BY 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
EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO. 48802
SHEET NO. C1.0-A

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PLAN MASTER 21-04-A01

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EXISTING PARCELS

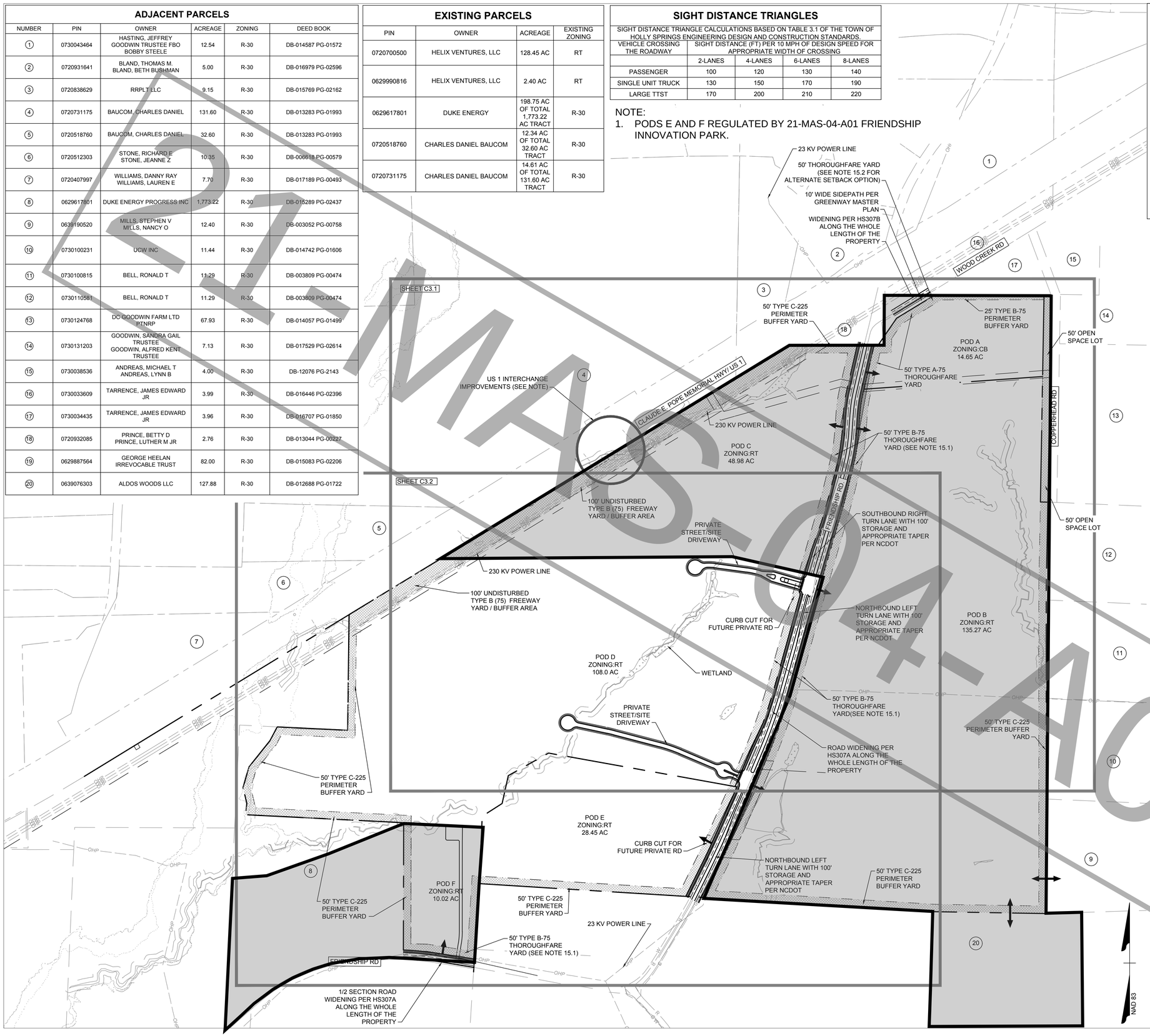
PIN	OWNER	ACREAGE	EXISTING ZONING
0720700500	HELIX VENTURES, LLC	128.45 AC	RT
0629990816	HELIX VENTURES, LLC	2.40 AC	RT
0629617801	DUKE ENERGY	198.75 AC OF TOTAL 1,773.22 AC TRACT	R-30
0720518760	CHARLES DANIEL BAUCOM	12.34 AC OF TOTAL 32.60 AC TRACT	R-30
0720731175	CHARLES DANIEL BAUCOM	14.61 AC OF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

SIGHT DISTANCE TRIANGLES

SIGHT DISTANCE TRIANGLE CALCULATIONS BASED ON TABLE 3.1 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

VEHICLE CROSSING THE ROADWAY	SIGHT DISTANCE (FT) PER 10 MPH OF DESIGN SPEED FOR APPROPRIATE WIDTH OF CROSSING			
	2-LANES	4-LANES	6-LANES	8-LANES
PASSENGER	100	120	130	140
SINGLE UNIT TRUCK	130	150	170	190
LARGE TTST	170	200	210	220

NOTE:
1. PODS E AND F REGULATED BY 21-MAS-04-A01 FRIENDSHIP INNOVATION PARK.



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

SITE NOTES:
1. THE SITE DEVELOPMENT DESIGN, LOT LAYOUT AND SQUARE FOOTAGE WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN.
2. THE CONCEPTUAL LOCATION OF USES AS SHOWN ON THE MASTER PLAN MAY CHANGE AT THE TIME OF THE DEVELOPMENT PLAN.
3. THE NUMBER OF PROPOSED PARCELS IS CONCEPTUAL AND SUBJECT TO CHANGE AT THE DEVELOPMENT PLAN LEVEL. PODS WILL BE FURTHER SUBDIVIDED INTO INDIVIDUAL LOTS WHERE NECESSARY. A FINAL PLAT FOR EACH POD CREATING LOTS WILL BE SUBMITTED FOR REVIEW AT THE TIME OF THE FIRST DEVELOPMENT PLAN.
4. ALL LOTS/OUT LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE CAPE FEAR RIVER BASIN STREAM ALLOWING SUCH MINIMUM YARDS TO BE USED FOR PARKING AREAS, LOADING AREAS, INTERIOR DRIVES OR INTERIOR ACCESS DRIVES SUBJECT TO THE PROVISION OF SUCH ADDITIONAL FOUNDATION LANDSCAPING AREA OR ADDITIONAL PARKING AREA OR ADDITIONAL PARKING AREA LANDSCAPING AND SHALL CONTINUE THE DEVELOPMENT PATTERN ESTABLISHED BY THE CONTIGUOUS LOTS.
5. ALL LOTS SHALL BE SUBJECT TO CROSS ACCESS, SHARED PARKING AND EASEMENT AGREEMENTS AT TIME OF DEVELOPMENT PLAN.
6. ALL PROPOSED BUILDINGS, VEHICULAR AREA, 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.
7. THE LOCATION AND SIZE OF SOLID WASTE FACILITIES, INCLUDING DUMPSTER AND TRASH COMPACTORS, WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
8. PHASING OF INFRASTRUCTURE AND IMPROVEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
9. STREET LIGHTING, PARKING, AND LOADING WILL BE REQUIRED AT THE TIME OF THE DEVELOPMENT PLAN PROCESS AND WILL BE CONSISTENT WITH THE TOWN REQUIREMENTS AND UDO SECTIONS 7.04 AND 7.05.
10. ALL PROPOSED ACREAGES LISTED ON THIS PLAN ARE PRELIMINARY AND WILL BE BASED ON SURVEYORS VERIFICATION DURING THE DEVELOPMENT PLAN PROCESS.
11. STREAM CROSSING LOCATION AS APPROVED BY USACOE AND NCDEQ. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
12. THIS SITE IS IN THE TRIASIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
13. FOR ALL INTERNAL LOT LINES: OUT LOTS SHALL PROVIDE A MINIMUM YARD OF 10 FEET ALONG ALL LOT LINES WITH OTHER OUT LOTS.
14. ALL OUTDOOR OPERATIONS SHALL BE IN ACCORDANCE WITH HOLLY SPRINGS UDO.
15. YARDS ALONG THOROUGHFARES CAN BE REDUCED TO 30 FEET IN ACCORDANCE WITH:
    15.1. UDO SECTION 4.02 FOR LOTS IN THE RT DISTRICT
    15.2. UDO SECTION 3.05 AND ALLOW THE USE OF MIXED USE OPTION IN UDO SECTION 3.09
16. INTERNAL LOT LINES SUBJECT TO THE USE OF YARD REQUIREMENTS FOUND IN UDO SECTION 3.05B.3 AND 4.02B.3
17. FOR BOTH RT AND CB ZONES, SEE UDO SECTION 4.02B 4 (RT) AND UDO SECTION 3.05B.4 (CB) FOR MAXIMUM HEIGHTS. PER UDO SECTIONS REFERENCED, THERE ARE MORE RESTRICTIONS THAT ARE IN PLACE TO OBTAIN MAXIMUM HEIGHTS FOR BOTH RT AND CB ZONINGS.
18. ALL FENCING WILL BE REVIEWED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN. REFER TO THE UDO FOR SPECIFIC LOCATION ALLOWANCES FOR DECORATIVE VS CHAIN LINK THAT WILL APPLY BASED ON BUILDING ORIENTATION. DECORATIVE REQUIREMENTS ALSO APPLIES TO ANY NEW OR RELOCATED CONTROL OF ACCESS FENCE ALONG US 1
19. OFF-STREET PARKING WILL BE REVIEWED AT DEVELOPMENT PLAN SUBJECT UDO 7.04.
20. OFF-STREET LOADING WILL BE REVIEWED AT DEVELOPMENT PLAN AND SUBJECT TO UDO 7.05.
21. PEDESTRIAN CIRCULATION WILL BE REVIEWED AT DEVELOPMENT PLAN AND SUBJECT TO UDO 7.09. ALL INTERNAL CROSSINGS WILL BE SUBJECT TO PROVIDE CROSSINGS THAT COMPLY WITH STANDARD DETAIL.
22. OPEN SPACE IS NOT REQUIRED FOR THE PORTION ZONED RT. OPEN SPACE WILL BE REQUIRED FOR THE PORTION TO BE ZONED CB AT TIME OF DEVELOPMENT PLAN.
23. IN ACCORDANCE WITH UDO SECTION 7.08, B., 1., B., (2) THE OVERHEAD UTILITY LINES SHALL BE RELOCATED UNDERGROUND. PLEASE DISCUSS THIS WITH DUKE ENERGY. IF THIS IS NOT FEASIBLE, A WAIVER MUST BE SUBMITTED FOR TOWN COUNCIL ACTION.

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.
3. UTILITY LOCATIONS AND DESIGN ARE SUBJECT TO CHANGE AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS.
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.

GRADING & DRAINAGE NOTES:
1. STORMWATER MANAGEMENT FACILITY SIZES AND LOCATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AND PREPARATION OF FINAL CONSTRUCTION DRAWINGS.
2. STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO MEET THE REQUIREMENTS OF CHAPTER 8 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
3. ANY EXISTING TREES USED TO MEET LANDSCAPING REQUIREMENTS AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS SHALL HAVE TREE PROTECTION FENCING. TREE PROTECTION FENCING WILL BE SHOWN AT THE TIME OF THE DEVELOPMENT PLAN/CONSTRUCTION DRAWINGS WHERE MORE DETAILED GRADING WILL BE SHOWN.
4. WHERE WALLS GREATER THAN 4' IN HEIGHT ARE NECESSARY, ENGINEERING DESIGN AND A BUILDING PERMIT WILL BE REQUIRED.
5. STREAM CROSSING DESIGN TO BE DETERMINED THROUGH THE ENVIRONMENTAL PERMITTING PROCESS. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
6. ALL RETAINING WALLS REQUIRE A BUILDING PERMIT. RETAINING WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN AND A BUILDING PERMIT. NO UTILITIES WILL BE IN CONFLICT WITH STRUCTURAL REINFORCEMENT OF THE WALL. DESIGNS MUST BE SUBMITTED WITH SITE CONSTRUCTION DRAWINGS FOR REVIEW.

US 1 INTERCHANGE NOTE:
1. THE FUTURE US 1 INTERCHANGE IMPROVEMENTS SHOWN IN THE TOWN'S COMPREHENSIVE TRANSPORTATION PLAN (CTP) AND THE REGIONAL CAMPO 2045 METROPOLITAN TRANSPORTATION PLAN (MTP), WILL BE FURTHERED EVALUATED. WITH ANY ADJACENT DEVELOPMENT PLAN ALONG THE US 1 CORRIDOR, ADDITIONAL ANALYSIS MAY BE REQUIRED. ADDITIONAL BICYCLE/PEDESTRIAN IMPROVEMENTS MAY BE REQUIRED AS PART OF THIS DESIGN, INCLUDING CONNECTIVITY TO PROPOSED SIDEPATH ON WOODS CREEK RD.

21-MAS-04-A01
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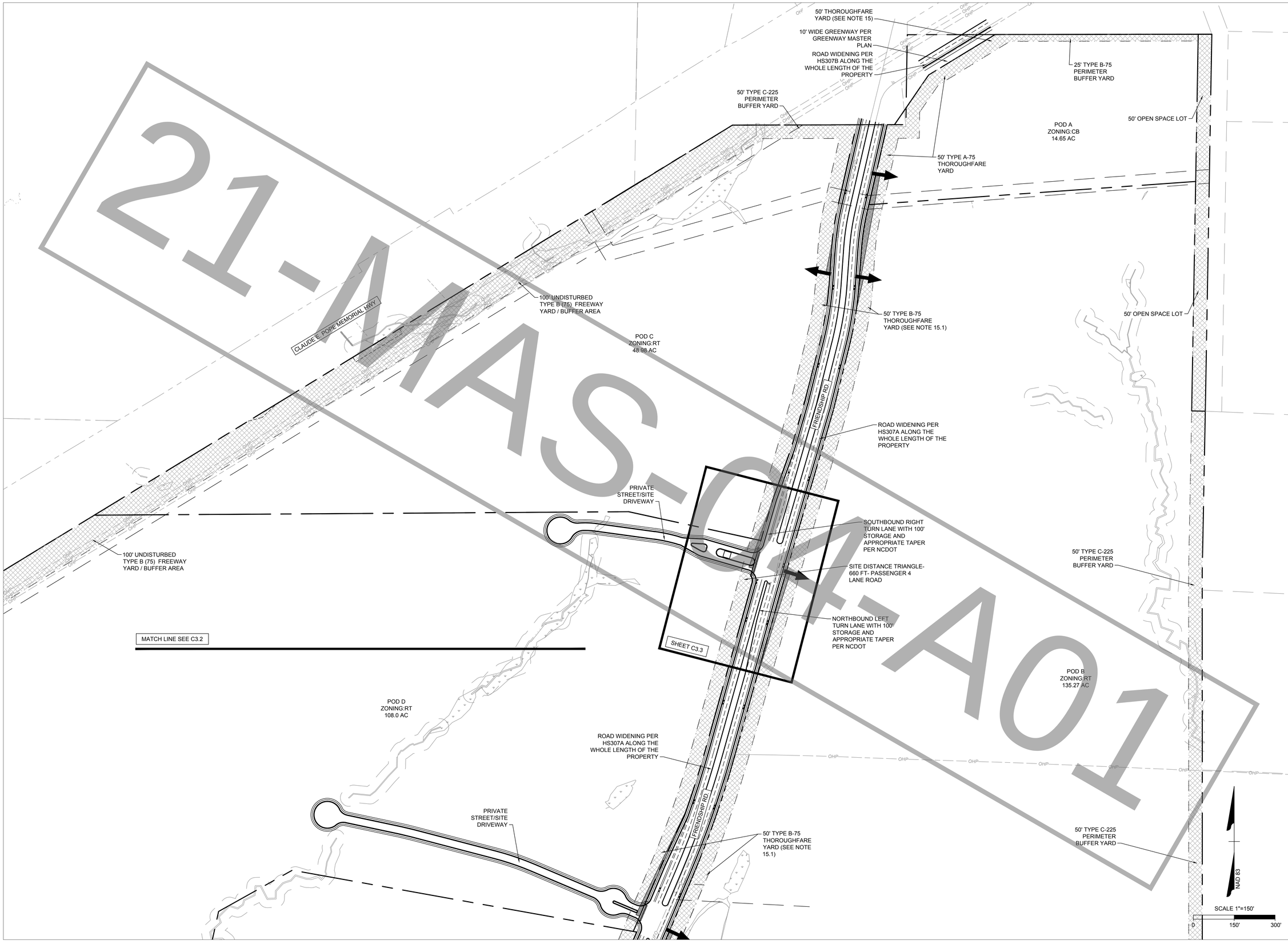
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DESIGNED BY W ALTMAN
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

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

JOB NO. 48802
SHEET NO. C3.0-A

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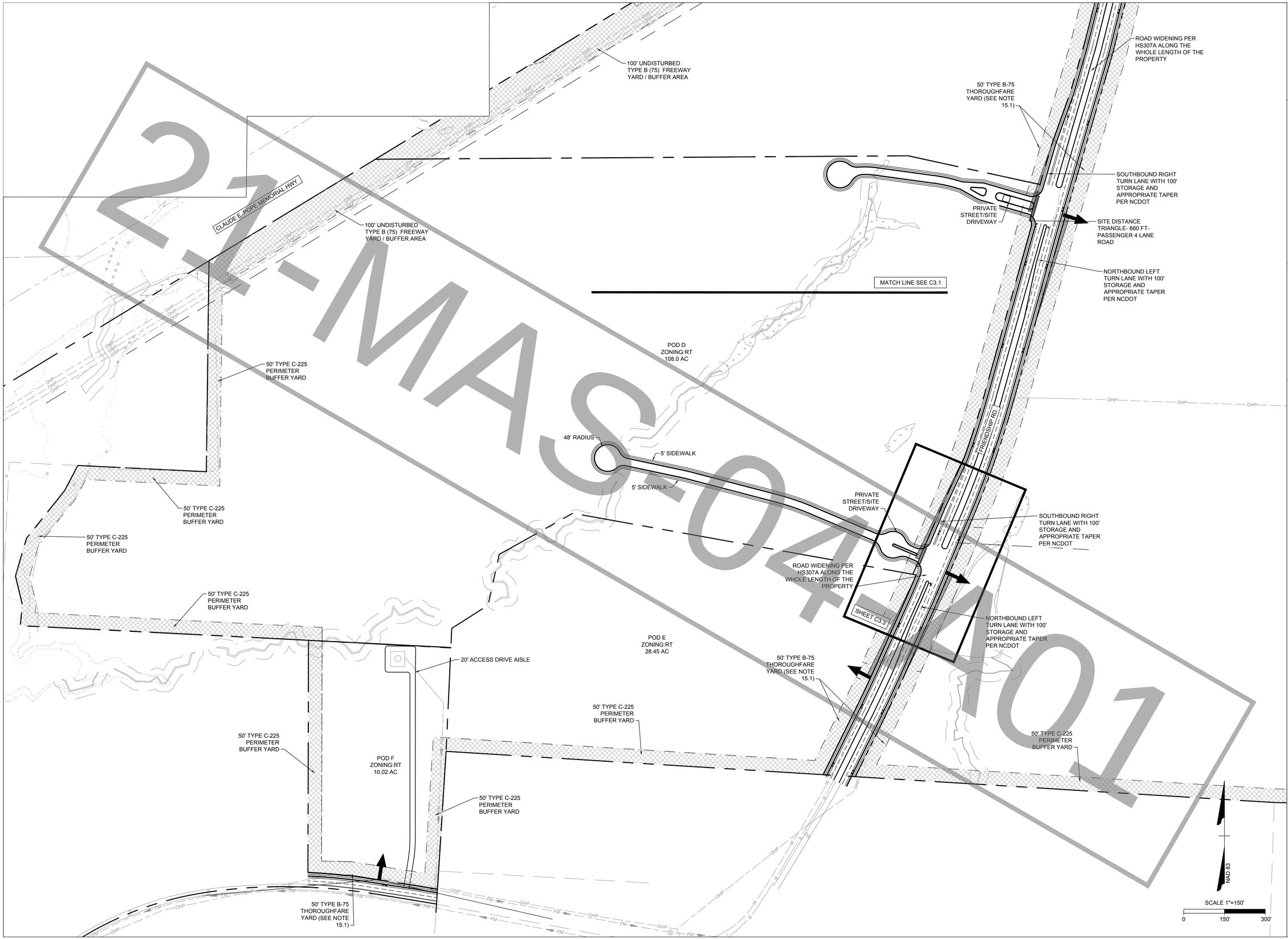
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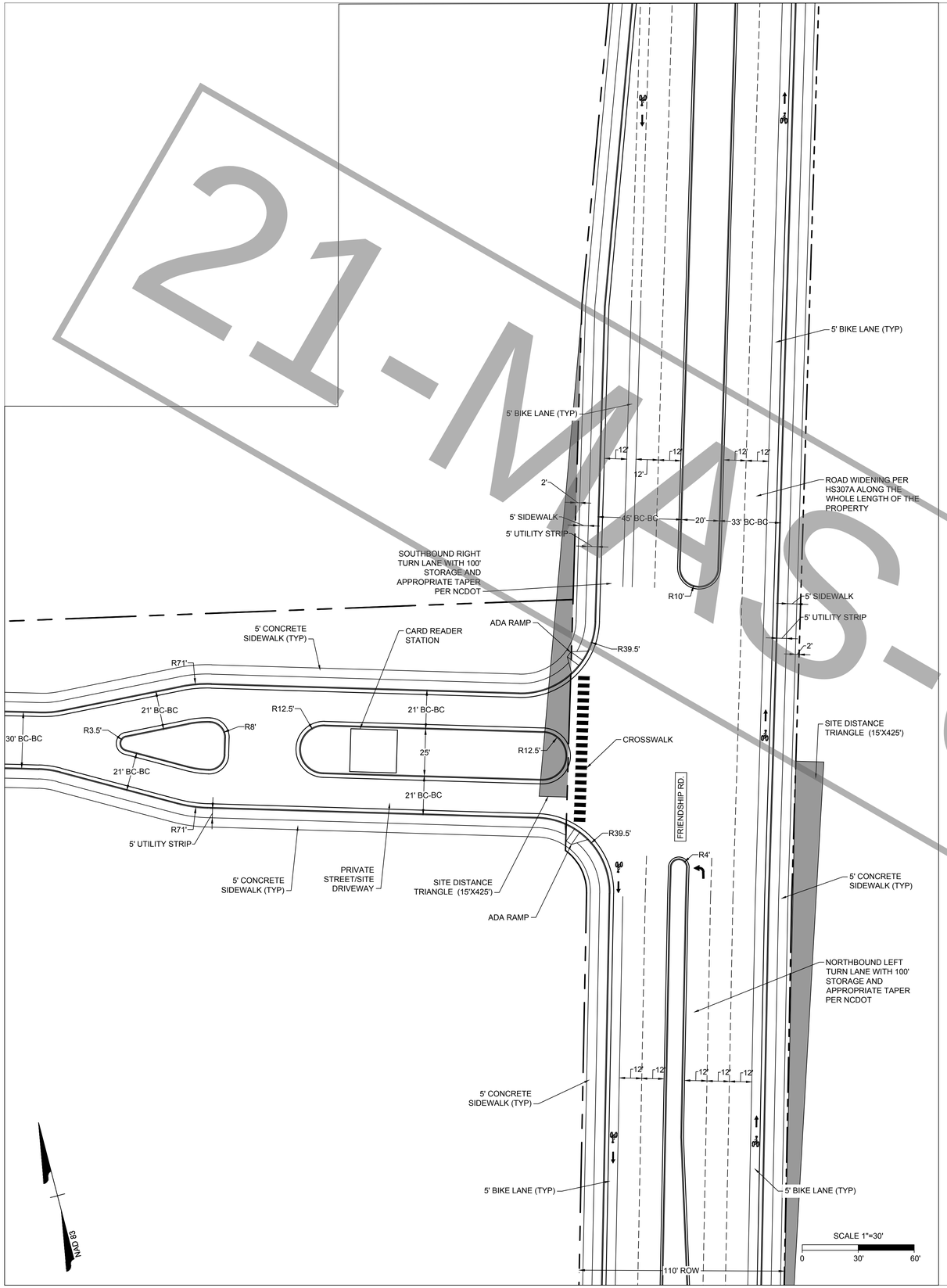
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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

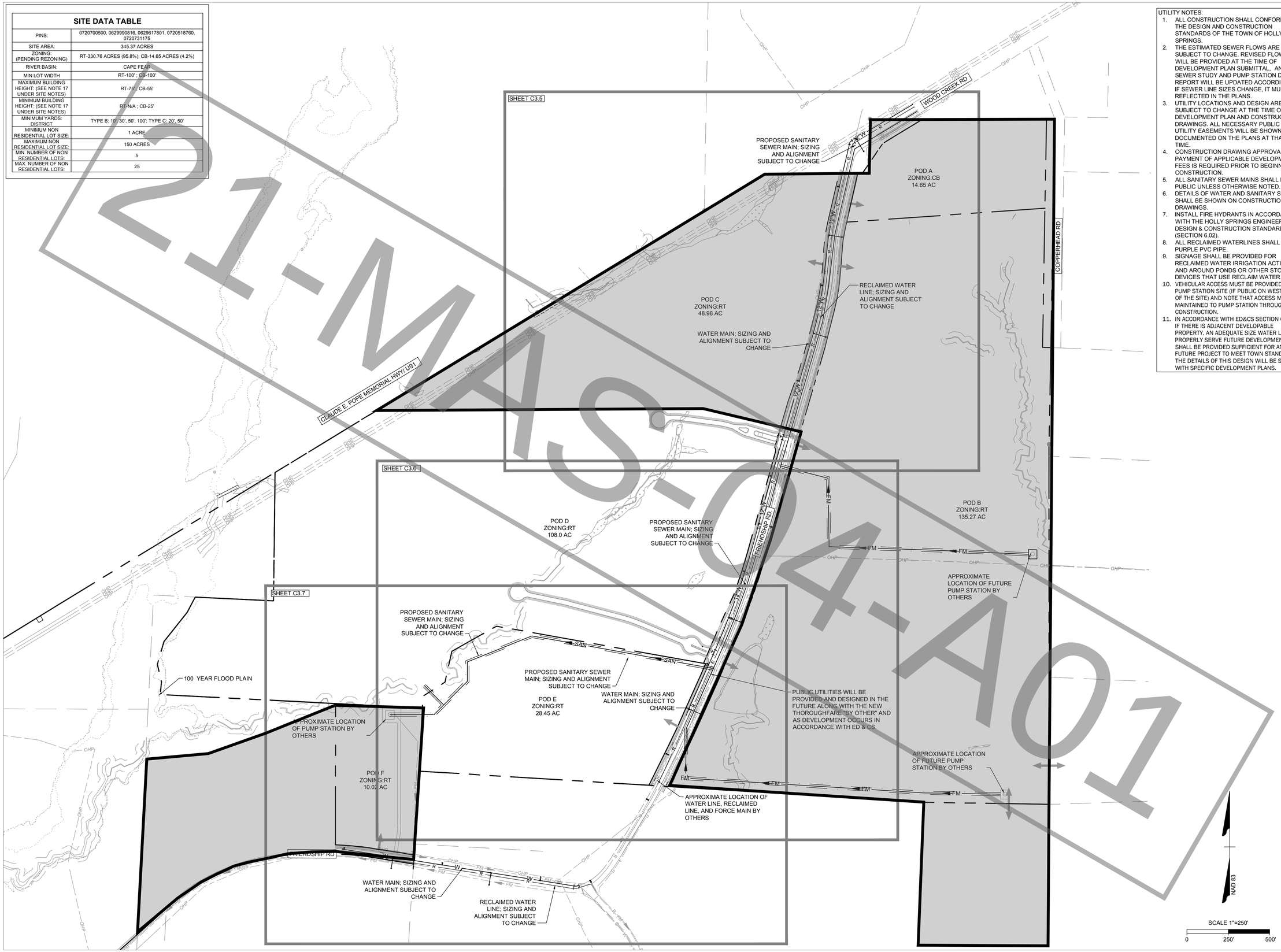
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SITE DATA TABLE	
PINS:	0720700500, 0629990816, 0629617801, 0720518760, 0720731175
SITE AREA:	345.37 ACRES
ZONING: (PENDING REZONING)	RT-330.76 ACRES (95.8%); CB-14.65 ACRES (4.2%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH	RT-100' ; CB-100'
MAXIMUM BUILDING 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



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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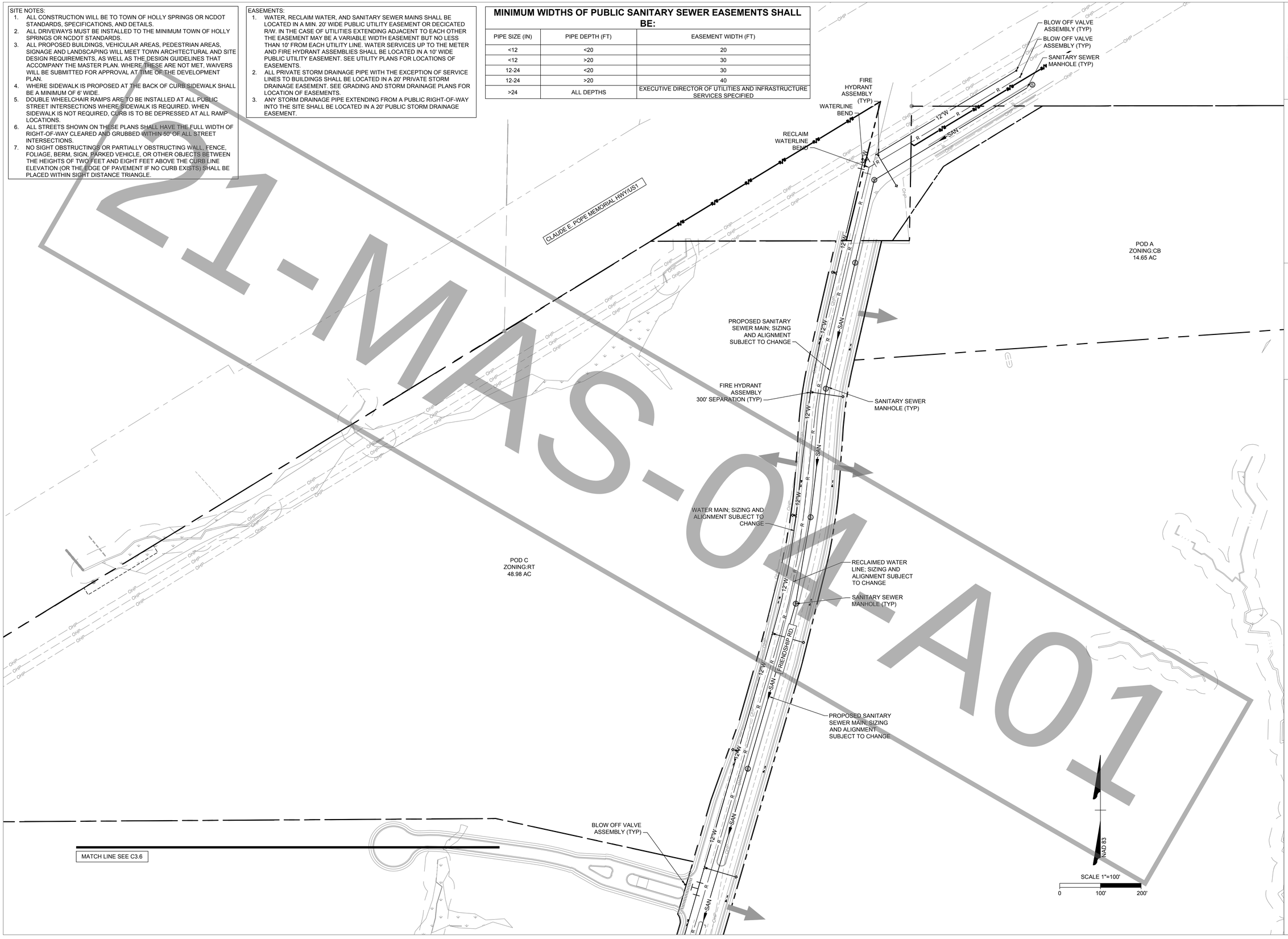
1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE 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 CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. 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:

1. WATER, RECLAIM WATER, AND SANITARY SEWER MAINS SHALL BE LOCATED IN A MIN. 20' WIDE PUBLIC UTILITY EASEMENT OR DEICATED 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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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

JOB NO. 48802
SHEET NO. C3.5-A

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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 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 CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. 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:

1. WATER, RECLAIM WATER, AND SANITARY SEWER MAINS SHALL BE LOCATED IN A MIN. 20' WIDE PUBLIC UTILITY EASEMENT OR DEICATED 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

21-MAS-04-A01

MATCH LINE SEE C3.5

POD D
ZONING:RT
108.0 AC

FIRE HYDRANT ASSEMBLY 300' SEPARATION (TYP)

SANITARY SEWER MANHOLE (TYP)

RECLAIMED WATER LINE; SIZING AND ALIGNMENT SUBJECT TO CHANGE

PROPOSED SANITARY SEWER MAIN; SIZING AND ALIGNMENT SUBJECT TO CHANGE

RCP CULVERT STREAM CROSSING

SANITARY SEWER MANHOLE (TYP)

12" TEE

BLOW OFF VALVE ASSEMBLY (TYP)

FRIENDSHIP RD

20' SANITARY SEWER EASEMENT

SANITARY SEWER MANHOLE (TYP)

SANITARY SEWER MANHOLE (TYP)

PUMP STATION BY OTHERS

POD E
ZONING:RT
28.45 AC

FIRE HYDRANT ASSEMBLY (TYP)

SANITARY SEWER MANHOLE (TYP)

20' ACCESS DRIVE AISLE

POD F
ZONING:RT
10.02 AC

WATER MAIN BY OTHERS

RECLAIMED MAIN BY OTHERS

20' SANITARY SEWER EASEMENT

MATCH LINE SEE C3.7

INSET THIS SHEET

POSSIBLE PUBLIC PUMP STATION

NAD 83

SCALE 1"=100'

0 100' 200'

INSET THIS SHEET

NAD 83

SCALE 1"=100'

0 100' 200'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038616 8/27/21 WILLIAM E. ALTMAN

NOT FOR CONSTRUCTION

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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

PRELIMINARY UTILITY AND DRAINAGE PLAN

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JOB NO.
48802

SHEET NO.
C3.6-A

SITE NOTES:

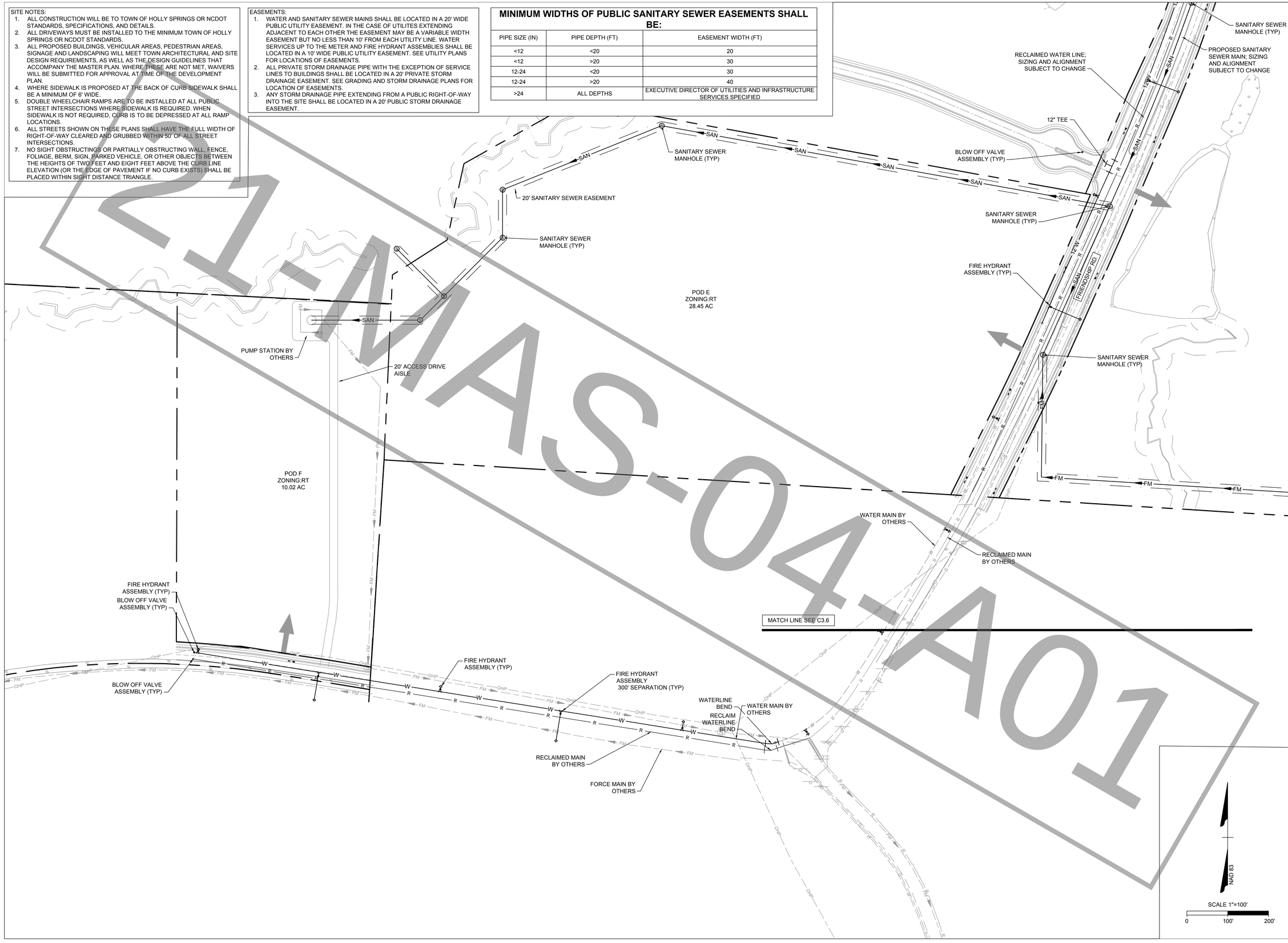
1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE 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 CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. 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:

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT. IN THE CASE OF UTILITES 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



21-MAS-04-A01

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DESIGNED BY W ALTMAN
CHECKED BY B HALL
SCALE AS SHOWN

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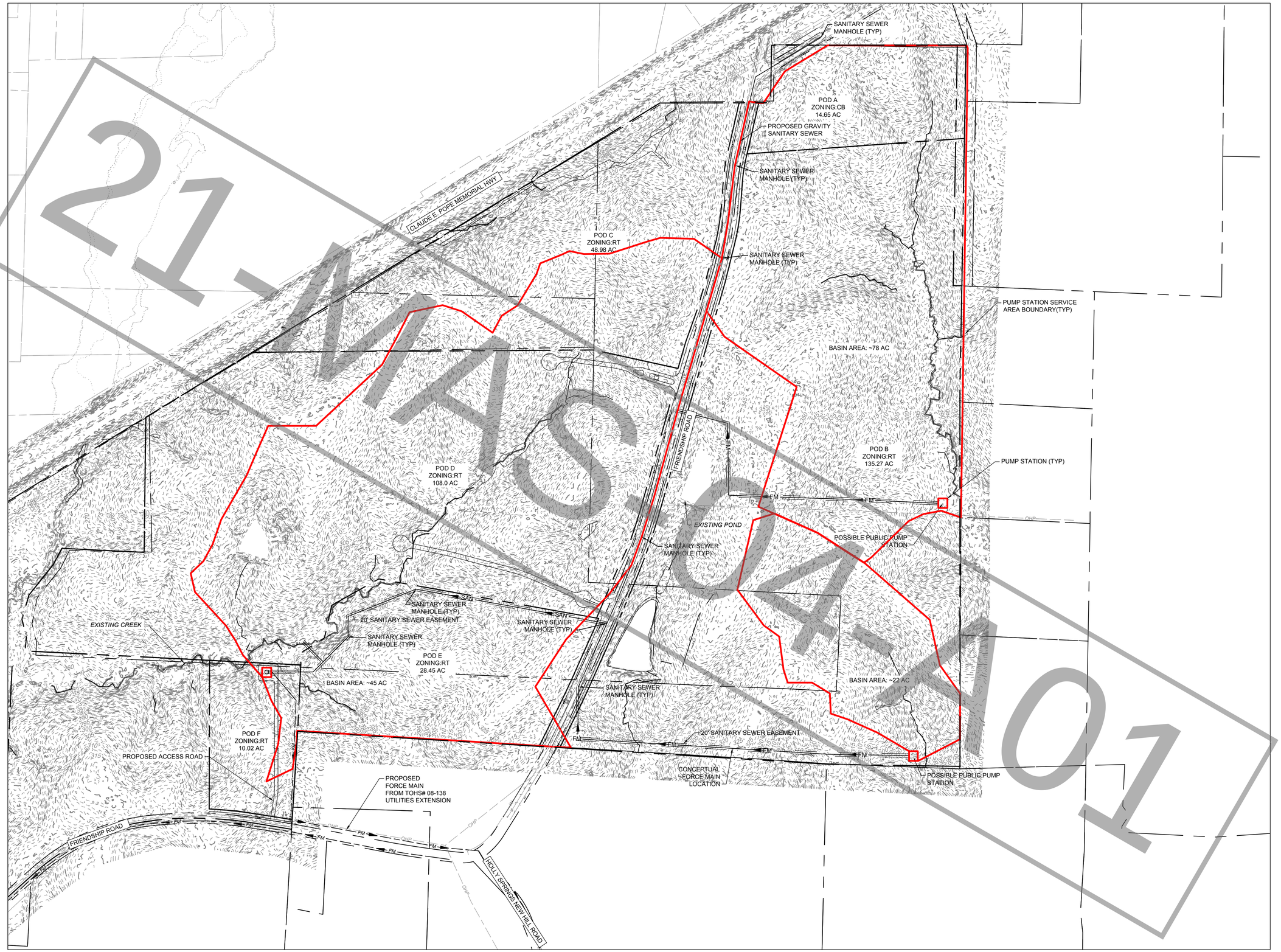
FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)

WAKE COUNTY - NORTH CAROLINA

PRELIMINARY UTILITY AND DRAINAGE PLAN

JOB NO. 48802
SHEET NO. C3.7-A

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SEWER BASIN MAP
1" = 250'

21-MAS-04-A01

NORTH CAROLINA PROFESSIONAL SEAL 041935 ENGINEER CHRISTOPHER R. PETREE
8/27/21

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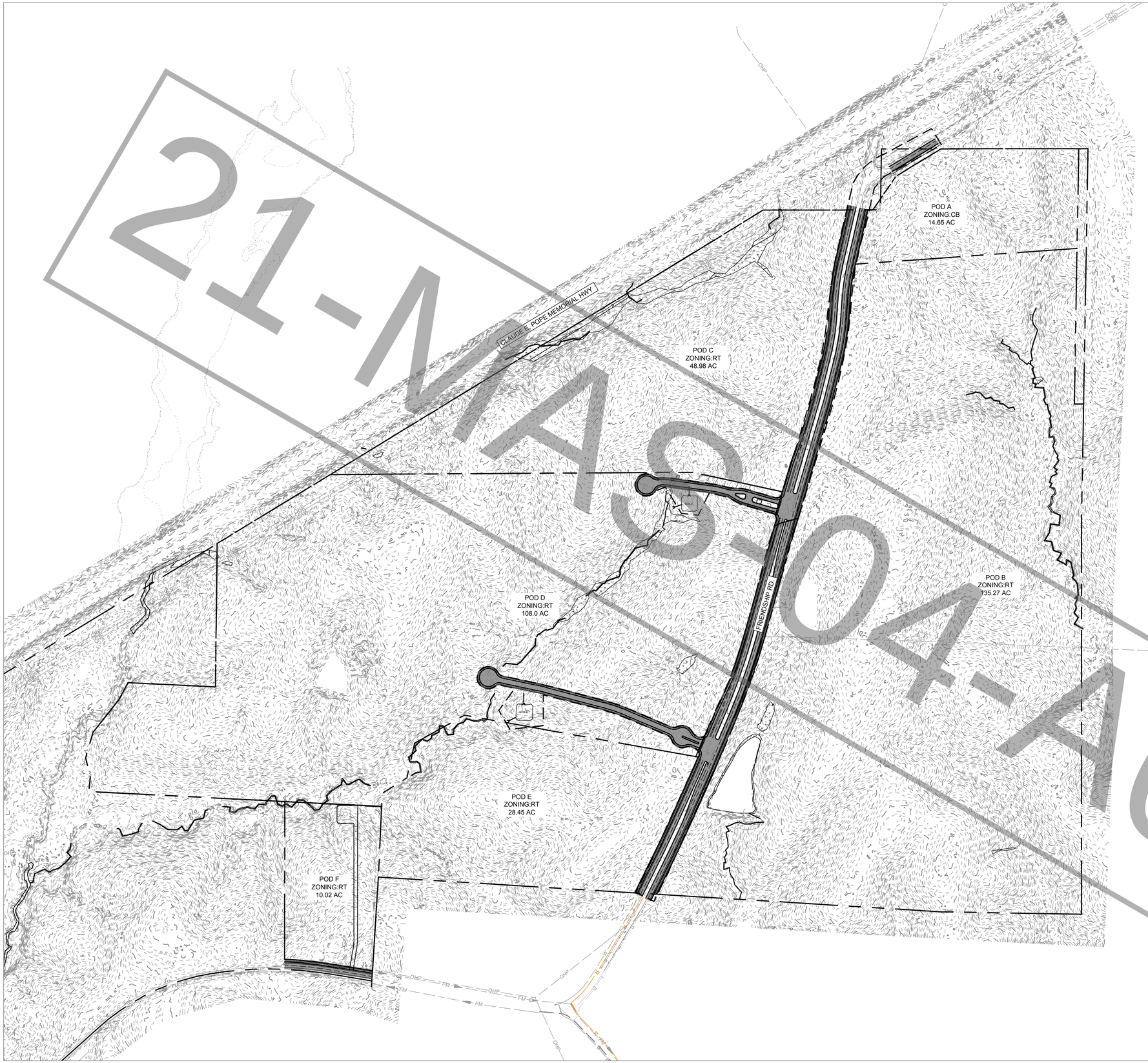
DATE 08/27/2021
DRAWN BY A. DORNISCH
DESIGNED BY A. DORNISCH
CHECKED BY C. PETREE
SCALE AS SHOWN

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

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21-MAS-04-A01

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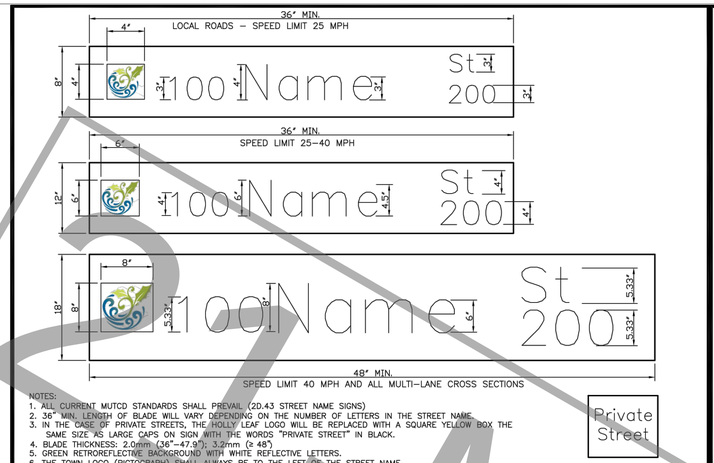
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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
DRAINAGE AERA MAP

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

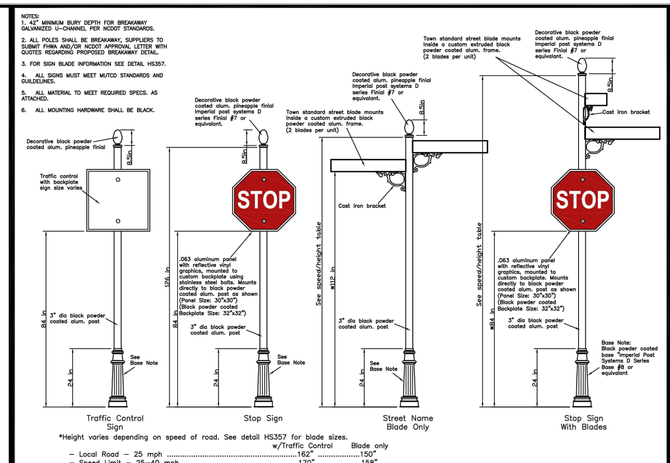
DRAWING NOT TO SCALE

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE

STANDARD DETAIL NUMBER: **HS357**

DATE	REVISIONS
4/5/19	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



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

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

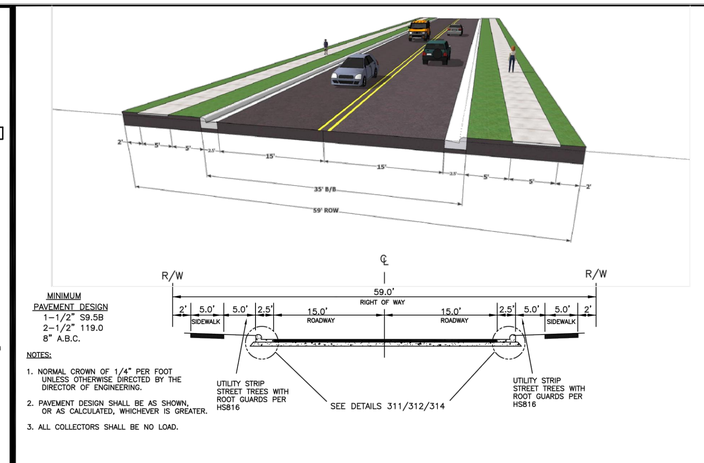
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UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

STANDARD DETAIL NUMBER: **HS361**

DATE	REVISIONS
1/8/20	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



MINIMUM PAVEMENT DESIGN
1–1/2" S9.5B
2–1/2" I19.0
8" A.B.C.

NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.
3. ALL COLLECTORS SHALL BE NO LOAD.

DRAWING NOT TO SCALE

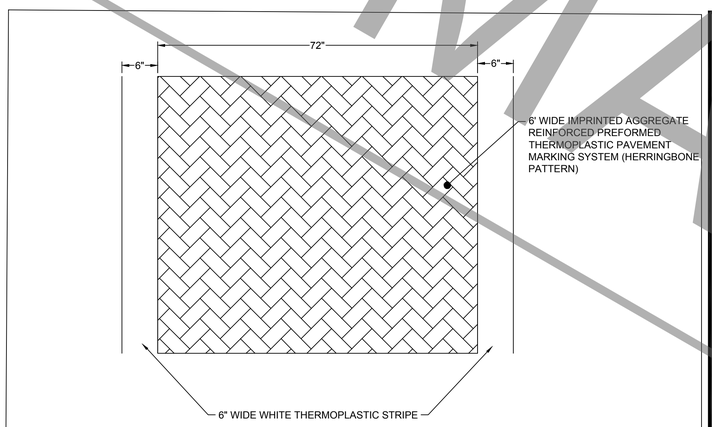
2 LANE NON RESIDENTIAL COLLECTOR 35' BTB ON 59' R/W

STANDARD DETAIL NUMBER: HS305A

DATE	REVISIONS
12/4/18	

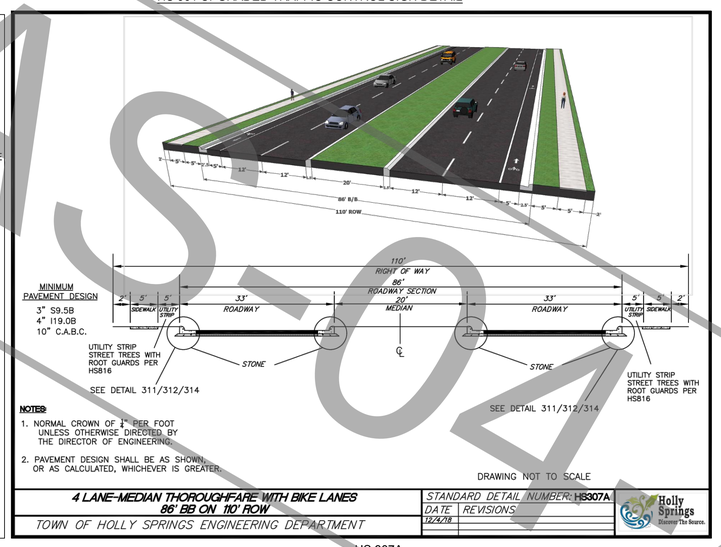
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

HS 357



DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSWALK TREATMENT
NOT TO SCALE

HS 361 UPGRADED TRAFFIC CONTROL SIGN DETAIL



MINIMUM PAVEMENT DESIGN
3" S9.5B
4" I19.0B
10" C.A.B.C.

NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.

DRAWING NOT TO SCALE

4 LANE–MEDIAN THOROUGHFARE WITH BIKE LANES 86' BB ON 110' ROW

STANDARD DETAIL NUMBER: HS307A

DATE	REVISIONS
12/4/18	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

HS 307A

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.

NOTES:
1. FENCE SHALL BE ALUMINUM POWER COATED WITH BLACK PAINT.
2. DIMENSIONS MAY VARY. MAX HEIGHT IS 60".

1 MP-8.0 DECORATIVE FENCE
SCALE: NTS

21-MAS-04-A01

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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
NOTES AND DETAILS

JOB NO. 48802
SHEET NO. C5.0-A

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

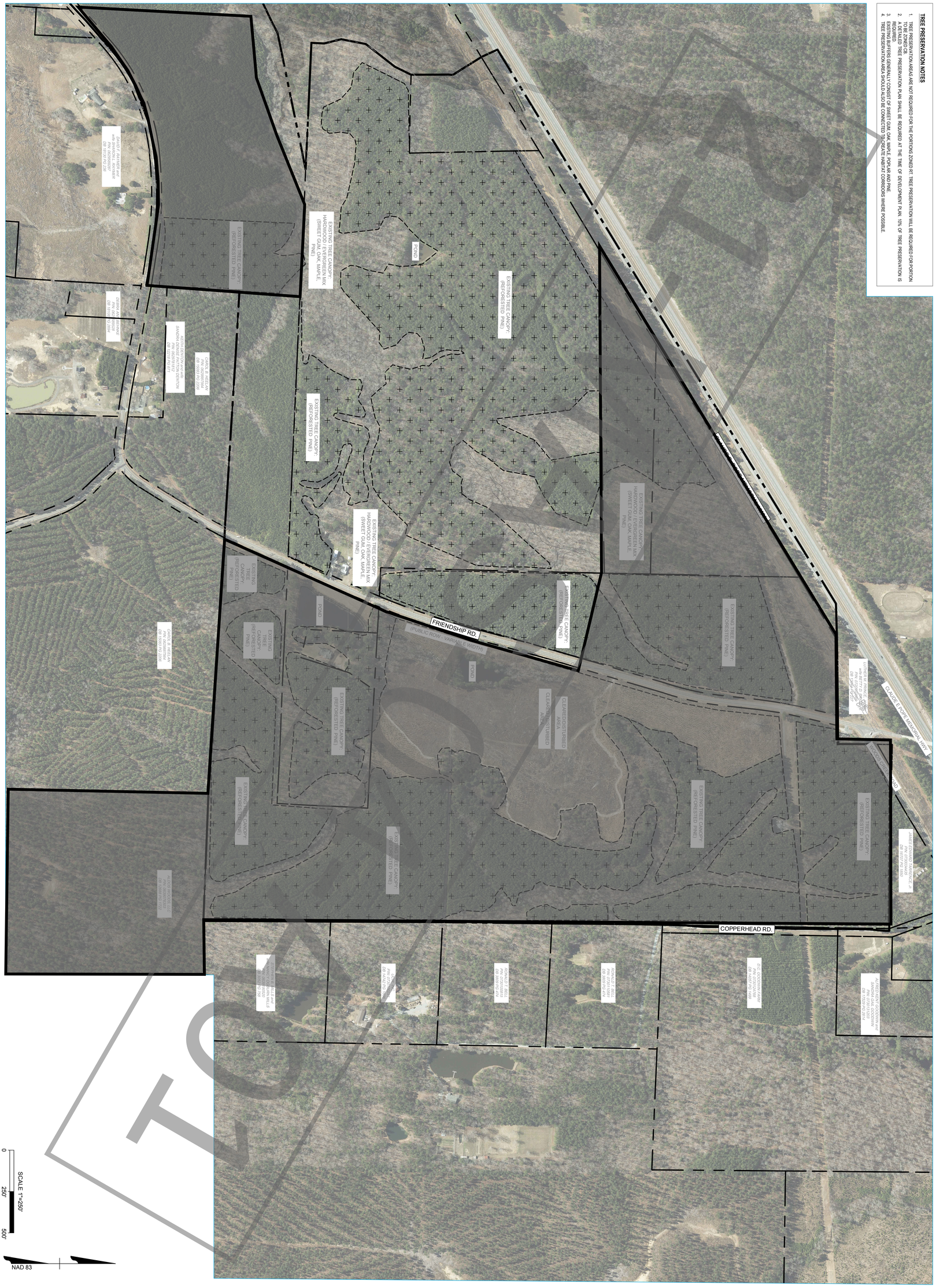
WAKE COUNTY - NORTH CAROLINA

OVERALL OFFSITE ROAD IMPROVEMENT PLAN

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C6.0-A	48802	AS SHOWN	B HALL	W. ALTMAN	W. ALTMAN	08/27/2021

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1469 WILLIAM ALTMAN

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

WAKE COUNTY - NORTH CAROLINA

TREE PRESERVATION PLAN

JOB NO.	SHEET NO.
48802	L1.0-A

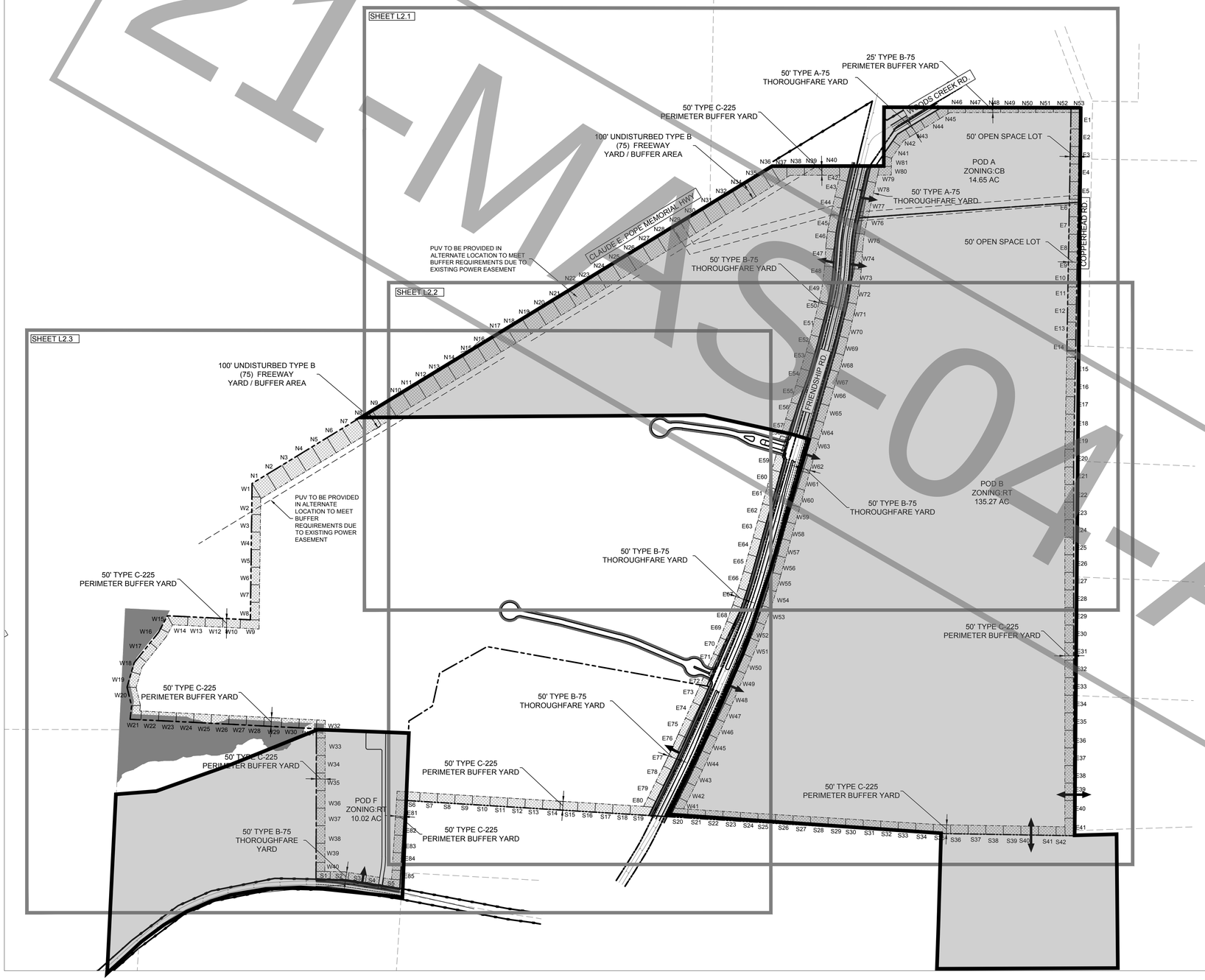
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STREET TREE IDENTIFICATION				
PLANT TYPE	SIZE	BOTANICAL NAME	COMMON NAME	STREET
CANOPY TREES	LARGE	QUERCUS PHELLOS	WILLOW OAK	FRIENDSHIP RD
	SMALL	OXYDENDRUM ARBOREUM	SOUR WOOD	FRIENDSHIP RD
	LARGE	QUERCUS LYRATA	OVERCUP OAK	WOODS CREEK RD
	SMALL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

1. 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.
2. 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.
3. 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.
4. PER THE STANDARDS OF THE TOWN'S UNIFIED DEVELOPMENT ORDINANCE, THE BUFFER LANDSCAPING REQUIREMENTS FOR PODS MAYBE MODIFIED WITH AN ALTERNATE LANDSCAPE APPROVAL.
5. 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.
6. 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.
7. PERIMETER LANDSCAPE MATERIALS ON ALL PODS SHALL BE CONSISTENT WITH THE OVERALL LANDSCAPE DESIGN FOR THE DEVELOPMENT.
8. OUT LOTS SHALL PROVIDE A MINIMUM YARD OF TEN (10) FEET ALONG ALL LOT LINES IN COMMON WITH OTHER OUT LOTS.
9. 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.
10. NO LANDSCAPING SHALL BE PLANTED ON THE DAM OF ANY POND.
11. SUPPLEMENT THE EXISTING VEGETATION FOR THE REQUIRED PUV ; IF MEETS BUFFER REQUIREMENTS.

THOROUGHFARES, STREET TREE PLANTINGS:

1. 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.
2. TREES SHALL BE LOCATED WITHIN 5' FROM THE RIGHT OF WAY LINE ON THE PRIVATE PROPERTY.
3. TREES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE BASE OF ALL STREET LIGHT POLES.
4. ZONING CB REQUIRES 5' MIN. SIDE YARD.
5. 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:

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.
   - 1.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
   - 1.3. 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.
2. 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:

1. 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.
2. ALONG THOROUGHFARES, TREES SHALL BE PLANTED SO AS TO CREATE THE VISUAL APPEARANCE OF STREET TREES AS FOLLOWS:
   - 2.1. DECIDUOUS TREES AS SPECIFIED IN SECTION 12.01 - PREFERRED LANDSCAPE MATERIALS OF THE TOWN OF HOLLY SPRINGS 'DEVELOPMENT PROCEDURES MANUAL,' OR AS FURTHER SPECIFIED IN THE TOWN OF HOLLY SPRINGS COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN.
   - 2.2. WHERE EXISTING OHE UTILITIES INTERFERE WITH PART OF THE LANDSCAPE AREA, THE LARGE TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.
3. REQUIREMENTS:
   LARGE DECIDUOUS TREES = 2" CAL. (40' O.C. ON AVERAGE)
   SMALL DECIDUOUS TREE = 1" CAL. (30' O.C. ON AVERAGE)
4. 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',
5. ALL TREES SHALL BE LOCATED 25' FROM THE BASE OF ALL LIGHT POLES.
6. ALL TREES SHALL BE LOCATED WITHIN 5' OF THE RIGHT-OF-WAY LINE ON THE PRIVATE PROPERTY SIDE..
7. AT THE TIME OF INSTALLATION, THE NURSERY TAGS MUST REMAIN ON THE TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.
8. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS 'ENGINEERING DESIGN & CONSTRUCTION STANDARDS'.

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**
- **CRYTOMERIA**
- **AMERICAN HOLLY**
- **RED CEDAR**
- **DEODAR CEDAR**

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 8/27/21

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REVISION DESCRIPTION	DATE

DATE: 08/27/2021
DRAWN BY: W ALTMAN
DESIGNED BY: W ALTMAN
CHECKED BY: B HALL
SCALE: AS SHOWN

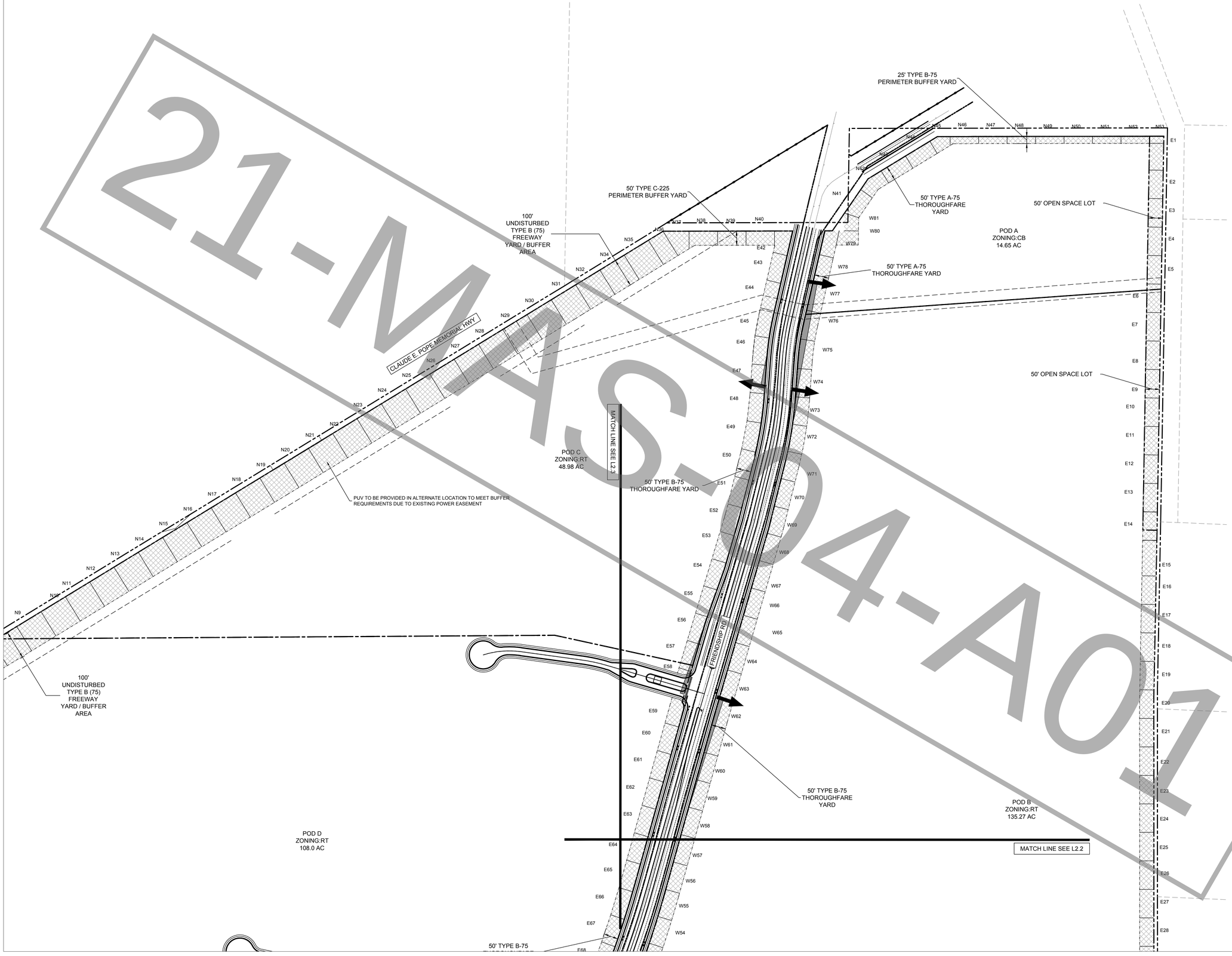
TIMMONS GROUP

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

JOB NO. 48802
SHEET NO. L2.0-A

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21-MAS-04-A01



21-MAS-04-A01

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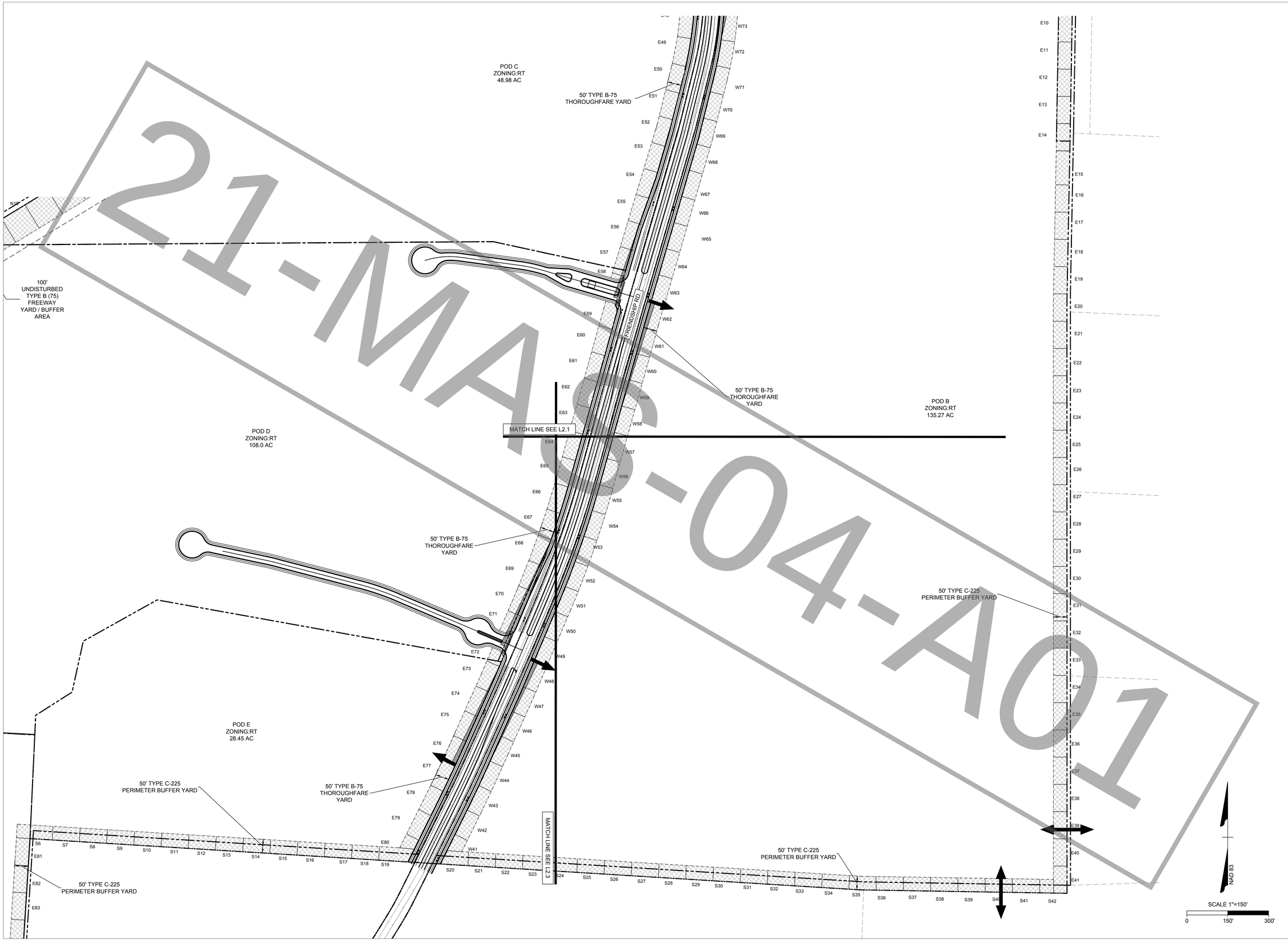
DATE

DATE
08/27/2021
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W ALTMAN
DESIGNED BY
W ALTMAN
CHECKED BY
B HALL
SCALE
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FRIENDSHIP INNOVATION PARK (21-MAS-04-A01)
WAKE COUNTY - NORTH CAROLINA
LANDSCAPE PLAN

JOB NO.
48802
SHEET NO.
L2.1-A

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21-MAS-04-A01

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

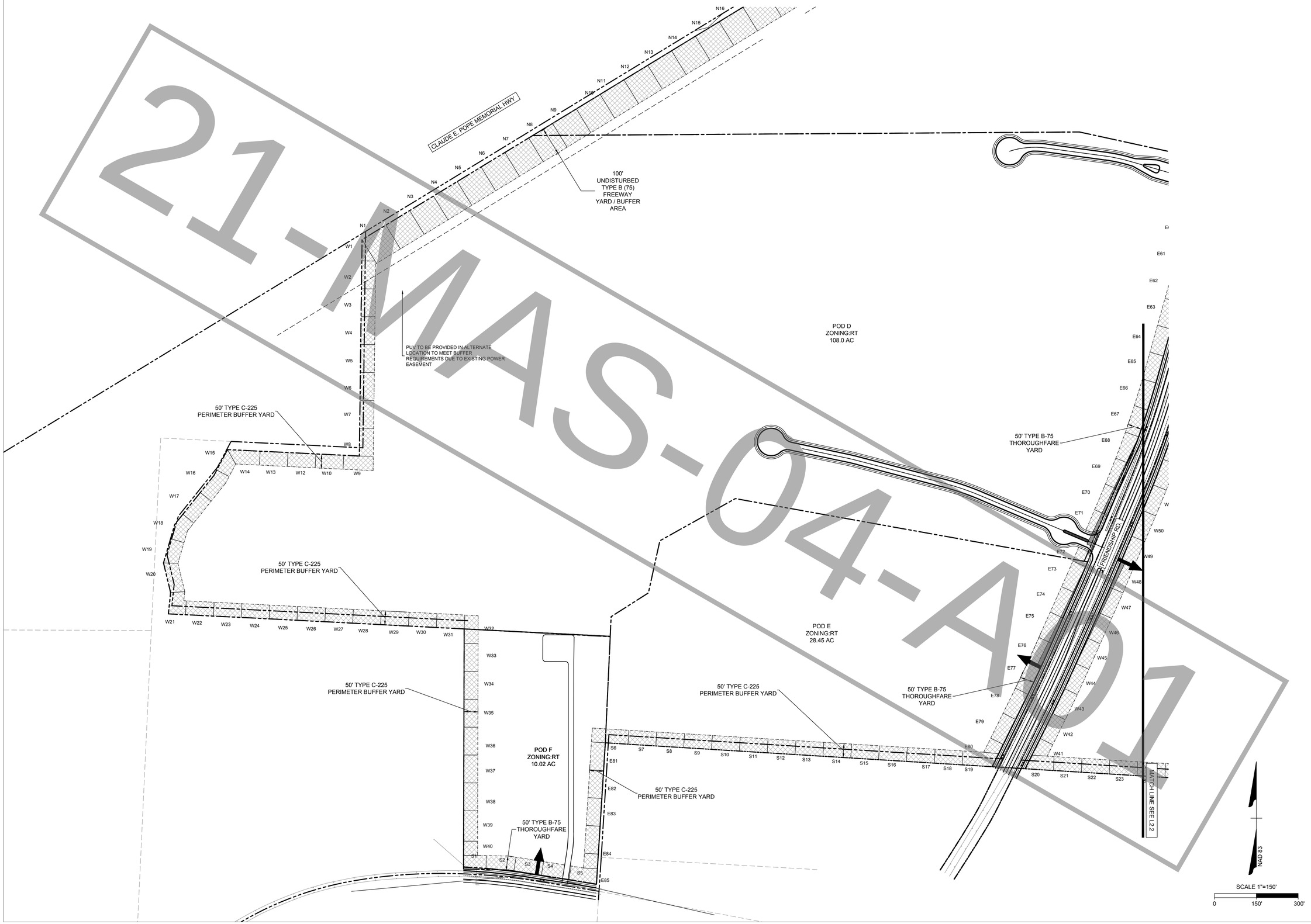
WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

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SHEET NO.
L2.2-A

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21-MAS-04-A01

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W ALTMAN

DESIGNED BY
W ALTMAN

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

WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.
48802

SHEET NO.
L2.3-A

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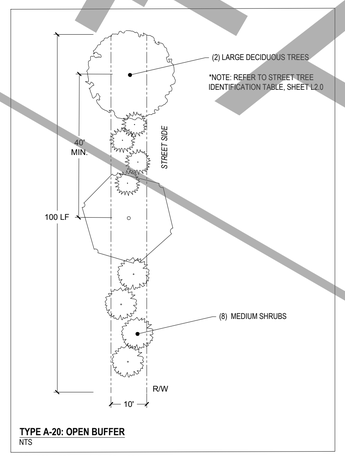
PERIMETER YARD LANDSCAPING TABLE		
INCREMENT	WIDTH	PUV REQUIRED
N1-N35	100'	UNDISTURBED TYPE B - 75 FREEWAY BUFFER YARD
N36	100'	UNDISTURBED TYPE B - 75 *PUV PRO-RATED OVER REMAINING 59'
N37	100'	TYPE B - 75 *PUV PRO-RATED OVER REMAINING 47'
N38-N40	50'	TYPE C - 225 PERIMETER BUFFER YARD
N41-N45	50'	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 54'
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 68'
W81	50'	TYPE C - 150 *PUV PRO-RATED OVER REMAINING 48'

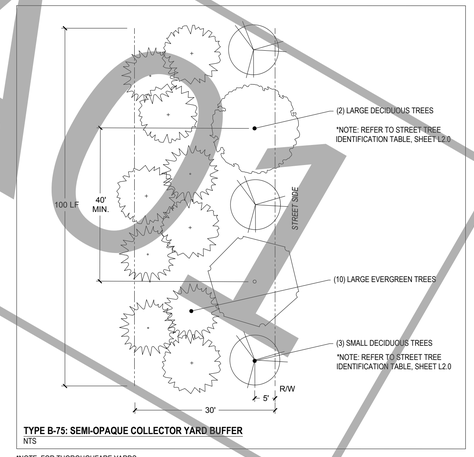
NOTE: EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT.

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'



TYPE A-20: OPEN BUFFER
NTS

*NOTE: FOR INTERNAL OUT LOT YARDS



TYPE B-75: SEMI-OPAQUE COLLECTOR YARD BUFFER
NTS

*NOTE: FOR THOROUGHFARE YARDS

21-MAS-04-A01

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 8/27/21

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

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JOB NO.
48802

SHEET NO.
L2.4-A

Friendship Innovation Master Plan Major Amendment - 21-MAS-04-A02
Motion and Conditions of Approval

Motion and Conditions of Approval:

Motion to make and accept the Findings of Fact for Master Plan #21-MAS-04-A02 that the proposed Master Plan provides employment uses near residential neighborhoods, provides adequate perimeter buffering and screening between uses, and meets the applicable development and design standards of the Unified Development Ordinance and Conditional Zoning District standards for the site.

Motion to approve / deny / defer Master Plan #21-MAS-04-A02 for Friendship Innovation Master Plan as submitted by Timmons Group, dated Revised 08/04/23, with the following conditions:

1. All previous conditions of approval for the Friendship Innovation Park Master Plan and Conditional District Rezoning apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. 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, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This must be finalized prior to this project being scheduled for Planning Board and Town Council.
4. A "Pre-design Pump Station Meeting" is required per Engineering Design and Construction Standards section 7.07A with the developer, the developer's engineer and Town's Land Development Division Manager prior submitting the Preliminary Pump Station Site Plan. The timing of this meeting should allow time for site and subdivision plan revisions to occur so that the plan submitted for approval accurately represents the pump station location.
5. The pre-design pump station meetings and associated reports for each pump station will be required prior to the development plans.
6. Engineering Special Study – A Memo in this case is not sufficient. A fully revised detailed hydraulic report will be required for the reclaimed water main extension proposed. This report must be finalized prior to 1st construction drawing submittal
7. 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.

8. 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.
9. 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.
10. 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.
11. Pre-design pump station meetings and associated reports for each pump station will be required prior to development plan submittal.
12. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.
13. 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."
14. All Special Studies must be finalized prior to being scheduled for Planning Board.
15. 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.
16. 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.
17. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
18. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
19. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
20. 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

21. 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.
22. 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.
23. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
24. 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.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 23.

Public Hearings
Title: Cass Holt Crossing Rezoning 22-REZ-15 - Legislative Public Hearing
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Cheryl Caines, Development Services, Catherine Jacobs, Development Services

Action(s):

- Open legislative public hearing continued from October 17, 2023 and November 21, 2023.
- Consider Ordinance RZ23-06 to adopt the statement of compatibility and approve / deny rezoning.
- Consider Cass Holt Crossing Development Agreement and direct the Town Manager to negotiate the final terms of the pedestrian connection.

Explanation:

- The Town has received a request to rezone 46.15 + acres located at 5608 & 5629 Cass Holt Road from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District (CD).
- The CD allows flexibility or deviations from the development standards to achieve more quality, innovative, and sustainable development that is otherwise restricted by specific application of the Unified Development Ordinance (UDO).
- CD proposals shall demonstrate that the project and development will incorporate and achieve the design goals of UDO Section 2.4.
- At the July 18, 2023 public hearing, Town Council commented on gaps in pedestrian connections along the north side of Honeycutt Road.
- Development Services met with the applicant and suggested opportunities for completing the pedestrian connectivity. Options included:
    - Investigating construction of the remaining road widening and pedestrian improvements (including a creek crossing) along the north side of Honeycutt Road
    - Obtaining right-of-way to construct a sidewalk along the south side of Honeycutt Road.
    - Obtaining right-of-way to construct a sidewalk along the north side of Honeycutt Road.
- The applicant moved forward exploring a sidewalk along the north side of Honeycutt Road, but an adjacent property owner was not agreeable to a proposed sidewalk. The applicant has since proposed a sidewalk along a portion of the north side of Honeycutt Road, a mid-block crossing and flashing pedestrian crossing sign, and finishing the sidewalk connection on the south side of Honeycutt Road to the Honeycutt Farm subdivision.
- The applicant has proposed a fee-in-lieu ($115,000) for this improvement. The terms of

the pedestrian connection would need to be updated and finalized in the Development Agreement.

- Development Services reviewed the proposal with NCDOT. Preliminary feedback from NCDOT is that the mid-block crossing does not meet warrants and is not approvable.
- Staff does not support the developer's proposed approach for completing the sidewalk gap for the following reasons:
    - The proposal does not meet NCDOT standards and is likely not constructible.
    - The cost to complete the improvement along the full northern frontage of Honeycutt Road will likely exceed the provided cost estimate due to right-of-way acquisition and environmental considerations.
- **After the Town Council Meeting Agenda was published, the applicant provided revised information to staff for consideration related to the pedestrian connection from the site to Honeycutt Farm Subdivision. The new proposal is to construct the sidewalk connection along the south side of Honeycutt Road from Cass Holt Road to Honeycutt Farm Subdivision at the developer's expense. An updated exhibit has been provided and the development agreement is being revised. The exhibit is attached.**
- A proposed conceptual plan was provided with the rezoning request, which shows attached dwellings (townhomes) near the center of the development, west of Cass Holt Road. Detached dwellings will be located in the northwest corner of the site (south of the future Cass Holt Park site) and east of Cass Holt Road. The attached units will be accessed via an alley.
- The proposal will mostly be developed per UDO standards. Modified standards include reducing the required minimum lot frontage for a driveway from 60 to 50 feet for no more than 25% of the detached unit lots and limiting the density to 2.34 units per acre (106 units maximum). The UDO allows the applicant to request 8 units per acre by right and 12 units per acre through a CD rezoning. Additional standards related to building materials, facade elements, and minimum floor area for the units are also proposed (2,200 square feet for detached units and 1,600 for attached units).
- The project is required to tie into and extend town's water facilities to serve the proposed development. Water main extensions are proposed along both Cass Holt Road and Honeycutt Road along the frontage of property in accordance with the Town’s Long-Range Water plan.
- Sewer service to the proposed development will be via extension of gravity sewer networks. This development is bisected by Cass Holt Road, with the western half draining to the existing Union Ridge Pump Station and the eastern half draining to the existing Honeycutt Farms Pump Station.
- A downstream sewer study, including pump station capacity analyses for each pump station, was completed with this rezoning. The study concludes the existing downstream sewer infrastructure and both existing pump stations have adequate capacity to support Cass Holt Crossing.
- In accordance with the UDO and the Comprehensive Transportation Plan, road widening to meet the ultimate four-lane, median-divided thoroughfare cross-section will be required across the property frontage on Cass Holt Road and Honeycutt Road. All internal streets will be constructed in accordance with public residential standards per the CTP.
- A Traffic Impact Analysis (TIA) was completed with this rezoning petition. This development will be required to adhere to and construct all recommended improvements within the approved TIA.
- A Developer Agreement is being proposed for the Honeycutt Road mid-block pedestrian crossing fee-in-lieu and obligate the developer to install an off-site side path to make a

necessary connection for the Town in exchange for credits against Parks and Recreation fees in lieu for the construction and the acquisition costs.

Planning Board Recommendation

The Planning Board discussed the following issues and concerns on June 27, 2023:

- Appreciated that density is lower than what is allowed by right or through the Conditional District Rezoning.
- The proposal includes a good mix of uses (attached and detached dwellings).
- The proposal included a unique design with rear-loaded townhomes.
- The impacts of the proposed narrower lot frontage with a front access driveway and impacts to on-street parking.
- The project improvements related to Cass Holt Park (vehicular/pedestrian access is needed and side path improvements along the west side of Cass Holt Rd.).

Planning Board Recommendation:

- The Planning Board recommended approval (7-0) [2 absent]

Background:

- This item's public hearing was on the July 18, 2023 Town Council agenda but was continued to August 15th to finalize the Developer Agreement for a crosswalk at the Cass Holt Road/Honeycutt Road intersection. The public hearing has since been continued to November 21.
- The item was discussed at the August 15th Town Council meeting and continued at the September 19th meeting to October 17th to allow the applicant to propose a solution for closing the pedestrian gap between the proposed subdivision and Honeycutt Farm.
- The property was added to the Extraterritorial Jurisdiction (ETJ) on January 17, 2006 and zoned R-30 Residential. R-30 was reassigned to RR Rural Residential with the effective date of the new Unified Development Ordinance (UDO), March 1, 2022.
- The project was reviewed by the Land Use Advisory Committee (LUAC) on May 3, 2022. The concerns raised were related to density, traffic on Cass Holt Road, compatibility with other neighborhoods in the area, parking locations (front loaded only), and lack of guest parking.
- A new UDO (2022) 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) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2022 or 2002) and the approval type that the Council is considering for each respective case.
    - Applicable Ordinance: 2022 UDO
    - Process: Legislative, Rezoning

Funding Source(s):

N/A

Attachment(s):

1. 22REZ15_CassHoltCrossing_StaffReport_062523
2. 22REZ15_CassHoltCrossing_Petition

3. 22REZ15_CassHoltCrossing_Plans
4. 22REZ15_CassHoltCrossing_Manual
5. Cass Holt Crossing Developer's Agreement_Town Version
6. RZ23-06 CassHoltCrossing_Ord
7. Honeycutt Proposed Pedestrian Crossing Exhibit - Original
8. Honeycutt Proposed Pedestrian Crossing Exhibit - Revised

Town *of* Holly Springs
Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE
Cass Holt Crossing
22-REZ-15

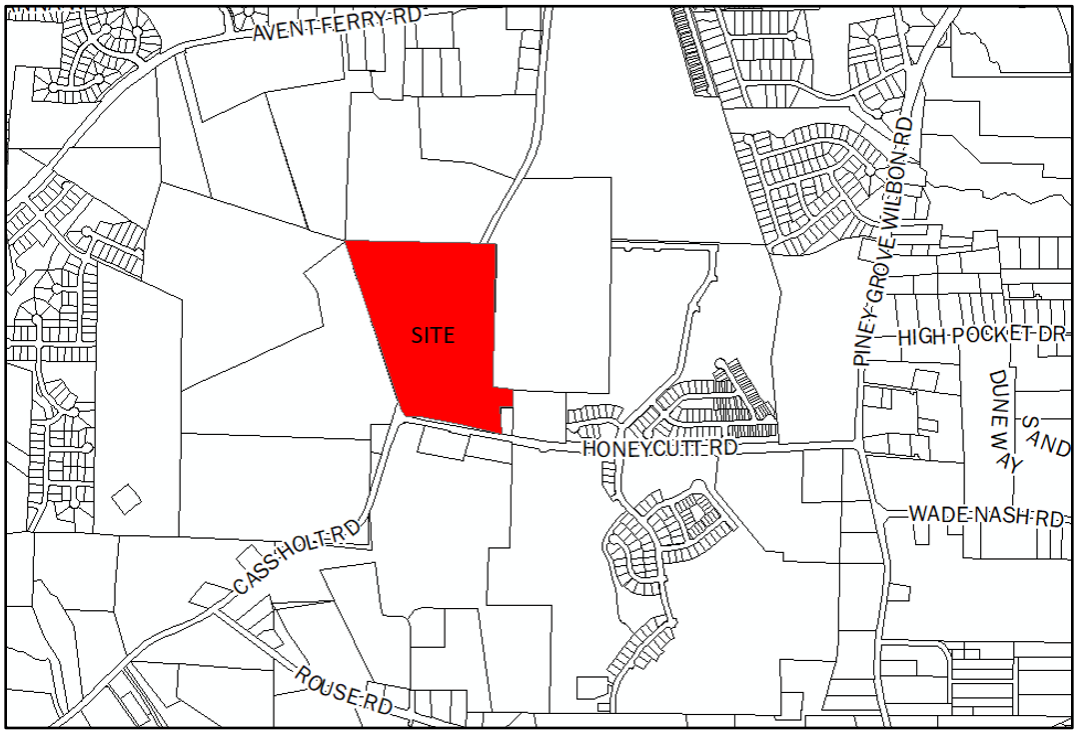
PETITIONER(S):
Colen Davidson
Milestone Developments, LLC
142 Towerview Ct.
Cary, NC 27519

DEVELOPER(S):
Same as Developer

OWNER(S):
Leornard Weatherspoon Heirs
Karen W Cody Executor
921 Deerfield Rd.
Raleigh, NC 27609

Evelyn Dewar
c/o Benton Dewar
5920 Honeycutt Rd.
Holly Springs, NC 27540

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: June 27, 2023
Public Hearing and Town Council Action: July 18, 2023

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

ATTACHMENTS: Petition for Zone Map Change, Statement of Zoning Compatibility, Schematic Master Plan, Design Goals Narrative, Development & Design Manual

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
Evelyn Dewar	0648310294	RR Rural Residential	22.96 acres
Leonard Weatherspoon	0648228106		23.19 acres
		TOTAL	46.15 ± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	RR Rural Residential	Agricultural and Detached single family dwelling
North	RR Rural Residential	Vacant, Agricultural and future Cass Holt Park
South	RR Rural Residential	Agricultural and Detached single family dwelling
East	RR Rural Residential	Agricultural and Detached single family dwelling
West	RR Rural Residential	Agricultural and Detached single family dwelling

PROPERTY HISTORY

Rezoning History
Rezoning Number: 06-01 (Establish ETJ)
Original Zoning: Wake County
Proposed Zoning: and R-30 Residential
(Reassigned to RR Rural Residential March 1, 2022)
Approved by Town Council on: Jan 17, 2006

ZONE MAP CHANGE REQUEST		
	CURRENT	**PROPOSED**
Zoning District	RR Rural Residential	NR-CD Neighborhood Residential Conditional Zoning District
Future Land-Use Designation	Mixed Residential Neighborhood	Mixed Residential Neighborhood

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to rezone 46.15 acres located at 5608 & 5629 Cass Holt Road from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.

Zone Map Change Request:
The NR Neighborhood Residential zoning district encourages the development of medium density detached and attached dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. These districts are expected to be compact in form and utilize a connected street and open space network and a variety of lot and house sizes within the block. For those neighborhoods in walking and biking distance to Commercial & Mixed-Use Districts, this district is expected to orient its highest densities towards those areas.

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 proposed Conditional Zoning District (CD) proposes the following modifications to the base district standards of the UDO.

Development Standards (UDO Section 2):

	UDO Standard	Proposed Standard
Maximum Gross Density • by-right • with Conditional Zoning District	8 units/acre 12 units acre	2.34 units/acre (106 units)
Minimum Lot Frontage at the ROW for a Driveway • Detached Dwellings	60 feet	50 feet for no more than 25% of the detached unit lots

Permitted Uses (UDO Section 3):

Residential Uses	UDO Standard	Proposed Standard
Attached Dwelling	Permitted	Permitted
Detached Dwelling	Permitted	Permitted

Proposed Residential Design & Development Standards in addition to the UDO:

- Materials
  - Siding shall be brick, stone, HardiPlank, or other material of comparable durability, quality, and appearance
  - Vinyl siding is not allowed
  - Roof shall be architectural dimensional 30-year shingles
- Colors
  - Exterior building façade materials may be limited to earth tones, gray, white, and green
  - High intensity colors are prohibited
- Foundation/FFE treatment slab on grade detached homes shall include visibly exposed foundations at least 18 inches in height along the front façade of all units. Exposed foundations shall be faced with brick or stone.
- Minimum Heated Floor Area
  - Detached units 2,200 square feet
  - Attached units 1,600 square feet
- All garage doors shall include window panels or other elements to provide visual surface relief.
- No two (2) single family homes of the same floorplan/façade or color scheme shall be located within two lots of each other – whether on the same or opposite side of he street. These provisions shall be incorporated into the HOA Association Covenants.
- Townhomes
  - Shall incorporate a mixture of materials on the elevations, such as brick and siding or stone and siding.
  - Such mixture of materials shall be applicable to the front facades and all exterior townhome walls that face a public street.
  - The street-facing façade of each townhome unit will include either a shift in roofline or gable, a dormer, or other similar special feature to add visual interest.
- No restrictions or prohibitions shall be imposed on accessory dwelling units within the project by plats, deeds, or covenants.
- Wiring and outlets to accommodate EV charging station installation shall be included in each garage within the development.

PLANNING & ZONING

Growth Strategy Map:
The property is designated as Places to Enhance. These places 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.

Future Land Use:
The subject property is designated as Mixed Residential Neighborhood on the Future Land Use map. This character area includes several housing types that provide a range of home choices (densities) in the same neighborhood. Small blocks and a grid network support a well-connected, cohesive community. A comprehensive and connected open space network with a centralized gathering space and smaller open spaces distributed throughout the neighborhood. Key characteristics include:

- Blocks vary in size growing larger from the center to the edge of the community.
- Streets should provide connections to adjacent neighborhoods and development.
- New residential uses have off-street parking at the side or rear of the lot enhancing the streetscape and walkability. Smaller lots may be served by rear alleys.
- Development should be sensitive to existing natural resources.
- Very walkable, with sidewalks, bike facilities, paths and trails providing pedestrian connectivity.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.

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

- Establish Mixed-use Activity Centers Throughout Holly Springs
- Transitions
- Increase Home & Neighborhood Choices in Holly Springs
- Increase Diversity & Affordability of Housing in Holly Springs
- More Transportation-Land Use Coordination in the Community

Specific Recommendations:
Several recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- FLU-1: Encourage Use of the Land Use & Character Plan in Everyday Decision-Making
- FLU-8: Protect Housing Affordability
- SI-4: Improve the Land Use - Transportation Connection
- SI-13: Continue to Install all Utilities Underground in New Development, and Continue to Move Existing Overhead Utilities Underground
- CC-2: Provide Attention to Building Transitions
- CC-8: Increase Walkability

Unified Development Ordinance

Conditional Zoning District (CD) (UDO 2.4.3.A.)
CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

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

The site is designated Mixed Residential Neighborhood District on the Future Land Use Map which is characterized by neighborhoods that include several housing types (attached and detached single-family dwellings and multi-family units). This provides residents housing options within their same community as needs change. Smaller blocks and a grid network support a well-connected community and a comprehensive and connected network of open space provides gathering space and preserves tree stands. Neighborhoods should be organized around a central gathering space with smaller pocket parks distributed throughout the neighborhood and density should be highest around the central gathering place or park.

Both parcels are currently developed with single family homes or used for agriculture. The parcel to the north is the site of the future Cass Holt Park. Cass Holt Road divides the site, and the future development will be located on both sides of the road. Existing tree areas are found near on-site ponds, wetlands, and creeks. Preservation of the on-site ponds, trees, and natural areas are proposed to be incorporated into the development. Attached dwellings (townhomes) are proposed in POD 1 on the west side of Cass Holt Road and central to the development. Detached dwellings are proposed within POD 2 in the NW corner of the site and on the east side of Cass Holt Road near site perimeters.

Street stubs are shown for properties to adjacent properties. Vehicular access to the townhomes will be via an alley. A pedestrian network is shown utilizing sidewalks along proposed streets and walking trails connecting the active open spaces. A 10' Sidepath is proposed along Cass Holt Rd. and Honeycutt Rd. frontages.

PARKS & RECREATION

Greenways (UDO Section 7.6):

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Towns Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for the Cass Holt Rd and Honeycutt Rd frontages. The applicant proposes to meet this requirement by providing the 10' Sidepath along the western side of Cass Holt Rd, tying directly into the 10' Sidepath anticipate to be constructed with the Town Park development on Cass Holt Rd. The proposal also shows a 10' Sidepath on the north side of Honeycutt Rd in compliance with the Towns Comprehensive Plan. An additional off-site connection between these two Sidepaths is proposed at the intersection of Honeycutt and Cass Holt Rd. This off-site connection is not a requirement of the UDO, and it is anticipated that a Development Agreement will capture the agreement that this improvement be done by the developer with assistance from the Town and reimbursement of construction costs being provided from a portion of the Parkland Dedication fees-in-lieu that will be collected at time of subdivision platting.

Public Park Space (UDO Section 4.7):

The Town's UDO requires Development projects and subdivision activities that would result in additional residential dwelling units shall provide Public Park Space or pay a fee-in-lieu of Public Park Space dedication. The applicant will not be dedicating any Public Park Space and will be required to pay a fee-in-lieu prior to issuance of a building permit for the residential portions of the development, with a portion of the funds expected to reimburse the cost of construction of the off-site Sidepath mentioned in previously.

CIVIL IMPROVEMENTS

Water Service:
The project is required to tie to and extend Town water facilities to serve the proposed development. Watermains extensions are proposed along both Cass Holt Road and Honeycutt Road along the frontage of property in accordance with the Town's Long-Range Water plan. These waterlines will be installed by the developer in accordance with Towns Polices. The watermain extension by the developer to serve the project includes off-site installation to tie to the existing watermain within Cass Holt Road.

Sewer Service:
Sewer service to the proposed development will be via extension of gravity sewer networks. This development is bisected by Cass Holt Road, with the western half draining to the existing Union Ridge Pump Station and the eastern half draining to the existing Honeycutt Farms Pump Station. Substantial downstream off-site sewer extensions will be required to tie the proposed project to each pump station. Easement acquisition and construction associated to these off-site extensions are included as part of this development. The exact route of downstream sewer extensions has yet to be determined but will be finalized with the Major Subdivision Plan review.

A downstream sewer study, including pump station capacity analyses for each pump station, was completed with this rezoning. The study also includes identification of schematic alignments for the gravity sewer extensions that will be necessary to serve the proposed development. The study concludes the existing downstream sewer infrastructure and both existing pump stations have adequate capacity to support Cass Holt Crossing.

Transportation:
In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening including both sides of the ultimate four-lane, median-divided thoroughfare cross-section will be required across the property frontage on Cass Holt Road frontage. In addition, the applicant will be required to widen half of the ultimate four-lane, median-divided thoroughfare cross-section across the property frontage on Honeycutt Road. All internal streets will be constructed in accordance with public residential standards per the CTP.

A Traffic Impact Analysis (TIA) was completed with this rezoning petition. This development will be required to adhere to and construct all recommended improvements within the approved TIA as follows:

Improvements Required at Cass Holt Road/ Site Driveways:

- Interim: The outside through lanes along both northbound and southbound directions as right-turn lanes at the Site Driveways under the interim conditions.
- Construct Site Driveway as full movement with one ingress, one egress lane, and a minimum internal protected stem length of 100' on both eastbound and westbound approaches.
- Provide dedicated right-turn lane on northbound Cass Holt Rd with minimum 100' of storage and appropriate taper.
- Provide dedicated right-turn lane on southbound Cass Holt Rd with minimum 100' of storage and appropriate taper.

- Provide dedicated left-turn lane on northbound Cass Holt Rd with minimum 50’ of storage and appropriate taper.
- Provide dedicated left-turn lane on southbound Cass Holt Rd with minimum 50’ of storage and appropriate taper.

Improvements Required at Cass Holt Road/Honeycutt Road Intersection:

- Interim: Stripe the west bound approach of Honeycutt Road at the Cass Holt Road intersection to provide a dedicated left-turn lane and a dedicated right -turn lane with sufficient queue storage length.
- Monitor intersection for signalization (alternate improvement option such as a roundabout intersection may be considered).
- Explore design options to extend the existing turn lane storage length on the westbound approach of Honeycutt Road to provide a left-turn lane with minimum 350’ of storage and appropriate taper. This turn lane extension may be provided in conjunction with frontage widening along Honeycutt Road based on the CTP thoroughfare standards.

ZONE MAP CHANGE ANALYSIS

The Conditional District Rezoning is intended to achieve an innovative, higher quality, and sustainable neighborhood by allowing flexibility in development standards and design requirements. The proposed Neighborhood Residential Conditional District Zoning is consistent and implements most of the characteristics of the Mixed Residential Neighborhood, such as providing multiple housing types and lot sizes.

A central gathering space is one of the characteristics of a Mixed Residential Neighborhood. One of the preserved ponds is centrally located on the western half of the development; however, no activation of this space is proposed to create a gathering space for the residents which is not consistent with the UDO standards. Smaller active open spaces and tree preservation areas are proposed throughout the site. These are connected through a system of sidewalks and walking trails.

The proposed development is mostly per the base standards of the UDO. The applicant has proposed to modify the minimum lot frontage for a driveway standard from 60 to 50 feet on a maximum of 25% of the detached unit lots. The purpose is to create lot size variety in accordance with the Conditional Zoning District lot area requirements. Staff analysis of this request has determined that the reduction will impact neighborhood character and that alternative designs that may include alleys for narrower lots should be considered.

Residential façade design standards are proposed, which include material, color, and minimum square footage requirements. The proposed standards also limit how close homes of the same floorplan, façade, or color scheme are located to ensure a variety of styles on the same block. There is some concern with the garage of the smaller units being predominant. No standards are proposed to address this concern at this time.

STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

1. The Conditional District Rezoning is intended to achieve an innovative, higher quality, and sustainable neighborhood. The proposed standards for development and design guidelines are mostly per the base standards of the UDO. Does the Development and Design Manual guidelines and lot width reduction for front loaded housing ensure a unique or innovative design related to open space design, lot layout, and building design?

PLANNING BOARD RECOMMENDATION

ACTION #1:

SAMPLE PLAN CONSISTENCY STATEMENT:
The requested zone map change from RR Rural Residential to NR 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.

ZONE MAP CHANGE PETITION MOTION:
Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-15 to change the zoning of 46.15 acres of Wake County PINs #064822106 and 0648310294 from RR: Rural Residential to NR CD: Neighborhood Residential Conditional District as submitted by Milestone Developments, LLC.

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:

☐ Initial ☐Revised ☐ Final

Project Information

Project Name: Colen Cass Holt
Project Location: 5608 & 5629 Cass Holt Road
Use street address. *If none, use the closest intersection*
☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0648.22.8106 / 0648.31.0294 Real Estate ID: 0075144 / 0018076
Project Acreage: *(Rounded to nearest tenth)* _____ Partial Parcel: ☒ No ☐ Yes
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 Request

Current Zoning: R 30 Proposed Zoning: NR-CD
Current Future Land Use Designation: Mixed Residential Neighborhood
Proposed Future Land Use Designation: Mixed Resiential Neighborhood
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 Colen Davidson Company Milestone Developments LLC
Mailing Address 142 Towerview Court
City Cary State NC Zip 27519
Telephone # (919) 417.4429 E-Mail colen@milestone-developments.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

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

Owner's Authorization

Owner's Signature(s) PIN/REID Date

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

Name WEATHERSPOON, LEONARD A HEIRS KAREN W CODY EXEC Company

Mailing Address 921 DEERFIELD RD

City RALEIGH State NC Zip 27609

Telephone # ( ) E-Mail colen@milestone-developments.com

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

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

Owner's Authorization

Owner's Signature(s)	PIN/REID	Date
Karen Weatherspoon Cody	0648.22.8106	10.25.2022
Christy C Cody		10-25-2022

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

Name DEWAR, EVELYN B Company

Mailing Address 5629 CASS HOLT RD

City HOLLY SPRINGS State NC Zip 27540

Telephone # (919) 552-4728 E-Mail colen@milestone-developments.com

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

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

Owner's Authorization

Owner's Signature(s) Evelyn Betts Dewar PIN/REID 0648310294 Date 10/25/2002

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: Cass Holt Crossing

Proposed Zoning District: NR-CD
Proposed Land Use/Density: 2.42 DU/AC.

Future Land Use Plan Map Designation: Mixed Residential Neighborhood
Future Land Use Plan Designation Land Use/Density: Mixed Residential/medium

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

The proposed rezoning is consistent in all respects with the vision & goals presented in VISION HOLLY SPRINGS: TOWN OF HOLLY SPRINGS COMPREHENSIVE PLAN. In fact, the envisioned development enabled by the rezoning would result in implementation of significant segments of elements of the Comprehensive Plan such as thoroughfare improvements along Cass Holt Road and Honeycutt Road, construction of the sidepath along the west side of Cass Holt Rd, and installation of water mains along the abutting thoroughfares.

Section 1: Future Land Use & Community Character

The Future Land Use for the area is Mixed Residential with the character goal of providing a range of home choices for all life stages. The envisioned development enabled by the rezoning would create three neighborhoods and two distinct housing styles that would accommodate familial lifestyles ranging from families with young children to retirees.

See attached supplemental information.

Section 2: Transportation / Comprehensive Transportation Plan

The two thoroughfares that abut the property are important elements of the Comprehensive Transportation Plan. Improvements along these two thoroughfares would be included in the infrastructure fro the development. The proposed median break in Cass Holt Road conforms to the location of possible median breaks on the Town's Potential Median Breaks Map. The inclusion of an interconnected system of walks and trails -- including sidepaths along Cass Holt and Honeycutt Roads and implementation of the proposed streetscapes along all streets will ensure full compliance with the aesthetic and functional goals of the Comprehensive Transportation Plan related to pedestrian oriented developement. A Traffic Study is being completed with this Rezoning request and that recommended improvements from the Town and NCDOT review will be implemented with this development.

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

The Parks and Recreation Master Plan does not indicate open space or recreation within the properties of this rezoning petition. However, the Town's Parks, Recreation, and Greenway Master Plan proposes sidepaths along Cass Holt Road and Honeycutt Road. These are important pedestrian systems linking other elements of the Master Plan. The sidepaths are included in the improvements that will be installed by the developer as part of the development of Cass Holt Crossing. See attached supplemental information.

Section 4: Community Facilities

No Community Facilities elements are identified within the Town's Community Facilities Plan within the properties of this rezoning petition.

Section 5: Infrastructure and Utilities

Watermains of 12" or 16" as shown on the Town's Long Range Water Plan are proposed along both Cass Holt Road and Honeycutt Road abutting the property. Those waterlines will be installed by the developer in accordance with Town Policies. The watermain extension by the developer to serve the project includes off-site installation to tie to the existing line within Cass Holt Road. No wastewater elements of the Town's Long Range Sewer Plan are shown on the properties of the rezoning petition. Wastewater service to the proposed development will be via extension of gravity sewers. See attached for supplemental information.

Section 8: Natural Resources

The Town's Comprehensive Plan indicates the presence of streams, ponds, and associated potential riparian buffers on the property. Those natural features have been taken into account in the design of the proposed development plan, and the proposed open space areas of the envisioned development have been delineated and configured to incorporate these natural features.

Plan Consistency Response Prepared by:

Preparer's Signature(s) William G. Daniel

Date 3/15/2023

Supplemental Information

Section 1: Future Land Use & Community Character

- Within the proposed Open Space of the project, diverse features are proposed to enhance the leisure experience of residents. These include trails, gazebos, tot lots, two ponds, and pollination gardens.
- The existing wooded areas of the property have been mostly preserved and aggregated within the proposed Open Space, thereby enhancing the chances of preserving any specimen trees that exist on the site.
- The proposed townhomes are arranged & oriented to face the abutting thoroughfare—with garages located in the rear with associated alleys.
- Street stubs or R/W dedication are proposed to accommodate future connection and extension to abutting properties.
- Building types within the project are entirely residential and are arranged into three neighborhoods. The neighborhoods while accommodating varying home plans, will be connected and unified by thematic street treatments, and a system of interconnected open space and pedestrian routes. Due to the relatively small number of lots within each of the detached neighborhoods, no deliberate diversity of lot sizes is proposed. However, in each of these neighborhoods, more than 20% of the lots will side abut open space rather than an adjacent lot. Those instances will provide potential for diversity of floor plans and unit orientation.

Section 2: Transportation/Comprehensive Transportation Plan

- A traffic study was completed with this rezoning request. Any recommended improvements from the Town and NCDOT will be implemented as part of the infrastructure of this project.

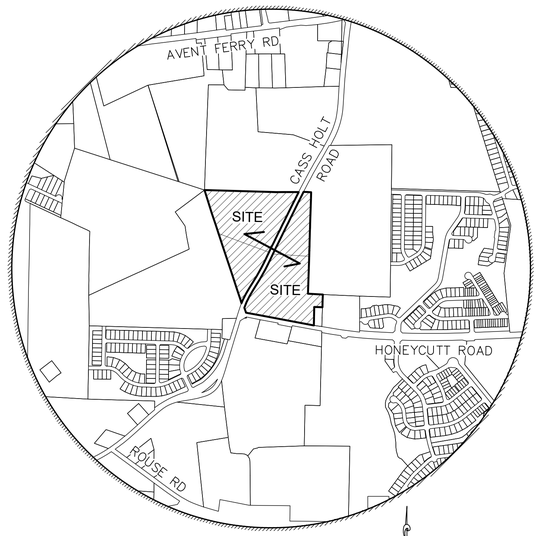
Section 3: Parks, Recreation, and Open Space

- The three distinct communities that will comprise the development will be functionally connected by the shared system of open space and the pedestrian system elements located through the open space and along the streets and travel ways. The communities and the individual residences that comprise those communities will each be visually connected via the unifying landscape elements within the streetscapes of the project and the architectural compatibility afforded by the review of exterior building materials, colors, fenestration and other facade elements.
- The proposed plan provides vehicular and pedestrian access connections to abutting properties. The project will construct significant elements of the Town's envisioned pedestrian system network along Honeycutt Road and Cass Holt Road. In order to facilitate the construction of the off-site side path along the west side of Cass Holt to connect to the intersection of Cass Holt Road and Honeycutt Road, and the construction of a pedestrian cross-walk at that intersection; the developer will ent4er into a Developer's Agreement with the Town whereby the developer will cause the physical improvements to be constructed, and the Town would provide the required off-site easements, and allow the costs of construction to be credited toward Parks and Recreation Parkland Dedication fees for the Cass Holt Crossings project.
- The proposed plan incorporates a variety of open space areas. These areas will be interconnected by a pedestrian system of trails and walkways that to provide residents and other pedestrians with ample opportunities and scale to enjoy exercise in an environmentally friendly setting with destinations of interest including woodland trails, pollination gardens, tot lots, gazebos at pond overlooks and other

vantage points, as well as a visually appealing open space focal point at the intersection of Cass Holt Road and Honeycutt Road.

Section 5: Infrastructure and Utilities

- A downstream sewer capacity study has been submitted for this project. The study includes identification of schematic alignments for the gravity sewer extensions that will be necessary to serve the proposed development of Cass Holt Crossing. A substantial amount of downstream of-site sewer extensions will be required to serve the proposed project. Such extensions will include easement acquisition as well as construction. These sewer lines are necessary to serve the proposed Cass Holt Crossings project and will also benefit the owners of currently non-served tracts that will be contributory to these sewer line extensions.
- The exact route of downstream sewer extensions has not yet been determined and such determination will be dependent upon environmental delineations, surveys, and negotiation with property owners. Concurrently with the submission of construction drawings for any segments of proposed sewer line extensions, easement plats for the easements necessary to accommodate those proposed sewer lines shall be submitted to the Town. Prior to final approval of such construction drawings, proof of easement acquisition and recordation of those easements shall be provided to the Town.



VICINITY MAP
1" = 1000'

CASS HOLT CROSSING

5608 & 5629 Cass Holt Road
Holly Springs, NC 27540

MASTER PLAN

PROJECT NUMBER: PLRZ202200302/ 22-REZ-15
DATE: OCTOBER 28, 2022

SITE DATA

PROJECT NAME:	Cass Holt Crossing
WAKE COUNTY PIN & SITE ADDRESS:	0648.22.8106 – 5608 Cass Holt Road 0648.31.0294 – 5629 Cass Holt Road
PREPARER'S INFO:	William G. Daniel & Associates, PA 1150 SE Maynard Road Suite 260 Cary NC 27511 Tele: 919.467.9708 / Fax: 919.460.7585 bdaniel@wmgda.com
OWNER(S):	Weatherspoon, Leonard A Heirs 921 Deerfield Road Raleigh NC 27609 Dewar, Evelyn B 5629 Cass Holt Road Holly Springs NC 27540
CONTRACT TO PURCHASE:	Milestone Developments, LLC 142 Towerview Court Cary NC 27519 Tele: 919.417.4429 / Fax: – colen@milestone–developments.com
ANNEXATION #:	pending
EXISTING ZONING:	Rural Residential (RR)
PROPOSED ZONING:	Neighborhood Residential–Conditional District (NRCD)
SITE AREA:	
GROSS AREA:	46.15 Acres
R/W DEDICATION:	2.34 Acres
NET AREA:	43.81 Acres
RIVER BASIN:	Cape Fear
WATERSHED OVERLAY:	None
EXISTING USE:	Single Family & Agricultural
PROPOSED USE:	Single Family & Townhomes
REQUIRED SETBACKS	
for single family units:	
FRONT:	20'
CORNER:	5'
SIDE:	5'
REAR:	20'
for townhome units:	
FRONT:	5'
CORNER:	5'
SIDE:	5'
REAR:	15' from alley c/l
MAXIMUM BUILDING HEIGHT:	35' PRIMARY / 25' ACCESORY
REQUIRED BUFFERS	
ADJACENT TO CASS HOLT:	5' TYPE A
ADJACENT TO HONEYCUTT:	5' TYPE A
OTHER PERIMETER:	5' TYPE A
TYPE A BUFFER REQUIRES 5 SHRUBS, 2 DECIDIOUS TREES/100'	
PROPOSED DENSITY:	2.42 DU/AC
ON–SITE PRIVATE OPEN SPACE	
REQUIRED: 30% – ≥13.845 Acres	
TREE PRESERVATION AREAS	
REQUIRED: 20% – ≥9.23 Acres	
ACTIVE RECREATION AREAS*	
REQUIRED: 5% – ≥2.31 Acres	
(INCLUDES TOT LOT OF AT LEAST 0.347 Acres)	
FLEXIBLE SPACE AREAS –	
REQUIRED: 5% – >2.31 Acres	

NOTE:
PROPOSED ON–SITE PRIVATE OPEN SPACE CONFIGURATIONS AND LOCATIONS ARE INDICATED CONCEPTUALLY ON THE ACCOMPANYING ON–SITE PRIVATE OPEN SPACE PLAN. AREAS OF OPEN SPACE CATEGORIES LISTED IN THE SITE DATA TABLE ABOVE SHALL BE EXCEEDED ON DEVELOPMENT PLANS SUBMITTED SUBSEQUENT TO THE REZONING OF THESE PROPERTIES.

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS PLAN
3	CONCEPT PLAN
4	TRANSPORTATION PLAN
5	ON–SITE PRIVATE OPEN SPACE PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	TYPICAL SECTIONS
9	LANDSCAPE PLAN

Wm G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
Ph:919-467-9708 Fx:919-460-7585
C-0329

Revisions
12.09.22 Per ToHS 1st review
3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review

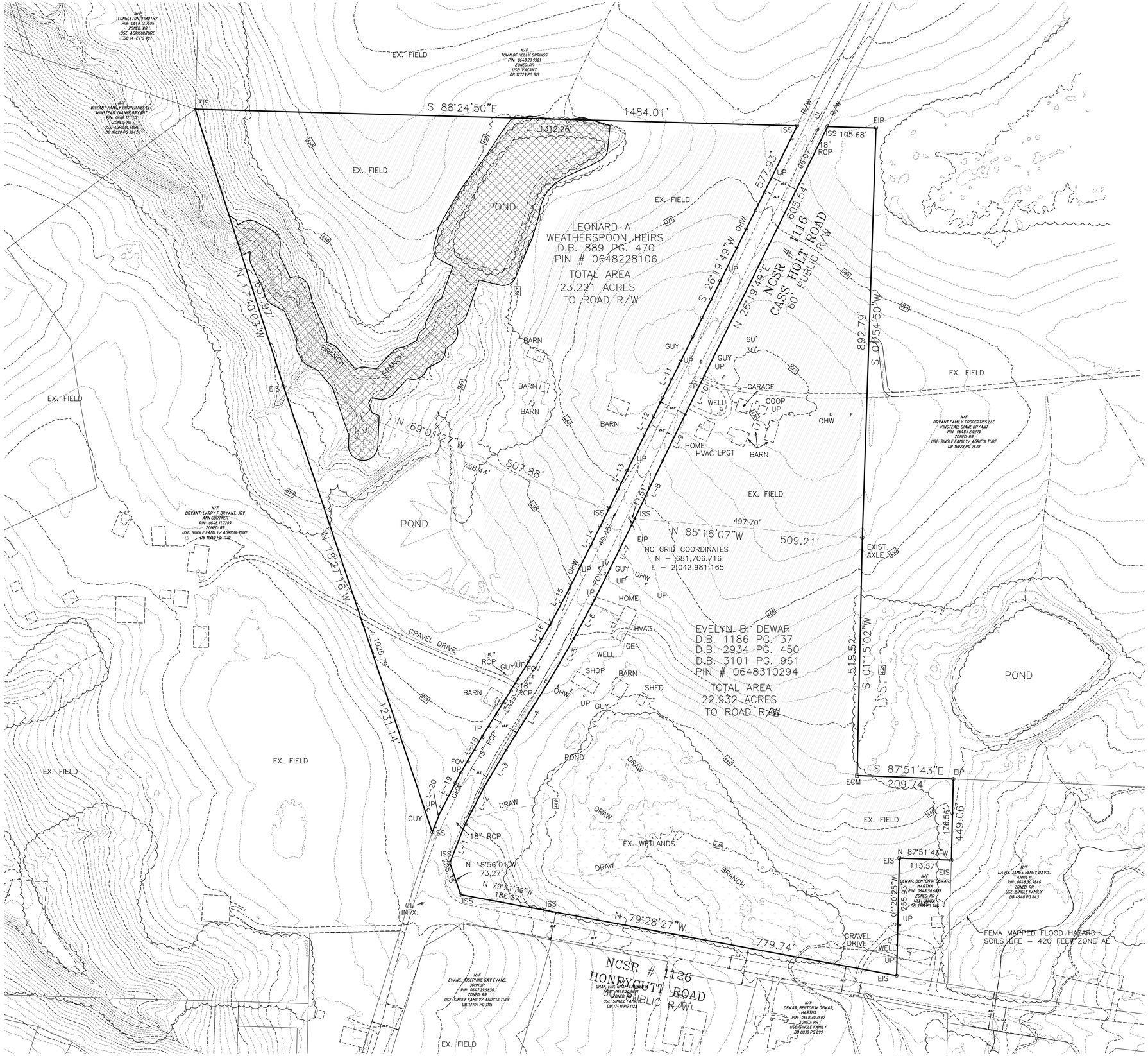
Project
Cass Holt Crossing

Cover

Date
October 28, 2022

Scale
None

Sheet
1



Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
Ph:919-467-9708 Fx:919-460-7585
C-0329

Revisions
12.09.22 Per ToHS 1st review
3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review

Project
Cass Holt Crossing

Existing Conditions Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
2



SITE DATA

PROJECT NAME:	Cass Holt Crossing
WAKE COUNTY PIN & SITE ADDRESS:	0648.22.8106 – 5608 Cass Holt Road 0648.31.0294 – 5629 Cass Holt Road
PREPARER'S INFO:	William G. Daniel & Associates, PA 1150 SE Maynard Road Suite 260 Cary NC 27511 Tele: 919.467.9708 / Fax: 919.460.7585 bdaniel@wmgda.com
OWNER(S):	Weatherspoon, Leonard A Heirs 921 Deerfield Road Raleigh NC 27609 Dewar, Evelyn B 5629 Cass Holt Road Holly Springs NC 27540
CONTRACT TO PURCHASE:	Milestone Developments, LLC 142 Towerview Court Cary NC 27519 Tele: 919.417.4429 / Fax: – colen@milestone-developments.com
ANNEXATION #:	pending
EXISTING ZONING:	Rural Residential (RR)
PROPOSED ZONING:	Neighborhood Residential-Conditional District (NRCD)
SITE AREA:	
GROSS AREA:	46.15 Acres
R/W DEDICATION:	2.34 Acres
NET AREA:	43.81 Acres
RIVER BASIN:	Cape Fear
WATERSHED OVERLAY:	None
EXISTING USE:	Single Family & Agricultural
PROPOSED USE:	Single Family & Townhomes
REQUIRED SETBACKS	
for single family units:	
FRONT:	20'
CORNER:	5'
SIDE:	5'
REAR:	20'
for townhome units:	
FRONT:	5'
CORNER:	5'
SIDE:	5'
REAR:	15' from alley c/l
MAXIMUM BUILDING HEIGHT:	35' PRIMARY / 25' ACCESORY
REQUIRED BUFFERS	
ADJACENT TO CASS HOLT:	5' TYPE A
ADJACENT TO HONEYCUTT:	5' TYPE A
OTHER PERIMETER:	5' TYPE A
TYPE A BUFFER REQUIRES 5 SHRUBS, 2 DECIDIOUS TREES/100'	
PROPOSED DENSITY:	2.42 DU/AC
ON-SITE PRIVATE OPEN SPACE	
REQUIRED: 30% – ≥13.845 Acres	
TREE PRESERVATION AREAS	
REQUIRED: 20% – ≥9.23 Acres	
ACTIVE RECREATION AREAS*	
REQUIRED: 5% – ≥2.31 Acres	
(INCLUDES TOT LOT OF AT LEAST 0.347 Acres)	
FLEXIBLE SPACE AREAS –	
REQUIRED: 5% – ≥2.31 Acres	

NOTE:
PROPOSED ON-SITE PRIVATE OPEN SPACE CONFIGURATIONS AND LOCATIONS ARE INDICATED CONCEPTUALLY ON THE ACCOMPANYING ON-SITE PRIVATE OPEN SPACE PLAN. AREAS OF OPEN SPACE CATEGORIES LISTED IN THE SITE DATA TABLE ABOVE SHALL BE EXCEEDED ON DEVELOPMENT PLANS SUBMITTED SUBSEQUENT TO THE REZONING OF THESE PROPERTIES.

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C-0329

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3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review

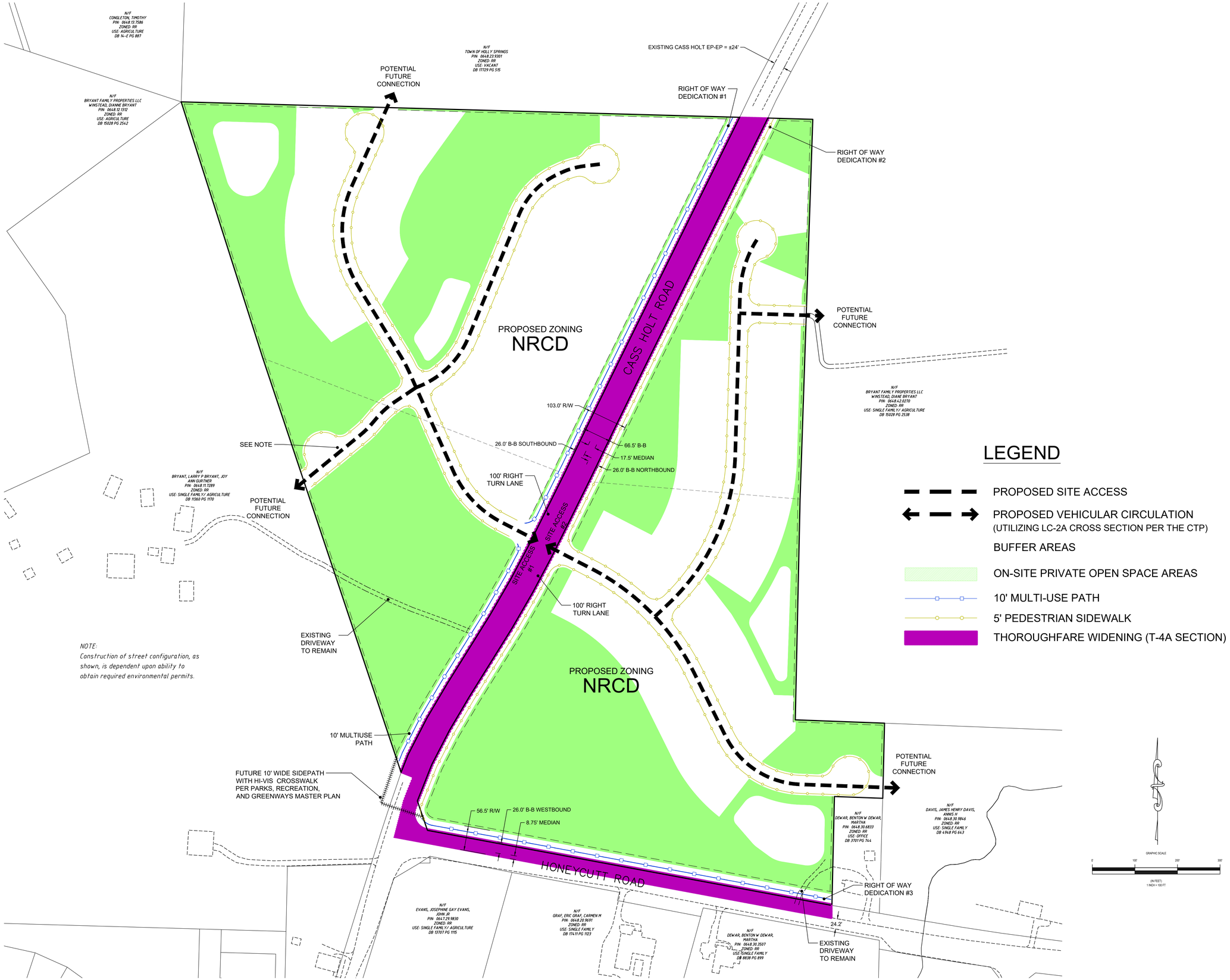
Project
Cass Holt Crossing

Schematic Layout

Date
October 28, 2022

Scale
1" = 100'

Sheet
3



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5.22.23 Per ToHS 3rd review
6.12.23 Per ToHS 4th review

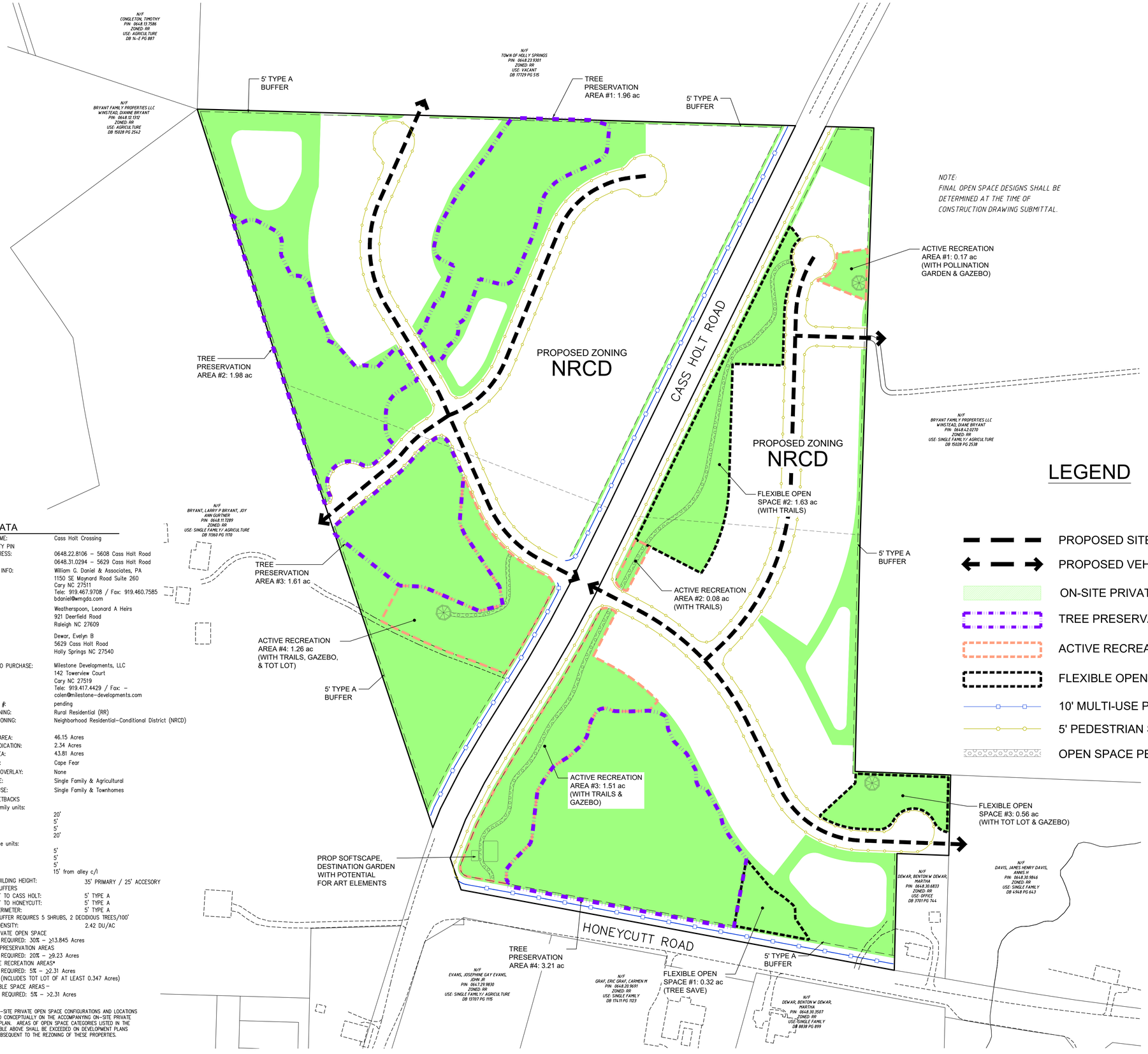
Project
Cass Holt Crossing

Transportation Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
4



SITE DATA

PROJECT NAME:	Cass Holt Crossing
WAKE COUNTY PIN & SITE ADDRESS:	0648.22.8106 – 5608 Cass Holt Road 0648.31.0294 – 5629 Cass Holt Road
PREPARER'S INFO:	William G. Daniel & Associates, PA 1150 SE Maynard Road Suite 260 Cary NC 27511 Tele: 919.467.9708 / Fax: 919.460.7585 bdaniel@wmgda.com
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PROPOSED ZONING:	Neighborhood Residential-Conditional District (NRCD)
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NET AREA:	43.81 Acres
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PROPOSED USE:	Single Family & Townhomes
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SIDE:	5'
REAR:	15' from alley c/l
MAXIMUM BUILDING HEIGHT:	35' PRIMARY / 25' ACCESORY
REQUIRED BUFFERS	
ADJACENT TO CASS HOLT:	5' TYPE A
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5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review

Project
Cass Holt Crossing

On-Site Private Open Space Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
5



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Project
Cass Holt Crossing

Grading/Spot Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
6



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Project
Cass Holt Crossing

Utility Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
7

CASS HOLT ROAD / HONEYCUTT ROAD PROPOSED SECTION

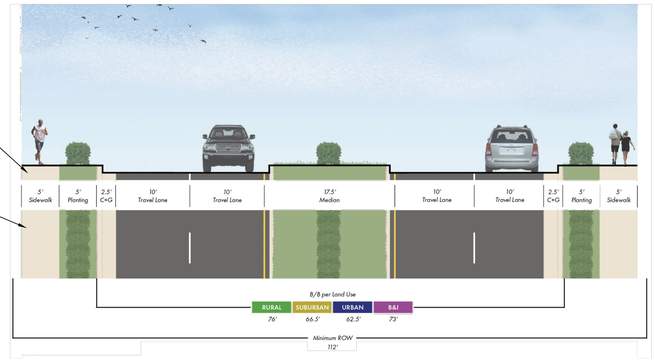
T-4A

Thoroughfare | 4 Lanes

T-4A Minimum

PARKS AND RECREATION DICTATE A 10' MULTI-USE PATH ALONG NORTH SIDE OF HONEYCUTT ROAD (ADDING 5' TO SECTION)

PARKS AND RECREATION DICTATE A 10' MULTI-USE PATH ALONG WEST SIDE OF CASS HOLT ROAD (ADDING 5' TO SECTION)



T-4A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

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Project
Cass Holt Crossing

Roadway Sections

Date
October 28, 2022

Scale
None

Sheet
8

N/F
CONGLETON, TIMOTHY
PIN: 0648.13.7586
ZONED: RR
USE: AGRICULTURE
DB 14-E PG 887

N/F
BRYANT FAMILY PROPERTIES LLC
WINSTEAD, DIANNE BRYANT
PIN: 0648.12.7312
ZONED: RR
USE: AGRICULTURE
DB 15028 PG 2542

N/F
BRYANT, LARRY P BRYANT, JOY ANN GURTNER
PIN: 0648.11.7299
ZONED: RR
USE: SINGLE FAMILY / AGRICULTURE
DB 11368 PG 1170

N/F
TOWN OF HOLLY SPRINGS
PIN: 0648.23.9301
ZONED: RR
USE: VACANT
DB 17729 PG 515

N/F
BRYANT FAMILY PROPERTIES LLC
WINSTEAD, DIANE BRYANT
PIN: 0648.12.0270
ZONED: RR
USE: SINGLE FAMILY / AGRICULTURE
DB 15028 PG 2538

N/F
DEWAR, RENTON W DEWAR, MARTHA
PIN: 0648.30.8823
ZONED: RR
USE: OFFICE
DB 3701 PG 746

N/F
DAVIS, JAMES HENRY DAVIS, ANNIS H
PIN: 0648.30.9846
ZONED: RR
USE: SINGLE FAMILY
DB 4948 PG 643

N/F
EVANS, JOSEPHINE GAY EVANS, JOHN JR
PIN: 0647.29.9830
ZONED: RR
USE: SINGLE FAMILY / AGRICULTURE
DB 13707 PG 1115

N/F
GRAF, ERIC GRAF, CARMEN M
PIN: 0648.20.9691
ZONED: RR
USE: SINGLE FAMILY
DB 17411 PG 1123

N/F
DEWAR, RENTON W DEWAR, MARTHA
PIN: 0648.30.3507
ZONED: RR
USE: SINGLE FAMILY
DB 8838 PG 899

EXISTING VEGETATION TO SATISFY PERIMETER BUFFER REQUIREMENTS IF SUFFICIENT (CONTACT INSPECTOR)

5' TYPE A BUFFER
2 DECIDUOUS TREES/100'
&
5 SHRUBS/100'

DECIDUOUS TREE/60'
OF LOCAL STREET
(20' SETBACK)

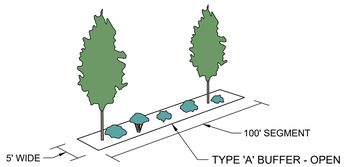
DECIDUOUS TREE/40'
OF LOCAL STREET
(<20' SETBACK)

CASS HOLT ROAD

HONEYCUTT ROAD

TREE SPECIES FOR CASS HOLT:
JAPANESE ZELKOVA &
FOREST PANSY REDBUD

TREE SPECIES FOR HONEYCUTT:
WILLOW OAK &
SOURWOOD



OPACITY: 0
DECIDUOUS TREE/FT*: 2/100'
PERCENT EVERGREEN: 0
SHRUBS/FT*: 5/100'
HEIGHT OF BUFFER: 0'
WIDTH OF BUFFER: 5'

*Deciduous trees and shrubs shall be provided for each 100-foot segment of the site perimeter, or proportionally for a fraction of 100 fee.

GRAPHIC SCALE
0 100 200 300
(IN FEET)
1 INCH = 100 FT

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Cass Holt Crossing

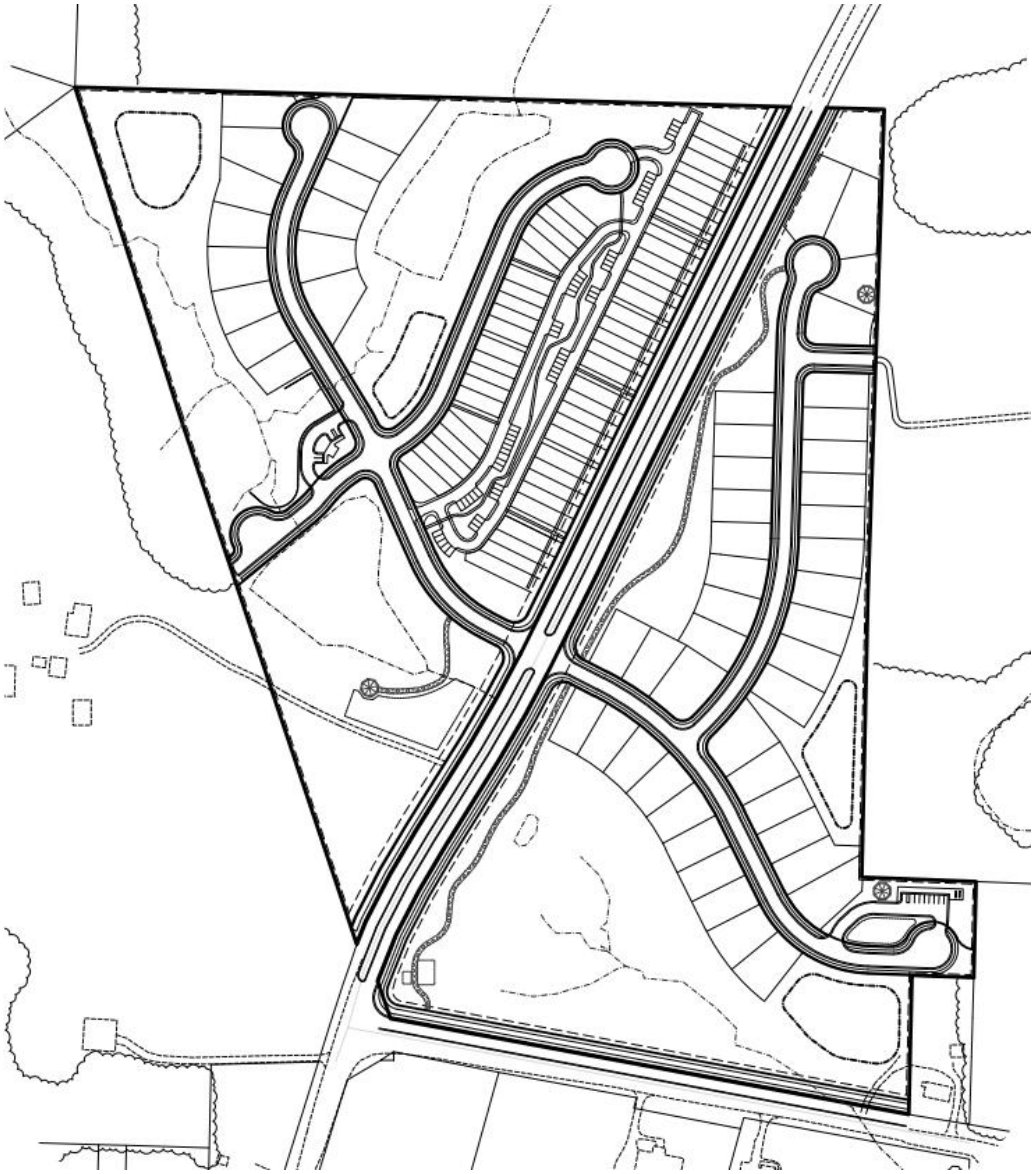
Landscape Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
9

Cass Holt Crossing



Purpose of Document

This document is intended to describe and justify the proposed Conditional Zoning District application of property to be developed as Cass Holt Crossing, and to present the Development and Design Manual for the proposed development.

Development and Design Manual

The Cass Holt Crossing Illustrative Development Plan is intended to serve as guidance for the design of the project and a basis for review of future development plans for conformity to this rezoning petition. As presented in this rezoning document, the ***Cass Holt Crossing Illustrative Development Plan*** along with the ***Illustrative Building Elevation Views*** and ***Proposed Conditions related to Architectural Treatment*** governing architectural treatment of the homes, constitute the **Development and Design Manual** for the proposed Cass Holt Crossing development.

Property Description

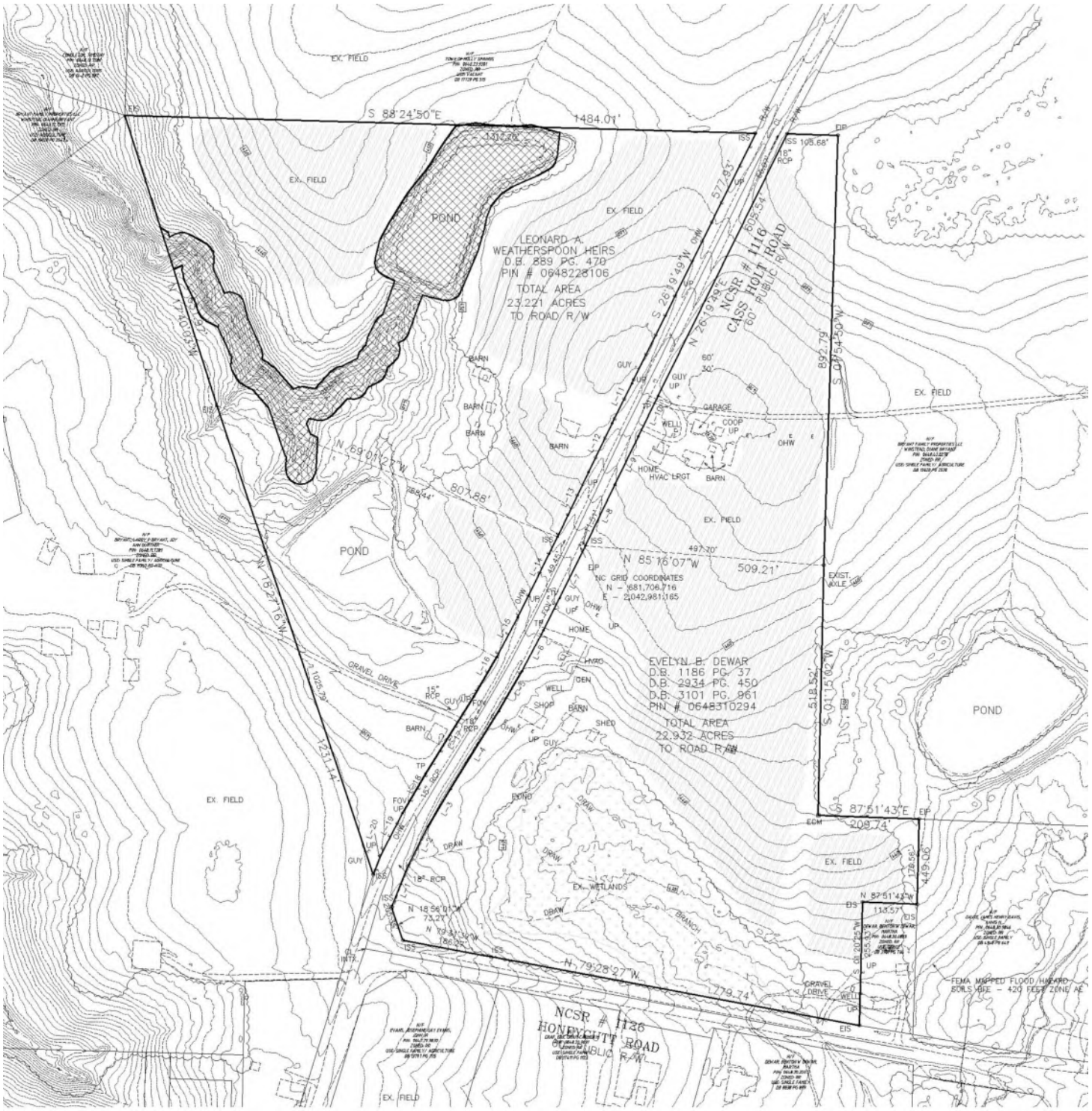
The property subject to this rezoning application is located just north of the intersection of Honeycutt Road and Cass Holt Road. The property abuts the north side of Honeycutt Road and both sides of Cass Holt Road. The property consists of two parcels identified by PIN #s 0648.22.8116 & 0648.31.0294 with a total area of 46.15 acres. Both parcels are currently zoned RR (Rural Residential) and are within the ETJ of the Town of Holly Springs. An exhibit "Existing Conditions" showing existing property conditions follows this page.

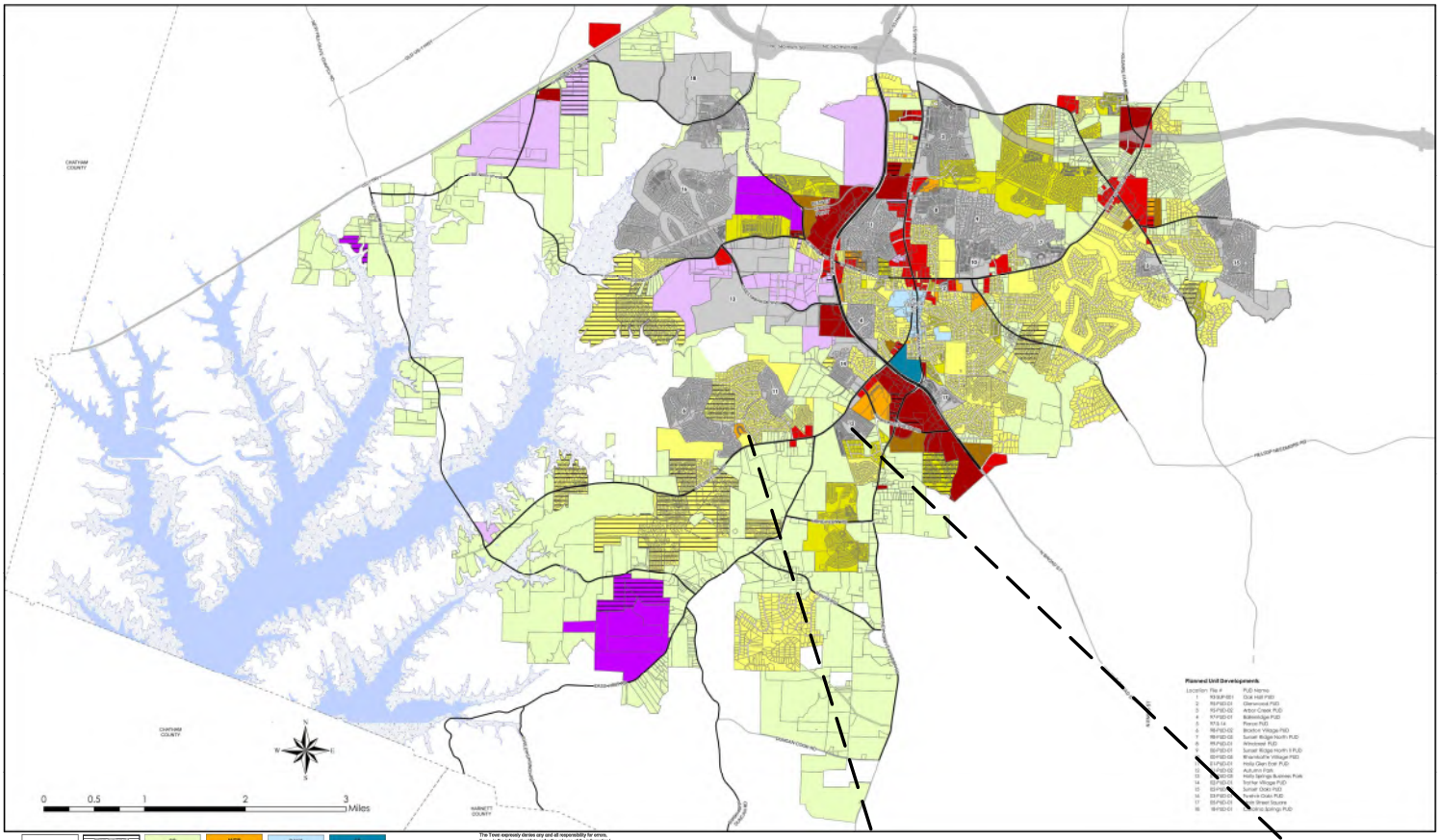
Topographically, the land west of Cass Holt Road slopes generally to the west and south to a buffered stream that bisects the property. The land on the east side of Cass Holt Road slopes generally to the east and south to a non-buffered stream located within an area of jurisdictional wetlands.

Hydrologically, the portion of the property west of Cass Holt Road is generally contributory to Cary Branch, and the portion of the property east of Cass Holt Road is generally contributory to Buckhorn Creek. Both streams are within the Cape Fear River Basin.

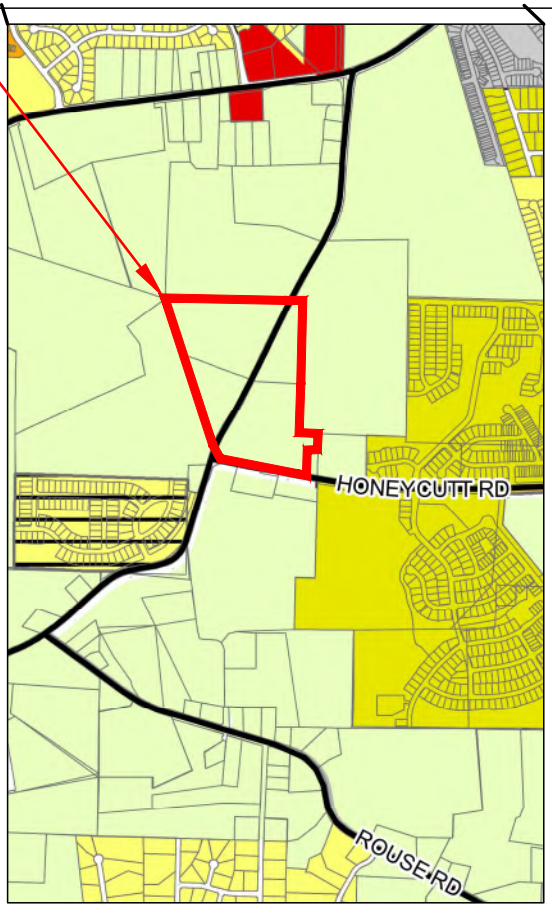
Most of the property is devoted to agricultural uses and exists as cultivated fields. Woodlands of mixed pines and hardwoods occupy portions of the property along the streambanks and within areas of wetlands.

Existing Conditions



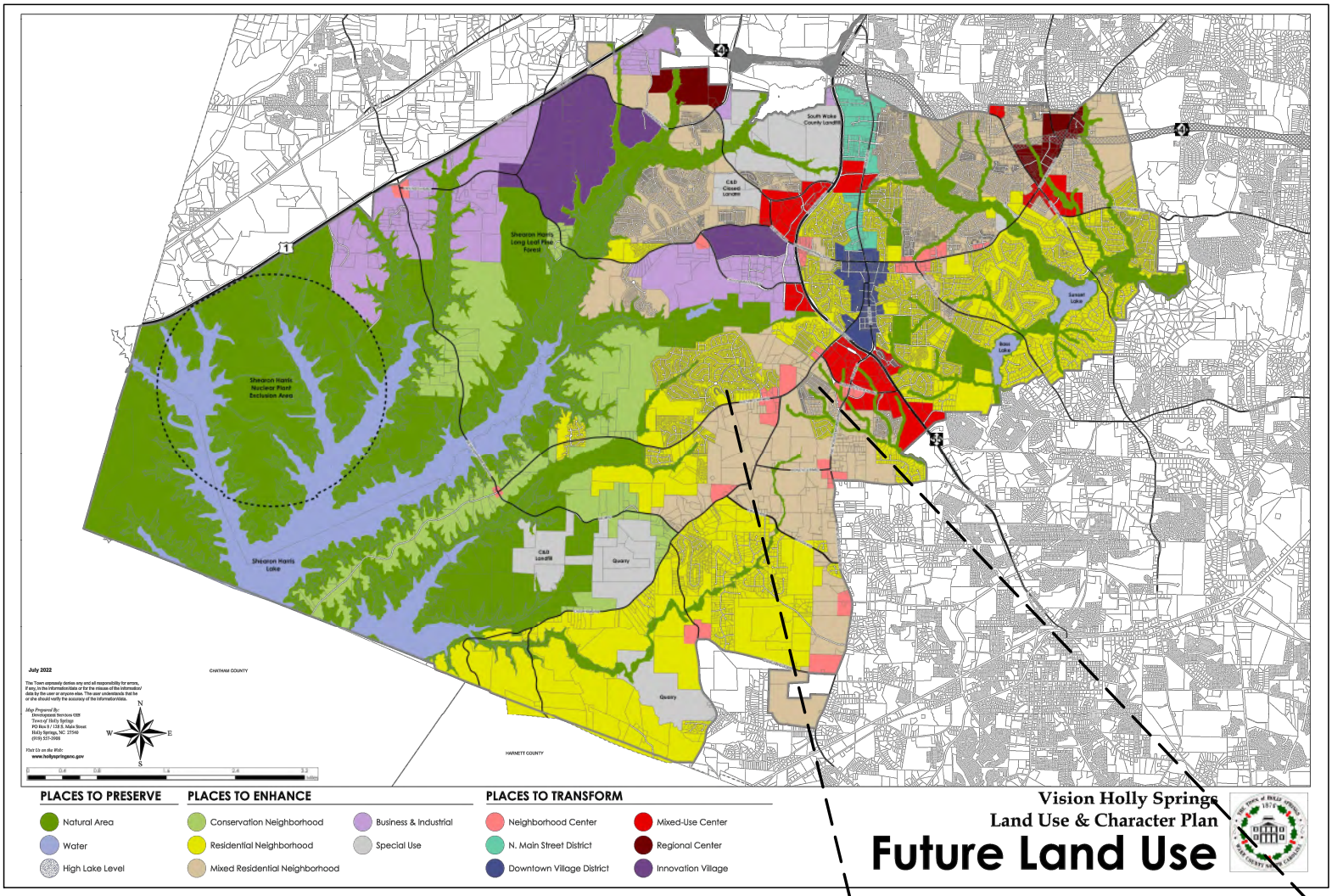


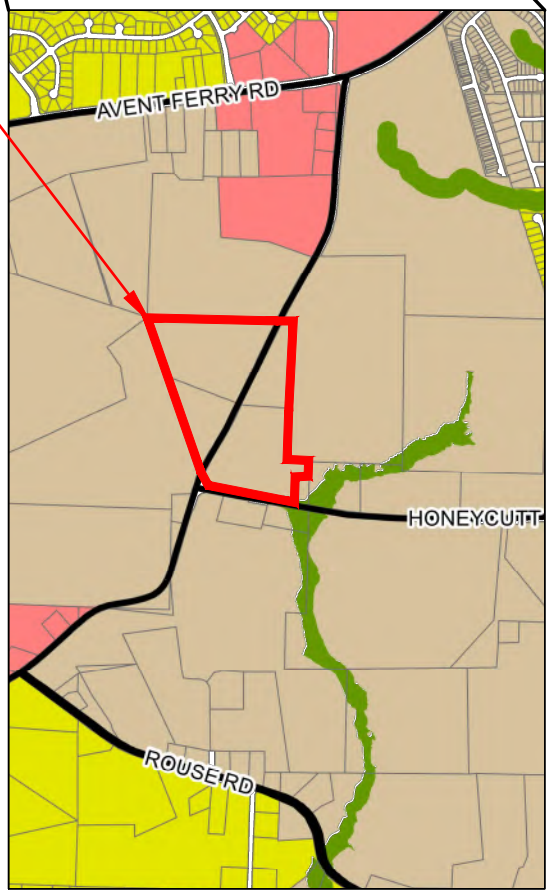
SITE



Existing Land Use & Current Zoning

The existing agricultural use of the property is consistent with its current RR zoning. Immediately abutting land uses are agricultural and single family residential. Valencia, a residential development along Cass Holt Road; and Honeycutt Farm, a residential development along Honeycutt Road in close proximity to the property have been rezoned to SR-CU and NR respectively and are in varying stages of development and build-out. Holly Springs High School is located on the east side of Cass Holt Road less than 1000 feet to the north of the property. On the west side of Cass Holt Road, the Town of Holly Springs owns property abutting the property of this rezoning to the north. This Town-owned parcel is designated for a significant municipal recreational park and major trailhead.





Future Land Use

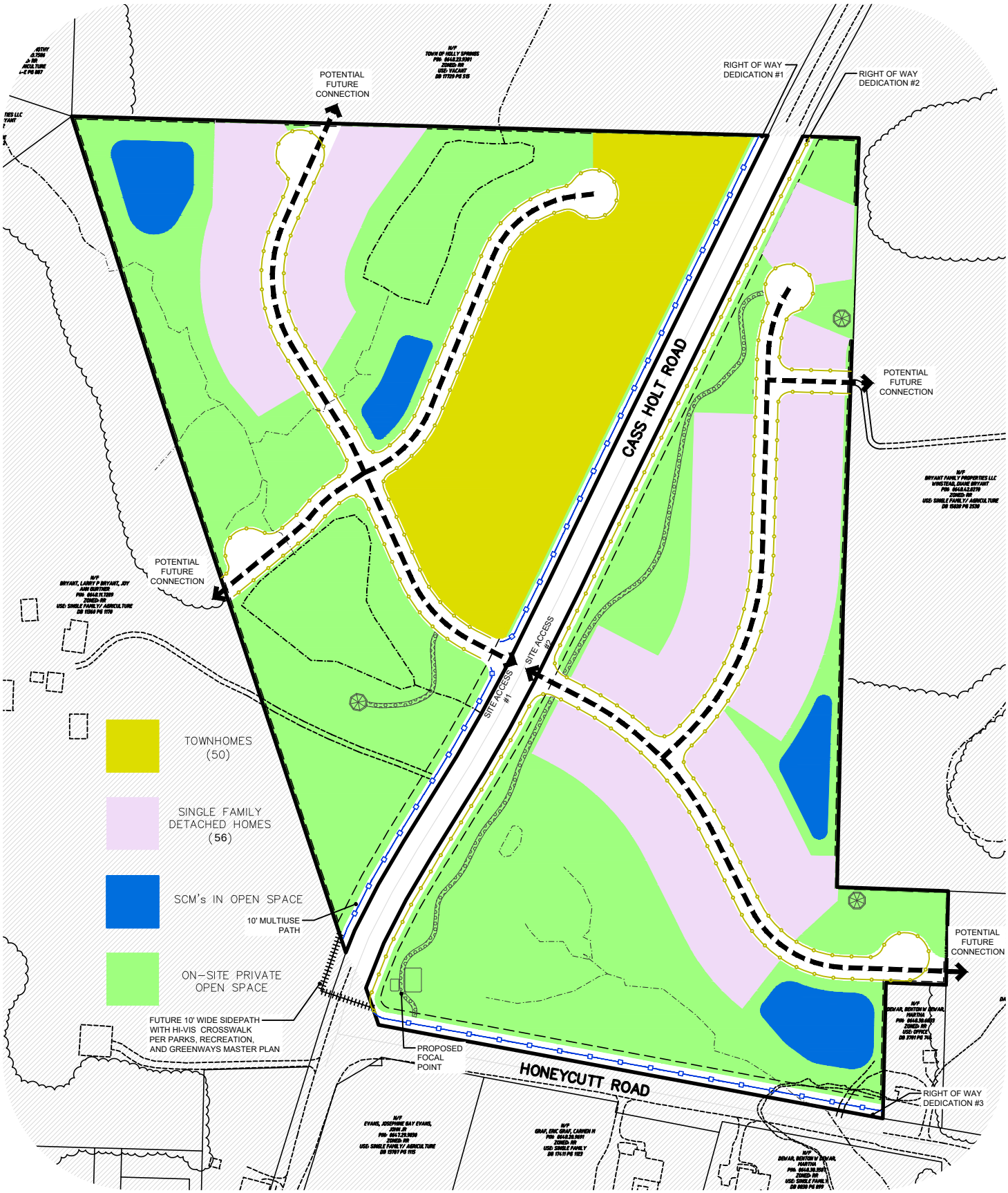
The Future Land Use Map of the Town of Holly Springs designates the properties of this rezoning application and the surrounding areas as Mixed Residential Neighborhood. The requested rezoning to Neighborhood Residential Conditional Zoning District is consistent with the goals of the Future Land Use Plan.

Rezoning Proposal/ Envisioned Development Concept

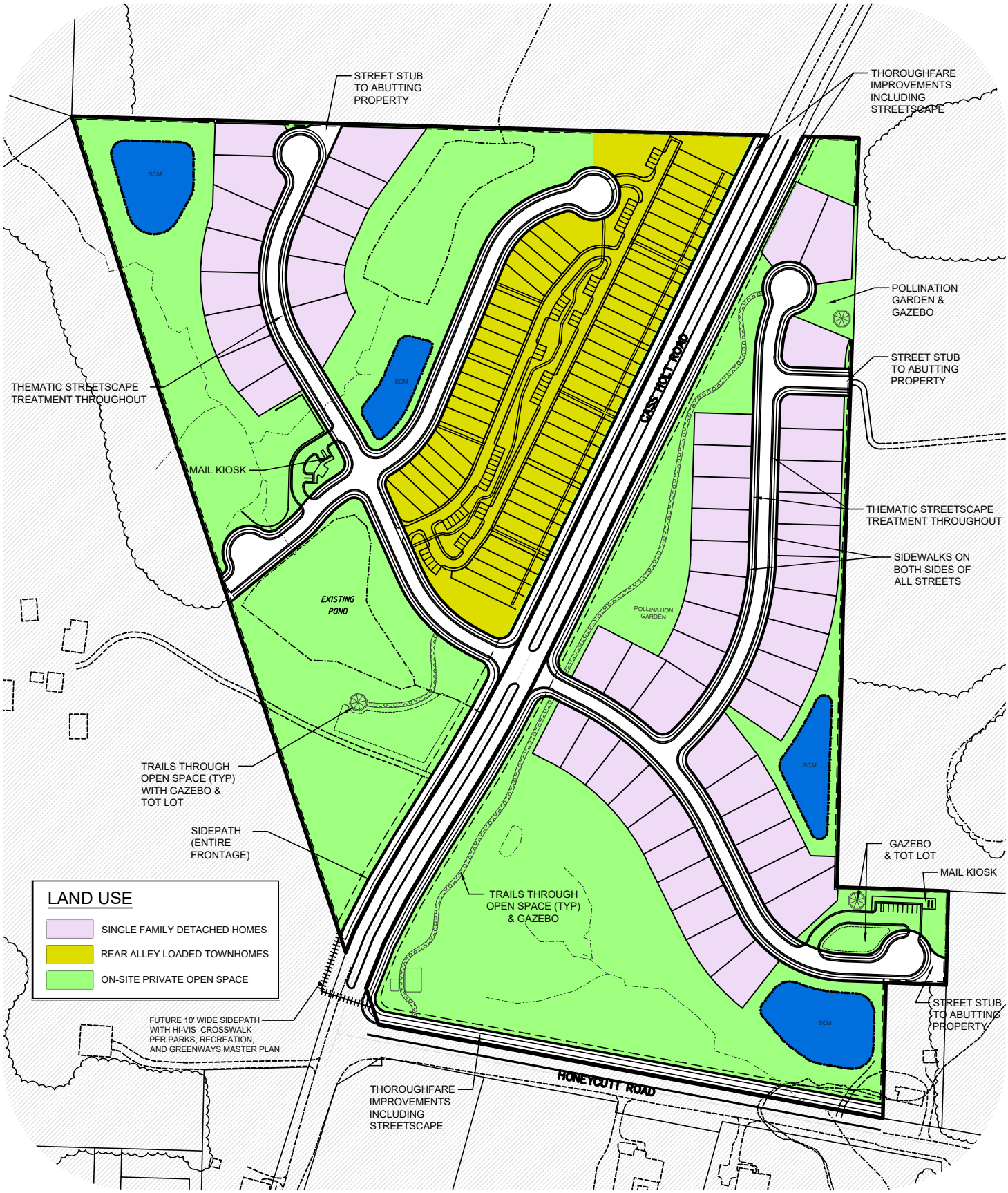
The envisioned development concept is a residential development consisting of a mix of conventional single family detached residences and attached townhomes served by rear alleys. The land use elements that comprise the area of proposed rezoning are delineated on the attached exhibit "Cass Holt Crossing Master Plan". As noted on that exhibit, a maximum total of 106 residences are envisioned with the mix being 50 townhomes and 56 single family detached homes

Accompanying this rezoning application is also an exhibit "Cass Holt Crossing Illustrative Plan" depicting the envisioned configuration of streets, lots, and project features. Integral to the plan is the system of open space, walks, trails, and open space enhancements that will ensure an emphasis on pedestrian access and circulation. In conjunction with the walks proposed along both sides of all streets within the development, thematic streetscape design throughout the project will provide continuity and a perception of project identity.

Cass Holt Crossing Master Plan



Cass Holt Crossing
Illustrative Development Plan



Design Flexibility

The Conditional Zoning District process of the Town provides the opportunity for Development Standards Flexibility and Allowances. These provisions afford flexibility to and/or deviations from the development standards of the base districts and other UDO provisions to achieve more quality, innovative, and sustainable neighborhoods that are otherwise restricted by the specific application of UDO requirements.

In accordance with the conditions of the Cass Holt Crossing Conditional District, the proposed project will meet the standards of UDO Section 2 except as modified below:

-The minimum lot frontage for a driveway will be 50 linear feet, with the stipulation that the frontages of no more than 25% of the detached home lots within the project shall be less than 60 linear feet.

Proposed Conditions related to Architectural Treatment

As part of this rezoning petition, the owner proposes the following conditions to be incorporated into the design and development of the residences of Cass Holt Crossing:

1. Materials
    a. Siding shall be of brick, stone, HardiPlank, or other material of comparable durability, quality and appearance—vinyl siding is not allowed
    b. Roofs shall be of architectural dimensional 30-year shingles
2. Colors-The palette of colors from which exterior building façade materials may be chosen shall be limited to earthtones, gray, white, and green. Hi intensity colors are prohibited.
3. Foundation/FFE Treatment-Slab-on-grade detached homes shall include visibly exposed foundations of at least 18 inches in height along the front façade of all units. Exposed foundations shall be faced with brick or stone.
4. Square Footage-Single family homes shall have a minimum heated floor area of 2200 s.f. Townhomes shall have a minimum heated floor area of 1600 s.f.
5. Garage Doors-All garage doors shall include window panels or other elements to provide visual surface relief.
6. Spatial relationship of different floor plan models-No two single family homes of the same floorplan/façade or color scheme shall be located within two lots of each other—whether on the same or opposite side of the street. These provisions shall be incorporated into the HOA Association Covenants.
7. Townhome Architectural Treatment—Townhomes shall incorporate a mixture of materials on the elevations, such as brick and siding or stone and siding. Such mixture of materials shall be applicable to the front façades and all exterior townhome walls that face a public street. Additionally, the street-facing façade of each townhome unit will include either a shift in roofline or a gable, a dormer or other similar special feature to add visual interest to the roof.
8. Accessory Dwelling Units—No restrictions or prohibitions shall be imposed upon accessory dwelling units within the project by plats, deeds, or covenants.

9. EV Outlets—Wiring and outlets to accommodate EV charging station installation shall be included in each garage within the development.

These conditions will be incorporated into a detailed Development and Design Manual to be submitted to the Town for review concurrently with development plans for the project. The design manual would govern the design of homes in Cass Holt Crossing and would also serve as the basis for review of proposed building plans by the project's Architectural Review Committee.

Illustrative Building Elevation Views

Appended to this document are façade renderings depicting the envisioned appearance and architectural elements of the residences that will be constructed within Cass Holt Crossing. Although these renderings are illustrative and subject to change and refinement, achievement of the architectural appearance generally depicted by the renderings is offered as a performance condition of this proposed rezoning.

























STATE OF NORTH CAROLINA
COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT

BY AND BETWEEN

MILESTONE DEVELOPMENTS, LLC
&
THE TOWN OF HOLLY SPRINGS

THIS AGREEMENT ("Agreement"), made and entered into this ____ day of _____, 2023, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **MILESTONE DEVELOPMENTS, LLC** a North Carolina limited liability company, its successors and/or assigns, hereafter referred to as the "Developer."

WITNESSETH:

WHEREAS, the Developer is developing two tracts with the following PIN Numbers: 0648310294 and 0648228106. The development is known as "Cass Holt Crossing". These two tracts are approximately 22.96 and 23 acres respectively, for a total approximate 45.96 acres; and,

WHEREAS, Larry P. Bryant and Joy Ann Gurtner Bryant are fee simple owners by tenancy in common of an approximate 45.99-acre tract with the following PIN: 0648117289 (the "Bryant Tract") that is adjacent to Cass Holt Crossing and not part of that development; and,

WHEREAS, the Developer seeks to bridge an approximate 110-foot gap in a 10-foot-wide side path in order to extend the side path from the western portion of Cass Holt Crossing across Cass Holt Road at a safe crossing point to the eastern portion of Developer's development (the "Project" or "Side Path Extension. A diagram of the Side Path Extension for Cass Holt Crossing is attached hereto and incorporated herein as Exhibit A; and,

WHEREAS, the completion of an unbroken side path for Cass Holt Crossing requires that the Side Path Extension cross the Bryant Tract for approximately 110 feet; and

WHEREAS, the Developer desires careful integrations between public and private capital facilities planning, financing, and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remains stable throughout the extended period of development; and,

WHEREAS, it is beneficial to the Town and Developer to construct and coordinate the completion of the Side Path Extension to serve Cass Holt Crossing and the future needs of the Town; and

WHEREAS, the Town is authorized to enter into this contract pursuant to N.C.G.S. § 160D-1001(b) and 160D-1003, and may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so;

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit, said fees being listed in the Town's annual budget and the Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) notwithstanding any reimbursements discussed below or any fees reduced or waived via an economic development agreement between the Town and the Developer, hereby agrees to timely pay all normal and customary fees to the extent applicable to the Developer in connection with its development of the Site at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, the Town considers the completion of Cass Holt Crossing to be favorable to the Town. Further, the Developer has agreed to design, secure bids, award the contract, initially pay for and oversee the construction of Cass Holt Crossing subject to the terms below; and,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, which are incorporated by reference as if set forth below, the Town and the Developer agree as follows:

ARTICLE I

1. **General**: All terms of this Agreement shall become enforceable upon the later of: (i) the signing of this Agreement by the Developer and ratification of this Agreement by the Town Council; (ii) the annexation of the Property into the Town, if not already annexed; and (iii) the approval of the Master Plan by the Town Council, if not yet approved. For the portions of the Property not currently within the corporate limits of the Town (if applicable), Town Council shall in its sole legislative discretion make the determination after holding a public hearing on the matter as to whether the ETJ Property shall be annexed into the corporate limits of the Town.

2. **Definitions**:

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

incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. **Construction Drawings**: The civil engineering drawings for the Project as submitted to and approved by the Town and other applicable authorities as required for the issuance of construction permits for the Project.

c. **Infrastructure Project(s):** Any project or Public Improvement, described herein that will become an asset of the Town or NCDOT, regardless of who constructs it.

d. **Parkland Dedication Fees-In-Lieu** – The Town's standard fee required for subdivision of land pursuant to N.G.G.S § 160D-804(d) and the Town's Unified Development Ordinance (UDO).

e. **Project**: The Town's and Developer's plan to develop the Property in the manner described in the Master Plan, and as approved by the Town Council through its normal development process.

f. **Public Improvements:** The construction, according to the specifications and conditions of the Town, of a Side Path Extension for Cass Holt Crossing that would connect pre-existing side paths, as described in the Master Plan or other construction documents approved by the Town.

g. **Project Permits**: The building permits for the construction of the Project pursuant to the approved Construction Drawings.

h. **Side Path**: A paved public trail, with a standard width of ten (10) feet, typically located within a street right-of-way.

ARTICLE II
DESCRIPTION OF AGREEMENT

1. TERM: The duration of this Agreement is for five (5) years from execution of this Agreement. The parties are not precluded from entering into subsequent agreements that may extend the original term. Any obligations of the Town to reimburse the Developer extending beyond expiration of the Term shall be in full force and effect. Failure of the Developer to commence the Project within the Term shall terminate all obligations herein, however failure to complete the Project within the term shall not relieve the Developer or Town of its obligations. After ten (10) years of the execution of this Agreement, any obligation of the Town to reimburse the Developer shall cease.

2. REZONING: The Parties hereby agree that the current zoning of the Property surrounding infrastructure is inadequate to support the Master Plan and the Project. Certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Property, its future uses, and the residents of the surrounding area that may be affected by the Project. While the Project is consistent with the Town's long-range planning documents, the current infrastructure does not exist and therefore the Town would not ordinarily grant zoning

approval, Project Permits, such approvals as the Master Plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are in place to accommodate the residents of the Project. The Town and Developer wishes to accelerate the Town's approval through its covenants herein and provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Property.

3. Public Improvements:

(a) CONSTRUCTION: The Developer shall design the Side Path Extension for Cass Holt Crossing, subject to approval by the Town, concurrently with the infrastructure design for the first phase of the Cass Holt Crossing. After approval by the Town of the scope of work to be bid, Developer will secure work bids for the ten (10) foot wide side path and associated pedestrian crossing and any peripheral items, including but not limited to a pedestrian signal and signage. Upon approval by the Town, Developer will award the contract and will cause the Side Path Extension for Cass Holt Crossing to be constructed. The Developer will seek pre-approval of actual and projected costs for the Project from the Town prior to incurring actual costs. The Developer will pay for the actual costs to construct the Side Path Extension for Cass Holt Crossing.

(b) EASEMENTS: The Developer shall acquire the necessary rights of way and/or easements for the construction of the Side Path Extension for Cass Holt Crossing. If the Developer is unable to acquire necessary rights of way, the Town shall institute condemnation proceedings to acquire the rights of way and/or easements for the Side Path Extension and shall acquire and furnish all necessary easements. Acquisition and funding for all necessary easements shall be completed in accordance with the terms of this Agreement.

(c) FEES-IN-LIEU: The Town shall grant the Developer a dollar-for-dollar waiver of Parkland Dedication fees-in-lieu owed by the Developer up to the total actual costs expended by the Developer to construct the Side Path Extension for Cass Holt Crossing. The remainder of fees owed shall be paid in accordance with the timing provided in the Town's UDO and adopted annual budget ordinance.

ARTICLE III
DEVELOPER'S DUTIES

Subject to the satisfaction of each of the Conditions Precedent:

1. The Developer shall construct the Project in accordance with the Construction Drawings approved by the Town, requirements of the Town, and according to engineering best practices.

2. The Developer shall construct the Infrastructure Project(s) in a workmanlike manner according to the design specifications and criteria of the Town and

NCDOT which are existing at the time of this Agreement. Notwithstanding the results of any current or subsequent TIA Requirements, the Developer shall be able to adjust such work as described in this Article.

3. The Developer shall pay any other required development fees-in-lieu and fees pursuant to the Town Budget Ordinance at such time as they would ordinarily become due that are in excess of the actual construction costs for the Project previously spent by the Developer.

ARTICLE V
OTHER

Subject to the satisfaction of each of the Conditions Precedent:

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

2. The Town agrees that it shall act consistent with its rules, regulations, and common practices on any application for permits associated with the development of the Project or the construction of any Infrastructure Project.

3. In the course of installing the Project or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under permission to encroach onto a Town easement and rights of way and shall hold the Town harmless. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents (collectively, "Indemnified Parties") free and harmless from and against any and all direct and actual losses, penalties, damages, settlements, costs, charges, liens, professional fees, or other expenses or liabilities caused by Developer or its contractors or agents entry onto and performance of work on the easements and rights of way of the Town in connection with the development of the Project and not resulting from the gross negligence or intentional misconduct of any of the Indemnified Parties ("Indemnified Matters"). The Developer further agrees to investigate, handle, provide defense for and respond to, any claims pertaining to Indemnified Matters at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

4. The Developer shall acquire the necessary rights of way for the construction of the Side Path Extension for Cass Holt Crossing. If the Developer is unable to acquire necessary rights of way for market value for the construction of the Side Path Extension for Cass Holt Crossing, the Town shall institute condemnation proceedings to acquire the rights of way and/or easements for the Side Path Extension (the "Easements"). In the event

the Town institutes condemnation proceedings to acquire Easements for the Side Path Extension, the Town shall retain all legal authority with respect to settlement, negotiations, trial strategy, and opinions as to value. Following completion of the condemnation proceedings for the Easements, the Developer shall deposit with the Town the Developer's Share (100%) of the costs to acquire the Easements, including any fees such as appraisal fees, expert witness fees, and court fees. For any Developer expense relating to condemnation proceedings herein for off-site Side Path easement acquisition, the Developer shall be allowed a fee-in-lieu credit as described in Art II (3)(c), above.

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

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

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

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

FOR THE TOWN:	**FOR THE DEVELOPER:**
Randy J. Harrington Town Manager PO Box 8 Holly Springs, NC 27540 Reference: CASS HOLT CROSSING SIDE PATH EXTENSION	_____ _____ _____ _____

9. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The parties consent to the jurisdiction of Wake County.

10. This Agreement is not assignable by the Developer to an unaffiliated third-party without the prior written consent of the Town, which consent may be evidenced by written communication from the Town Manager. However, Developer may assign its rights and obligations under this Agreement to an entity in which Developer or any of its direct or indirect owners has an interest without the necessity of further consent.

11. The section and subsection headings in this Agreement have been included for convenience only and are not part of the Agreement and shall not be taken as an interpretation of any provision of this Agreement.

12. A ruling by any court that one or more of the provisions contained in this Agreement is invalid, illegal, or unenforceable in any respect shall not affect any other provision of this Agreement so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to any party. Thereafter, this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had been amended to the extent necessary to be enforceable within the jurisdiction of the court making the ruling and to preserve the transactions contemplated by this Agreement to the greatest extent possible.

13. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and there are no representations, warranties, covenants or obligations except as set forth in this Agreement. This Agreement supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions relating to the subject matter hereof, written or oral, of the parties.

14. It is anticipated that, upon completion of the Project, following any necessary holding periods, the improvements constructed pursuant to this Agreement shall be dedicated to the Town (or such other applicable government entity), and upon dedication, conveyance or assignment of such easements/improvements to the proper governmental entity, the obligations of the Developer with respect thereto shall terminate, and such applicable governmental entity shall have the continuing and ongoing obligation to maintain and repair the same.

15. This Agreement does not guarantee any specific approvals of any proposed development plan, provided, however, that all approvals granted prior to the date of this Agreement shall continue to be valid and in full force and effect.

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

EXHIBIT A: Site Plan of Project

[Signatures Appear on Following Page]

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

THE TOWN

(*Town Seal*)

TOWN OF HOLLY SPRINGS

BY:
Randy J. Harrington, Town Manager

ATTEST:

_____
[ ] Linda McKinney, Town Clerk
[ ] Kathryn White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

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

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

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

WITNESS my hand and official stamp (or seal), this the ____day of _____, 2023.

_____
Notary Public

My Commission Expires:_ _ _ _

Date: _____

_____
_____, Notary Public

[Affix Notary Stamp or Seal]

My Commission Expires: _____

THE DEVELOPER

MILESTONE DEVELOPMENTS, LLC, North Carolina limited liability company

By: _____
Name: Colen Davidson
Title: President and Founder

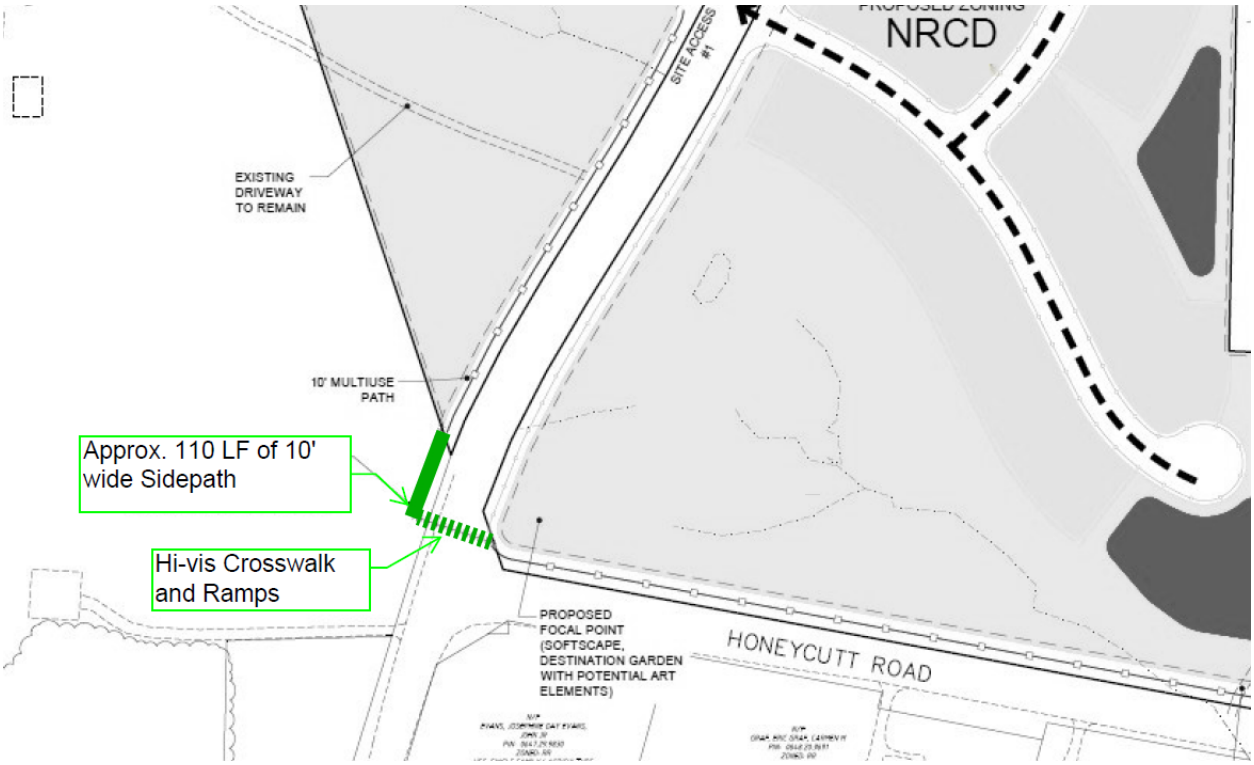
STATE OF _____
_____COUNTY

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

EXHIBIT A


NRCD
SITE ACCESS #1
EXISTING DRIVEWAY TO REMAIN
10' MULTIUSE PATH
Approx. 110 LF of 10' wide Sidepath
Hi-vis Crosswalk and Ramps
PROPOSED FOCAL POINT (SOFTSCAPE, DESTINATION GARDEN WITH POTENTIAL ART ELEMENTS)
HONEYCUTT ROAD

Ordinance No. RZ23-06
Date Submitted: July 18, 2023
Date Adopted: November 21, 2023

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

WHEREAS, the Town of Holly Springs Town Council adopted Vision Holly Springs: Town of Holly Springs Comprehensive Plan in November 2007; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated Vision Holly Springs: Town of Holly Springs Comprehensive Plan by adopting Section 1: Land Use & Character Plan in 2019; Section 2: Comprehensive Transportation Plan in 2022, and Section 3: Parks, Recreation and Greenways Master Plan in 2021; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 46.15 acres of Wake County PINs 0648310294 and 0648228106 from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District; and

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

WHEREAS, the requested zoning district proposes land uses that are consistent with the adopted Vision Holly Springs: Town of Holly Springs Comprehensive Plan, and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on June 27, 2023 and recommended approval by a vote of 7-0; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on July 18, 2023 to consider the proposed changes to the Official zoning map; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map is consistent with Vision Holly Springs: Town of Holly Springs Comprehensive Plan since the proposed Zoning Map Amendment from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District is consistent with the Future Land Use Plan Map designation of this property as Mixed Residential Neighborhood District and the proposed Neighborhood Residential Conditional Zoning District (CD) would create a mix of residential housing types within a walkable community with connected active and passive open spaces, and

WHEREAS, the Town of Holly Springs Town Council finds the proposed amendment to the Official Zoning Map is reasonable and in the public interest as it will help increase home and

neighborhood choices in Holly Springs; and

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

Part 1: **Amend Unified Development Ordinance Section 1.7 Official Zoning Map** with the following rezoning request: #22-REZ-15 to change the zoning of PINs# 0648310294 and 0648228106 from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.

Part 2: **REPEAL OF CONFLICTING ORDINANCES**
All ordinances or parts of the Town Code of Ordinances of the Town of Holly Springs conflicting or inconsistent with the provisions of this Rezoning Ordinance are hereby repealed.

Part 3: **SEVERABILITY**
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 4: **INCLUSION IN CODE**
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Town Code of Ordinances of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.

Part 5: **EFFECTIVE DATE**
The provisions of this ordinance shall become effective September 19, 2023 in accordance with the laws of the State of North Carolina.

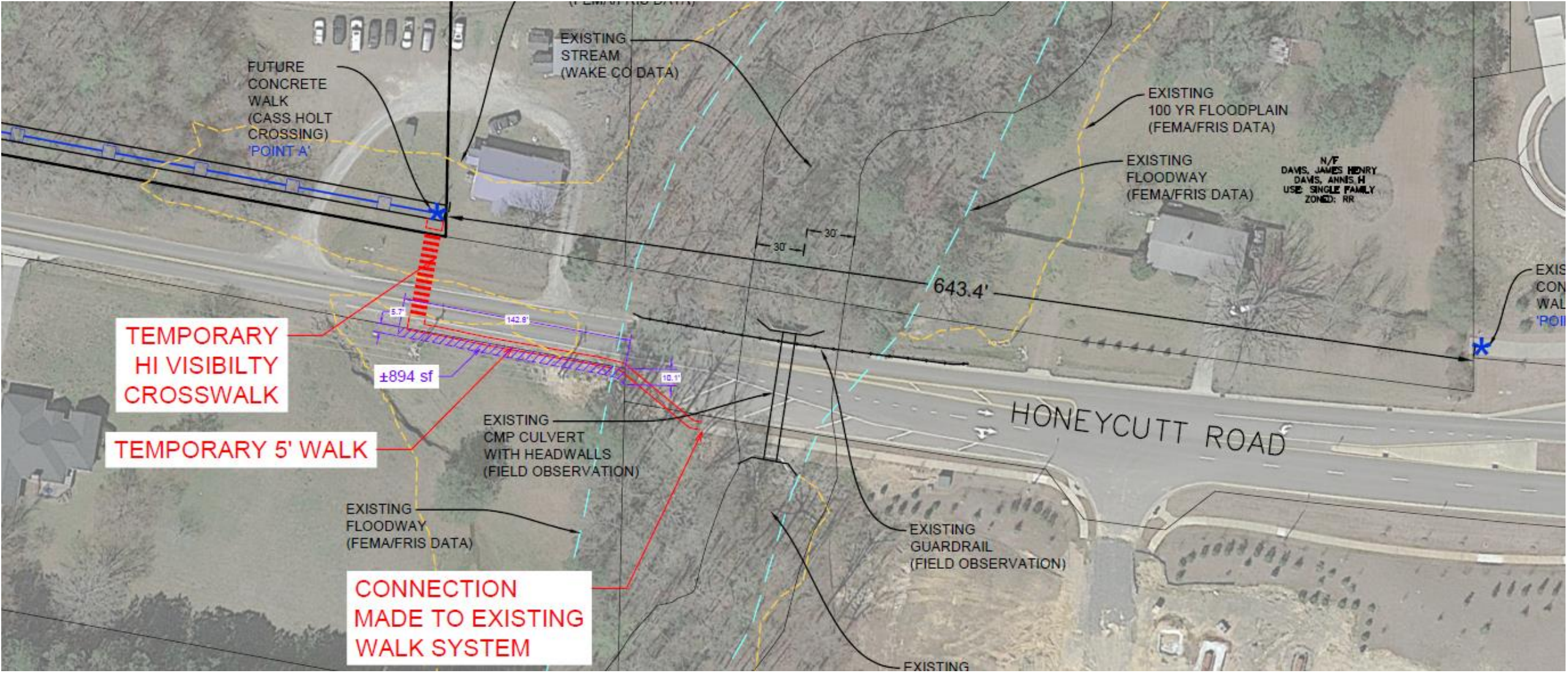
Adopted this, the 21st day of November 2023.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

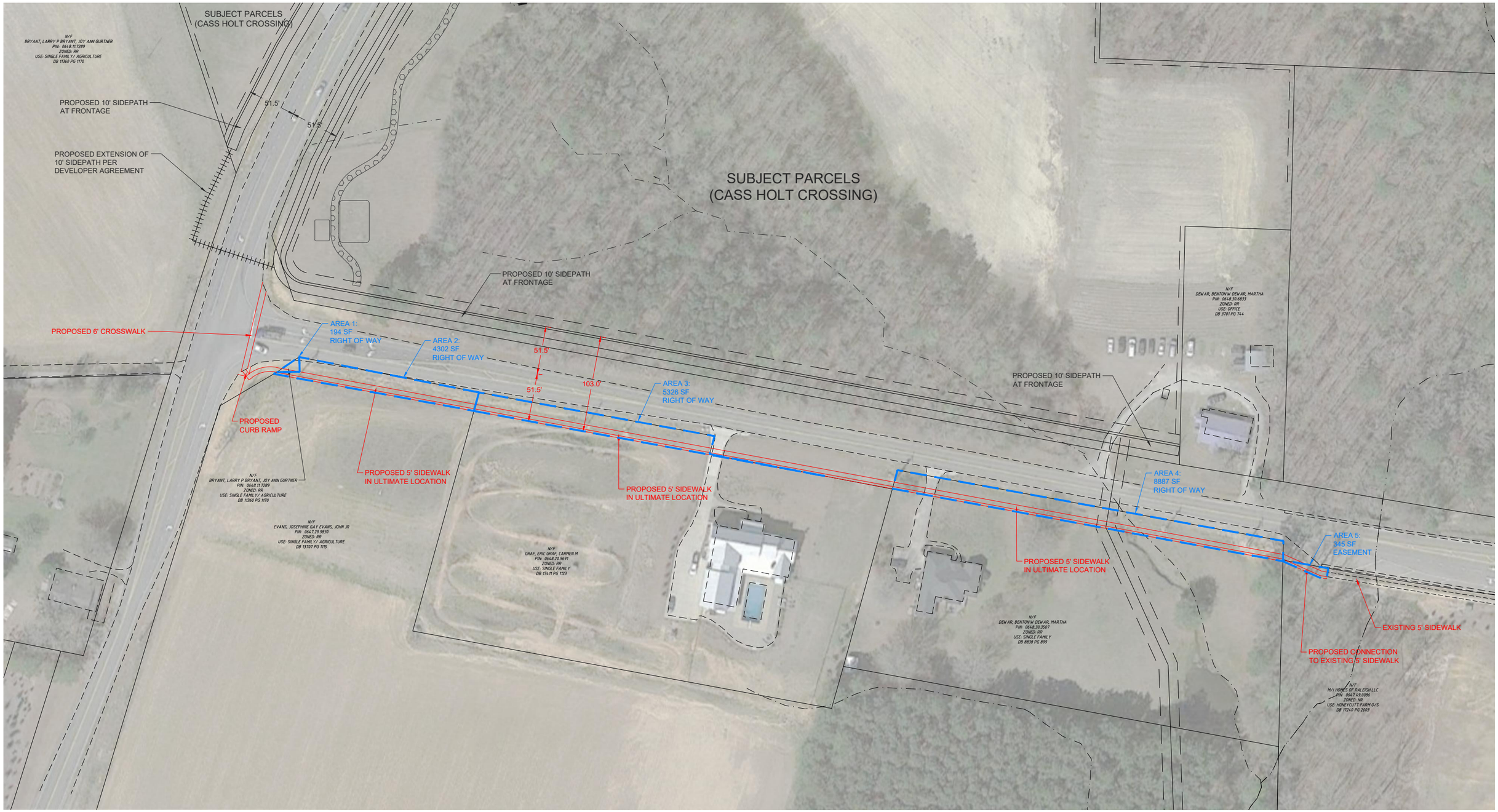


A Temporary Solution

Sidewalk Added to Connect to Existing Sidewalk, High Visibility Pavement Markings and Signage

Cass Holt Crossing - Ultimate Sidewalk Location Along Southern Side of Honeycutt Road

GRAPHIC SCALE
0' 100'
(IN FEET)
1 INCH = 100 FT



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 24.

Public Hearings
Title: Yield North (Goodwin) PODs A & C Development Plan 23-DP-02 - Quasi-Judicial Public Hearing
Strategic Priority Area: Economic Prosperity & Diversity
Responsible & Balanced Growth
Staff Resource: Brett Gosney, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct Qusi-Judicial Public Hearing.
- Make and accept the Findings of Fact for consideration of and to Approve / Deny / Defer Development Plan for Yield North (Goodwin) PODs A & C with the conditions stated in the attachment.

Explanation:

- A Development Plan has been submitted for two PODs within the Yield North (Goodwin) Subdivision.
- The project is located on 83.47 acres at 7511 Woods Creek Rd.
- The proposed plan includes two separate buildings in PODs A & C.
- A 99,194 sq ft building is proposed for POD A and a 60,599 sq ft building is proposed for POD C.

Planning Board Recommendation:
The Planning Board discussed the following issues and concerns on 10/24/2023:

- none

The Planning Board recommended approval 7-0 [2 absent]

Background:

- The parcel was zoned BRT-CU Business & Research Technology - Conditional Use on June 7, 2022.
- 22-MAS-03 Yield North (Goodwin) Master Plan/Major Subdivision Plan was approved on January 17, 2023.
- A new Unified Development Ordinance (UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002) due to state statues. The 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, Development Plan

Funding Source(s):

N/A

Attachment(s):

1. 23DP02_YieldNorth(Goodwin)_PB_10242023
2. 23DP02_YieldNorth(Goodwin)_Application
3. 23DP02_YieldNorth(Goodwin)_DP
4. 23DP02_YieldNorth(Goodwin)_Motion&Conditions

Town *of* Holly Springs
Staff Report to the Planning Board

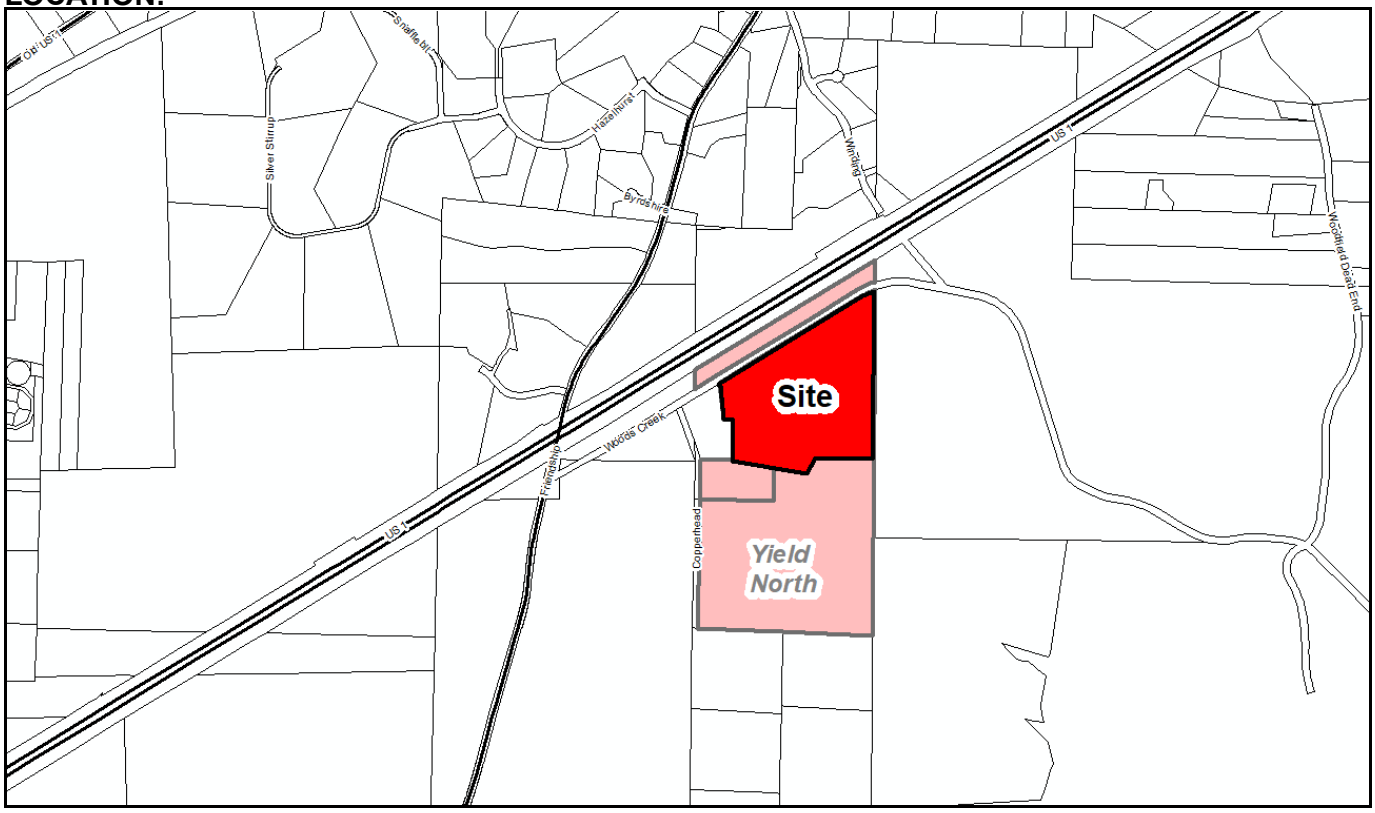
REQUEST FOR DEVELOPMENT PLAN
Goodwin Yield North Pods A & C
23-DP-02

APPLICANT(S):
Chase Kerley
Crescent Communities
601 S Tryon St, Ste 800
Charlotte, NC 28202

DEVELOPER(S):
Brandon McLamb
Timmons Group
5410 Trinity Rd, Ste 102
Raleigh, NC 27607

OWNER(S):
CC Yield North, LLC
601 S Tryon St, Ste 800
Charlotte, NC 28202

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: October 24, 2023
Town Council: November 21, 2023

STAFF CONTACTS: Brett Gosney, Planner I
Catherine Jacobs, Development Engineering Manager

ATTACHMENTS:
Application; Development Plan

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
CC Yield North, LLC	0730124768	BRT-CU	67.93 acres
CC Yield North, LLC	0730145033	BRT-CU	6.01 acres
CC Yield North, LLC	0730131203	BRT-CU	7.13 acres
		TOTAL	**81.07 Acres**

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	BRT-CU Business Research & Technology – Conditional Use	Vacant
North (Apex Jurisdiction)	RR Rural Residential	Residential – Single Family Home
South	RR Rural Residential	Vacant
East	RR Rural Residential	Elementary School
West	RR Rural Residential	Residential – Single Family Home

PROPERTY HISTORY

Rezoning History
Rezoning Number: 21-REZ-04
Original Zoning: RR Rural Residential
Proposed Zoning: BRT-CU Business & Research Technology - Conditional Use
Approved by Town Council on: June 7, 2022

Development History
Description: Major Subdivision Plan
Project Numbers: 22-MAS-03
Approved on: January 17, 2023

DEVELOPMENT AGREEMENT SUMMARY

No revisions to the previously approved Development Agreement have been proposed with this Development Plan.

PROJECT SUMMARY

A Development Plan has been submitted for the Yield North (Goodwin) in the BRT-CU Business Research & Technology Conditional Use District located on 83.47 acres at 7511 Woods Creek Rd. The proposed plan includes two separate buildings in PODs A & C.

STAFF ANALYSIS

Vision Holly Springs Comprehensive Plan

Section 1: Land Use & Character Plan

Growth Strategy Map:
The property is designated as Places to Transform. These places 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:
The Future Land Use Plan has this property designated as Innovation Village. An Innovation Village abandons the idea of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices — including live-work units in the employment center. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees.

Key characteristics include:

- Grid street patterns with high connectivity
- Sidewalks and bike facilities provide links to adjacent residential areas and a variety of commuting options.
- Connected public open spaces throughout a walkable, activated environment
- Sensitivity to existing natural resources, large tree stands and drainage ways
- Building types vary and may include residential townhomes, live/work units and apartments or condominiums, in addition to mixed use commercial, retail, and office uses. Buildings should incorporate innovative design techniques and materials.

Important Themes for Transforming Holly Springs:
Seven important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request in determining consistency with the Future Land Use designation of Innovation Village:

- Establish Mixed-Use Activity Centers Throughout Holly Springs – creating new activity centers in Town through mixed-use, walkable development.
- Transitions – limiting intense or obtrusive operations of industrial development in proximity to adjacent neighborhoods.
- More Transportation-Land Use Coordination in the Community – improve overall efficiency of the transportation system and promote livability

Specific Recommendations:
Several Recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- Create an Interconnected Network of Green Space
- Build a Green Infrastructure Framework
- Promote Compact Mixed-Use Development in Appropriate Character Areas
- Improve Multi-Modal Connectivity throughout the Town.
- Increase Walkability
- Build a Community Attractive to Today's Businesses and their employees
- Capitalize on Strategic Partnerships
- Build 'Smart Streets' in proposed Innovation Villages on the Future Land Use Map

Development Standards (UDO and Master Plan)

Setbacks:
- Required:
  - Building A:
    - North: 30’
    - East: 30’
    - South:10’
    - West: 30’
  - Building C:
    - North: 30’
    - East: 30’
    - South: 10’
    - West: 30’
- Proposed setbacks satisfy the minimum requirements.

Building Height:
- Minimum: 25’
- Maximum:100’
- Proposed:
  - Building A: 40’
  - Building C:40’

Gross Floor Area:
- Maximum: No Maximum Floor Area
- Proposed:
  - Building A: 99,194 sf
  - Building C: 60,599 sf

Parking & Loading:
- Required Off-Street Parking:
  - Office Use:
    - Minimum: 2 Spaces / 1,000 sq ft
    - Maximum: 4 Spaces / 1,000 sq ft
    - Building A Total: 199 Minimum / 397 Maximum
    - Building C Total: 123 Minimum / 243 Maximum
  - Provided:
    - Building A: 224 Spaces (including 10 ADA, 13 EV, 33 EV Ready)
    - Building C: 136 Spaces (including 6 ADA, 9 EV, 19 EV Ready)

Landscape Requirements:
- Perimeter Buffers: 50ft., Type C
- Foundation:
  - Required: One Canopy tree or 2 understory trees for every 75 feet and one large shrub, one and a half medium shrubs, or three small shrubs for every 5 feet. The minimum width of the foundation landscaping area is 5 feet.
  - Proposed:
    POD A: 10 trees, 160 large shrubs

POD C: 14 trees, 155 large shrubs

Interior Parking Lot:

Required: 1 landscape island with one tree and 4 shrubs for every 10 parking spaces. (POD A: 224 Spaces; POD C: 136 Spaces)

Proposed:

POD A: 34 trees, 27 landscape islands
POD C: 23 trees, 23 landscape islands

Street Trees: A variety of street trees are proposed including Freeman Maple, Shademaster Honey Locust, Black Gum, White Oak, Nuttall Oak, Red Oak, & Shumard Oak.

Open Space Requirements

Required: Per 21-REZ-04 conditions, development shall include a minimum of 10 percent open space (the "Total Open Space"). The Total Open Space may be spread throughout the development and connected by sidewalks and/or pedestrian pathways to promote a well-connected pedestrian network.

Proposed: 7 acres tree preservation and 0.4 acres of active open space.

General Regulations

Fences: No fencing is being proposed with Pods A & C.

Trash Containers: All proposed dumpsters are located outside of the front yard and setbacks and screened with enclosures.

Architectural and Site Design Requirements

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

Façade Materials:

Required: A minimum of 50% of the primary building façade must be constructed using a Type 1 material (brick, stone, split face block, architectural concrete).

Proposed elevations demonstrate compliance with this requirement. Proposed elevations utilize architectural precast concrete with light and medium sandblast finish as well as with formliners for the primary building materials. Accent materials include metal panel in ashlar pattern and phenolic wood panels.

Colors

Required: No more than 3 discernable colors
Proposed: 2 colors (gray & cream)

Textures

Multiple materials have been provided for a variation in texture, including brick and stone.

Bulk & Massing

Horizontal Variation: a discernable base, middle, and top are proposed through the use of different colors, brick patterns, recessions, entries, and darker building cap.

Roof Expression

Variation in roofline is proposed.

Façade Activation

Blank walls may not exceed 20 feet in any direction. Two continuous or repeating details shall be incorporated within the first 15 feet of the building façade. The proposed design includes windows, punched openings, entrances, arcades, lighting fixtures, changes in brick patterns, and louvres to accomplish this. Easily identifiable entries are provided.

Lighting:

Will be provided with Civil Construction Drawings an reviewed to ensure compliance with maximum permitted light levels.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)
Pedestrian Circulation and Vehicular Area Design Walkways or Pedestrian/Bikeway System Design: A pedestrian circulation system is provided that connects parking spaces to the building, buildings to the public street and outdoor areas, and outdoor spaces to one another.

PARKS & RECREATION

Greenways (UDO Section 7.6)
A 10' wide sidepath will be required along Woods Creek Road in accordance with the approved Greenway Masterplan.

CIVIL IMPROVEMENTS

Water Service:
This development plan proposes potable water service connections for each building to the infrastructure proposed with the associated Major Subdivision plan. A hydraulic water model and fire flow analysis report were completed with this development plan to confirm adequate pressure.

Reclaimed Water Service:
There are no proposed reclaimed water service connections associated with this development plan.

Sewer Service:
This development plan proposes gravity sanitary sewer services for each proposed building. These services will flow by gravity to the infrastructure and on-site pump station proposed with the associated Major Subdivision plan. A Sewer Study and Pump Station Report was completed and approved with the Rezoning for 7511 Woods Creek Road. A sewer verification memo was completed with this development plan to confirm compliance with the original sewer study.

The overall project predates July 1, 2023 and is not subject to the Water Resource Management Policy.

Transportation:
This development plan proposes connections to a new public roadway system approved with the associated Major Subdivision plan. All infrastructure improvements associated with the Major Subdivision plan will be completed prior to the issuance of the certificates of occupancy for the buildings within this development plan.

A Traffic Impact Analysis (TIA) was completed and approved with the Rezoning for 7511 Woods Creek Road. With the Goodwin (Yield North) Master Subdivision Plan, the TIA was Revised and finalized based on the original scope. A Traffic Memo was completed with this development plan to confirm compliance with the original TIA.

DEVELOPMENT PLAN ANALYSIS
The project is consistent with the Comprehensive Plan and the applicable standards of the Unified Development Ordinance.

- The project provides employment uses for a growing Innovation Village in western Holly Springs.
- The development limits intense or obtrusive operations of industrial development in proximity to adjacent neighborhood by providing large perimeter buffer areas.
- Existing natural resources are preserved, specifically large tree stands.
- Sidewalks and bike facilities are provided throughout the site allow for future connection and connectivity in this area of the Town.

STAFF RECOMMENDATION TO THE PLANNING BOARD

Motion that the Planning Board recommend the Town Council approval/denial/table of Development Plan #23-DP-02 for Yield North (Goodwin) PODs A and C as submitted by Timmons, dated Revised 08/18/2023 with the following conditions:

1. **All previous conditions of approval for Goodwin Major Subdivision 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. **The following must be completed prior to the first Construction Drawing submittal:**
   a. **Final Plat must be recorded for the subdivision of this property.**
3. **Prior to Construction Drawing Approval, the following items must be addressed:**
   a. **Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.**
4. **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.**
5. **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.**
6. **All Special Studies must be finalized prior to being scheduled for Planning Board.**
7. **Offsite Sewer Infrastructure Incomplete: If any off-site sewer 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 Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.**
8. **If any off-site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.**
9. **(ED&CS Section 2.0 & UDO Section 7.08) - Show location of all existing and proposed power lines. Note all new overhead power lines and services must be installed underground with this development. If the relocation of existing overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval.**
10. **Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.**
11. **Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.**
12. **All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.**

13. **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**
14. **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.**
15. **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.**
16. **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.**

	Approved for Distribution		
Staff Members	**Yes**	**No**	**Initials**
Planner I - Brett Gosney			

TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
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:

☐ **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: Goodwin (Yield North) - Phase I
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision Goodwin (Yield North) Shopping Center/Lot# _____
Project Location: Woods Creek Road and Friendship Road
Use street address. If none, use the closest intersection
☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0730145033, 0730131203, 0730124768 Real Estate ID: _____
Project Acreage (rounded to nearest tenth): 83.47 Partial Parcel: ☐ No ☐ Yes (additional fee)
Current Zoning: BRT CU Proposed Use (see UDO Table 3.2.A): Industrial, Warehouse
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: 2-23-2023
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 Chase Kerley Company Crescent Communities
Mailing Address 601 S. Tryon St, Ste 800
City Charlotte State NC Zip 28202
Telephone # (980) 321-6284 E-Mail CKERLEY@CrescentCommunities.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact
Name Brandon McLamb Company Timmons Group
Mailing Address 5410 Trinity Rd, Ste 102
City Raleigh State NC Zip 27607
Telephone # (919) 866-4933 E-Mail Brandon.McLamb@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 _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Architect

Name Steven Harris Company O'Brien Atkins
Mailing Address PO Box 12037
City Research Triangle Park State NC Zip 27709
Telephone # (919) 941-9000 ext 2102 E-Mail SHarris@obrienatkins.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name _____ 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

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

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

Property Owner - *Required*

Name DC Goodwin Farm LTD Company _____
Mailing Address 226 Woodside Dr
City Harrisburg State NC Zip 28075
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

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

Signature: Brandon C. McLamb Date: 03-03-2023

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. For more information, refer to UDO Section 11.5.

☐ Neighborhood Meeting Date: 02-21-2023
Time: 4:30 - 5:30 PM
Location: Virtual

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 **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

Prior to mailing the written notices, the applicant shall notify the Town of the scheduled meeting date and time.

☐ Date of Notification Mailing: 02-07-2023

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:
No issues noted, neighbors in attendance live adjacent to the proposed development. They want to remain in the loop moving forward as design progresses. They want to remain informed on potential impact to the animals they have at and around their home, and how lighting will be configured for the development. Developer will keep them updated on road widening efforts as the design progresses.

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) Brad C. McLeod Date 02-21-2023

MILLS, STEPHEN V MILLS, NANCY O
535 BUCKROE DR
SANFORD NC 27330-7285
730037144

MOORE, GREGORY O MOORE, JENNIFER C
3433 WINDING WAY
APEX NC 27502-8744
730252479

ANDREAS, MICHAEL T ANDREAS, LYNN B
7617 WOODS CREEK RD
APEX NC 27539-8741
730038536

CURRENT OCCUPANT
3601 FRIENDSHIP RD
APEX NC 27502
730043464

CURRENT OCCUPANT
7705 WOODS CREEK RD
APEX NC 27539
730034435

CURRENT OCCUPANT
7517 WOODS CREEK RD
APEX NC 27539
730145033

FRIENDSHIP ROAD LANDCO LLC
CMP MANAGEMENT LLC
400 N ASHLEY DR STE 1100
TAMPA FL 33602-4324
720904923

MILLS, STEPHEN V MILLS, NANCY O
3504 SUNNY DR
MOREHEAD CITY NC 28557-3034
730118503

BELL, RONALD T
3812 COPPERHEAD RD
APEX NC 27539-8776
730110581

DC GOODWIN FARM LTD PTNRP
226 WOODSIDE DR
HARRISBURG NC 28075-8442
730124768

MILLS, STEPHEN V MILLS, NANCY O
535 BUCKROE DR
SANFORD NC 27330-7285
730036537

POE, WILLIAM DOUGLAS POE, DARYL POE
1216 S SALEM ST
APEX NC 27502-7243
730217472

OLIVE, BENTLEY J OLIVE, LEANNE C
3426 WINDING WAY
APEX NC 27502-8744
730143907

GOODWIN, SANDRA GAIL TRUSTEE
GOODWIN, ALFRED KENT TRUSTEE
274 MAY FARM RD
PITTSBORO NC 27312-5738
730131203

WAKE COUNTY
PO BOX 550
RALEIGH NC 27602-0550
730330409

CURRENT OCCUPANT
3803 COPPERHEAD RD
APEX NC 27539
730118503

TARRENCE, JAMES EDWARD JR
3832 COPPERHEAD RD
APEX NC 27539-8776
730033609

CURRENT OCCUPANT
7511 WOODS CREEK RD
APEX NC 27539
730124768

HASTINGS, JEFFREY GOODWIN TRUSTEE
FBO BOBBY STEELE
3609 FRIENDSHIP RD
APEX NC 27502-8972
730043464

TARRENCE, JAMES EDWARD JR
3832 COPPERHEAD RD
APEX NC 27539-8776
730034435

GOODWIN, SANDRA GAIL TRUSTEE
GOODWIN, ALFRED KENT TRUSTEE
274 MAY FARM RD
PITTSBORO NC 27312-5738
730145033

SHENANDOAH HOMES LLC
3724 NATIONAL DR STE 220
RALEIGH NC 27612-4873
730252219

LENNAR CAROLINAS LLC
1100 PERIMETER PARK DR STE 112
MORRISVILLE NC 27560-9119
730534863

CAINES, CHERYL
128 S MAIN STREET
HOLLY SPRINGS, NC 27540

BOTH MICHAEL AND LYNN WERE ATTENDANCE AT THE NEIGHBORHOOD MEETING ON 02-21-2023. THEY WERE THE ONLY 2 IN THE MEETING BESIDES OWNERSHIP

PERSONS IN ATTENDANCE FROM DEVELOPMENT TEAM:

Elizabeth McMillan
Brittain Hughes
Crescent Communities

Brandon McLamb - Timmons Group

DEVELOPMENT PLAN
GOODWIN (YIELD NORTH) PHASE 1 (PODS A & C):
HOLLY SPRINGS, NORTH CAROLINA 27539
DEVELOPMENT MASTER PLAN #: 22-MAS-03
DEVELOPMENT PLAN #: PLDP202300059 / 23-DP-02

UTILITY / MUNICIPALITY CONTACTS:

A. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-3908
CONTACT: SEAN RYAN

B. BURIED CABLE LOCATION
NC 811

C. DUKE ENERGY
(866) 582-6345

CONSULTANT CONTACTS:

OWNER
DC GOODWIN FARM LTD
CONTACT:
226 WOODSIDE DR
HARRISBURG, NC 28075
PHONE:

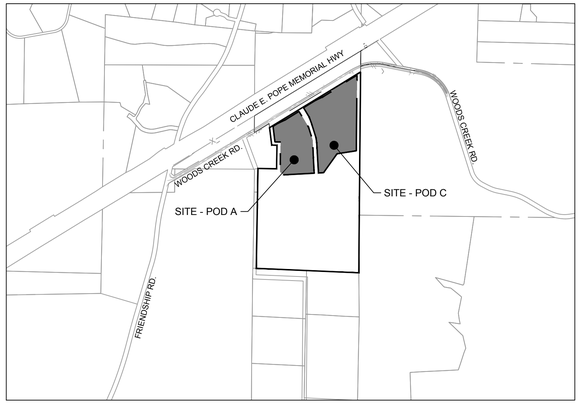
DEVELOPER/APPLICANT
CRESCENT COMMUNITIES
CONTACT: CHASE KERLEY
601 S. TRYON ST, SUITE 800
CHARLOTTE, NC 28202
PHONE: 980-321-6284

SITE ENGINEER/ LANDSCAPE ARCHITECT
TIMMONS GROUP
CONTACT: BLAKE HALL
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4933

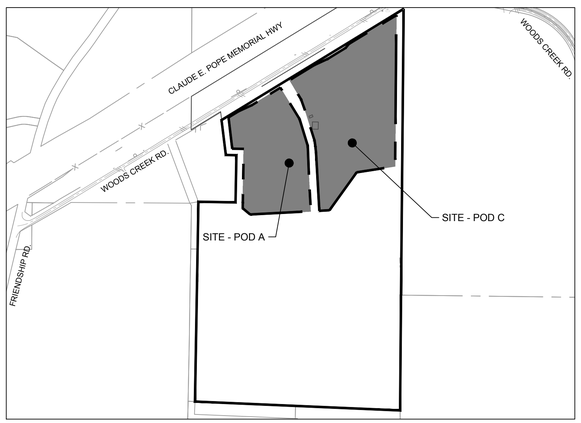
Rezoning Conditions
21-REZ-04
7511 Woods Creek Road

1. The following uses shall not be permitted as Primary Uses (uses as defined in UDO Section 13.3):
   (a) Animal Boarding and Outdoor Kennel
   (b) Neighborhood Recycling Collection Point
   (c) Large Vehicle and Heavy Equipment Sales and Service
2. Development shall include a minimum of 10 percent open space (the "Total Open Space"). The Total Open Space may be spread throughout the development and connected by sidewalks and/or pedestrian pathways to promote a well-connected pedestrian network.
3. If surface parking is shared by multiple properties/tenants, a shared parking agreement shall be executed governing the use of the surface parking
4. Development shall have a minimum building height of 25 feet
5. All buildings shall have access to sidewalks and/or pedestrian paths
6. If the property is developed for the uses and intensities contemplated in the Transportation Impact Analysis prepared by Timmons Group and finalized with the Goodwin rezoning 21-REZ-04 (the "TIA"), the development shall include the construction of, or payment of a fee in lieu, for the road improvements recommended by the TIA.
7. The development will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of provided plants shall be native species. No invasive species shall be permitted.
8. Drought resistant warm season grasses shall be planted throughout the development to minimize irrigation and chemical use.

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE 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.
4. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
5. THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N= 693,650.75'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.
6. 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.
7. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
8. PROJECT IS LOCATED IN THE TRIASSIC BASIN
9. ALL RETAINING WALLS WILL REQUIRE A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPT. NO GEOGRID OR OTHER TIEBACKS ARE ALLOWED INSIDE RIGHT OF WAYS AND/OR EASEMENTS.
10. INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO FIRST C.O. AND THAT ALL ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY
11. ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND



VICINITY MAP
1" = 1000'



VICINITY MAP
1" = 500'

SANITARY SEWER FLOW ESTIMATION

AVERAGE DAILY SEWER FLOW:
PHASE I (A & C): 31.44% @ 142,394 GPD/AC = 44,768.67 GPD
PHASE II (B & D): 38.05% @ 142,394 GPD/AC = 54,180.92 GPD
PHASE III (E & F): 30.51% @ 142,394 GPD/AC = 43,444.41 GPD
RUNNING TOTAL AVERAGE DAILY SEWER FLOW:
44,768.67 GPD + 54,180.92 GPD + 43,444.41 GPD = 142,394 GPD

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C1.2	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	VEHICLE PLAN - WB50 TEMPLATE
C3.4	VEHICLE PLAN - WB50 TEMPLATE
C4.0	OVERALL UTILITY PLAN
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
C5.0	OVERALL GRADING AND DRAINAGE PLAN
C5.1	GRADING AND DRAINAGE PLAN
C5.2	GRADING AND DRAINAGE PLAN
C5.3	STORMWATER COMPLIANCE PLAN
C6.0	NOTES AND DETAILS
C6.1	NOTES AND DETAILS
C6.2	NOTES AND DETAILS
C6.3	NOTES AND DETAILS
L1.0	TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION SAMPLE AREAS
L2.0	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	OPEN SPACE EXHIBIT
L2.4	PERIMETER BUFFER PLAN
L2.5	LANDSCAPE NOTES & DETAILS
E1.0	SITE LIGHTING PLAN
E1.1	SITE PHOTOMETRIC PLAN
A1101.A	FIRST FLOOR PLAN
A1101.C	FIRST FLOOR PLAN
A2101.A	BUILDING ELEVATIONS
A2101.C	BUILDING ELEVATIONS
A2102.A	BUILDING ELEVATIONS
A2.2-A	BUILDING MATERIALS
A2.2-C	BUILDING MATERIALS
A2.3-A	BUILDING A RENDERING
A2.3-C	BUILDING C RENDERING

SITE DATA TABLE

PINS:	0730145033, 0730131203, 0730124768
SITE AREA:	83.47 ACRES
SITE AREA PHASE I (PODS A & C):	23.99 ACRES
SITE AREA FUTURE PHASES (PODS B, D, E, F):	59.48 ACRES
ZONING:	BRT CU-83.47 ACRES (100%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH/FRONTAGE	BRT CU-100'
MAXIMUM BUILDING HEIGHT:	BRT CU-100'
MINIMUM BUILDING HEIGHT:	BRT CU-25'
PROVIDED BUILDING SETBACK:	MINIMUM - 10'
MINIMUM YARDS: DISTRICT	TYPE A: 5'; TYPE B: 10'; TYPE C: 50'; ACCESS BUFFER: 25'
MIN. NUMBER OF LOTS IN EACH POD:	1
MAX. NUMBER OF LOTS IN EACH POD:	5
MIN. NUMBER OF LOTS FOR OVERALL SITE:	1
MAX. NUMBER OF LOTS FOR OVERALL SITE:	30
MIN. LOT FRONTAGE	100'
TYPE OF CONSTRUCTION:	2B

EXISTING PARCELS

PIN	OWNER	ACREAGE	EXISTING ZONING
0730145033	ALFRED KENT GOODWIN & SANDRA GAIL GOODWIN	6.01 AC	BRT CU
0730131203	ALFRED KENT GOODWIN & SANDRA GAIL GOODWIN	7.14 AC	BRT CU
0730124768	D.C. GOODWIN FARM	70.32 AC	BRT CU

SEAL 045674 ENGINEER Broadus T. McLamb 08/18/2023 NORTH CAROLINA PROFESSIONAL
NOT FOR CONSTRUCTION

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REVISION DESCRIPTION	DATE
REVISIONS PER TOWN COMMENTS	05/12/2023
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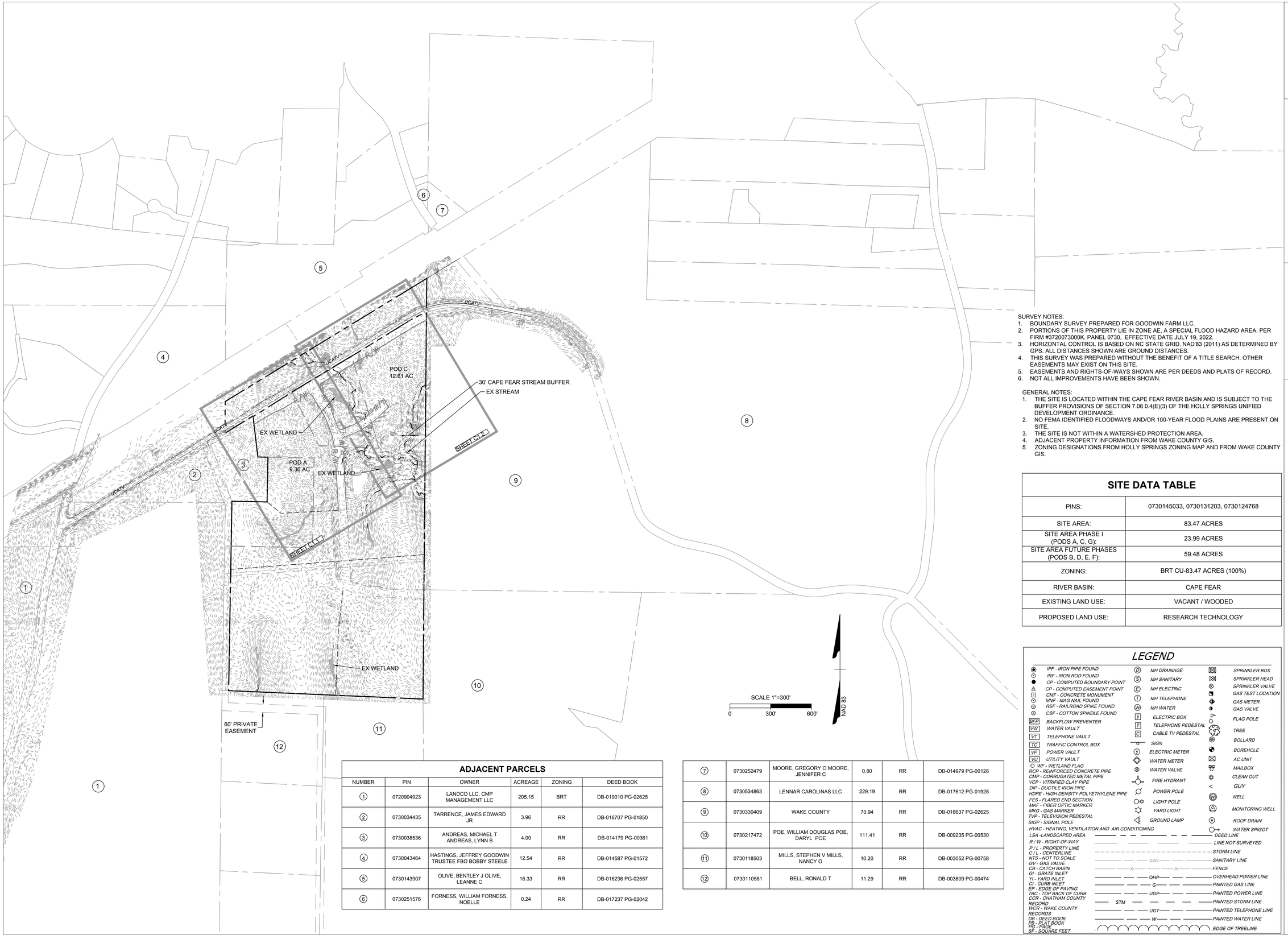
DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO. 54318
SHEET NO. C0.0

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SURVEY NOTES:
1. BOUNDARY SURVEY PREPARED FOR GOODWIN FARM LLC.
2. PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A SPECIAL FLOOD HAZARD AREA. PER FIRM #3720073000K. PANEL 0730, EFFECTIVE DATE JULY 19, 2022.
3. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
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6. NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.

GENERAL NOTES:
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2. NO FEMA IDENTIFIED FLOODWAYS AND/OR 100-YEAR FLOOD PLAINS ARE PRESENT ON SITE.
3. THE SITE IS NOT WITHIN A WATERSHED PROTECTION AREA.
4. ADJACENT PROPERTY INFORMATION FROM WAKE COUNTY GIS.
5. ZONING DESIGNATIONS FROM HOLLY SPRINGS ZONING MAP AND FROM WAKE COUNTY GIS.

SITE DATA TABLE

PINS:	0730145033, 0730131203, 0730124768
SITE AREA:	83.47 ACRES
SITE AREA PHASE I (PODS A, C, G):	23.99 ACRES
SITE AREA FUTURE PHASES (PODS B, D, E, F):	59.48 ACRES
ZONING:	BRT CU-83.47 ACRES (100%)
RIVER BASIN:	CAPE FEAR
EXISTING LAND USE:	VACANT / WOODED
PROPOSED LAND USE:	RESEARCH TECHNOLOGY

ADJACENT PARCELS

NUMBER	PIN	OWNER	ACREAGE	ZONING	DEED BOOK
①	0720904923	LANDCO LLC, CMP MANAGEMENT LLC	205.15	BRT	DB-019010 PG-02625
②	0730034435	TARRENCE, JAMES EDWARD JR	3.96	RR	DB-016707 PG-01850
③	0730038536	ANDREAS, MICHAEL T ANDREAS, LYNN B	4.00	RR	DB-014179 PG-00361
④	0730043464	HASTINGS, JEFFREY GOODWIN TRUSTEE FBO BOBBY STEELE	12.54	RR	DB-014587 PG-01572
⑤	0730143907	OLIVE, BENTLEY J OLIVE, LEANNE C	16.33	RR	DB-016236 PG-02557
⑥	0730251576	FORNESS, WILLIAM FORNESS, NOELLE	0.24	RR	DB-017237 PG-02042
⑦	0730252479	MOORE, GREGORY O MOORE, JENNIFER C	0.80	RR	DB-014979 PG-00128
⑧	0730534863	LENNAR CAROLINAS LLC	229.19	RR	DB-017612 PG-01928
⑨	0730330409	WAKE COUNTY	70.94	RR	DB-018637 PG-02625
⑩	0730217472	POE, WILLIAM DOUGLAS POE, DARYL POE	111.41	RR	DB-009235 PG-00530
⑪	0730118503	MILLS, STEPHEN V MILLS, NANCY O	10.20	RR	DB-003052 PG-00758
⑫	0730110581	BELL, RONALD T	11.29	RR	DB-003809 PG-00474

LEGEND

IPF - IRON PIPE FOUND
IRF - IRON ROD FOUND
CP - COMPUTED BOUNDARY POINT
CP - COMPUTED EASEMENT POINT
CMF - CONCRETE MONUMENT
MNF - MAG NAIL FOUND
RSF - RAILROAD SPIKE FOUND
CSF - COTTON SPINDLE FOUND
BFP BACKFLOW PREVENTER
WV WATER VAULT
VT TELEPHONE VAULT
TC TRAFFIC CONTROL BOX
VP POWER VAULT
VU UTILITY VAULT
WF - WETLAND FLAG
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VCP - VITRIFIED CLAY PIPE
DIP - DUCTILE IRON PIPE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
FES - FLARED END SECTION
MKF - FIBER OPTIC MARKER
MKG - GAS MARKER
TVP - TELEVISION PEDESTAL
SIGP - SIGNAL POLE
HVAC - HEATING, VENTILATION AND AIR CONDITIONING
LSA -LANDSCAPED AREA
R / W - RIGHT-OF-WAY
P / L - PROPERTY LINE
C / L - CENTERLINE
NTS - NOT TO SCALE
GV - GAS VALVE
CB - CATCH BASIN
GI - GRATE INLET
YI - YARD INLET
CI - CURB INLET
EP - EDGE OF PAVING
TBC - TOP BACK OF CURB
GCR - CHATHAM COUNTY RECORD
WCR - WAKE COUNTY RECORDS
DB - DEED BOOK
PB - PLAT BOOK
PG - PAGE
SF - SQUARE FEET

MH DRAINAGE
MH SANITARY
MH ELECTRIC
MH TELEPHONE
MH WATER
ELECTRIC BOX
TELEPHONE PEDESTAL
CABLE TV PEDESTAL
SIGN
ELECTRIC METER
WATER METER
WATER VALVE
FIRE HYDRANT
POWER POLE
LIGHT POLE
YARD LIGHT
GROUND LAMP

SPRINKLER BOX
SPRINKLER HEAD
SPRINKLER VALVE
GAS TEST LOCATION
GAS METER
GAS VALVE
FLAG POLE
TREE
BOLLARD
BOREHOLE
AC UNIT
MAILBOX
CLEAN OUT
GUY
WELL
MONITORING WELL
ROOF DRAIN
WATER SPIGOT

DEED LINE
LINE NOT SURVEYED
STORM LINE
SANITARY LINE
FENCE
OHP OVERHEAD POWER LINE
G PAINTED GAS LINE
UGP PAINTED POWER LINE
STM PAINTED STORM LINE
UGT PAINTED TELEPHONE LINE
W PAINTED WATER LINE
EDGE OF TREELINE

SEAL 044574 ENGINEER Breadon McLamb 08/18/2023 NORTH CAROLINA PROFESSIONAL

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CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 54318
SHEET NO. C1.0

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8. ALL EXISTING OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND
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10. ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT. IF THE RELOCATION OF EXISTING OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE TOWN AND/OR THE UTILITY COMPANY, A WAIVER OF UDO SECTION 7.08 MUST BE SUBMITTED WITH THIS PROJECT AND A FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL. IF ANY EXISTING OVERHEAD POWER LINES CAN'T BE RELOCATED, WRITTEN CONFIRMATION OF SUCH FROM DUKE WITH AN ESTIMATED FIL AMOUNT IS REQUIRED.

DEMOLITION LEGEND

- REMOVE
- REMOVE
- LOD — LIMITS OF WORK

SURVEY NOTES:

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RIVER BASIN:	CAPE FEAR
EXISTING LAND USE:	VACANT / WOODED
PROPOSED LAND USE:	RESEARCH TECHNOLOGY

LEGEND

- IPF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
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- CP - COMPUTED EASEMENT POINT
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- TV - TELEPHONE VAULT
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- SIGP - SIGNAL POLE
- HVAC - HEATING, VENTILATION AND AIR CONDITIONING
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- PB - PLAT BOOK
- PG - PAGE
- SF - SQUARE FEET
- DIRT PATH
- MH DRAINAGE
- MH SANITARY
- MH ELECTRIC
- MH TELEPHONE
- MH WATER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN
- ELECTRIC METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- YARD LIGHT
- GROUND LAMP
- SAN — SANITARY LINE
- X — FENCE
- OHP — OVERHEAD POWER LINE
- G — PAINTED GAS LINE
- UGP — PAINTED POWER LINE
- STM — PAINTED STORM LINE
- UGT — PAINTED TELEPHONE LINE
- W — PAINTED WATER LINE
- EDGE OF TREELINE
- SPRINKLER BOX
- SPRINKLER HEAD
- SPRINKLER VALVE
- GAS TEST LOCATION
- GAS METER
- GAS VALVE
- FLAG POLE
- TREE
- BOLLARD
- BOREHOLE
- AC UNIT
- MAILBOX
- CLEAN OUT
- GUY
- WELL
- MONITORING WELL
- ROOF DRAIN
- WATER SPIGOT
- DEED LINE
- LINE NOT SURVEYED
- STORM LINE

TRACT 1
ALFRED KENT GOODWIN & SNADRA GAIL GOODWIN
PIN: 0730131203
DB 17529 PG 2614
BM 2010 PG 766
AREA = 7.14 AC

PARCEL INFORMATION
ANDREAS, MICHAEL T
ANDREAS LYNN B
0730038536
DB 014179 PG 00361
AREA = 4.00 AC

TRACT 3
D.C. GOODWIN FARM
PIN: 0730124768
DB 14057 PG 1499
BM 2010 PG 707
AREA: 70.32 AC

TRACT 2
ALFRED KENT GOODWIN & SNADRA GAIL GOODWIN
PIN:0730145033
DB 17529 PG 2614
BM 2010 PG 766
AREA = 6.01 AC

IPF 1/2" BENT
IPF 1/2" CAPPED W/ TAC
IPF 1/2"
IPF 3/4" CAPPED W/ TAC
N: 703,613.52'
E: 2,031,367.84'
IRF 3/8"
IRF 1/2"
15" CMP Inv. = 353.56'
15" CMP Inv. = 353.13'
24" EOP - EOP
12' EOP - EOP
18" CMP Inv. = 349.69'
18" CMP Inv. = 350.22'
24" RCP Inv. = 325.99'
24" RCP Inv. = 325.39'

REMOVE EXISTING WETLANDS
REMOVE EXISTING WETLANDS
30' CAPE FEAR STREAM BUFFER
EX STREAM
EX WETLAND (TYP)
EX WETLAND (TYP)
CLEAR AND GRUB ALL TREE AREAS WITHIN LIMITS OF WORK (TYP)
POD A
9.36 AC
GRAVEL DRIVEWAY
1 STORY BARN 25' x 14'
1 STORY HOUSE 40' x 50'
MATCHLINE
SHEET C1.2
NAD 83
SCALE 1"=40'
0 40' 80'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043574 Brandon McLamb 08/18/2023
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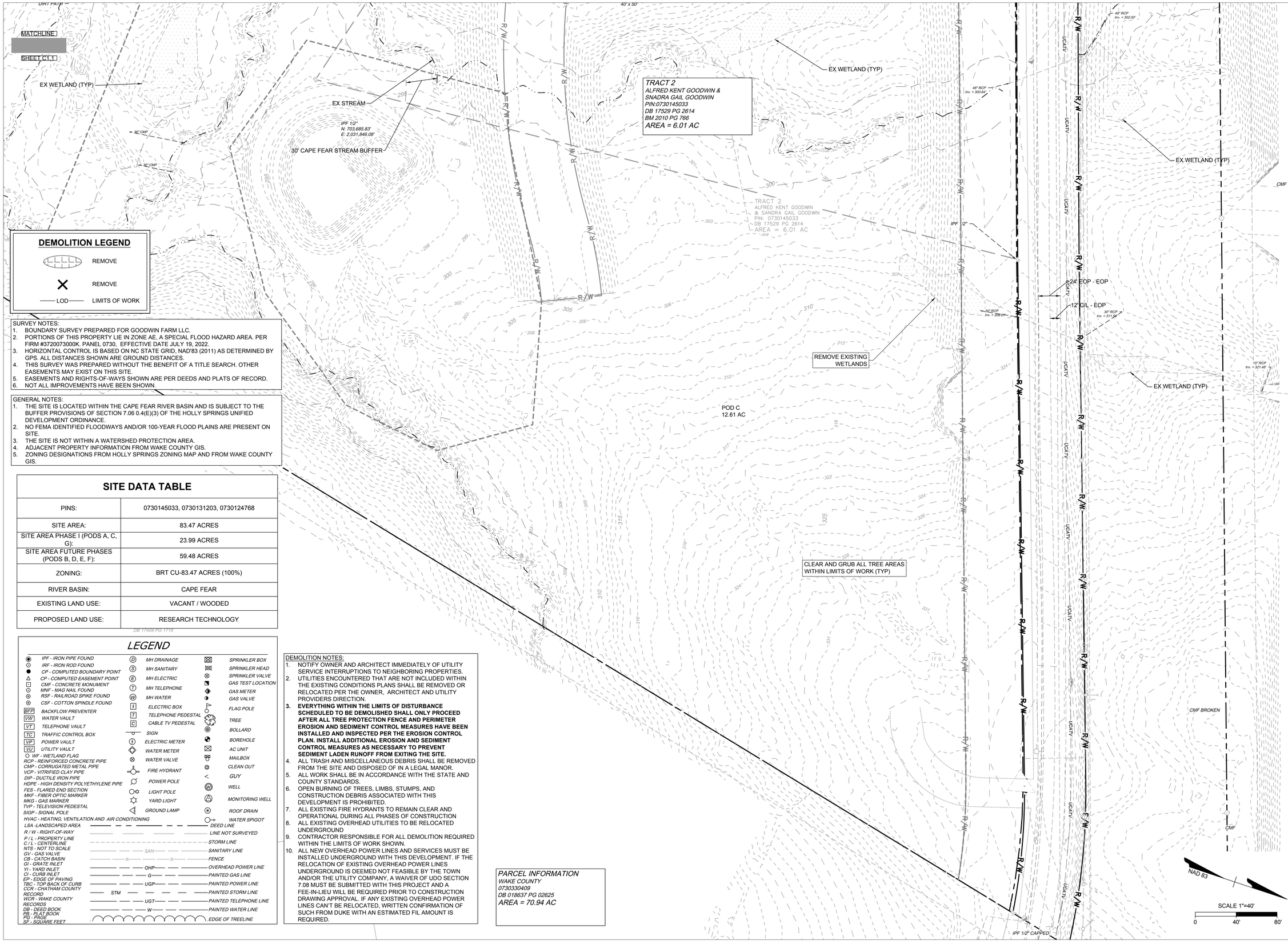
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TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
EXISTING CONDITIONS & DEMOLITION PLAN

DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN
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DEMOLITION LEGEND

- REMOVE
- REMOVE
- LOD —— LIMITS OF WORK

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EXISTING LAND USE:	VACANT / WOODED
PROPOSED LAND USE:	RESEARCH TECHNOLOGY

DB 17409 PG 1719

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- GAS VALVE
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- BOREHOLE
- AC UNIT
- MAILBOX
- CLEAN OUT
- GUY
- WELL
- MONITORING WELL
- ROOF DRAIN
- WATER SPIGOT

- DEED LINE
- LINE NOT SURVEYED
- STORM LINE
- SANITARY LINE
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- PAINTED STORM LINE
- PAINTED TELEPHONE LINE
- PAINTED WATER LINE
- EDGE OF TREELINE

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PARCEL INFORMATION
WAKE COUNTY
0730330409
DB 018637 PG 02625
AREA = 70.94 AC

SEAL 043524 ENGINEER Brandon McLamb 08/18/2023
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REVISIONS PER TOWN COMMENTS	05/12/2023
REVISIONS PER TOWN COMMENTS	06/16/2023
REVISIONS PER TOWN COMMENTS	08/16/2023

DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 54318
SHEET NO. C1.2

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SITE DATA TABLE

PINS:	0730145033, 0730131203, 0730124768
SITE AREA:	83.47 ACRES
SITE AREA PHASE I (PODS A & C):	23.99 ACRES
SITE AREA FUTURE PHASES (PODS B, D, E, F):	59.48 ACRES
ZONING:	BRT CU-83.47 ACRES (100%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH/FRONTAGE	BRT CU-100'
MAXIMUM BUILDING HEIGHT:	BRT CU-100'
MINIMUM BUILDING HEIGHT:	BRT CU-25'
PROVIDED BUILDING SETBACK:	MINIMUM - 10'
MINIMUM YARDS: DISTRICT	TYPE A: 5'; TYPE B: 10'; TYPE C: 50'; ACCESS BUFFER: 25'
MIN. NUMBER OF LOTS IN EACH POD:	1
MAX. NUMBER OF LOTS IN EACH POD:	5
MIN. NUMBER OF LOTS FOR OVERALL SITE:	1
MAX. NUMBER OF LOTS FOR OVERALL SITE:	30
PROPOSED LOTS:	2
MIN. LOT FRONTAGE	100'

SITE NOTES:

1. THE SITE DEVELOPMENT DESIGN, LOT LAYOUT AND SQUARE FOOTAGE WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN.
2. THE CONCEPTUAL LOCATION OF USES AS SHOWN ON THE SUBDIVISION PLAN MAY CHANGE AT THE TIME OF THE DEVELOPMENT PLAN.
3. THE NUMBER OF PROPOSED PARCELS IS CONCEPTUAL AND SUBJECT TO CHANGE AT THE DEVELOPMENT PLAN LEVEL. PODS WILL BE FURTHER SUBDIVIDED INTO INDIVIDUAL LOTS WHERE NECESSARY. A SUBDIVISION PLAN FOR EACH POD CREATING LOTS WILL BE SUBMITTED FOR REVIEW AT THE TIME OF THE FIRST DEVELOPMENT PLAN.
4. ALL LOTS/OUT LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE CAPE FEAR RIVER BASIN STREAM ALLOWING SUCH MINIMUM YARDS TO BE USED FOR PARKING AREAS, LOADING AREAS, INTERIOR DRIVES OR INTERIOR ACCESS DRIVES SUBJECT TO THE PROVISION OF SUCH ADDITIONAL FOUNDATION LANDSCAPING AREA OR ADDITIONAL PARKING AREA OR ADDITIONAL PARKING AREA LANDSCAPING AND SHALL CONTINUE THE DEVELOPMENT PATTERN ESTABLISHED BY THE CONTIGUOUS LOTS.
5. ALL LOTS SHALL BE SUBJECT TO CROSS ACCESS, SHARED PARKING AND EASEMENT AGREEMENTS AT TIME OF DEVELOPMENT PLAN.
6. ALL PROPOSED BUILDINGS, VEHICULAR AREA, 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.
7. THE LOCATION AND SIZE OF SOLID WASTE FACILITIES, INCLUDING DUMPSTER AND TRASH COMPACTORS, WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
8. PHASING OF INFRASTRUCTURE AND IMPROVEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
9. STREET LIGHTING WILL BE REQUIRED AT THE TIME OF THE DEVELOPMENT PLAN PROCESS AND WILL BE CONSISTENT WITH THE TOWN REQUIREMENTS.
10. ALL PROPOSED ACREAGES LISTED O NTHIS PLAN ARE PRELIMINARY AND WILL BE BASED ON SURVEYORS VERIFICATION DURING THE DEVELOPMENT PLAN PROCESS.
11. STREAM CROSSING LOCATION AS APPROVED BY USACOE AND NCDEQ. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
12. THIS SITE IS IN THE TRIASIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
13. ALL OUTDOOR OPERATIONS SHALL BE IN ACCORDANCE WITH HOLLY SPRINGS UDO.
14. ALL FENCING WILL BE REVIEWED AT TIME OF SITE - SPECIFIC DEVELOPMENT PLAN. THE UDO HAS SPECIFIC LOCATION ALLOWANCES FOR DECORATIVE VS. CHAIN LINK THAT WILL APPLY. THE UDO REQUIRES FRONT YARD AND SOME FENCING TO BE DECORATIVE FENCING (UDO 3.4.3 C). REFER TO DECORATIVE FENCE DETAIL ON C5.0.
15. THE UDO REQUIRES ALL INTERNAL PEDESTRIAN CROSSINGS TO BE "DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSING TREATMENTS" ALONG FUNCTIONAL PEDESTRIAN ROUTES WHEREVER A SIDEWALK, SIDEPATH, OR GREENWAY SYSTEM CROSSES AN INTERIOR ACCESS DRIVE OR INTERIOR ACCESS DRIVEWAY (REFER TO UDO SECTION 8.4 B 3.).
16. FEE-IN-LIEU IS TOWARD A FUTURE TRAFFIC SIGNAL/INTERSECTION IMPROVEMENTS AT THE INTERSECTION OF FRIENDSHIP ROAD/HOLLY SPRINGS NEW HILL ROAD IN ACCORDANCE WITH THE TIA. FEE-IN-LIEU IS PROVIDED WITH THIS PROJECT, AND THE DEVELOPMENT AGREEMENT WILL CONTAIN THE EXACT FEE-IN-LIEU AMOUNT DUE. COORDINATE WITH TOWN STAFF TO DETERMINE FEE-IN-LIEU THAT WILL BE DUE AT THE TIME OF CONSTRUCTION DRAWING APPROVAL.

LEGEND:

- APPROXIMATE LOCATION OF FUTURE ACCESS POINTS TO PODS
- ACCESS POINTS TO SITE FROM WOODS CREEK ROAD
- FUTURE POTENTIAL ACCESS EASEMENT TO COPPERHEAD ROAD
- FUTURE SIDEWALK CONNECTION TO EXISTING PUBLIC SIDEWALK EAST OF SITE AND CONNECTION TO COPPERHEAD ROAD, IF OWNERS ARE IN AGREEMENT WITH THIS MODIFICATION

U.S. HIGHWAY 1 VARIABLE WIDTH PUBLIC R/W

CLAUDE E. POPE MEMORIAL HWY

WOODS CREEK RD

FRIENDSHIP RD

COPPER HEAD RD

MIN. 30' SETBACK

MIN. 5' SETBACK

POD A 5.56 AC

POD B 7.76 AC

POD C 12.83 AC

POD D 7.28 AC

POD E 17.59 AC

POD F 13.64 AC

SCM A

SCM B

30' CAPE FEAR STREAM BUFFER

EX. WETLAND (TYP)

EX. STREAM

FUTURE POTENTIAL CONNECTION TO COPPERHEAD RD

SHEET C4.1 & C4.3

SHEET C4.2 & C4.4

PARCEL INFORMATION
ANDREAS, MICHAEL T
ANDREAS LYNN B
0730038536
DB 014179 PG 00361
AREA = 4.00 AC

PARCEL INFORMATION
LANDO LLC,
CMP MANAGEMENT LLC
PIN: 0720904923
DB 015010 PG 02625
AREA = 205.15 AC

PARCEL INFORMATION
WAKE COUNTY
PIN: 0730330409
DB 018637 PG 02625
AREA = 70.94 AC

PARCEL INFORMATION
POE, WILLIAM DOUGLAS POE,
DARYL POE
PIN: 0730217472
DB 009235 PG 00530
AREA = 111.41 AC

PARCEL INFORMATION
BELL, RONALD T.
PIN: 0730110581
DB 003809 PG 00474
AREA = 11.29 AC

PARCEL INFORMATION
MILLS, STEPHEN V MILLS
NANCY O.
PIN: 0730118503
DB 003052 PG 00758
AREA = 10.20 AC

NAD 83

SCALE 1"=150'
0 150' 300'

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TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

OVERALL SITE PLAN

JOB NO. *54318*
SHEET NO. C3.0

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HATCHING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- STONE-MECHANICAL YARD

LEGEND

- POD BOUNDARY LINE

PARCEL INFORMATION
ANDREAS, MICHAEL T
ANDREAS LYNN B
0730038536
DB 014179 PG 00361
AREA = 4.00 AC

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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 OBSTRUCTING 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.
8. LOCATION OF STREET TREES & STREET LIGHTING MUST BE FIELD COORDINATED TO ELIMINATE CONFLICT
9. REFER TO GOODWIN CD-INFRASTRUCTURE
10. ALL TRAFFIC CONTROL STREET NAME SIGNS AND POSTS ALONG THOROUGHFARES SHALL FOLLOW TOWN STANDARD HS360. VERIFY ALL STREET SIGNS MEET THIS STANDARD. DETAIL PROVIDED ON C6.0.
11. ALL TRAFFIC CONTROLLED BOLLARDS UTILIZED WITHIN THE SITE PLAN SHALL BE BLACK AND OR ANOTHER COLOR TO MATCH THE FACADE OF THE BUILDING.
12. EV SPACES WILL BE LEVEL 2 CHARGING. CONDUIT SHALL BE RUN TO ALL EV SPACES. STATIONS AND WIRE WILL BE PROVIDED AT UPFIT.

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DISTURBED AREA	PHASE I: 13.28 ACRES
ZONING:	BRT CU-83.47 ACRES (100%)
RIVER BASIN:	CAPE FEAR
TOTAL IMPERVIOUS	PHASE I - 8.74 AC
MIN LOT FRONTAGE	BRT CU-100'
MINIMUM BUILDING HEIGHT	BRT CU-25'
MAXIMUM BUILDING HEIGHT:	BRT CU-100'
PROPOSED BUILDING HEIGHT	BUILDING A & C: 34 FT - 9.5 IN
PROVIDED BUILDING SETBACK	MINIMUM - 10'
MINIMUM LANDSCAPE BUFFERS	COPPERHEAD ROAD: 50 FT WOODS CREEK ROAD: 10 FT EAST: 50 FT, TYPE C OUT LOTS: TYPE B
MINIMUM NUMBER OF LOTS	1
MAXIMUM NUMBER OF LOTS	5
PROPOSED LOTS	POD A - 1, POD C - 1
LOT SIZE	NO MINIMUM OR MAXIMUM LOT SIZE
MINIMUM LOT FRONTAGE	100 FT
TOTAL BUILDING FOOTPRINT AREA	BUILDING A - 99,194 SQFT BUILDING C - 60,599 SQFT
NUMBER OF SCMS	POD A -0, POD C - 2
PARKING REQUIREMENTS	
MAXIMUM REQUIRED PARKING	OFFICE-4 PARKING SPACES / 1,000 SF BUILDING A: 4 * (99,194 SQFT / 1000 SF) = 397 SPACES REQUIRED BUILDING C: 4 * (60,599 SQFT / 1000 SF) = 243 SPACES REQUIRED
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TOTAL PARKING SPACES PROVIDED	BUILDING A: 224 PARKING SPACES BUILDING C: 136 PARKING SPACES
REQUIRED ADA PARKING	4% OF TOTAL PARKING SPACES BUILDING A: 10 ADA SPACES REQUIRED BUILDING C: 6 ADA SPACES REQUIRED
ADA SPACES PROVIDED	BUILDING A: 10 ADA SPACES BUILDING C: 6 ADA SPACES
REQUIRED ELECTRIC VEHICLE PARKING	BUILDING A: EVSE (5% OF SPACES REQUIRED) = 12 ; BUILDING A: EVSE READY (15 % OF SPACES REQUIRED) = 35 ; BUILDING C: EVSE (5% OF ALL SPACES REQUIRED) = 7 ; BUILDING C: (15% OF ALL SPACES REQUIRED) = 20
ELECTRICAL VEHICLE SPACES PROVIDED	BUILDING A: 47 SPACES BUILDING C: 28 SPACES
REQUIRED BICYCLE PARKING	FOR FIRST 250 SPACES: 5 BICYCLE SPACES/50 PARKING SPACES FOR ADDITION SPACES: 5 BICYCLE SPACES/100 PARKING SPACES BUILDING A: (5 BICYCLE SPACES * 250 SPACES/50 SPACES) = 25 BICYCLE SPACES REQUIRED BUILDING C: (5 BICYCLE SPACES * 143 SPACES/50 SPACES) = 15 BICYCLE SPACES REQUIRED
BICYCLE SPACES PROVIDED	BUILDING A: 26 SPACES BUILDING A: 16 SPACES
OPEN SPACE	10% OF SITE
PROPOSED USE:	OFFICE / LAB & RESEARCH FACILITY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 044574 Brandon McLamb 08/18/2023

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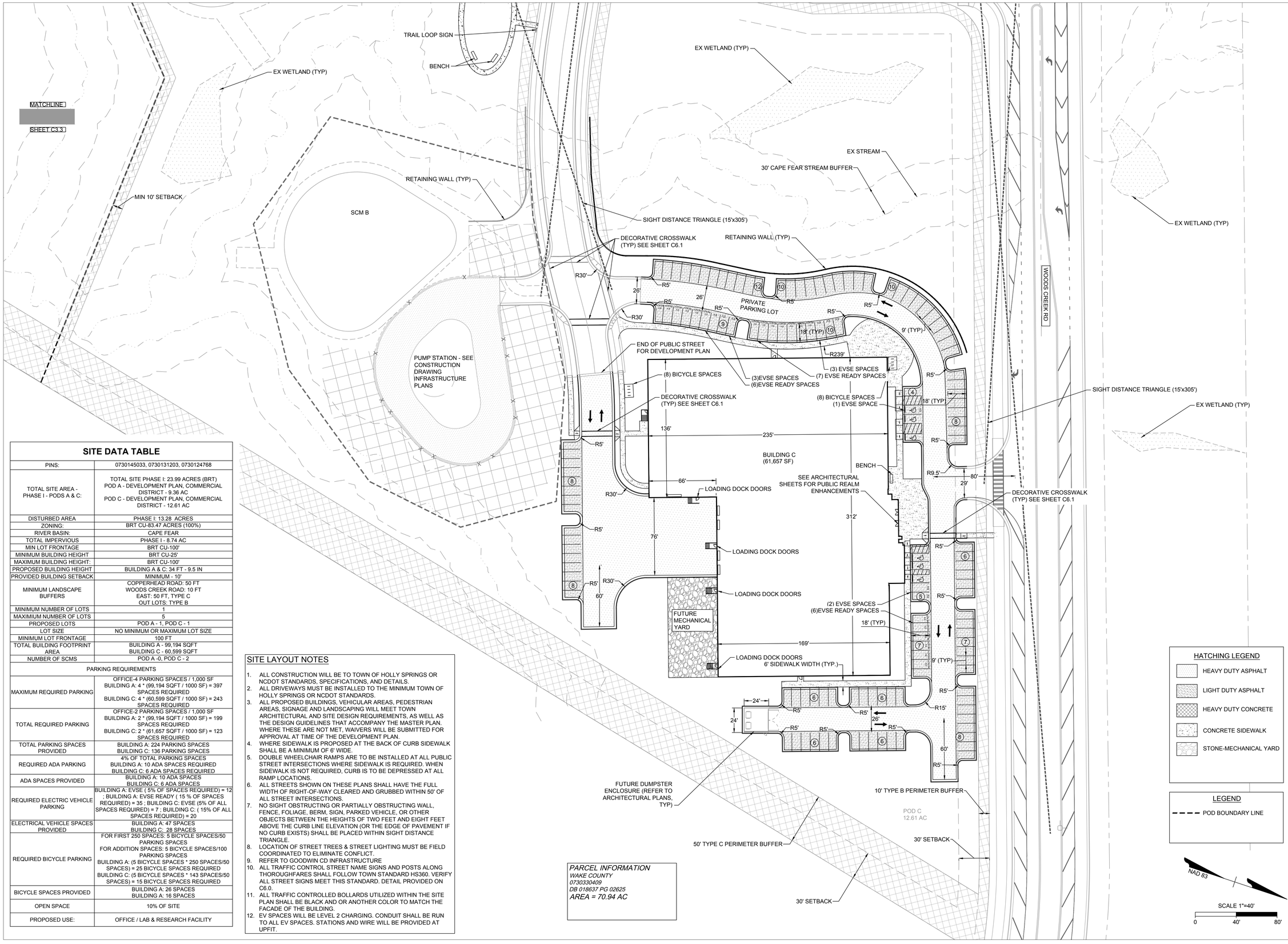
GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

SITE PLAN

JOB NO.
54318
SHEET NO.
C3.1

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PROPOSED BUILDING HEIGHT	BUILDING A & C: 34 FT - 9.5 IN
PROVIDED BUILDING SETBACK	MINIMUM - 10'
MINIMUM LANDSCAPE BUFFERS	COPPERHEAD ROAD: 50 FT WOODS CREEK ROAD: 10 FT EAST: 50 FT, TYPE C OUT LOTS: TYPE B
MINIMUM NUMBER OF LOTS	1
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PROPOSED LOTS	POD A - 1, POD C - 1
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MINIMUM LOT FRONTAGE	100 FT
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WAKE COUNTY
0730330409
DB 018637 PG 02625
AREA = 70.94 AC

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- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- STONE-MECHANICAL YARD

LEGEND
- POD BOUNDARY LINE

SEAL 043424 NORTH CAROLINA PROFESSIONAL ENGINEER Brandon McLamb 08/18/2023

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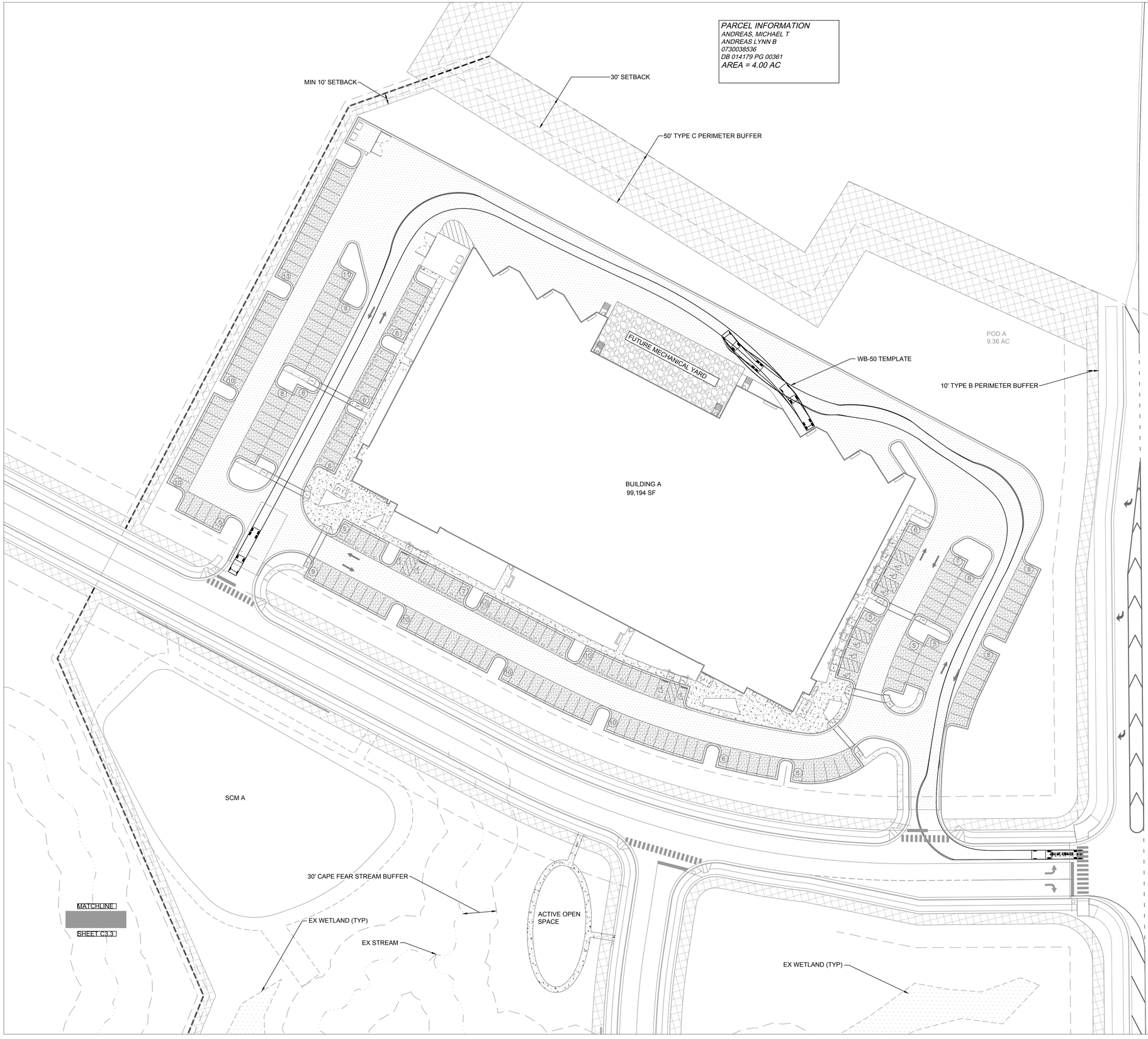
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WAKE COUNTY - NORTH CAROLINA

SITE PLAN

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REQUIRED ADA PARKING	4% OF TOTAL PARKING SPACES BUILDING A: 10 ADA SPACES REQUIRED BUILDING C: 6 ADA SPACES REQUIRED
ADA SPACES PROVIDED	BUILDING A: 10 ADA SPACES BUILDING C: 6 ADA SPACES
REQUIRED ELECTRIC VEHICLE PARKING	BUILDING A: EVSE (5% OF SPACES REQUIRED) = 12 ; BUILDING A: EVSE READY (15 % OF SPACES REQUIRED) = 35 ; BUILDING C: EVSE (5% OF ALL SPACES REQUIRED) = 7 ; BUILDING C: (15% OF ALL SPACES REQUIRED) = 20
ELECTRICAL VEHICLE SPACES PROVIDED	BUILDING A: 47 SPACES BUILDING C: 28 SPACES
REQUIRED BICYCLE PARKING	FOR FIRST 250 SPACES: 5 BICYCLE SPACES/50 PARKING SPACES FOR ADDITION SPACES: 5 BICYCLE SPACES/100 PARKING SPACES BUILDING A: (5 BICYCLE SPACES * 250 SPACES/50 SPACES) = 25 BICYCLE SPACES REQUIRED BUILDING C: (5 BICYCLE SPACES * 143 SPACES/50 SPACES) = 15 BICYCLE SPACES REQUIRED
BICYCLE SPACES PROVIDED	BUILDING A: 26 SPACES BUILDING A: 16 SPACES
OPEN SPACE	10% OF SITE
PROPOSED USE:	OFFICE / LAB & RESEARCH FACILITY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 044574 Brandon J. McLamb 08/18/2023

NOT FOR CONSTRUCTION

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REVISIONS PER TOWN COMMENTS	06/16/2023
REVISIONS PER TOWN COMMENTS	08/19/2023

DATE: *03/03/2023*
DRAWN BY: *J. HAYES*
DESIGNED BY: *B. MCLAMB*
CHECKED BY: *B HALL*
SCALE: *AS SHOWN*

TIMMONS GROUP

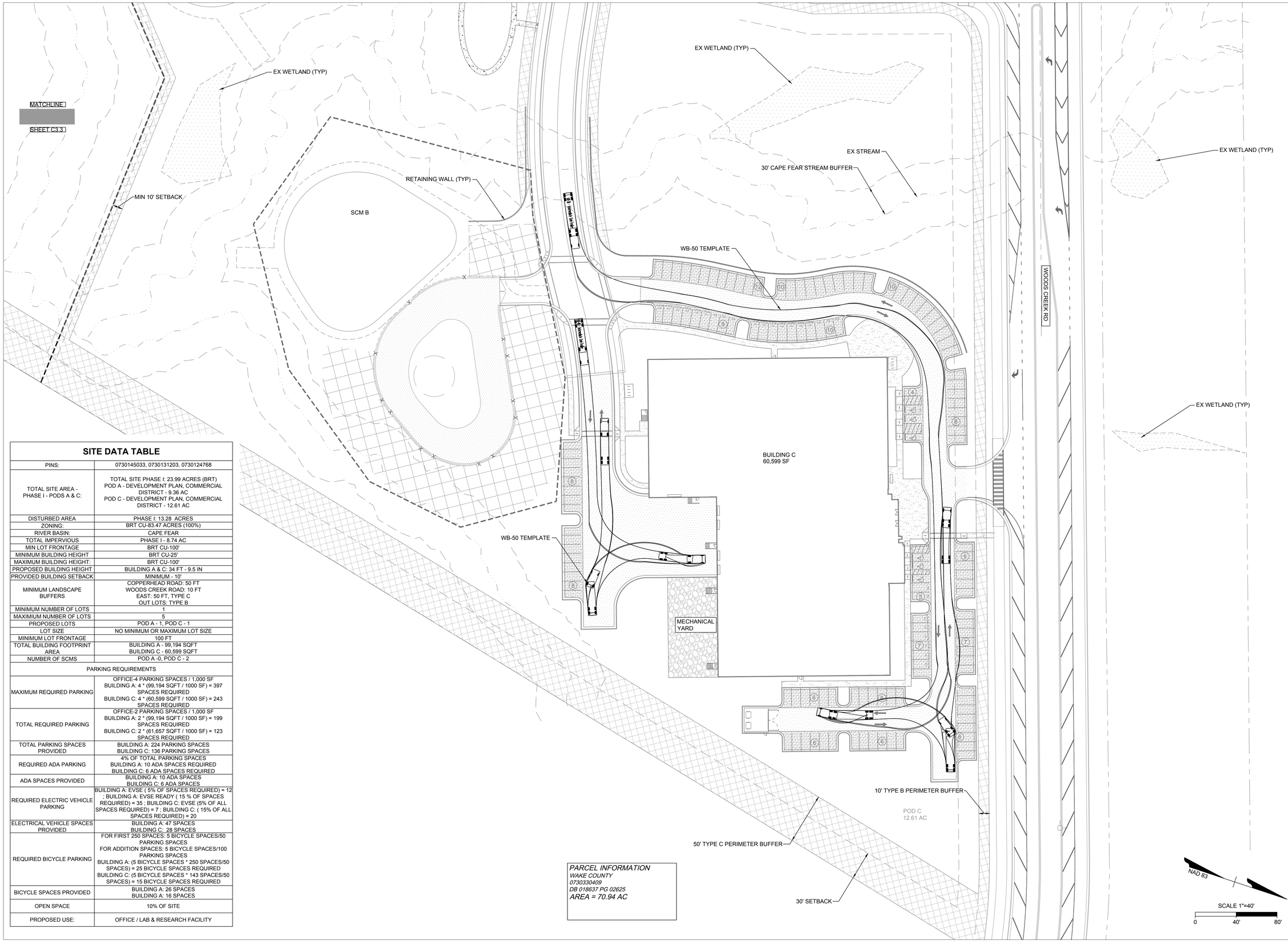
GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

VEHICLE PLAN - WB50 TEMPLATE

JOB NO. *54318*
SHEET NO. C3.3

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SITE DATA TABLE

PINS:	0730145033, 0730131203, 0730124768
TOTAL SITE AREA - PHASE I - PODS A & C:	TOTAL SITE PHASE I: 23.99 ACRES (BRT) POD A - DEVELOPMENT PLAN, COMMERCIAL DISTRICT - 9.36 AC POD C - DEVELOPMENT PLAN, COMMERCIAL DISTRICT - 12.61 AC
DISTURBED AREA	PHASE I: 13.28 ACRES
ZONING:	BRT CU-83.47 ACRES (100%)
RIVER BASIN:	CAPE FEAR
TOTAL IMPERVIOUS	PHASE I - 8.74 AC
MIN LOT FRONTAGE	BRT CU-100'
MINIMUM BUILDING HEIGHT	BRT CU-25'
MAXIMUM BUILDING HEIGHT:	BRT CU-100'
PROPOSED BUILDING HEIGHT	BUILDING A & C: 34 FT - 9.5 IN
PROVIDED BUILDING SETBACK	MINIMUM - 10'
MINIMUM LANDSCAPE BUFFERS	COPPERHEAD ROAD: 50 FT WOODS CREEK ROAD: 10 FT EAST: 50 FT, TYPE C OUT LOTS: TYPE B
MINIMUM NUMBER OF LOTS	1
MAXIMUM NUMBER OF LOTS	5
PROPOSED LOTS	POD A - 1, POD C - 1
LOT SIZE	NO MINIMUM OR MAXIMUM LOT SIZE
MINIMUM LOT FRONTAGE	100 FT
TOTAL BUILDING FOOTPRINT AREA	BUILDING A - 99,194 SQFT BUILDING C - 60,599 SQFT
NUMBER OF SCMS	POD A -0, POD C - 2
PARKING REQUIREMENTS	
MAXIMUM REQUIRED PARKING	OFFICE-4 PARKING SPACES / 1,000 SF BUILDING A: 4 * (99,194 SQFT / 1000 SF) = 397 SPACES REQUIRED BUILDING C: 4 * (60,599 SQFT / 1000 SF) = 243 SPACES REQUIRED
TOTAL REQUIRED PARKING	OFFICE-2 PARKING SPACES / 1,000 SF BUILDING A: 2 * (99,194 SQFT / 1000 SF) = 199 SPACES REQUIRED BUILDING C: 2 * (61,657 SQFT / 1000 SF) = 123 SPACES REQUIRED
TOTAL PARKING SPACES PROVIDED	BUILDING A: 224 PARKING SPACES BUILDING C: 136 PARKING SPACES
REQUIRED ADA PARKING	4% OF TOTAL PARKING SPACES BUILDING A: 10 ADA SPACES REQUIRED BUILDING C: 6 ADA SPACES REQUIRED
ADA SPACES PROVIDED	BUILDING A: 10 ADA SPACES BUILDING C: 6 ADA SPACES
REQUIRED ELECTRIC VEHICLE PARKING	BUILDING A: EVSE (5% OF SPACES REQUIRED) = 12 ; BUILDING A: EVSE READY (15 % OF SPACES REQUIRED) = 35 ; BUILDING C: EVSE (5% OF ALL SPACES REQUIRED) = 7 ; BUILDING C: (15% OF ALL SPACES REQUIRED) = 20
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BICYCLE SPACES PROVIDED	BUILDING A: 26 SPACES BUILDING A: 16 SPACES
OPEN SPACE	10% OF SITE
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PARCEL INFORMATION
WAKE COUNTY
0730330409
DB 018637 PG 02625
AREA = 70.94 AC

SEAL 049424 ENGINEER Broadus Hall McLamb 08/18/2023 NORTH CAROLINA PROFESSIONAL

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CHECKED BY *B HALL*
SCALE *AS SHOWN*

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GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

VEHICLE PLAN - WB50 TEMPLATE

JOB NO. *54318*
SHEET NO. C3.4

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UTILITY NOTES:

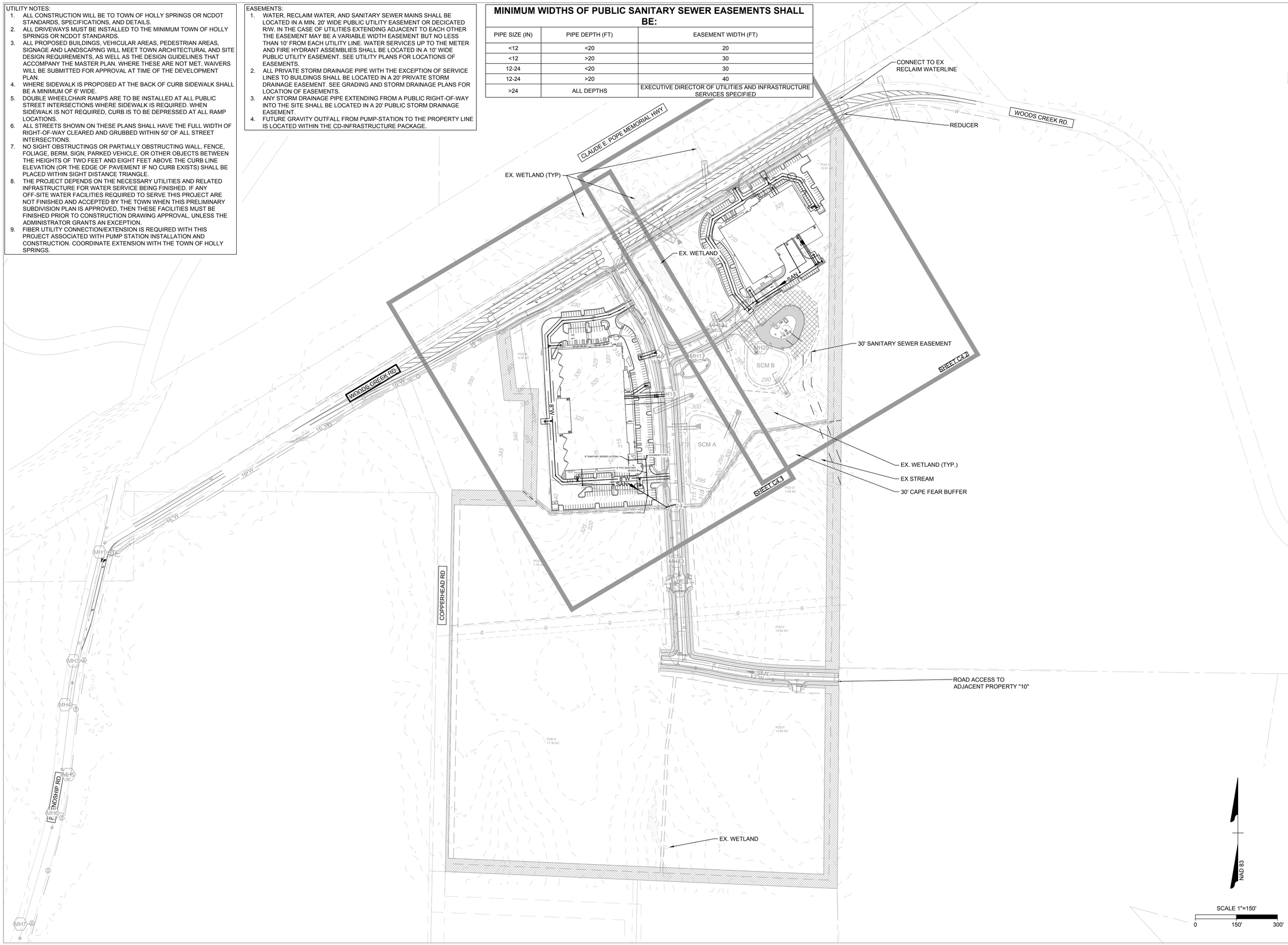
1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE 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 CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. 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.
8. THE PROJECT DEPENDS ON THE NECESSARY UTILITIES AND RELATED INFRASTRUCTURE FOR WATER SERVICE BEING FINISHED. IF ANY OFF-SITE WATER FACILITIES REQUIRED TO SERVE THIS PROJECT ARE NOT FINISHED AND ACCEPTED BY THE TOWN WHEN THIS PRELIMINARY SUBDIVISION PLAN IS APPROVED, THEN THESE FACILITIES MUST BE FINISHED PRIOR TO CONSTRUCTION DRAWING APPROVAL, UNLESS THE ADMINISTRATOR GRANTS AN EXCEPTION.
9. FIBER UTILITY CONNECTION/EXTENSION IS REQUIRED WITH THIS PROJECT ASSOCIATED WITH PUMP STATION INSTALLATION AND CONSTRUCTION. COORDINATE EXTENSION WITH THE TOWN OF HOLLY SPRINGS.

EASEMENTS:

1. WATER, RECLAIM WATER, AND SANITARY SEWER MAINS SHALL BE LOCATED IN A MIN. 20' WIDE PUBLIC UTILITY EASEMENT OR DECICATED 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.
4. FUTURE GRAVITY OUTFALL FROM PUMP-STATION TO THE PROPERTY LINE IS LOCATED WITHIN THE CD-INFRASTRUCTURE PACKAGE.

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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REVISIONS PER TOWN COMMENTS	08/18/2023

DATE: *03/03/2023*
DRAWN BY: *J. HAYES*
DESIGNED BY: *B. MCLAMB*
CHECKED BY: *B HALL*
SCALE: *AS SHOWN*

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

OVERALL UTILITY PLAN

JOB NO. *54318*
SHEET NO. C4.0

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EASEMENTS:
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4. FUTURE GRAVITY OUTFALL FROM PUMP-STATION TO THE PROPERTY LINE IS LOCATED WITHIN THE CD-INFRASTRUCTURE PACKAGE.

UTILITY NOTES

1. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
3. CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES, ELECTRIC AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
4. ALL ILLUSTRATED UTILITY INFRASTRUCTURE IS DIAGRAMMATIC AND MAY NOT REPRESENT THE ACTUAL SIZE OF INFRASTRUCTURE. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
6. CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
7. SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
8. ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE TOWN OF HOLLY SPRINGS UTILITIES DEPARTMENT METERS DIVISION.
9. FIBER UTILITY CONNECTION/EXTENSION IS REQUIRED WITH THIS PROJECT ASSOCIATED WITH PUMP STATION INSTALLATION AND CONSTRUCTION. COORDINATE EXTENSION WITH THE TOWN OF HOLLY SPRINGS.
10. METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
11. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
12. ALL 6" SANITARY SEWER SERVICES CONNECTIONS SHALL BE MADE INTO MANHOLES ONLY.
13. UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO THE TOWN OF HOLLY SPRINGS STANDARDS.
14. ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO THE TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
15. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP.
16. ALL CLEANOUTS LOCATED IN PAVED AREAS ARE REQUIRED TO BE LOCATED IN A TRAFFIC LOAD BEARING MINI MANHOLE.
17. ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND
18. INSTALL KNOX BOX ON WALL AT RISER ROOM DOOR ON LATCH SIDE
19. INSTALL ADRESS/SUITE NUMBERS ON BUILDING - MIN 6" HEIGHT
20. MAINTAIN 5' OF CLEARANCE AROUND FIRE HYDRANTS, PIV, & FDC

PARCEL INFORMATION
ANDREAS, MICHAEL T
ANDREAS LYNN B
0730038536
DB 014179 PG 00361
AREA = 4.00 AC

LEGEND
- - - - POD BOUNDARY LINE

45°, TYP. 8" DI
8" DI DOMESTIC WATER LINE
16" WATER MAIN EXTENSION (REFER TO GOODWIN CD-INFRASTRUCTURE PLANS)
POD A 9.36 AC
20' UTILITY EASEMENT, TYP.
CLEANOUT (TYP)
6" PVC SANITARY SEWER LATERAL
6" FDC SERVICE
6" DI FIRE SERVICE LINE
6" DI DOMESTIC WATER LINE
BUILDING A 99,194 SF
APPROXIMATE LOCATION OF RISER ROOM
6" PVC SANITARY SEWER
CLEANOUT (TYP)
KNOX BOX LOCATION
6" RPZ BACKFLOW PREVENTER IN HEATED ENCLOSURE
DOMESTIC 3" WATER METER IN VAULT
6" RPZ BACKFLOW PREVENTER IN HEATED ENCLOSURE
WATER MANHOLE
STANDARD ALONE FDC
6" PVC SANITARY SEWER. TIE TO MANHOLE
11.25° BEND, TYP. 8" DI
11.25° BEND, TYP. 8" DI
SCM A
PIV
TIE TO STUB & REMOVE TEMPORARY BLOWOFF
TIE TO STUB & REMOVE TEMPORARY BLOWOFF
TIE TO STUB & REMOVE TEMPORARY BLOWOFF
WOODS CREEK RD
EX WETLAND (TYP)
30' CAPE FEAR STREAM BUFFER
EX STREAM
EX WETLAND (TYP)
EX WETLAND (TYP)
NAD 83
SCALE 1"=40'
0 40' 80'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 034374 03/15/2023 REGISTERED
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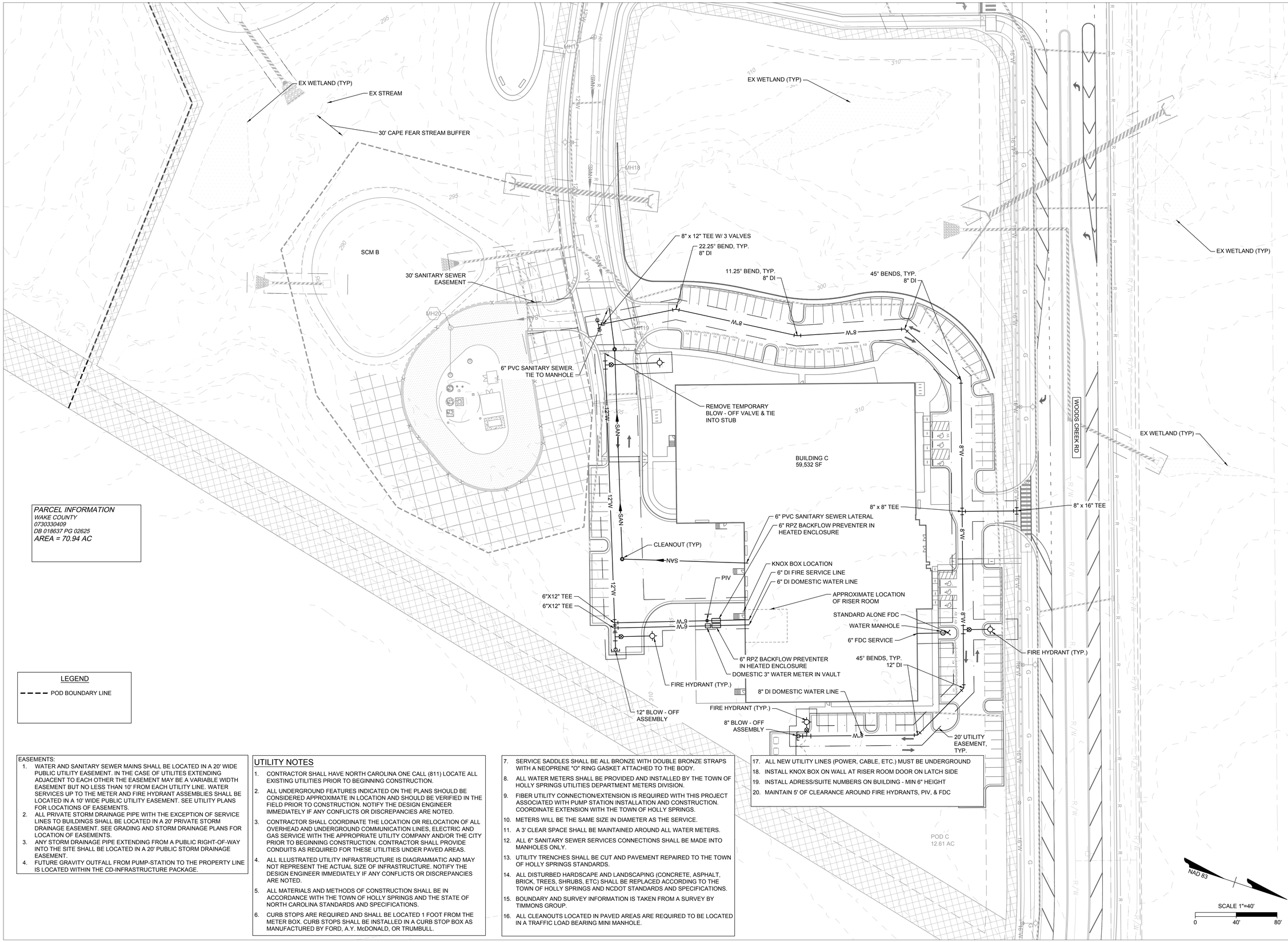
DATE 03/03/2023
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DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
UTILITY PLAN

JOB NO. 54318
SHEET NO. C4.1

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PARCEL INFORMATION
WAKE COUNTY
0730330409
DB 018637 PG 02625
AREA = 70.94 AC

LEGEND

- - - - POD BOUNDARY LINE

EASEMENTS:

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT. IN THE CASE OF UTILITES 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.
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UTILITY NOTES

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2. ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
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20. MAINTAIN 5' OF CLEARANCE AROUND FIRE HYDRANTS, PIV, & FDC

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 034374 09/15/2023 Brandon C. Hall
NOT FOR CONSTRUCTION

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SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

UTILITY PLAN

JOB NO. 54318
SHEET NO. C4.2

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GRADING AND STORM DRAINAGE NOTES

1. CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3-12 BUSINESS DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
3. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
5. A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
6. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
7. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
8. ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
9. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
10. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
11. CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
12. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
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16. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
17. ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 054764 Broadus A. McLamb 08/18/2023

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REVISIONS PER TOWN COMMENTS	05/12/2023
REVISIONS PER TOWN COMMENTS	06/16/2023
REVISIONS PER TOWN COMMENTS	08/18/2023

DATE
03/03/2023

DRAWN BY
J. HAYES

DESIGNED BY
B. MCLAMB

CHECKED BY
B HALL

SCALE
AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

OVERALL GRADING AND DRAINAGE PLAN

JOB NO.
54318

SHEET NO.
C5.0

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GRADING AND STORM DRAINAGE NOTES

1. CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3-12 BUSINESS DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
3. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
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LEGEND

POD BOUNDARY LINE

PARCEL INFORMATION
ANDREAS, MICHAEL T
ANDREAS LYNN B
0730038536
DB 014179 PG 00361
AREA = 4.00 AC

POD A
9.36 AC

BUILDING
FFE = 322.00'

20' DRAINAGE EASMENT

SCM A

EX STREAM

30' CAPE FEAR STREAM BUFFER

MATCHLINE

SHEET C5.2

NAD 83

SCALE 1"=40'
0 40' 80'

NOT FOR CONSTRUCTION

SEAL
044564
08/18/2023
ENGINEER
Broadus McLamb

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DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

GRADING AND DRAINAGE PLAN

JOB NO. 54318
SHEET NO. C5.1

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PARCEL INFORMATION
WAKE COUNTY
0730330409
DB 018637 PG 02625
AREA = 70.94 AC

LEGEND

- - - - POD BOUNDARY LINE

GRADING AND STORM DRAINAGE NOTES

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NAD 83

SCALE 1"=40'

0 40' 80'

SEAL
049764
NORTH CAROLINA
PROFESSIONAL
ENGINEER
Braeden Hall McLamb
08/18/2023

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DRAWN BY
J. HAYES
DESIGNED BY
B. MCLAMB
CHECKED BY
B HALL
SCALE
AS SHOWN

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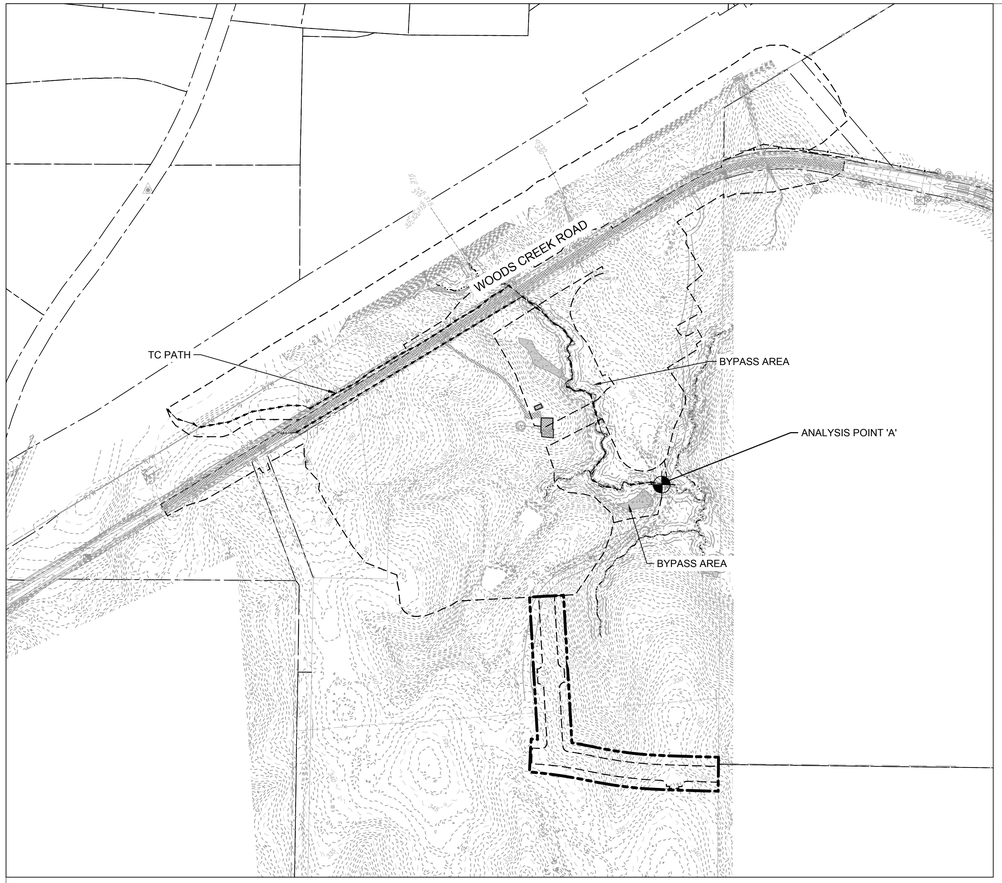
GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

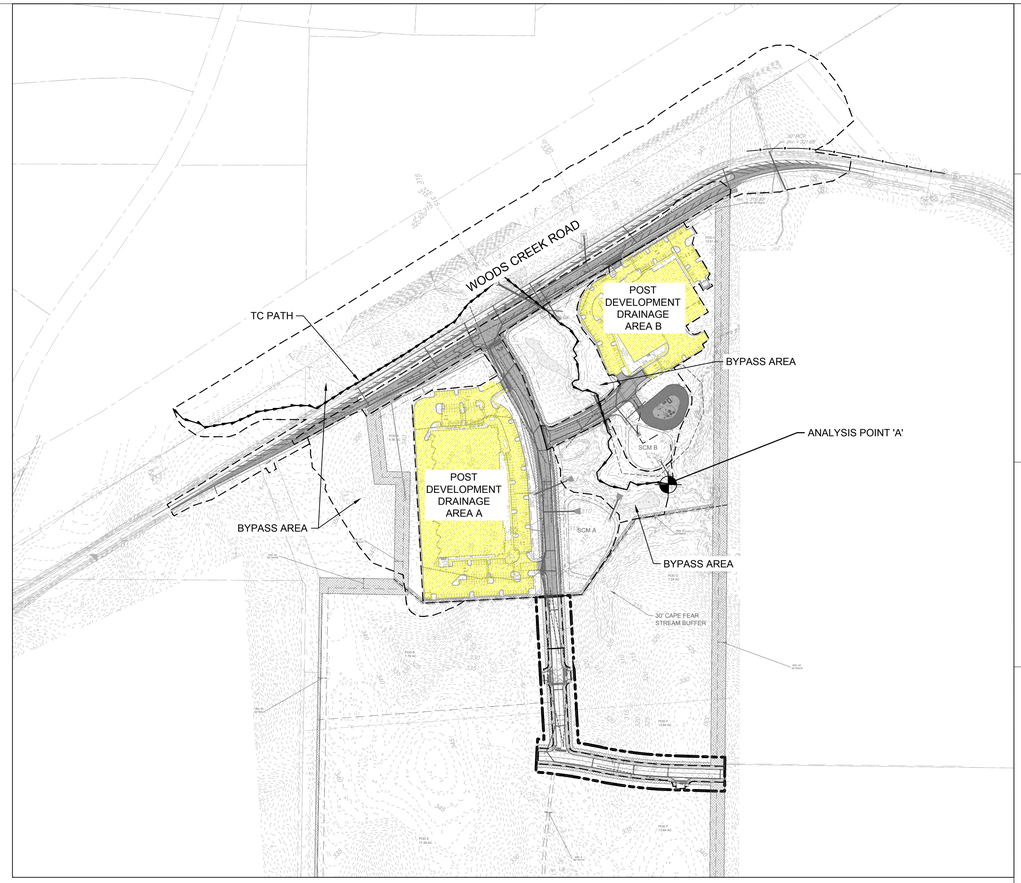
WAKE COUNTY - NORTH CAROLINA

GRADING AND DRAINAGE PLAN

JOB NO.
54318
SHEET NO.
C5.2

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SCALE 1"=250'
0 250' 500'
NAD 83

PRE DEVELOPMENT

POST DEVELOPMENT

LEGEND

- TC PATH
- DRAINAGE AREA BOUNDARY
- FUTURE IMPERVIOUS
- IMPERVIOUS
- EXISTING IMPERVIOUS

LAND USE SUMMARY

LANDUSE	EXISTING AREA (SF)	PROPOSED AREA (SF)
IMPERVIOUS	66,919	634,234
WOODED	654,870	0
GRASS	320,166	407,721
TOTAL AREA	1,041,955 (TOTAL) (23.92 ACRES)	1,041,955 (TOTAL) (23.92 ACRES)

STORMWATER QUANTITY CALCULATIONS

ANALYSIS POINTS A & B	DRAINAGE AREA (Acres)	(CN)	Q1	Q2	Q10	Q100
PRE-DEVELOPMENT 'A'	23.92	78				
BYPASS	24.16	79				
PRE-DEVELOPMENT 'A' COMBINED	48.08	78.5	44.97	64.63	121.82	217.16
POST-DEVELOPMENT WET POND A	13.61	93				
POST-DEVELOPMENT WET POND B	5.99	93				
BYPASS	28.48	80				
POST-DEVELOPMENT 'A' COMBINED	48.08	88.7	42.59	62.37	119.91	212.18

HOLLY SPRINGS Discover the Source.

Stormwater Design Executive Summary
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

Method 2 (Sites with Known Impervious)

Pre-Developed
Nitrogen Export Summary Table

Type of Land Cover	Area (acres)	TN Export Coefficient (lbs/ac/yr)	TN Export from Use (lbs/yr)
Existing Forestland	15.03	1.7	25.55
Existing Pasture	7.36	4.4	32.38
Existing Residential		7.5	
Existing Cropland		13.6	
Existing Commercial/Industrial	1.53	13	19.89
Total:	23.92	40.2	77.82
Nitrogen Loading Rate (lbs/ac/yr)			3.25

Post-Developed (after BMP reductions)
Nitrogen Export Summary Table

Type of Land Cover	Area (acres)	TN Export Coefficient (lbs/ac/yr)	BMP TN Removal Rate (%)	TN Removal from Use (lbs/yr)	TN export from site (Total TN-TN Removal)
Permanently Protected Undisturbed Open Space	0	0.6			
Permanently Protected Managed Open Space	5.98	1.2	30	2.15	
Impervious	13.62	21.2	30	86.62	
Total:	23.92			90.33	63.70
Nitrogen Loading Rate (lbs/ac/yr)					2.66
Permanently Protected Managed Open Space **(BYPASS)***	4.32	1.2		1.56	

SITE DEVELOPMENT

TOTAL SITE = 83.47 ACRES

PHASES I AND 2 INFRASTRUCTURE + DEVELOPMENT = 23.92 ACRES

STORMWATER QUALITY CALCULATIONS

PRE DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 1.53 ACRES

POST DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 14.56 ACRES

IMPERVIOUS AREA BEING TREATED: WET PONDS = 13.87 ACRES

IMPERVIOUS DATA

POND A	POND B
9.67 ACRES	4.20 ACRES

NOTE:
IMPERVIOUS NUMBERS INCLUDE BUILDING "A" AND "C" TO ACCOUNT FOR FUTURE IMPERVIOUS.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 044574 Brandon McLamb 08/18/2023

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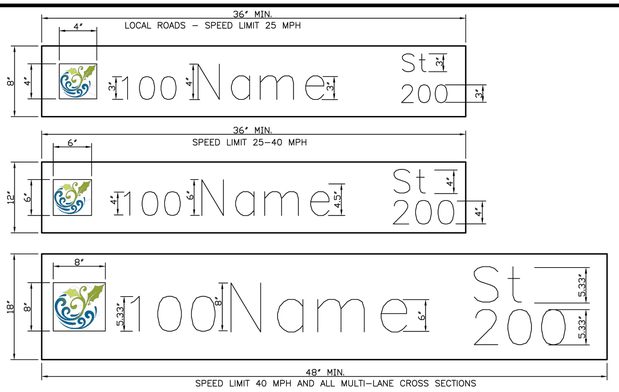
DATE: 03/03/2023
DRAWN BY: J. HAYES
DESIGNED BY: B. MCLAMB
CHECKED BY: B HALL
SCALE: AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
STORMWATER COMPLIANCE PLAN

JOB NO. 54318
SHEET NO. C5.3

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

Private Street

DRAWING NOT TO SCALE

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE

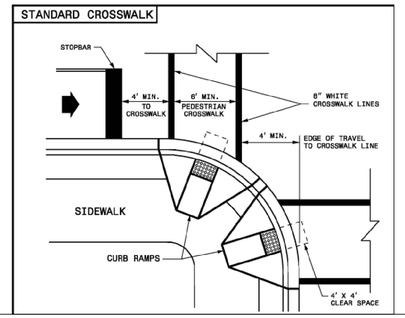
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS357

DATE	REVISIONS
4/5/18	

HS 357

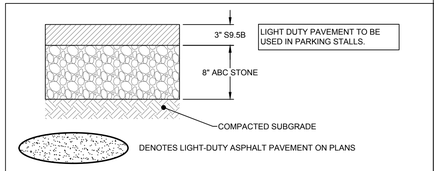
1. THE MINIMUM WIDTH OF STANDARD CROSSWALKS IS 6 FEET.
2. SETBACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL IS 4' MIN.
3. BEYOND CURB FACE, A CLEAR SPACE OF 4' X 4' MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE CROSSWALK.
4. PLACE STOP BARS A MINIMUM OF 4 FEET FROM NEAREST CROSSWALK LINE. STOP BARS AT SIGNALIZED INTERSECTIONS SHOULD BE COORDINATED WITH THE SIGNAL DESIGN SECTION OR AS DIRECTED BY THE ENGINEER.
5. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST NCDOT ROADWAY STANDARD DRAWINGS.



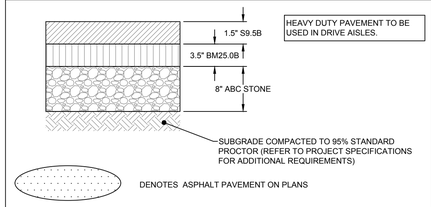
STANDARD CROSSWALK

NC DEPARTMENT OF TRANSPORTATION

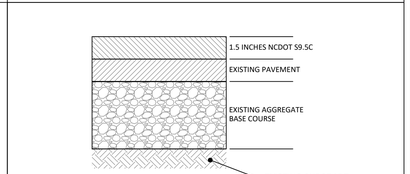
GENERAL NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. THE PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN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



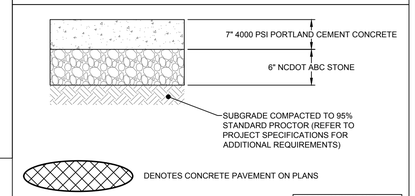
LIGHT-DUTY ASPHALT
NO SCALE



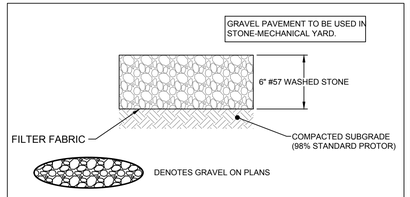
HEAVY DUTY ASPHALT
NO SCALE



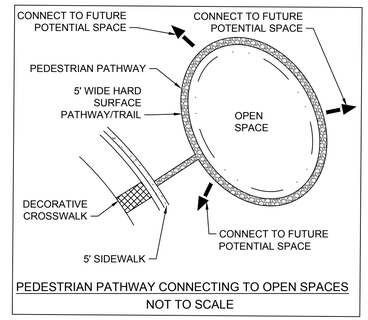
MILL & OVERLAY (NEW HILL HOLLY SPRINGS RD)



HEAVY DUTY CONCRETE PAVEMENT
NO SCALE



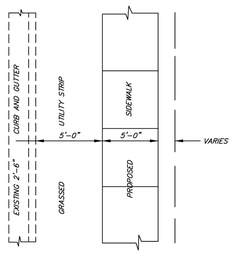
GRAVEL PAVEMENT
NO SCALE



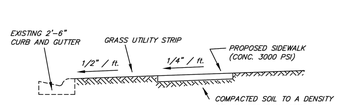
PEDESTRIAN PATHWAY CONNECTING TO OPEN SPACES
NOT TO SCALE

NOTES:
1. SIDEWALK SHALL BE 6" DEPTH AT ALL DRIVEWAYS.
2. SIDEWALK SHALL BE 6" DEPTH AT ALL HANDICAP RAMPS.
3. TRANSVERSE EXPANSION JOINT TO BE A MAX OF 50 FEET.

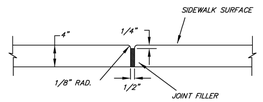
* VARIES – SEE APPROVED PROJECT PLANS



PLAN VIEW



TYPICAL SECTION



TRANSVERSE EXPANSION JOINT

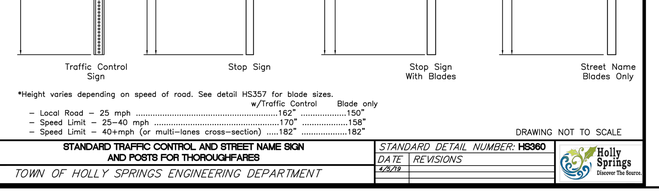
DRAWING NOT TO SCALE

STANDARD CONCRETE SIDEWALK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS327

DATE	REVISIONS
2/8/10	



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

DRAWING NOT TO SCALE

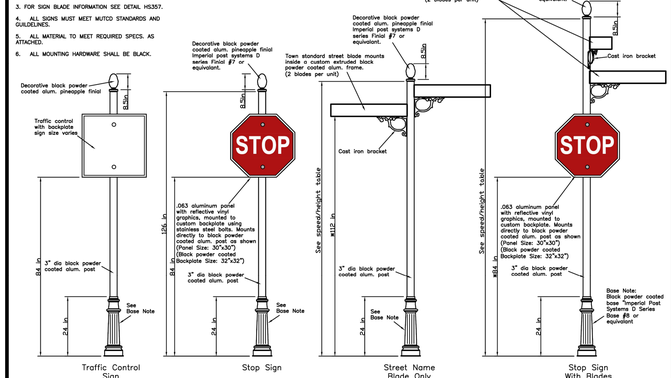
COLLAPSIBLE AND FIXED BOLLARD POST DETAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS341

DATE	REVISIONS
5/2/05	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR BREAKAWAY GALVANIZED U-CHANNEL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY. SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
5. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
6. ALL MOUNTING HARDWARE SHALL BE BLACK.



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

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

DRAWING NOT TO SCALE

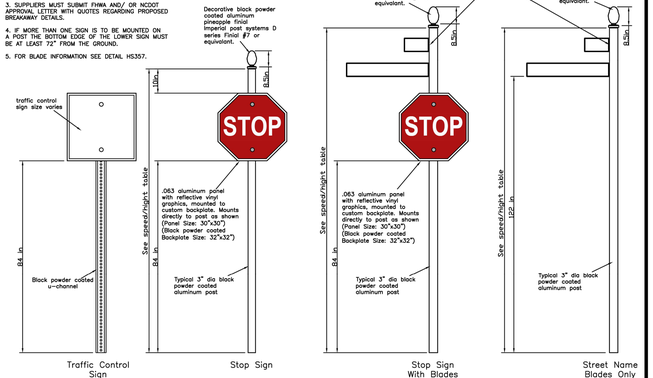
UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS361

DATE	REVISIONS
1/9/20	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR SIGN TYPES WITH THIS DETAIL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY.
3. SUPPLIERS MUST SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAILS.
4. IF MORE THAN ONE SIGN IS TO BE MOUNTED ON A POST THE BOTTOM EDGE OF THE LOWER SIGN MUST BE AT LEAST 72" FROM THE GROUND.
5. FOR BLADE INFORMATION SEE DETAIL HS357.
6. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
7. ALL MOUNTING HARDWARE SHALL BE BLACK.



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

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

DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS360

DATE	REVISIONS
4/2/19	

NORTH CAROLINA PROFESSIONAL SEAL 034324 ENGINEER Broadus A. McLamb

08/18/2023

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REVISION DESCRIPTION	DATE
REVISIONS PER TOWN COMMENTS	05/15/2023
REVISIONS PER TOWN COMMENTS	06/16/2023
REVISIONS PER TOWN COMMENTS	08/19/2023

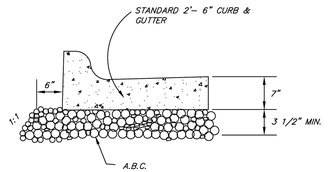
DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS

JOB NO. 54318
SHEET NO. C6.0

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NOTES:

1. STONE IS REQUIRED UNDER ALL TYPES OF CURB AND GUTTER ON STREETS
2. STONE IS NOT REQUIRED ON PARKING LOTS

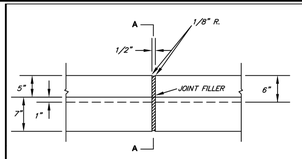
DRAWING NOT TO SCALE

A.B.C. UNDER CURB AND GUTTER

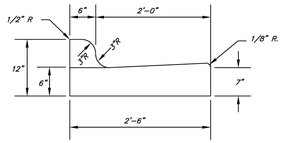
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS322**

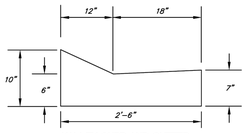
DATE	REVISIONS
2/8/10	



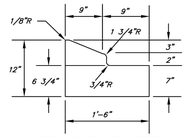
TRANSVERSE EXPANSION JOINT
FRONT ELEVATION



SECTION A-A
SIDE ELEVATION
STANDARD CURB



VALLEY CURB AND GUTTER
SIDE ELEVATION



MEDIAN CURB AND GUTTER
SIDE ELEVATION

NOTES:

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

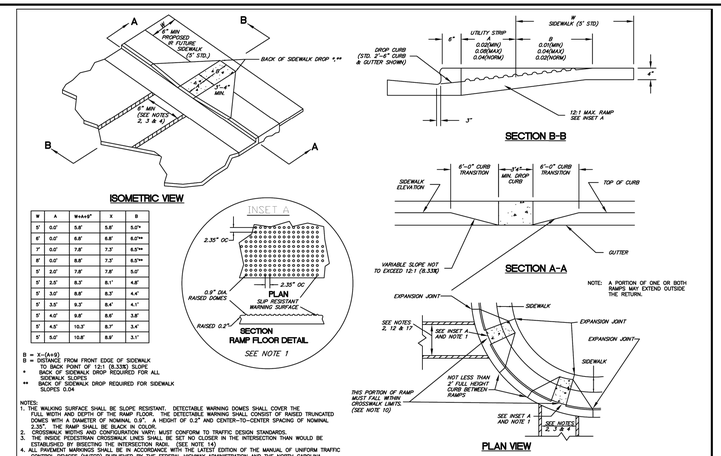
DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS321**

DATE	REVISIONS
2/8/10	



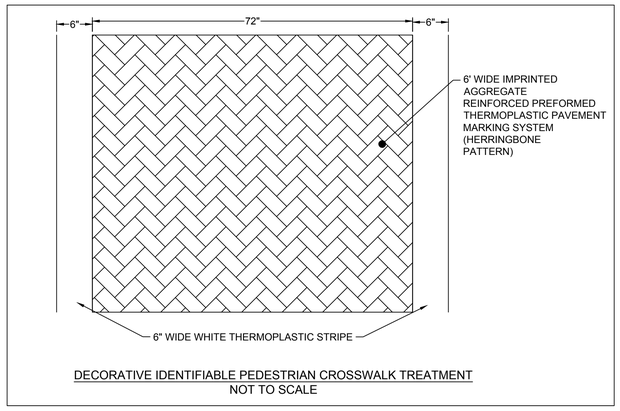
DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP

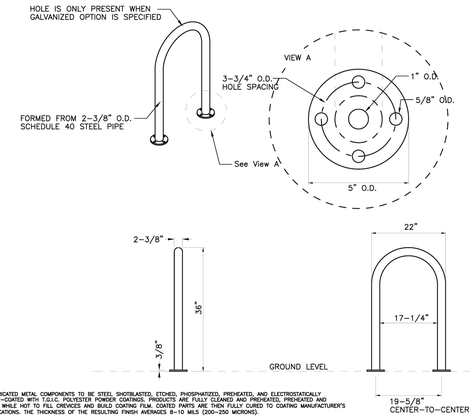
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS331**

DATE	REVISIONS
2/8/10	



DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSWALK TREATMENT
NOT TO SCALE



NOTES:

1. ALL FABRICATED METAL COMPONENTS TO BE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. LOCATE ANCHOR BOLTS AFTER THE BIKE RACK IS IN PLACE.
4. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.
5. BIKE RACK TO BE BLACK IN COLOR

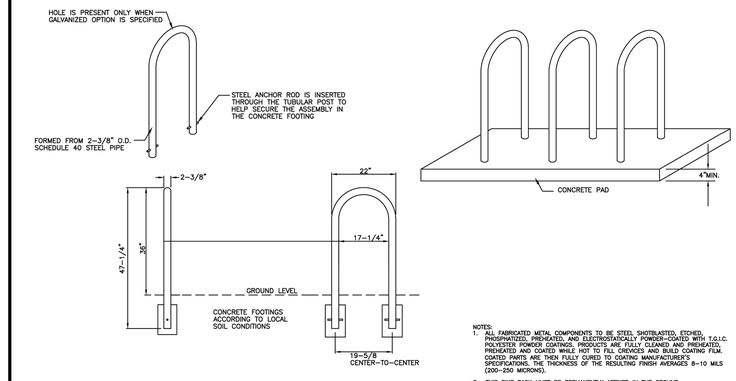
DRAWING NOT TO SCALE

STANDARD SURFACE MOUNT BIKE RACK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS008**

DATE	REVISIONS
8/18/19	



NOTES:

1. ALL FABRICATED METAL COMPONENTS TO BE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.
4. MIN. 3 RACKS REQUIRED TO PROVIDE 6 BIKE SPACES.
5. BIKE RACK TO BE BLACK IN COLOR

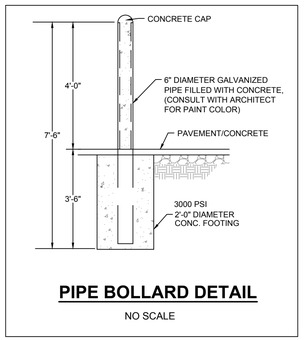
DRAWING NOT TO SCALE

STANDARD IN-GROUND MOUNT BIKE RACK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS007**

DATE	REVISIONS
8/27/18	



PIPE BOLLARD DETAIL

NO SCALE

NOT FOR CONSTRUCTION

SEAL 041574 08/18/2023 ENGINEER Brandon McLamb

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REVISION DESCRIPTION	DATE
REVISIONS PER TOWN COMMENTS	05/15/2023
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REVISIONS PER TOWN COMMENTS	08/19/2023

DATE 03/03/2023
DRAWN BY J. HAYES
DESIGNED BY B. MCLAMB
CHECKED BY B HALL
SCALE AS SHOWN

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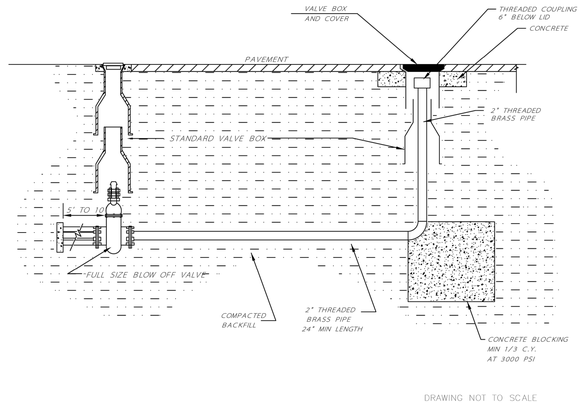
GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

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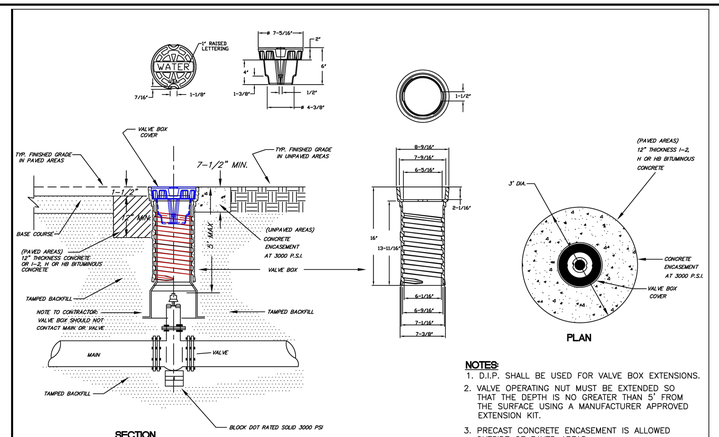
DRAWING NOT TO SCALE

TEMPORARY BLOW-OFF ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS605

DATE	REVISIONS
7/24/08	



SECTION

NOTES:

1. D.I.P. SHALL BE USED FOR VALVE BOX EXTENSIONS.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5' FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.
4. DOMESTIC MADE IN USA.

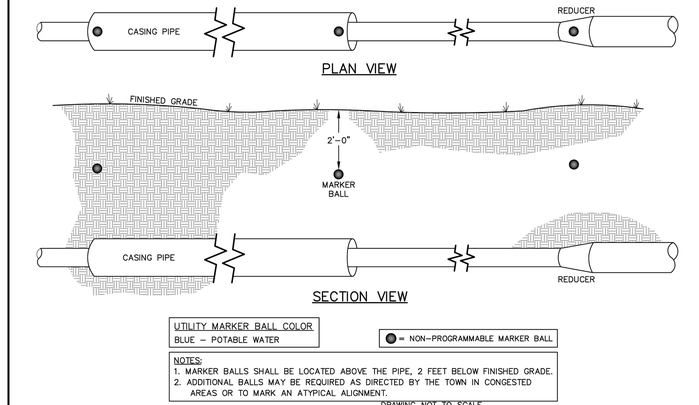
DRAWING NOT TO SCALE

STANDARD VALVE BOX INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS601

DATE	REVISIONS
8/4/17	



UTILITY MARKER BALL COLOR
BLUE – POTABLE WATER

= NON-PROGRAMMABLE MARKER BALL

NOTES:
1. MARKER BALLS SHALL BE LOCATED ABOVE THE PIPE, 2 FEET BELOW FINISHED GRADE.
2. ADDITIONAL BALLS MAY BE REQUIRED AS DIRECTED BY THE TOWN IN CONGESTED AREAS OR TO MARK AN ATYPICAL ALIGNMENT.

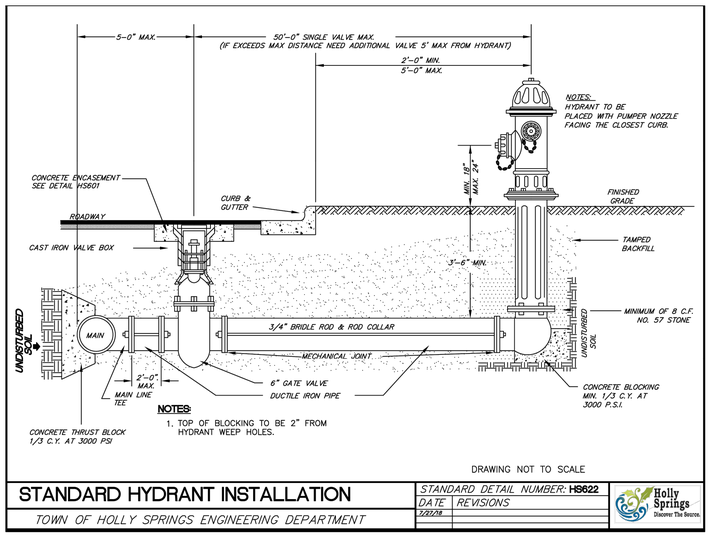
DRAWING NOT TO SCALE

STANDARD UTILITY MARKER BALL LOCATIONS FOR WATER MAINS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS633

DATE	REVISIONS
1/25/19	



NOTES:

1. TOP OF BLOCKING TO BE 2" FROM HYDRANT WEEP HOLES.

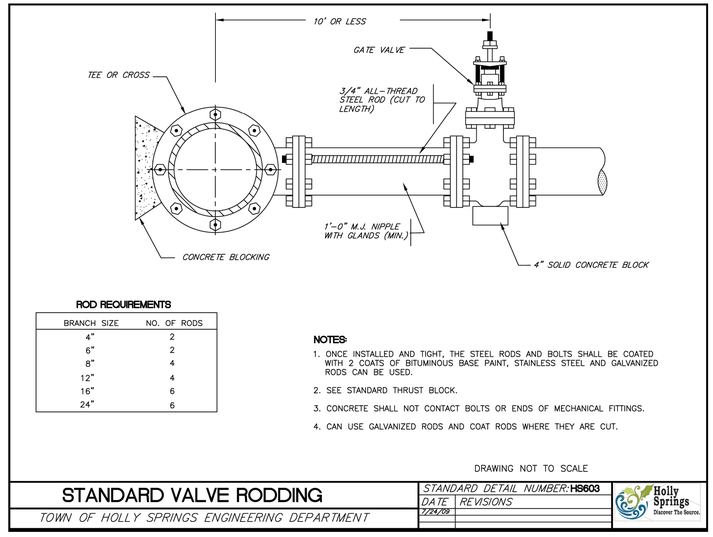
DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS622

DATE	REVISIONS
7/23/18	



ROD REQUIREMENTS

BRANCH SIZE	NO. OF RODS
4"	2
6"	2
8"	4
12"	4
16"	6
24"	6

NOTES:

1. ONCE INSTALLED AND TIGHT, THE STEEL RODS AND BOLTS SHALL BE COATED WITH 2 COATS OF BITUMINOUS BASE PAINT, STAINLESS STEEL AND GALVANIZED RODS CAN BE USED.
2. SEE STANDARD THRUST BLOCK.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
4. CAN USE GALVANIZED RODS AND COAT RODS WHERE THEY ARE CUT.

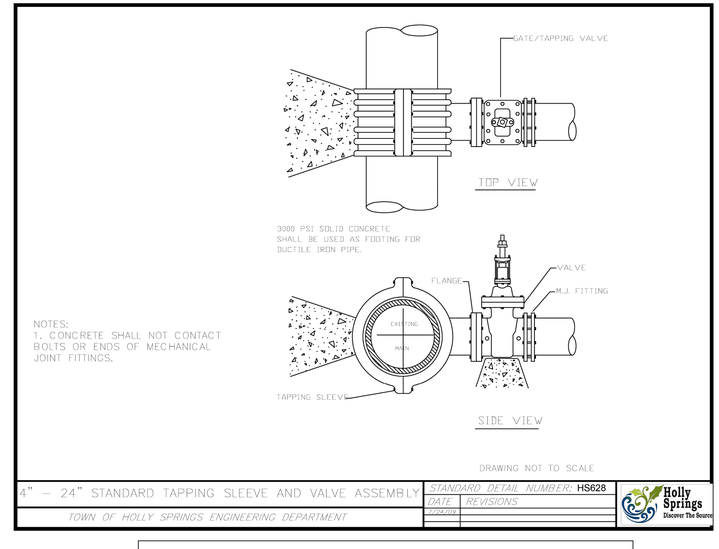
DRAWING NOT TO SCALE

STANDARD VALVE RODDING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS603

DATE	REVISIONS
1/24/08	



NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.

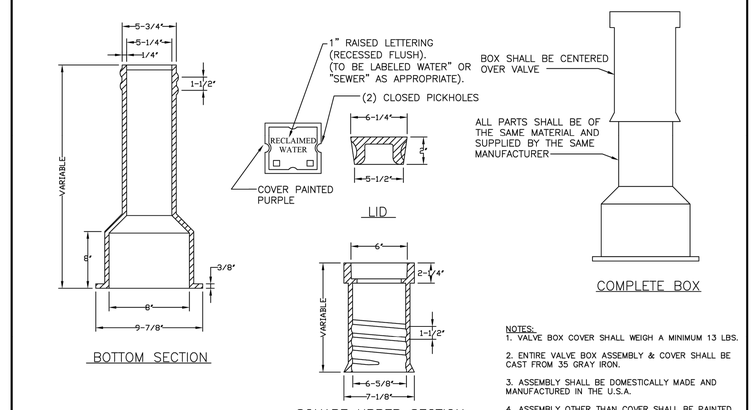
DRAWING NOT TO SCALE

4" – 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS628

DATE	REVISIONS
7/24/08	



NOTES:
1. VALVE BOX COVER SHALL WEIGH A MINIMUM 13 LBS.
2. ENTIRE VALVE BOX ASSEMBLY & COVER SHALL BE CAST FROM 35 GRAY IRON.
3. ASSEMBLY SHALL BE DOMESTICALLY MADE AND MANUFACTURED IN THE U.S.A.
4. ASSEMBLY OTHER THAN COVER SHALL BE PAINTED BLACK.
5. INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARD POTABLE WATER REQUIREMENTS.

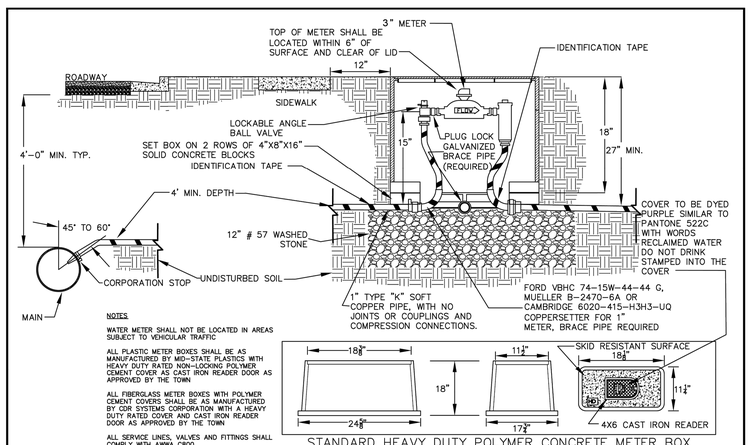
DRAWING NOT TO SCALE

STANDARD VALVE BOX (RECLAIMED WATER)

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS1109

DATE	REVISIONS
1/24/08	



NOTES

WATER METER SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC

ALL PLASTIC METER BOXES SHALL BE AS MANUFACTURED BY MID-STATE PLASTICS WITH HEAVY DUTY RATED NON-LOCKING POLYMER CEMENT COVER AS CAST IRON READER DOOR AS APPROVED BY THE TOWN

ALL FIBERGLASS METER BOXES WITH POLYMER CEMENT COVERS SHALL BE AS MANUFACTURED BY CDR SYSTEMS CORPORATION WITH A HEAVY DUTY RATED COVER AND CAST IRON READER DOOR AS APPROVED BY THE TOWN

ALL SERVICE LINES, VALVES AND FITTINGS SHALL COMPLY WITH AWWA C800

PURPLE IDENTIFICATION TAPE MARKED: "CAUTION RECLAIM WATER DO NOT DRINK"

DRAWING NOT TO SCALE

STANDARD 1" WATER SERVICE + METER BOX INSTALLATION (FOR RELCAIMED WATER SERVICE)

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS1105

DATE	REVISIONS
8/4/17	

RECLAIMED WATER NOTES

1. ALL RECLAIMED WATER VALVES, STORAGE FACILITIES, AND OUTLETS SHALL BE TAGGED OR LABELED TO WARN THE PUBLIC THAT THE WATER IS NOT INTENDED FOR DRINKING.
2. ALL RECLAIMED WATER PIPING AND APPURTENANCES SHALL BE EITHER COLORED PURPLE (PANTONE 522 OR EQUIVALENT) AND EMBOSSED OR INTEGRALLY STAMPED OR MARKED "CAUTION: RECLAIMED WATER - DO NOT DRINK" OR BE INSTALLED WITH A PURPLE (PANTONE 522 OR EQUIVALENT) IDENTIFICATION TAPE OR POLYETHYLENE VINYL WRAP. THE WARNING SHALL BE STAMPED ON OPPOSITE SIDES OF THE PIPE AND REPEATED EVERY THREE FEET OR LESS.
3. BURIED DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH A PURPLE COLORED POLYETHYLENE MEMBRANE CONFORMING TO ANSI A21.5 AND INSTALLED IN ACCORDANCE WITH AWWA C105. THE POLYETHYLENE SHEETS SHALL BE 8 MILS THICK, MINIMUM, AND BE COLORED PURPLE (PANTONE 522 OR EQUIVALENT).
4. ALL PVC PIPE SUPPLIED FOR RECLAIMED WATER APPLICATIONS SHALL BE COLOR CODED PURPLE (PANTONE 522 OR EQUIVALENT) AS REQUIRED BY 15A NCAC 02U - RECLAIMED WATER UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF UTILITIES AND INFRASTRUCTURE.
5. IDENTIFICATION TAPE SHALL BE AT LEAST THREE INCHES WIDE AND HAVE WHITE OR BLACK LETTERING ON PURPLE (PANTONE 522 OR EQUIVALENT) FIELD STATING "CAUTION: RECLAIMED WATER - DO NOT DRINK". IDENTIFICATION TAPE SHALL BE INSTALLED ON TOP OF RECLAIMED WATER PIPELINES, FASTENED AT LEAST EVERY 10 FEET TO EACH PIPE LENGTH AND RUN CONTINUOUSLY THE ENTIRE LENGTH OF THE PIPE.
6. ALL RECLAIMED WATER VALVES AND OUTLETS SHALL BE OF A TYPE, OR SECURED IN A MANNER, THAT PERMITS OPERATION BY PERSONNEL AUTHORIZED BY THE ENTITY THAT OPERATES THE RECLAIMED WATER SYSTEM.
7. HOSE BIBS SHALL BE LOCATED IN LOCKED, BELOW GRADE VAULTS THAT SHALL BE LABELED AS BEING OF NON-POTABLE QUALITY. ALTERNATIVELY, OTHE LOCKING MECHANISMS SUCH AS HOSE BIBS THAT CAN ONLY BE OPERATED BY A TOOL MAY BE PLACED ABOVE GROUND AND LABELED AS NON-POTABLE WATER.
8. IRRIGATION SYSTEM PIPING SHALL BE INCLUDED IN THESE REQUIREMENTS.
9. RECLAIMED WATER DISTRIBUTION LINES SHALL BE LOCATED AT LEAST 5 FEET HORIZONTALLY FROM AND 18 INCHES BELOW ANY WATER LINE, IF PRACTICABLE. IF THESE SEPARATION DISTANCES CANNOT BE MET, THE PIPING AND INTEGRITY TESTING PROCEDURES SHALL MEET WATER MAIN STANDARDS IN ACCORDANCE WITH 15A NCAC 18C.
10. RECLAIMED WATER DISTRIBUTION LINES SHALL NOT BE LESS THAN 50 FEET FROM A WELL UNLESS THE PIPING AND INTEGRITY TESTING PROCEDURES MEET WATER MAIN STANDARDS IN ACCORDANCE WITH 15A NCAC 18C, BUT IN NO CASE SHALL THEY BE LESS THAN 25 FEET FROM A PRIVATE WELL.
11. RELCAIMED WATER DISTRIBUTION LINES SHALL MEET THE SEPARATION DISTANCES TO SEWER LINES IN ACCORDANCE WITH 15A NCAC 02T .0305.

NORTH CAROLINA PROFESSIONAL SEAL 049574 ENGINEER Brandon McLamb
08/18/2023
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REVISIONS PER TOWN COMMENTS	06/16/2023
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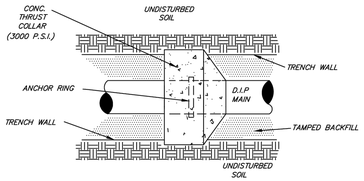
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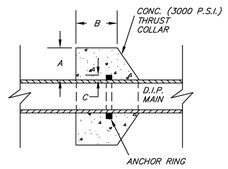
GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS

JOB NO. 54318
SHEET NO. C6.2

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PLAN

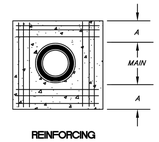


SECTION

SCHEDULE				
PIPE DIAMETER	CONCRETE THRUST COLLAR		ANCHOR RING	RING REQUIRED
	A	B	C	
6",8",12"	1'-0"	1'-0"	2"	ONE
16"	1'-4"	1'-0"	2"	ONE
20"	1'-4"	1'-0"	3"	ONE
24"	1'-4"	1'-0"	3"	TWO
30"	1'-4"	1'-2"	4"	TWO
36"	1'-4"	1'-4"	4"	TWO

NOTES:

1. CONCRETE COLLAR TO PROTRUDE INTO SIDES AND BOTTOM OF UNDISTURBED TRENCH WALL MIN. OF 6".
2. MEGALUG OR CAGE IS ACCEPTABLE INSTEAD OF ANCHOR RING.



REINFORCING

NOTES:
6" TO 16" MAINS=12-NO.7 BARS
20" TO 36" MAINS=12-NO.8 BARS
BARS PLACED AS SHOWN

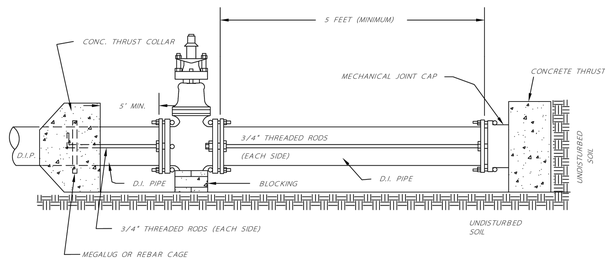
DRAWING NOT TO SCALE

STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS623

DATE	REVISIONS
7/24/09	



NOTES:
THIS DETAIL SHALL APPLY ONLY TO TEMPORARY CAPPING. PERMANENT DEAD END LINES TO BE IN ACCORDANCE WITH DETAIL HS29.

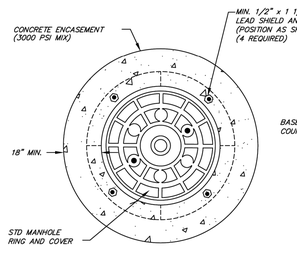
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STANDARD CAPPING DETAIL

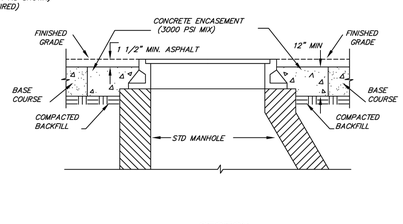
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS604

DATE	REVISIONS
7/24/09	



PLAN



SECTION

NOTES:

1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H20 LOADING NCDOT NO 840.54.

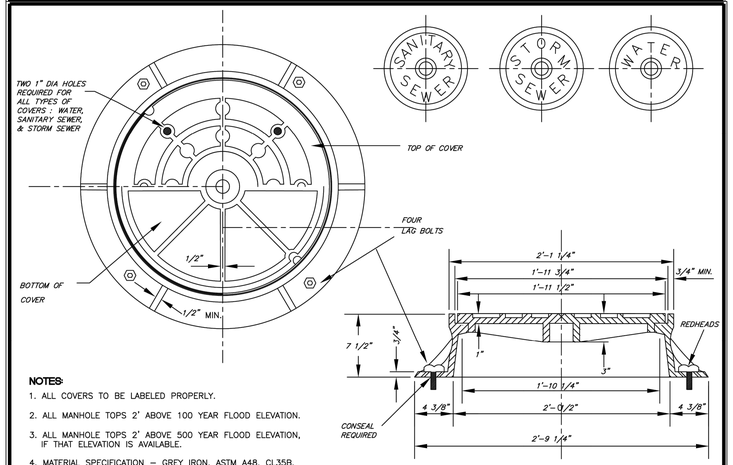
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STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS710

DATE	REVISIONS
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NOTES:

1. ALL COVERS TO BE LABELED PROPERLY.
2. ALL MANHOLE TOPS 2' ABOVE 100 YEAR FLOOD ELEVATION.
3. ALL MANHOLE TOPS 2' ABOVE 500 YEAR FLOOD ELEVATION, IF THAT ELEVATION IS AVAILABLE.
4. MATERIAL SPECIFICATION – GREY IRON, ASTM A48, CL35B, MADE IN USA.

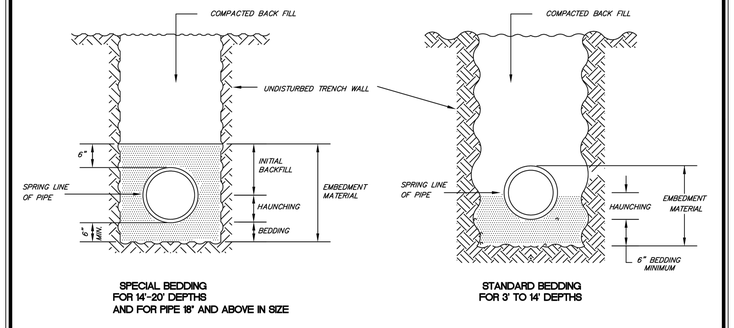
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STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS711

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SPECIAL BEDDING FOR 14'-20' DEPTHS AND FOR PIPE 18" AND ABOVE IN SIZE

STANDARD BEDDING FOR 3' TO 14' DEPTHS

NOTES:

1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

DRAWING NOT TO SCALE

BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

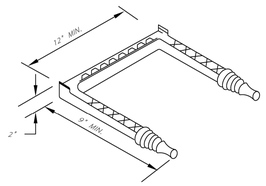
STANDARD DETAIL NUMBER: HS703

DATE	REVISIONS
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SECTION

NOTES:
1. VERTICAL SPACING – 16" O.C.
2. STEPS TO PROTRUDE 5" FROM FACE OF STRUCTURE WALL, AND SHALL WITHSTAND A VERTICAL LOAD OF 400 LBS. AND A HORIZONTAL PULL OUT LOAD OF 1000 LBS.



ENCAPSULATED STEEL STEP

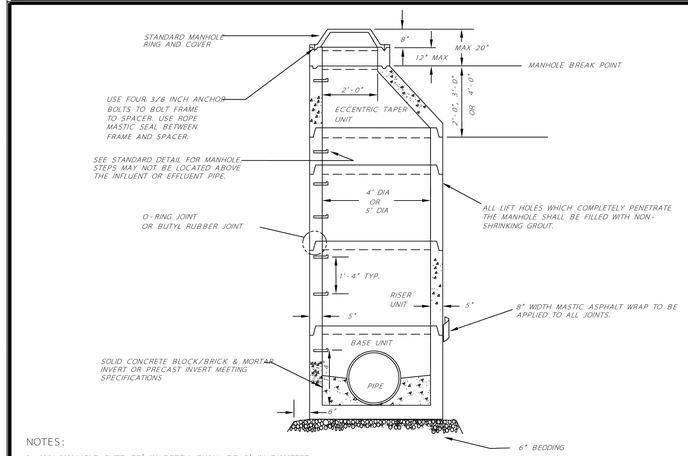
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MANHOLE STEPS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS709

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NOTES:
1. ANY MANHOLE OVER 20' IN DEPTH SHALL BE 5' IN DIAMETER.
2. NO FLAT TOPS ALLOWED.

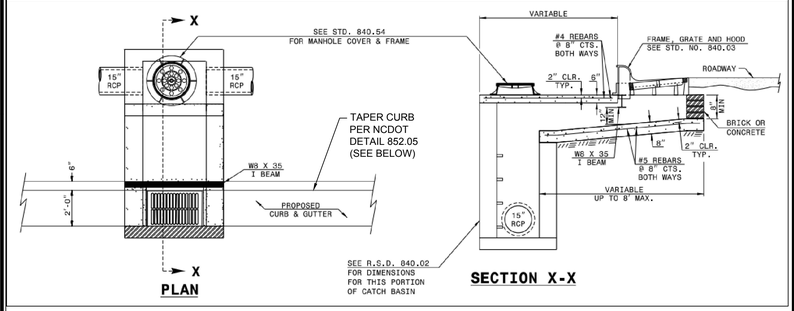
DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE MANHOLE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS706

DATE	REVISIONS
7/24/09	



NOTES:
MORTAR JOINTS ½" TO ¼" THICK.
USE CLASS "B" CONCRETE THROUGHOUT.
USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.
USE BRICK OR CONCRETE BLOCK WHICH COMPLIES WITH THE REQUIREMENTS OF SECTION 840 OF THE STANDARD SPECIFICATIONS.
CHAMFER ALL EXPOSED CORNERS 1".
DRAWING NOT TO SCALE.
PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66

PROPOSED OFFSET CATCH BASIN
NO SCALE

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DESIGNED BY B. MCLAMB
CHECKED BY B HALL
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GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
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GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

TREE PRESERVATION PLAN

JOB NO.	SHEET NO.
54318	L 1.0

SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
AS SHOWN	K. BARNES	S. FANTAYE	S. FANTAYE	03/03/2023

DATE	REVISION DESCRIPTION
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        - (2) 11" DBH

Sample Plot 3 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Black Tupelo (*Nyssa sylvatica*) Seedlings
- (Numerous) Highbush Vaccinium (*Vaccinium corymbosum*)
- Scattered Sweetgum (*Liquidambar styraciflua*) Seedlings
- Scattered Red Maple (*Acer rubrum*) Seedlings
- Scattered Northern Red Oak (*Quercus rubra*) Seedlings
- Scattered Sourwood (*Oxydendrum arboreum*) Seedlings
- Scattered Winged Elm (*Ulmas rubra*) Seedlings
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
    - (4) Loblolly Pine (*Pinus taeda*):
        - (1) 8" DBH
        - (1) 12" DBH
        - (1) 16" DBH
        - (1) 17" DBH
    - (3) Red Maple (*Acer rubrum*):
        - (2) 4" DBH
        - (1) 5" DBH
    - (3) White Oak (*Quercus alba*):
        - (1) 8" DBH
        - (1) 11" DBH
        - (1) 13" DBH
    - (2) Sweetgum (*Liquidambar styraciflua*):
        - (1) 5" DBH
        - (1) 8" DBH
    - (1) Tulip-poplar (*Liriodendron tulipifera*):
        - (1) 15" DBH
    - (1) Pignut Hickory (*Carya glabra*):
        - (1) 5" DBH
    - (1) Black Tupelo (*Nyssa sylvatica*):
        - (1) 3" DBH

Sample Plot 4 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) White Oak (*Quercus alba*) Seedlings
- Scattered Sourwood (*Oxydendrum arboreum*) Seedlings
- Scattered Sweetgum (*Liquidambar styraciflua*) Seedlings
- Scattered Black Tupelo (*Nyssa sylvatica*) Seedlings
- Scattered Blackjack Oak (*Quercus marilandica*) Seedlings
- Scattered Wild Grape (*Vitis rotundifolia*) Vines
    - (6) Sweetgum (*Liquidambar styraciflua*):
        - (2) 3" DBH

- Scattered Mockernut Hickory Seedlings
- Scattered Black Tupelo (*Nyssa sylvatica*) Seedlings
- (Numerous) Lowbush Vaccinium (*Vaccinium angustifolium*)
- (Numerous) Greenbrier (*Smilax rotundifolia*) Vines
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
    - (5) Sweetgum (*Liquidambar styraciflua*):
        - (1) 3" DBH
        - (3) 4" DBH
        - (1) 7" DBH
    - (2) Loblolly Pine (*Pinus taeda*):
        - (1) 11" DBH
        - (1) 18" DBH
    - (2) Sourwood (*Oxydendrum arboreum*):
        - (2) 4" DBH
    - (1) Red Maple (*Acer rubrum*):
        - (1) 12" DBH
    - (1) Black Tupelo (*Nyssa sylvatica*):
        - (1) 4" DBH

Sample Plot 7 Vegetation

- Scattered Grasses/Sedges/Ferns/Other Herbs
- Scattered Poison Ivy (*Toxicodendron radicans*) Vines
- (Numerous) Sweetgum (*Liquidambar styraciflua*) Seedlings
- (Numerous) Blackjack Oak (*Quercus marilandica*) Seedlings
    - (9) Loblolly Pine (*Pinus taeda*):
        - (1) 7" DBH
        - (1) 8" DBH
        - (1) 9" DBH
        - (1) 10" DBH
        - (2) 11" DBH
        - (2) 12" DBH
        - (1) 14" DBH

Sample Plot 8 Vegetation

- Scattered Grasses/Other Herbs
- Scattered Black Cherry (*Prunus serotina*) Seedlings
- Scattered Red Maple (*Acer rubrum*) Seedlings
- Scattered Blackjack Oak (*Quercus marilandica*) Seedlings
    - (11) Loblolly Pine (*Pinus taeda*):
        - (1) 3" DBH
        - (2) 4" DBH
        - (2) 5" DBH
        - (3) 6" DBH
        - (1) 7" DBH

Goodwin Tree Survey Sample Areas:

Sample Plot 1 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Sourwood (*Oxydendrum arboreum*) Seedlings
- Scattered Sweetgum (*Liquidambar styraciflua*) Seedlings
- Scattered Blackjack Oak (*Quercus marilandica*) Seedlings
- Scattered White Oak (*Quercus alba*) Seedlings
- Scattered Willow Oak (*Quercus phellos*) Seedlings
- Scattered Water Oak (*Quercus nigra*) Seedlings
- Scattered Highbush Vaccinium (*Vaccinium corymbosum*)
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
- Scattered Greenbrier (*Smilax rotundifolia*) Vines
- Scattered Yellow Jessamine (*Gelsemium sempervirens*) Vines
    - (25) Sweetgum (*Liquidambar styraciflua*):
        - (8) 3" DBH
        - (9) 4" DBH
        - (3) 5" DBH
        - (3) 6" DBH
        - (2) 7" DBH
    - (3) Water Oak (*Quercus nigra*):
        - (1) 3" DBH
        - (1) 4" DBH
        - (1) 5" DBH
    - (3) White Oak (*Quercus alba*):
        - (1) 3" DBH
        - (2) 4" DBH
    - (2) Blackjack Oak (*Quercus marilandica*):
        - (2) 3" DBH
    - (2) Willow Oak (*Quercus phellos*):
        - (2) 3" DBH
    - (1) Loblolly Pine (*Pinus taeda*):
        - (1) 4" DBH

Sample Plot 2 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Sweetgum (*Liquidambar styraciflua*) Seedlings
- Scattered Red Maple (*Acer rubrum*) Seedlings
- Scattered Blackjack Oak (*Quercus marilandica*) Seedlings
    - (11) Loblolly Pine (*Pinus taeda*):
        - (2) 3" DBH
        - (1) 6" DBH
        - (1) 9" DBH
        - (5) 10" DBH
        - (1) 8" DBH
        - (1) 10" DBH
    - (1) Sweetgum (*Liquidambar styraciflua*):
        - (1) 4" DBH

Sample Plot 9 Vegetation

- Scattered Grasses/Other Herbs
- Scattered Sweetgum (*Liquidambar styraciflua*) Seedlings
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
    - (9) Loblolly Pine (*Pinus taeda*):
        - (2) 7" DBH
        - (1) 8" DBH
        - (4) 9" DBH
        - (2) 10" DBH

Sample Plot 10 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Blackjack Oak (*Quercus marilandica*) Seedlings
- (Numerous) Sourwood (*Oxydendrum arboreum*) Seedlings
- Scattered Lowbush Vaccinium (*Vaccinium angustifolium*)
- Scattered Sweetgum (*Liquidambar styraciflua*) Seedlings
- Scattered Loblolly Pine (*Pinus taeda*) Seedlings
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
    - (3) Loblolly Pine (*Pinus taeda*):
        - (1) 4" DBH
        - (1) 12" DBH
        - (1) 15" DBH
    - (2) Sweetgum (*Liquidambar styraciflua*):
        - (1) 4" DBH
        - (1) 12" DBH
    - (1) Black Tupelo (*Nyssa sylvatica*):
        - (1) 6" DBH

        - (2) 4" DBH
        - (1) 5" DBH
        - (1) 11" DBH
    - (3) Sourwood (*Oxydendrum arboreum*):
        - (3) 3" DBH
    - (1) White Oak (*Quercus alba*):
        - (1) 15" DBH
    - (1) Mockernut Hickory (*Carya tomentosa*):
        - (1) 6" DBH
    - (1) Red Maple (*Acer rubrum*):
        - (1) 5" DBH
    - (1) Black Tupelo (*Nyssa sylvatica*):
        - (1) 6" DBH

Sample Plot 5

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Sweetgum (*Liquidambar styraciflua*) Seedlings
- (Numerous) Willow Oak (*Quercus phellos*) Seedlings
- (Numerous) Red Maple (*Acer rubrum*) Seedlings
- Scattered Blackjack Oak (*Quercus marilandica*) Seedlings
- Scattered Sourwood (*Oxydendrum arboreum*) Seedlings
- Scattered White Oak (*Quercus alba*) Seedlings
- (Numerous) Lowbush Vaccinium (*Vaccinium angustifolium*)
- (Numerous) Wild Grape (*Vitis rotundifolia*) Vines
    - (2) White Oak (*Quercus alba*):
        - (1) 3" DBH
        - (1) 11" DBH
    - (2) Red Maple (*Acer rubrum*):
        - (1) 3" DBH
        - (1) 12" DBH
    - (2) Sourwood (*Oxydendrum arboreum*):
        - (1) 4" DBH
        - (1) 6" DBH
    - (1) Mockernut Hickory (*Carya tomentosa*):
        - (1) 10" DBH
    - (1) Blackjack Oak (*Quercus marilandica*):
        - (1) 4" DBH

Sample Plot 6 Vegetation

- Scattered Grasses/Sedges/Other Herbs
- (Numerous) Sweetgum (*Liquidambar styraciflua*) Seedlings
- (Numerous) Blackjack Oak (*Quercus marilandica*) Seedlings
- (Numerous) White Oak (*Quercus alba*) Seedlings
- Scattered Red Maple (*Acer rubrum*) Seedlings

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 WILLIAM BLAKE HALL

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03/03/2023
DRAWN BY
S. FANTAYE
DESIGNED BY
S. FANTAYE
CHECKED BY
K. BARNES
SCALE
AS SHOWN

TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
TREE PRESERVATION SAMPLE AREAS

JOB NO.
54318
SHEET NO.
L 1.1

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 WADE BLAKE HALL

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08/16/2023	REVISIONS PER TOWN COMMENTS
08/17/2023	REVISIONS PER TOWN COMMENTS
09/15/2023	REVISIONS PER TOWN COMMENTS

DATE: 03/03/2023
DRAWN BY: S. FANTAYE
DESIGNED BY: S. FANTAYE
CHECKED BY: K. BARNES
SCALE: AS SHOWN

TIMMONS GROUP

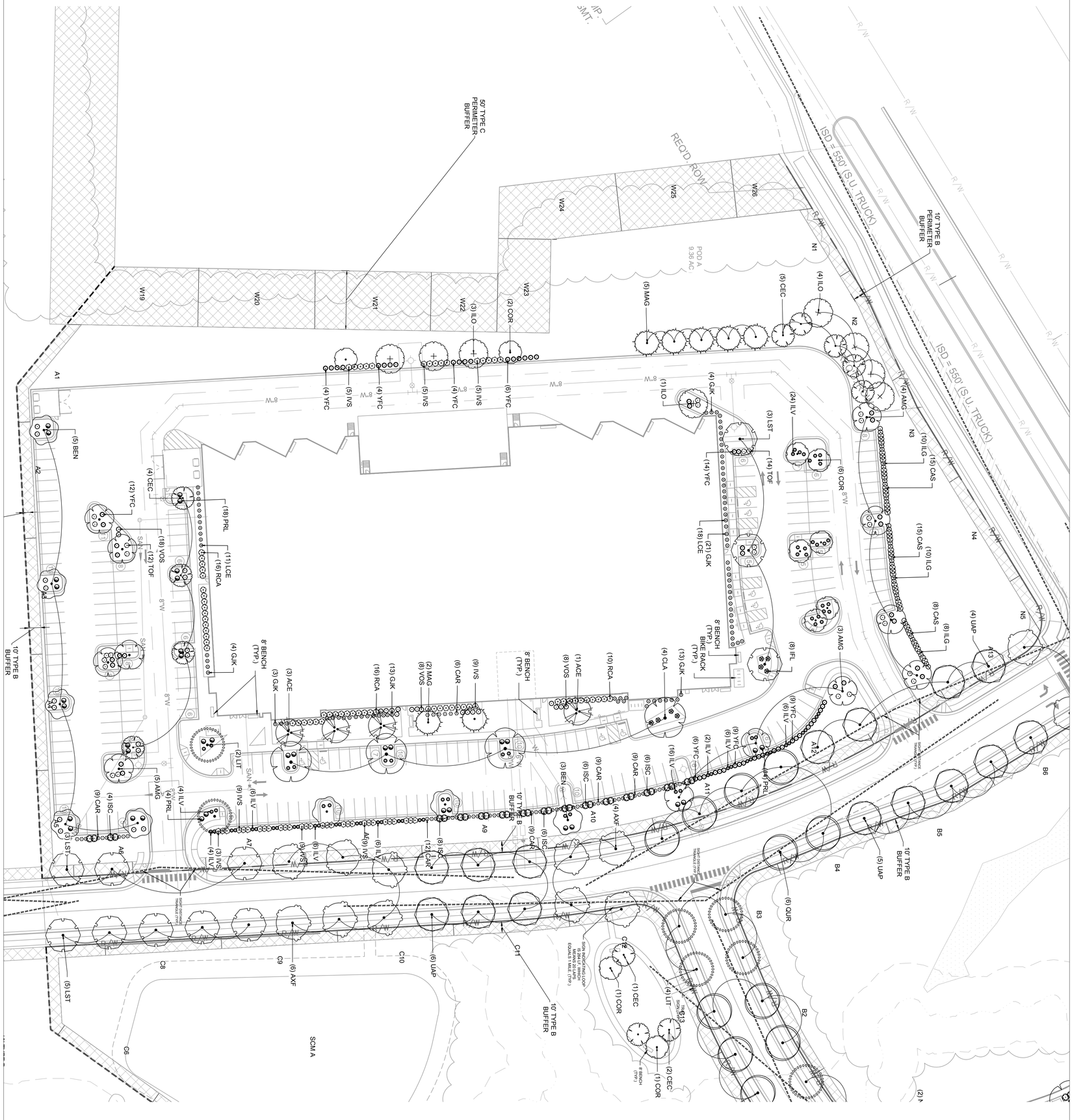
GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

OVERALL LANDSCAPE PLAN

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JOB NO. 54318
SHEET NO. L 2.0



0 40' 80'

SCALE 1"=40'

NAD 83

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GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

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54318	L 2.1	AS SHOWN	K. BARNES	S. FANTAYE	S. FANTAYE	03/03/2023

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GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.	SHEET NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
54318	L 2.2	AS SHOWN	K. BARNES	S. FANTAYE	S. FANTAYE	03/03/2023

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OPEN, ACTIVE, AND FLEXIBLE SPACE EXHIBIT

PHASE I SITE AREA - 25.8 ACRES

PHASE I OPEN SPACE - TREE PRESERVATION (GREEN) 7 ACRES + 0.4 ACRES ACTIVE AREA (RED) = 7.4 ACRES

PHASE I OPEN SPACE - ACTIVE, FLEXIBLE (RED) - 0.4 ACRES

TOTAL OPEN SPACE = 7 / 25.8 = 27.1 %

APPROXIMATE OPEN SPACE (ALL PHASES)

FUTURE BUILD OUT: 27.46 / 76.3 = 35.4%

NAD 83

SCALE 1"=60'

0 60' 120'

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 WAYNE BLACKWELL

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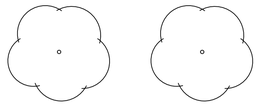
GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN

WAKE COUNTY - NORTH CAROLINA

OPEN SPACE EXHIBIT

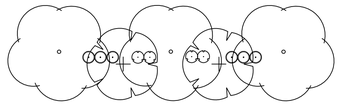
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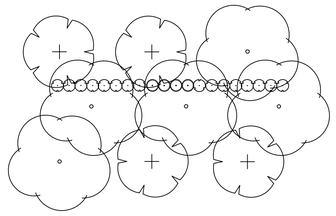
STREET TREES - THOROUGHFARE

- INSTALL @ 2.5" CALIPER
- SPACING OF TREES 40' MIN. - 60' MAX



TYPE "B" PERIMETER BUFFER (10' WIDE)

- 40% OPACITY
- (2) DECIDUOUS TREES PER 100 LF
- (1) EVERGREEN TREES PER 100 LF
- (10) SHRUBS PER 100 LF
- 40% EVERGREEN
- 4' HEIGHT OF BUFFER
- EXISTING VEGETATION SHALL BE LEFT UNDISTURBED AND SUPPLEMENTED TO MEET MINIMUM OPACITY



TYPE "C" PERIMETER BUFFER (50' WIDE)

- 80% OPACITY
- (1) DECIDUOUS TREES PER 100 LF
- (4) EVERGREEN TREES PER 100 LF
- (20) SHRUBS PER 100 LF
- 80% EVERGREEN
- 8' HEIGHT OF BUFFER
- EXISTING VEGETATION SHALL BE LEFT UNDISTURBED AND SUPPLEMENTED TO MEET MINIMUM OPACITY

PERIMETER YARD LANDSCAPING TABLE

INCREMENT	LANDSCAPE MATERIAL/100'	TYPE	WIDTH	NOTES
A1-5	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
A6	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 50'
A7	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 85'
A8-12	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
A13	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO94'
B1-6	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
B7	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 18'
C1-14	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	
N1	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 67'
N2-4	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
N5	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 62'
N6	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 50'
N7-9	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
N10	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 82'
N11	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 75'
N12-14	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 10 SHRUBS	TYPE B	10'	
E1-10	2 LARGE DECIDUOUS TREES 4 EVERGREEN TREE 20 SHRUBS	TYPE C	50'	
E11	2 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 7 SHRUBS	TYPE B	10'	PRO-RATED TO 70'
W19-21	2 LARGE DECIDUOUS TREES 4 EVERGREEN TREE 20 SHRUBS	TYPE C	50'	
W22	1 LARGE DECIDUOUS TREES 1 EVERGREEN TREE 6 SHRUBS	TYPE C	50'	PRO-RATED TO 52'
W23	2 LARGE DECIDUOUS TREES 3 EVERGREEN TREE 16 SHRUBS	TYPE C	50'	PRO-RATED TO 80.5'
W24-25	2 LARGE DECIDUOUS TREES 4 EVERGREEN TREE 20 SHRUBS	TYPE C	50'	
W26	1 LARGE DECIDUOUS TREES 2 EVERGREEN TREE 9 SHRUBS	TYPE C	50'	PRO-RATED TO 56'

** EXISTING VEGETATION SHALL BE LEFT UNDISTURBED AND SUPPLEMENTED TO MEET MINIMUM OPACITY*

PLANT SCHEDULE

EVERGREEN OVERSTORY TREES
CEDRUS DEODARA / DEODAR CEDAR
CUPRESSUS ARIZONICA / ARIZONA CYPRESS
ILEX OPACA / AMERICANI HOLLY
JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA

DECIDUOUS OVERSTORY TREES-BUFFERS
ACER RUBRUM 'RED SUNSET' / RED MAPLE
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
LIRIODENDRON TULIPIFERA / TULIP POPLAR
NYSSA SYLVATICA / BLACK GUM
QUERCUS ALBA / WHITE OAK
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS NIGRA / WATER OAK
QUERCUS RUBRA / RED OAK
QUERCUS SHUMARDII / SHUMARD OAK

STREET TREES
ACER X FREEMANII / FREEMAN MAPLE
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
NYSSA SYLVATICA / BLACK GUM
QUERCUS ALBA / WHITE OAK
QUERCUS NUTTALLII / NUTTALL OAK
QUERCUS RUBRA / RED OAK
QUERCUS SHUMARDII / SHUMARD OAK

EVERGREEN SHRUBS
ILEX GLABRA / INKBERRY HOLLY
ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY
MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE
RHODODENDRON CATAWBIENSE / CATAWBA RHODODENDRON
VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' / MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM

DECIDUOUS SHRUBS
ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' / BRILLIANT RED CHOKEBERRY
CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY
CALYCANTHUS FLORIDUS / SWEETSHRUB
CEANOTHUS AMERICANUS / NEW JERSEY TEA
CLETHRA ALNIFOLIA / SUMMERSWEET
VIBURNUM NUDUM 'WINTERTHUR' / WINTERTHUR VIBURNUM

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 WILLIAM BLAKE HALL

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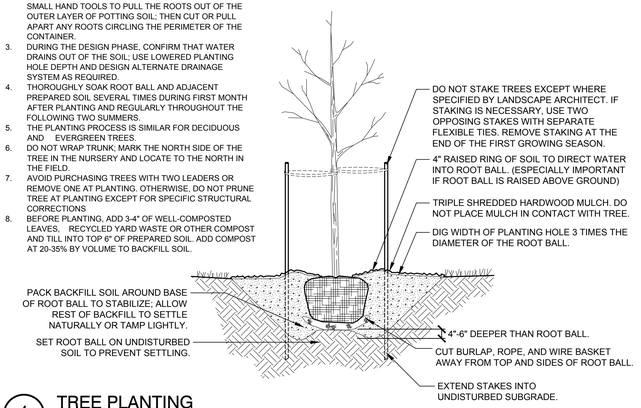
GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
PERIMETER BUFFER PLAN

JOB NO.
54318

SHEET NO.
L 2.4

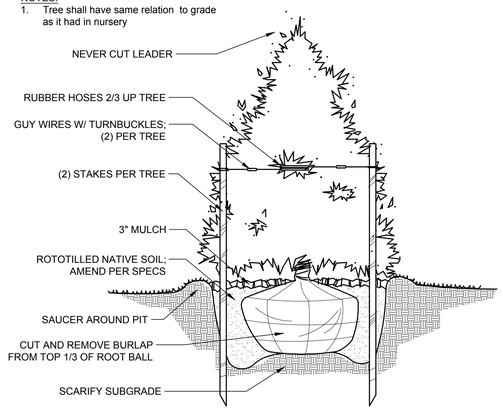
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NOTES:
1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" (10-15CM) OVER THE ENTIRE AREA.
2. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATE DRAINAGE SYSTEM AS REQUIRED.
4. THOROUGHLY SOAK ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
6. DO NOT WRAP TRUNK. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
7. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS
8. BEFORE PLANTING, ADD 3-4" OF WELL-COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL SOIL.

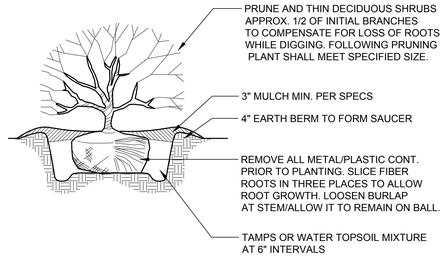


1 TREE PLANTING
NTS

NOTES:
1. Tree shall have same relation to grade as it had in nursery

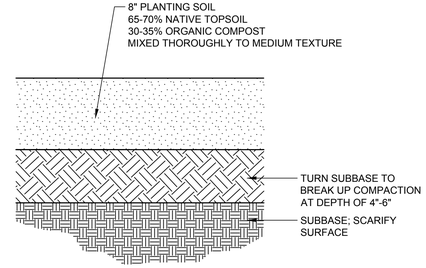


2 EVERGREEN PLANTING
NTS



NOTES:
1. SOIL MIX: 1/3 ORGANIC MATTER, 2/3 EXIST SOIL.
2. WIDTH OF PLANT PIT: SANDY SOIL, 24" WIDER THAN PLANT BALL; CLAY SOIL, 12" WIDER THAN PLANT BALL
3. FOR PLANTING AREAS WHERE SOIL HAS BEEN COM-PACTED BY EQUIP. CONTACT LA PRIOR TO PLANTING.
4. FOR CAMELLIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX, 2/3 ORGANIC AND 1/3 EXISTING SOIL
5. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.

3 SHRUB PLANTING
NTS



NOTES:
1. All material to be free of toxic substances, weed seed, stones, sticks or other material harmful to plant growth. Topsoil: ph range of 6.0 to 7.0, min. 6% organic matter.
2. Compost: well-composted, stable, weed-free organic matter, ph range of 5.5 to 8.
3. Submit soil sample for analysis ... provide amendments per recommendations.
4. Remove any debris, rocks, or clumps 2" or larger.
5. Do not spread if planting soil, topsoil or subgrade is frozen, muddy, or excessively wet.

4 PLANTING SOIL PROFILE
NTS

PLANT SCHEDULE							%
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	
ACE	9	ACER FLORIDANUM	SOUTHERN SUGAR MAPLE	2.5" CAL.	B&B OR CONTAINER	NATIVE	5.5
AXF	12	ACER X FREEMANII	FREEMAN MAPLE	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.3
AMG	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.3
BEN	12	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.3
CEC	12	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.3
CLA	15	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	2.5" CAL.	B&B OR CONTAINER	NATIVE	9.1
COR	12	CORNUS FLORIDA `RUBRA`	RED FLOWERING DOGWOOD	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.3
ILO	11	ILEX OPACA	AMERICAN HOLLY	2.5" CAL.	B&B OR CONTAINER	NATIVE	6.7
LST	11	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5" CAL.	B&B OR CONTAINER	NATIVE	6.7
LIT	11	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL.	B&B OR CONTAINER	NATIVE	6.7
MAG	10	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	2.5" CAL.	B&B OR CONTAINER	NATIVE	6.1
NYS	10	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	2.5" CAL.	B&B OR CONTAINER	NATIVE	6.1
QUR	13	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B OR CONTAINER	NATIVE	7.9
UAP	15	ULMUS AMERICANA `PRINCETON`	PRINCETON AMERICAN ELM	2.5" CAL.	B&B OR CONTAINER	NATIVE	9.1
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	
CFL	56	CALYCANTHUS FLORIDUS	SWEETSHRUB	15" HT	CONTAINER	NATIVE	5.6
CAS	60	CAMELLIA SASANQUA	SASANQUA CAMELLIA	24" HT./SPRD.	CONTAINER		6.0
CAR	85	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	24" HT.	CONTAINER	NATIVE	8.4
GJK	80	GARDENIA JASMINOIDES 'KLEIM'S HARDY'	KLEIM'S HARDY GARDENIA	24" HT.	CONTAINER		7.9
ILG	73	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24" HT./SPRD.	CONTAINER	NATIVE	7.2
IVS	84	ILEX VOMITORIA `SCHILLINGS`	SCHILLINGS YAUPON HOLLY	24" HT.	CONTAINER	NATIVE	8.3
IFL	62	ILLICIUM FLORIDANUM	FLORIDA ANISE	24" HT./SPRD.	CONTAINER	NATIVE	6.2
ISC	48	ILLICIUM SCORPIO	SCORPIO™ ANISE	15" HT	CONTAINER	NATIVE	4.8
ILV	80	ITEA VIRGINICA 'LITTLE HENRY"	LITTLE HENRY® VIRGINIA SWEETSPIRE	15" HT	CONTAINER	NATIVE	7.9
LCE	62	LOROPETALUM CHINENSE `EMERALD SNOW`	EMERALD SNOW LOROPETALUM	24" HT	CONTAINER		6.2
PRL	56	PRUNUS LAUROCERASUS `OTTO LUYKEN`	OTTO LUYKEN ENGLISH LAUREL	15" HT	CONTAINER		5.6
RCA	60	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	24" HT./SPRD.	CONTAINER	NATIVE	6.0
TOF	58	THUJA OCCIDENTALIS 'FIRE CHIEF™'	FIRE CHIEF™ ARBORVITAE	15" HT	CONTAINER	NATIVE	5.8
VOS	63	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT"	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	24" HT./SPRD.	CONTAINER	NATIVE	6.3
YFC	81	YUCCA FILAMENTOSA `COLOR GUARD`	COLOR GUARD ADAM`S NEEDLE	24" HT./SPRD.	CONTAINER	NATIVE	8.0

NOTE: 100% OF LARGE AND MEDIUM TREES AND 75% SHRUBS USED ARE NATIVE.

GENERAL PLANTING NOTES:

1. ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI.Z60.
2. CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR LICENSED IN THE STATE OF NORTH CAROLINA.
3. LANDSCAPE ARCHITECT TO APPROVE PLANT LOCATION IN FIELD.
4. SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER.
5. PREPARE PLANTS PER SPECIFICATIONS.
6. INSTALL PLANTS WITH 3" OF TRIPLE-SHREDDED HARDWOOD MULCH.
7. ALL DISTURBED AREAS NOT NOTED FOR PLANTS OR PAVING TO BE STABILIZED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR ENGINEER AND SHALL BE PERMANENTLY SEEDED WITH BERMUDA SEED TURF GRASS.
8. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIALS FOR A ONE YEAR PERIOD FOLLOWING SUBSTANTIAL COMPLETION PER SPECIFICATIONS.
9. CONTRACTOR TO MAINTAIN PLANT MATERIAL PER SPECIFICATIONS.
10. AREAS DAMAGED BY LANDSCAPE CONTRACTOR TO BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
11. ANY EXISTING VEGETATION, NOT INVOLVED IN NEW CONSTRUCTION, SHALL BE ISOLATED AND PROTECTED BY TREE PROTECTION FENCING.
12. CONTRACTOR SHALL INSURE THAT ALL PLANT MATERIAL IS FREE OF FIRE ANTS PRIOR TO INSTALLATION.

LANDSCAPE CALCULATIONS:

FOUNDATION PLANTINGS: (TABLE 5.3.4-A)

POD A
BUILDING FACADE LINEAR FEET 780
REQUIRED FOUNDATION PLANTING
1 LARGE SHRUBS PER 5 LF
156 REQUIRED / 160 PROVIDED

POD C
BUILDING FACADE LINEAR FEET 750
REQUIRED FOUNDATION PLANTING
1 LARGE SHRUBS PER 5 LF
150 REQUIRED / 155 PROVIDED

TREES DISPERSED THROUGHOUT THE SITE AND OPEN SPACE AREAS.

NOTE:
ANY BUFFER AREA NOT MEETING THE REQUIRED LANDSCAPING UPON INSPECTION WILL BE SUPPLEMENTED TO MEET THE BUFFER REQUIREMENTS.

STREET TREES: (5.3.5)
SPACING OF TREES SHALL BE A MINIMUM OF 40 FEET FROM CENTER OF TRUNK; MAXIMUM 60 FEET FROM CENTER OF TRUNK

STREET TREES PROVIDED 40' O.C

INTERIOR PARKING:
1 ISLAND / 10 PARKING SPACES
1 TREE & 4 SHRUBS / ISLAND

PARKING LOT SCREENING:
SHRUBS (24" MIN HT.), 3' O.C.

MECHANICAL YARD SCREENING:
SHRUBS (36" MIN HT.), 3' O.C.



FOUNDATION PLANTINGS LANDSCAPE AREA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1489 BLAKE ALL

NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

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

DATE
06/12/2023
08/16/2023
09/07/2023
09/15/2023

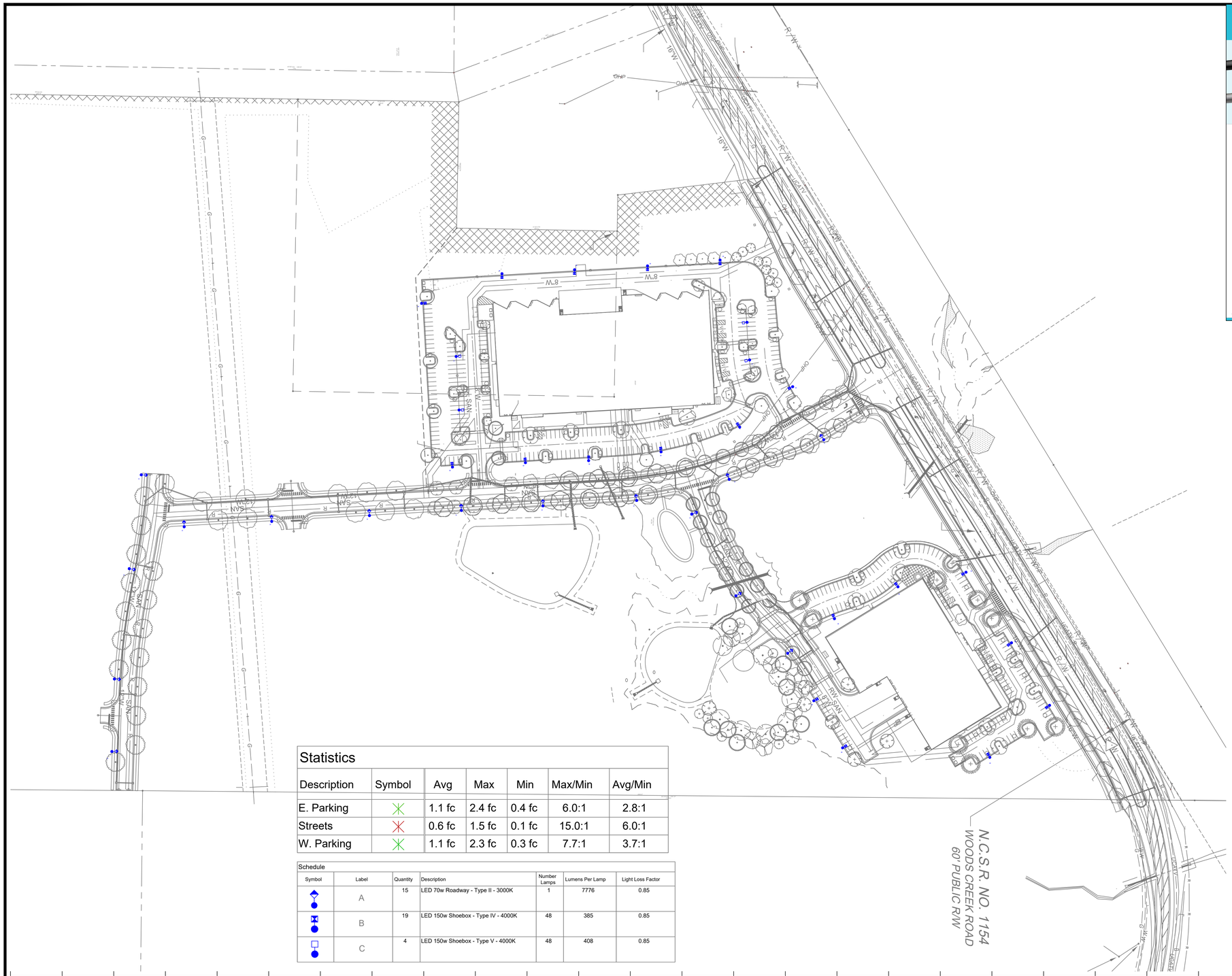
DATE
03/03/2023
DRAWN BY
S. FANTAYE
DESIGNED BY
S. FANTAYE
CHECKED BY
K. BARNES
SCALE
AS SHOWN

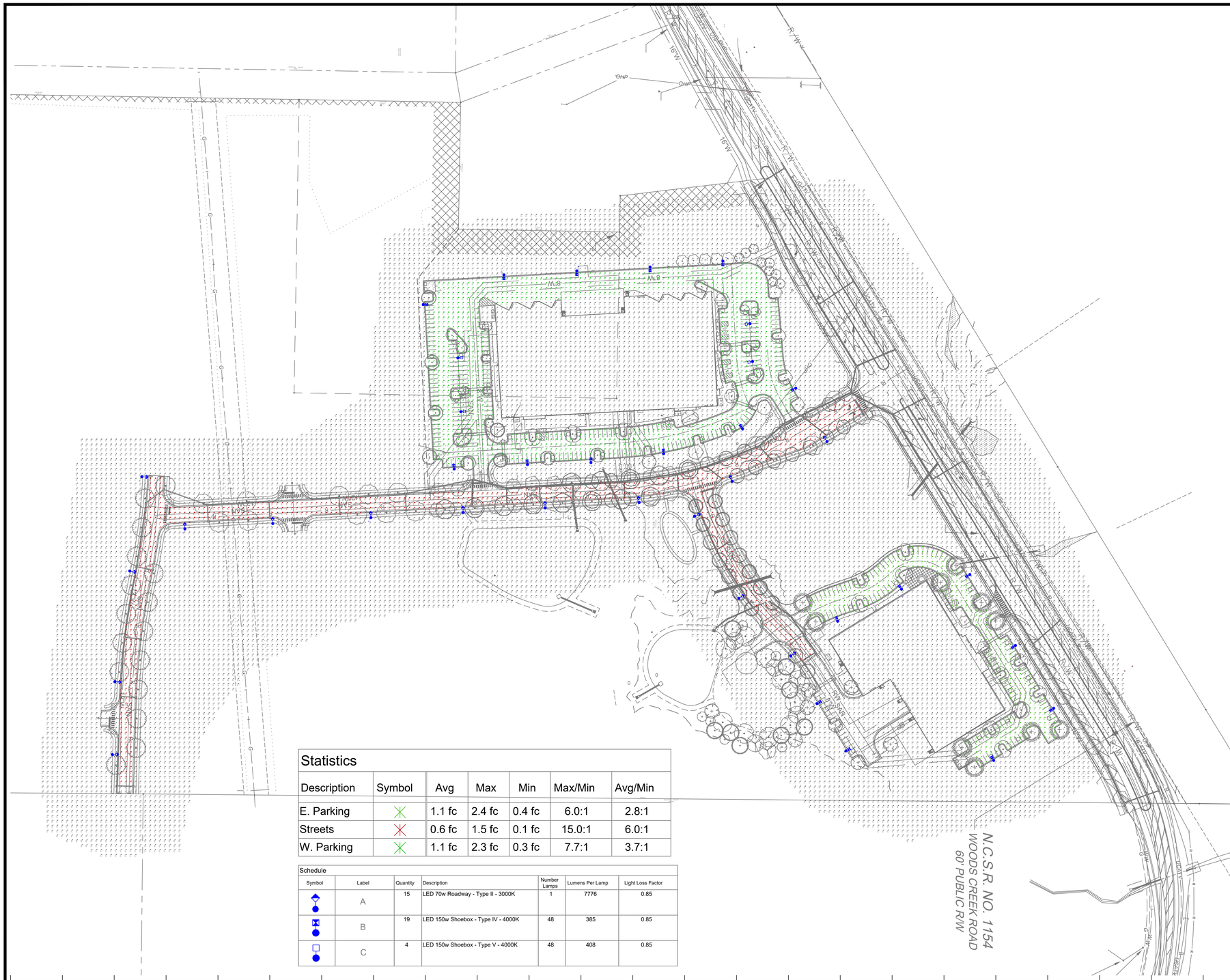
TIMMONS GROUP

GOODWIN (YIELD NORTH) - PHASE I - DEVELOPMENT PLAN
WAKE COUNTY - NORTH CAROLINA
LANDSCAPE NOTES & DETAILS

JOB NO.
54318
SHEET NO.
L 2.5

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16'W
R/W
N.C.S.R. NO. 1154
WOODS CREEK ROAD
60' PUBLIC R/W
SWALE
SWALE
SWALE



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
E. Parking	+	1.1 fc	2.4 fc	0.4 fc	6.0:1	2.8:1
Streets	+	0.6 fc	1.5 fc	0.1 fc	15.0:1	6.0:1
W. Parking	+	1.1 fc	2.3 fc	0.3 fc	7.7:1	3.7:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	15	LED 70w Roadway - Type II - 3000K	1	7776	0.85
	B	19	LED 150w Shoebox - Type IV - 4000K	48	385	0.85
	C	4	LED 150w Shoebox - Type V - 4000K	48	408	0.85

Outdoor Lighting



MICRO LED ROADWAY
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	50 watts
Mounting height	20', 25', 30'
Color	Gray | Black
Pole	Fiberglass Metal Wood
Applications	Neighborhoods Parks Streets

Light source: LED (white)
Wattage: 50 watts, 70 watts
Lumens: 5,232 – 8,170
Light pattern: IESNA Type II, III, V
IESNA cutoff classification: Full-cutoff
BUG rating: Type II = B1U0G2 (50w)
B2U0G2 (70w)
Type III = B1U0G1
Type V = B3UG01 (50w only)
Color temperature: 3,000K



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Galvanized

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at ODLCarolinas@duke-energy.com.

DUKE ENERGY. PROGRESS
ILLUMINA MAKER DUSK TO DAWN

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Outdoor Lighting



SHOEBOX LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	150 | 220 | 420 | 530 watts
Mounting height	25', 30', 35'
Color	Black | Bronze | Gray | White
Pole	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal
Applications	Neighborhoods Roadways Shopping centers

Light source: LED (white)
Wattage: 150 | 220 | 420 | 530 watts
Light pattern: IES Type V | Type IV (forward throw) | Type III
IESNA cutoff classification: Full-cutoff
BUG rating: 150W Type III = B2U0G3 / Type IV = B3UG04 / Type V = B5UG03
220W Type III = B2UG04 / Type IV = B3UG04 / Type V = B4UG03
420W Type IV = B3UG05 / Type V = B5UG05
530W Type IV = B3UG05 / Type V = B5UG05
Color temperature: 4,000K



light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Round tapered decorative metal*	35'	Black, Bronze
Decorative square metal*	25' and 30'	Black, Bronze, Gray, White
Fiberglass	25' and 30'	Black *(1 or 2 fixtures per pole)* Gray *(1 or 2 fixtures per pole)*

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
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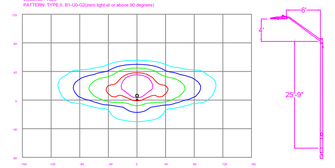
DUKE ENERGY. PROGRESS
ILLUMINA MAKER DUSK TO DAWN

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ISOFOOTCANDLE CURVES

FIXTURE: LED 70W ROADWAY
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED, 3000K, 70 CRI
LUMENS : 7633
PATTERN: TYPE II, B1-U0-G2(zero light at or above 90 degrees)

ASSY#:LFX-RW-LED-70-GRAY-4-3000K____-P
POLE ASSY#:LPOLE-DB-FG-30FT-GRAY____-P (GRAY)

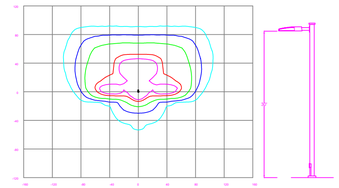


LEGEND (OUTER to INNER) 0.10 , 0.25 , 0.50 , 1.00 , 1.25

ISOFOOTCANDLE CURVES

FIXTURE: LED150, EATON
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED, 4000K, 70 CRI
LUMENS : 19456
PATTERN: TYPE IV B3-U0-G4 (zero light at or above 90 degrees)
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR METAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85

ASSY#:LFX-SBK-LED-150-BLK-IV-MULTV-____-P
POLE ASSY#:LPOLE-AB-STL-30FT-BLK-SQ-____-P (BLACK)
BRACKET ASSY#:LBKT-SIDE-1ZN-BLK-UNV-STL-____-P (BLACK)

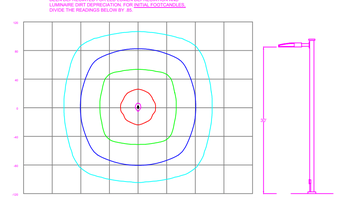


LEGEND (OUTER to INNER) 0.10 , 0.25 , 0.50 , 1.00 , 1.25

ISOFOOTCANDLE CURVES

FIXTURE: LED150, EATON
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED, 4000K, 70 CRI
LUMENS : 19456
PATTERN: TYPE V B5-U0-G5 (zero light at or above 90 degrees)
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR METAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85

ASSY#:LFX-SBK-LED-150-BLK-V-MULTV-____-P
POLE ASSY#:LPOLE-AB-STL-30FT-BLK-SQ-____-P (BLACK)
BRACKET ASSY#:LBKT-SIDE-1ZN-BLK-UNV-STL-____-P (BLACK)



LEGEND (OUTER to INNER) 0.10 , 0.25 , 0.50 , 1.00 , 1.25

NO.	DATE	REVISION	BY

DISTANCE CALIBRATION (INCHES)
0 0.5 1.0 2.0 3.0 4.0

LIGHTING DESIGN TOLERANCE

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

DUKE ENERGY® PROGRESS

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GOODWIN
Holly Springs, NC
SITE LIGHTING ARRANGEMENT

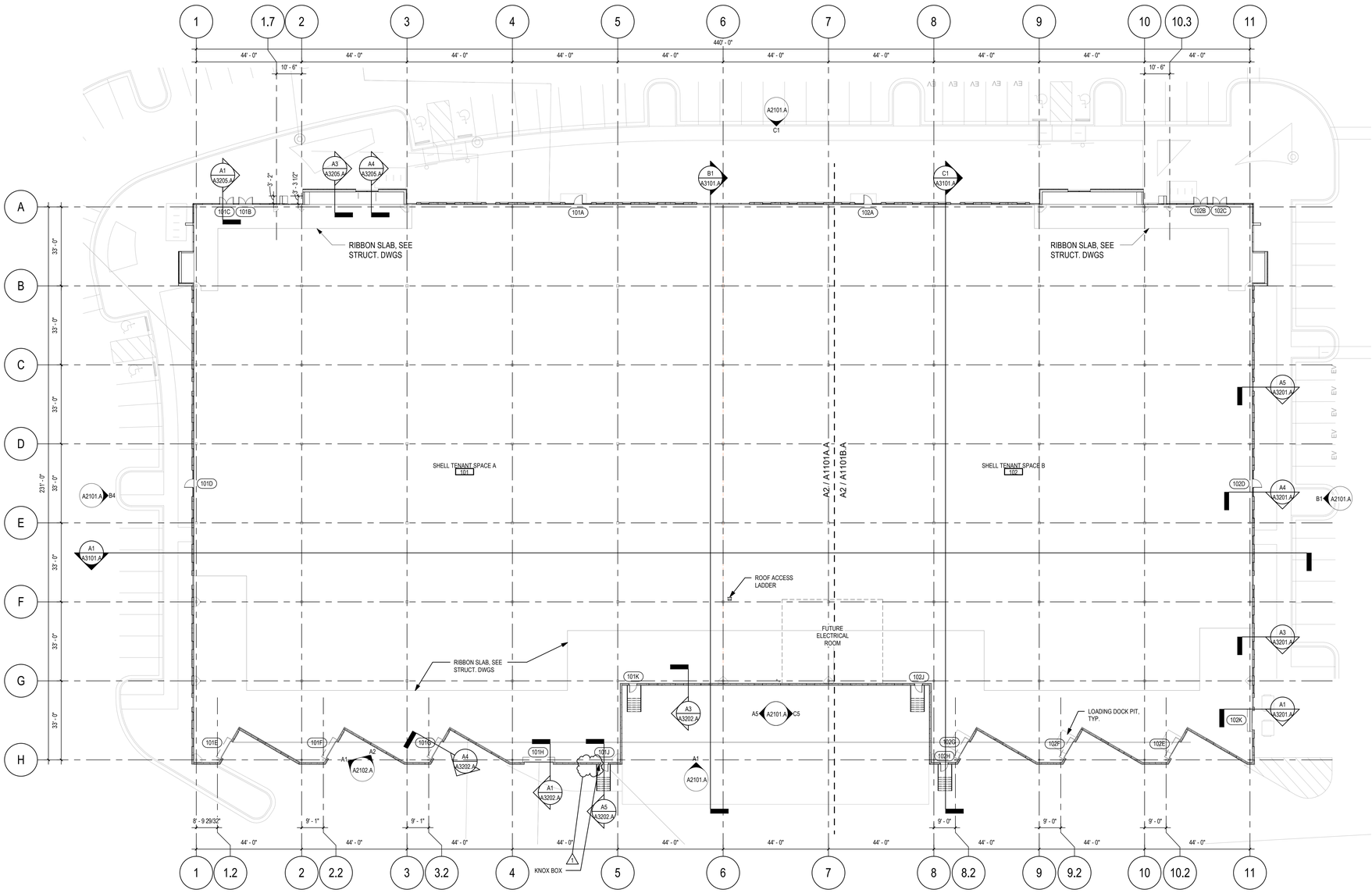
Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 100'
Date 05/31/2023 Size Drawing size "D"
Description LED Roadway & Shoebox
Drawing No. 23-0224A Sht. 1 OF 1

GENERAL NOTES

1. INTERIOR DIMENSIONS ARE TO THE FACE OF PARTITION AS INDICATED, UNLESS OTHERWISE NOTED.
2. SEE ENLARGED PLANS (TOILET, STAIRS, ELEVATORS, ETC) FOR DIMENSIONS IN THOSE AREA.
3. PROVIDE FIRE SEALANT / SAFING AT JOINTS BETWEEN RATED WALLS AND STRUCTURE AND AT PENETRATIONS OF RATED WALL, FLOORS, AND ROOF ASSEMBLIES. PROVIDE SMOKE & ACCOUSTIC BARRIER AT TOP OF ALL NON-RATED CMU WALLS THAT EXTEND TO STRUCTURE.
4. SEE PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS. SLOPE CERAMIC AND ALL MUD SET TILE FLOORS TO DRAINS.
5. "FEC" DENOTES FIRE EXTINGUISHER CABINET AND EXTINGUISHER
"FE" DENOTES FIRE EXTINGUISHER AND BRACKET.
6. M.O. INDICATES MASONRY OPENINGS AS NOMINAL DIMENSIONS
7. PROVIDE THE FOLLOWING STENCILED WORDING ABOVE CEILING "FIRE AND SMOKE BARRIER, PROTECT ALL OPENINGS AT SMOKESTOP PARTITION AND FIRE RATED WALLS." ALSO STENCIL EXACTLY WHAT TYPE OF RATING EACH WALL IS. FOR EXAMPLE: "1-HOUR FIRE BARRIER, 2-HOUR FIRE BARRIER, SMOKE PARITION, ETC."
8. "OFCI" DENOTES OWNER FURNISHED, CONTRACTOR INSTALLED.
"OFOI" DENOTES OWNER FURNISHED, OWNER INSTALLED.
"CFCI" DENOTES CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.

FLOOR PLAN LEGEND

- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- INDICATES SMOKE PARTITION
- INDICATES CAST CONCRETE
- INDICATES CONCRETE MASONRY UNITS
- INDICATES BRICK MASONRY
- INDICATES STEEL STUD FRAMED PARTITIONS
- FEC / FE — INDICATES FIRE EXTINGUISHER CABINET THAT IS FLUSH MOUNTED TO WALL
- FEC / FE — INDICATES FIRE EXTINGUISHER CABINET THAT IS SEMI-RECESSED INTO WALL
- FEC / FE — INDICATES FIRE EXTINGUISHER CABINET THAT IS FULLY-RECESSED INTO WALL
- FE — INDICATES FIRE EXTINGUISHER MOUNTED TO WALL



A3 / A1101.A **FIRST FLOOR OVERALLL PLAN**
1" = 20'-0"

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Landscape Architecture
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www.obrienatkins.com

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08/16/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1.	FOURTH SITE PLAN SUBMITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING A
WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

DD SET	05/22/2023

Drawn By NSP
Project No. 2022044

A1101.A

FIRST FLOOR PLAN

GENERAL NOTES

1. INTERIOR DIMENSIONS ARE TO THE FACE OF PARTITION AS INDICATED, UNLESS OTHERWISE NOTED.
2. SEE ENLARGED PLANS (TOILET, STAIRS, ELEVATORS, ETC) FOR DIMENSIONS IN THOSE AREA.
3. PROVIDE FIRE SEALANT / SAFING AT JOINTS BETWEEN RATED WALLS AND STRUCTURE AND AT PENETRATIONS OF RATED WALL, FLOORS, AND ROOF ASSEMBLIES. PROVIDE SMOKE & ACCOUSTIC BARRIER AT TOP OF ALL NON-RATED CMU WALLS THAT EXTEND TO STRUCTURE.
4. SEE PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS. SLOPE CERAMIC AND ALL MUD SET TILE FLOORS TO DRAINS.
5. "FEC" DENOTES FIRE EXTINGUISHER CABINET AND EXTINGUISHER
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FLOOR PLAN LEGEND

- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- INDICATES SMOKE PARTITION
- INDICATES CAST CONCRETE
- INDICATES CONCRETE MASONRY UNITS
- INDICATES BRICK MASONRY
- INDICATES STEEL STUD FRAMED PARTITIONS
- FEC / FE RI — INDICATES FIRE EXTINGUISHER CABINET THAT IS FLUSH MOUNTED TO WALL
- FEC / FE VR — INDICATES FIRE EXTINGUISHER CABINET THAT IS SEMI-RECESSED INTO WALL
- FEC / FE VR — INDICATES FIRE EXTINGUISHER CABINET THAT IS FULLY-RECESSED INTO WALL
- FE — INDICATES FIRE EXTINGUISHER MOUNTED TO WALL

RIBBON SLAB, SEE STRUCT. DWGS

SHELL TENANT SPACE 101

ROOF ACCESS LADDER

LOADING DOCK PIT, TYP.

RIBBON SLAB, SEE STRUCT. DWGS

KNOX BOX

A3 / A1101A.C

A3 / A1101B.C

308' - 0"

176' - 0"

231' - 0"

99' - 0"

A3 A1101.C **FIRST FLOOR OVERALL PLAN**
1/16" = 1'-0"

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STEVEN B. HARRIS — REGISTERED ARCHITECT — 12455 — NORTH CAROLINA — RALEIGH, N.C.

08/16/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	SECOND SITE PLAN SUBMITTAL	05/12/23
2	FOURTH SITE PLAN SUMBITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING C
WOODS CREEK ROAD, FOLLY SPRINGS, NC 27539

ISSUED SETS

DD SET	**05/22/2023**

Drawn By: JN
Project No.: **2022046**

A1101.C
FIRST FLOOR PLAN

Autodesk Docs://2022046 - Yield North B1/2/3/C/2022046 The Yield North_detached_C.rvt

ELEVATION CALCULATIONS

NORTH ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	4,550 SF
GLAZING AREA (10% REQUIRED, 47.3% PROVIDED)	2,153 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	17,830 SF
GLAZING AREA	5,769 SF
PRIMARY FACADE AREA MINUS WINDOWS	12,061 SF
PRIMARY BUILDING MATERIAL (50% REQUIRED)	6,030 SF
(59% PROVIDED)	7,065 SF

EAST ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	2,496 SF
GLAZING AREA (10% REQUIRED, 35.3% PROVIDED)	881 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	9,340 SF
GLAZING AREA	2,662 SF
PRIMARY FACADE AREA MINUS WINDOWS	6,678 SF
PRIMARY BUILDING MATERIAL (50% REQUIRED)	3,339 SF
(83% PROVIDED)	5,537 SF

WEST ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	2,496 SF
GLAZING AREA (10% REQUIRED, 35.3% PROVIDED)	881 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	9,340 SF
GLAZING AREA	2,662 SF
PRIMARY FACADE AREA MINUS WINDOWS	6,678 SF
PRIMARY BUILDING MATERIAL (50% REQUIRED)	3,339 SF
(83% PROVIDED)	5,537 SF

SOUTH ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	4,550 SF
GLAZING AREA (10% REQUIRED, 10.4% PROVIDED)	476 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	19,200 SF
GLAZING AREA	2,432 SF
PRIMARY FACADE AREA MINUS WINDOWS	16,768 SF
PRIMARY BUILDING MATERIAL (50% REQUIRED)	8,384 SF
(97% PROVIDED)	16,316 SF

NOTES

RV1: 1/2" REVEAL; HUMAN SCALE ELEMENT 2

RV2: 2" REVEAL; HUMAN SCALE ELEMENT 2

PRIMARY BUILDING MATERIAL LEGEND

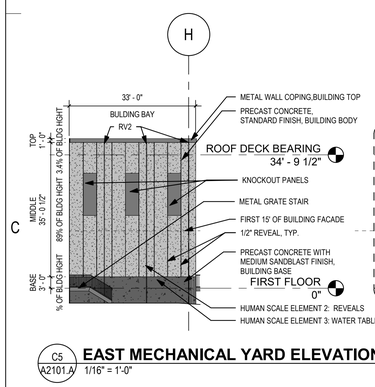
- PRECAST CONCRETE LIGHT SANDBLAST FINISH BUILDING BODY
- PRECAST CONCRETE MEDIUM SANDBLAST FINISH BUILDING BASE
- PRECAST CONCRETE- FORMLINERS FINISH VERTICAL ACCENT PANEL

SECONDARY BUILDING MATERIALS LEGEND

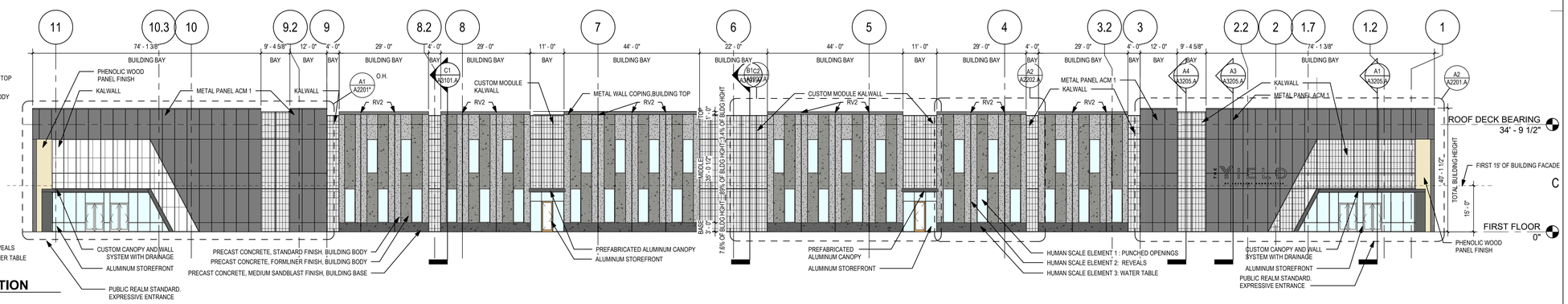
- ARCHITECTURAL METAL PANEL
- PHENOLIC WOOD PANEL FINISH

GENERAL NOTES

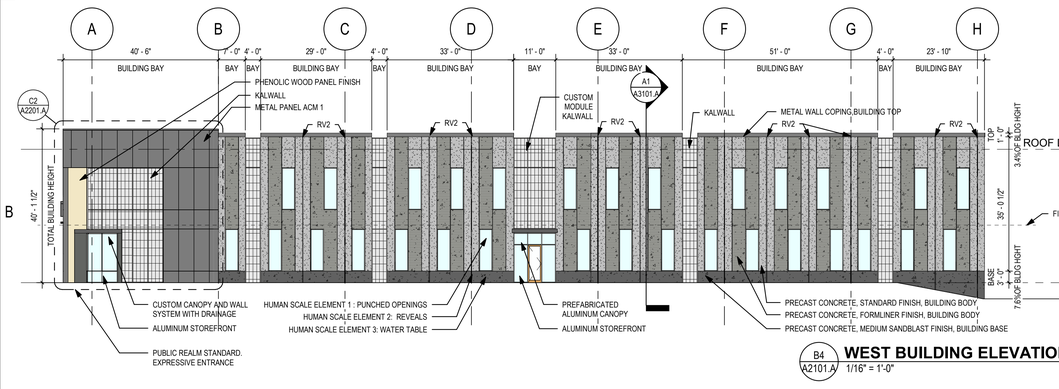
1. ALL SIGNS ARE ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT
2. ALL REVEALS RV1 U.N.O.
3. ANY EXTERIOR MOUNTED EQUIPMENT WILL BE COLORED TO MATCH THE WALL
4. TRASH ENCLOSURES WILL ARCHITECTURALY MATCH THE BUILDING



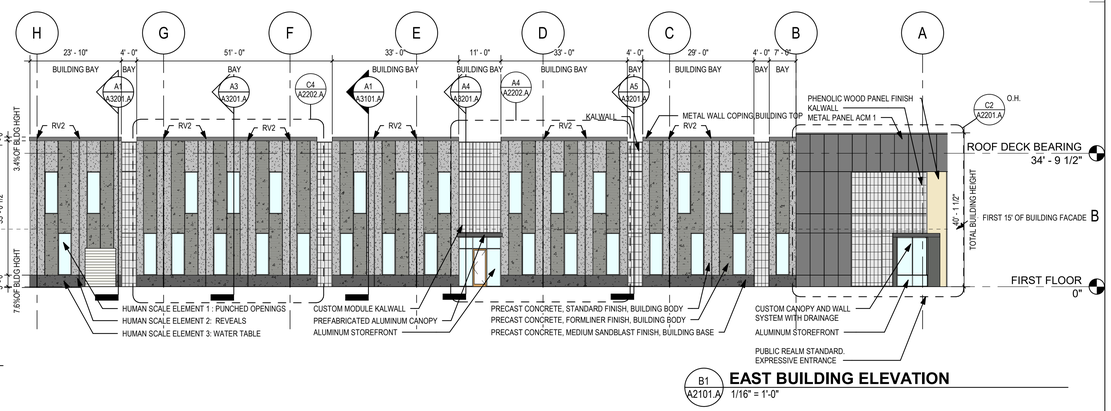
C5 A2101.A **EAST MECHANICAL YARD ELEVATION**
1/16" = 1'-0"



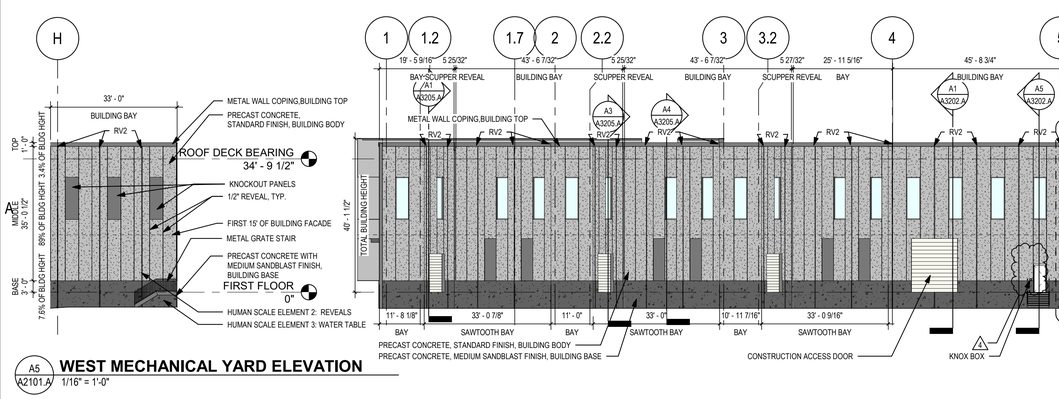
C1 A2101.A **NORTH BUILDING ELEVATION**
1/16" = 1'-0"



B4 A2101.A **WEST BUILDING ELEVATION**
1/16" = 1'-0"



B1 A2101.A **EAST BUILDING ELEVATION**
1/16" = 1'-0"



A5 A2101.A **WEST MECHANICAL YARD ELEVATION**
1/16" = 1'-0"

A1 A2101.A **SOUTH BUILDING ELEVATION**
1/16" = 1'-0"

Autodesk Docs://2022044 - Vield North B\22-A\A2101A.rvt, 8/16/2023 8:46:08 PM, Nathan Berg

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NOT FOR CONSTRUCTION

STEVEN B. HARRIS REGISTERED ARCHITECT 12489 NORTH CAROLINA
RALEIGH, N.C.

08/16/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	SD REVISION	3/17/23
2	SECOND SITE PLAN SUBMITTAL	5/12/23
3	THIRD SITE PLAN SUBMITTAL	06/16/23
4	FOURTH SITE PLAN SUBMITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING A
WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

DD SET	05/22/2023

Drawn By NSP
Project No. 2022044

A2101.A
BUILDING ELEVATIONS

ELEVATION CALCULATIONS

NORTH ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	3,120 SF
GLAZING AREA (10% REQUIRED, 38% PROVIDED)	1,196 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	12,313 SF
GLAZING AREA	3,337 SF
PRIMARY FACADE AREA MINUS WINDOWS	8,936 SF
PRIMARY BUILDING MATERIAL	
(50% REQUIRED)	4,468 SF
(76% PROVIDED)	6,826 SF

EAST ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	1,820 SF
GLAZING AREA (10% REQUIRED, 37.5% PROVIDED)	683 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	10,104 SF
GLAZING AREA	2,154 SF
PRIMARY FACADE AREA MINUS WINDOWS	7,950 SF
PRIMARY BUILDING MATERIAL	
(50% REQUIRED)	3,975 SF
(94% PROVIDED)	7,434 SF

WEST ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	2,500 SF
GLAZING AREA (10% REQUIRED, 35.7% PROVIDED)	894 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	9,812 SF
GLAZING AREA	2,572 SF
PRIMARY FACADE AREA MINUS WINDOWS	7,240 SF
PRIMARY BUILDING MATERIAL	
(50% REQUIRED)	3,975 SF
(93% PROVIDED)	6,715 SF

SOUTH ELEVATION

TRANSPARENCY CALCULATIONS

GROUND LEVEL SURFACE AREA (FIRST 10' OF FACADE)	3,120 SF
GLAZING AREA (10% REQUIRED, 11.9% PROVIDED)	372 SF

MATERIAL CALCULATIONS

TOTAL AREA OF PRIMARY FACADE	13,060 SF
GLAZING AREA	1,306 SF
PRIMARY FACADE AREA MINUS WINDOWS	1,348 SF
PRIMARY BUILDING MATERIAL	
(50% REQUIRED)	5,856 SF
(97% PROVIDED)	11,402 SF

NOTES

RV1: 1/2" REVEAL; HUMAN SCALE ELEMENT 2

RV2: 2" REVEAL; HUMAN SCALE ELEMENT 2

PRIMARY BUILDING MATERIAL LEGEND

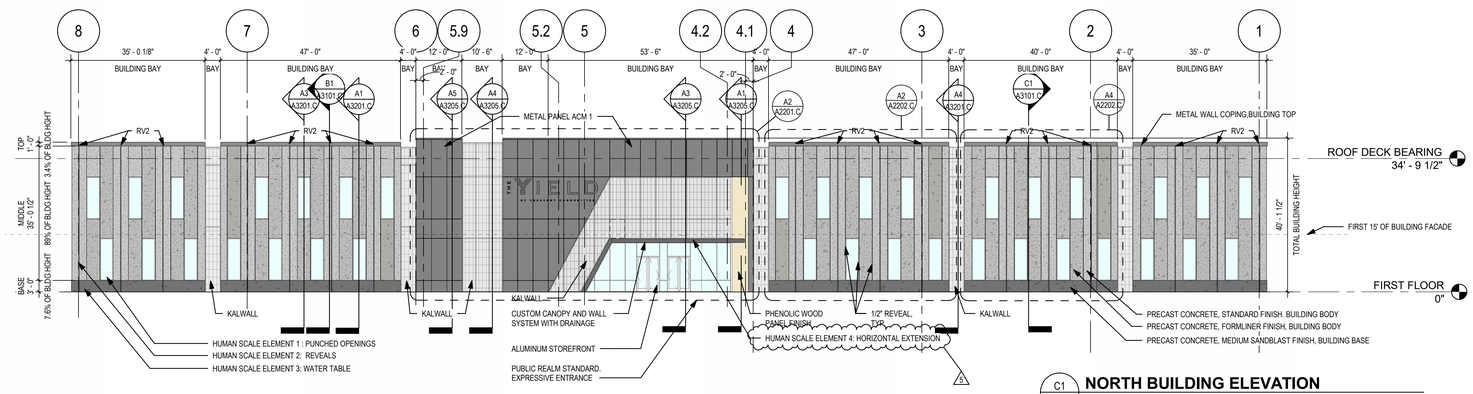
- PRECAST CONCRETE LIGHT SANDBLAST FINISH BUILDING BODY
- PRECAST CONCRETE MEDUIM SANDBLAST FINISH BUILDING BASE
- PRECAST CONCRETE- FORMLINERS FINISH VERTICAL ACCENT PANEL

SECONDARY BUILDING MATERIALS LEGEND

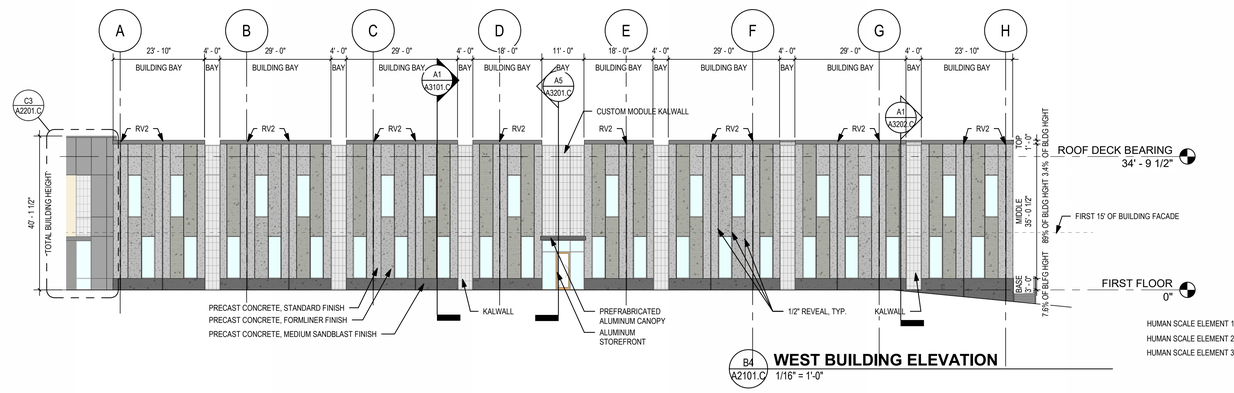
- ARCHITECTURAL METAL PANEL
- PHENOLIC WOOD PANEL FINISH

GENERAL NOTES

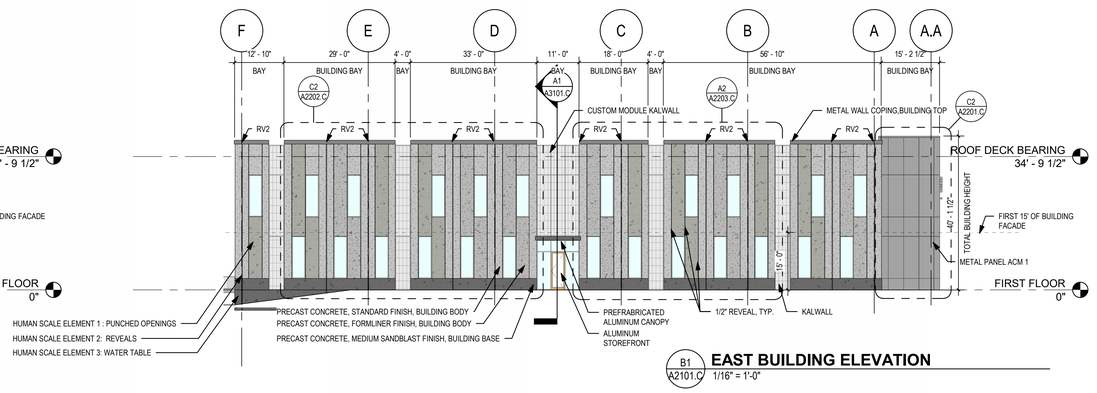
1. ALL SIGNS ARE ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT
2. ALL REVEALS RV1 U.N.O.
3. ANY EXTERIOR MOUNTED EQUIPMENT WILL BE COLORED TO MATCH THE WALL
4. TRASH ENCLOSURES WILL ARCHITECTURALLY MATCH THE BUILDINGS



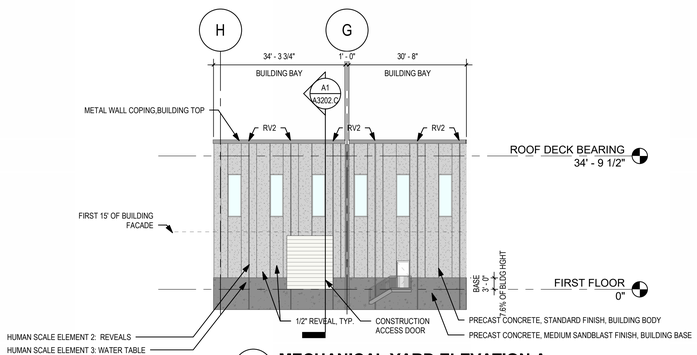
C1 A2101.C **NORTH BUILDING ELEVATION** 1/16" = 1'-0"



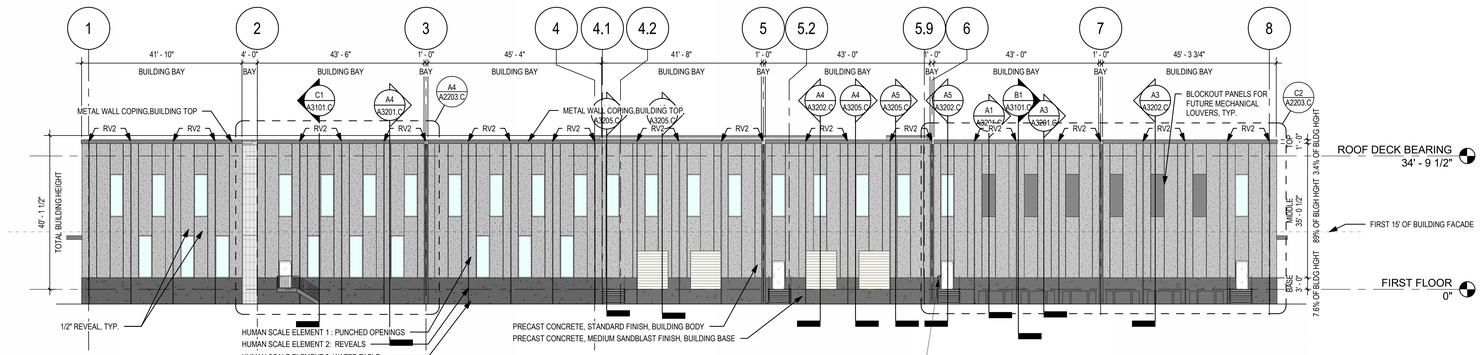
B4 A2101.C **WEST BUILDING ELEVATION** 1/16" = 1'-0"



B1 A2101.C **EAST BUILDING ELEVATION** 1/16" = 1'-0"



A5 A2101.C **MECHANICAL YARD ELEVATION A** 1/16" = 1'-0"



A1 A2101.C **SOUTH BUILDING ELEVATION** 1/16" = 1'-0"

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919 941 5005 - Fax
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STEVEN B. HARRIS
REGISTERED ARCHITECT
12483
NORTH CAROLINA
RALEIGH, N. C.

09/15/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	SD REVISION	3/17/23
2	SECOND SITE PLAN SUBMITTAL	05/12/23
3	THIRD SITE PLAN SUBMITTAL	06/16/23
4	FOURTH SITE PLAN SUBMITTAL	08/18/23
5	FIFTH SITE PLAN SUBMITTAL	09/15/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING C

WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

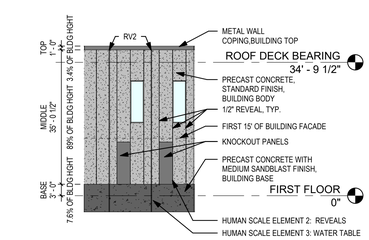
DD SET	05/22/2023

Drawn By NSP

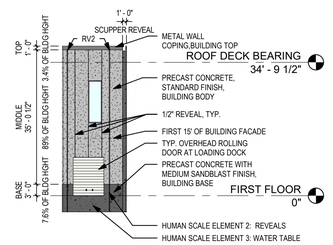
Project No. 2022046

A2101.C

BUILDING ELEVATIONS



A2 / A2102.A **BUILDING ELEVATION LOADING DOCK NORTH**
1/16" = 1'-0"



A1 / A2102.A **EAST LOADING DOCK ELEVATION**
1/16" = 1'-0"

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RALEIGH, N.C.

06/16/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	SD REVISION	3/17/23
2	SECOND SITE PLAN SUBMITTAL	5/12/23
3	THIRD SITE PLAN SUBMITTAL	06/16/2023

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING A
WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

DD SET	**05/22/2023**

Drawn By NSP
Project No. **2022044**

A2102.A

BUILDING ELEVATIONS

Archive Docs 20220044 - Yield North BLDG A 20220044 The Yield North_Bldg A_2023_06_16.rvt

PRIMARY BUILDING MATERIALS



ARCHITECTURAL PRECAST CONCRETE.
LIGHT SANDBLAST FINISH.
(BUILDING BODY)



ARCHITECTURAL PRECAST CONCRETE.
WITH FORMLINERS.



ARCHITECTURAL PRECAST CONCRETE.
MEDIUM SANDBLAST FINISH.
(BUILDING BASE)

ACCENT MATERIALS

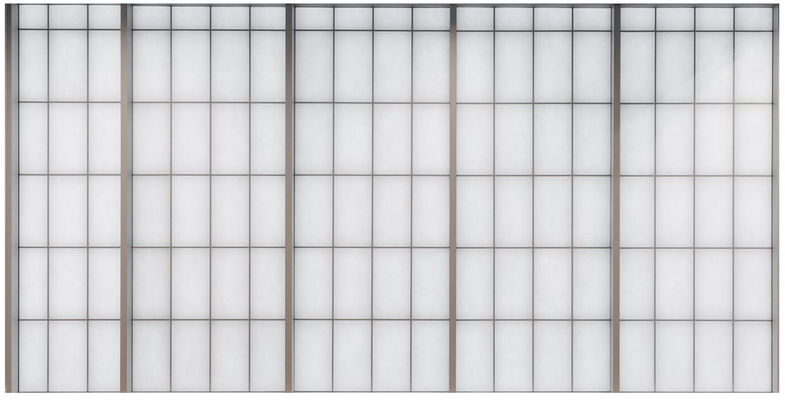


METAL PANEL (ASHLAR PATTERN)

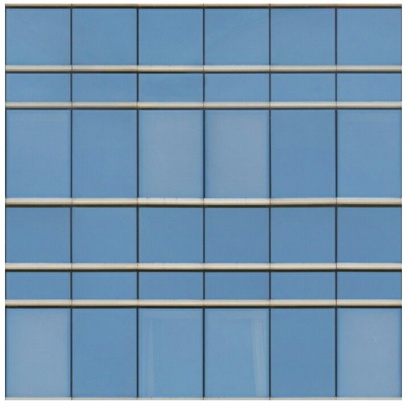


PHENOLIC WOOD PANEL

GLAZING



KALWALL



ARCHITECTURAL GLAZING

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STEVEN B. HARRIS REGISTERED ARCHITECT 12483 NORTH CAROLINA RALEIGH, N.C.

03/03/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE

CRESCENT COMMUNITIES

THE YIELD 2.0 - BUILDING A
WOODS CREEK ROAD, APEX, NC 27539

ISSUED SETS

SITE PLAN SUBMITTAL	03/03/2023

Drawn By NSP
Project No. 2022044

A2.2-A
BUILDING MATERIALS

Autodesk Docs://2022044 - Yield Apex B-D2014-A2022044 The Yield(A) Apex_Building A R23.rvt
3/2/2023 1:07:09 AM

PRIMARY BUILDING MATERIALS



ARCHITECTURAL PRECAST CONCRETE.
LIGHT SANDBLAST FINISH.
(BUILDING BODY)



ARCHITECTURAL PRECAST CONCRETE.
WITH FORMLINERS.

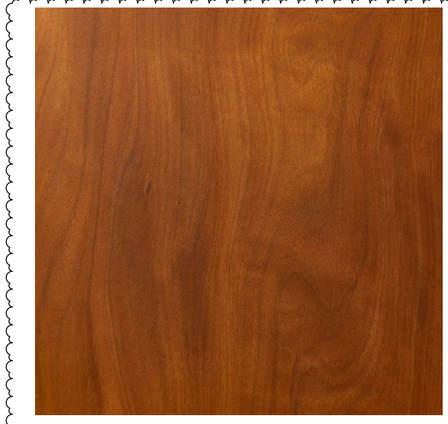


ARCHITECTURAL PRECAST CONCRETE.
MEDIUM SANDBLAST FINISH.
(BUILDING BASE)

ACCENT MATERIALS

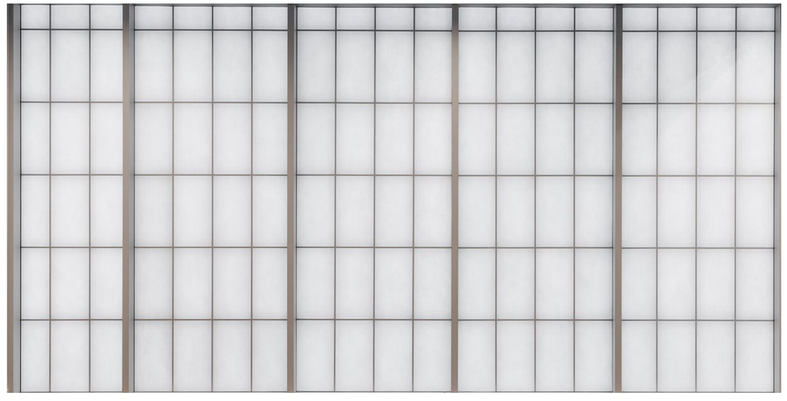


METAL PANEL (ASHLAR PATTERN)

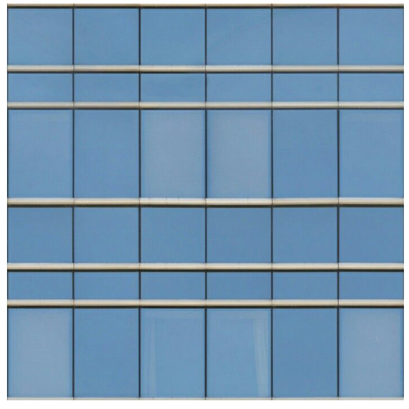


PHENOLIC WOOD PANEL

GLAZING



KALWALL



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RALEIGH, N.C.

08/15/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	FOURTH SITE PLAN SUMBITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING C
WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

SITE PLAN SUBMITTAL	03/02/2023

Drawn By NSP
Project No. 2022046

A2.2-C
BUILDING MATERIALS



NOTE: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

BUILDING A NORTHWEST ENTRANCE

DRAWING NOT TO SCALE

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STEVEN B. HARRIS REGISTERED ARCHITECT 12483 NORTH CAROLINA RALEIGH, N.C.

08/15/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	FOURTH SITE PLAN SUBMITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING A

WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

SITE PLAN SUBMITTAL	**03/03/2023**

Drawn By NSP

Project No. **2022044**

A2.3-A

BUILDING A RENDERING

Autodesk Docs://2022044 Yield North BLDG A.rvt 8/25/2023 4:45:03 PM
Building A R23.rvt



NOTE: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

BUILDING C NORTH ENTRANCE

DRAWING NOT TO SCALE

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RALEIGH, N.C.

08/15/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	FOURTH SITE PLAN SUMBITTAL	08/18/23

CRESCENT COMMUNITIES

THE YIELD NORTH - BUILDING C

WOODS CREEK ROAD, HOLLY SPRINGS, NC 27539

ISSUED SETS

SITE PLAN SUBMITTAL	03/02/2023

Drawn By NSP

Project No. 2022046

A2.3-C

BUILDING C RENDERING

Autodesk Docs://2022046 Yield North BLDG C/2022046 The Yield N Bldg C_R23.rvt
8/18/2023 8:25:23 AM

Yield North (Goodwin) PODs A & C Development Plan 23-DP-02 Motion and Conditions of Approval

---

Motion to make and accept the Findings of Fact for Development Plan 23-DP-02 that the proposed research buildings, street improvements per the traffic study, public utilities to serve the future buildings, bike and electric vehicle parking, common open spaces, and landscaping meets the applicable Unified Development Ordinance standards for a Development Plan in the BRT Business Research & Technology Conditional Use District.

Motion to approve / deny / defer Development Plan 23-DP-02, as submitted by Timmons, dated Revised 08/18/2023 with the following conditions:

1. All previous conditions of approval for Goodwin Major Subdivision 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. The following must be completed prior to the first Construction Drawing submittal:
    a. Final Plat must be recorded for the subdivision of this property.
3. Prior to Construction Drawing Approval, the following items must be addressed:
    a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
4. 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.
5. 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.
6. All Special Studies must be finalized prior to being scheduled for Planning Board.
7. Offsite Sewer Infrastructure Incomplete: If any off-site sewer 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 Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.

8. If any off-site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.
9. (ED&CS Section 2.0 & UDO Section 7.08) - Show location of all existing and proposed power lines. Note all new overhead power lines and services must be installed underground with this development. If the relocation of existing overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval.
10. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
11. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
12. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
13. 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
14. 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.
15. 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.
16. 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.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 25.

Public Hearings
Title: Main Street Vista Development Plan 23-DP-07 - Quasi-Judicial Public Hearing
Strategic Priority Area: Economic Prosperity & Diversity
Responsible & Balanced Growth
Staff Resource: Brett Gosney, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct Quasi-Judicial Public Hearing.
- Make and accept the Findings of Fact for consideration of and to Approve / Deny / Defer Development Plan for Main Street Vista with the conditions stated in the attachment.

Explanation:

- A Development Plan has been submitted for a mixed-use project known as Main Street Vista.
- The project is located on 11.51 acres in the northeast corner of Holly Springs Road and N Main Street.
- The proposed plan includes 277 dwelling units, including 13 live work units, and 20,122 square feet of ground floor commercial space.

Planning Board Recommendation:
The Planning Board discussed the following issues and concerns on 10/24/2023.

- Whether the additional traffic that is created by development is causing more congestion on Holly Springs Rd. and N. Main St.
- How those living in the development may have difficulty making U-turns and navigating.
- Whether the previously approved TIA has adequately addressed all of the traffic issues.

Planning Board Recommendation:
The Planning Board recommended approval 4-3 [two absent]

Those voting against the motion were:

- Mr. Deshazor, Mr. Crandall, & Mr. Urquhart: Traffic related concerns

Background:

- The parcel was zoned DMX-CD Downtown Mixed Use - Conditional Zoning District on April 18, 2023.

- A new Unified Development Ordinance (UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002) 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, Development Plan

Funding Source(s):

N/A

Attachment(s):

1. 23DP07_MainStVista_PB_10242023
2. 23DP07_MainStVista_App
3. 23DP07_MainStVista_DP
4. 23DP07_MainStVista_Motion&Conditions

Town *of* Holly Springs
Staff Report to the Planning Board

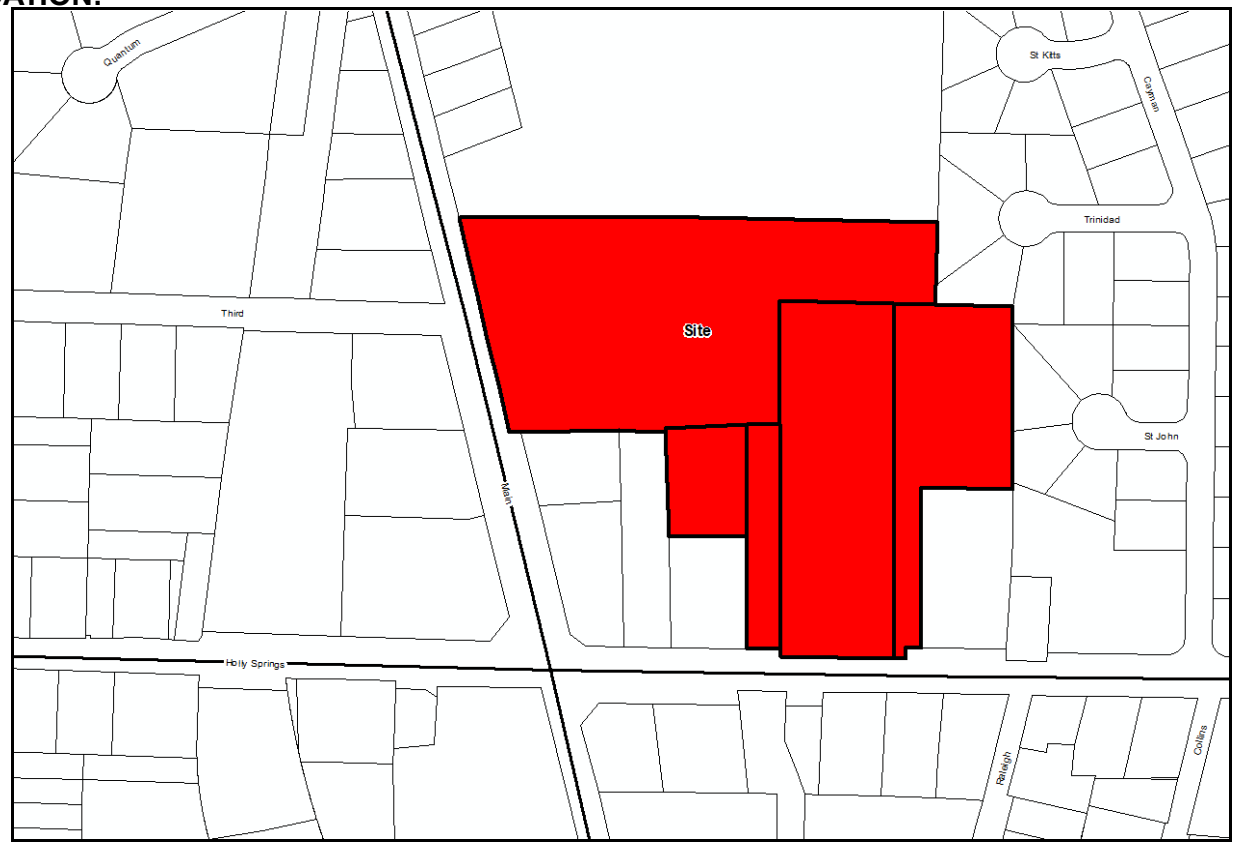
REQUEST FOR DEVELOPMENT PLAN
Main Street Vista
23-DP-07

APPLICANT(S):
Nick Williamson
McAdams
2905 Meridian Pkwy
Durham, NC 27713

DEVELOPER(S):
Vista Residential Partners
2964 Peachtree Rd., Suite 585
Atlanta, GA 30305

OWNER(S):
Various, see Parcel Information

LOCATION:



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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: October 24, 2023
Town Council: November 21, 2023

STAFF CONTACTS: Brett Gosney, Planner I
Catherine Jacobs, Development Engineering Manager

ATTACHMENTS:
Application, Development Plan

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
JFT Properties, LLC	0649933963	DMX-CD	5.40 acres
JFT Properties, LLC	0649937653	DMX-CD	2.99 acres
113 Holly Springs Rd, LLC	0649935427	DMX-CD	0.88 acres
Randall S Adamson, LLC	0649936510	DMX-CD	0.27 acres
Bhana Real Estate, LLC	0649939744	DMX-CD	1.97 acres
		TOTAL	**11.51 Acres**

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	DMX-CD, Downtown Mixed-Use Conditional District	Vacant
North	NMX Neighborhood Mixed-Use	Vacant
South	NMX Neighborhood Mixed-Use & SR Suburban Residential	Office, Detached single family dwellings
East	SR Suburban Residential	Detached single family dwellings
West	NMX Neighborhood Mixed-Use	Retail/Restaurants

PROPERTY HISTORY

Rezoning History

Rezoning Number: 22-REZ-01 (Zoning Reassignment)
Original Zoning: LB Local Business
Proposed Zoning: NMX Neighborhood Mixed Use
Approved by Town Council on: March 1, 2022

Rezoning Number: 22-REZ-06
Original Zoning: NMX Neighborhood Mixed Use
Proposed Zoning: DMX-CD Downtown Mixed-Use Conditional District
Approved by Town Council on: April 18, 2023

Development Plan History

Development Plan Number: 08-DP-10
Project Name: Holly Springs Corporate Center
Approved by Town Council December 2, 2008
Status: Expired (not developed)

DEVELOPMENT AGREEMENT SUMMARY

No revisions to the previously approved Development Agreement have been proposed with this Development Plan.

PROJECT OVERVIEW

A Development Plan has been submitted for a mixed-use project located on 11.51 acres in the northeast corner of Holly Springs Road and N Main Street. The proposed plan includes 277 dwelling units, including 13 live work units, and 20,122 square feet of ground floor commercial space.

STAFF ANALYSIS

Vision Holly Springs Comprehensive Plan

Section 1: Land Use & Character Plan

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

Future Land Use:
The subject property is designated as Downtown Village District on the Future Land Use map. This district acts as a destination for residents and visitors and includes two activity centers. The subject property is located within the downtown core, which supports a compact development pattern with a mix of uses (horizontal and vertical) and high-quality architecture. Public spaces, plazas, and civic spaces promote social interaction and celebrate the Holly Springs community. Uses and buildings are on small blocks with streets designed to extend a grid network. Buildings may stand two to five stories tall and include civic, retail, restaurant, office or entertainment uses with multi-family residential above. Non-franchise architecture is encouraged to maintain the unique character and historic preservation should be a priority.

Key characteristics include:
- Lots are rear loaded to emphasize walkability and less reliance on the automobile
- Parking is satisfied using on-street, structured, and shared rear lot parking
- Open spaces are more formal in nature
- Specimen tree preservation is encouraged
- Lots are relatively small with a high percentage of frontage buildout along the street
- Front setbacks are small or there may be no front setback at all
- Sidewalks and bike facilities provide links to adjacent neighborhoods
- Streets should be furnished with seating areas, bike racks, and other facilities for pedestrians and cyclists.

Important Themes for Transforming Holly Springs:
Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:
- Establish Mixed use Activity Centers Throughout Holly Springs
- Suburban Remix
- Context-Sensitive Infill Development Choices
- Transitions
- Increase Home & Neighborhood Choices in Holly Springs
- Increase Diversity & Affordability of Housing in Holly Springs
- More Transportation-Land Use Coordination in the Community

Specific Recommendations:

Several recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- FLU-1: Encourage Use of the Land Use & Character Plan in Everyday Decision-Making
- FLU-5: Encourage Infill Development & Redevelopment Inside Town Limits
- SI-4: Improve the Land Use - Transportation Connection
- SI-13: Continue to Install all Utilities Underground in New Development, and Continue to Move Existing Overhead Utilities Underground
- CC-2: Provide Attention to Building Transitions
- CC-6: Promote Compact Mixed-Use Development in Appropriate Character Areas
- CC-8: Increase Walkability
- CC-9: Enhance Character and Walkability by Orienting All Buildings to the Street
- CC-17: Provide Street Furniture and Lighting That Enhances the Character of the Town

Village District Area Plan

Land Use
The Village District Area Plan has the project area designated as Mixed Use. The Mixed-Use category is intended to provide for a wide range of Commercial, Business, and Higher Density Residential land uses up to 15 units per acre.

To become that vibrant center in the community, the Village District must continue to develop and, over time, introduce a greater mixture of land uses. Achieving this mixed-use environment depends heavily on the willingness of the private development community to make investments in the Village District that are consistent with the Town's vision.

Land Use Policies that apply to this project include:

LU-1. Encourage development that is consistent with the VDAP (see Figure 3). The Market Study indicates that the Village District is "well-positioned to capitalize on the increasing popularity of urban mixed-use environments that attract residents, workers, shoppers, diners, and visitors." By encouraging the range of uses shown on the VDAP, especially those that the market will support, the Village District will more readily transform into a destination.

b. Encourage uses that will generate demand for other uses. For example, office uses will increase the number of people working in the Village District, which will in turn drive the demand for restaurants and retail uses.

c. Integrate open spaces, such as parks and plazas, into or adjacent to new development and redevelopment. Such spaces should accommodate small events and programs, provide a place for community members to gather, and incorporate play areas for children.

LU-3. Attract more private investment.

b. Demonstrate continued commitment to the area with additional public investment. This may result in reduced costs to the developers, thereby making the choice to develop in the Village District more feasible than other locations in and around Holly Springs. As recommended in the Market Study, the Town should participate in small projects that link existing and proposed amenities and civic anchors, creating a true pedestrian-oriented area. Projects that might stimulate private investment include streetscape improvements and public parking.

Transportation, Access & Circulation
Creating true accessibility will require the provision of clear and safe routes through the district in the form of an enhanced, well-connected street network with facilities to accommodate motorized and non-motorized traffic.

Transportation, Access, & Circulation Policies that apply to this project include:

TAC-2. Create gateways to invite traffic into the Village District at appropriate points. Such as gateways should consist of signage at key intersections (Holly Springs Rd / Main Street and NC 55 Bypass / Main Street) and landscaping and other improvements at the round-a-bout to the south and Earp Street to the north that signal that transition into the Village District.

TAC-3. Required all new development and redevelopment to be consistent with the VDAP map. Most new streets and street improvements will be provided through private development; the town should require streets be built in accordance with the recommendations of this plan in a configuration attention should be given to the following:

b. Require that all street design be subject to engineering studies such as the following:

-Roadway details
-Parking layout
-Cross access
-Driveway access

d. Require street connectivity to adjacent public streets. -All new non-residential development should be required to provide a minimum of one stub-out to adjoining parcels where deemed feasible.

TAC-5. Allow and encourage cross-access easements. Cross-access easements allow the crossing of one property to access adjoining parking and driveways. This provides for more efficient parking configurations, reduces traffic on the public street, and minimizes the need for driveways, which in turn minimizes turning movements

TAC-6. Include bicycle and pedestrian facilities to ensure that both are convenient options for traveling to and through the Village District. Pedestrian accommodations include sidewalks as well as benches and other seating areas.

b. Build sidewalks and close gaps along existing collector streets (Holly Springs Road, Raleigh Road, and Ballentine Street).

c. Install sidewalks on Main Street from Third Street to Maple Avenue.

f. Provide pedestrian accommodations as a part of development and redevelopment along all roadways.

Streets and Streetscape

Streetscape enhancements should be incorporated in a fashion that builds on recent improvements, further reinforces the pedestrian scale of the area, slows vehicular traffic without impeding it, and defines areas for on-street parking as well as pedestrian crosswalks.

Streets and Streetscape Policies that apply to this project include:

SS-1. Change the face of Main Street. Appearance is an important part of distinguishing the Village District from other areas of town. Main Street is the face, or front door, of the Village District and therefore should exhibit features that characterize it as an important street in the town. A successful “Main Street” is well-designed, defined by a strong building edge, and enhanced by features that blend to create a unique, appealing streetscape. Equally important is turning Main Street into a pedestrian-oriented area while ensuring sufficient movement of vehicular traffic.

a. Require buildings to be located close to Main Street, and require primary building entrances to be oriented toward Main Street. Encourage building configurations and locations that fill in gaps in the building edge. Parking should be located to the rear of buildings (or toward the interior of the block) to minimize parking lot interruptions on the building edge.

d. On street parallel parking should be incorporated through restriping.

SS-3. Provide on-street parking, or require on-street parking to be incorporated as streets are improved over time through private development.

SS-4. Improve streetscape and street aesthetics (e.g., pedestrian lighting, street trees, wide sidewalks, street furnishings, etc.).

Development Design / Form

Good architectural design and building form contributes immensely to a great urban fabric. Scale, façade articulation and texture define the public and private spaces. The Village District is envisioned to have a compact form that locates a variety of uses in close proximity.

Development Design / Form Policies that apply to this project include:

DDF-2. Encourage a compact form of development organized to create a continuous building edge. These edges along public streets and spaces define the public realm and give streets and spaces a scale that is more conducive to pedestrian activity. Varying the setbacks allows for the incorporation of sidewalk / outdoor seating and display areas that also add variety to the streetscape.

DDF-3. Encourage building heights of two to four stories to create the appropriate scale and density, to maximize the utilization of the land available within the Village District, and to shift away from the suburban character the Village District currently exhibits.

Draft Downtown Area Plan (Village District Area Plan Update)

The Downtown Area Plan, the update to the Village District Area Plan, is currently in draft form and will be presented for Town Council consideration in December. As indicated in the draft document, this site is located outside of the Downtown Area Plan boundary in one of the surrounding residential neighborhoods. It is suggested that the mixed-use land use category is appropriate.

Development Standards (UDO and Master Plan)

Setbacks

Required:

Single Story Adjacent to Winward Point:	30’ min
Multi-Story Adjacent to Winward Point:	70’ min
Adjacent to all other residential districts:	5’ min
Adjacent to Commercial:	5’ min
Thoroughfare Buffer:	10’ min

Proposed setbacks satisfy the minimum requirements. The closest primary structure, building 3, is located 87.79’ away from Winward Pointe and the next closest primary structure, building 5, is located 175.65’ away from Winward Pointe.

Building Height

Minimum:	3 Stories
Maximum:	60’ and 5 stories

Proposed buildings satisfy the minimum and maximum requirements. The tallest proposed building in the development is Building 4 standing 54’ 6”. The two buildings closest to Winward Pointe, building 3 & 5, will stand 48’ 3” and 46’ 3”, respectively. Buildings 1 & 6, fronting Holly Springs Rd. and N Main St, both will stand 54’ 5”.

Development Density

Maximum: 26 units/acre (Per Conditional Zoning District)

Proposed: 24.38 units/acre

Gross Floor Area

Commercial Minimum: 15,000 sf
Commercial Maximum: 25,000 sf

Commercial Proposed: 20,122 sf

Open Space

Minimum Open Space Required: 1% of the project area or .75 acres; 0.5% Urban Civic Space and 0.5% Flexible Space

Proposed: 1.02 acres including public plaza and dog play area. The public plaza area is located central to the site and is used as a Village Green Space including a fountain water feature, covered seating area, decorative planters, and an open turf area covered with decorative string lights.

Landscape Requirement

Required Perimeter Buffers:

North: 5' Type A
East: 30' Type C adjacent to Winward Pointe
5' type A not adjacent to Winward Pointe
South: 10' Type A
West: 10' Type A

Proposed perimeter buffers satisfy the minimum requirements. A 30' type C perimeter buffer is located along the property line adjacent to Winward Pointe. The rest of the site utilizes a 5' type A perimeter buffer except along Holly Springs Rd. and N Main St. where a 10' Type A perimeter buffer is used.

Parking & Loading:

Parking Location: DMX District permits parking in the side and rear yard only.

Minimum Parking Required: No minimum parking is required in the DMX zoning district.

Proposed: 443 spaces

EV Charging Spaces:

Required: 5% of total spaces (22 spaces)
Proposed: 22 Spaces

Required EV Ready Spaces: 15% of total spaces (67 spaces)
Proposed: 67 spaces

Bike Parking:
Required: 35 spaces
Proposed: 36 spaces

General Regulations

Accessory Structures:

Accessory garages are provided on the site at a maximum height of 15'. These buildings match the architectural design of the primary buildings.

Fences: 6’ metal decorative fence with a black finish is provided along the property line with Winward Pointe properties.

Trash Containers: Three trash enclosures are provided on the site with two for the commercial areas and one for the apartment buildings. They are screened with enclosures.

Architectural and Site Design Requirements

Façade Key Elements per Conditional Zoning District

- Primary facades of all-residential buildings shall have a minimum of 35% of brick or stone with the balance fiber cement and fiber cement lap siding.
- The secondary façade of all-residential buildings shall consist of at least 10% of brick or stone with the balance consisting of fiber cement panels and lap siding.
- The ground floor of mixed-use buildings (including live/work units) shall have a minimum of 75% Type 1 materials.
- Floors 2-4 shall have at least Type 1 Materials.
- Brick or stone materials will be used along prominent pedestrian entrances on the first level of the building.
- Human-scale design at the ground level with a minimum of three (3) elements.

Proposed Facades: Proposed elevations demonstrate compliance with these requirements.

Building Materials, Colors, & Textures:

Materials per Conditional Zoning District:
Type I Materials

- Brick
- Cut Stone
- Fiber Cement Panels (with battens or reveals)
- Fiber Cement lap siding
- Fiber Cement trim board

Proposed Materials include brick, windows, and metal panels/coping on pedestrian facing facades. Vehicle facing facades include formed metal and windows. Materials provide a variety of textures and colors.

Bulk & Massing:
Horizontal Variation: a discernable base, middle, and top are proposed through the use of different materials and colors.

Vertical Variation: discernable building bays are proposed through material changes and façade articulation.

Roof Expression: Variation in roofline is proposed.

Façade Activation:

Blank walls may not exceed 20 feet in any direction. Two continuous or repeating details (human scale elements) shall be incorporated within the first 15 feet of the building façade.

Glazing (windows and glass doors) are proposed with the majority on the two facades facing the parking/access areas. The minimum requirement is 20% on the ground floor and 15% on upper levels.

Lighting:

Will be provided with Civil Construction Drawings and will be reviewed to ensure light levels remain in compliance with the UDO.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)
Walkways or Pedestrian/Bikeway System Design: A pedestrian circulation system is provided that connects parking spaces to the building, buildings to the public street and outdoor areas, and outdoor spaces to one another.

PARKS & RECREATION

Greenways (UDO Section 7.6):
The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Towns Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for both the N Main St and Holly Springs Rd frontages of this proposed development.

The applicant has shown a 10' Sidepath across the project frontage on Holly Springs Rd as well as the N Main St frontage.

Public Park Space (UDO Section 4.7):
The Town's UDO requires Development projects and subdivision activities that would result in additional residential dwelling units shall provide Public Park Space or pay a fee-in-lieu of Public Park Space dedication. The applicant will not be dedicating any Public Park Space and will be required to pay a fee-in-lieu prior to issuance of a building permit for the residential portions of the development. The amount of this fee calculation is expected to be memorialized in the Development Agreement between the Town and the Developer.

CIVIL IMPROVEMENTS

Potable Water:
With this development, connection will be made to the existing watermain in N Main Street and Holly Springs Road. Watermain will be extended within the development of this project along the proposed internal street to create a looped connection.

Sanitary Sewer:
A downstream sewer evaluation was completed and approved with the Rezoning request. The development will be taking the Town's existing Omni Pump Station off-line and extending new sanitary sewer main along N. Main Street to connect to existing infrastructure. The sewer evaluation also required upgrades to the existing downstream sewer infrastructure along N. Main Street. These upgrades will be performed as part of this project to accommodate the additional impact from the proposed development.

Transportation:
Per the Town's Comprehensive Transportation Plan (CTP), the development is required to design and construct roadway improvements along each property frontage to meet ½ of the ultimate cross section.

The intersection of 3rd Street and N Main Street is also the location of a CTP Hot Spot Study. The development is proposing to design and construct the near-term improvements. This improvement includes converting the existing configuration to a direction crossover intersection (right-in, right-out, left-in).

A Traffic Study was completed and approved with the Rezoning request. Based on its anticipated traffic generation, a Tier 2 Traffic Study: Site Specific Traffic Assessment (SSTA) was required. Improvements identified in the Traffic Study are listed below.

- Convert 3rd Street and Site Access to a directional crossover intersection (right-in/ right-out, left-over).
- Construct a northbound right turn drop lane on North Main Street at site access and extending to Holly Springs Road.
- Install 75' straight taper into Site Access on Holly Springs Road.
- Extend the westbound right turn lane on Holly Springs Road at North Main Street to the site access.
- Retime the traffic signal at North Main Street and Holly Springs Road.

DEVELOPMENT PLAN ANALYSIS

The project is consistent with the Comprehensive Plan and the applicable standards of the Unified Development Ordinance.

- The proposed project provides a mix of uses are proposed in close proximity to existing residential neighborhoods and other commercial businesses, which increases walkability.
- New streets through the site provide vehicular and pedestrian connectivity to the surrounding street network.
- The Village Green central open space helps to create a village atmosphere and provides an outdoor area for future residents or visitors.
- Buildings are four stories to create the appropriate scale and density, to maximize the utilization of the land available within the Village District, and to shift away from the suburban character the Village District currently exhibits.
- Streetscape enhancements are incorporated on the main street through the development in a fashion that further reinforces the pedestrian scale of the area, slows vehicular traffic without impeding it, and defines areas for on-street parking as well as pedestrian crosswalks.

LAND USE ADVISORY COMMITTEE DISCUSSION

The Land Use Advisory Committee discussed the initial concept for this project on November 2, 2021
Planning Board Representatives: Ernie Carpico
Town Council Representatives: Christine Kelly
Summary of Discussion:

- Support in extending the DMX zoning north from the current core of the downtown to this area, but attention needs to be given to pedestrian and vehicular transportation connections to the site.
- Coordination with other projects in the area needs to be considered.
- Encouraged coordination with the owners of the properties at the corner of N Main and Holly Springs Road for integration or encompassing the area into this project.
- The important to capture the old Holly Springs character and consider how this development would impact the current residents with traffic/displacement/tree preservation.

STAFF RECOMMENDATION TO THE PLANNING BOARD

Motion that the Planning Board recommend the Town Council approve/deny Development Plan #23-DP-07 for Main Street Vista as submitted by McAdams, dated Revised 9/15/23 with the following conditions:

1. **All previous conditions of approval for Main Street Vista Conditional Zoning District 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. **The following must be submitted with the first Construction Drawing submittal:**

a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Chapter 8 shall be submitted to and approved by Development Services.

3. Prior to Construction Drawing Approval, the following items must be addressed:
   a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
4. 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.
5. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
6. 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.
7. 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.
8. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
9. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
10. All Special Studies must be finalized prior to being scheduled for Planning Board.
11. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
12. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
13. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
14. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
15. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information
16. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
17. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
18. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
19. 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.
20. Location of all existing and proposed power lines. Note all new overhead power lines and services must be installed underground with this development. If the relocation of existing

overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval. This will become a condition of approval.

21. **If any offsite water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.**
22. **Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal – this will become a condition of plan approval.**
23. **A Master Sign Plan may be submitted and approved prior to the issuance of any sign permits.**

	Approved for Distribution		
Staff Members	**Yes**	**No**	**Initials**
Planner I - Brett Gosney			

TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
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:

☐ **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: Main Street Vista

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

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

Project Location: 137 Holly Springs Road Holly Springs, 27540

Use street address. If none, use the closest intersection

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

PIN: 00649933963 0649937653;0649935427;0649936510;0649939744. Real Estate ID: 0033392;0082500;0038971;0093211;0019172.

Project Acreage (rounded to nearest tenth): 11.71 Partial Parcel: ☐ No ☒ Yes (additional fee)

Current Zoning: DMX-CD Proposed Use (see UDO Table 3.2.A): 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: 4/27/23

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 Laura Holloman Company McAdams

Mailing Address 621 Hillsborough Street, Suite 500

City Raleigh State NC Zip 27603

Telephone # (919) 610-7377 E-Mail holloman@mcadamsco.com

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

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

Design Professional if different than Applicant/Contact

Name Nick Williamson Company McAdams

Mailing Address 621 Hillsborough Street, Suite 500

City Raleigh State NC Zip 27603

Telephone # (919) 287-0730 E-Mail williamson@mcadamsco.com

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

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

Developer

Name Alex Baruso Company Vista Residential Partners
Mailing Address 4000 Westchase Blvd., Suite 310
City Raleigh State NC Zip 27607
Telephone # (919) 782-6652 E-Mail ab@vistarp.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 Joyce Carll Company Niles Bolton
Mailing Address 3060 Peachtree Rd NW
City Atlanta State GA Zip 30305
Telephone # (404) 365-7600 EXT 203 E-Mail jcarll@nilesbolton.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Meredith Beard Company Niles Bolton
Mailing Address 3060 Peachtree Rd NW
City Atlanta State GA Zip 30305
Telephone # (404) 365-7600 EXT 134 E-Mail mbeard@nilesbolton.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

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

Property Owner - *Required*

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

Certificate of Submittal Completion

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

Signature: _____ Date: 4/28/23

Main Street Vista Property Owners				
Jon Anderson	113 Holly Springs Road LLC	PO BOX 6356 Raleigh, NC 27628	919-578-3075	jon@lawofficejwa.com
Randy Adamson	Randall S Adamson LLC	125 Holly Springs Road Holly Springs, NC 27540	919-210-6848	hollyspringschiro@gmail.com
Parminder Sandhar	Bhana Real Estate LLC	320 Flatrock Ln	919-924-2154	parmsandhar@gmail.com
David W. Ball, CPA	JFT Properties LLC	1001 Procure St Suite 101 Fuquay-Varina, NC 27526	919-551-1120	david@ballminorcpa.com

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. For more information, refer to UDO Section 11.5.

☒ Neighborhood Meeting Date: 5/1/23
Time: 6-7 PM
Location: Zoom

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 **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

Prior to mailing the written notices, the applicant shall notify the Town of the scheduled meeting date and time.

☒ Date of Notification Mailing: April 19, 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:
Please see meeting minutes immediately following.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
No changes have been made as a result of the neighborhood meeting.

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) _____ Date 5-1/23

Main Street Vista Development Plan – Neighborhood Meeting Minutes

May 1, 2023, 6pm – 7pm

Presenters: Laura Holloman, Nick Williamson, McAdams

Marcos Vidal, Vista Residential Partners

Attendees: Dennis Digraitis 116 Abercom Court Cary, NC 27519

Sheila Knurowski 328 Cayman Avenue Holly Springs, NC 27540

Debra Ball 409 Saint John Court

Wayne Sidle 613 Cayman Avenue Holly Springs, NC 27540

Matt Witosky

Chris D

Keith Greenwood

Wendy Stewart

Ken and Margo Henke 404 Cayman Avenue

Meeting start time: 6:01 pm

- Laura Holloman overviews how to participate in the virtual format.
- Laura Holloman overviews the process of approval and timelines, particularly pertaining to the steps required for a development plan.
- Laura Holloman overviewed the approved master plan of the site.
- Laura Holloman overviewed the proposed site plan, detailing how the approved building setbacks, land uses and access points were all consistent with the approved master plan.
- Laura Holloman overviewed the proposed landscape plan, particularly the buffer adjacent to Windward Pointe.
- Ms. Holloman detailed the different uses proposed to the development and emphasized the retention of the historic buildings adjacent to the site along Holly Springs Road. They will not be demolished and are not part of the project.
- Ms. Holloman displayed the preliminary elevations, which have not changed from what was shared during the rezoning process.
- Presenters open the floor to resident questions.
- You mentioned a fence adjacent to Windward Pointe, what will this fence look like? Will it be black vinyl coated chain link?
    - The rezoning requires the fence to be built within 5 feet of the property line and then the 30’ plant materials will be installed on the other side of that. It will not be black vinyl coated chain link. It will be most likely black aluminum with posts spaced to allow

for some visibility. Wood fences can have long-term maintenance issues, so this material will work well with taking that potential issue into account.

- Will the landscape material be supplemental or will all existing plant material be cleared out and new plant material will be planted in its place?
    - The site is very well-utilized and grading will be a challenge and will likely damage any critical root zones if we attempt to save existing plant material. Therefore, we do not plan to supplement and new plant materials will make up the perimeter buffers, including adjacent to Windward Pointe.
- Is there an affordable housing component?
    - No, all residential units will be market rate, there are no affordable units being proposed as part of this project.
- What type of uses will make up the commercial areas?
    - This is to be determined. We will not be advertising the commercial space until construction starts. However, we anticipate the uses to be similar to The Block on Main.
- Will the construction be phased?
    - This is to be determined. We do not know which buildings will be constructed first, but it will all be done in one phase.
- How will property values be considered?
    - We certainly understand that this project is a big change from what is there today. However, there are examples all over the Triangle, where surrounding single-family property values have increased as a result of adjacent mixed use development. North Hills and Stonecreek Village in Cary come to mind. There are lots of benefits to living near a high-quality, walkable development.
- How will traffic be handled – this is a very dense development and Holly Springs Road widening is not even funded in this area.
    - The rezoning required a very extensive TIA review process with both the Town and NCDOT. The project will be required to widen Holly Springs Road and North Main Street, as well as install a left over into the site from North Main Street. It was determined as part of the approved TIA, that traffic would not worsen as a result of this development.
- Will the site be clear-cut – what are the tree save requirements?
    - The intent of the zoning district – Downtown Mixed Use – is to utilize a parcel of land as much as possible. Therefore, there are no tree save requirements as part of this project (or the rezoning). The site will be clear-cut.
- What is the required plant material in the perimeter buffer adjacent to Windward Pointe?
    - During the rezoning process, the project voluntarily offered to increase the buffer to a 30’ Type C buffer, type C being the strictest planting requirements, 80% of the plant material must be evergreen. The landscape plan is proposing American Hollies (which will be installed at 12”-14”) and are expected to reach 20-50’ in height at maturity. Dwarf English Laurel will be used as the required shrub material.
- Where will the bar and restaurant spaces be?
    - It was explained the large, leasable ground floor commercial buildings along N Main Street and Holly Springs Road will be where those will be. These was done intentionally,

with the primarily residential buildings internal to the site, closer to the existing neighborhoods.

- What businesses will the live/work units be?
    - These most likely are your professional office uses – accountants, insurance agents, art studios, and so forth.
- Will any of these units be owner occupied?
    - No, our current plan is for this project to be a rental community.
- What kind of security will this development have – (we've seen kids jump our pool fence and loiter after hours).
    - We anticipate not having any issues with our amenities, if there are, we will handle it was needed.
- What is the min – max square footage for the apartment units?
    - We anticipate 1 bedrooms being around 750 square feet, 3 bedroom being around 1400 square feet, this is subject to change as the project floor plans continue to evolve.
- What will the rental prices be?
    - Subject to change based on the market over the next 24 months, but somewhere between $1400-$2200.
- Will there be EV charging stations?
    - Yes, the Town's new ordinance requires EV charging stations to be installed.
- Did you try to acquire the gas station property?
    - It was explored early on, but we weren't able to incorporate it. We are hopeful it will redevelop in the future.
- Who reviews the stormwater service for the project (looks like a lot of impervious)?
    - Town staff will review stormwater as part of the development plan process.
- Any thought to utilizing a multi-level parking garage?
    - Parking garages are very expensive and we did not think the number of units warranted such construction cost. In addition, we felt the parking garage was not in keeping with the surrounding area – parking garages aren't nice to look at!
- What are the lighting requirements?
    - The Town has very strict lighting requirements. The fixtures must utilize a white light source, and adjacent to residential, cannot create any spillover light. Town staff also has a lighting measurement tool to confirm light levels after installation, should they need to investigate it.
- Is there an opportunity for the buildings to be less than 4 stories?
    - The rezoning approved a maximum building height of 60 feet, which is what is being proposed. We are not exploring incorporating a lesser building height.
- Is the project fully funded?
    - We have had significant interest in financing, commitments will be secured when construction is ready to start.

- When will construction start?
    - We are at step 2 of the 3 step process, the rezoning has been approved, but still have to go through 6-9 months of development plan review and approval and additional 6-9 months of construction drawing review and approval before you will see a shovel in the ground.
- Can we get a copy of the TIA and this presentation?
    - Yes, be sure to put your email in the chat and we will share with whomever.

April 19, 2023

NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

As a representative of the proposed developer, Vista Residential Partners, we are sending this letter to invite you to a community engagement meeting regarding the Vista Main Street development plan in Holly Springs, North Carolina. If you are receiving this letter, it is our understanding that you own property or belong to a neighborhood association within 300 feet of the subject property.

The site of the proposed development is located at 137 Holly Springs Road, just past the intersection of N. Main Street and Holly Springs Road, with the PINs 0649933963, 0649937653, 0649935427, 0649936510,0649939744. During the meeting, the applicant will present its plans to develop this land as a mixed-use project with multi-family and commercial space. The total site area is 11.71 acres and falls within the Downtown Village District Future Land Use Designation.

We will be hosting a virtual neighborhood meeting via Zoom (see instruction sheet for details). The meeting will be held on May 1st, 2023, from 6:00pm to 7:00pm Eastern Time. We welcome any questions or comments on the proposed project prior to the meeting.

If you have questions or cannot attend the meeting but would like further information, please feel free to contact Laura Holloman by phone: 919.610.7377 or email: holloman@mcadamsco.com

Sincerely,
MCADAMS

Laura Holloman, AICP
Sr. Planner, Planning + Design Group
919.610.7377
holloman@mcadamsco.com

April 19, 2023

RE: Vista Main Street Virtual Neighborhood Meeting – Zoom Instructions

Dear Property Owner,

We will be hosting a virtual neighborhood meeting via Zoom Webinar. The meeting will be held on May 1st and begin at 6:00 PM Eastern Time.

Join Zoom Meeting
https://mcadamsco.zoom.us/j/83851132522?pwd=NEIvbFo1L1RzclcycnNPK0JwSUUyZz09

Meeting ID: 838 5113 2522
Passcode: 832593
One tap mobile
+13092053325,,83851132522# US
+13126266799,,83851132522# US (Chicago)

Dial by your location
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 346 248 7799 US (Houston)
- +1 408 638 0968 US (San Jose)
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- 877 853 5247 US Toll-free
- 888 788 0099 US Toll-free

Meeting ID: 838 5113 2522
Find your local number: https://mcadamsco.zoom.us/u/k323rhlkG

> Webinar ID: 842 2656 5160

Sincerely,
MCADAMS

Owner	Mail Address 1	Mail Address 2	Mail Address 3
JFT PROPERTIES LLC	1001 PROCURE ST STE 101	FUQUAY VARINA NC 27526-2697	
JFT PROPERTIES LLC	1001 PROCURE ST STE 101	FUQUAY VARINA NC 27526-2697	
WOODHOUSE, JULIE T SEAMSTER, NANCY WOODHOUSE	144 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
WOODHOUSE, JULIE T SEAMSTER, NANCY WOODHOUSE	144 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
RANDALL S ADAMSON LLC	125 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9423	
HAHN, ELSIE MAE	220 N MAIN ST	HOLLY SPRINGS NC 27540-9193	
DAVIS, MARIE F	2120 COLEY FOREST PL	RALEIGH NC 27607-3122	
NORRIS, DANNY NORRIS, EMA	5512 QUIET GLEN DR	HOLLY SPRINGS NC 27540-9569	
MORTON, DARRELL E	116 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9020	
SANDHAR REAL ESTATE LLC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
HOLLEMAN, J LEE JR	PO BOX 246	HOLLY SPRINGS NC 27540-0246	
BLUEFIN DEVELOPERS LLC	153 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9423	
JOJE HOLLY LLC	192 OAK HAVEN LN	APEX NC 27523-5802	
SHARMA, BAL K SHARMA, RADHA	717 FLIP TRL	CARY NC 27513-5370	
CHAU, GABRIEL P CHAU, CHRIS O	5328 DEERGRASS CT	RALEIGH NC 27613-6584	
JETTER, JODI ANN	PO BOX 1215	HOLLY SPRINGS NC 27540-1215	
SHARMA, BAL KRISHNA SHARMA, RADHA	717 FLIP TRL	CARY NC 27513-5370	
AUB, ANTHONY W JR. TRUSTEE AUB, MARILYN M TRUSTEE	224 ELVERSON PL	CARY NC 27519-0993	
GAVAZZA, PAOLO WOLCOTT, BONNIE	117 RALEIGH ST	HOLLY SPRINGS NC 27540-9044	
HSFS LLC	101 S KINGS DR STE 200	CHARLOTTE NC 28204-2797	
COTTEN, LAURA UTLEY, STEPHANIE	PO BOX 271	HOLLY SPRINGS NC 27540-0271	
TAPATIOS LLC	120 BASS LAKE RD	HOLLY SPRINGS NC 27540-7620	
SOSNOWSKI, JAMES J SOSNOWSKI, MICHELLE L	120 RALEIGH ST	HOLLY SPRINGS NC 27540-9043	
BHANA REAL ESTATE LLC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
TH PROPCO LLC	6701 CENTER DR W STE 145(	LOS ANGELES CA 90045-2481	
KHACHCHAF, AHMED SULAIMAN, MAHMOUD	204 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9022	
HOLLY CAPITAL LLC	WALGREENS #7505	PO BOX 1159	DEERFIELD IL 60015-6002
NRF HOLLY SPRINGS LLC	212 E 3RD ST STE 200	CINCINNATI OH 45202-5500	
113 HOLLY SPRINGS ROAD LLC	PO BOX 6356	RALEIGH NC 27628-6356	
PERIATHAMBI, INIGO INIGO, STELLAMARY	192 OAK HAVEN LN	APEX NC 27523-5802	
300 NORTH MAIN STREET LLC	PO BOX 6356	RALEIGH NC 27628-6356	
WINDWARD POINTE HOMEOWNERS ASSOC	PO BOX 1149	APEX NC 27502-3149	
NIETO, JOSE NIETO, JEAN A	704 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	
MCDAVID, PHILIP A MCDAVID, JILL L	708 BAHAMA CT	HOLLY SPRINGS NC 27540-9387	

FLANAGAN, MICHAEL S FLANAGAN, JENNIFER K	716 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
SOUSA, KARRIE G SOUSA, JOSEPH JR	609 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389
HALLOCK, DEBORA M	617 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389
ONEAL, ROBERT L ONEAL, LESA C	412 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333
DIGRAITIS, DENNIS TIMOTHY	116 ABERCOM CT	CARY NC 27519-8179
LAPINSKY, BETTY L	712 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
FINE, AARON M FINE, KATIE M	513 BARBADOS CT	HOLLY SPRINGS NC 27540-9313
CAMPBELL, DONALD N	512 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386
CAMPBELL, DONALD N	512 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386
RYBARCZYK, DREW R RYBARCZYK, SHANNON L	501 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
RAILSBACK, ASHLEY RAILSBACK, GARRETT	400 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333
HOLLEY, RUSSELL A	708 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
NORRIS, MARIA	424 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
WALKER, MICHAEL P WALKER, JENNIFER	720 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
LECLAIR, WENDY M	729 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
WHITESELL, JESSICA WHITESELL, RODNEY	628 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
OVERTON, TIMOTHY M OVERTON, KAREN	730 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
ROUSE, CHRISTOPHER BLAIR ROUSE, JULIEANNE G.	300 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
BLACK, STEPHEN CHARLES BLACK, MELINDA M	709 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
FRY, MICHAEL S FRY, CLELIA A	704 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
WILLIAMS, MICHAEL D	724 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
BERTRAM, DAVID J BERTRAM, SARAH C	728 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
PORTER, JENNIFER LYNNE PORTER, SCOTT RICHARD	725 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
WALKER, LESLIE A WALKER, AUDREY D	8679 FORESTER LN	APEX NC 27539-7933
HALL, RANDOLPH R JR HALL, LINDA S P	413 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327
MARGOLIS, JOHN D MARGOLIS, HEATHER L	425 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
BELL, JENNIFER COOK, GARY	413 NEVIS DR	HOLLY SPRINGS NC 27540-9422
OBERLE, MICHAEL S JAHN, LISA L	536 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
RUBINO, VANESSA C RUBINO, GREGORY D	532 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
AL-RUBAYE, AHMED IMAD HASAN KHALAF, MARIAM IBRAHIM	705 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
AMH 2014-2 BORROWER LLC	AMERICAN HOMES 4 RENT	30601 AGOURA RD STE 200
WINFIELD, JACOB W WINFIELD, ELIZABETH A	632 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
NEEDELL, JARED D	700 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
GUESTIN, KREGG M GUESTIN, ERICA L	521 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
BAYUS, JOHN M BAYUS, ELAINE M	400 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326

SHUE, LISA SHUE, BRIAN WHITMAN	401 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326
BENNETT, CATHERINE	409 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
MORRELL, JOEL D	713 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
DUERR, BARBARA	320 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
LAFONTAINE, DAVID LAFONTAINE, JENNIFER	609 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
KEELER, JEFFREY J KELLY, THERESA A	517 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
BURGESS, SHAWN	509 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385
DILLMAN, DAVID L DILLMAN, MARY K	520 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
WILSON, DONALD WILSON, AYAKO KEGA	412 NEVIS DR	HOLLY SPRINGS NC 27540-9421
HEINZE, MARK E HEINZE, ANGELA H	408 NEVIS DR	HOLLY SPRINGS NC 27540-9421
COLEMAN, RICHARD K COLEMAN, KIMBERLY M	404 NEVIS DR	HOLLY SPRINGS NC 27540-9421
COSENTINO, ANTHONY T COSENTINO, CHERI L	401 NEVIS DR	HOLLY SPRINGS NC 27540-9422
RICE, KIRKLAND H RICE, BLAIR G	613 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
WARD, RICHARD J JR WARD, DAWN R	433 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
KSIONSK, PAUL JAMES KSIONSK, JANET ERICA	437 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
COULTER, KEVIN T COULTER, SARAH D	405 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333
LEEDS, AARON LEEDS, CRISTY	701 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
KEITH, IRENE	636 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
BELCHER, MARK W BELCHER, FAITH C	605 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389
OAKS, ERICH W. OAKS, KARI T.	412 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
FRIES, CARLOS E	644 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
ANDERSON, PATRICK J ANDERSON, JULIANNE E	620 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
LYLES, KENNETH C LYLES, DAWN H	501 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358
STALEY, THOMAS M STALEY, PEGGY S	321 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315
MUEFFELMANN, GREGORY G MUEFFELMANN, BEVERLY R	325 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315
AYALA, BULMARO E VEGA, VIRIDIANA	329 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315
SEALE, DAVID R SEALE, GERALDINE G	416 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
GREENWOOD, KEITH M GREENWOOD, CARRIE B	505 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
HARRISON, BRIAN HARRISON, MELISA	509 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
BEIFELD, LAWRENCE H BEIFELD, CLAUDIA F	605 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
ONEILL, MICHAEL P ONEILL, CYNTHIA A	600 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
MCNEIL, FRED A	505 BARBADOS CT	HOLLY SPRINGS NC 27540-9313
MAMMES, RICHARD E MAMMES, JEANNE M	509 BARBADOS CT	HOLLY SPRINGS NC 27540-9313
LINDSAY, STEVEN W LINDSAY, WENDY W	516 BARBADOS CT	HOLLY SPRINGS NC 27540-9312
BECKNER, LARRY E II BECKNER, BETTY J	501 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328

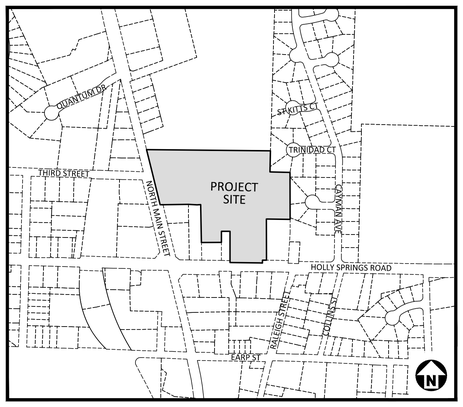
HARTSOE, STEVEN S	505 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328
KINGERY, PATRICIA A KINGERY, TRAVIS A	720 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
ZUGG, GEORGE K JR ZUGG, MARY T	721 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
GAMBLE, CHRISTOPHER D GAMBLE, RITA I	309 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315
FRANCK, KEVIN ERNEST MALISZEWSKI, SHAUNA MARIE	500 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386
KENNETH R HENKE LIVING TRUST MARGO E SAVAGE-HENKE LIVIN	404 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
WALLER, JEFFREY H WALLER, STEFANIE	504 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
NICHOLS, DAVID A NICHOLS, STEFANIE JANE PENROD	504 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9384
CHAVOLLA, EDUARDO URIBE, ZENOBIA S	721 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
SEMON, THOMAS W SEMON, LEAH L	517 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358
DICKSON, HENRY A DICKSON, CHRISTINE B	504 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386
EASON, ANTHONY L EASON, BRENDA C	400 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
DILLMAN, ERIC J DILLMAN, JUDITH	312 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
HARRIS, AARON J HARRIS, MIYOSHI L C	308 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
WINDWARD POINTE HOMEOWNERS ASSOC INC	PO BOX 1149	APEX NC 27502-3149
HAYES, DANIEL HAYES, JUDY BABCOCK	509 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328
FISHER, ROBERT FISHER, CAROL	504 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328
AMANN, DONALD K AMANN, KRISTEN M	420 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
HINSON, CHRISTOPHER BRYAN HINSON, NICHOLE ELLEN	508 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
ABBOTT, CHRIS ABBOUT, ELLEN	705 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
DILLON, JOSHUA M PAPPAS-DILLON, ANDREA A	401 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
WILLIAMS, PATRICK B WILLIAMS, ASHLEE A	621 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
ZIMMERMANN, GERALD H ZIMMERMANN, MARION E	11321 MANSFIELD CLUB DR	FREDERICKSBURG VA 22408-8048
AUB, ANTHONY W JR. TRUSTEE AUB, MARILYN M TRUSTEE	224 ELVERSON PL	CARY NC 27519-0993
MAKSYMIW, STEFAN THOMAS	733 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
MCBRIDE, DENNIS E	501 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385
FAUGL, JASON FAUGL, REBEKAH LISCIO	629 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
ROSS-WALDMAN, JOSHUA FUENTES-WALDMAN, XIMENA	724 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
HUKILL, BRANDON HUKILL, NEELY	408 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327
POULK, DALLAS LANDON BLITZBLAU POULK, MARGARET EVELYN	637 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
SHURER, ANTHONY J SHURER, KATHRYN BROOKE ASHLEY	513 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358
BAKER, JOSHUA D BAKER, MEGAN R	624 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
ANDERSON, MARK R ANDERSON, ABIGAIL S	717 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
LOCKE, LISA M	513 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
MENGES, TROY M MENGES, CARMEN L	625 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383

BLUM, EINAT BLUM, ILAN	30 HALLER CRES	SPRING VALLEY NY 10977-6605
BROWN, JOEL G	525 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
SMALLING, GREGORY SCOTT SMALLING, STACIE ANN	408 CAYMAN AVE	HOLLY SPRINGS NC 27540-9316
GRAY, JOSHUA GRAY, COURTNEY ELIZABETH	607 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
THE PATRICK AND JANE BRESLIN REVOCABLE TRUST	604 CAYMAN AVE	HOLLY SPRINGS NC 27540-9388
SKRABUT, STEPHEN L SKRABUT, BEVERLY N	500 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9384
SCHOONMAKER, NICHOLAS	529 CAYMAN AVE	HOLLY SPRINGS NC 27540-9319
PHARES-ALDRICH, SUSAN L.	409 NEVIS DR	HOLLY SPRINGS NC 27540-9422
ALLEN, ETHAN ALLEN, MICHELLE	732 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
CSHP ONE LP	INVITATION HOMES-TAX DEI	1717 MAIN ST STE 2000
LANDRON, CHRISTINE MARIE MUNIZ, ELIAS JR	728 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
KAY, MELISSA ANN KAY, IAN ANDREW	601 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389
KISNER, MEREDITH BESTICK TRUSTEE MEREDITH BESTICK KISNER I	508 BARBADOS CT	HOLLY SPRINGS NC 27540-9312
EARNEST, DANIEL EARNEST, KATHLEEN	324 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
FERRIN, JOSHUA C FERRIN, CARRIE A	508 SAINT LUCIA CT	HOLLY SPRINGS NC 27540-9328
MCMILLAN, JAMES A IV	409 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327
BLANKENSHIP, LEE J BLANKENSHIP, CARRIE S	332 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
WEAVER, MARCUS J WEAVER, PRISCILLA J	709 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
WITOSKY, MATTHEW C	648 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
HARRIS, MICHAEL LEE SMITH-HARRIS, GENSEI	404 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326
WALLACE, MIKKITARO WALLACE, LORI BETH	400 SAINT KITTS CT	HOLLY SPRINGS NC 27540-9327
HEBERT, CARRIE	701 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
CRAIG, CAROLINE J DAVID, LUCAS T	713 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
TOSKIC, MILJAN TOSKIC, NATALIE NICOLE	313 CAYMAN AVE	HOLLY SPRINGS NC 27540-9315
WILSON, TRACY JANE WILSON, JOHN JACOB	524 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
DUNCAN, CHRISTOPHER DUNCAN, JANELLE	508 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9386
DAMPMAN, BRIAN J DAMPMAN, TIFFANY	717 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
SAMPSON, HUNTER MCRAE SAMPSON, KARA LENA MCKINLEY	640 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
SIDLE, ASHLEY SIDLE, WAYNE	613 CAYMAN AVE	HOLLY SPRINGS NC 27540-9389
SARTAIN, ANDREW RICHARD SARTAIN, EMILY MARIE	633 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9383
ERRICHETTI, CHRIS ANDREW ERRICHETTI, JENNIFER MARIE	509 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358
PARKER, CHRISTOPHER J PARKER, MARISSA J	505 SANDY POINT WAY	HOLLY SPRINGS NC 27540-9358
FARNSWORTH, SAMUEL BRADY FARNSWORTH, JENNIFER ANNE	504 BARBADOS CT	HOLLY SPRINGS NC 27540-9312
SANTIAGO, DAVID MICHAEL SANTIAGO, DANA MAYO	712 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
FRITZ, MEREDITH A	540 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318

BURGESS, DANIEL JOHN	316 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
FLESZAR, LAWRENCE TRUSTEE FLESZAR, GAIL TRUSTEE	400 NEVIS DR	HOLLY SPRINGS NC 27540-9421
CHADA, ARVINDER SINGH CHADA, JAGTAR KAUR	404 TRINIDAD CT	HOLLY SPRINGS NC 27540-9333
STEWART, WENDY MARIE	725 BAHAMA CT	HOLLY SPRINGS NC 27540-9387
TWING, VIONE V TRUSTEE THE VIONE V TWING FAMILY TRUST	512 BARBADOS CT	HOLLY SPRINGS NC 27540-9312
HENRIQUEZ, JOSE R CEBALLOS VERAS, CARLOTA A.	604 SAINT VINCENT DR	HOLLY SPRINGS NC 27540-9382
ROBERTS, BEVERLY	716 GUADELOUPE CT	HOLLY SPRINGS NC 27540-9390
BOOTHE, ZACHARY BOOTHE, ANNE	528 CAYMAN AVE	HOLLY SPRINGS NC 27540-9318
TRESHAN, STEPHEN S TRESHAN, LINDA	304 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
BONEL, DENIS ZECK, VICTORIA	429 CAYMAN AVE	HOLLY SPRINGS NC 27540-9317
OOSTRA, JACOB	405 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326
GIOVACCHINI, DEVIN GIOVACCHINI, GINA	405 NEVIS DR	HOLLY SPRINGS NC 27540-9422
KNUROWSKI, JOSEPH M KNUROWSKI, SHEILA M	328 CAYMAN AVE	HOLLY SPRINGS NC 27540-9314
TROXLER, MICHAEL T TROXLER, ANNETTE P	513 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385
BALL, BILLY T BALL, DEBRA C	409 SAINT JOHN CT	HOLLY SPRINGS NC 27540-9326
MEYER, JENNIFER C CONTADOR, GONZALO	505 SAINT CROIX DR	HOLLY SPRINGS NC 27540-9385
COHEN, JASON DANIEL COHEN, JENNIFER	102 LUTTERWORTH CT	CARY NC 27519-8682

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VICINITY MAP

SCALE: 1"=500'

BENCHMARK INFORMATION
NORTHING: 692883.73500
EASTING: 2049364.87700
ELEVATION: 449.93400
NCGS PEARSALL (NC GRID NAD 83 (2011))

NORTHING: 693268.91130
EASTING: 2049427.17166
ELEVATION: 439.36774
BENCHMARK REBAR W/CAP

MAIN STREET VISTA

137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

DEVELOPMENT PLAN

HOLLY SPRINGS PROJECT NUMBER:
23-DP-07 / PLDP 202300109
MASTER PLAN: 22-REZ-06

DATE: APRIL 28, 2023
REVISED: SEPTEMBER 15, 2023

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	JFT PROPERTIES LLC	0649933963	0003392
		0649937653	0082500
	133 HOLLY SPRINGS ROAD LLC	P/O 0649935427	P/O 0038971
	RANDALL S ADAMSON LLC	P/O 0649936510	P/O 0093211
	BHANA REAL ESTATE LLC	0649939744	0019172
DEVELOPER	VISTA RESIDENTIAL PARTNERS		
TOWNSHIP	HOLLY SPRINGS		
COUNTY	WAKE		
ZONING	DOWNTOWN MIXED-USE CONDITIONAL DISTRICT (DMX-CD) MASTER PLAN: 22-REZ-06 (APPROVED 04/18/2023)		
SITE AREA	GROSS AREA: 510,109 SF / 11.71 AC R/W DEDICATION: 15,178 SF / 0.35 AC NET AREA: 494,931 SF / 11.36 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PROPOSED USES	MULTI-FAMILY, COMMERCIAL		
PERIMETER BUFFERS	NORTH	5' TYPE A	
	WEST	10' TYPE A	
	EAST	30' TYPE C - ADJACENT TO WINWARD POINTE 5' TYPE A - NOT ADJACENT TO WINWARD POINTE	
	SOUTH	10' TYPE A	
DENSITY (PDR)	MAXIMUM	UNLIMITED	
	PROPOSED	277 TOTAL UNITS / 11.36 AC = 24.38 DU/AC (INCLUDES 13 LIVE-WORK UNITS)	
COMMERCIAL SQUARE FOOTAGE	MINIMUM	15,000 SF	
	MAXIMUM	25,000 SF	
	PROPOSED	20,122 SF	
LIVE-WORK SQUARE FOOTAGE	PROPOSED	10,865 SF	
OPEN SPACE	REQUIRED	0.75 AC	
	PROPOSED	1.02 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT		NO MINIMUM, 10' MAXIMUM
	SIDE AND REAR		NO MINIMUM, 10' MAXIMUM
	SIDE-CORNER		NONE
EXTERIOR BUILDING SETBACKS (ALL STRUCTURES)	SINGLE-STORY ADJACENT TO WINWARD POINT		30' MINIMUM
	MULTI-STORY ADJACENT TO WINWARD POINT		70' MINIMUM
	ADJACENT TO ALL OTHER RESIDENTIAL DISTRICTS		5' MINIMUM
	ADJACENT TO COMMERCIAL		5' MINIMUM
	THOROUGHFARE BUFFER		10' MINIMUM
BUILDING HEIGHT	PRIMARY STRUCTURES		60' MAXIMUM 3 STORIES MINIMUM 5 STORIES MAXIMUM
	ACCESSORY STRUCTURES		15' MAXIMUM
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS		15'-0" MINIMUM
	LIVE/WORK BUILDINGS		10'-8" MINIMUM
	LEASING OFFICE/AMENITY BUILDINGS		13'-8" MINIMUM
	RESIDENTIAL BUILDINGS		10'-8" MINIMUM
PARKING	REQUIRED	NOT APPLICABLE IN DMX DISTRICT	
	PROPOSED	443 TOTAL SPACES 362 SPACES / 277 RES. UNITS = 1.31 SPACES/UNIT 81 SPACES / 20,122 SF COMM. = 4.03 SPACES/1,000 SF	
ACCESSIBLE PARKING	REQUIRED	9 SPACES (2 VAN)	
	PROPOSED	16 SPACES (9 VAN)	
ELECTRIC VEHICLE PARKING	REQUIRED	5% x 444 SPACES = 22 EVSE SPACES (1 VAN ACCESSIBLE) 15% x 444 SPACES = 67 EVSE-READY SPACES	
	PROPOSED	22 EVSE SPACES (1 VAN ACCESSIBLE) 67 EVSE-READY SPACES	
BICYCLE PARKING	REQUIRED	5/50 VEHICLE SPACES (FIRST 250 SPACES) = 25 SPACES 5/100 VEHICLE SPACES (OVER 250 SPACES) = 10 SPACES 35 SPACES TOTAL	
	PROPOSED	36 SPACES	
IMPERVIOUS AREA	EXISTING	NONE	
	PROPOSED	9.03 AC	

GENERAL NOTES

1. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

MAXIMUM PROPOSED SEWER FLOW

SITE SUMMARY
TOTAL MULTI-FAMILY: 277 UNITS
1-BEDROOM: 89 UNITS
2-BEDROOM: 164 UNITS
3-BEDROOM: 24 UNITS
COMMERCIAL SPACE: 20,122 SF
LIVE-WORK SPACE: 10,865 SF

FLOW RATES
120 GPD/BEDROOM WITH A 240 GPD MINIMUM (PER NCDEQ 2T RULES)
0.12 GPD/SF FOR COMMERCIAL/LIVE-WORK (PER NCDEQ 2T RULES)

PROJECTED FLOW CALCULATION
1 & 2 BEDROOM: 253 UNITS x 240 GPD = 60,720 GPD (42.17 GPM)
3-BEDROOM: 24 UNITS x 360 GPD = 8,640 GPD (6.00 GPM)
COMMERCIAL: 20,122 SF x 0.12 GPD/SF = 2,415 GPD (1.68 GPM)
LIVE-WORK: 10,865 SF X 0.12 GPD/SF = 1,304 GPD (0.91 GPM)

SUM OF PROPOSED PROJECT FLOWS
73,079 GPD

NOTE: THERE IS A 181 GPD VARIATION FROM THE APPROVED SEWER STUDY WHICH IS LESS THAN THE APPROVED AMOUNT.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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CLIENT

VISTA RESIDENTIAL PARTNERS - NC, LLC
4000 WESTCHASE BOULEVARD, SUITE 220
RALEIGH, NC 27607
PHONE: 919. 782. 6652

VISTA RESIDENTIAL PARTNERS

PROJECT DIRECTORY

OWNERS
JFT PROPERTIES LLC
1001 PROCURE ST STE 101
FUQUAY VARINA NC 27526-2697
PIN: 0649933963
PIN: 0649937653

113 HOLLY SPRINGS ROAD LLC
PO BOX 6356
RALEIGH NC 27628-6356
PIN: 0649935427

RANDALL S ADAMSON LLC
125 HOLLY SPRINGS RD
HOLLY SPRINGS NC 27540-9423
PIN: 0649936510

BHANA REAL ESTATE LLC
320 FLATROCK LN
HOLLY SPRINGS NC 27540-7418
PIN: 0649939744

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046250 NICHOLAS D. WILLIAMSON

REVISIONS

NO.	DATE	
1	06. 09. 2023	PER TOWN COMMENTS
2	07. 14. 2023	PER TOWN COMMENTS
3	08. 18. 2023	PER TOWN COMMENTS
4	09. 15. 2023	PER TOWN COMMENTS

DEVELOPMENT PLAN FOR:

MAIN STREET VISTA
HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER: VIS-22003

M:\Projects\VIS\VIS22003\04-Production\Engineering\Site Plan - Construction Drawings\Current Drawings\VIS22003-CS1.dwg, 9/15/2023 8:53:06 AM, Kevin Hughes

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE IN LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL.
4. ALL JURISDICTIONAL STREAMS AND WETLANDS DELINEATED AND LOCATED BY MCADAMS CO.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY MCADAMS CO.
6. TOPOGRAPHIC DATA TAKEN FROM A SURVEY BY MCADAMS CO.
7. ALL LOTS ADJACENT TO COMMON OPEN SPACE AND SIDE FACADES THAT FACE RIGHTS-OF-WAYS WILL BE REQUIRED TO MEET THE SIDE AND REAR DESIGN FEATURES TABLE (TABLE 2.09 C-5 IN THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE. THIS TABLE IS ON THE COVER SHEET).
8. ALL INTERNAL STREETS MUST BE LIGHTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY. ALL ADJACENT ROADS WILL BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
9. ZONE 1 OF THE CAPE FEAR BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
10. NO FILL MATERIAL IS TO BE BROUGHT INTO ZONE 1 OF THE CAPE FEAR BUFFER.
11. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE CAPE FEAR BUFFER AREAS.
12. ALL PARKING LOT IMPROVEMENTS SHOWN ARE PRIVATE.
13. ALL RETAINING WALLS ARE DESIGNED BY OTHERS.
14. LOCATIONS OF STREET TREES AND STREET LIGHTING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
15. ALL BOARDWALKS ARE REQUIRED TO BE DESIGNED AND SEALED BY A P.E. PER THE TOWN OF HOLLY SPRINGS CONSTRUCTION DESIGN STANDARDS AND SPECIFICATION (PRIOR TO CD APPROVAL) AND WILL REQUIRE A PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT.
16. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
17. ROOT GUARD (DETAIL HS816) REQUIRED FOR ALL STREET TREES.

SITE NOTES

1. ALL LANDSCAPING HAS BEEN PROVIDED AS CONSISTENT WITH THE APPROVED DEVELOPMENT OPTIONS PLAN REQUIREMENTS. SEE THE LANDSCAPE PLAN FOR FURTHER INFORMATION.
2. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, VEGETATION, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT INCHES ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLES.
3. WHERE A FEE IN LIEU IS REQUIRED, PAYMENT WILL BE MADE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS PARKS AND RECREATION LAND DEDICATION REQUIREMENTS.
4. ZONE CFB1 OF THE BUFFER MUST BE COMPLETELY UNDISTURBED, NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFB1 BUFFERS, AND NO STRUCTURES ARE ALLOWED WITHIN THE BUFFER AREAS UNLESS SPECIFIC APPROVAL FOR IMPACTS IS OBTAINED FROM THE TOWN. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN CFB2, HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
5. ALL PARKING LOT STRIPING SHALL BE WHITE. ALL FIRE LANE STRIPING SHALL BE YELLOW.
6. ALL CURB AND GUTTER DIMENSIONS ON THESE PLANS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
7. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
11. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
13. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.

TRIASSIC SOIL REGION NOTES

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

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS WILL REQUIRE CONSTRUCTION DRAWING APPROVAL AND A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT (TOWN OF HOLLY SPRINGS) TO ENSURE NO UTILITIES CONFLICT WITH THE STRUCTURAL REINFORCEMENT OF THE WALLS (TIE BACK SYSTEMS ARE NOT ALLOWED TO ENCROACH INTO EASEMENTS AND/OR R/W'S).
4. AT ALL AREAS WHERE THE RETAINING WALLS ARE BEING CONSTRUCTED THE REINFORCING NEEDED FOR TIE-BACKS CANNOT BE LOCATED WITHIN 5 FEET OF PROPOSED UTILITY LINES.
5. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
6. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
7. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY RAIL OR FENCE (DESIGN BY OTHERS).
8. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
9. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS.
10. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

GRADING NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
3. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS AND NC BUILDING CODE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED THAT DOES NOT DRAIN PROPERLY.
6. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN. APPROVED EROSION CONTROL PLAN MUST REMAIN ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER/ENGINEER FOR REVIEW. NO DEPARTURES FROM CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ENGINEER.
10. ALL REQUIRED PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
11. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. ALL PROPOSED GRADING IS TO BE COMPLETED AT A SLOPE OF 3:1 OR FLATTER.

UTILITY NOTES

1. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF HOLLY SPRINGS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL PROPOSED ELECTRIC, PHONE AND CABLE SERVICES SHALL BE UNDERGROUND AND ARE NOT A PART OF THESE PLANS.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
9. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE TOWN PUBLIC WORKS DEPARTMENT AND INSTALL ALL METERS, APPURTENANCES AND SERVICE LINES AS SHOWN ON THE PLAN PER STANDARDS AND SPECIFICATIONS. NOT ALL SUCH APPURTENANCES ARE SHOWN AS ARE REQUIRED TO PROPERLY INSTALL UTILITIES IN THE FIELD. CHANGES NECESSARY TO INSTALL DEVICES SHALL BE APPROVED BY ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. IF NOTIFICATION IS NOT PROVIDED IN ADVANCE, CONTRACTOR MAY NOT RECEIVE REIMBURSEMENT FOR CHANGES/MODIFICATIONS.
10. ANY ON-SITE IRRIGATION SYSTEMS SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL PROVIDE DETAILED PLANS TO ENGINEER OR OWNER'S REPRESENTATIVE.
11. ALL APPURTENANCES INSTALLED SHALL BE LEAD FREE PER CURRENT EPA LAW. THIS INCLUDES ALL BACKFLOW PREVENTERS.
12. ALL NEW UTILITY (POWER, CABLE, ETC.) LINES MUST BE UNDERGROUND.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

WATER NOTES

1. A PUBLIC WATER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO ANY OFF-SITE WATER LINE INSTALLATION.
2. WATER MAINS TO BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 48 INCHES FROM EXISTING GRADE (36" FROM TOP OF PIPE TO FINISHED ROAD SUBGRADE IF UNDER PAVEMENT), WITH 18 INCHES VERTICAL CLEARANCE MINIMUM FROM OTHER UNDERGROUND UTILITIES AND 10 FEET HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.
3. PRESSURE REDUCING VALVES SHALL BE PROVIDED FOR SERVICES IF PRESSURE IS IN EXCESS OF 80 PSI.
4. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE IN ACCORDANCE WITH AWWA C150 OR C151 FOR A LAYING CONDITION TYPE 2.
5. PIPE JOINTS SHALL BE OF THE PUSH-ON TYPE AS PER AWWA C111.
6. TEST PORTS SHALL BE INCLUDED ON ALL WATER METERS 2" AND LARGER.
7. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K SOFT COPPER IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
8. HYDRANTS SHALL CONFORM TO AWWA C502 WITH A MINIMUM VALVE OPENING OF 4.5-INCHES. ALL HYDRANTS SHALL INCLUDE A 5-INCH STORZ/QUICK CONNECT COUPLING ON THE STEAMER OUTLET WITH A CHAINED CAP.
9. BLOWOFF ASSEMBLIES SHALL BE A MINIMUM OF 2-INCHES AND INSTALLED AT THE END OF ALL DEAD END WATERLINES.
10. COMBINATION AIR RELEASE VALVES SHALL BE INSTALLED AT HIGH POINTS OF WATERLINES 12-INCHES IN DIAMETER OR LARGER.
11. NEW AIR RELEASE VALVES SHALL BE INSTALLED IN PRECAST CONCRETE MANHOLES.
12. ALL GATE VALVES GREATER THAN 2-INCHES SHALL MEET ALL REQUIREMENTS OF AWWA C500 FOR A WORKING PRESSURE OF 150 PSI.
13. BUTTERFLY VALVES SHALL BE INSTALLED ON WATERLINES 16-INCHES IN DIAMETER OR GREATER. ALL SHALL MEET THE REQUIREMENTS OF AWWA C504.
14. PIPE FITTINGS SHALL BE COMPACT FITTINGS IN ACCORDANCE WITH AWWA C153.
15. CORPORATION STOPS SHALL BE BRASS, COMPLETE WITH A FLARED COUPLING AND AWWA STANDARD THREADS AS PER AWWA C800. TAPS SHALL BE LOCATED AT 10 OR 2 O'CLOCK ON THE CIRCUMFERENCE OF THE PIPE. SERVICE TAPS SHALL BE STAGGERED ALTERNATING FROM ONE SIDE OF THE WATER MAIN TO THE OTHER, AND AT LEAST 12 INCHES APART. THE TAPS MUST BE A MINIMUM OF 24 INCHES APART IF THEY ARE ON THE SAME SIDE OF THE PIPE.
16. ALL WATER LINE CONSTRUCTION WITHIN CASS HOLT ROAD RIGHT-OF-WAY SHALL BE COORDINATED AND SEQUENCED WITH CASS HOLT ROAD CONSTRUCTION PLANS AND FIELD CONSTRUCTION.

SANITARY SEWER NOTES

1. A PUBLIC SANITARY SEWER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO SEWER PIPE INSTALLATION.
2. THE MINIMUM SIZE OF PUBLIC GRAVITY SANITARY SEWER MAINS SHALL BE 8-INCHES.
3. THE CONSTRUCTION OF ALL SANITARY SEWER LINES WHICH WILL BE MAINTAINED BY THE TOWN MUST BE PERFORMED BY A CONTRACTOR LICENSED IN NORTH CAROLINA.
4. SEWER MAINS FROM 14 TO 20 FEET DEEP SHALL REQUIRE SPECIAL BEDDING IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD DETAILS.
5. SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES.
6. TRANSITIONS OF PIPE MATERIAL SHALL OCCUR ONLY AT MANHOLES.
7. SEWER LINE EASEMENTS SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, FREE FROM PONDED WATER, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
8. ALL MANHOLE CONE SECTIONS SHALL BE THE ECCENTRIC TYPE MEETING THE REQUIREMENTS OF ASTM C478.
9. MANHOLES FOR SEWERS UNDER 21 INCHES IN DIAMETER SHALL BE A MINIMUM OF 4 FEET IN DIAMETER. MANHOLES FOR SEWERS 21 INCHES IN DIAMETER OR GREATER SHALL BE 5 FEET IN DIAMETER. MANHOLES REQUIRING INSIDE DROPS SHALL BE A MINIMUM OF 5 FEET IN DIAMETER. WHEN 2 OR MORE INSIDE DROPS OCCUR AT ONE MANHOLE, A MINIMUM 6-FOOT DIAMETER MANHOLE SHALL BE USED. ALL MANHOLES THAT ARE OVER 20 FEET DEEP SHALL BE 5 FEET IN DIAMETER.
10. INSIDE DROPS SHALL BE USED WHEN FREE DROPS EXCEED 12 INCHES. FOR INSIDE DROP MANHOLES, THE ENTIRE UPSTREAM LEG OF SEWER MUST BE DUCTILE IRON. FOR INSIDE DROP MANHOLES, SEE THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. OUTSIDE DROPS SHALL NOT BE PERMITTED EXCEPT WHEN NECESSARY TO CONNECT TO EXISTING MANHOLES.
11. MANHOLES NOT LOCATED IN ROADWAYS SHALL HAVE A TOP ELEVATION A MINIMUM OF 12 INCHES ABOVE FINISHED GRADE. MANHOLES LOCATED ALONG OUTFALLS SHALL HAVE A TOP ELEVATION A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE OR 100 YEAR FLOOD PLAIN, OR 12 INCHES ABOVE 500 YEAR FLOOD PLAIN, WHICHEVER IS HIGHER.
12. BACKWATER VALVES SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
13. MINIMUM COVER OF 4.5 FEET FROM THE TOP OF PIPE TO FINISHED SUBGRADE WHEN UNDER A ROADWAY AND 4.5 FEET FROM TOP OF PIPE TO FINISHED GRADE IN ALL OTHER AREAS. WHERE THESE STANDARDS CANNOT BE MET DUCTILE IRON PIPE SHALL BE INSTALLED.
14. MINIMUM SLOPE FOR 4 INCH & 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET FOR 4-INCH LINES AND EVERY 100 LINEAL FEET FOR 6-INCH LINES.
15. ALL SANITARY SEWER MAINS SHALL BE PVC SDR-35 EXCEPT WHERE CONDITIONS WARRANT DUCTILE IRON PIPE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

DEMOLITION NOTES

1. ALL VISIBLE EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED BY CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
4. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
5. ALL MATERIAL DEMOLISHED ON THIS SITE MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A PERMITTED LOCATION.
6. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND CONDUIT AND PROTECT ACCORDINGLY.

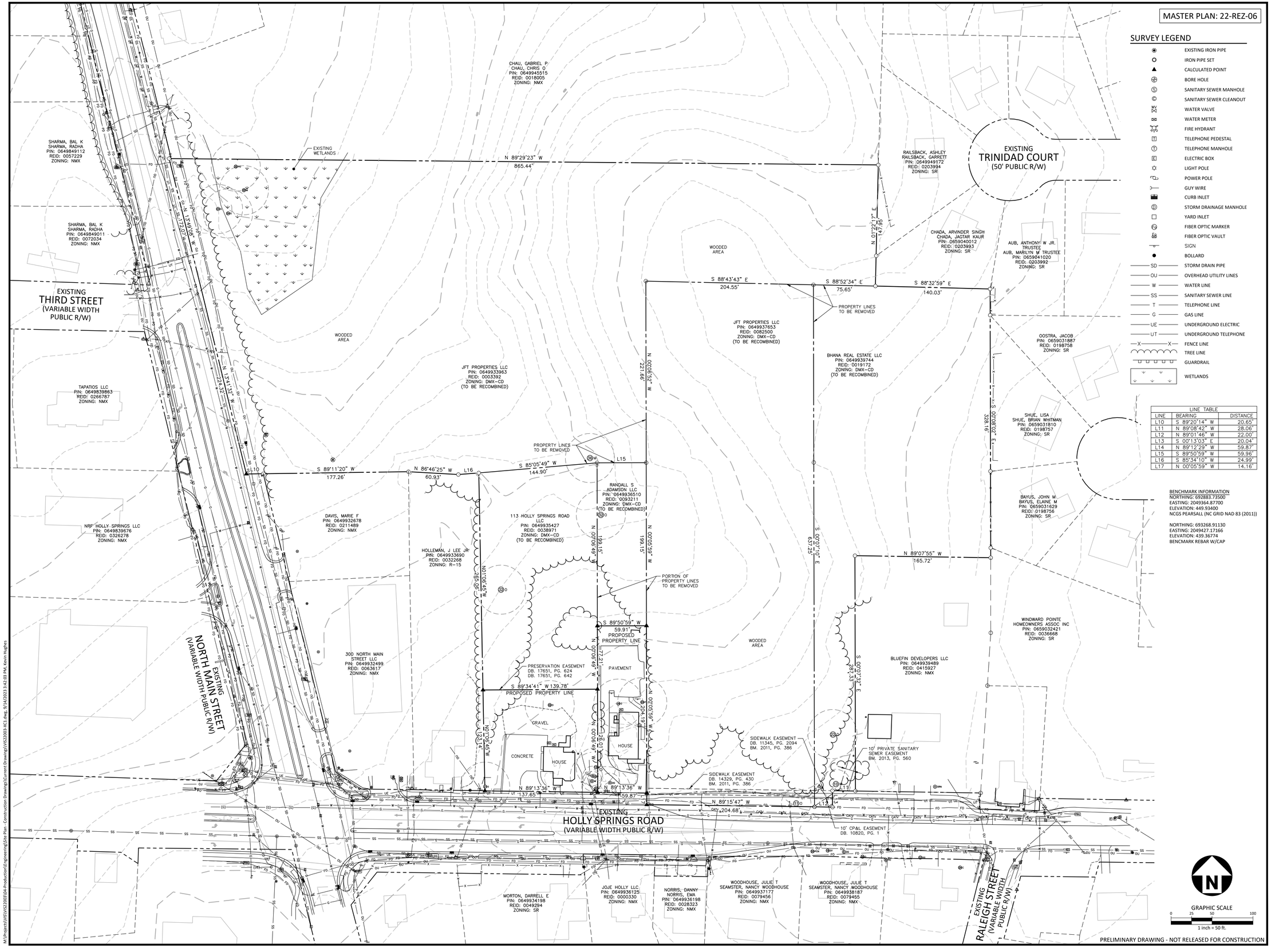
EASEMENTS

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

EROSION CONTROL NOTES

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TOWN OF HOLLY SPRINGS SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS AND SPECIFICATIONS.
2. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER QUALITY (DWQ) STANDARDS AND SPECIFICATIONS. WHERE DIFFERENT FROM TOWN OF HOLLY SPRINGS STANDARDS, THE MORE STRINGENT METHOD SHALL BE APPLIED.
3. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE TOWN OF HOLLY SPRINGS EROSION CONTROL DEPARTMEN

MASTER PLAN: 22-REZ-06



SURVEY LEGEND

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

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S 89°20'14" W	20.65'
L11	N 89°08'42" W	28.06'
L12	N 89°01'46" W	22.00'
L13	S 00°13'03" E	20.04'
L14	N 89°12'29" W	59.87'
L15	S 89°50'59" W	59.96'
L16	S 85°34'10" W	24.99'
L17	N 00°05'59" W	14.16'

BENCHMARK INFORMATION
NORTHING: 692883.73500
EASTING: 2049364.87700
ELEVATION: 449.93400
NCGS PEARSALL (NC GRID NAD 83 (2011))

NORTHING: 693268.91130
EASTING: 2049427.17166
ELEVATION: 439.36774
BENCMARK REBAR W/CAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA

DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

REVISIONS

NO.	DATE	
1	06. 09. 2023	PER TOWN COMMENTS
2	07. 14. 2023	PER TOWN COMMENTS
3	08. 18. 2023	PER TOWN COMMENTS
4	09. 15. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-XC1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=50'
DATE	04. 28. 2023

SHEET

EXISTING CONDITIONS

C1.00

MASTER PLAN: 22-REZ-06

SEE INSET "A"

SEE SHEETS L0.01 - L8.05 FOR AMENITY/HARDSCAPE DETAIL

EXISTING THIRD STREET (VARIABLE WIDTH PUBLIC R/W)

EXISTING TRINIDAD COURT (50' PUBLIC R/W)

STREET "A" (VARIABLE WIDTH PUBLIC R/W)

STREET "B" (VARIABLE WIDTH PUBLIC R/W)

EXISTING HOLLY SPRINGS ROAD (VARIABLE WIDTH PUBLIC R/W)

EXISTING NORTH MAIN STREET (VARIABLE WIDTH PUBLIC R/W)

EXISTING RALEIGH STREET (VARIABLE WIDTH PUBLIC R/W)

BUILDING 1: 24 UNITS / 40,644 SF (10,061 SF RETAIL) 4-STORY / 54'-5 ½"

BUILDING 2: 39 UNITS / 59,192 SF (1 LIVE-WORK / 1,097 SF) 4-STORY / 44'-2 ½"

BUILDING 3: 60 UNITS / 82,137 SF (6 LIVE-WORK / 4,884 SF) 4-STORY / 46'-3 ¾"

BUILDING 4: 85 UNITS / 120,015 SF (6 LIVE-WORK / 4,884 SF) 4-STORY / 54'-6 ¾"

BUILDING 5: 45 UNITS / 78,394 SF 4-STORY / 46'-3 ¾"

BUILDING 6: 24 UNITS / 40,644 SF (10,061 SF RETAIL) 4-STORY / 54'-5 ½"

VILLAGE GREEN OPEN SPACE #2 (6,647 SF)

AMENITY/POOL OPEN SPACE #3 (11,766 SF)

DOG PARK OPEN SPACE #4 (5,177 SF)

CONSERVATION AREA OPEN SPACE #1 (18,816 SF)

STORMWATER CONTROL MEASURE "A" (UNDERGROUND VAULT)

STORMWATER CONTROL MEASURE "B" (UNDERGROUND VAULT)

SHARMA, BAL K
SHARMA, RADHA
PIN: 0649849112
REID: 0057229
ZONING: NMX

SHARMA, BAL K
SHARMA, RADHA
PIN: 0649849011
REID: 0072034
ZONING: NMX

TAPATIOS LLC
PIN: 0649839863
REID: 0266787
ZONING: NMX

NRF HOLLY SPRINGS LLC
PIN: 0649839676
REID: 0326278
ZONING: NMX

DAVIS, MARIE F
PIN: 0649932678
REID: 0211489
ZONING: NMX

CHAU, GABRIEL P
CHAU, CHRIS O
PIN: 0649945515
REID: 0018005
ZONING: NMX

HOLLEMAN, J LEE JR
PIN: 0649933690
REID: 0032268
ZONING: R-15

300 NORTH MAIN STREET LLC
PIN: 0649932499
REID: 0063617
ZONING: NMX

RAILSBACK, ASHLEY
RAILSBACK, GARRETT
PIN: 0649949172
REID: 0203994
ZONING: SR

CHADA, ARVINDER SINGH
CHADA, JAGTAR KAUR
PIN: 0659040012
REID: 0203993
ZONING: SR

AUB, ANTHONY W JR. TRUSTEE
AUB, MARILYN M TRUSTEE
PIN: 0659041020
REID: 0203992
ZONING: SR

OOSTRA, JACOB
PIN: 0659031887
REID: 0198758
ZONING: SR

SHUE, LISA
SHUE, BRIAN WHITMAN
PIN: 0659031810
REID: 0198757
ZONING: SR

BAYUS, JOHN M
BAYUS, ELAINE M
PIN: 0659031629
REID: 0198756
ZONING: SR

WINDWARD POINTE HOMEOWNERS ASSOC INC
PIN: 0659032421
REID: 0036668
ZONING: SR

BLUEFIN DEVELOPERS LLC
PIN: 0649939489
REID: 0415927
ZONING: NMX

MORTON, DARRELL E
PIN: 0649934198
REID: 0049294
ZONING: SR

JOJE HOLLY LLC
PIN: 0649936125
REID: 0000330
ZONING: NMX

NORRIS, DANNY
NORRIS, EMA
PIN: 0649936198
REID: 0028323
ZONING: NMX

WOODHOUSE, JULIE T
SEAMSTER, NANCY WOODHOUSE
PIN: 0649937177
REID: 0079456
ZONING: NMX

WOODHOUSE, JULIE T
SEAMSTER, NANCY WOODHOUSE
PIN: 0649938187
REID: 0079455
ZONING: NMX

INSET "A"

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TOWN OF HOLLY SPRINGS ASPHALT PAVEMENT (SEE DETAIL ON C8.01)
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PubSDE — PUBLIC STORM DRAINAGE EASEMENT
- PvtSDE — PRIVATE STORM DRAINAGE EASEMENT
- TOHS—WE — TOWN OF HOLLY SPRINGS WATER EASEMENT
- EV — EVSE PARKING SPACE (LEVEL 2)
- EVR — EVSE READY PARKING SPACE (LEVEL 2)

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\VIS\VIS22003\04-Production\Engineering\Site Plan- Construction Drawing\Current Drawing\VIS22003-S1.dwg, 9/15/2023 8:49:38 AM, Kevin Hughes

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VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046250 NICHOLAS D. WILLIAMSON — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 09. 2023	PER TOWN COMMENTS
2	07. 14. 2023	PER TOWN COMMENTS
3	08. 18. 2023	PER TOWN COMMENTS
4	09. 15. 2023	PER TOWN COMMENTS

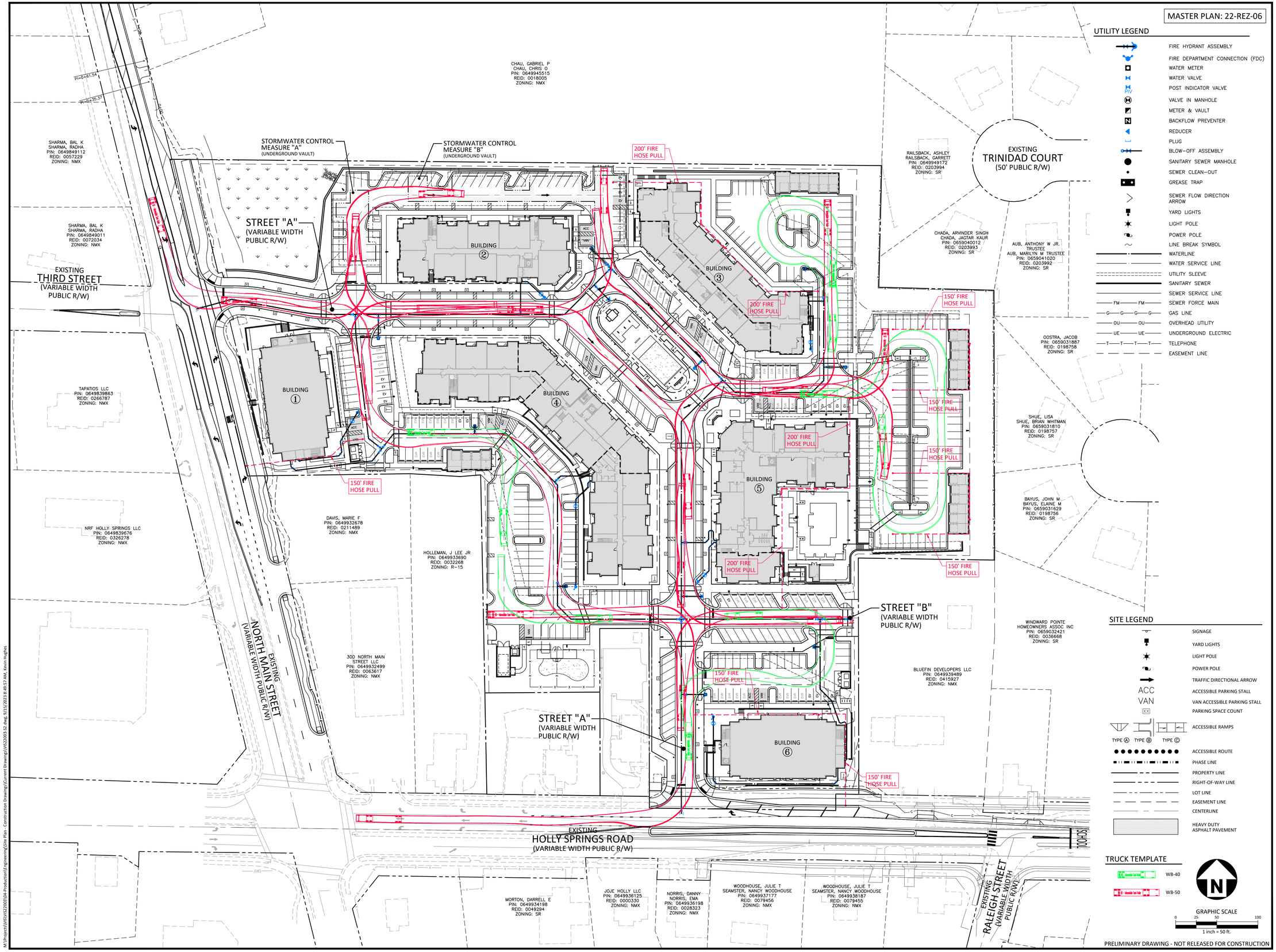
PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-S1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=50'
DATE	04. 28. 2023

SHEET

SITE PLAN
C2.00

MASTER PLAN: 22-REZ-06



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

TRUCK TEMPLATE

- WB-40
- WB-50

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 782. 6652

VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046250 NICHOLAS D. WILLIAMSON NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 09. 2023	PER TOWN COMMENTS
2	07. 14. 2023	PER TOWN COMMENTS
3	08. 18. 2023	PER TOWN COMMENTS
4	09. 15. 2023	PER TOWN COMMENTS

PLAN INFORMATION

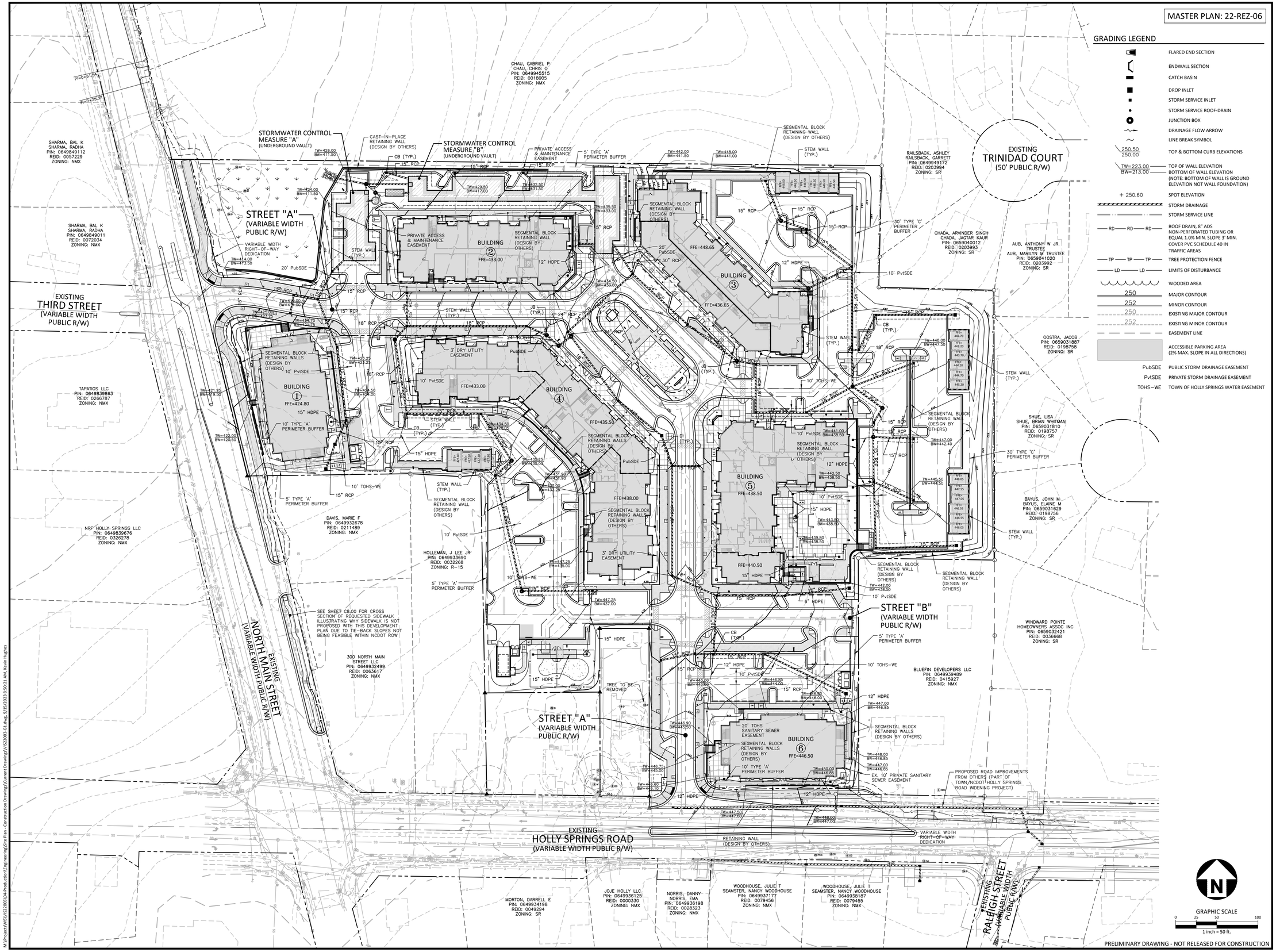
PROJECT NO.	VIS-22003
FILENAME	VIS22003-S2
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=50'
DATE	04. 28. 2023

SHEET

VEHICLE TURNING EXHIBIT

C2.01

MASTER PLAN: 22-REZ-06



GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD — ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP TP TP — TREE PROTECTION FENCE
- LD LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- PubSDE — PUBLIC STORM DRAINAGE EASEMENT
- PvtSDE — PRIVATE STORM DRAINAGE EASEMENT
- TOHS–WE — TOWN OF HOLLY SPRINGS WATER EASEMENT

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046250 NICHOLAS D. WILLIAMSON

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PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-G1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=50'
DATE	04. 28. 2023

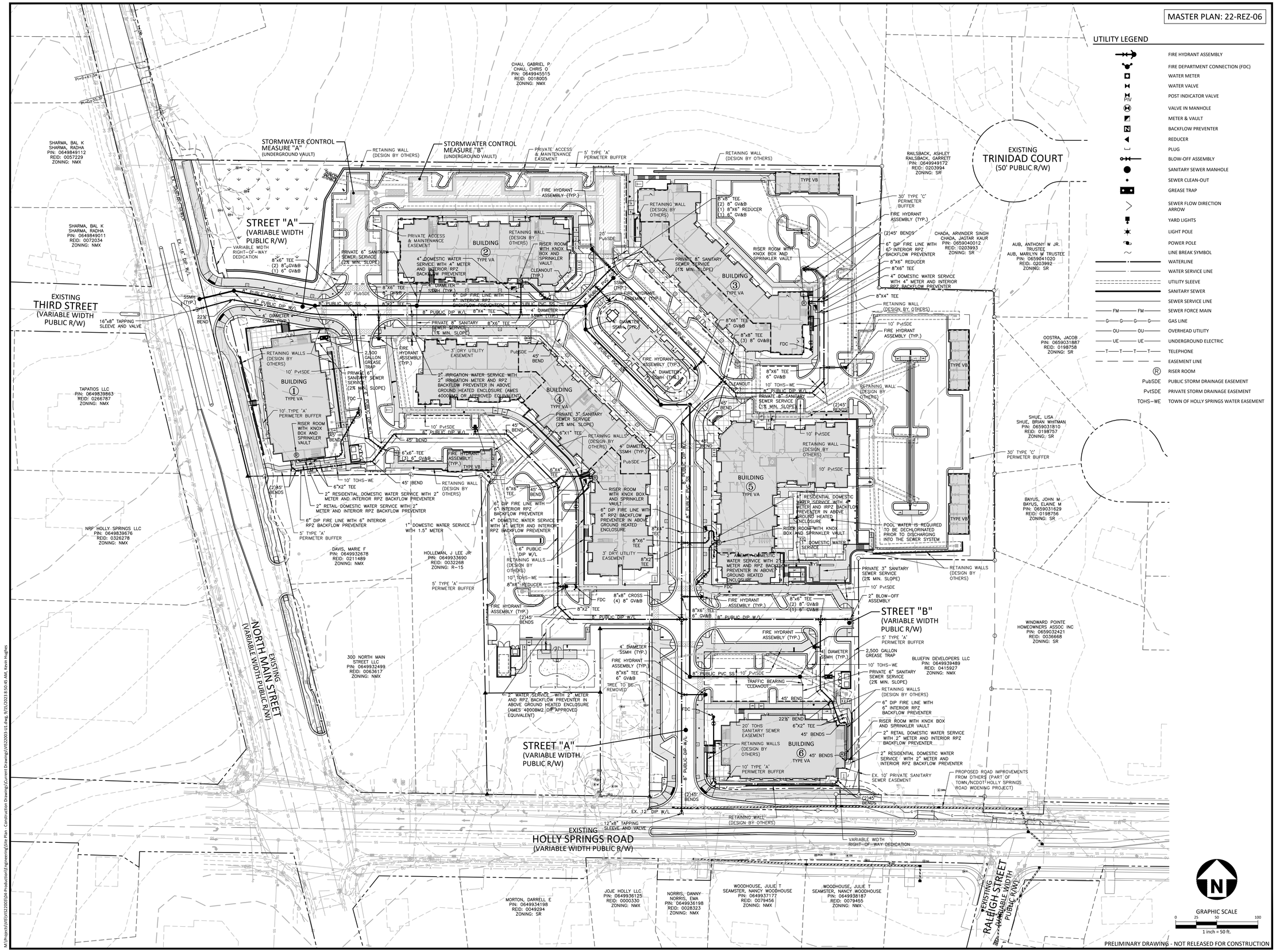
SHEET

GRADING AND STORM DRAINAGE PLAN

C3.00

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MASTER PLAN: 22-REZ-06



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE (PIV)
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN (FM)
- GAS LINE (G)
- OVERHEAD UTILITY (OU)
- UNDERGROUND ELECTRIC (UE)
- TELEPHONE (T)
- EASEMENT LINE
- RISER ROOM (R)
- PUBLIC STORM DRAINAGE EASEMENT (PubSDE)
- PRIVATE STORM DRAINAGE EASEMENT (PvtSDE)
- TOWN OF HOLLY SPRINGS WATER EASEMENT (TOHS-WE)

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040250 NICHOLAS D. WILLIAMSON
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4	09. 15. 2023	PER TOWN COMMENTS

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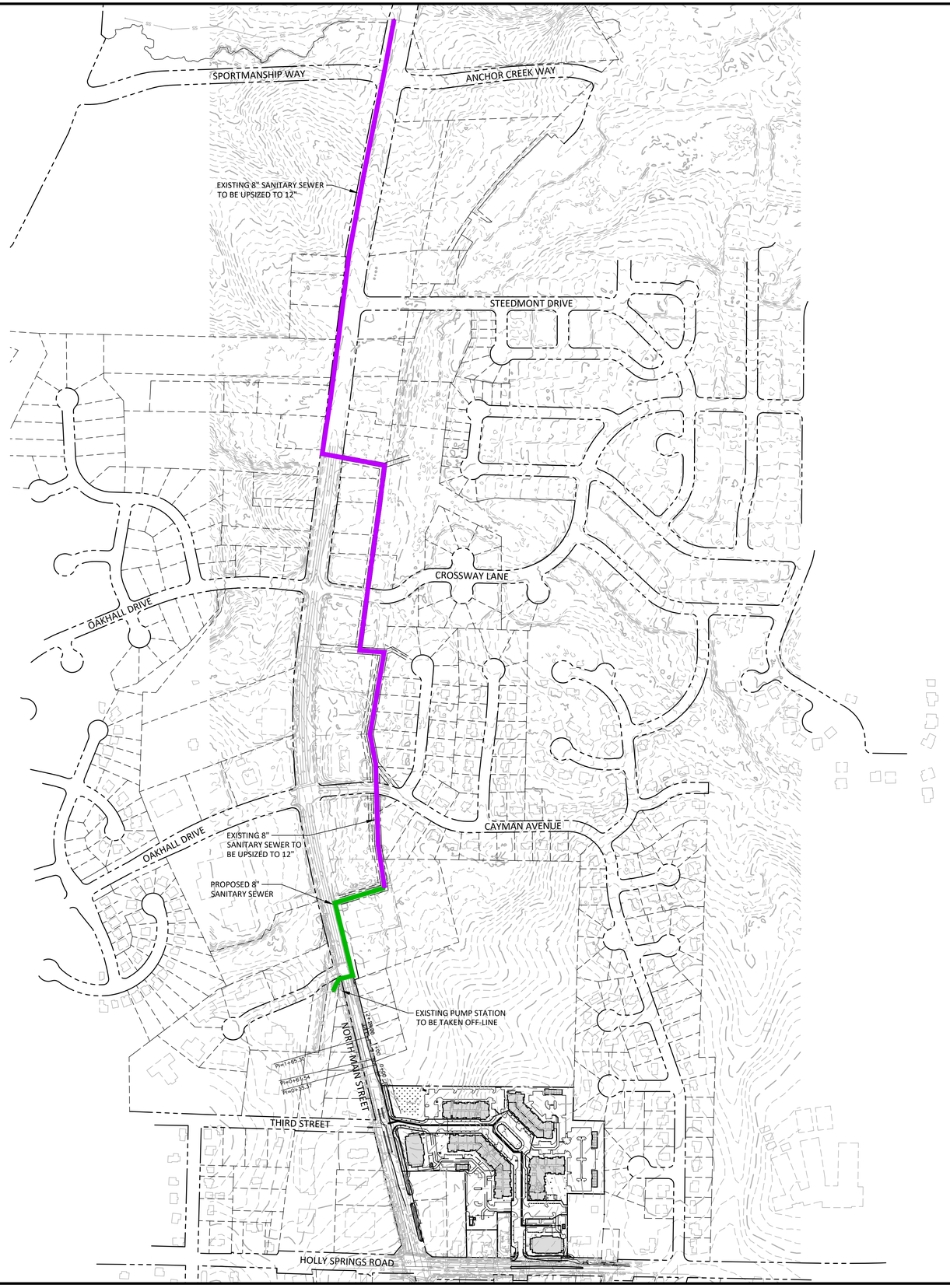
PROJECT NO.	VIS-22003
FILENAME	VIS22003-U1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=50'
DATE	04. 28. 2023

SHEET

UTILITY PLAN
C4.00

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MASTER PLAN: 22-REZ-06



SEWER LEGEND

- 8" SAN. SEWER (PROPOSED)
- EX. 8" SAN. SEWER (TO BE UPSIZED TO 12")

GRAPHIC SCALE

0 125 250 500

1 inch = 250 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MAIN STREET VISTA

DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040250 DOUGLAS D. WILLIAMSON

NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	VIS-22003
FILENAME	VIS22003-U1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	1"=250'
DATE	04. 28. 2023

SHEET

OVERALL SEWER OUTFALL AND REPLACEMENT PLAN

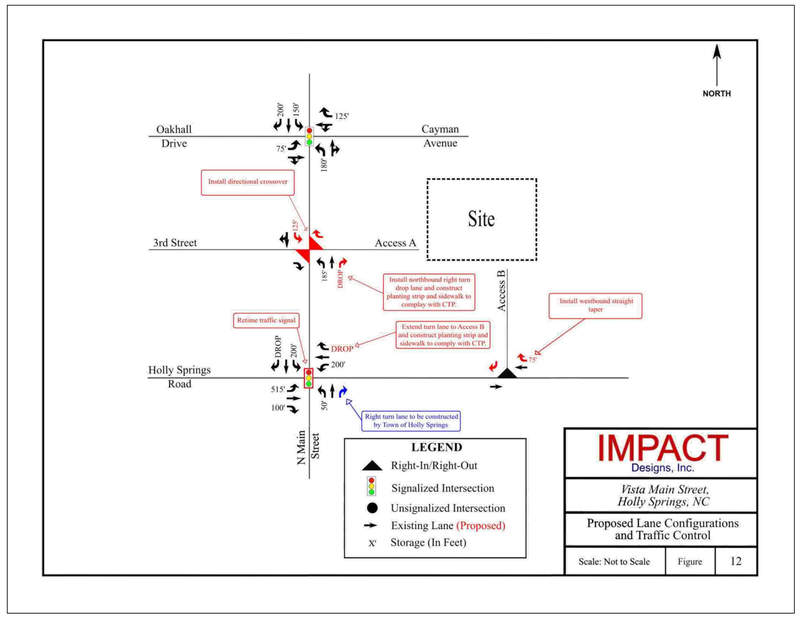
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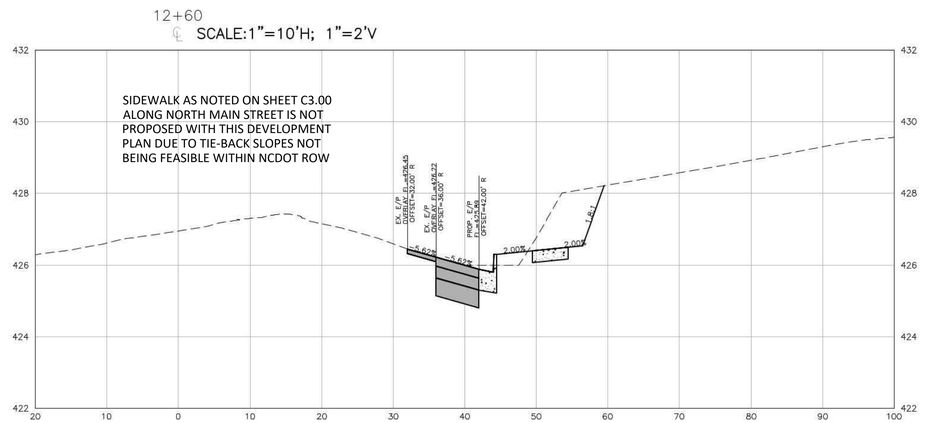
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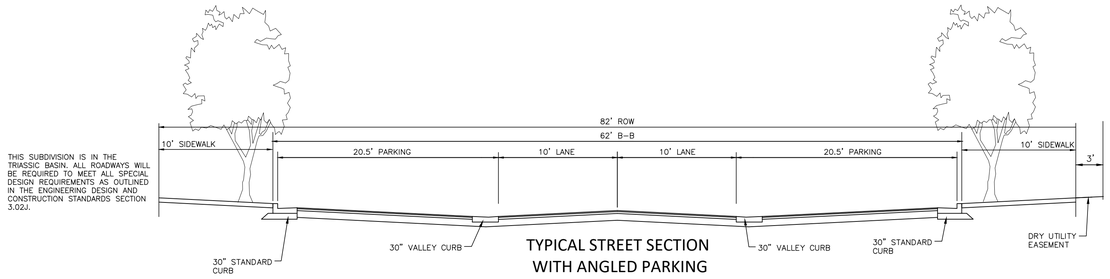
TAPER LENGTH CALCULATIONS WERE MADE USING THE
TABLE BELOW FROM NCDOT ROADWAY DESIGN MANUAL

Design Speed (mph)	Posted Speed (mph)	Minimum Deceleration Length (D)	Desirable Deceleration Length (D)	Bay Taper Length (T)	Approach / Departure Taper (A)
					$A = WS^2/60$ (if $S \leq 40$ mph)
30	≤ 25	100'	150'	75'	A = WS (if S > 40 mph)
35	30	100'	205'	75'	S = Design Speed
40	35	150'	265'	100'	W = Width of Lateral Shift
45	40	150'	340'	100'	* Storage length for waiting vehicles should be calcuated based on the latest version of the Highway Capacity Manual or Policy on Street and Driveway Access to North Carolina Highways.
50	45	150'	415'	100'	
55	50	200'	505'	150'	
60	55	200'	600'	200'	

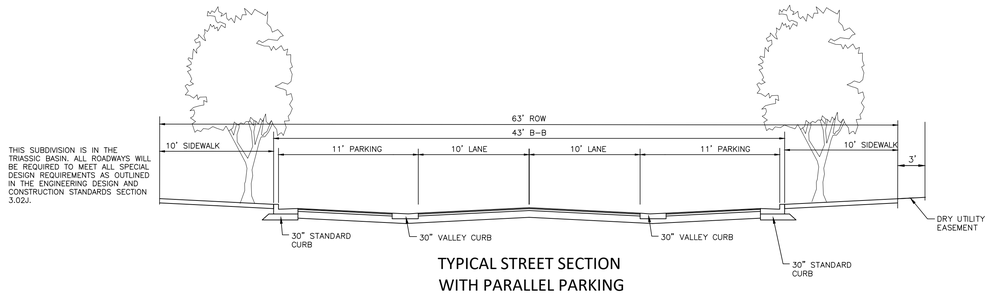
Note: Make every attempt possible to use the desirable deceleration length. It can be shortened as needed but shall not be less than the minimum. Coordinate with NCDOT and get approval on anything less than the desirable deceleration length.



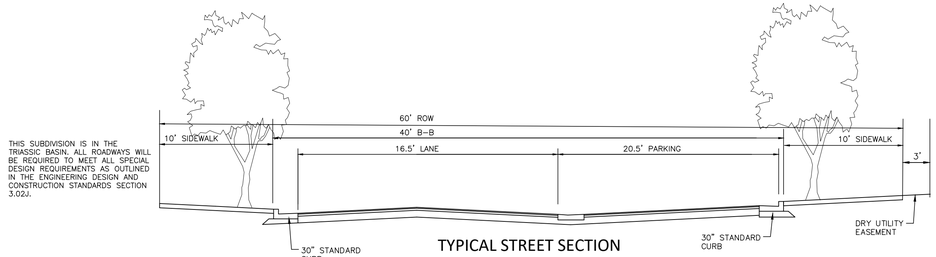




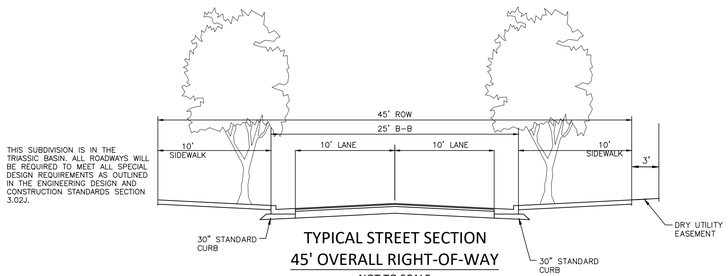
TYPICAL STREET SECTION
WITH ANGLED PARKING
82' OVERALL RIGHT-OF-WAY
NOT TO SCALE



TYPICAL STREET SECTION
WITH PARALLEL PARKING
63' OVERALL RIGHT-OF-WAY
NOT TO SCALE



TYPICAL STREET SECTION
ONE-WAY WITH ANGLED PARKING
60' OVERALL RIGHT-OF-WAY
NOT TO SCALE



TYPICAL STREET SECTION
45' OVERALL RIGHT-OF-WAY
NOT TO SCALE

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VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040250 WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

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PROJECT NO.	VIS-22003
FILENAME	VIS22003-D1
CHECKED BY	NDW
DRAWN BY	RLU
SCALE	NTS
DATE	04. 28. 2023

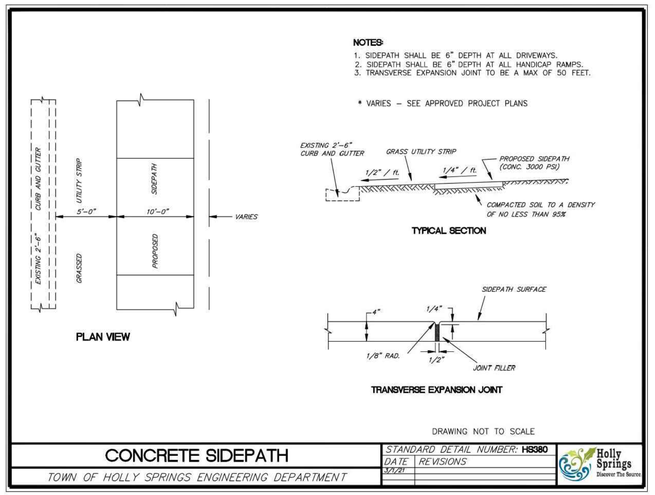
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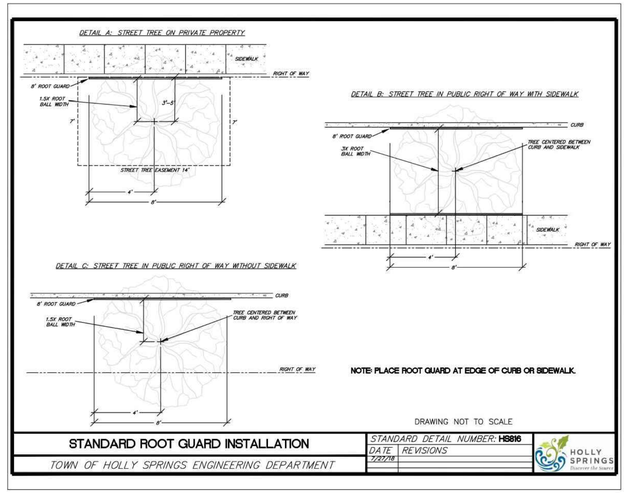
TYPICAL SECTIONS AND SITE DETAILS

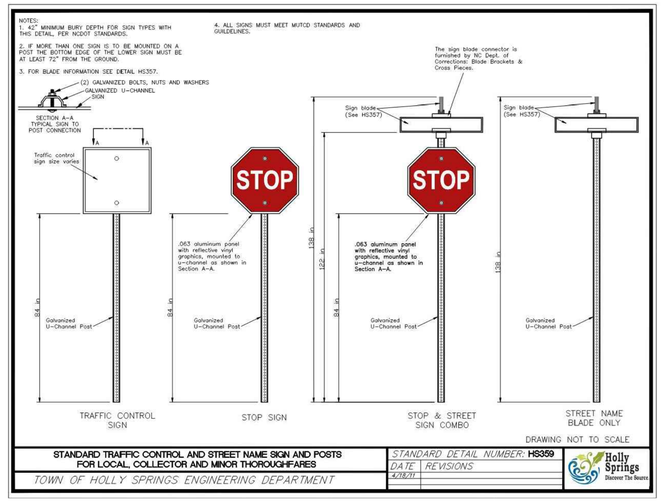
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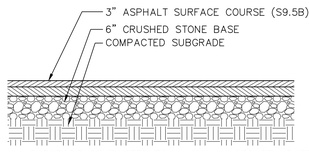
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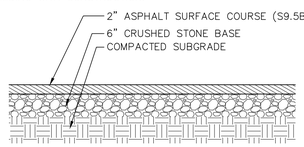
NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



ON–SITE ASPHALT HEAVY DUTY TRAFFIC PAVEMENT DETAIL

N.T.S.

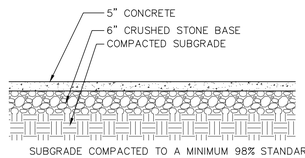
NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



ON–SITE ASPHALT PARKING PAVEMENT DETAIL

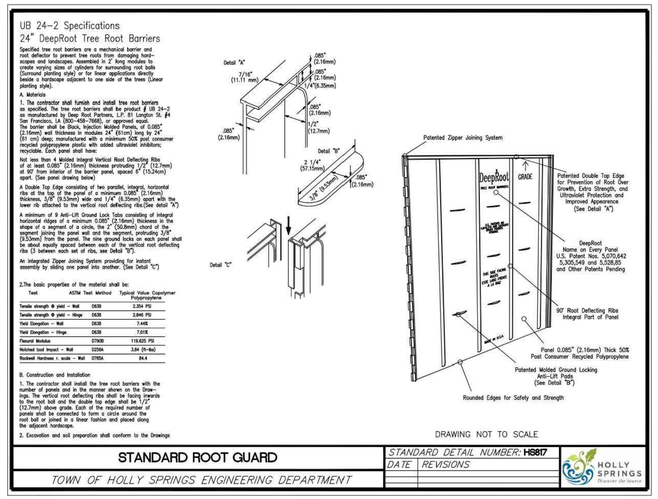
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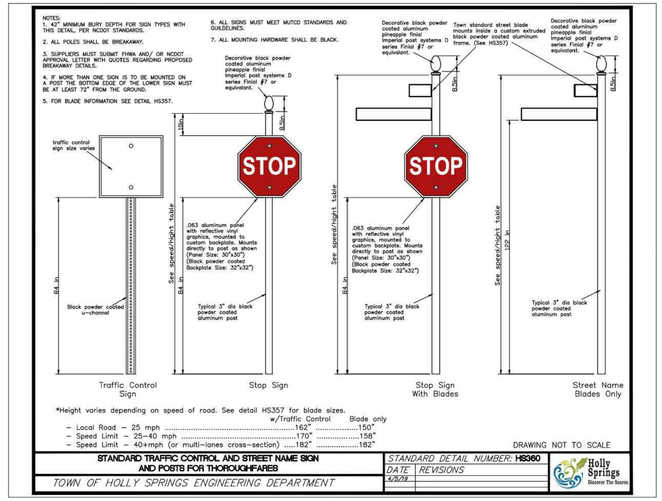
NOTE:
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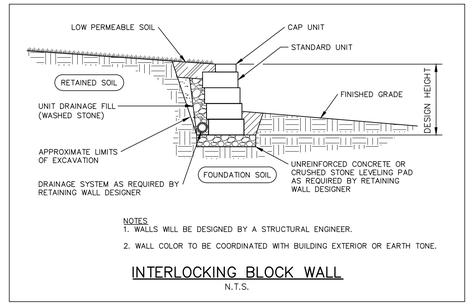


RIGID CONCRETE PAVEMENT DETAIL

N.T.S.

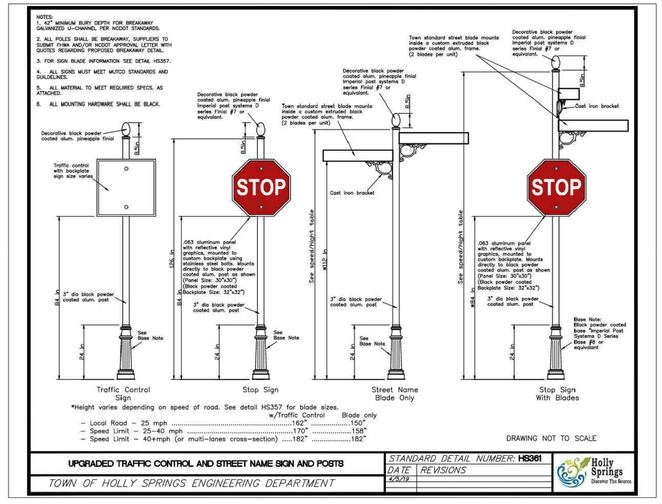






INTERLOCKING BLOCK WALL

N.T.S.



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VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040250 NICHOLAS D. WILLIAMSON

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PLAN INFORMATION

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FILENAME	VIS22003-D1
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DRAWN BY	RLU
SCALE	NTS
DATE	04. 28. 2023

SHEET

SITE DETAILS
C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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STORMWATER CONTROL MEASURE 'A' & 'B' CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
2. PRIOR TO ANY CONSTRUCTION OR PLACEMENT OF ANY BACKFILL, THE ONSITE GEOTECHNICAL ENGINEER SHALL INSPECT THE EXCAVATION AREA FOR THE UNDERGROUND SCM WITHIN THIS AREA TO ASSESS WHETHER SUITABLE SOILS EXIST AT THE SUBGRADE LEVEL. IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE UNDERGROUND SCM PRIOR TO INSPECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED (TO THE ENGINEER'S AND OWNER'S APPROVAL) AT THE CONTRACTOR'S EXPENSE.
3. THE FACILITY SHALL NOT BE USED AS A TEMPORARY EROSION CONTROL DEVICE (I.E. SEDIMENT TRAP OR SEDIMENT BASIN) DURING CONSTRUCTION.
4. PRIOR TO PLACING STORMFILTER CARTRIDGES WITHIN THE UNDERGROUND SYSTEM , THE CONTRACTOR SHALL REQUEST AN ONSITE MEETING WITH THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR TO ENSURE THE UPSTREAM DRAINAGE AREA IS COMPLETELY STABILIZED (I.E. GOOD VEGETATIVE COVER). IF THE CONTRACTOR DECIDES TO PLACE THE STORMFILTER CARTRIDGES PRIOR TO APPROVAL FROM THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR, THEN THE CONTRACTOR SHALL EXCAVATE/REPLACE, AS NECESSARY, THE COMPONENTS NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY AT HIS / HER EXPENSE SHOULD THE STORMFILTER CARTRIDGES NOT FUNCTION PROPERLY (I.E. WILL NOT DRAIN DUE TO SEDIMENT DEPOSITION) DUE TO AN UNSTABILIZED UPSTREAM DRAINAGE AREA.
5. ONCE CONSTRUCTED, THE STORMFILTER CARTRIDGES SHALL NOT RECEIVE STORMWATER RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO THE UNDERGROUND SYSTEM HAS BEEN COMPLETELY STABILIZED AND SITE CONSTRUCTION IS COMPLETE.
6. ALL COMPONENTS OF THE UNDERGROUND SCM SYSTEM (STORMFILTER VAULT, CONCRETE VAULT, JOINT / RISER CONNECTIONS, ENDCAPS, ACCESS MANHOLES, ETC.) SHALL BE DESIGNED BY OTHERS. ANY VARIATIONS OR CHANGES MADE FROM THESE SPECIFICATIONS AND DRAWINGS DURING THE ORDERING AND/ OR INSTALLATION OF ALL COMPONENTS MUST BE APPROVED BY THE DESIGN ENGINEER. THE STRUCTURAL DESIGN OF THE UNDERGROUND SCM, ALONG WITH ITS ASSUMPTIONS, IS ALSO BY OTHERS. THE JOHN R. McADAMS COMPANY, INC. AND ITS EMPLOYEES ASSUME NO LIABILITY WITH RESPECT TO ANY ASPECT OF THE STRUCTURAL DESIGN FOR THE UNDERGROUND SCM SYSTEM.
7. ALL PIPE / RISER CONNECTIONS AND JOINTS ASSOCIATED WITH THE UNDERGROUND SCM SYSTEM SHALL BE WATER TIGHT. THE MECHANISM FOR ACHIEVING THIS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW.
8. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE UNDERGROUND SCM SYSTEM SITE. IT IS ANTICIPATED THAT PUMPING WILL BE NECESSARY IN THE EXCAVATION AREAS. DURING PLACEMENT OF FILL WITHIN THIS AREA (OR OTHER AREAS AS NECESSARY), THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDE SLOPES ARE STABLE.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL CURRENT OSHA REGULATIONS FOR CONFINED SPACE ENTRY AND PROVIDE SUCH DURING ENGINEER WALK-THROUGH/INSPECTION.
10. ALL PIPE PENETRATIONS THROUGH A CONCRETE STRUCTURE (I.E. STORMFILTER CARTRIDGE / DETENTION SYSTEM, STORM DRAINAGE MANHOLES, ETC.) SHALL BE MADE WATERTIGHT USING NON-SHRINK CEMENTIOUS GROUT.
11. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

STORMWATER MANAGEMENT SYSTEM MATERIAL SPECIFICATIONS

1. THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM IS TO BE DESIGNED BY OTHERS. ANY CHANGES TO THE PLANS SHALL BE PROVIDED TO THE DESIGN ENGINEER FOR REVIEW. PRIOR TO INSTALLATION, SHOP DRAWINGS OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED TO THE DESIGN ENGINEER AND TO THE TOWN OF HOLLY SPRINGS FOR REVIEW.
2. FILTER CARTRIDGES SHALL BE CONTECH STORMFILTERS WITH PHOSPHOSORB MEDIA. INSTALLATION OF THE STORMWATER DEVICE SHALL BE PER THE MANUFACTURER'S INSTALLATION GUIDELINES AND SPECIFICATIONS.
3. ACCESS RISERS SHALL BE INSTALLED PER STRUCTURAL SPECIFICATIONS. ACCESS STEPS / LADDERS SHALL BE ATTACHED TO THE RISERS TO ALLOW FOR ACCESS INTO THE STORMWATER MANAGEMENT SYSTEM.
4. THE 24"Ø DIP OUTLET BARREL OF THE DETENTION SYSTEM SHALL BE CLASS 350 DIP, MEETING THE REQUIREMENTS OF ASTM A716. THE PIPE JOINTS SHALL BE LOCKING JOINTS PER ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53 STANDARDS.
5. THE CONTRACTOR SHALL INSTALL THE STORMFILTER SYSTEM PER MANUFACTURERS' SPECIFICATIONS. CONTRACTOR TO PROVIDE A LETTER FROM MATERIAL SUPPLIER(S) STATING MATERIALS MEET THE SPECIFIED STANDARDS PRIOR TO INSTALLATION.
6. COVER AND REVIEW OF SITE CONDITIONS TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE SYSTEM TO BE THE RESPONSIBILITY OF THE MANUFACTURER.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.

FOUNDATION NOTES

1. ONCE THE EXCAVATION IS COMPLETE AND PRIOR TO INSTALLATION OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM, THE ONSITE GEOTECHNICAL ENGINEER SHALL VERIFY THE BEARING CAPACITY OF THE UNDERLYING SOILS TO SERVE AS A FOUNDATION FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. IF THE ONSITE GEOTECHNICAL ENGINEER DEEMS THE FOUNDATION SOILS AS UNSUITABLE, THEN THE UNSUITABLE MATERIAL SHOULD BE REMOVED DOWN TO A SUITABLE DEPTH AND THEN BUILT BACK UP TO THE CORRECT ELEVATION WITH A COMPACTED BACKFILL MATERIAL THAT IS APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER. THE APPROVED BACKFILL MATERIAL SHOULD HAVE A GRADATION THAT WILL NOT ALLOW THE MIGRATION OF FINES, WHICH COULD CAUSE SETTLEMENT OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. IF NECESSARY, A GEOTEXTILE FABRIC CAN BE USED TO SEPARATE THE UNDERLYING SOILS AND THE BACKFILL MATERIAL. THIS GEOTEXTILE FABRIC (IF USED) IS TO BE SPECIFIED BY THE ON-SITE GEOTECHNICAL ENGINEER.
2. PLEASE NOTE THAT IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE EXCAVATION FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM PRIOR TO INSPECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED (TO THE ENGINEER'S AND OWNER'S APPROVAL) AT THE CONTRACTOR'S EXPENSE.
3. THE FOUNDATION SUBGRADE SHALL BE GRADED TO A UNIFORM OR SLIGHTLY SLOPING GRADE PRIOR TO PLACEMENT OF THE BEDDING MATERIAL. IF THE FOUNDATION SUBGRADE WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME DURING CONSTRUCTION, THEN IT SHOULD BE GRADED TO A SLIGHT SLOPE SUCH THAT SATURATION OF THE SUBGRADE DOES NOT OCCUR.
4. THE BEDDING MATERIAL FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM SHALL BE SPECIFIED BY THE ON-SITE GEOTECHNICAL ENGINEER. TYPICALLY, A WELL-GRADED GRANULAR MATERIAL WILL BE USED FOR THE BEDDING. PLEASE NOTE THAT IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. ENGINEERED FABRIC, STIFF GEOGRID, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.
5. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM THE EXCAVATION. IT IS BEST TO BEGIN THE CONSTRUCTION OF THE DETENTION SYSTEMS AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR WATER TO ESCAPE.
6. THE CONTRACTOR SHALL PROVIDE A FOUNDATION DRAIN FOR THE UNDERGROUND DETENTION SYSTEM DESIGNED BY OTHERS. THE UNDERDRAIN SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION AND SHALL POSITIVELY DRAIN TO DOWNSTREAM STRUCTURE. THE ONSITE GEOTECHNICAL ENGINEER SHALL DETERMINE IF FOUNDATION DRAINS ARE NOT REQUIRED FOR THE UNDERGROUND SCM SYSTEM. THE DESIGN ENGINEER SHALL BE NOTIFIED FOLLOWING THIS DETERMINATION.

BEDDING NOTES

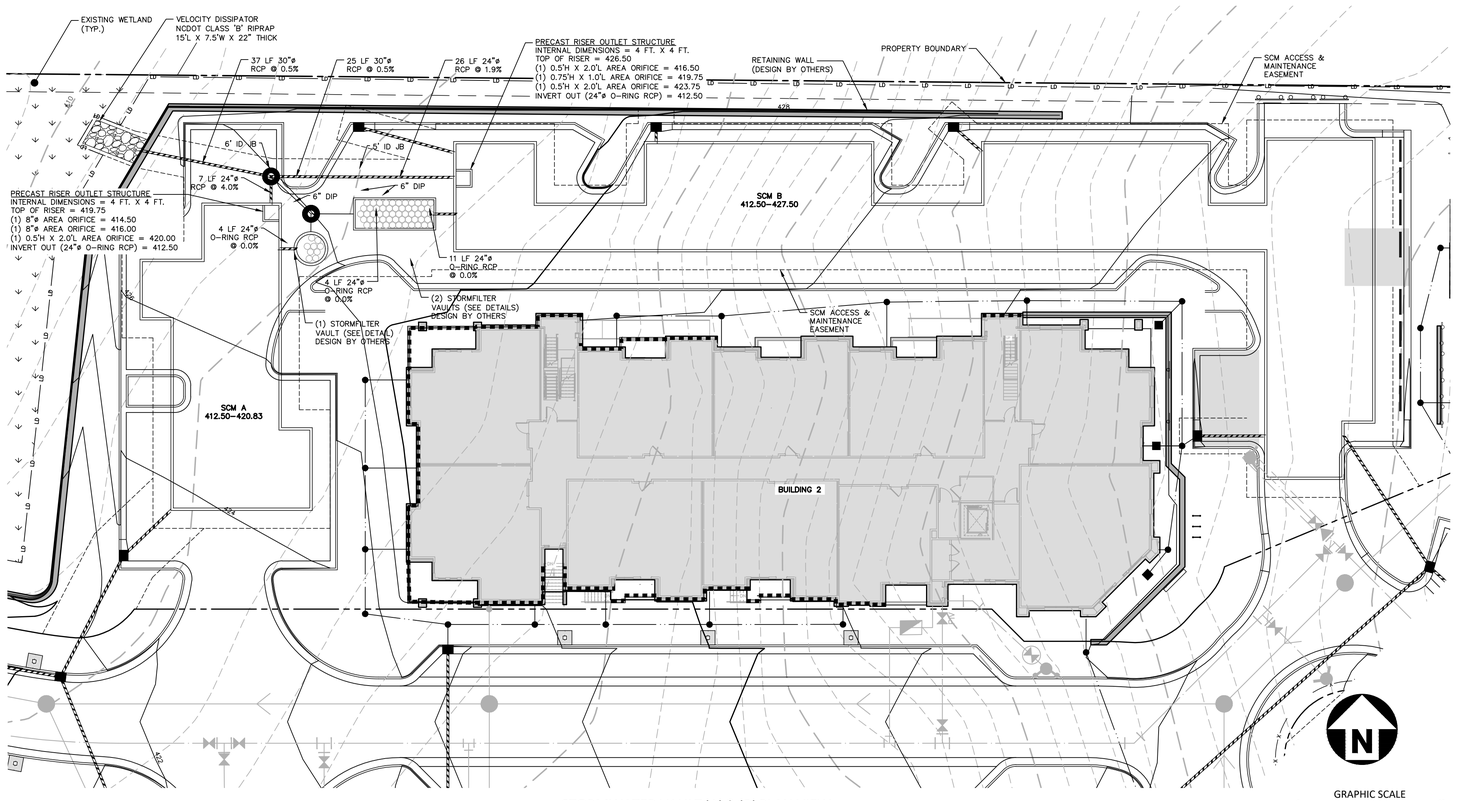
1. THE EXCAVATION SUB GRADE MUST BE TRANSIT LEVEL.
2. THE EXCAVATION PIT SHALL BE LINED (ON THE BOTTOM AND ALL FOUR SIDES) WITH A NON-WOVEN GEO-TEXTILE (GEOTEX 401 OR APPROVED EQUIVALENT). THE ONSITE GEOTECHNICAL ENGINEER SHALL APPROVE FABRIC FOR USE.
3. THE SUBGRADE FOR THE DETENTION SYSTEM CAN BE A CONCRETE SLAB, OR CLEAN GRANULAR MATERIAL WITH A MAXIMUM AGGREGATE SIZE OF 3/4". THE BEDDING SHALL BE FREE FROM ROCK FORMATIONS, PROTRUDING STONES, FROZEN LUMPS, ROOTS, AND OTHER FOREIGN MATERIAL.
4. PREPARE THE SUBGRADE PER THE ONSITE GEOTECHNICAL ENGINEER'S DIRECTION (APPROXIMATELY 5-6" BELOW GRADE ON WHICH SLAB WILL SET). THE BEDDING MATERIAL SHOULD BE GRADED SUCH THAT A SMOOTH UNIFORM GRADE IS ESTABLISHED TO ALLOW FOR OPTIMUM PLACEMENT OF THE SAND FILTER.
5. THE SUBGRADE MUST SUPPORT THE DETENTION SYSTEM WITHOUT DIFFERENTIAL SETTLEMENT BETWEEN PIECES.
6. IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. STIFF GEOGRID, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.

BACKFILL MATERIAL NOTES

1. THE ON-SITE GEOTECHNICAL ENGINEER SHALL SPECIFY THE BACKFILL MATERIAL FOR THE STORMWATER MANAGEMENT SYSTEM.
2. THE BACKFILL MATERIAL SHOULD BE FREE OF ROCKS, FROZEN LUMPS, AND OTHER FOREIGN MATTER THAT COULD CAUSE HARD SPOTS WITHIN THE BACKFILL MATERIAL, OR THAT COULD DECOMPOSE AND CREATE VOIDS.
3. HIGHLY PLASTIC SILTS, HIGHLY PLASTIC CLAYS, ORGANIC SILTS, ORGANIC CLAYS, AND PEATS SHOULD NOT BE USED AS A BACKFILL MATERIAL.
4. THE BACKFILL MATERIAL SHOULD BE PLACED IN 6" LOOSE LIFTS AND COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-D698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN +/- TWO PERCENT OF ITS OPTIMUM MOISTURE CONTENT.
5. ANY MATERIAL STOCKPILING ON TOP OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE APPROVED BY THE STRUCTURAL DESIGN ENGINEER OR DETENTION SYSTEM MANUFACTURER.

UNDERGROUND VAULT CONSTRUCTION NOTES

1. UNDERGROUND VAULT CONFIGURATION IS TO BE DESIGNED AND PROVIDED BY OTHERS.
2. ABSOLUTELY NO RUNOFF SHALL ENTER THE UNDERGROUND VAULT UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
3. MANHOLE ACCESS SHALL BE PROVIDED FOR THE UNDERGROUND VAULT. MANHOLES SHALL BE IN COMPLIANCE WITH TOWN OF HOLLY SPRINGS STANDARD DETAILS BUT SHALL BE A MINIMUM OF 24 INCHES IN DIAMETER TO COMPLY WITH OSHA CONFINED SPACE REQUIREMENTS (OR MINIMUM OSHA REQUIREMENTS APPLICABLE AT TIME OF CONSTRUCTION). CONTRACTOR SHALL PROVIDE ACCESS LADDERS FOR ACCESS BELOW ALL MANHOLES. MANHOLE COVERS SHALL ALLOW FOR PROPER VENTILATION.



STORMWATER VAULT 'A' & 'B' PLAN VIEW

1" = 20'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

VISTA RESIDENTIAL PARTNERS - NC, LLC
4000 WESTCHASE BOULEVARD, SUITE 220
RALEIGH, NC 27607
PHONE: 919. 782. 6652

VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
DEVELOPMENT PLAN
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 064404 MARIA C. TORRES

REVISIONS

NO.	DATE	
1	06. 09. 2023	PER TOWN COMMENTS
2	07. 14. 2023	PER TOWN COMMENTS
3	08. 18. 2023	PER TOWN COMMENTS
4	09. 15. 2023	PER TOWN COMMENTS

PLAN INFORMATION

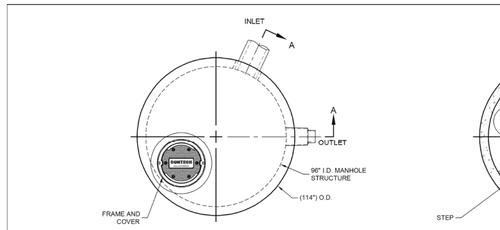
PROJECT NO.	VIS-22003
FILENAME	VIS22003-SW
CHECKED BY	JKW
DRAWN BY	MCT
SCALE	1" = 20'
DATE	04. 28. 2023

SHEET

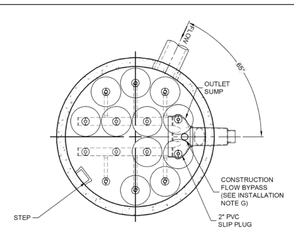
SCM PLAN VIEW AND NOTES

C9.00

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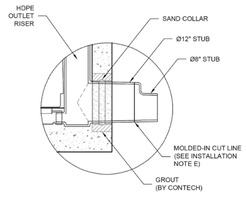


PLAN VIEW

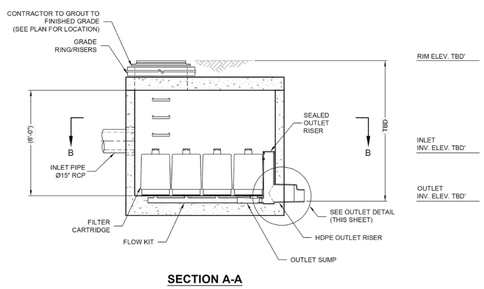


SECTION B-B

SEALED OUTLET RISER



OUTLET DETAIL



SECTION A-A

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
11	27", VOLUME GPM, PHOSPHOSORB CARTRIDGE (PRP)	PRECASTER
3	2" PVC SLIP PLUG	PRECASTER
1	SEALED OUTLET RISER	PRECASTER
1	FLOW KIT	PRECASTER
1	JOINT SEALANT (BY PRECASTER)	CONTRACTOR
1 PLC	GRADE RINGS/RISERS	CONTRACTOR
1	Ø30" x 4" FRAME AND COVER	CONTRACTOR

SITE DESIGN DATA

FILTER MEDIA TYPE	PHOSPHOSORB

PERFORMANCE SPECIFICATION

FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES**. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **38 SECONDS**.
SPECIFIC FLOW RATE SHALL BE **1, 1.67, or 2 GPM/SF (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM)**.

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO H520 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR METHOD.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S). ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8 INCH OUTLET STUB AT MOLDED IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
G. CONTRACTOR TO INSTALL SUPPLIED PLUG IN CONSTRUCTION FLOW BYPASS WHEN SYSTEM IS BROUGHT ON LINE (PRESSURE FIT ONLY, DO NOT GLUE).

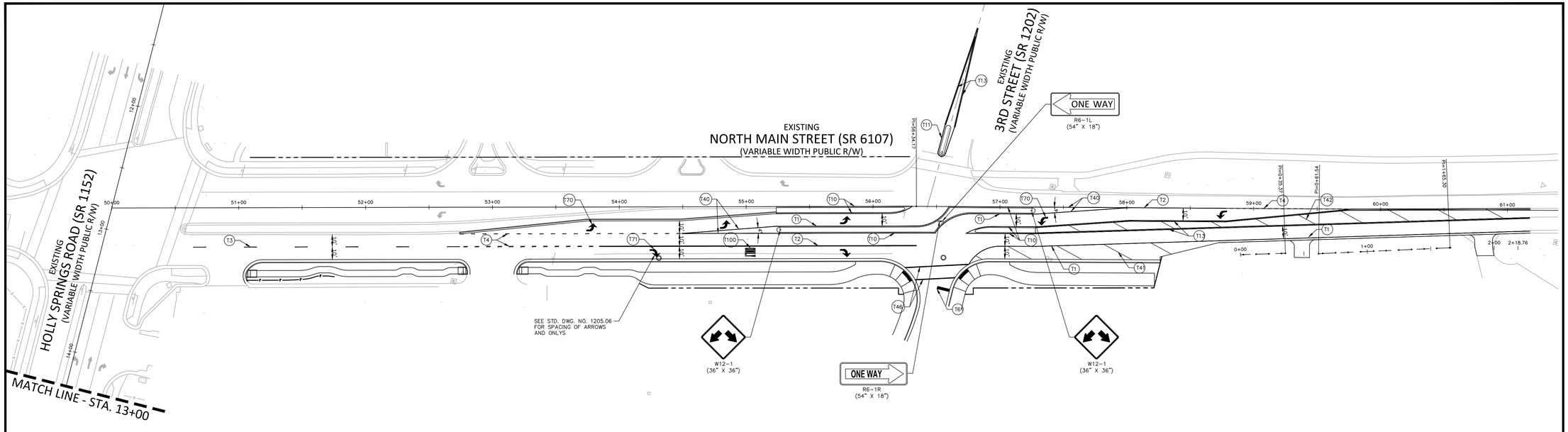
STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = T.B.D. LBS.
OF X PIECES
MAX. FOOTPRINT = Ø96" MANHOLE STORMFILTER

CONTECH **PROPOSAL** DRAWING

Ø96" MANHOLE STORMFILTER - 751018-010
VISTA MAIN STREET
HOLLY SPRINGS, NC
SITE DESIGNATION: SCM A

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
800.338.1122 513.645.7000 513.645.7993 FAX
9025 Centre Pointe Drive, Suite 400, West Chester, OH 45069

Stormfilter
The Stormwater Management StormFilter is protected by one or more of the following: US Patents 5,322,629; 5,707,527; 5,759,415; 6,027,639; 6,284,136; 6,511,595; 6,649,048; 6,991,114; 7,186,333; 7,296,692; 7,297,266; 7,390,411; 7,425,257; 7,470,366; 7,563,363; 7,744,760; 7,753,213; 7,857,139; 8,002,121; 8,557,110; 8,790,515; 8,858,795; 9,199,184; 9,266,042; 9,352,260; 9,358,484; 9,475,004; 9,504,938; 9,616,360; 9,643,107; 9,675,911; 9,675,912; 9,675,913; 9,675,914; 9,675,915; 9,675,916; 9,675,917; 9,675,918; 9,675,919; 9,675,920; 9,675,921; 9,675,922; 9,675,923; 9,675,924; 9,675,925; 9,675,926; 9,675,927; 9,675,928; 9,675,929; 9,675,930; 9,675,931; 9,675,932; 9,675,933; 9,675,934; 9,675,935; 9,675,936; 9,675,937; 9,675,938; 9,675,939; 9,675,940; 9,675,941; 9,675,942; 9,675,943; 9,675,944; 9,675,945; 9,675,946; 9,675,947; 9,675,948; 9,675,949; 9,675,950; 9,675,951; 9,675,952; 9,675,953; 9,675,954; 9,675,955; 9,675,956; 9,675,957; 9,675,958; 9,675,959; 9,675,960; 9,675,961; 9,675,962; 9,675,963; 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PAVEMENT MARKING SCHEDULE

SYMBOL	DESCRIPTION
THERMOPLASTIC (4", 90 MILS)	
T1	WHITE EDGELINE
T2	WHITE SOLID LANE LINE
T3	10 FT. WHITE SKIP
T4	3FT. – 9FT./SP WHITE MINISKIP
T10	YELLOW EDGELINE
T11	YELLOW SINGLE CENTER
T13	YELLOW DOUBLE CENTER
THERMOPLASTIC (8", 90 MILS)	
T40	WHITE GORELINE
T41	WHITE DIAGONAL
T42	YELLOW DIAGONAL
T46	WHITE CROSSWALK LINE
THERMOPLASTIC (24", 90 MILS)	
T61	WHITE STOPBAR
THERMOPLASTIC (90 MILS)	
T70	LEFT TURN ARROW
T71	RIGHT TURN ARROW
T100	ONLY

NC GRID (NAD83)

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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PHONE: 404. 995. 4446

VISTA RESIDENTIAL PARTNERS

MAIN STREET VISTA
OFFSITE ROADWAY IMPROVEMENTS
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

REVISIONS

NO. DATE

PLAN INFORMATION

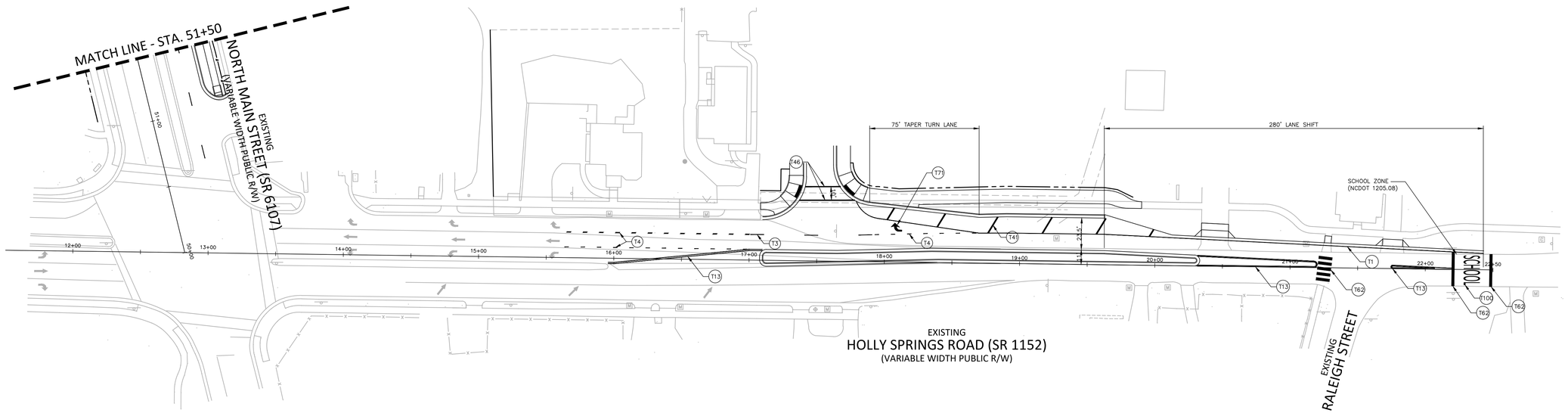
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FILENAME	VIS22003_PM1-RDWY
CHECKED BY	LMP
DRAWN BY	MJ
SCALE	1"=40'
DATE	09.08.2023

SHEET

PAVEMENT MARKING PLAN - NORTH MAIN STREET
STA. 50+00 THRU STA. 60+50

C10.10

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PAVEMENT MARKING SCHEDULE

SYMBOL	DESCRIPTION
THERMOPLASTIC (4", 90 MILS)	
T1	WHITE EDGELINE
T2	WHITE SOLID LANE LINE
T3	10 FT. WHITE SKIP
T4	3FT. – 9FT./SP WHITE MINISKIP
T13	YELLOW DOUBLE CENTER
THERMOPLASTIC (8", 90 MILS)	
T41	WHITE DIAGONAL
T46	WHITE CROSSWALK LINE
THERMOPLASTIC (24", 90 MILS)	
T61	WHITE STOPBAR
T62	WHITE CROSSWALK LINE
THERMOPLASTIC (90 MILS)	
T70	LEFT TURN ARROW
T71	RIGHT TURN ARROW
T100	ONLY

NC GRID (NAD83)

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MAIN STREET VISTA
OFFSITE ROADWAY IMPROVEMENTS
137 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NORTH CAROLINA, 27540

REVISIONS

NO. DATE

PLAN INFORMATION

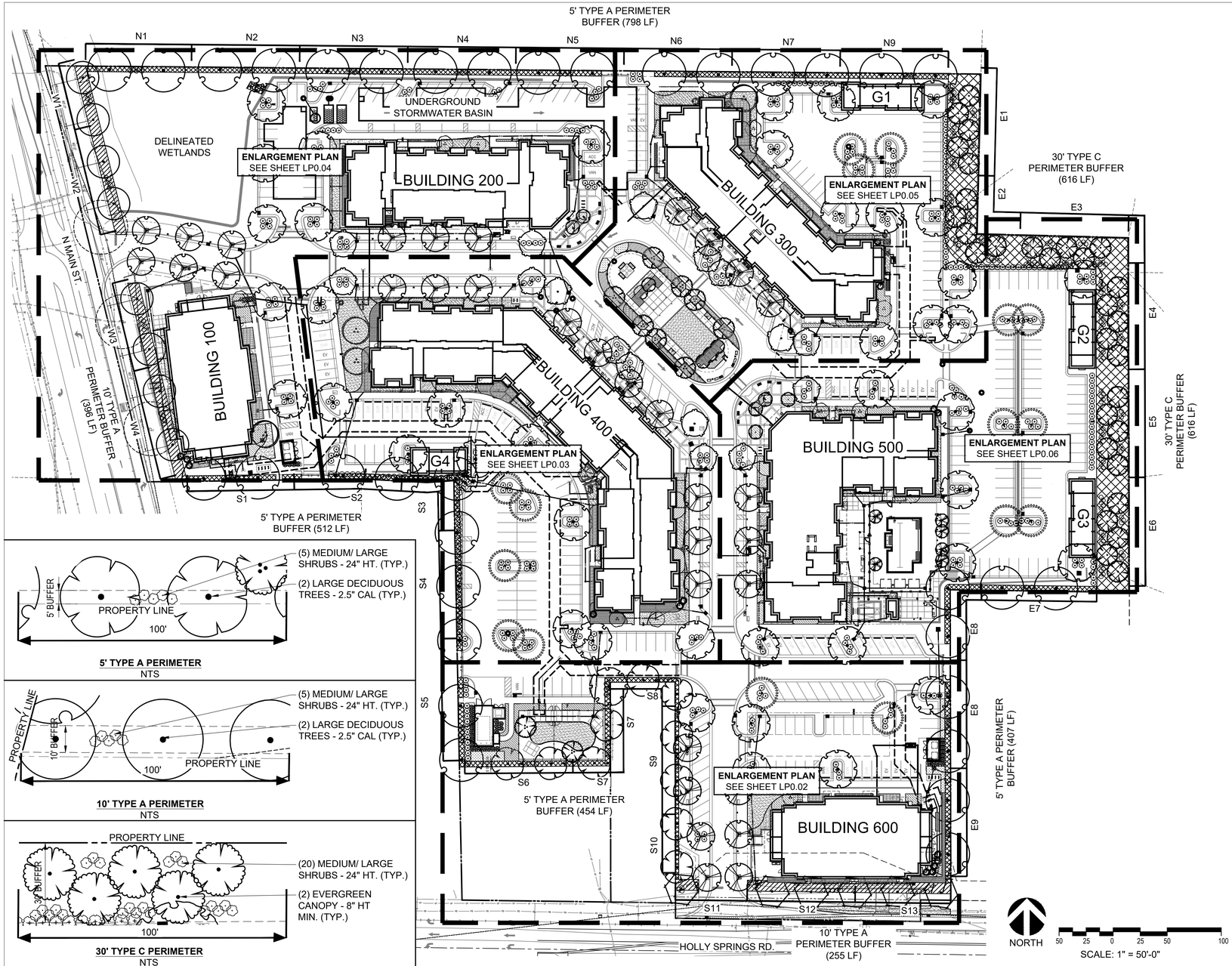
PROJECT NO.	VIS-22003
FILENAME	VIS22003_PM1-RDWY
CHECKED BY	LMP
DRAWN BY	MJ
SCALE	1"=40'
DATE	09.08.2023

SHEET

PAVEMENT MARKING PLAN
- HOLLY SPRINGS ROAD
STA. 11+50 THRU STA. 22+50

C10.11

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PERIMETER BUFFER REQUIREMENTS
(SECTION 5.3.1)

PERIMETER BUFFER TYPE A - OPEN SCREENING
2 DECIDUOUS TREES PER 100 FT.
5 SHRUBS PER 100 FT.
5 FT. WIDTH (10 FT. ALONG THOROUGHFARES AS NOTED IN APPROVED ZONING DOCUMENTS)
REQUIRED PERCENTAGE EVERGREEN: 0%

TOTAL 5' TYPE A BUFFER: 2171 LINEAR FT.
- TREES REQUIRED(PROVIDED): 44(44)
  - (34) CUCUMBERTREE MAGNOLIA - D
  - (10) GINKGO - D
- SHRUBS REQUIRED(PROVIDED): 85(85)
  - (110) DWARF ENGLISH LAUREL - E

TOTAL 10' TYPE A BUFFER: 651 LINEAR FT.
- TREES REQUIRED(PROVIDED): 14(14*)
  - (8) FREEMAN MAPLE - D
  - (6) CHINESE PISTACHE - D
- SHRUBS REQUIRED(PROVIDED): 35(36)
  - (36) DWARF ENGLISH LAUREL - E
- *STREET TREES UTILIZED FOR BUFFER REQUIREMENT

PERIMETER BUFFER TYPE C - OPAQUE SCREENING
5 DECIDUOUS TREES PER 100 FT.
20 SHRUBS PER 100 FT.
30 FT. WIDTH AS NOTED IN APPROVED ZONING DOCUMENTS
REQUIRED PERCENTAGE EVERGREEN: 80%

TOTAL 30' TYPE C BUFFER: 616 LINEAR FT.
- TREES REQUIRED(PROVIDED): 30(30)
  - (30) AMERICAN HOLLY - E
- SHRUBS REQUIRED(PROVIDED): 120(126)
  - (126) DWARF ENGLISH LAUREL - E

ALL BUFFER YARDS

OVERSTORY DECIDUOUS TREES MUST BE 2.5" MIN. DIAMETER AT INSTALL.
LARGE SHRUBS MUST BE 36 IN. OR #5 CONTAINER AT INSTALL.

INTERIOR VEHICLE PARKING AREAS
(SECTION 5.3.3)

INTERIOR ISLANDS:
- 1 INTERIOR ISLAND PER 10 PARKING SPACES
- MINIMUM SIZE OF ISLAND: 8'W X 17'L
- PLANTING REQUIREMENTS: 1 LARGE OR SMALL DECIDUOUS TREE OR 1 LARGE EVERGREEN TREE AND 4 HEDGE PLANTS/ SHRUBS PER ISLAND

*NOTE: TREES ARE NOT PROVIDED IN TREE ISLANDS THAT OCCUR ON TOP OF THE UNDERGROUND STORMWATER BASIN.

STREET TREES
(SECTION 5.3.5)

NORTH MAIN STREET = 396 LF
- TREES REQUIRED = 10 (1/40 LF)
- TREES PROVIDED = 8

*DUE TO UTILITY CONFLICTS AND EXISTING LIGHT POLE LOCATIONS.

HOLLY SPRINGS ROAD = 255 LF
- TREES REQUIRED = 7 (1/40 LF)
- TREES PROVIDED = 6

* DUE TO PROPOSED DRIVEWAY TIE-IN TO HOLLY SPRINGS ROAD.

MAINTENANCE
OWNER SHALL BE RESPONSIBLE FOR:

1 - THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.

2 - THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.

3 - PLANT MATERIAL LOCAT6ED WITHIN 5 FEET OF THE BACK OF CURB OF AN INTERIOR LANDSCAPE ISLAND AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE MAINTAINED NOT TO EXCEED 36 INCHES ABOVE GRADE.

FOUNDATION LANDCAPING
(SECTION 5.3.4)

1 OVERSTORY TREE EVERY 5,000 SQ. FT.
1 SMALL TREE EVERY 3,000 SQ. FT.
1 LARGE SHRUB EVERY 1,000 SQ. FT. OF LANDSCAPE AREA.
1.5 MEDIUM SHRUBS EVERY 1,000 SQ. FT. OF LANDSCAPE AREA.
2 SMALL SHRUBS EVERY 1,000 SQ. FT. OF LANDSCAPE AREA.

BUILDING 100 (LANDSCAPE AREA: 2,072 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 0(1)
  - (1) RIVER BIRCH MULTI TRUCK
- SMALL TREES REQUIRED(PROVIDED): 1(3)
  - (1) OKAME FLOWERING CHERRY
  - (2) OAK LEAF HOLLY
- LARGE SHRUBS REQUIRED(PROVIDED): 2(117)
  - (44) KALIEDOSCOPE ABELIA
  - (61) HENRY`S GARNET ITEA
  - (12) EVER RED LOROPETALUM
- MEDIUM SHRUBS REQUIRED(PROVIDED): 3(85)
  - (22) PINK MUHLY
  - (63) MEXICAN FEATHER GRASS
- SMALL SHRUBS REQUIRED(PROVIDED): 4(63)
  - (2) DWARF BOXWOOD
  - (61) SUPER BLUE LIRIOPE

BUILDING 200 (LANDSCAPE AREA: 1,637 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 0(1)
  - (1) RIVER BIRCH MULTI TRUCK
- SMALL TREES REQUIRED(PROVIDED): 1(4)
  - (2) SAUCER MAGNOLIA
  - (2) OKAME FLOWERING CHERRY
- LARGE SHRUBS REQUIRED(PROVIDED): 2(37)
  - (13) ANISE
  - (24) LIGUSTRUM
- MEDIUM SHRUBS REQUIRED(PROVIDED): 2(89)
  - (40) ENCORE AZALEA
  - (32) PINK MUHLY
  - (17) FOUNTAIN GRASS
- SMALL SHRUBS REQUIRED(PROVIDED): 3(205)
  - (27) STELLA DE ORO DAYLILY
  - (178) SUPER BLUE LIRIOPE

BUILDING 300 (LANDSCAPE AREA: 3,184 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 1(1)
  - (1) RIVER BIRCH MULTI TRUCK
- SMALL TREES REQUIRED(PROVIDED): 1(6)
  - (2) OKAME FLOWERING CHERRY
  - (4) OAK LEAF HOLLY
- LARGE SHRUBS REQUIRED(PROVIDED): 3(218)
  - (103) KALEIDOSCOPE ABELIA
  - (76) HENRY`S GARNET ITEA
  - (39) EVER RED LOROPETALUM
- MEDIUM SHRUBS REQUIRED(PROVIDED): 5(121)
  - (2) ENCORE AZALEA
  - (119) FOUNTAIN GRASS
- SMALL SHRUBS REQUIRED(PROVIDED): 6(85)
  - (12) DWARF BOXWOOD
  - (73) SUPER BLUE LIRIOPE

BUILDING 400 (LANDSCAPE AREA: 5,742 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 1(2)
  - (2) RIVER BIRCH MULTI TRUCK
- SMALL TREES REQUIRED(PROVIDED): 2(7)
  - (4)OKAME FLOWERING CHERRY
  - (3) OAK LEAF HOLLY
- LARGE SHRUBS REQUIRED(PROVIDED): 6(160)
  - (63) LITTLE LIME' HYDRANGEA
  - (42) LIGUSTRUM
  - (55) EVER RED LOROPETALUM
- MEDIUM SHRUBS REQUIRED(PROVIDED): 9(279)
  - (2) ENCORE AZALEA
  - (138) PINK MUHLY
  - (139) FOUNTAIN GRASS
- SMALL SHRUBS REQUIRED(PROVIDED): 11(281)
  - (16) DWARF BOXWOOD
  - (265) SUPER BLUE LIRIOPE

BUILDING 500 (LANDSCAPE AREA: 3,034 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 1(1)
  - (1) RIVER BIRCH MULTI TRUCK
- SMALL TREES REQUIRED(PROVIDED): 1(3)
  - (1)OKAME FLOWERING CHERRY
  - (2) OAK LEAF HOLLY
- LARGE SHRUBS REQUIRED(PROVIDED): 3(139)
  - (44) LITTLE LIME' HYDRANGEA
  - (21) ANISE
  - (74) HENRY`S GARNET ITEA
- MEDIUM SHRUBS REQUIRED(PROVIDED): 5(208)
  - (49) ENCORE AZALEA
  - (38) MEXICAN FEATHER GRASS
  - (121) FOUNTAIN GRASS
- SMALL SHRUBS REQUIRED(PROVIDED): 6(243)
  - (2) DWARF BOXWOOD
  - (211) STELLA DE ORO DAYLILY
  - (30) SUPER BLUE LIRIOPE

BUILDING 600 (LANDSCAPE AREA: 1,856 SQ. FT.)
- OVERSTORY TREES REQUIRED(PROVIDED): 0(0)
- SMALL TREES REQUIRED(PROVIDED): 1(3)
  - (1)OKAME FLOWERING CHERRY
  - (2) OAK LEAF HOLLY
- LARGE SHRUBS REQUIRED(PROVIDED): 2(107)
  - (29) KALEIDOSCOPE ABELIA
  - (19) LITTLE LIME' HYDRANGEA
  - (41) HENRY`S GARNET ITEA
  - (18) EVER RED LOROPETALUM
- MEDIUM SHRUBS REQUIRED(PROVIDED): 3(53)
  - (53) PINK MUHLY
- SMALL SHRUBS REQUIRED(PROVIDED): 4(25)
  - (25) SUPER BLUE LIRIOPE

NILES BOLTON ASSOCIATES
3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
F 404 365 7610
www.nilesbolton.com

No.	Description	Date

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PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

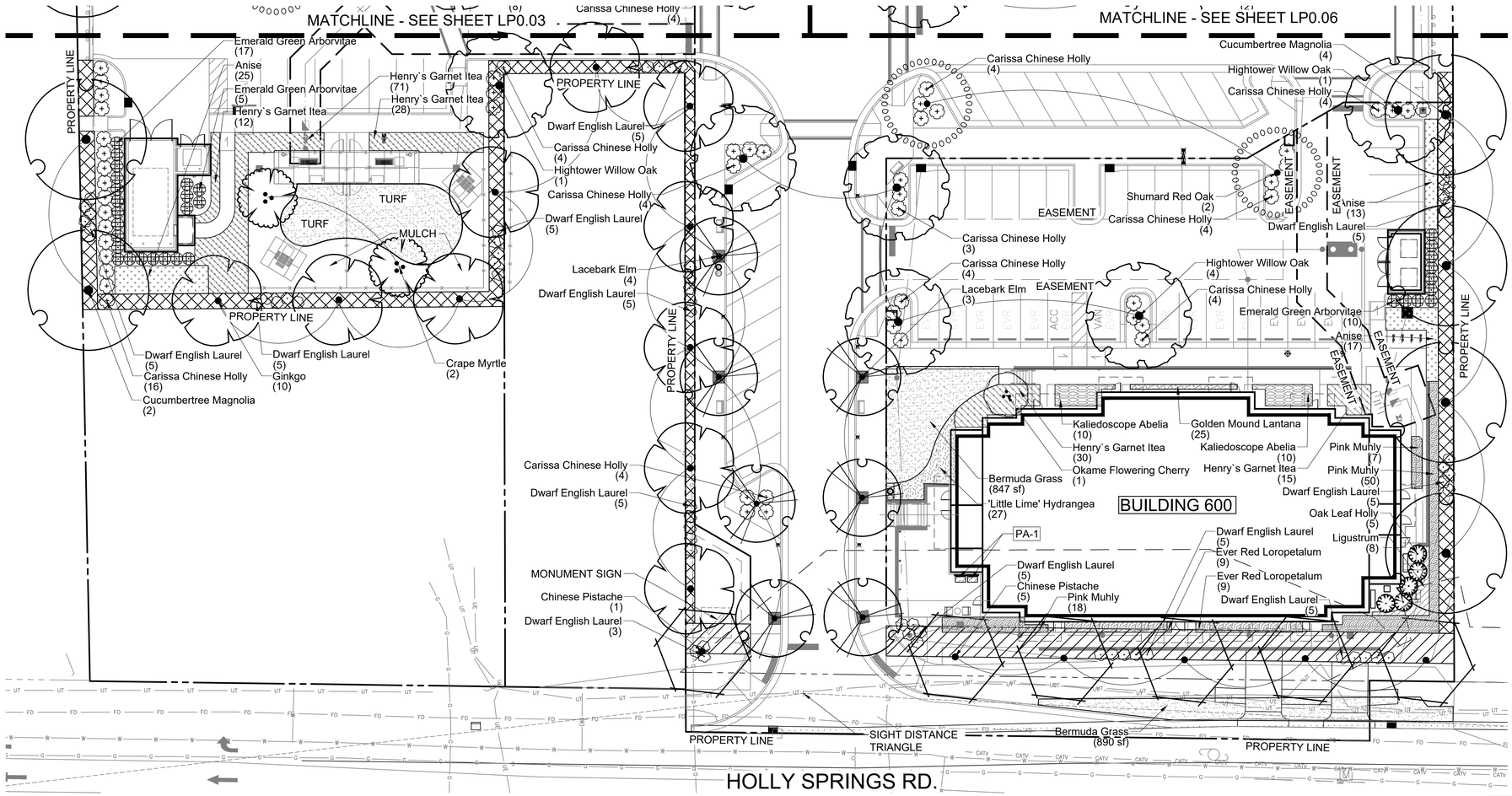
VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
OVERALL PERMIT PLAN

SHEET NUMBER:
LP0.01

07-14-2023

SYMBOL LEGEND	
PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

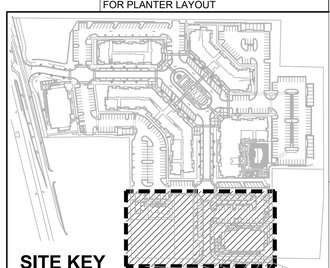


PA-1: PLANTER A - SCHEME A

PA-2: PLANTER A - SCHEME B

PA-3: PLANTER B

SEE CONTAINER PLANTINGS DETAIL 6/LP0.08 FOR PLANTER LAYOUT



SITE KEY
NOT TO SCALE

NORTH
20 10 0 10 20 40
SCALE: 1" = 20'-0"

NILES BOLTON ASSOCIATES
3060 Peachtree Rd. N.W.
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Atlanta, GA 30305

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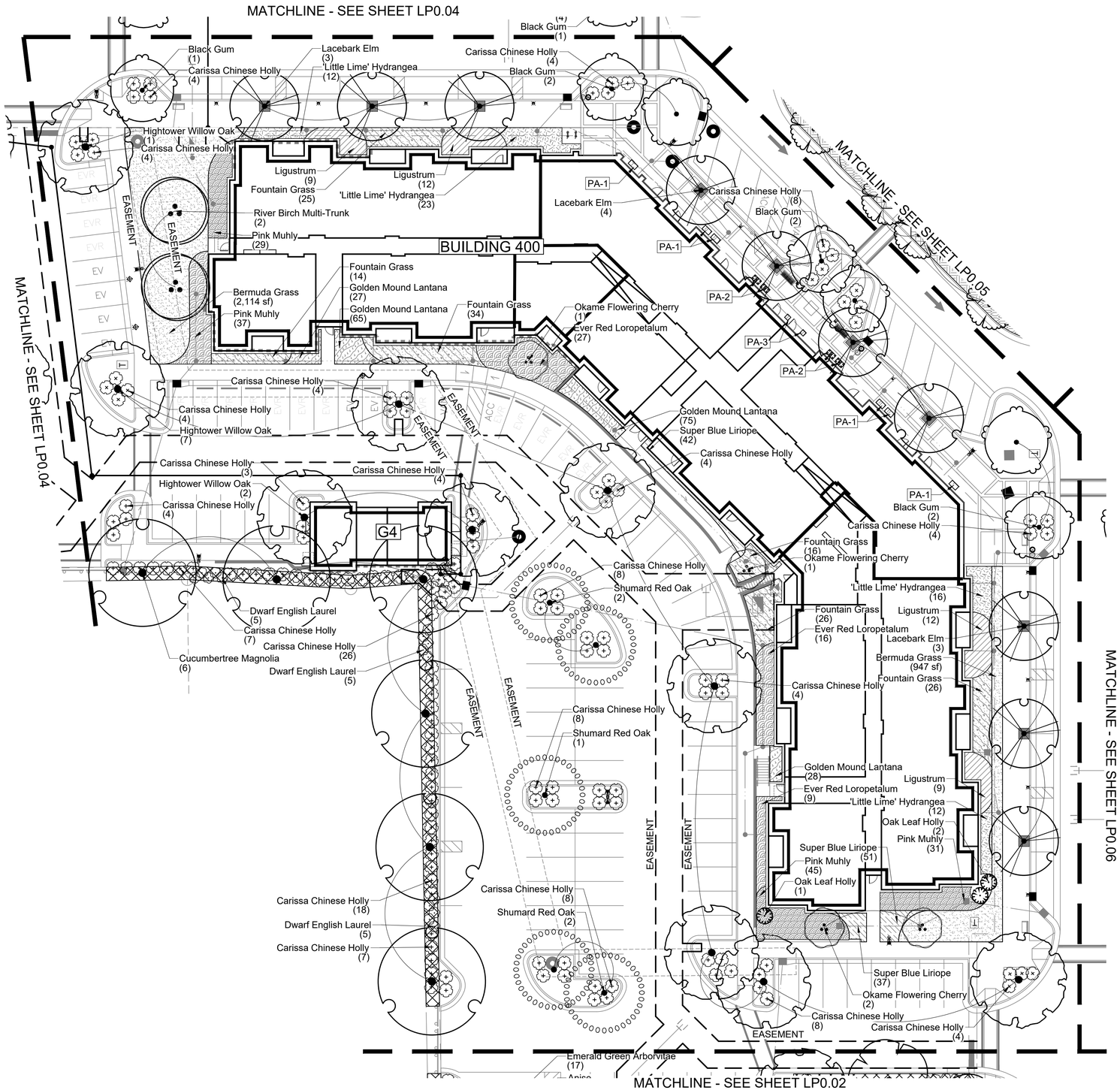
MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
PERMIT PLAN ENALRGEMENT

SHEET NUMBER:
LP0.02

07-14-2023



SYMBOL LEGEND	
PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

PA-1: PLANTER A - SCHEME A

PA-2: PLANTER A - SCHEME B

PA-3: PLANTER B

SEE CONTAINER PLANTINGS DETAIL 6/LP0.08 FOR PLANTER LAYOUT

SITE KEY
NOT TO SCALE

NORTH

SCALE: 1" = 20'-0"

PROJECT # : 121388
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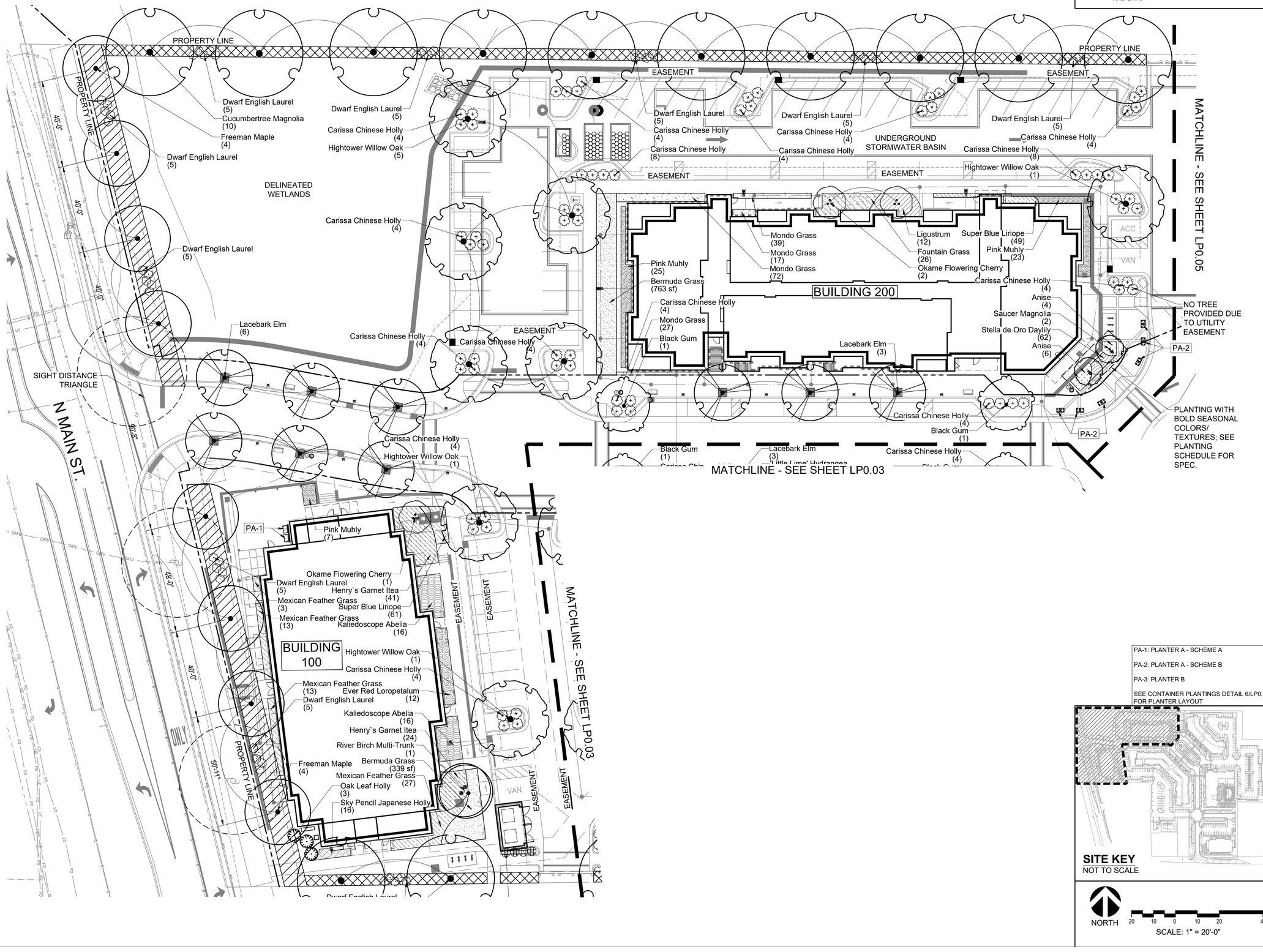
SHEET TITLE:
PERMIT PLAN ENLARGEMENT

SHEET NUMBER:
LP0.03

07-14-2023

SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*



PA-1: PLANTER A - SCHEME A

PA-2: PLANTER A - SCHEME B

PA-3: PLANTER B

SEE CONTAINER PLANTINGS DETAIL 6/LP0.08 FOR PLANTER LAYOUT

SITE KEY
NOT TO SCALE

NORTH

SCALE: 1" = 20'-0"

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
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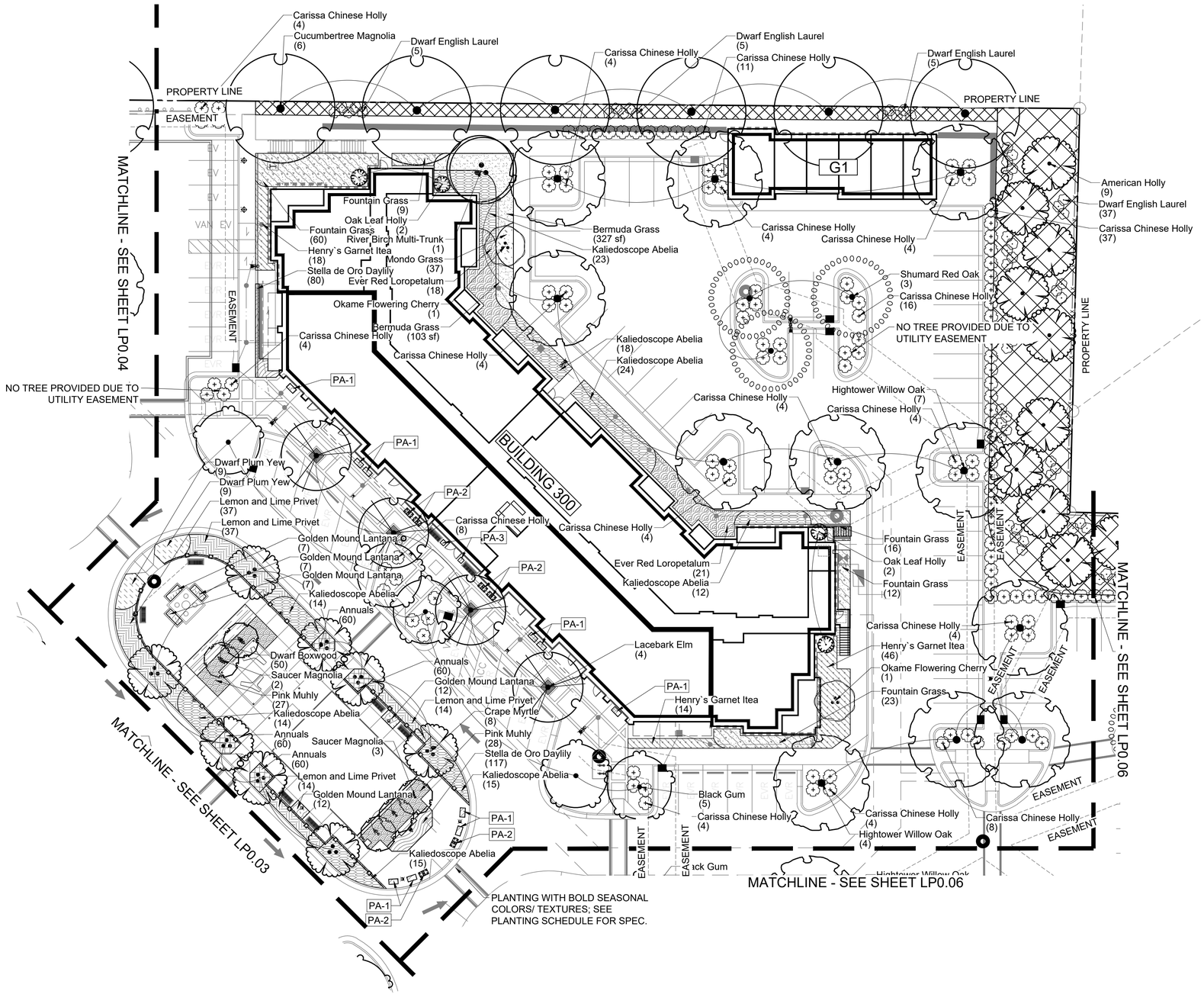
SHEET NUMBER:

LP0.04

07-14-2023

SYMBOL LEGEND

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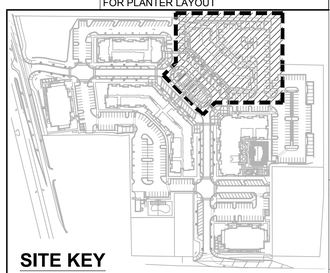


PA-1: PLANTER A - SCHEME A

PA-2: PLANTER A - SCHEME B

PA-3: PLANTER B

SEE CONTAINER PLANTINGS DETAIL 6/LP0.08 FOR PLANTER LAYOUT



SITE KEY
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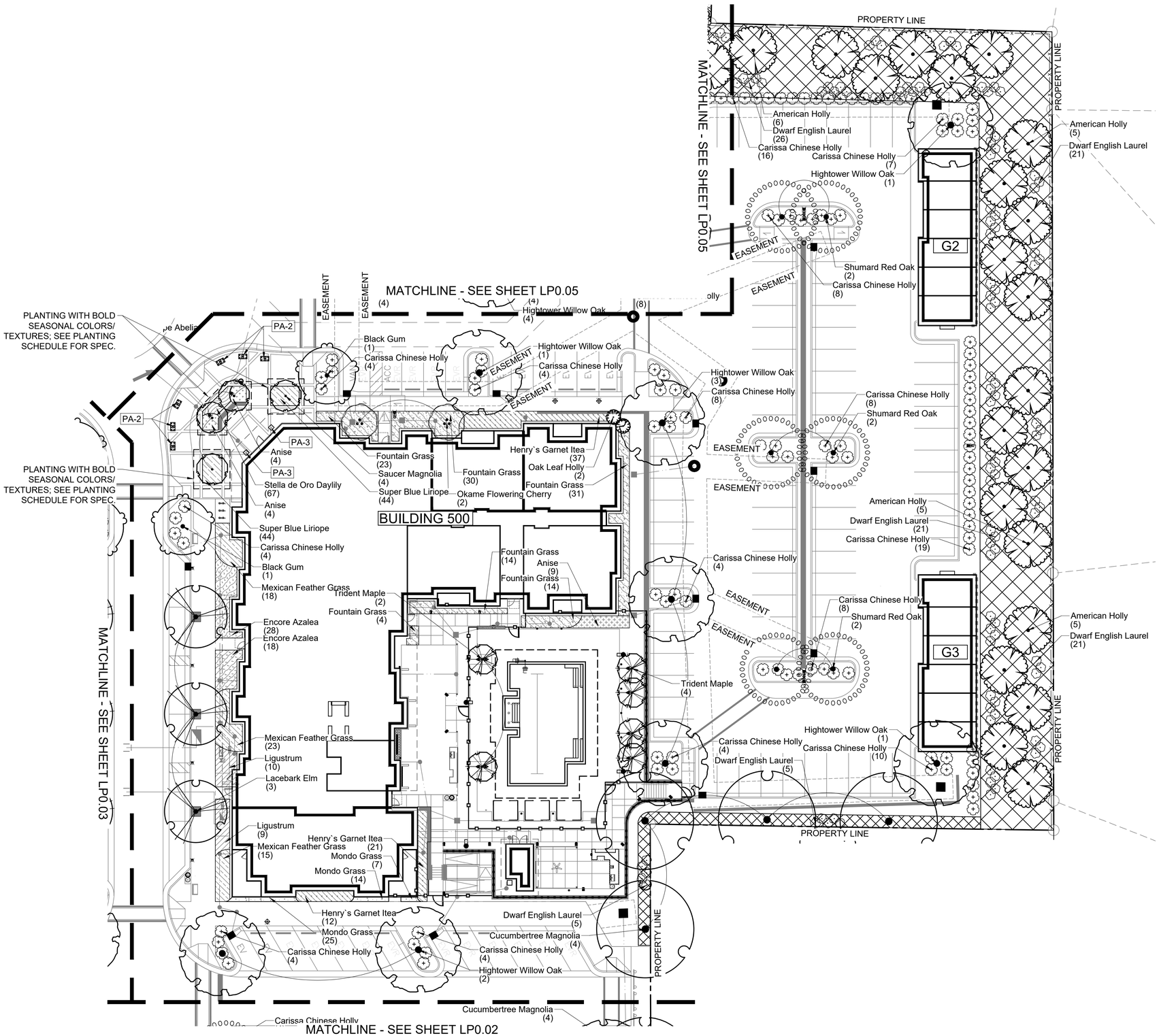
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SYMBOL LEGEND

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PA-2: PLANTER A - SCHEME B

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SITE KEY
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NORTH

SCALE: 1" = 20'-0"

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
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LP0.06

07-14-2023

PLANT SCHEDULE

TOTAL TREES: 256	TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	CALIPER	HEIGHT	SPREAD	ORIGIN	REMARKS
2%		6	ACER BUERGERIANUM	TRIDENT MAPLE	FG/BB	3" - 3 1/2"	14`-16` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE
3%		8	ACER X FREEMANII	FREEMAN MAPLE	FG/BB	2 1/2" CAL.	12`-14`	N/A	AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE
2%		4	BETULA NIGRA 'HERITAGE'	RIVER BIRCH MULTI-TRUNK	FG/BB	2"-2 1/2" CAL.	12`-14`	N/A	AS SHOWN	MULTI-TRUNK, MIN. 3 CANES, CALIPER SPECIFIED IS 1/2 OF THE CALIPER OF THE THREE LARGEST TRUNKS COMBINED, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE
4%		10	GINKGO BILOBA	GINKGO	FG/BB	2"-2 1/2" CAL.	12`-14`	N/A	AS SHOWN	STRONG CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE
4%		10	LAGERSTROEMIA INDICA	CRAPE MYRTLE	FG/BB	2"-2 1/2" CAL.	12`-14`	N/A	AS SHOWN	MULTI-TRUNK, MIN. 3 CANES, CALIPER SPECIFIED IS 1/2 OF THE CALIPER OF THE THREE LARGEST TRUNKS COMBINED, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE, PARKING LOT TREE - TREE FREE OF BRANCHES TO 5 FEET
13%		34	MAGNOLIA ACUMINATA	CUCUMBERTREE MAGNOLIA	FG/BB	2 1/2" - 3" CAL.	12`-14` HT.	N/A	AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE
4%		11	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	FG/BB	2"-2 1/2" CAL.	12`-14`	N/A	AS SHOWN	STRONG CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE
6%		16	NYSSA SYLVATICA	BLACK GUM	FG/BB	2 1/2"	12`-14` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED, DISEASE AND INSECT FREE; LIGHTLY SHEARED, PARKING LOT TREE - TREE FREE OF BRANCHES TO 5 FEET
2%		6	PISTACIA CHINENSIS	CHINESE PISTACHE	FG/BB	2 1/2" - 3" CAL.	12`-14`	N/A	AS SHOWN	STRONG CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE; LIGHTLY SHEARED; STREET TREE - TREE FREE OF BRANCHES TO 5 FEET
5%		12	PRUNUS X INCAM 'OKAME'	OKAME FLOWERING CHERRY	FG/BB	2"-2 1/2" CAL.	12`-14`	N/A	AS SHOWN	STRONG CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE
17%		43	QUERCUS PHELLOS `QPSTA` HIGHTOWER	HIGHTOWER WILLOW OAK	FG/BB	2 1/2"	12`-14` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN, WELL BRANCHED; DISEASE AND INSECT FREE, PARKING LOT TREE - TREE FREE OF BRANCHES TO 5 FEET
6%		16	QUERCUS SHUMARDII	SHUMARD RED OAK	FG/BB	2 1/2"	12`-14` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE, PARKING LOT TREE - TREE FREE OF BRANCHES TO 5 FEET
13%		33	ULMUS PARVIFOLIA	LACEBARK ELM	FG/BB	3"-3 1/2" CAL.	14`-16`	N/A	AS SHOWN	STRONG CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE. STREET TREE - TRUNK FREE OF BRANCHES UP TO 7 TO 8 FT.

	EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	CALIPER	HEIGHT	SPREAD	ORIGIN	REMARKS
12%		30	ILEX OPACA	AMERICAN HOLLY	#45	SEE HEIGHT	12`-14` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE
7%		17	ILEX X `OAK LEAF`	OAK LEAF HOLLY	FG/BB	SEE HEIGHT	6`-8` HT.		AS SHOWN	STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE; PYRAMIDALLY SHEARED

TOTAL SHRUBS: 2956	SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	ORIGIN	REMARKS
17%		504	ILEX CORNUTA 'CARISSA'	CARISSA CHINESE HOLLY	#3	18"-24" MIN.	18" - 24"	36" O.C.		FULL, UNIFORM, DENSE CROWN, WELL ROOTED IN POT; DISEASE AND INSECT FREE, LIGHTLY SHEARED. TO BE MAINTAINED BELOW 36 INCHES.
1%		44	MUHLENBERGIA CAPILLARIS `WHITE CLOUD`	WHITE MUHLY GRASS	#1	18"	18" - 24"			FLORIDA NO. 1, FULL UNIFORM, DENSE CROWN, WELL ROOTED IN POT, DISEASE AND INSECT FREE.
9%		274	PRUNUS LAUROCERASUS `NANA`	DWARF ENGLISH LAUREL	#5	24"-30" MIN.	FULL IN POT	48" O.C.		STRONG, CENTRAL LEADER; FULL, UNIFORM, DENSE CROWN; WELL BRANCHED; DISEASE AND INSECT FREE
* 1%		36	THUJA OCCIDENTALIS `EMERALD GREEN`	EMERALD GREEN ARBORVITAE	#10	6` - 8`	FULL IN POT	48" O.C.		FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED

	SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	ORIGIN	SPACING	REMARKS
6%		187	ABELIA X GRANDIFLORA `KALEIDOSCOPE`	KALIEDOSCOPE ABELIA	#3	15" - 18"	15" - 18"	36" O.C.		42" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
2%		46	AZALEA ENCORE `AUTUMN RUBY`	ENCORE AZALEA	#3	24" - 30"	24" - 30"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
5%		140	BUXUS SEMPERVIRENS `SUFFRUTICOSA`	DWARF BOXWOOD	#3	12" - 15"	12" - 15"	24" O.C.		24" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT, DISEASE AND INSECT FREE; LIGHTLY SHEARED
1%		18	CEPHALOTAXUS HARRINGTONIA 'NANA'	DWARF PLUM YEW	#3	12"-15"	18" - 24"	36" O.C.		42" o.c.	FULL, UNIFORM, DENSE CROWN, WELL ROOTED IN POT, DISEASE AND INSECT FREE, LIGHTLY SHEARED
3%		90	HYDRANGEA PANICULATA `LITTLE LIME`	'LITTLE LIME' HYDRANGEA	#7	24" - 30"	24" - 30"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
1%		16	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	#5	24" - 30"	30" - 36"	24" O.C.		24" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
3%		82	ILLICIUM PARVIFLORUM	ANISE	#7	24" - 30"	24" - 30"	42" O.C.		42" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
12%		357	ITEA VIRGINICA `HENRY`S GARNET`	HENRY`S GARNET ITEA	#3	18" - 24"	18" - 24"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
1%		12	ITEA VIRGINICA `HENRY`S GARNET`	HENRY`S GARNET ITEA	#5	24" - 30"	24" - 30"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
3%		81	LIGUSTRUM JAPONICUM `RECURVIFOLIUM`	LIGUSTRUM	#7	24" - 30"	24" - 30"	48" O.C.		48" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
3%		102	LIGUSTRUM OVALIFOLIUM 'LEMON AND LIME'	LEMON AND LIME LIGUSTRUM	#7	3`-5`	2` - 4`			36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
4%		121	LOROPETALUM CHINENSE `EVER RED`	EVER RED LOROPETALUM	#7	24" - 30"	24" - 30"	48" O.C.		48" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
11%		327	MUHLENBERGIA CAPILLARIS	PINK MUHLY	#3	18" - 24"	18" - 24"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
4%		112	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#1	12" - 15"	12" - 15"			36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED
14%		403	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#3	18" - 24"	18" - 24"	36" O.C.		36" o.c.	FULL, UNIFORM, DENSE CROWN; WELL ROOTED IN POT; DISEASE AND INSECT FREE; LIGHTLY SHEARED

TOTAL GROUNDCOVER: 1397	GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	ORIGIN	SPACING	REMARKS
* 17%		240	ANNUAL BED	ANNUALS	VARIES	VARIES	VARIES	12" O.C.		12" o.c.	SEASONAL ANNUAL COLOR BEDS TO BE DETERMINED BY LANDSCAPE CONTRACTOR AND/OR LANDSCAPE MAINTENANCE. BASIS OF DESIGN: BEGONIAS, PETUNIAS, AND/OR LANTANA.
* 23%		326	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#3	12" - 15"	12" - 15"			12" o.c.	GROUNDCOVERS SHALL BE CONTAINER GROWN; WELL ROOTED AND WITH A SHAPE AND HABITAT CONSISTENT WITH THE SPECIES.
19%		265	LANTANA CAMARA 'GOLDEN MOUND'	GOLDEN MOUND LANTANA	#1	9" - 12" MIN.	12" - 15"			18" o.c.	HEALTHY, VIGOROUS CLUMP, WELL ROOTED AND ESTABLISHED IN POT, NO ENCIRCLING OF ROOTS IN CONTAINER, FLORIDA #1
23%		328	LIRIOPE MUSCARI `SUPER BLUE`	SUPER BLUE LIRIOPE	#1	12" - 15"	12" - 15"	18" O.C.		18" o.c.	HEALTHY, VIGOROUS CLUMP, WELL ROOTED AND ESTABLISHED IN POT, NO ENCIRCLING OF ROOTS IN CONTAINER, WITH A SHAPE AND HABIT CONSISTENT WITH THE SPECIES
17%		238	OPHIOPOGON JAPONICUS	MONDO GRASS	#1	6" - 8"	9" - 12"	18" O.C.		18" o.c.	HEALTHY, VIGOROUS CLUMP, WELL ROOTED AND ESTABLISHED IN POT, NO ENCIRCLING OF ROOTS IN CONTAINER, WITH A SHAPE AND HABIT CONSISTENT WITH THE SPECIES

	SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	ORIGIN	SPACING	REMARKS
		6,330 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD						SOD SHALL HAVE UNIFORM DENSITY, COLOR AND TEXTURE; STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED

	VINES	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	ORIGIN	SPACING	REMARKS
*		88	CLEMATIS X JACKMANII	JACKMAN CLEMATIS VINE	#1	12" - 15"	6"-9" MIN.			18" o.c.	HEALTHY, VIGOROUS CLUMP, WELL ROOTED AND ESTABLISHED IN POT, NO ENCIRCLING OF ROOTS IN CONTAINER

* PLANTS UTILIZED FOR BOLD SEASONAL COLORS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 06.16.23

PROJECT # : 121388
DRAWN BY: MB / JT
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NILES BOLTON ASSOCIATES

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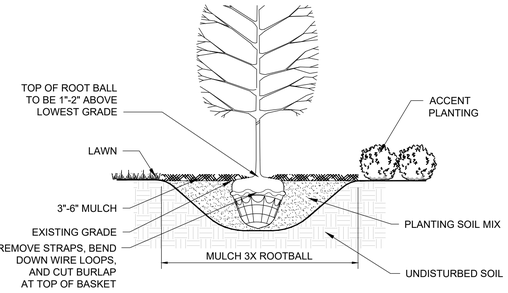
VISTA RESIDENTIAL PARTNERS - N.C., LLC

SHEET TITLE:
PERMIT PLAN SCHEDULE

SHEET NUMBER:

LP0.07

07-14-2023

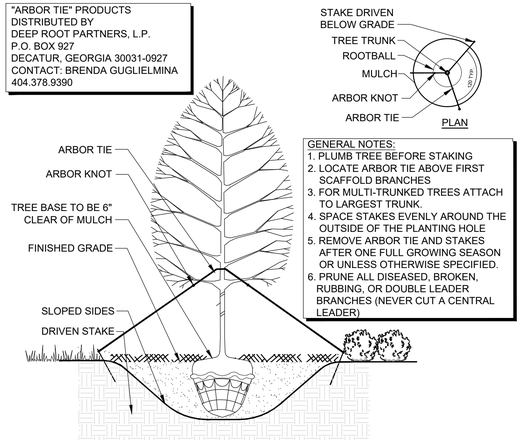


GENERAL NOTES:
1. SEE SPECIFICATION REQUIREMENTS PRIOR TO PLANTING.
2. ENSURE ALL AIR POCKETS ARE REMOVED WHILE BACKFILLING SOIL MIXTURE.
3. SOAK PLANT PIT IMMEDIATELY AFTER PLANTING.
4. DO NOT BREAK ROOTBALL. DO NOT CARRY OR ADJUST ROOTBALL BY USING TREE TRUNK.

PLANTING PROCEDURE:
1. EXCAVATE ROOTBALL PIT.
2. SET TREE SUCH THAT THE ROOTBALL IS 2"-3" HIGHER THAN FINISHED GRADE. IF NECESSARY, ADD EXCAVATED SOIL DIRECTLY UNDER ROOTBALL AND COMPACT THOROUGHLY TO ADJUST ROOTBALL HEIGHT.
3. POSITION TREE SUCH THAT THE BEST PROFILE OF THE TREE (THE SIDE WITH THE MOST ATTRACTIVE BRANCHING PATTERN) IS FACING THE DIRECTION IN WHICH IT WILL BE SEEN THE MOST.
4. BACKFILL & WATER IN SPECIFIED SOIL MIXTURE.
5. CONSTRUCT TRENCH EDGE AND ADD SPECIFIED MULCH. STAKE ARBOR TIE PANT SECURELY.

1 TREE PLANTING
1/2" = 1'-0"

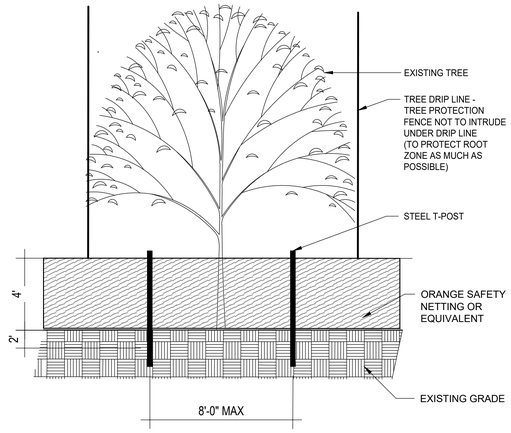
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CONTACT: BRENDA GUGLIELMINA
404.378.9390



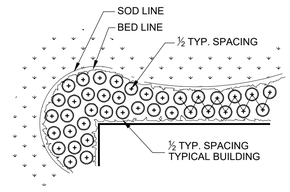
PLAN

GENERAL NOTES:
1. PLUMB TREE BEFORE STAKING
2. LOCATE ARBOR TIE ABOVE FIRST SCAFFOLD BRANCHES
3. FOR MULTI-TRUNKED TREES ATTACH TO LARGEST TRUNK.
4. SPACE STAKES EVENLY AROUND THE OUTSIDE OF THE PLANTING HOLE
5. REMOVE ARBOR TIE AND STAKES AFTER ONE FULL GROWING SEASON OR UNLESS OTHERWISE SPECIFIED.
6. PRUNE ALL DISEASED, BROKEN, RUBBING, OR DOUBLE LEADER BRANCHES (NEVER CUT A CENTRAL LEADER)

2 TREE GUYING
1/2" = 1'-0"



3 TREE PROTECTION FENCE
NOT TO SCALE



NOTES:
1. WHEN EDGE OF PLANTING AREA IS CURVILINEAR, PLACE PLANTS ALONG LEADING EDGE AT SPECIFIED SPACING AND INFILL SHRUB AREA USING TRIANGULAR SPACING.

4 TRIANGLE SPACING/ BED LINE
1/2" = 1'-0"

GENERAL NOTES:
1. SEE SPECIFICATION REQUIREMENTS PRIOR TO PLANTING.
2. ENSURE ALL AIR POCKETS ARE REMOVED WHILE BACKFILLING SOIL MIXTURE
3. SOAK PLANT PIT IMMEDIATELY AFTER PLANTING.
4. DO NOT BREAK ROOTBALL. DO NOT CARRY OR ADJUST ROOTBALL BY USING TREE TRUNK.
5. UNLESS SPECIFIED, STAGGER ROWS OF SHRUBS.

5 SHRUB PLANTING
1/2" = 1'-0"

PLANTER A (PA-1)
SCHEME A - PLAN

PLANTER A (PA-1)
SCHEME A - ELEVATION

PLANTER A (PA-2)
SCHEME B - PLAN

PLANTER A (PA-2)
SCHEME B - ELEVATION

PLANTER B (PA-3)
PLAN

PLANTER B (PA-3)
ELEVATION

NOTE: REFER TO PLANS FOR PLANTER LOCATIONS AND PLANT MATERIAL.

6 CONTAINER PLANTINGS
3/8" = 1'-0"

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 06.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

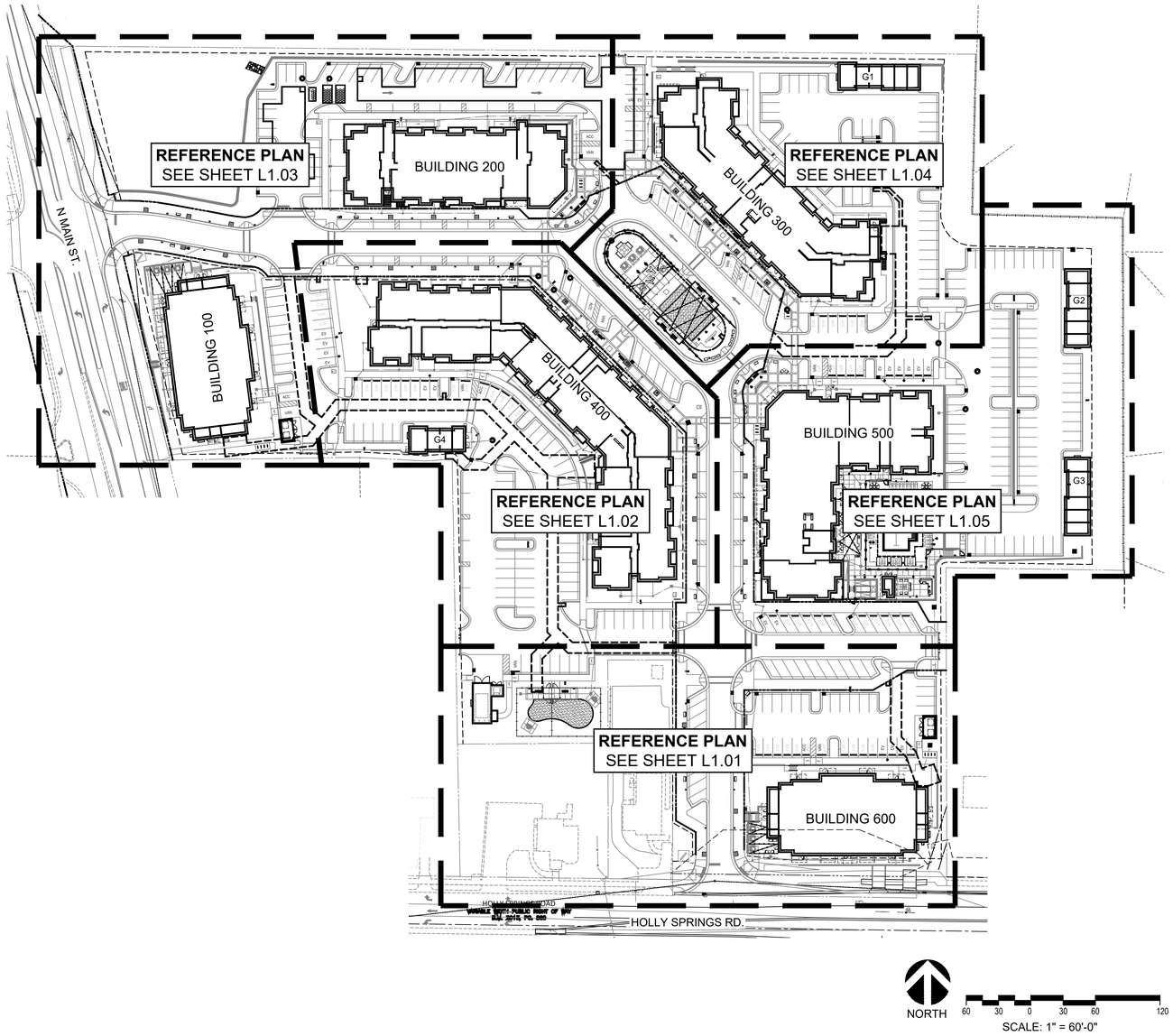
VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
PERMIT PLAN DETAILS

SHEET NUMBER:

LP0.08

07-14-2023



APPLICABLE CODES:

LIFE SAFETY CODE: N/A (COVERED BY IBC)
BUILDING CODE: NORTH CAROLINA STATE BUILDING CODE 2018 EDITION
FUEL CODE: NORTH CAROLINA STATE FUEL GAS CODE 2018 EDITION
MECHANICAL CODE: NORTH CAROLINA MECHANICAL CODE 2018 EDITION
PLUMBING CODE: NORTH CAROLINA STATE PLUMBING CODE 2018 EDITION
ELECTRICAL CODE: NORTH CAROLINA ELECTRIC CODE 2020
FIRE CODE: NORTH CAROLINA STATE FIRE PREVENTION CODE 2018 EDITION
ENERGY CODE: NORTH CAROLINA STATE ENERGY CONSERVATION CODE 2018

APPLICABLE ACCESSIBILITY CODES:

CHAPTER 11, NC BUILDING CODE 2018
AMERICANS WITH DISABILITIES ACT, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
FAIR HOUSING ACT ACCESSIBILITY GUIDELINES
2009 ICC / ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

SITE INFORMATION:

PROJECT DESCRIPTION:	MULTI-FAMILY, COMMERCIAL
PROJECT ADDRESS:	137 HOLLY SPRINGS ROAD
TOWNSHIP:	HOLLY SPRINGS
COUNTY:	WAKE
ZONING:	DOWNTOWN MIXED-USED CONDITIONAL DISTRICT MASTER PLAN: 22-REZ-06 (APPROVED 04.18.2023)
OVERLAY:	VILLAGE DISTRICT AREA PLAN

SHEET INDEX

		4.28.23 Dev. Plan Review	6.05.23 Dev. Plan Review	7.14.23 Dev. Plan Review	8.3.23 Bid Set	8.18.23 Dev. Plan Review
PAGE NUMBER	**PAGE TITLE**					
LP0.01	PERMIT PLAN	X	X	X	X	X
LP0.02	PERMIT PLAN	X	X	X	X	X
LP0.03	PERMIT PLAN	X	X	X	X	X
LP0.04	PERMIT PLAN	X	X	X	X	X
LP0.05	PERMIT PLAN	X	X	X	X	X
LP0.06	PERMIT PLAN	X	X	X	X	X
LP0.07	PERMIT PLAN	X	X	X	X	X
LP0.08	PERMIT PLAN			X	X	X
L0.01	OVERALL SITE PLAN		X	X	X	X
L0.02	GENERAL NOTES				X	
L1.01	REFERENCE PLAN		X	X	X	X
L1.02	REFERENCE PLAN		X	X	X	X
L1.03	REFERENCE PLAN		X	X	X	X
L1.04	REFERENCE PLAN		X	X	X	X
L1.05	REFERENCE PLAN		X	X	X	X
L1.10	POOL REFERENCE PLAN		X	X	X	X
L1.11	POOL COMPLINACE PLAN				X	
L1.12	POOL LAYOUT PLAN				X	
L1.13	POOL GRADING AND DRAINAGE PLAN				X	
L1.14	POOL LIGHTING PLAN				X	
L1.15	POOL FURNITURE PLAN				X	
L1.20	VILLAGE GREEN REFERENCE PLAN		X	X	X	X
L1.21	VILLAGE GREEN LAYOUT PLAN				X	
L1.22	VILLAGE GREEN GRADING AND DRAINAGE PLAN				X	
L1.30	BLDGS 100 + 600 PLAZAS REFERENCE PLAN		X	X	X	X
L1.31	BLDGS 100 + 600 PLAZAS LAYOUT PLAN				X	
L1.32	BLDGS 100 + 600 PLAZAS GRADING AND DRAINAGE PLAN				X	
L1.40	DOG PARK REFERENCE PLAN		X	X	X	X
L1.41	DOG PARK LAYOUT PLAN				X	
L1.42	DOG PARK GRADING AND DRAINAGE PLAN				X	
L7.00	MATERIALS SCHEDULE		X	X	X	X
L7.10	MATERIALS SCHEDULE				X	
L8.00	DETAILS		X	X	X	X
L8.01	DETAILS		X	X	X	X
L8.02	DETAILS		X	X	X	X
L8.03	DETAILS		X	X	X	X
L8.04	DETAILS				X	X
L8.05	DETAILS				X	X
L8.06	DETAILS				X	X
L8.10	DETAILS				X	
L8.11	DETAILS				X	
L8.12	DETAILS				X	
L8.13	DETAILS				X	
L8.14	DETAILS				X	
L9.00	OVERALL PLANTING PLAN				X	
L9.01	PLANTING PLAN				X	
L9.02	PLANTING PLAN				X	
L9.03	PLANTING PLAN				X	
L9.04	PLANTING PLAN				X	
L9.05	PLANTING PLAN				X	
L9.06	PLANTING PLAN				X	
L9.07	PLANTING PLAN				X	
L9.10	PLANTING SCHEDULE & DETAILS				X	
L9.20	IRRIGATION PLAN				X	

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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SHEET TITLE:
OVERALL SITE PLAN

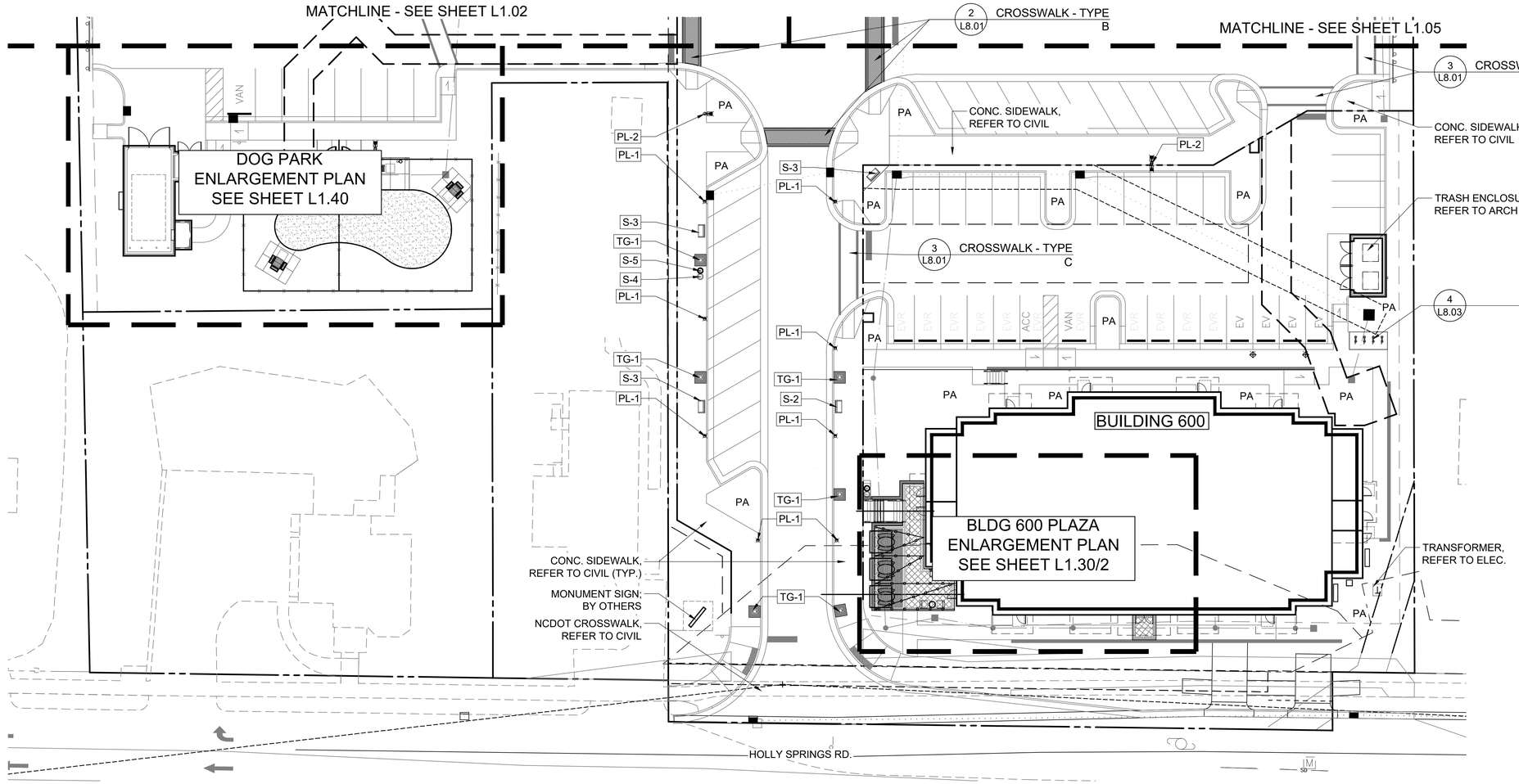
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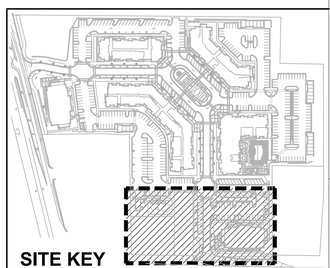
L0.01

07-14-2023

SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*





SITE KEY
NOT TO SCALE

NORTH
20 10 0 10 20 40
SCALE: 1" = 20'-0"

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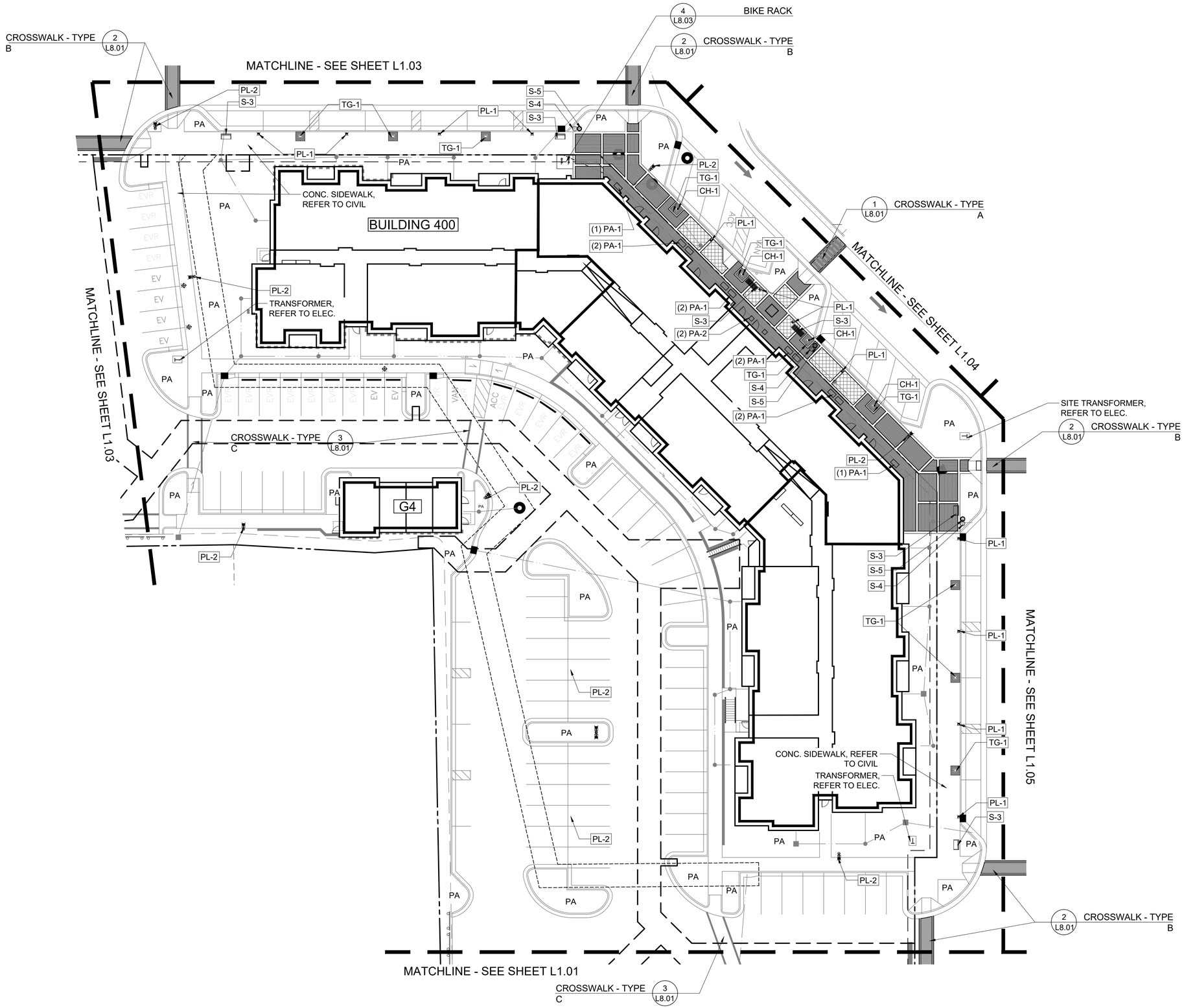
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137 HOLLY SPRINGS RD
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SHEET TITLE:
REFERENCE PLAN

SHEET NUMBER:
L1.01

07-14-2023



SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CONSTRUCTION OBSERVATION 08.18.23

PROJECT # : 121388
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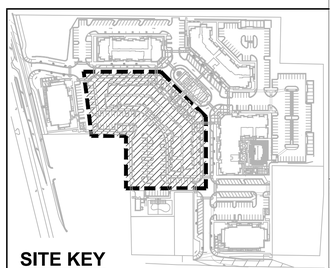
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SITE KEY
NOT TO SCALE

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REFERENCE PLAN

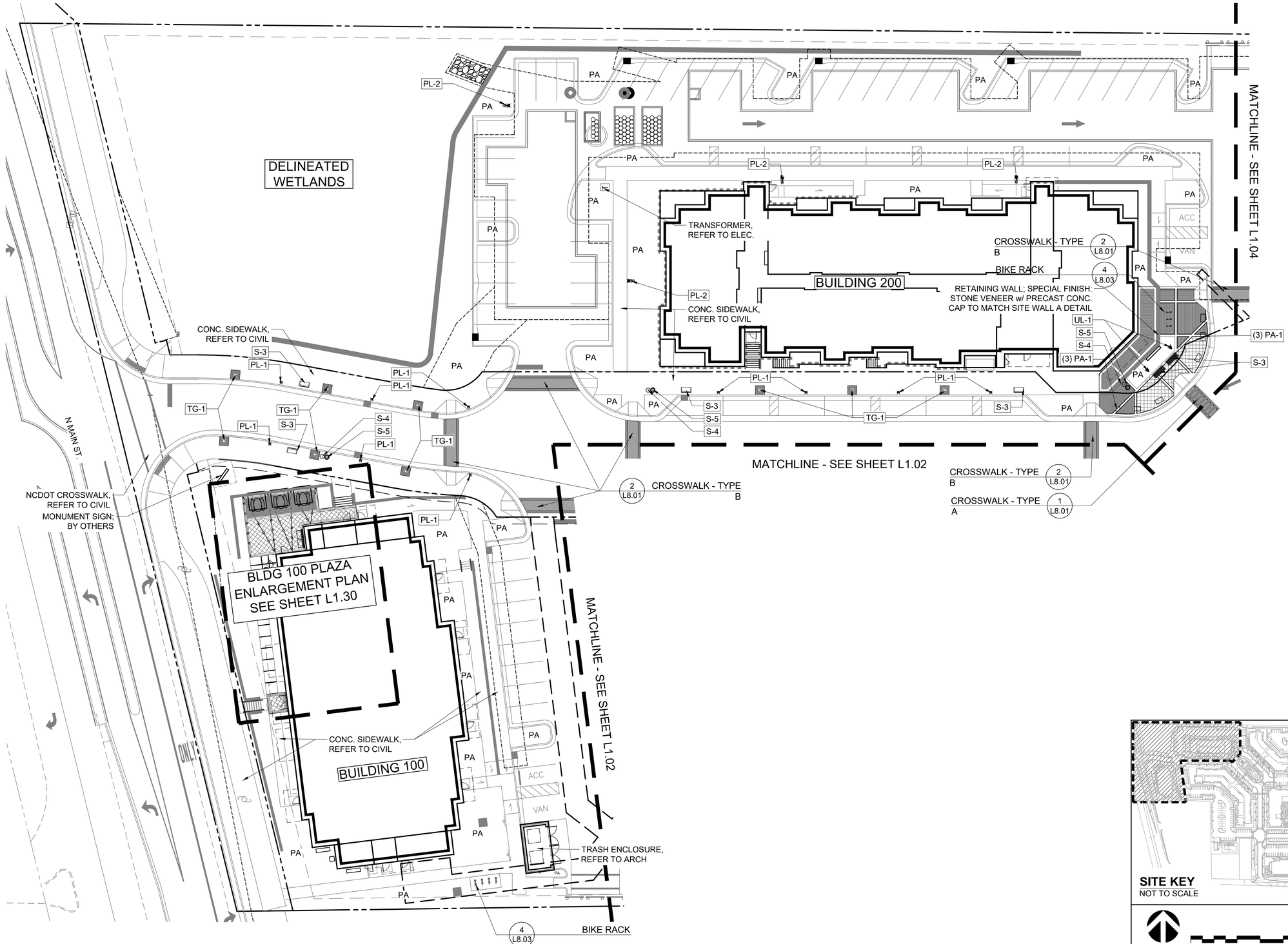
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L1.02

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SCALE: 1" = 20'-0"

07-14-2023

SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*



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HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC

SITE KEY
NOT TO SCALE

SHEET TITLE:
REFERENCE PLAN

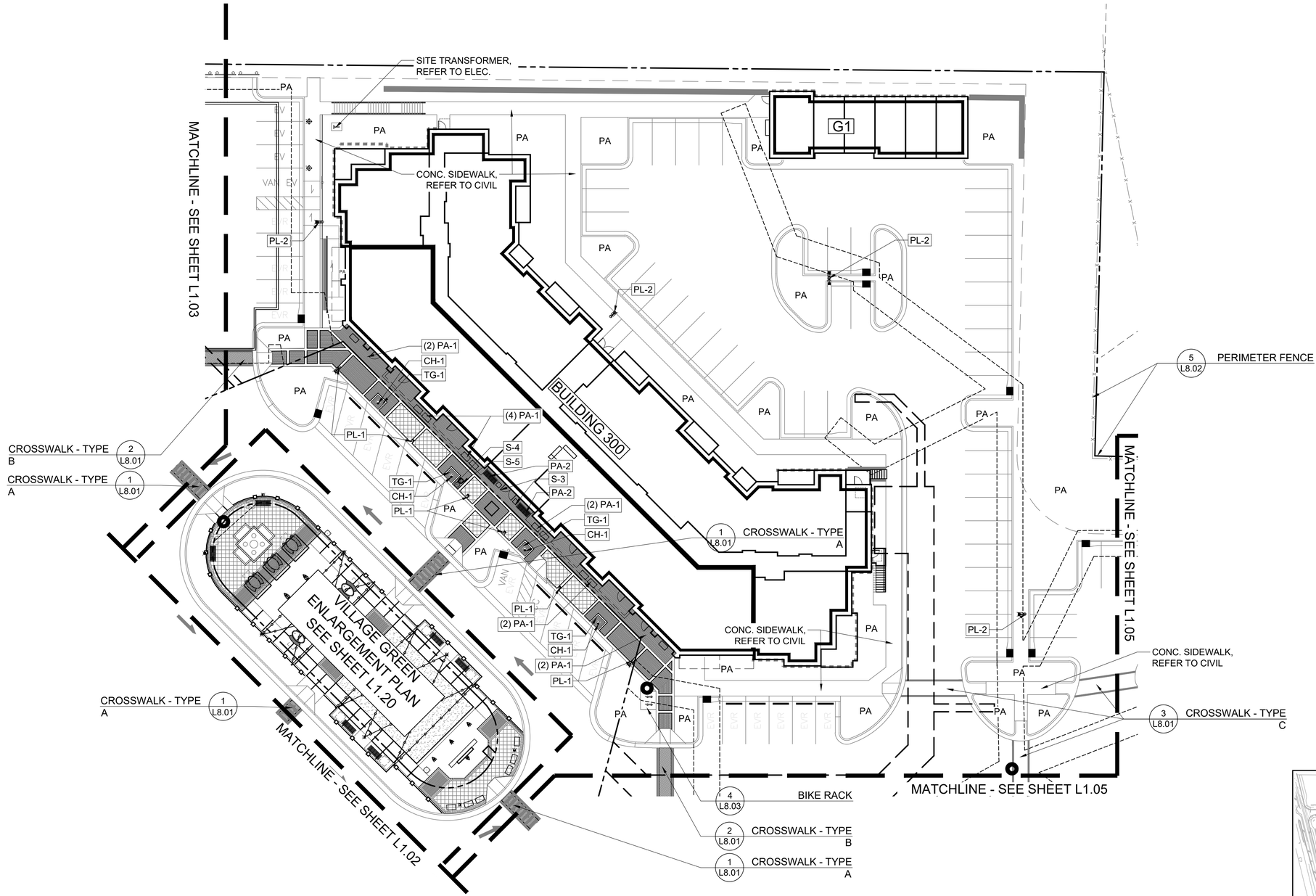
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SCALE: 1" = 20'-0"

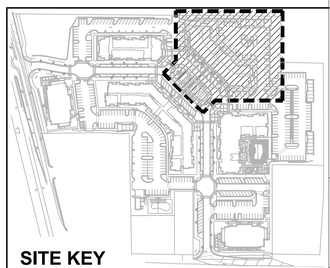
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L1.03

07-14-2023

SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*





SITE KEY
NOT TO SCALE

NORTH
20 10 0 10 20 40
SCALE: 1" = 20'-0"

PROJECT # : 121388
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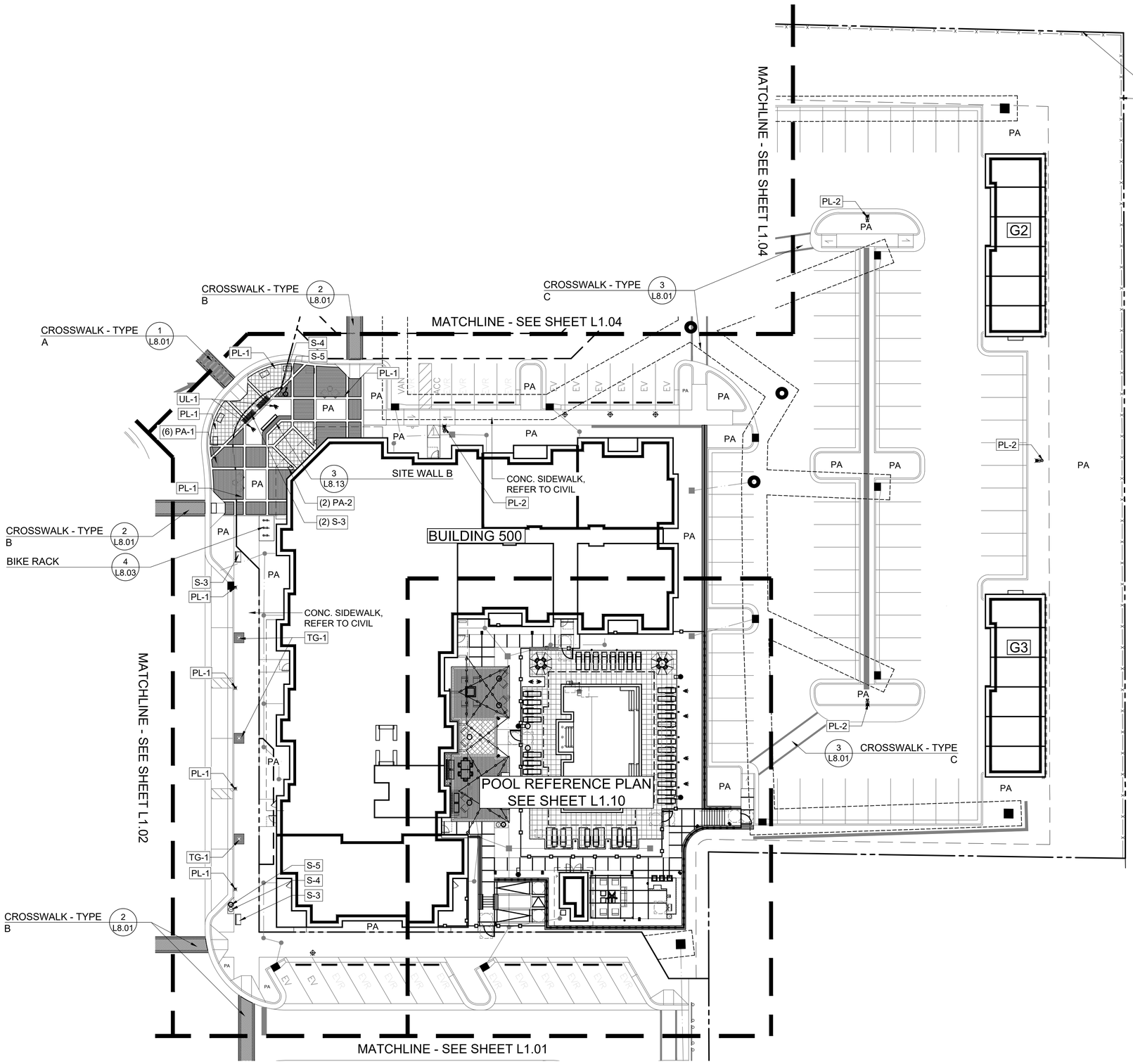
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SHEET NUMBER:
L1.04

07-14-2023

SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*



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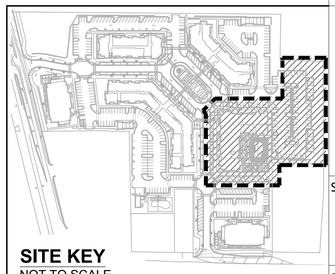
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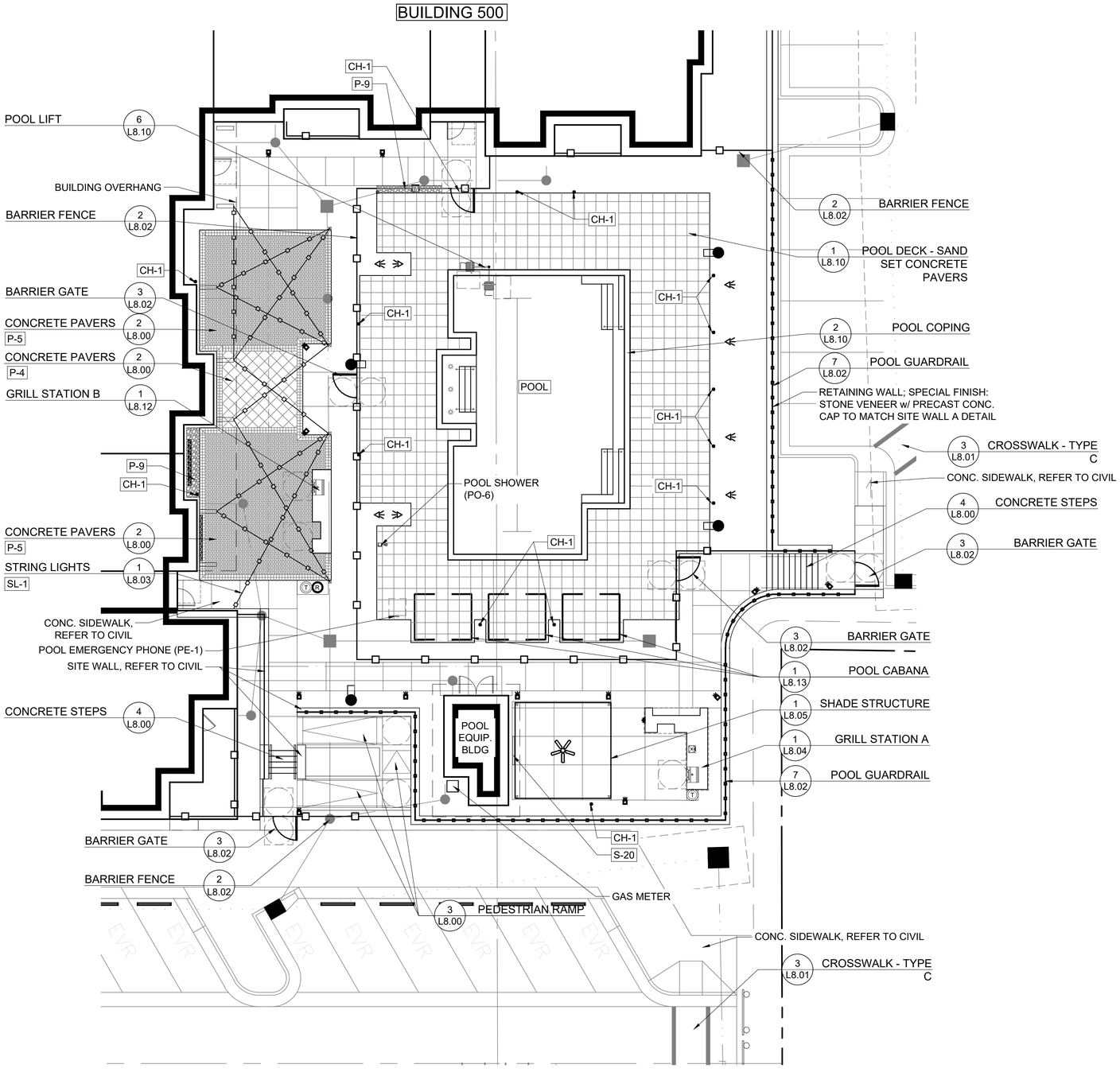
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SCALE: 1" = 20'-0"

SHEET TITLE:
REFERENCE PLAN

SHEET NUMBER:
L1.05

07-14-2023



SYMBOL LEGEND	
PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

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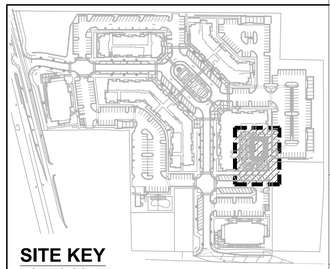
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SITE KEY
NOT TO SCALE

NORTH
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SCALE: 1" = 10'-0"

SHEET TITLE:
POOL REFERENCE PLAN

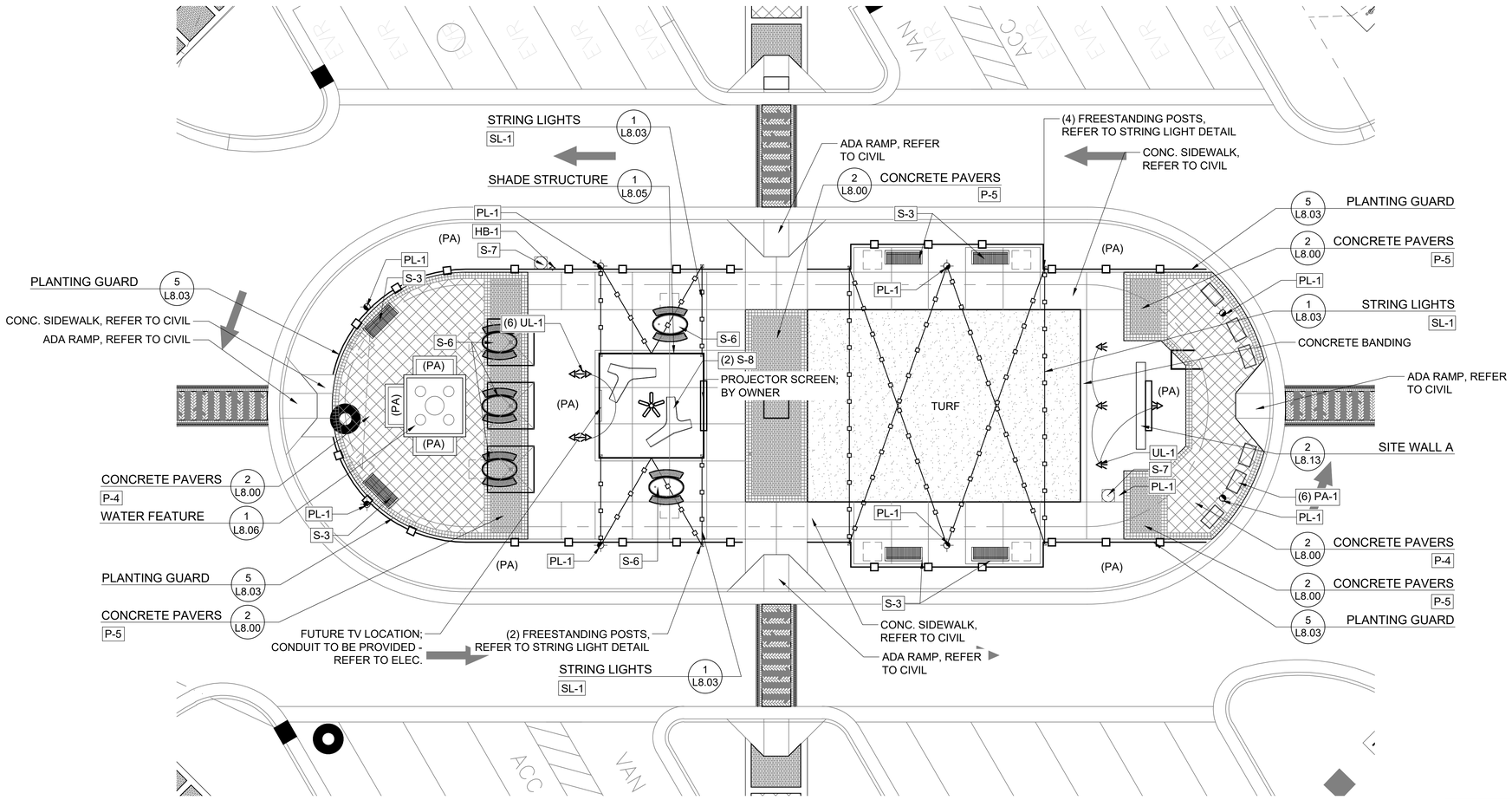
SHEET NUMBER:
L1.10

07-14-2023

BUILDING 300

BUILDING 200

BUILDING 500



BUILDING 400

SYMBOL LEGEND	
PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

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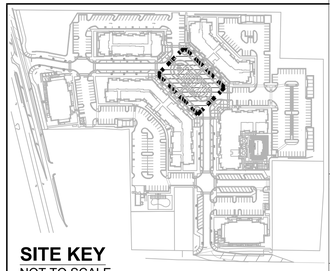
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HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC



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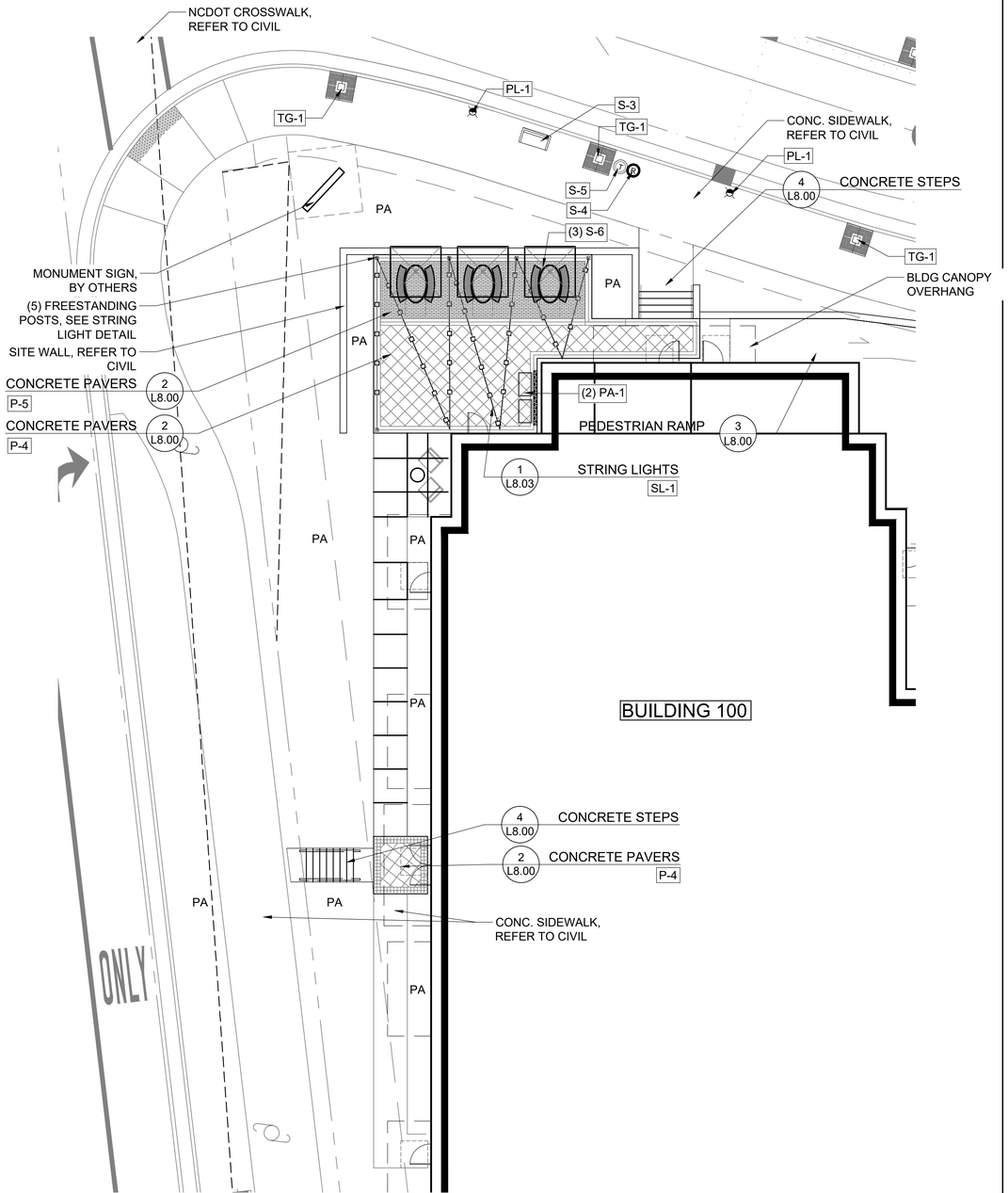
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VILLAGE GREEN
REFERENCE PLAN

SHEET NUMBER:

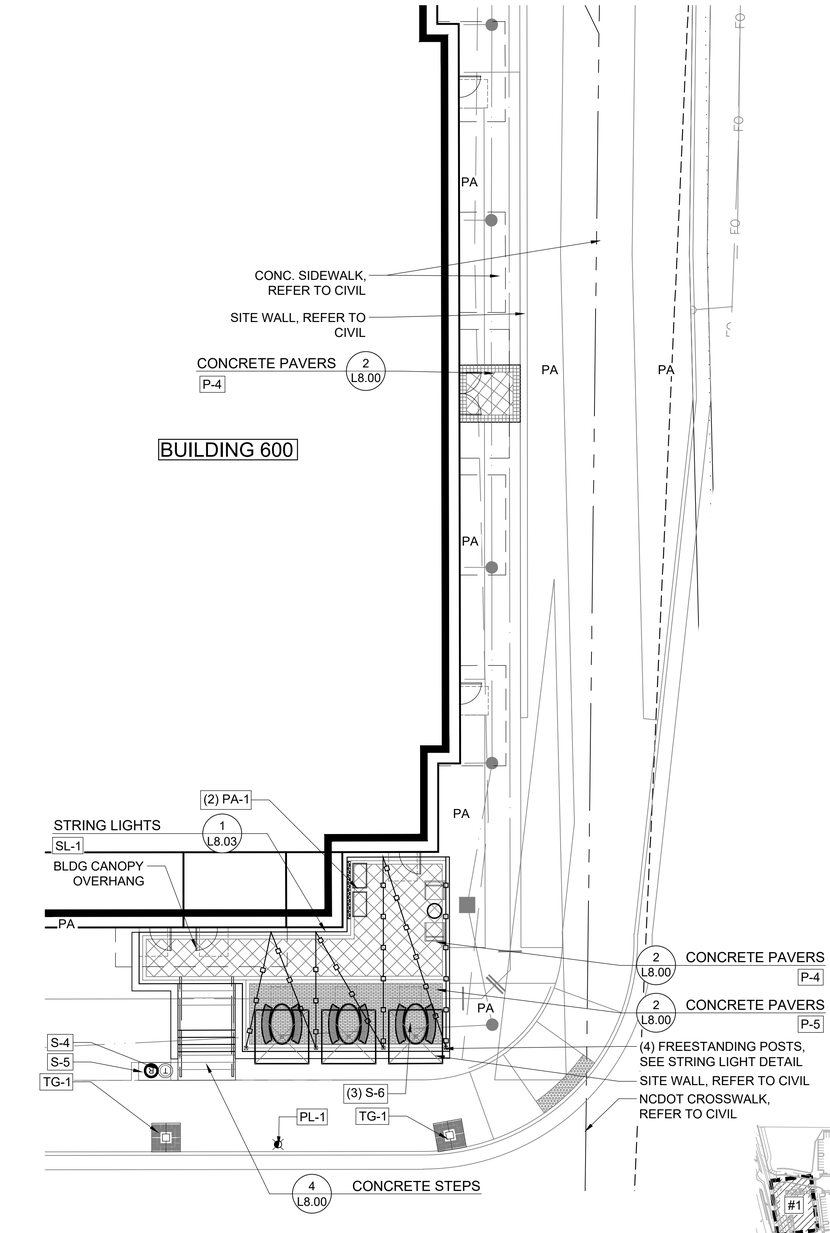
L1.20

07-14-2023



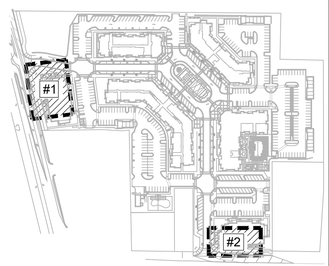
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SCALE: 1" = 10'-0"

BLDG 100 PLAZA ENLARGEMENT PLAN



2 NORTH 10 05 0 05 10 20
SCALE: 1" = 10'-0"

BLDG 600 PLAZA ENLARGEMENT PLAN



NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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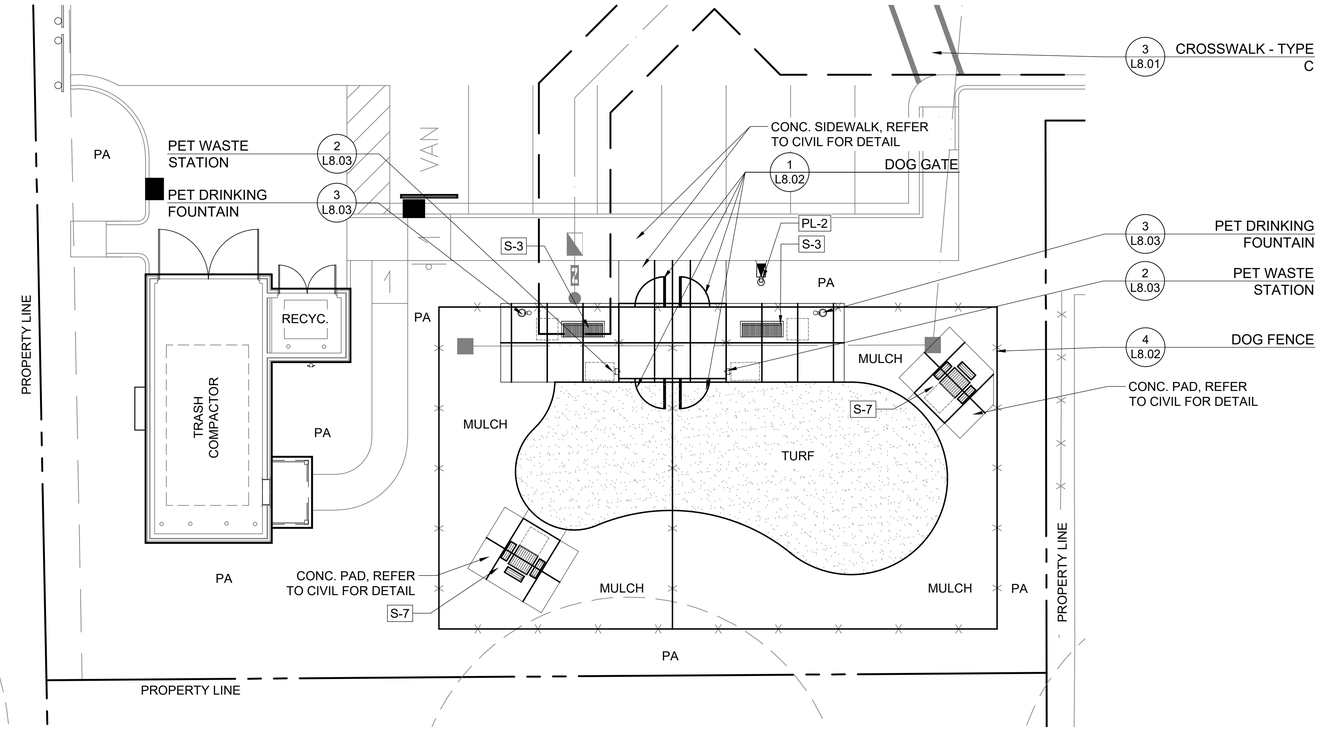
VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
BLDGS 100 & 600 PLAZAS
REFERENCE PLAN

SHEET NUMBER:

L1.30

07-14-2023



SYMBOL LEGEND

PA	PLANTING AREA
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEETS L7.00 AND L7.10*

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
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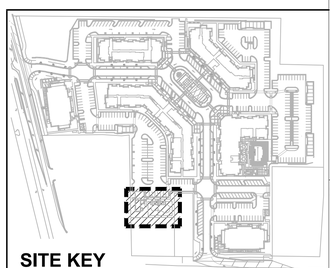
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No.	Description	Date

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MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC



SITE KEY
NOT TO SCALE

NORTH
10 05 0 05 10 20
SCALE: 1" = 10'-0"

SHEET TITLE:
DOG PARK
REFERENCE PLAN

SHEET NUMBER:

L1.40

07-14-2023

PAVEMENT MATERIALS

	CONCRETE PAVEMENT (PEDESTRIAN GRADE)	
P-1	NOTE	REFER TO CIVIL
	CONCRETE PAVERS (VEHICULAR-GRADE AT CROSSWALKS)	
P-2	MANUFACTURER	KEYSTONE HARDSCAPES (BASIS OF DESIGN)
	SIZE	4x8; 80 MM THK
	BANDING COLOR	HOLLAND STONE II, CHARCOAL
	PRIMARY COLOR	HOLLAND STONE, CHICAGO BLEND
	COLOR POP	HOLLAND STONE, TAN
	CONCRETE PAVERS (AT POOL ONLY)	
P-3	MANUFACTURER	HANOVER ARCHITECTURAL PRODUCTS
	MODEL	PREST PAVERS
	COLOR	GLACIER WHITE
	SIZE	23 3/4" x 23 3/4" X 2" THK.
	FINISH	TUDOR
	CONCRETE PAVERS	
P-4	MANUFACTURER	KEYSTONE HARDSCAPES (BASIS OF DESIGN)
	MODEL	CITY STONE
	SIZE	12x12; 60 MM THK
	COLOR	LIGHT TAN
	CONCRETE PAVERS	
P-5	MANUFACTURER	KEYSTONE HARDSCAPES (BASIS OF DESIGN)
	MODEL	CITY STONE
	SIZE	3x12; 60 MM THK (PLANK STYLE)
	COLOR	60% LIGHT TAN 40% MEDIUM TAN
	CONCRETE PAVERS	
P-6	MANUFACTURER	KEYSTONE HARDSCAPES (BASIS OF DESIGN)
	MODEL	CITY STONE
	SIZE	6x6; 60 MM THK
	COLOR	MEDIUM TAN
	TRUNCATED DOME CONCRETE PAVERS	
P-7	SIZE	12x12; 60 MM THK
	COLOR	MEDIUM TAN
	INTEGRALLY COLORED CONCRETE	
P-8	MANUFACTURER	L.M. SCOFIELD (BASIS OF DESIGN)
	MODEL	CHROMIX ADMIXTURE (THRU-BODY)
	OPTIONS	CONCRETE CURING COMPOUND CLEAR TOP SEALANT
	COLOR	STONE GREY
	FINISH	MED BROOM

FENCING

	BARRIER FENCE	
F-1	MANUFACTURER	AMERISTAR
	MODEL	ECHELON PLUS - MONARCH POOL
	OPTIONS	4'-0" HEIGHT, 2-RAIL POOL PANEL
	FINISH	ALUMINUM w/ BLACK TOP COAT
	NOTE	FLUSH BOTTOM RAIL
	BARRIER GATE (SINGLE SWING)	
F-2	MANUFACTURER	AMERISTAR
	MODEL	ECHELON PLUS - MONARCH POOL
	OPTIONS	4'-0" HEIGHT, 2-RAIL POOL PANEL
	FINISH	ALUMINUM w/ BLACK TOP COAT
	NOTE	FLUSH BOTTOM RAIL
	DOG FENCE	
F-3	MANUFACTURER	AMERISTAR
	MODEL	ECHELON PLUS - MAJESTIC
	OPTIONS	5'-0" HEIGHT, 3-RAIL w/ PUPPY PANEL
	FINISH	ALUMINUM w/ BLACK TOP COAT
	DOG GATE	
F-4	MANUFACTURER	AMERISTAR
	MODEL	ECHELON PLUS - MAJESTIC
	OPTIONS	5'-0" HEIGHT, 3-RAIL w/ PUPPY PANEL
	FINISH	ALUMINUM w/ BLACK TOP COAT
	PERIMETER FENCE	
F-5	MANUFACTURER	AMERISTAR
	MODEL	ECHELON PLUS - MAJESTIC
	OPTIONS	6'-0" HEIGHT, 3-RAIL PANEL
	FINISH	ALUMINUM w/ BLACK TOP COAT
	NOTE	STANDARD BOTTOM RAIL
	SITE GUARDRAIL	
F-6	MANUFACTURER	AMERISTAR (BASIS OF DESIGN)
	MODEL	MONTAGE II - MAJESTIC
	OPTIONS	3'-6" HEIGHT, 2-RAIL PANEL
	MATERIAL	STEEL w/ BLACK TOP COAT
	SITE GUARDRAIL	
F-7	MANUFACTURER	AMERISTAR (BASIS OF DESIGN)
	MODEL	MONTAGE II - MAJESTIC
	OPTIONS	48" HEIGHT, 2-RAIL PANEL
	MATERIAL	STEEL w/ BLACK TOP COAT
	PLANTING GUARD	
F-8	MANUFACTURER	KAUFMAN IRON WORKS (BASIS OF DESIGN)
	MODEL	STRAIGHT PICKET
	OPTIONS	18" HEIGHT, 2-RAIL PANEL
	MATERIAL	STEEL w/ BLACK TOP COAT

EXTERIOR LIGHTING

NOTE:
1. COORDINATE 24V TRANSFORMER CONNECTIONS, LOCATIONS AND SIZE WITH LANDSCAPE ARCHITECT AND SHOP DRAWING SUBMITTALS PRIOR TO ROUGH IN.
2. ALL FIXTURES TO BE CONTROLLED BY PHOTOCELL
3. AMENITY AREA LIGHTS TO BE CONTROLLED BY BACK-UP POWER TO MEET EGRESS REQUIREMENTS.
4. ALL FIXTURES TO HAVE AN OUTDOOR RATING OF:
IP65 (WATER-RESISTANT) OR IP68 (CAN BE SUBMERGED IN WATER).
5. FOR ANY FIXTURE SUBSTITUTION REQUESTS, CONTRACTOR TO PROVIDE PHOTOMETRICS UNDER NORMAL AND EMERGENCY POWER TO CONFIRM CONFORMANCE WITH BUILDING/SITE EGRESS LIGHTING REQUIREMENTS AND POOL LIGHTING REQUIREMENTS.

	POLE LIGHT (DECORATIVE PEDESTRIAN LIGHT, CITY STD.)	
PL-1	MANUFACTURER	DUKE ENERGY
	FIXTURE MODEL	MITCHELL LED TOP HAT
	COLOR TEMP	4000K
	FINISH	BLACK
	NOTE	WITH RIBS, BAND AND MEDALLIONS
	POLE MODEL	DECORATIVE ALUMINUM
	MOUNTING HEIGHT	16 FT
	FINISH	BLACK
	POLE LIGHT (DECORATIVE VEHICULAR LIGHT, CITY STD.)	
PL-2	MANUFACTURER	DUKE ENERGY
	FIXTURE MODEL	TEARDROP LED ROADWAY
	COLOR TEMP	4000K
	FINISH	BLACK
	POLE MODEL	SIMPLE ALUMINUM
	MOUNTING HEIGHT	30 FT
	FINISH	BLACK
	POLE LIGHT (AT POOL DECK)	
PL-3	MANUFACTURER	LIGMAN LIGHTING (BASIS OF DESIGN)
	FIXTURE MODEL	MACARON 2 DOUBLE ARM POST TOP
	COLOR TEMP	3000K
	FINISH	BLACK
	POLE MODEL	
	MOUNTING HEIGHT	16 FT
	FINISH	
	PATHWAY LIGHT	
PL-4	MANUFACTURER	LIGMAN LIGHTING (BASIS OF DESIGN)
	FIXTURE MODEL	MACARON BOLLARD; UMC-10013
	SIZE	39.3" HGT.; 4" DIA.
	COLOR TEMP	3000K
	FINISH	BLACK
	NOTE	FROSTED LENS TO BE PROVIDED
	LANDSCAPE UPLIGHT	
UL-1	MANUFACTURER	WAC LANDSCAPE LIGHTING (BASIS OF DESIGN)
	MODEL	MINI ACCENT (#5111)
	SIZE	5 1/4" x 2 5/16" DIA.
	COLOR TEMP	3000K
	FINISH	BRONZE
	STRING LIGHTS	
SL-1	MANUFACTURER	TOKISTAR LIGHTING - EXHIBITOR SERIES (BASIS OF DESIGN)
	MODEL	EXBK-18-WW-S14-C
	LAMP	0.48 WATT LED (2500K)
	COLOR	BLACK
	MOUNT	CATNARY CABLE MOUNTED (EX-MDA-BK)
	SPACING	18" O.C.
	NOTE	CABLE AND MOUNTING HARDWARE TO BE SUPPLIED BY CONTRACTOR

FURNISHINGS

	BICYCLE RACK (CITY STD)	
S-1	MANUFACTURER	VICTOR STANLEY
	MODEL	BRWS-101 (U-SHAPED)
	FINISH	BLACK
	MOUNT	IN-GROUND
	BENCH (SHORT, CITY STD)	
S-2	MANUFACTURER	VICTOR STANLEY
	MODEL	CR-138
	FINISH	BLACK
	SIZE	52 IN LENGTH
	MOUNT	SURFACE MOUNT
	NOTE	NO CENTER ARM REST SEE DTL HS009
	BENCH (LONG, CITY STD)	
S-3	MANUFACTURER	VICTOR STANLEY
	MODEL	CR-138
	FINISH	BLACK
	SIZE	72 IN LENGTH
	MOUNT	SURFACE MOUNT
	NOTE	NO CENTER ARM REST SEE DTL HS011
	TRASH RECEPTACLE (CITY STD)	
S-4	MANUFACTURER	VICTOR STANLEY
	MODEL	SD-42
	FINISH	BLACK
	SIZE	36 GALLON
	MOUNT	SURFACE
	LID	DOME
	NOTE	INCLUDE "RECYCLE" TEXT AND DECAL SEE DTL HS010
	RECYCLING RECEPTACLE (CITY STD)	
S-5	MANUFACTURER	VICTOR STANLEY
	MODEL	SD-42
	FINISH	BLUE
	SIZE	36 GALLON
	MOUNT	SURFACE
	LID	DOME SEE DTL HS010
	PICNIC TABLE A	
S-6	MANUFACTURER	LANDSCAPE FORMS (BASIS OF DESIGN)
	MODEL	CHARLIE TABLE
	SIZE	67" TABLE X 30" HGT. w/ UMBRELLA HOLE
	FINISH	BLACK
	MOUNT	SURFACE
	NOTE	TO INCLUDE UMBRELLA HOLE, UMBRELLA (FABRIC TBD BY OWNER) AND UMBRELLA STAND WHERE INDICATED ON SITE PLAN
	PICNIC TABLE B	
S-7	MANUFACTURER	VICTOR STANLEY (BASIS OF DESIGN)
	MODEL	CPR-3, 3-PIECE CENTER POST TABLE w/ BACKLESS BENCHES
	SIZE	36" SQUARE TABLE TOP
	FINISH	BLACK
	MOUNT	IN GROUND
	TWIG BENCH	
S-8	MANUFACTURER	LANDSCAPE FORMS (BASIS OF DESIGN)
	MODEL	TWIG BACKLESS
	SIZE	76" x 93" x 18"
	FINISH	CAST STONE, ACID-ETCHED FINISH
	COLOR	WHITE

PLANTING COMPONENTS

	ROOT BARRIER (CITY STD)	
RB-1	MANUFACTURER	DEEP ROOT
	MODEL	UB24-2
	NOTE	SEE HS STD. DTL #HS816 IN CIVIL SET
	TREE GRATE (CITY STD)	
TG-1	MANUFACTURER	EAST JORDAN IRON WORKS
	MODEL	8671
	FINISH	STEEL (CORTEN ORANGE)
	SIZE	48" SQ. w/ 18" -24" DIA. EXPANDABLE TREE OPENING

PLANTERS

	PLANTER A (BASIS OF DESIGN)	
PA-1	MANUFACTURER	TOURNESOL
	MODEL	URBAN COLLECTION (UR-481824)
	MATERIAL	FRP
	COLOR A	SHADOW (DARK GREY)
	COLOR B	REED (LIGHT TAN)
	SIZE	48" L x 18" W x 24" H
	IRRIGATION	IRRIGATION STUB UP TO BE PROVIDED TO EACH PLANTER
	NOTE	1 DRAIN HOLE BY MANUF. TO BE PROVIDED
	PLANTER B (BASIS OF DESIGN)	
PA-2	MANUFACTURER	TOURNESOL
	MODEL	URBAN COLLECTION (UR-1800)
	MATERIAL	FRP
	COLOR	CITRON (YELLOW)
	SIZE	28" SQ. x 24" H
	IRRIGATION	IRRIGATION STUB UP TO BE PROVIDED TO EACH PLANTER
	NOTE	1 DRAIN HOLE BY MANUF. TO BE PROVIDED

MISCELLANEOUS

	PET WASTE STATION w/ WASTE CAN	
PW-1	MANUFACTURER	DOG WASTE DEPOT
	MODEL	SUPERIOR METAL PET WASTE ELIMINATOR STATION
	FINISH	BLACK
	PET FOUNTAIN	
PF-1	MANUFACTURER	MOST DEPENDABLE FOUNTAINS
	MODEL	300 SM
	FINISH	BLACK

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL QUANTITIES AS SHOWN IN PLANS.
2. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES BETWEEN QUANTITIES REPRESENTED IN MATERIAL SCHEDULE AND HARDSCAPE PLANS.
3. CONTRACTOR SHALL SUBMIT FOR APPROVAL REPRESENTATIVE SAMPLES, PHOTOGRAPHS, MOCK-UPS AND/OR SHOP DRAWINGS OF ALL ITEMS IN MATERIAL SCHEDULE.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL FIRM C-281 NILES BOLTON ASSOCIATES

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No.	Description	Date

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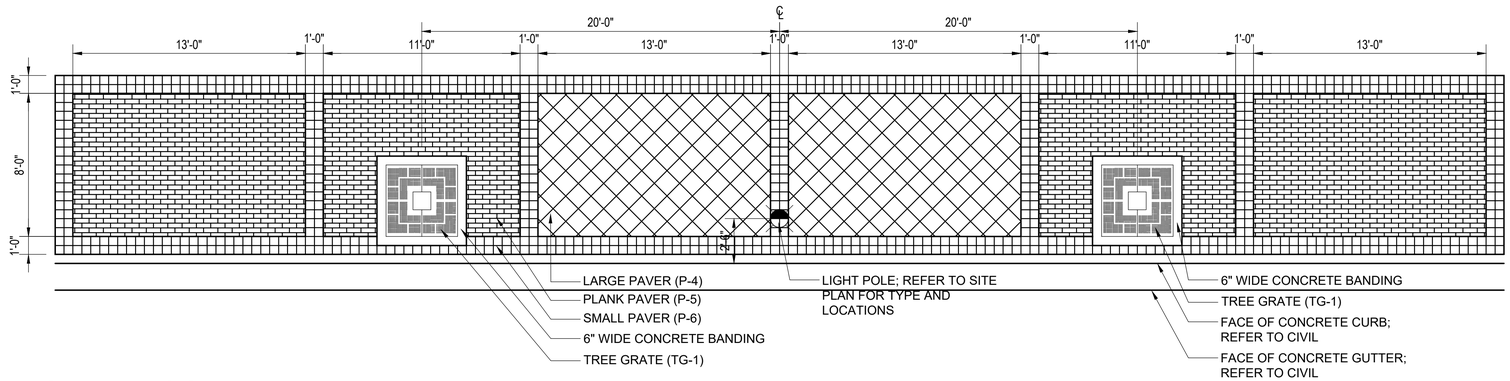
MAIN STREET VISTA
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HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
MATERIALS SCHEDULE

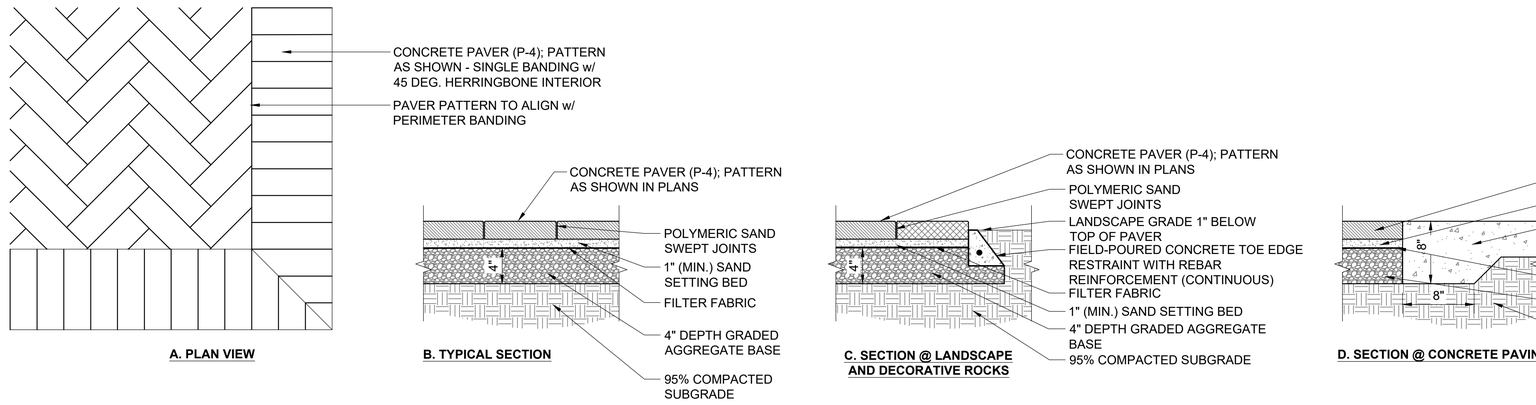
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07-14-2023



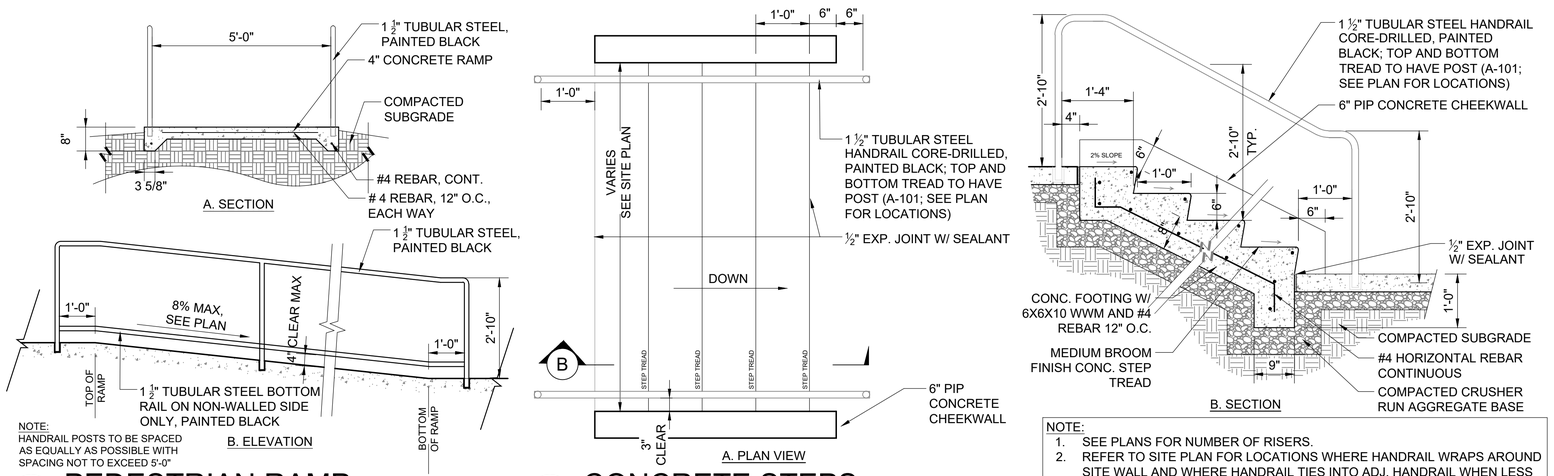
1 STREETSCAPE PAVER ENLARGEMENT

1/4" = 1'-0"



2 CONCRETE PAVERS

1 1/2" = 1'-0"



3 PEDESTRIAN RAMP

1/2" = 1'-0"

4 CONCRETE STEPS

3/4" = 1'-0"

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 06.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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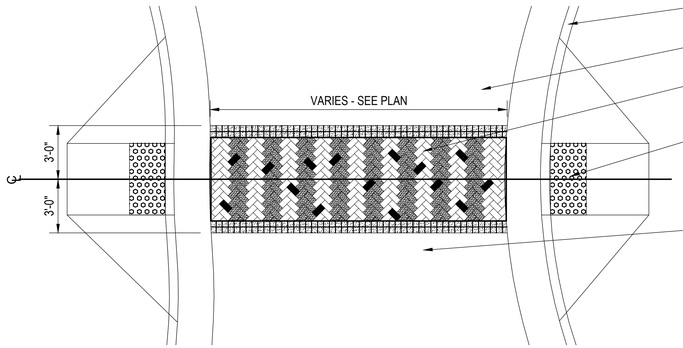
VISTA RESIDENTIAL PARTNERS - N.C, LLC

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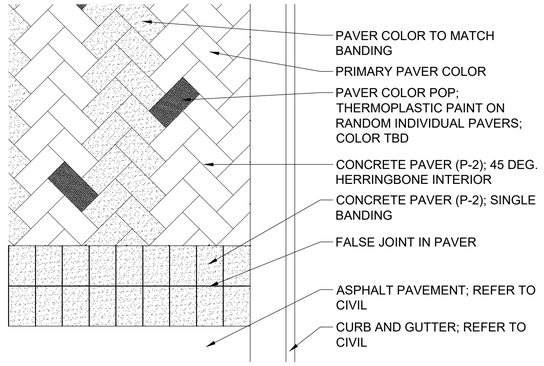
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L8.00

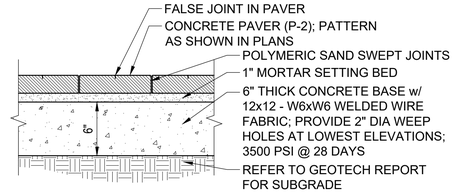
07-14-2023



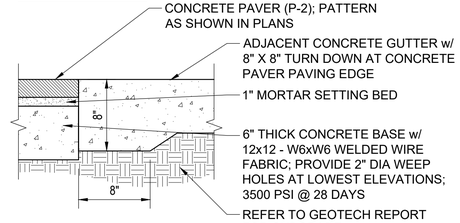
A. PLAN VIEW



B. PLAN VIEW ENLARGEMENT
SCALE: 1 1/2"=1'-0"



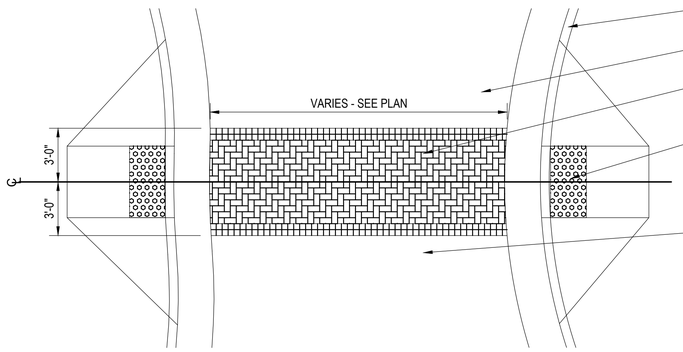
C. TYPICAL SECTION



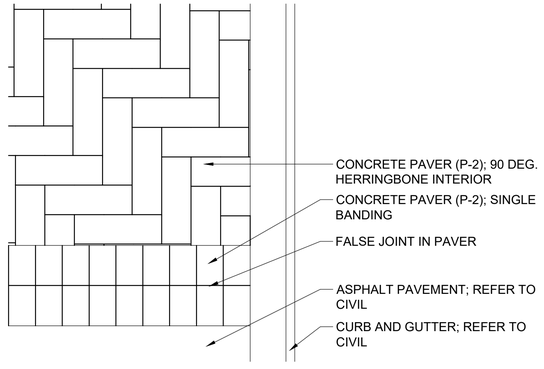
D. SECTION @ CONCRETE PAVING

1 CROSSWALK - TYPE A

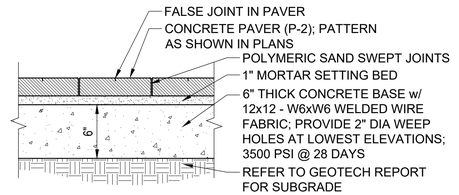
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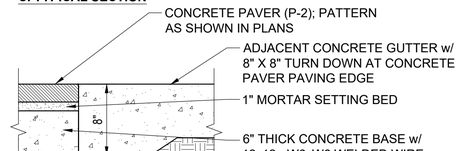
A. PLAN VIEW



B. PLAN VIEW ENLARGEMENT
SCALE: 1 1/2"=1'-0"



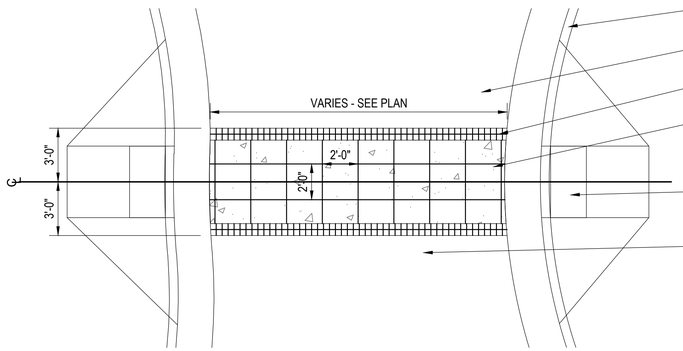
C. TYPICAL SECTION



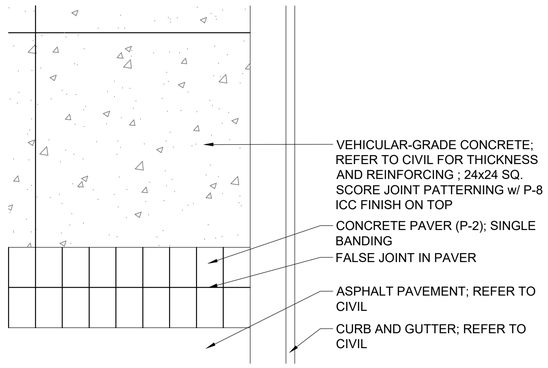
D. SECTION @ CONCRETE PAVING

2 CROSSWALK - TYPE B

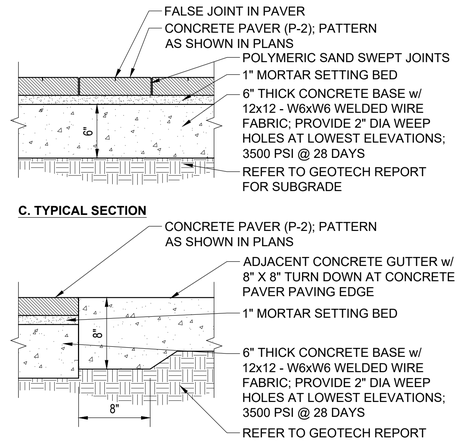
1/4" = 1'-0"



A. PLAN VIEW



B. PLAN VIEW ENLARGEMENT
SCALE: 1 1/2"=1'-0"



C. TYPICAL SECTION

D. SECTION @ CONCRETE PAVING

3 CROSSWALK - TYPE C

1/4" = 1'-0"

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CONSTANCE FERGUSON CORTNER 05.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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JT

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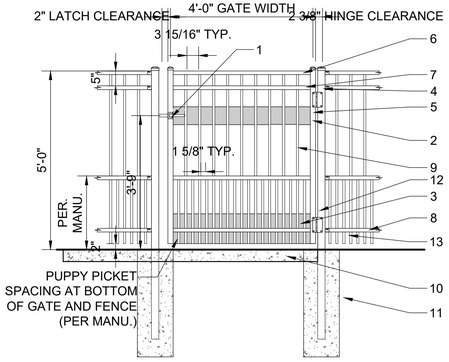
VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
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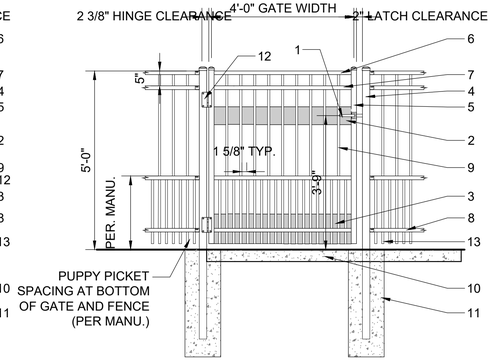
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L8.01

07-14-2023

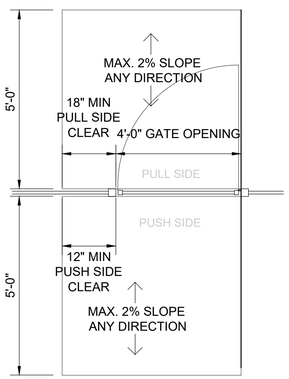


A. FRONT ELEVATION (PULL SIDE) RIGHT-HAND SWING

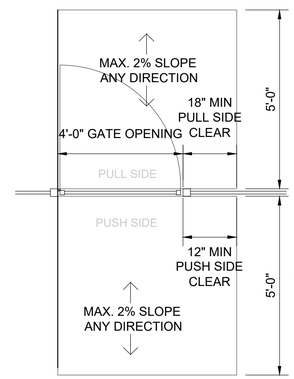


B. FRONT ELEVATION (PULL SIDE) LEFT-HAND SWING

1. LEVER ACTION GATE OPENING HARDWARE (45° ABOVE GRADE);
2. SOLID ALUMINUM PANEL TO RECEIVE PANIC HARDWARE ON INTERIOR SIDE OF GATE; HARDWARE TO COMPLY WITH UL-305
3. SOLID ALUMINUM KICK PLATE ON INTERIOR SIDE OF GATE - SEE DETAIL C
4. 2 ½" SQUARE ALUMINUM GATE/FENCE POSTS WITH MINIMUM ⅛" WALL THICKNESS
5. 1 ¾" SQUARE ALUMINUM GATE UPRIGHT WITH MINIMUM ⅛" WALL THICKNESS
6. 1 ¼" X 1 7/16" ALUMINUM TOP CHANNEL RAIL WITH MINIMUM 0.080 WALL THICKNESS
7. 1 ¼" X 1 7/16" ALUMINUM INTERMEDIATE CHANNEL RAIL WITH MINIMUM 0.062" WALL THICKNESS
8. 1 ¼" X 1 7/16" ALUMINUM BOTTOM CHANNEL RAIL WITH MINIMUM 0.062" WALL THICKNESS
9. ¾" SQUARE ALUMINUM PICKETS WITH MINIMUM 0.080 WALL THICKNESS
10. CONCRETE SIDEWALK (SEE PLANS)
11. 36" DEPTH X 12" DIAMETER 3500 PSI CONCRETE FOOTING; SET POSTS 30" MINIMUM INTO FOOTING
12. TRUCLOSE HEAVY DUTY GATE HINGE FOR METAL GATES; HINGES TO BE SELF-CLOSING
13. EXTENDED BOTTOM PICKETS; MAINTAIN MAXIMUM 2" BETWEEN FINISHED GRADE AND BOTTOM OF PICKETS

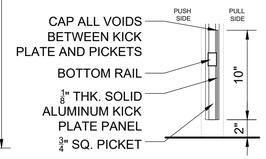


C. PLAN VIEW RIGHT-HAND SWING



D. PLAN VIEW LEFT-HAND SWING

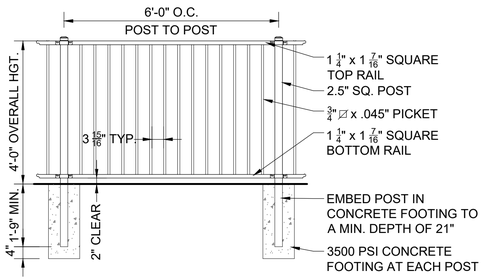
NOTES:
1. BASIS OF DESIGN: AMERISTAR ECHELON PLUS MAJESTIC 3-RAIL WITH PUPPY PANEL
2. GATE OPENING AND CLOSING HARDWARE SHALL BE SELF-CLOSING AND SELF-LATCHING; ALL OPERABLE PARTS OF GATE OPENING HARDWARE SHALL BE LOCATED NO MORE THAN 48" ABOVE FINISHED GRADE.
3. ALL RAILS AND PICKETS TO BE PRIMED AND PAINTED BLACK PER MANUFACTURER'S STANDARD COLORS.
4. ALL HARDWARE TO BE PAINTED BLACK TO MATCH GATE MEMBERS.
5. ALL HAND CONTROLS MUST BE OF A TYPE THAT ARE OPERABLE WITH ONE HAND USING 5LB/F PRESSURE AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.



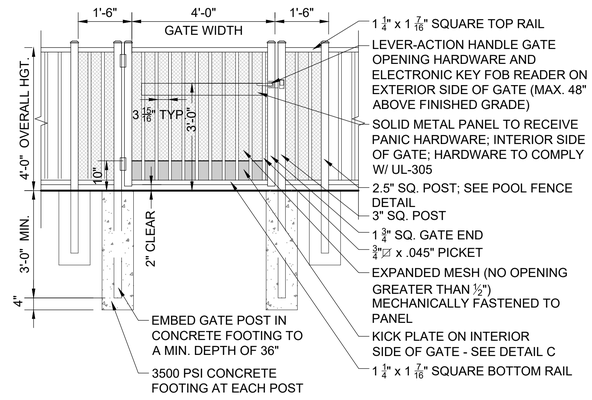
C. KICK PLATE DETAIL
1 ½" = 1'-0"

1 DOG GATE
1/2" = 1'-0"

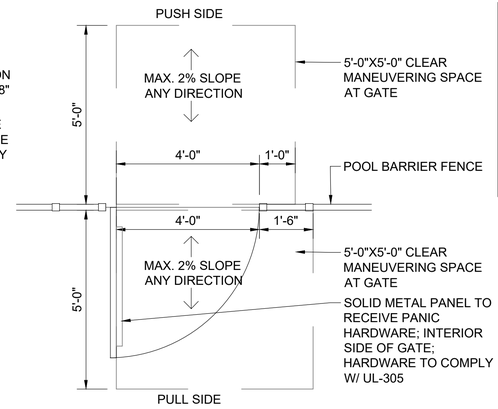
NOTES:
- REFER TO MATERIALS SCHEDULE ON SHEET L7.00 FOR PRODUCT INFORMATION (F-1).



2 BARRIER FENCE
1/2" = 1'-0"

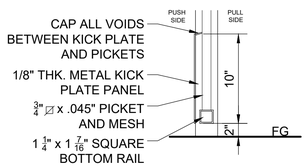


A.ELEVATION (TYPICAL)



B. PLAN

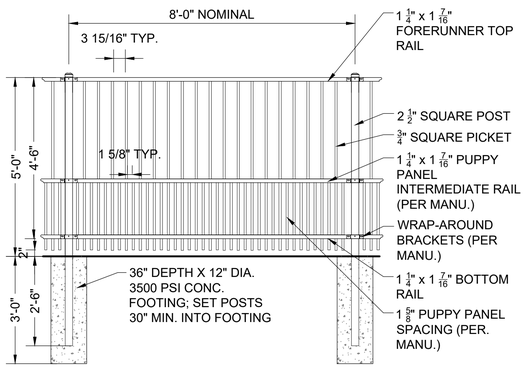
NOTES:
1. REFER TO MATERIALS SCHEDULE ON SHEET L7.00 FOR PRODUCT INFORMATION (F-2).
2. REFERENCE PLAN FOR DIRECTION OF GATE SWING.
3. MUST MEET THE VERTICAL LOAD, HORIZONTAL LOAD, AND INFILL PERFORMANCE REQUIREMENTS FOR INDUSTRIAL WEIGHT FENCES UNDER ASTM F2408.
4. GATE OPENING AND CLOSING HARDWARE TO BE SELF-CLOSING, SELF-LATCHING AND LOCKABLE.
5. ALL OPERABLE PARTS OF GATE OPENING HARDWARE TO BE MOUNTED A MAXIMUM DISTANCE OF 48" ABOVE FINISHED GRADE AT GATE.



C. KICK PLATE DETAIL
1 ½" = 1'-0"

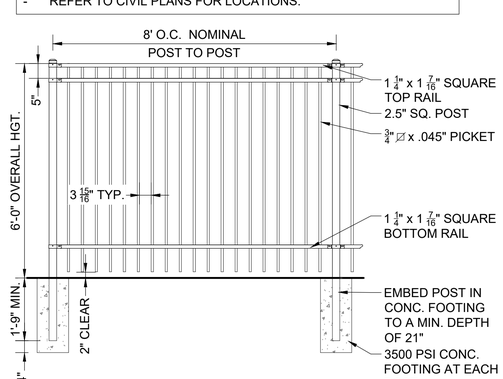
3 BARRIER GATE
1/2" = 1'-0"

NOTES:
1. BASIS OF DESIGN: AMERISTAR ECHELON PLUS MAGESTIC 3-RAIL WITH PUPPY PANEL
2. ALL RAILS AND PICKETS TO BE PRIMED AND PAINTED BLACK PER MANUFACTURER'S STANDARD COLORS.
3. ALL HARDWARE TO BE PAINTED BLACK TO MATCH GATE MEMBERS.



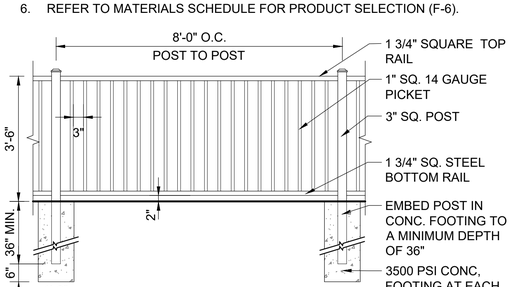
4 DOG FENCE
1/2" = 1'-0"

NOTES:
- REFER TO MATERIALS SCHEDULE FOR PRODUCT INFORMATION (F-5).
- REFER TO CIVIL PLANS FOR LOCATIONS.



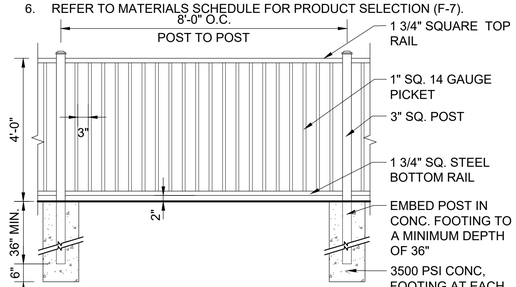
5 PERIMETER FENCE
1/2" = 1'-0"

NOTES:
1. ALL METAL RAILS AND PICKETS TO BE PRIMED AND PAINTED BY MANUFACTURER. COLOR TO BE BLACK.
2. ALL WELDS TO BE PAINTED TO MATCH METAL RAILING MEMBERS.
3. NO OPENINGS GREATER THAN 4".
4. MUST MEET THE VERTICAL LOAD, HORIZONTAL LOAD, AND INFILL PERFORMANCE REQUIREMENTS FOR INDUSTRIAL WEIGHT FENCES UNDER ASTM F2408.
5. REFER TO CIVIL FOR GUARDRAIL LOCATIONS.
6. REFER TO MATERIALS SCHEDULE FOR PRODUCT SELECTION (F-6).



6 SITE GUARDRAIL
1/2" = 1'-0"

NOTES:
1. ALL METAL RAILS AND PICKETS TO BE PRIMED AND PAINTED BY MANUFACTURER. COLOR TO BE BLACK.
2. ALL WELDS TO BE PAINTED TO MATCH METAL RAILING MEMBERS.
3. NO OPENINGS GREATER THAN 4".
4. MUST MEET THE VERTICAL LOAD, HORIZONTAL LOAD, AND INFILL PERFORMANCE REQUIREMENTS FOR INDUSTRIAL WEIGHT FENCES UNDER ASTM F2408.
5. REFER TO CIVIL FOR GUARDRAIL LOCATIONS.
6. REFER TO MATERIALS SCHEDULE FOR PRODUCT SELECTION (F-7).



7 POOL GUARDRAIL
1/2" = 1'-0"

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www.nilesbolton.com

No.	Description	Date

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MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

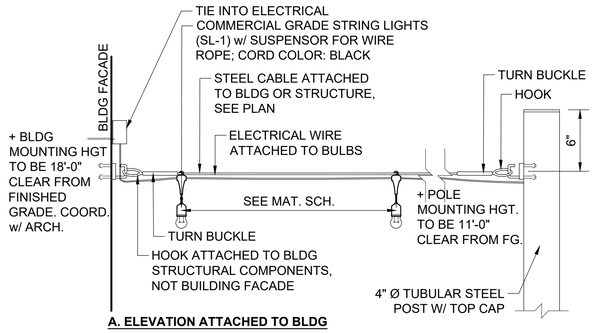
VISTA RESIDENTIAL PARTNERS - N.C, LLC

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

SHEET TITLE: DETAILS

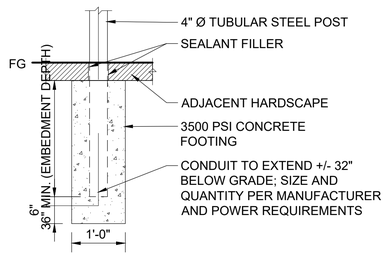
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07-14-2023

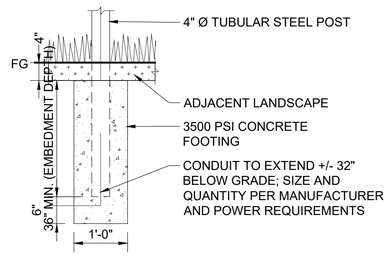


A. ELEVATION ATTACHED TO BLDG

NOTES:
1. ALL ELECTRICAL WIRING SHOULD BE CONCEALED WITHIN THE TUBULAR STEEL POST & CONNECT TO REMOTE TRANSFORMER PER ELECTRICAL ENGINEER.
2. JUNCTION BOX LOCATION TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
3. STRING LIGHTS TO BE ON TIMER AND HAVE LIGHT SWITCH CONTROL LOCATED INSIDE BUILDING. REFER TO ELECTRICAL PLANS.
4. FREESTANDING POSTS TO HAVE BLACK POLYCOAT FINISH.



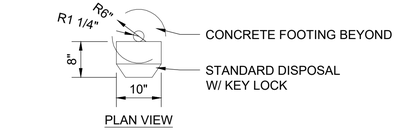
B. POST FOOTING AT HARDSCAPE
SCALE: 3/4"= 1'-0"



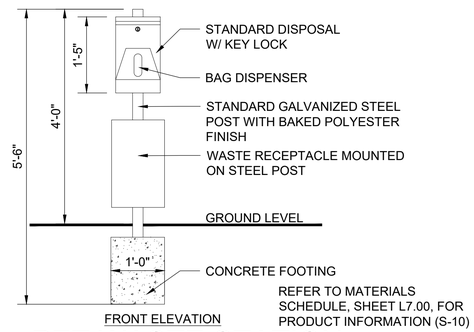
C. POST FOOTING AT LANDSCAPE
SCALE: 3/4"= 1'-0"

1 STRING LIGHTS

1 1/2" = 1'-0"



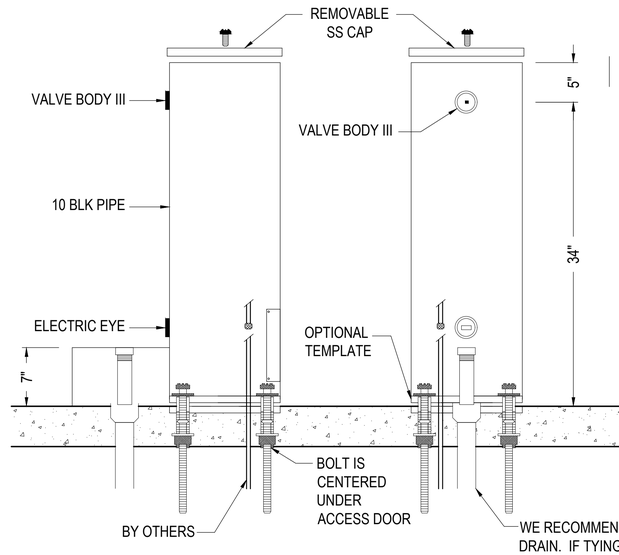
PLAN VIEW

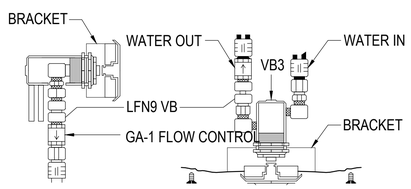


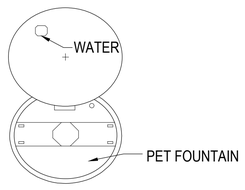
FRONT ELEVATION

2 PET WASTE STATION

3/4" = 1'-0"



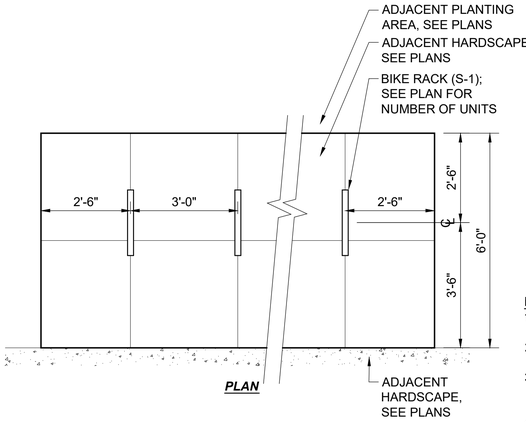




NOTES:
1. PET FOUNTAIN IS PROVIDED WITH AN IN-LINE VACUUM BREAKER, PLUS A 1 GPM FLOW RESTRICTOR.
2. ON E MODELS SENSOR ACTIVATION IS ADDED FEATURE.
3. IF TYING INTO A SANITARY SEWER A P-TRAP WILL BE NECESSARY.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-9.10.

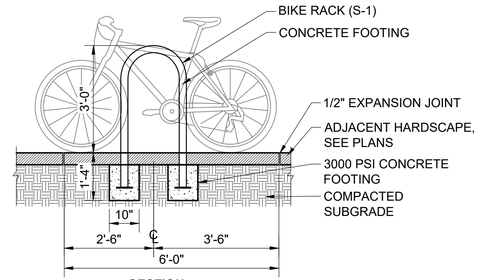
3 PET DRINKING FOUNTAIN

1 1/2" = 1'-0"



PLAN

ADJACENT
HARDSCAPE,
SEE PLANS

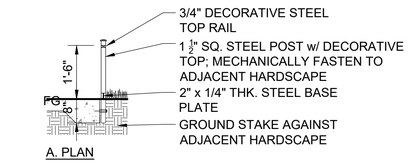


SECTION

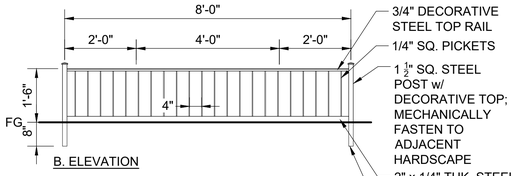
NOTES:
1. BICYCLE PARKING AREAS SHALL BE LOCATED FOR THE CONVENIENT ACCESS TO SITE AMENITIES AND PRIMARY BUILDING ENTRANCES.
2. BICYCLE PARKING AREAS SHALL BE LOCATED ON A HARDSCAPE SURFACE, PHYSICALLY SEPARATED FROM VEHICULAR USE AREAS.
3. THEY SHALL BE DESIGNED TO PROVIDE ADEQUATE SPACE FOR INGRESS AND EGRESS, AND NOT IMPEDE PEDESTRIAN AND VEHICULAR CIRCULATION.
4. BICYCLE RACKS SHALL BE DESIGNED TO SUPPORT A BICYCLE FRAME IN TWO PLACES IN A STABLE UPRIGHT POSITION.
5. REFER TO MATERIALS SCHEDULE (SHEET L7.00) FOR PRODUCT SPECIFICATION.

4 BIKE RACK

1/2" = 1'-0"



A. PLAN



B. ELEVATION

NOTE:
REFER TO MATERIALS SCHEDULE
FOR PRODUCT SELECTION (F-7).

5 PLANTING GUARD

1/2" = 1'-0"

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER FORTNER
08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

NORTH CAROLINA
LANDSCAPE ARCHITECTURE
C-281
NILES BOLTON ASSOCIATES
REGISTERED

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MAIN STREET VISTA
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HOLLY SPRINGS, NC

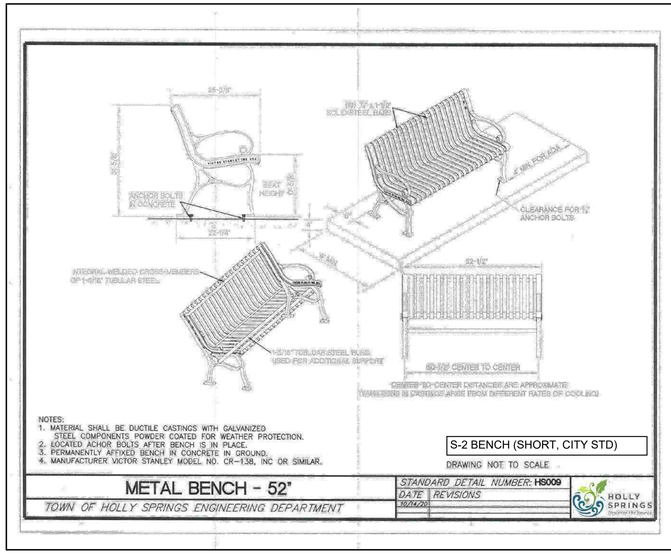
VISTA RESIDENTIAL PARTNERS - N.C, LLC

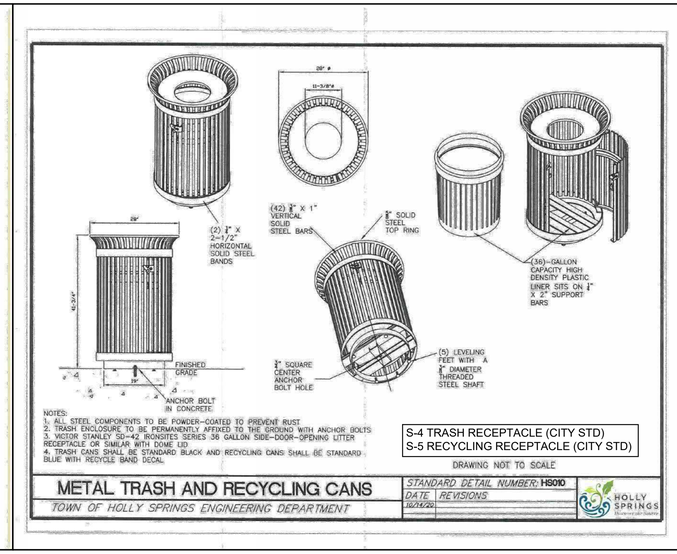
SHEET TITLE:
DETAILS

SHEET NUMBER:

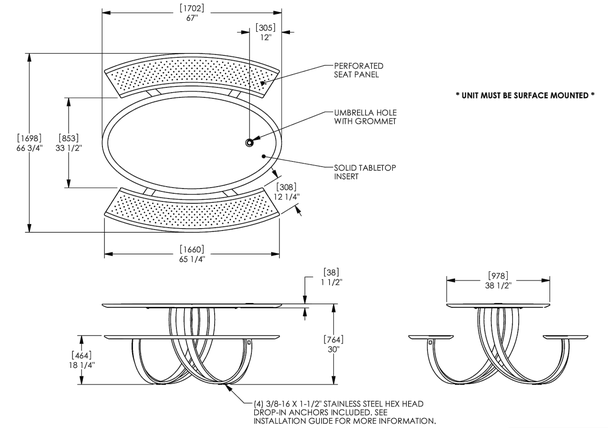
L8.03

07-14-2023





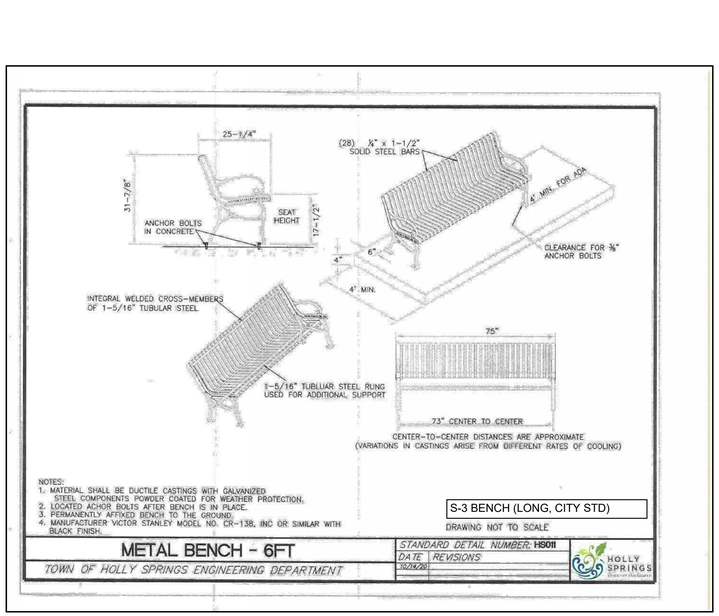
Charlie Picnic Table, 67in, Surface Mount, With Umbrella Hole
Product Drawing
www.landscapeforms.com Ph: 800.521.2546
Date: 10/16/2012

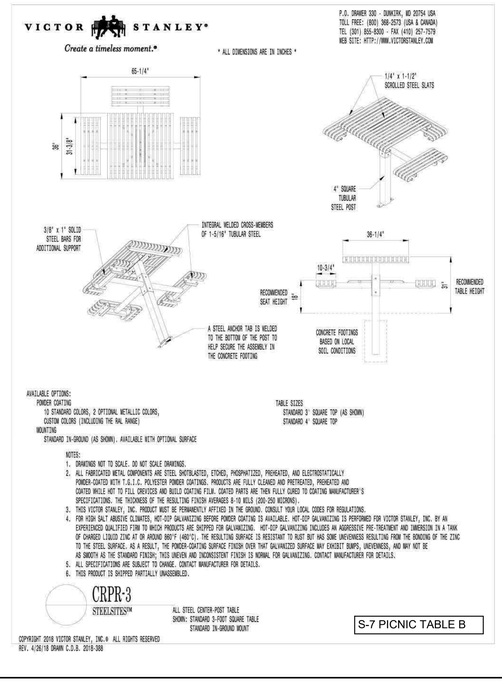


S-6 PICNIC TABLE A

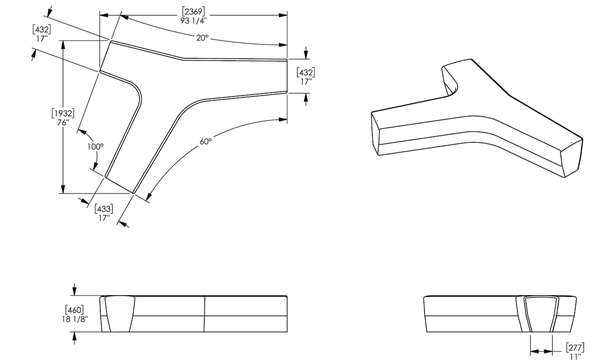
landscapeforms Drawing: CI220-02
Dimensions are in inches [mm]

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Escofet, Twig bench, backless
Product Drawing
www.landscapeforms.com Ph: 800.521.2546
Date: 6/28/2019



S-8 TWIG BENCH

landscapeforms Drawing: ESJ06a-01
Dimensions are in inches [mm]

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 06.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

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F 404 365 7610

www.nilesbolton.com

No.	Description	Date

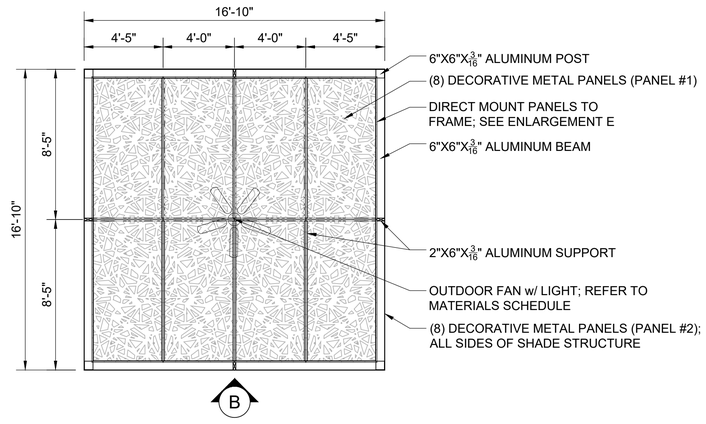
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MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

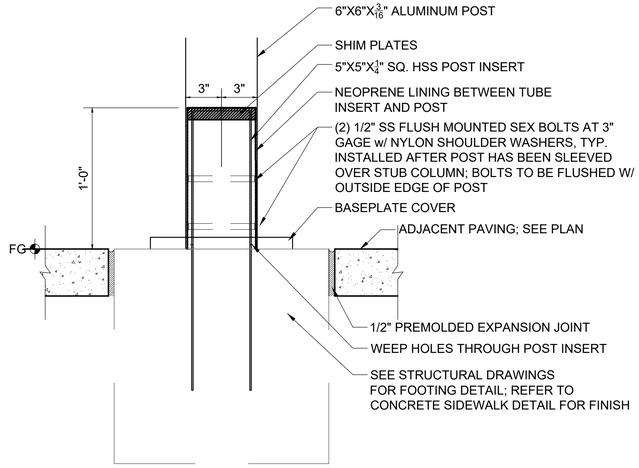
VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
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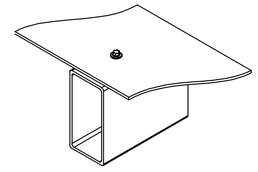
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L8.04
07-14-2023



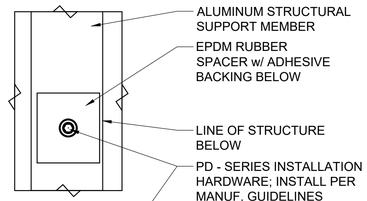
A. PLAN



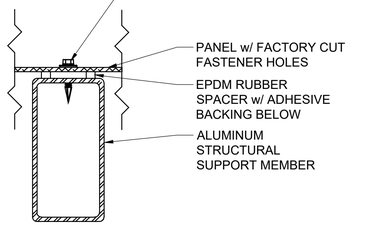
C. POST ATTACHMENT ENLARGEMENT
SCALE: 3" = 1'-0"



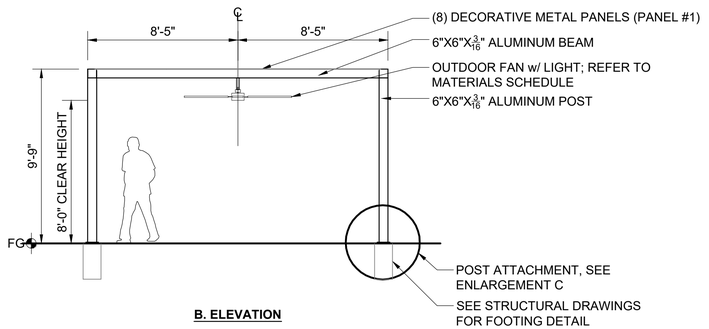
3D VIEW



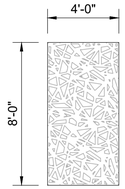
PLAN VIEW



SECTION VIEW



B. ELEVATION

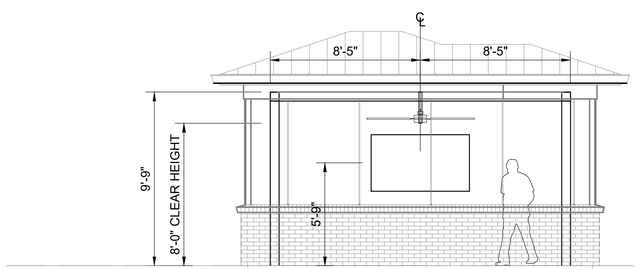


PANEL #1

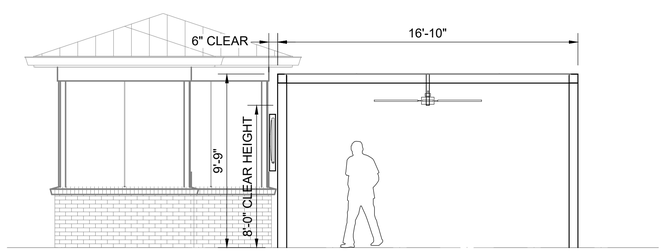
D. DECORATIVE METAL PANEL
REFER TO MATERIALS SCHEDULE

E. DIRECT MOUNT ENLRGEMENT
NOT TO SCALE

NOTES:
1. DECORATIVE METAL PANEL BASIS OF DESIGN: PARASOLEIL FRACTAL
2. ALL ELECTRICAL WIRING AND COMPONENTS TO BE CONCEALED WITHIN TUBULAR ALUMINUM MEMBERS AND CONNECT TO REMOTE TRANSFORMERS PER ELECTRICAL ENGINEER.
3. ALL HARDWARE, CONNECTORS, AND FASTENERS TO BE PRIMED AND PAINTED TO MATCH ALUMINUM MEMBERS.
4. GRIND SMOOTH ALL WELDS AND PAINT TO MATCH PERGOLA MEMBERS.
5. SHADE STRUCTURE TO BE 1" OF THE EDGE OF ANY BUILDING FACADE; SEE SITE PLAN FOR LOCATIONS.
6. SEE SITE PLAN FOR PROJECTOR SCREEN LOCATIONS; OWNER TO PROVIDE PROJECTOR SCREEN.



ELEVATION AT POOL EQUIPMENT BUILDING



ELEVATION AT POOL EQUIPMENT BUILDING

1 SHADE STRUCTURE

1/4" = 1'-0"

NILES BOLTON ASSOCIATES

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No.	Description	Date

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PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

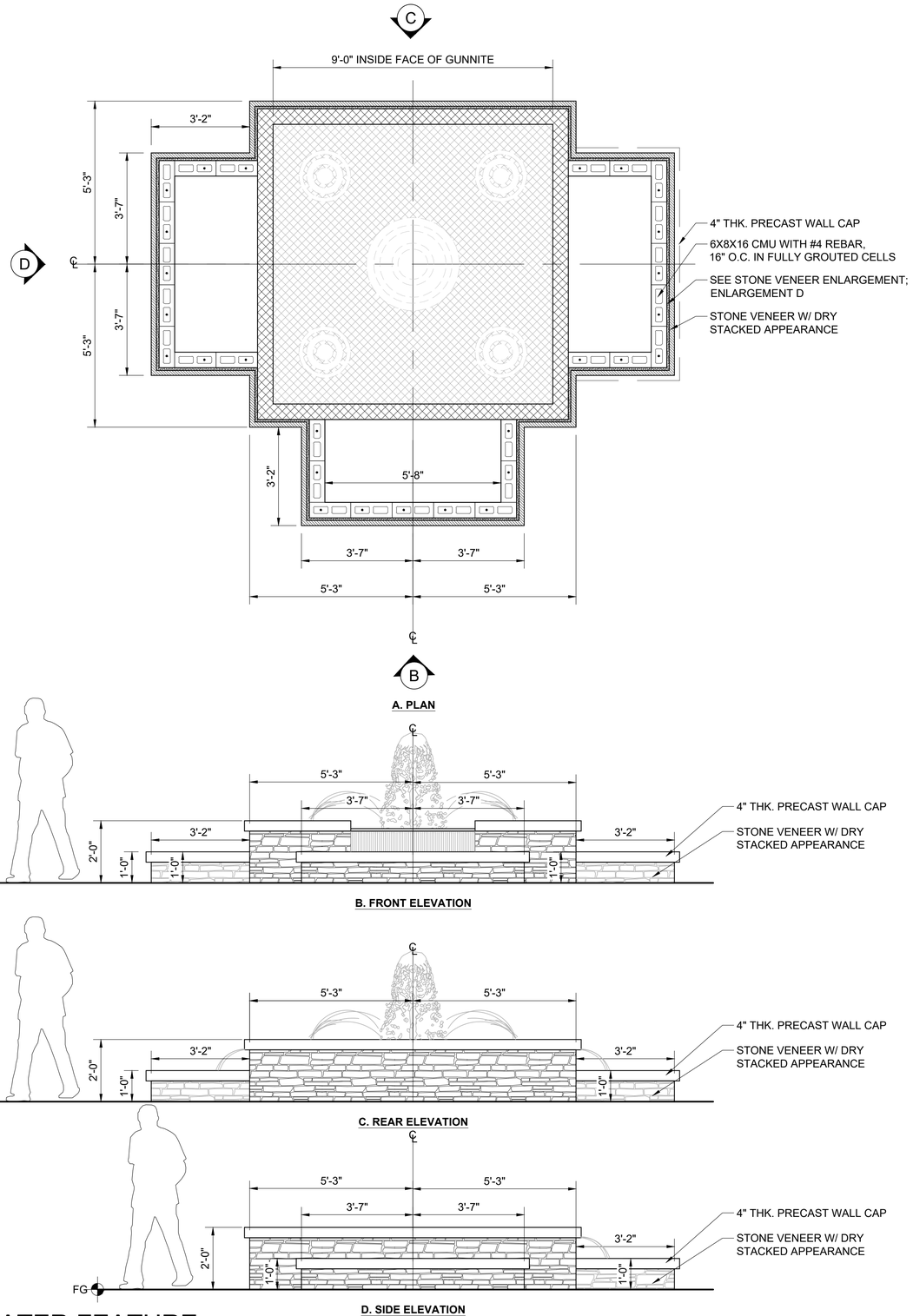
MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
DETAILS

SHEET NUMBER:
L8.05

07-14-2023

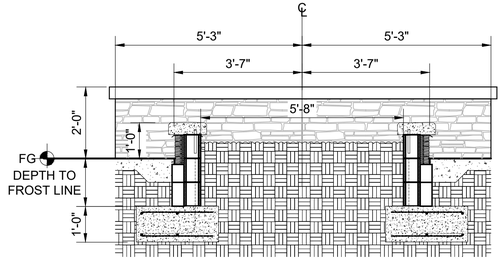


A. PLAN

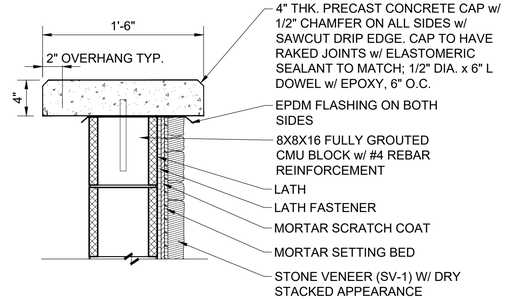
B. FRONT ELEVATION

C. REAR ELEVATION

D. SIDE ELEVATION



E. SECTION



F. SEAT WALL STONE VENEER ENLARGEMENT
SCALE: 1 1/2" = 1'

1 WATER FEATURE
1/2" = 1'-0"

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER FORTNER 08.18.23

PROJECT # : 121388
DRAWN BY: MB / JT
CHECKED BY: CF

NILES BOLTON ASSOCIATES

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-281 NILES BOLTON ASSOCIATES

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No.	Description	Date

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MAIN STREET VISTA
137 HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C, LLC

SHEET TITLE:
DETAILS

SHEET NUMBER:
L8.06

07-14-2023



PRESENTATION ELEVATION- BLDG. 100 WEST ELEVATION (N. MAIN STREET) & 600 SOUTH ELEVATION (HOLLY SPRINGS RD.)-KEY MAP

1 / A3-010 VIEW 1

3/32" = 1'-0"

BUILDING 100 & 600 - 40,085 SF = (MEDIUM SIZED MIXED USE)

FRONT & REAR ELEVATION SOLID WALL CALCULATION- BLDG/ 100 WEST & 600 SOUTH

OVERALL WALL SF- 7974 SF- 2232 SF @ GROUND/ 5742 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1497 SF
SOLID WALL SF @LVLS 2-4 = 4563 SF

GROUND FL. TRANSPARENCY- 735 SF =33% (20% MIN)
UPPER LVL TRANSPARENCY - 1270 SF= 28%(15% MIN)

FRONT & REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 100 & 600

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 735 SF= 35%
TYPE 1- MASONRY - 1342 SF= 65%
TYPE 1- TOTAL= 100%

TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 1352 SF= 30%

TYPE 2- FIBER CEMENT - 3211 SF 70%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



PRESENTATION ELEVATION- BLDG. 100 NORTH ELEVATION & 600 WEST ELEVATION - KEY MAP VIEW 2

2 / A3-010

3/32" = 1'-0"

BUILDING 100 & 600 - 40,085 SF = (MEDIUM SIZED MIXED USE)

END ELEVATION SOLID WALL CALCULATION- BLDG/ 100 NORTH & 600 WEST

OVERALL WALL 3350 SF- SF-933 SF @ GROUND/ 2417 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 728 SF
SOLID WALL SF @LVLS 2-4 = 2204 SF

GROUND FL. TRANSPARENCY- 205 SF =22%
UPPER LVL TRANSPARENCY - 213 SF= 9 %

END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 100 & 600

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 205 SF=22 %
TYPE 1- MASONRY - 728 SF= 78%

TYPE 1-TOTAL= 100%

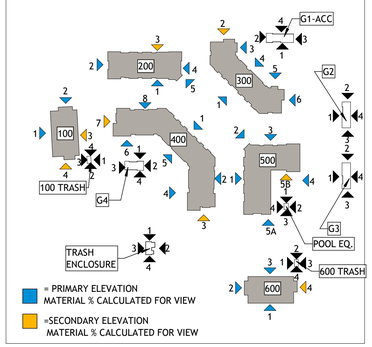
TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 886 SF=40 %

TYPE 2- FIBER CEMENT - 1318 SF = 60%

KEY MAP OF VIEWS



08/18/2023

ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388

DRAWN BY: Author

CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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No.	Description	Date

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:

ELEVATIONS- BLDG. 100 & 600

SHEET NUMBER:

A3-010

08-03-2023

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8/11/2023 5:01:45 PM



1 A3-011 PRESENTATION ELEVATION - BLDG. 100 EAST ELEVATION & 600 NORTH ELEVATION- KEY MAP VIEW 3
3/32" = 1'-0"

BUILDING 100 & 600 - 40,085 SF = (MEDIUM SIZED MIXED USE)

FRONT & REAR ELEVATION SOLID WALL CALCULATION- BLDG/ 100 WEST & 600 SOUTH

OVERALL WALL SF- 7974 SF- 2232 SF @ GROUND/ 5742 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1497 SF
SOLID WALL SF @LVLS 2-4 = 4563 SF

GROUND FL. TRANSPARENCY- 735 SF =33% (20% MIN)
UPPER LVL TRANSPARENCY - 1270 SF= 28%(15% MIN)

FRONT & REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 100 & 600

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 735 SF= 35%
TYPE 1- MASONRY - 1342 SF= 65%
TYPE 1- TOTAL= 100%

TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 1352 SF= 30%

TYPE 2- FIBER CEMENT - 3211 SF 70%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



2 A3-011 PRESENTATION ELEVATION- BLDG. 100 SOUTH ELEVATION & 600 EAST ELEVATION - KEY MAP VIEW 4
3/32" = 1'-0"

BUILDING 100 & 600 - 40,085 SF = (MEDIUM SIZED MIXED USE)

END ELEVATION SOLID WALL CALCULATION- BLDG/ 100 SOUTH & 600 EAST

OVERALL WALL 3322 SF- SF-933 SF @ GROUND/ 2389 SF @ LVLS 2-4

SOLID WALL SF @ GROUND = 886 SF
SOLID WALL SF @ LVLS 2-4 = 2263 SF

GROUND FL. TRANSPARENCY- 47 SF =5%
UPPER LVL TRANSPARENCY - 126 SF= 5 %

SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 100 & 600

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

LEVEL 1-

TYPE 1- GLAZING- 47 SF=5 %
TYPE 1- MASONRY - 886 SF= 95%
TYPE 1-TOTAL= 100%

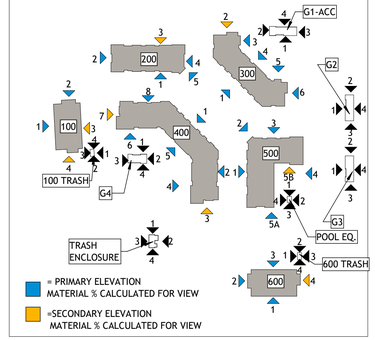
TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4-

TYPE 1- MASONRY - 422 SF=19 %

TYPE 2- FIBER CEMENT - 1841SF = 81%

KEY MAP OF VIEWS



CHARLES CANNON REYNOLDS REGISTERED ARCHITECT 23006 NORTH CAROLINA GEORGIA
08/18/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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No.	Description	Date

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 100 & 600

SHEET NUMBER:
A3-011

08-03-2023

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PRESENTATION ELEVATION - BLDG. 200 WEST ELEVATION- KEY MAP
VIEW 2
2 / A3-020
3/32" = 1'-0"

BUILDING 200 - 61,745 SF = (MEDIUM SIZED MIXED USE)

WEST ELEVATION SOLID WALL CALCULATION BLDG/ 200 - VIEW 2

OVERALL WALL SF- 4147 SF- 1246 SF @ GROUND/ 2901 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 952 SF
SOLID WALL SF @LVLS 2-4 = 2369 SF

GROUND FL. TRANSPARENCY- 294 SF =24% (20% MIN)
LVL 2-4 TRANSPARENCY - 532 SF= 18%(15% MIN)

WEST ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 200 - VIEW 2

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 294 SF= 24%
TYPE 1- MASONRY - 768 SF= 61%
TYPE 1-TOTAL= 85%
TYPE 2- FIBER CEMENT - 184 SF= 15%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 631 SF= 30%
TYPE 2- FIBER CEMENT - 1738 SF= 70%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

PRESENTATION ELEVATION - BLDG. 200 SOUTH ELEVATION- KEY MAP
VIEW 1
1 / A3-020
3/32" = 1'-0"

BUILDING 200 - 61,745 SF = (MEDIUM SIZED MIXED USE)

SOUTH ELEVATION SOLID WALL CALCULATION BLDG/ 200 - VIEW 1

OVERALL WALL SF- 9184 SF- 2350 SF @ GROUND/ 6839 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1715 SF
SOLID WALL SF @LVLS 2-4 = 4188 SF

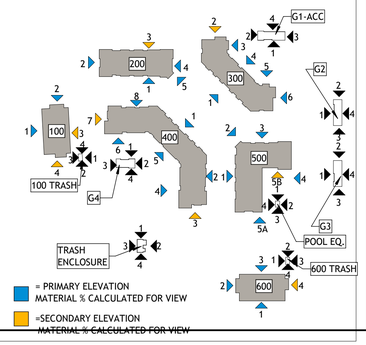
GROUND FL. TRANSPARENCY- 635 SF =27% (20% MIN)
LVL 2-4 TRANSPARENCY - 2651 SF= 39%(15% MIN)

ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 200 - VIEW 1

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 635 SF= 27%
TYPE 1- MASONRY - 1472 SF= 62%
TYPE 1- TOTAL= 85%
TYPE 2- FIBER CEMENT - 270 SF= 11%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1453 SF= 30%
TYPE 2- FIBER CEMENT - 3571 SF= 70%

KEY MAP OF VIEWS



= PRIMARY ELEVATION MATERIAL % CALCULATED FOR VIEW

=SECONDARY ELEVATION ~~MATERIAL % CALCULATED FOR VIEW~~

08/16/2023

ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 200

SHEET NUMBER:
A3-020

08-03-2023

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8/11/2023 5:02:09 PM



2 A3-021 PRESENTATION ELEVATION - BLDG. 200 EAST ELEVATION- KEY MAP VIEW 4
3/32" = 1'-0"

BUILDING 200 - 61,745 SF = (MEDIUM SIZED MIXED USE)

EAST ELEVATION SOLID WALL CALCULATION BLDG/ 200 - VIEW 4

OVERALL WALL SF- 3087 SF- 757 SF @ GROUND/ 2330 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 952
SOLID WALL SF @LVLS 2-4 = 1898

GROUND FL. TRANSPARENCY- 191 SF =25% (20% MIN)
LVL 2-4 TRANSPARENCY - 432 SF= 19%(15% MIN)

EAST ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 200 - VIEW 4

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 191 SF= 25%
TYPE 1- MASONRY - 400 SF= 53%
TYPE 1- TOTAL= 78%
TYPE 2- FIBER CEMENT - 167 SF= 22%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 759 SF= 40%
TYPE 2- FIBER CEMENT - 1139 SF= 60%

BUILDING 200 - 61,745 SF = (MEDIUM SIZED MIXED USE)

SE ENTRY ELEVATION SOLID WALL CALCULATION BLDG/ 200 - VIEW 5

OVERALL WALL SF- 1127 SF- 255 SF @ GROUND/ 872 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 132
SOLID WALL SF @LVLS 2-4 = 507

GROUND FL. TRANSPARENCY- 123 SF =48% (20% MIN)
LVL 2-4 TRANSPARENCY - 365 SF= 41%(15% MIN)

SE ENTRY ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 200 - VIEW 5

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 123 SF= 48%
TYPE 1- MASONRY - 132 SF= 52%
TYPE 1- TOTAL = 100%
TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- GLAZING - 242 SF 30%
TYPE 2- FIBER CEMENT - 630 SF 70%



3 A3-021 PRESENTATION ELEVATION- BLDG. 200 SE ENTRY ELEVATION- KEY MAP VIEW 5
3/32" = 1'-0"

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



1 A3-021 PRESENTATION ELEVATION - BLDG. 200 NORTH ELEVATION- KEY MAP VIEW 3
3/32" = 1'-0"

BUILDING 200 - 61,745 SF = (MEDIUM SIZED MIXED USE)

NORTH ELEVATION SOLID WALL CALCULATION BLDG/ 200 - VIEW 1

OVERALL WALL SF- 10420 SF- 2738 SF @ GROUND/ 7682 SF @ LVLS 2-4

SOLID WALL SF @ GROUND = 2113 SF
SOLID WALL SF @ LVLS 2-4 = 5753 SF

GROUND FL. TRANSPARENCY- 625 SF =23% (23% MIN)
LVL 2-4 TRANSPARENCY - 1929 SF= 25%(15% MIN)

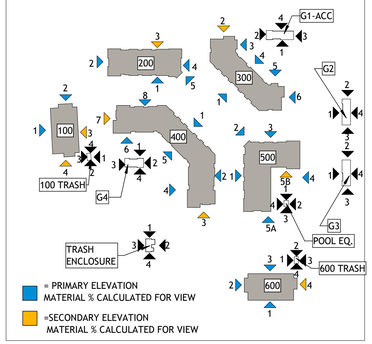
SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 200

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

LEVEL 1-
TYPE 1- GLAZING- 625 SF= 23%
TYPE 1- MASONRY - 1808 SF= 66%
TYPE 1- TOTAL= 89%
TYPE 2- FIBER CEMENT - 305 SF= 11%

LEVEL 2-4-
TYPE 1- GLAZING - 1929 SF = 25%
TYPE 1- MASONRY - 550 SF = 7%
TYPE 2- FIBER CEMENT - 5203 SF = 68%

KEY MAP OF VIEWS



JOSEPH CARLI ROTH
REGISTERED ARCHITECT
CANNON PETERSON CARLI ROTH
NO. 10006
NORTH CAROLINA GEORGIA
08/16/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT #: 121388
DRAWN BY: Author
CHECKED BY: Checker

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No.	Description	Date

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE: ELEVATIONS - BLDG. 200

SHEET NUMBER: A3-021

08-03-2023

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BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

N & E END ELEVATIONS SOLID WALL CALCULATION BLDG/ 300 - LEFT AND RIGHT ENDS - VIEW 2 (N) & VIEW 6 (E)

OVERALL WALL SF- 3882 SF- 1072 SF @ GROUND/ 2810 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 952 SF
SOLID WALL SF @LVLS 2-4 = 2450 SF

GROUND FL. TRANSPARENCY- 120 SF =11%
UPPER LVL TRANSPARENCY - 360 SF= 13%

SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 300

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

LEVEL 1-

TYPE 1- GLAZING - 120 SF = 11%
TYPE 1- MASONRY - 763 SF = 71%
TYPE 1- TOTAL - 883 SF = 82%
TYPE 2- FIBER CEMENT - 189 SF= 18%

LEVEL 2-4-

TYPE 1- GLAZING - 360 SF = 13%
TYPE 1- MASONRY - 339 SF = 12%
TYPE 2- FIBER CEMENT - 2111 SF = 75%

PRESENTATION ELEVATION - BLDG. 300 NORTH ELEVATION- KEY
2 / A3-030 — MAP VIEW 2
3/32" = 1'-0"



PRESENTATION ELEVATION - BLDG. 300 SW FRONT ELEVATION- KEY
1 / A3-030 — MAP VIEW 1
3/32" = 1'-0"

BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

SW FRONT ELEVATION SOLID WALL CALCULATION BLDG/ 300 (MIXED USE) - VIEW 1

OVERALL WALL SF- 7974 SF- 2016 SF @ GROUND/ 8454 SF @ LVLS 1-4

SOLID WALL SF @GROUND = 1009
SOLID WALL SF @LVLS 2-4 = 5948

GROUND FL. TRANSPARENCY- 1007 SF =50% (20% MIN)
UPPER LVL TRANSPARENCY - 2606 SF= 31%(15% MIN)

SW FRONT ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 300 - VIEW 1

LEVEL TERRACE- (75% MIN TYPE 1)

TYPE 1- GLAZING- 1007 SF= 50%
TYPE 1- MASONRY - 829 SF= 41%
TYPE 1- TOTAL= 91%
TYPE 2- FIBER CEMENT - 180 SF= 9%

LEVEL 1-4- (30% MIN TYPE 1)

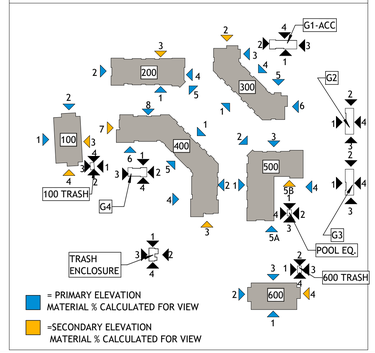
TYPE 1- MASONRY - 1836 SF= 31%
TYPE 2- FIBER CEMENT - 4112 SF 69%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

KEY MAP OF VIEWS



ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

COMPANY AR NUM

3060 Peachtree Rd. N.W.
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No.	Description	Date

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HOLLY SPRINGS, NC

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VISTA RESIDENTIAL PARTNERS

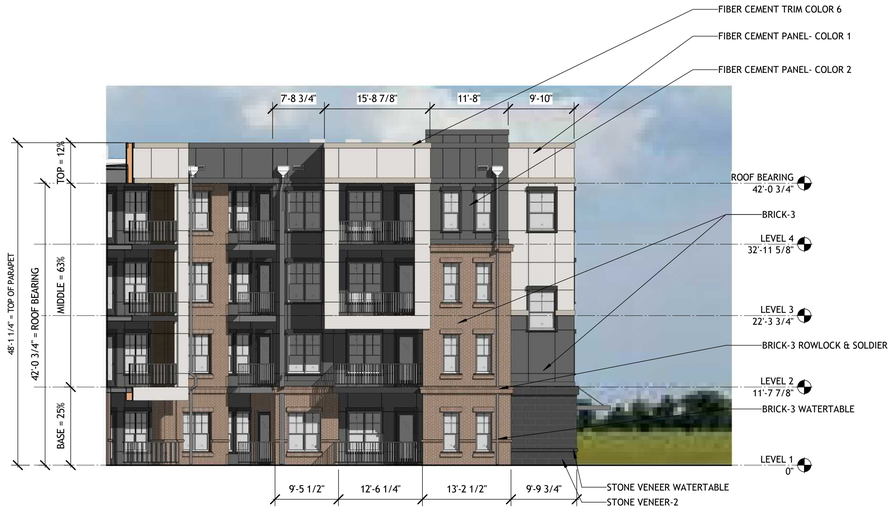
SHEET TITLE:
ELEVATIONS- BLDG. 300

SHEET NUMBER:
A3-030

08-03-2023

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2 / A3-031 PRESENTATION ELEVATION - BLDG. 300 EAST REAR - KEY MAP VIEW 3

3/32" = 1'-0"

BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

EAST REAR ELEVATION SOLID WALL CALCULATION BLDG/ 300 (MIXED USE) - VIEW 3

OVERALL WALL SF- 2167 SF- 524 SF @ GROUND/ 1643 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 411
SOLID WALL SF @LVLS 2-4 = 1254

GROUND FL. TRANSPARENCY- 113 SF =22% (20% MIN)
UPPER LVL TRANSPARENCY - 389 SF= 23%(15% MIN)

EAST REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 300 - VIEW 3

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 113 SF= 22%
TYPE 1- MASONRY - 318 SF= 60%

TYPE 1- TOTAL= 82%

TYPE 2- FIBER CEMENT - 93 SF= 18%

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 363 SF= 30%

TYPE 2- FIBER CEMENT - 891 SF 70%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



1 / A3-031 PRESENTATION ELEVATION - BLDG. 300 NORTHEAST REAR- KEY MAP VIEW 4

3/32" = 1'-0"

BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

NE REAR ELEVATION SOLID WALL CALCULATION BLDG/ 300 (MIXED USE) - VIEW 4

OVERALL WALL SF- 6174 SF- 1497 SF @ GROUND/ 4677 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1034
SOLID WALL SF @LVLS 2-4 = 3330

GROUND FL. TRANSPARENCY- 463 SF = 31% (20% MIN)
UPPER LVL TRANSPARENCY - 1347 SF = 31%(15% MIN)

NE REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 300 - VIEW 4

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 463 SF= 31%
TYPE 1- MASONRY - 646 SF= 44%

TYPE 1- TOTAL= 75%

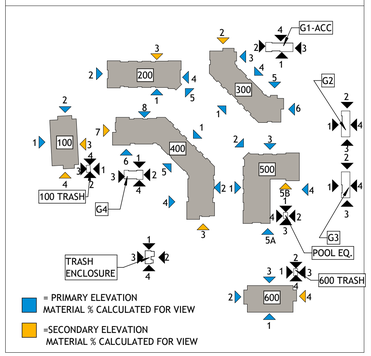
TYPE 2- FIBER CEMENT - 388 SF= 25%

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 1029 SF= 31%

TYPE 2- FIBER CEMENT - 2301 SF 69%

KEY MAP OF VIEWS



= PRIMARY ELEVATION MATERIAL % CALCULATED FOR VIEW

=SECONDARY ELEVATION MATERIAL % CALCULATED FOR VIEW

CARL R. CANNON REGISTERED ARCHITECT NORTH CAROLINA GEORGIA
08/16/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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HOLLY SPRINGS, NC

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VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 300

SHEET NUMBER:
A3-031

08-03-2023

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1 / A3-032 PRESENTATION ELEVATION - BLDG. 300 NORTH REAR ELEVATION- KEY MAP VIEW 5

3/32" = 1'-0"

BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

NORTH REAR ELEVATION SOLID WALL CALCULATION
BLDG/ 300 (MIXED USE) - VIEW 5

OVERALL WALL SF- 2167 SF- 524 SF @ GROUND/ 1643 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 411
SOLID WALL SF @LVLS 2-4 = 1254

GROUND FL. TRANSPARENCY- 113 SF =22% (20% MIN)
UPPER LVL TRANSPARENCY - 389 SF= 23%(15% MIN)

NORTH REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL)
BLDG/ 300 - VIEW 5

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 113 SF= 22%
TYPE 1- MASONRY - 318 SF= 60%
TYPE 1- TOTAL= 82%
TYPE 2- FIBER CEMENT - 93 SF= 18%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 363 SF= 30%
TYPE 2- FIBER CEMENT - 891 SF 70%



2 / A3-032 PRESENTATION ELEVATION - BLDG. 300 EAST ELEVATIONS - KEY MAP VIEW 6

3/32" = 1'-0"

BUILDING 300 - 82,037 SF = (LARGE SIZED MIXED USE)

N & E END ELEVATIONS SOLID WALL CALCULATION
BLDG/ 300 - LEFT AND RIGHT ENDS - VIEW 2 (N) & VIEW 6 (E)

OVERALL WALL SF- 3536 SF- 856 SF @ GROUND/ 2680 SF @ LVLS 1-4

SOLID WALL SF @GROUND = 731
SOLID WALL SF @LVLS 2-4 = 2291

GROUND FL. TRANSPARENCY- 125 SF =15%
UPPER LVL TRANSPARENCY - 389 SF= 16%(15% MIN)

N & E END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL)
BLDG/ 300- LEFT AND RIGHT ENDS-
SECONDARY ELEVATION

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 125 SF=15 %
TYPE 1- MASONRY - 596 SF= 70%
TYPE 1- TOTAL- 721 SF=85 %
TYPE 2- FIBER CEMENT - 135 SF=15 %

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY -827 SF=36 %
TYPE 2- FIBER CEMENT -1464 SF= 64%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

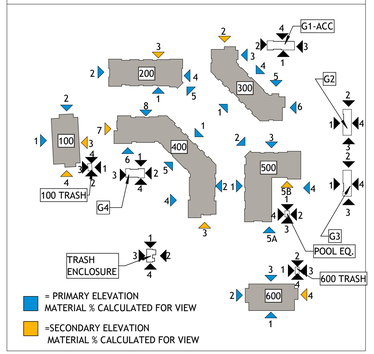
2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

KEY MAP OF VIEWS



ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

COMPANY AR NUM

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No.	Description	Date

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HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 300

SHEET NUMBER:
A3-032

08-03-2023

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1 A3-040 PRESENTATION ELEVATION - BLDG. 400 - FRONT NE- KEY MAP VIEW 1

3/32" = 1'-0"

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

FRONT NE ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE) - VIEW 1

OVERALL WALL SF- 9515 SF- 2854 SF @ GROUND/ 6661 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1488
SOLID WALL SF @LVLS 2-4 = 4779

GROUND FL. TRANSPARENCY- 1366 SF =48% (20% MIN)
UPPER LVL TRANSPARENCY - 1882 SF= 28%(15% MIN)

FRONT NE ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 1

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 1366 SF= 48%
TYPE 1- MASONRY - 1110 SF= 39%
TYPE 1- TOTAL = 87%

TYPE 2- FIBER CEMENT - 378 SF= 13%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1434 SF= 30%
TYPE 2- FIBER CEMENT - 3315 SF = 70%



2 A3-040 PRESENTATION ELEVATION - BLDG. 400 FRONT EAST- KEY MAP VIEW 2

3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

FRONT ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE)- VIEW 2 (EAST) & 8(NORTH)

OVERALL WALL SF- 7462 SF- 2254 SF @ GROUND/ 5208 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1443
SOLID WALL SF @LVLS 2-4 = 3889

GROUND FL. TRANSPARENCY- 811 SF =36% (20% MIN)
UPPER LVL TRANSPARENCY - 1319 SF= 25%(15% MIN)

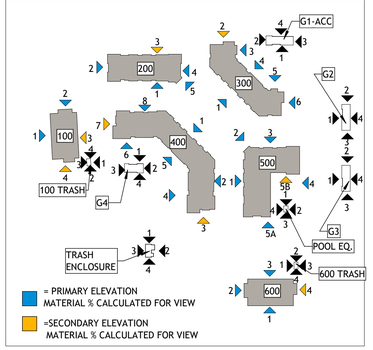
FRONT ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 2(EAST) & 8(NORTH)

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 811 SF= 36%
TYPE 1- MASONRY - 1155 SF= 51%
TYPE 1- TOTAL= 87%

TYPE 2- FIBER CEMENT - 288 SF= 13%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1167 SF= 30%
TYPE 2- FIBER CEMENT - 2723 SF 70%

KEY MAP OF VIEWS



08/16/2023

ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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COMPANY AR NUM

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HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 400

SHEET NUMBER:
A3-040

08-03-2023

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2 A3-041 PRESENTATION ELEVATION - BLDG. 400 SOUTH- KEY MAP VIEW 3
3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

SOUTH ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE) - VIEW 3

OVERALL WALL SF- 3790 SF- 842 SF @ GROUND/ 2948 SF @ LVLS 2-4

SOLID WALL SF @ GROUND = 611 SF
SOLID WALL SF @ LVLS 2-4 = 2336 SF

GROUND FL. TRANSPARENCY - 231 SF = 27% (20% MIN)

UPPER LVL TRANSPARENCY - 612 SF = 21% (15% MIN)

SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 3

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

LEVEL 1-

TYPE 1- GLAZING - 231 SF= 27%
TYPE 1- MASONRY - 564 SF= 67%
TYPE 1- TOTAL = 94%
TYPE 2- FIBER CEMENT - 47 SF= 6%

LEVEL 2-4-

TYPE 1- GLAZING - 612 SF= 21%
TYPE 1- MASONRY - 0 SF= 0%
TYPE 2- FIBER CEMENT - 2336 SF 79%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

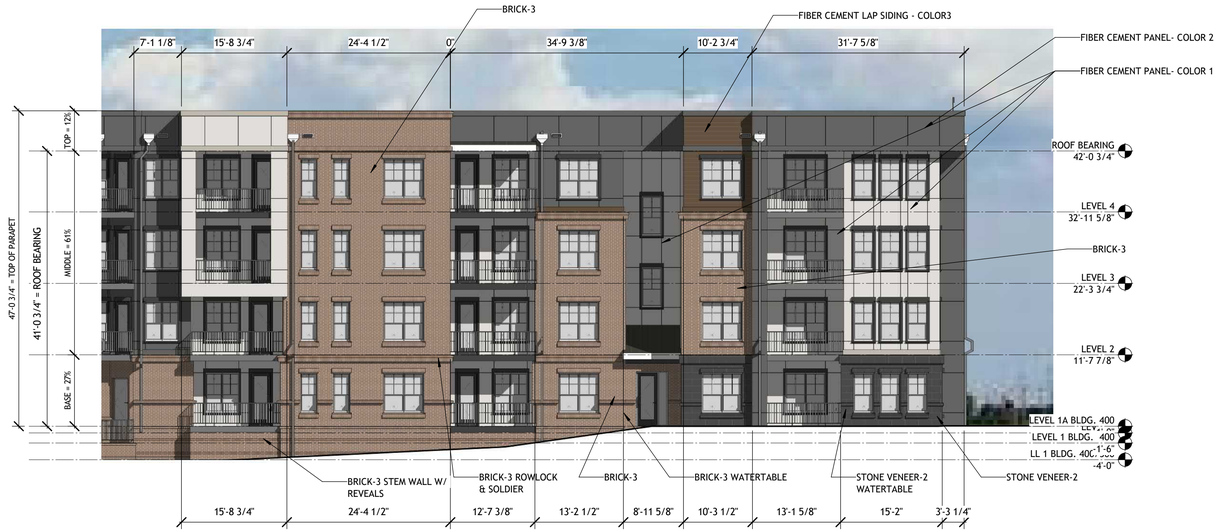
NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



1 A3-041 PRESENTATION ELEVATION - BLDG. 400 WEST REAR - KEY MAP VIEW 4
3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

WEST REAR ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE) - VIEW 4

OVERALL WALL SF- 5660 SF- 1286 SF @ GROUND/ 5660 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 912
SOLID WALL SF @LVLS 2-4 = 3240

GROUND FL. TRANSPARENCY - 374 SF = 29% (20% MIN)

UPPER LVL TRANSPARENCY - 1134 SF = 25% (15% MIN)

WEST REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 4

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 374 SF= 29%
TYPE 1- MASONRY - 641 SF= 50%
TYPE 1- TOTAL = 79%

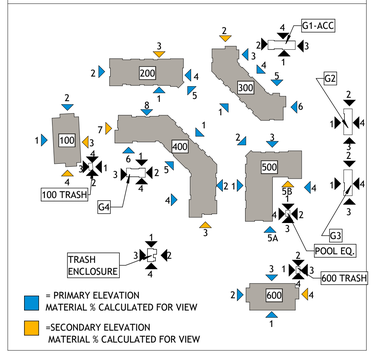
TYPE 2- FIBER CEMENT - 271 SF= 21%

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 1080 SF= 33%

TYPE 2- FIBER CEMENT - 2160 SF = 77%

KEY MAP OF VIEWS



JOSEPH CARLI CANNON REGISTERED ARCHITECT NORTH CAROLINA GEORGIA 23006
08/18/2023
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

NILES BOLTON ASSOCIATES, INC. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 51037 NORTH CAROLINA ATLANTA, GA
COMPANY AR NUM

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MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS- BLDG. 400

SHEET NUMBER:
A3-041

08-03-2023

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2 A3-042 PRESENTATION ELEVATION - BLDG. 400 SOUTH REAR - KEY MAP
VIEW 6
3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

SOUTH REAR ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE) - VIEW 6

OVERALL WALL SF- 6295 SF- 1920 SF @ GROUND/ 4375 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1270
SOLID WALL SF @LVLS 2-4 = 3240

GROUND FL. TRANSPARENCY- 650 SF = 34% (20% MIN)
UPPER LVL TRANSPARENCY - 1135 SF = 25%(15% MIN)

SOUTH REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 6

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING - 650 SF= 34%
TYPE 1- MASONRY - 942 SF= 49%
TYPE 1- TOTAL= 83%

TYPE 2- FIBER CEMENT - 328 SF= 17%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1060 SF = 33%

TYPE 2- FIBER CEMENT - 2180 SF = 77%



1 A3-042 PRESENTATION ELEVATION - BLDG. 400 SOUTHWEST REAR- KEY MAP
VIEW 5
3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

SW REAR ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE) - VIEW 5

OVERALL WALL SF- 6069 SF- 1610 SF @ GROUND/ 4459 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1045
SOLID WALL SF @LVLS 2-4 = 3217

GROUND FL. TRANSPARENCY- 565 SF = 35% (20% MIN)
UPPER LVL TRANSPARENCY - 1242 SF = 20%(15% MIN)

SW REAR ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 5

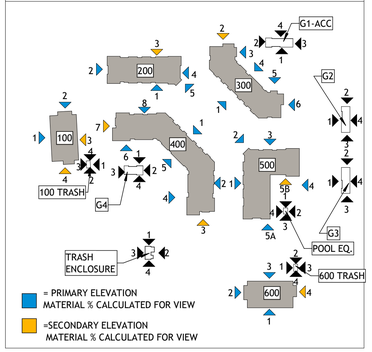
LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING - 565 SF= 35%
TYPE 1- MASONRY - 716 SF= 45%
TYPE 1- TOTAL= 80%

TYPE 2- FIBER CEMENT - 329 SF= 20%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1016 SF= 32%

TYPE 2- FIBER CEMENT - 2201 SF = 68%

KEY MAP OF VIEWS



MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

08/16/2023

ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
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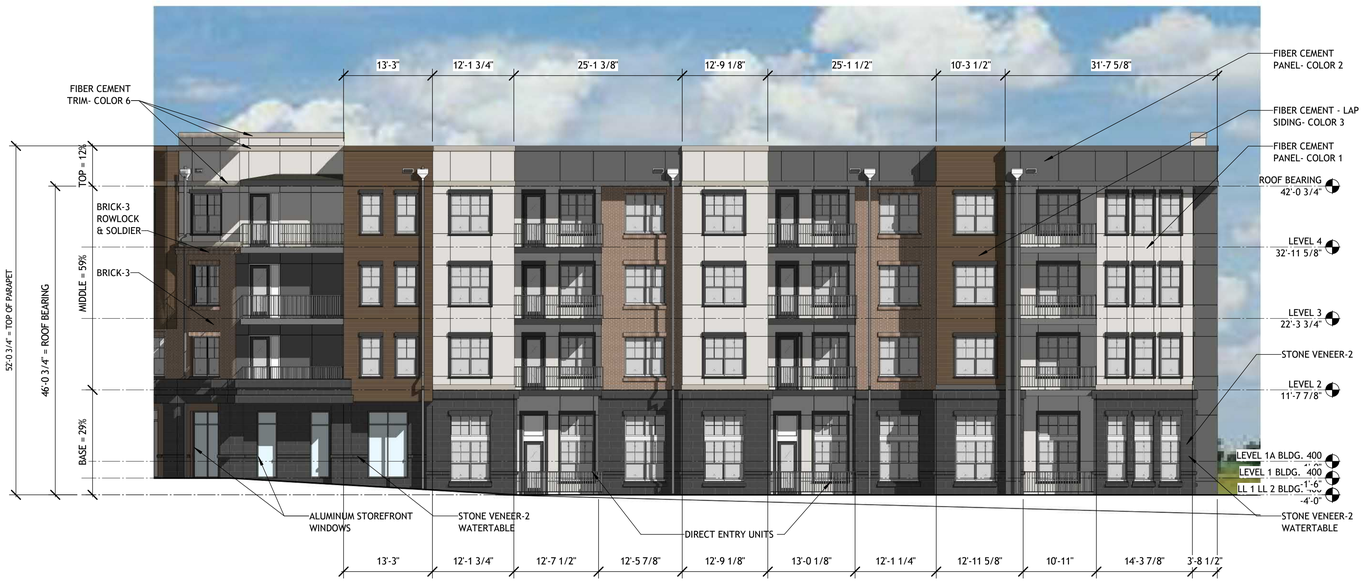
SHEET TITLE:
ELEVATIONS- BLDG. 400

SHEET NUMBER:
A3-042

08-03-2023

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2 / A3-043 PRESENTATION ELEVATION - BLDG. 400 NORTH FRONT- KEY MAP VIEW 8

3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

FRONT ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE)- VIEW 2 (EAST) & 8(NORTH)

OVERALL WALL SF- 7462 SF- 2254 SF @ GROUND/ 5208 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1443
SOLID WALL SF @LVLS 2-4 = 3889

GROUND FL. TRANSPARENCY- 811 SF =36% (20% MIN)
UPPER LVL TRANSPARENCY - 1319 SF= 25%(15% MIN)

FRONT ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 2(EAST) & 8(NORTH)

LEVEL 1- (75% MIN TYPE 1)

TYPE 1- GLAZING- 811 SF= 36%
TYPE 1- MASONRY - 1155 SF= 51%
TYPE 1- TOTAL= 87%

TYPE 2- FIBER CEMENT - 288 SF= 13%

LEVEL 2-4- (30% MIN TYPE 1)

TYPE 1- MASONRY - 1167 SF= 30%

TYPE 2- FIBER CEMENT - 2723 SF 70%



1 / A3-043 PRESENTATION ELEVATION - BLDG. 400 WEST- KEY MAP VIEW 7

3/32" = 1'-0"

BUILDING 400 - 119,904 SF = (LARGE SIZED MIXED USE)

WEST REAR ELEVATION SOLID WALL CALCULATION BLDG/ 400 (MIXED USE) - VIEW 7

OVERALL WALL SF- 4298 SF- 1348 SF @ GROUND/ 2950 SF @ LVLS 2-4

SOLID WALL SF @ GROUND = 1008 SF
SOLID WALL SF @ LVLS 2-4 = 2338 SF

GROUND FL. TRANSPARENCY- 340 SF =25% (20% MIN)
UPPER LVL TRANSPARENCY - 612 SF= 21%(15% MIN)

SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 400 - VIEW 7

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

LEVEL 1 -

TYPE 1- GLAZING-340 SF= 25%
TYPE 1- MASONRY - 931 SF= 69%
TYPE 1- TOTAL= 94%
TYPE 2- FIBER CEMENT - 77 SF= 6%

LEVEL 2-4 -

TYPE 1- GLAZING - 612 SF= 21%
TYPE 2- FIBER CEMENT - 2338 SF = 79%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE

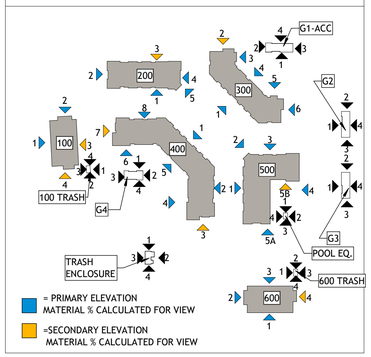
2. BALCONY CEILINGS TO BE COLOR 1.

3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.

4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.

5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

KEY MAP OF VIEWS



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SHEET TITLE:
ELEVATIONS- BLDG. 400

SHEET NUMBER:
A3-043

08-03-2023

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2 / A3-050 PRESENTATION ELEVATION- BLDG. 500 NORTH ELEVATION- KEY MAP VIEW 3
3/32" = 1'-0"

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

NORTH ELEVATION SOLID WALL CALCULATION BLDG/ 500- VIEW 1

OVERALL WALL SF- 7163 SF- 2169 SF @ GROUND/ 4994 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1268
SOLID WALL SF @LVLS 2-4 = 3696

GROUND FL. TRANSPARENCY- 627 SF =29% (20% MIN)
LVL 2-4 TRANSPARENCY - 1298 SF= 25%(15% MIN)

NORTH ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 500- VIEW 1

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 629 SF= 29%
TYPE 1- MASONRY - 1321 SF= 61%
TYPE 1- TOTAL= 90%
TYPE 2- FIBER CEMENT - 107 SF= 10%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1047 SF= 30%
TYPE 2- FIBER CEMENT - 2649 SF 70%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



1 / A3-050 PRESENTATION ELEVATION - BLDG. 500 WEST ELEVATION- KEY MAP VIEW 1
3/32" = 1'-0"

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

WEST ELEVATION SOLID WALL CALCULATION BLDG/ 500- VIEW 1

OVERALL WALL SF- 8965 SF- 2612 SF @ GROUND/ 6353 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1890
SOLID WALL SF @LVLS 2-4 = 4790

GROUND FL. TRANSPARENCY- 722 SF =28% (20% MIN)
LVL 2-4 TRANSPARENCY - 1563 SF= 25%(15% MIN)

WEST ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 500- VIEW 1

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 722 SF= 28%
TYPE 1- MASONRY - 1707 SF= 65%
TYPE 1- TOTAL= 93%
TYPE 2- FIBER CEMENT - 183 SF= 7%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1437 SF= 30%
TYPE 2- FIBER CEMENT - 3353 SF 70%



3 / A3-050 PRESENTATION ELEVATION- BLDG. 500 NORTHWEST ENTRY- KEY MAP VIEW 2
3/32" = 1'-0"

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

NW ENTRY ELEVATION SOLID WALL CALCULATION BLDG/ 500- VIEW 2

OVERALL WALL SF- 3066 SF- 899 SF @ GROUND/ 2167 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 658
SOLID WALL SF @LVLS 2-4 = 1733

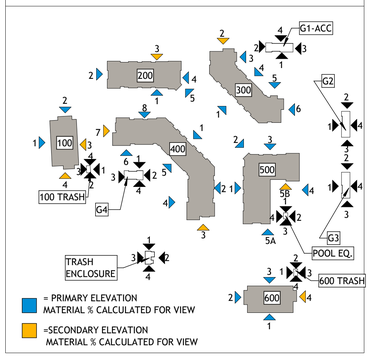
GROUND FL. TRANSPARENCY- 241 SF =27% (20% MIN)
UPPER LVL TRANSPARENCY - 434 SF= 20%(15% MIN)

NW ENTRY ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 500- VIEW 2

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 241 SF= 27%
TYPE 1- MASONRY - 658 SF= 73%
TYPE 1 TOTAL= 100%
TYPE 2- FIBER CEMENT - 0 SF

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 659 SF= 38%
TYPE 2- FIBER CEMENT - 1074 SF= 62 %

KEY MAP OF VIEWS



08/16/2023
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SHEET TITLE:
ELEVATIONS- BLDG. 500

SHEET NUMBER:
A3-050

08-03-2023

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2 / A3-051 PRESENTATION ELEVATION - BLDG. 500 SOUTH ELEVATION- KEY MAP VIEW 5
3/32" = 1'-0"

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

SOUTH ELEVATION SOLID WALL CALCULATION : BLDG/ 500- VIEW 5A

OVERALL WALL SF- 3342 SF- 1005 SF @ GROUND/ 2337 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 761 SF
SOLID WALL SF @LVLS 2-4 = 1797 SF

GROUND FL. TRANSPARENCY- 244 SF =24% (20% MIN)
LVL 2-4 TRANSPARENCY - 540 SF= 30% (15% MIN)

PRIMARY SOUTH ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) : BLDG/ 500- VIEW 5A

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 244 SF= 24%
TYPE 1- MASONRY - 641 SF= 64%
TYPE 1- TOTAL = 88%
TYPE 2- FIBER CEMENT - 120 SF= 12%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 539 SF= 30%
TYPE 2- FIBER CEMENT - 1260 SF = 70%

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

SOUTH ELEVATION SOLID WALL CALCULATION : BLDG/ 500- VIEW 5B

OVERALL WALL SF- 4366 SF- 1308 SF @ GROUND/ 3058 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 1031 SF
SOLID WALL SF @LVLS 2-4 = 2353 SF

GROUND FL. TRANSPARENCY- 277 SF =21% (20% MIN)
LVL 2-4 TRANSPARENCY - 705 SF= 23%(15% MIN)

SECONDARY- END ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 500 - VIEW 5B - SECONDARY

SECONDARY ELEV.- 10% MIN TYPE 1 REQUIRED OVERALL

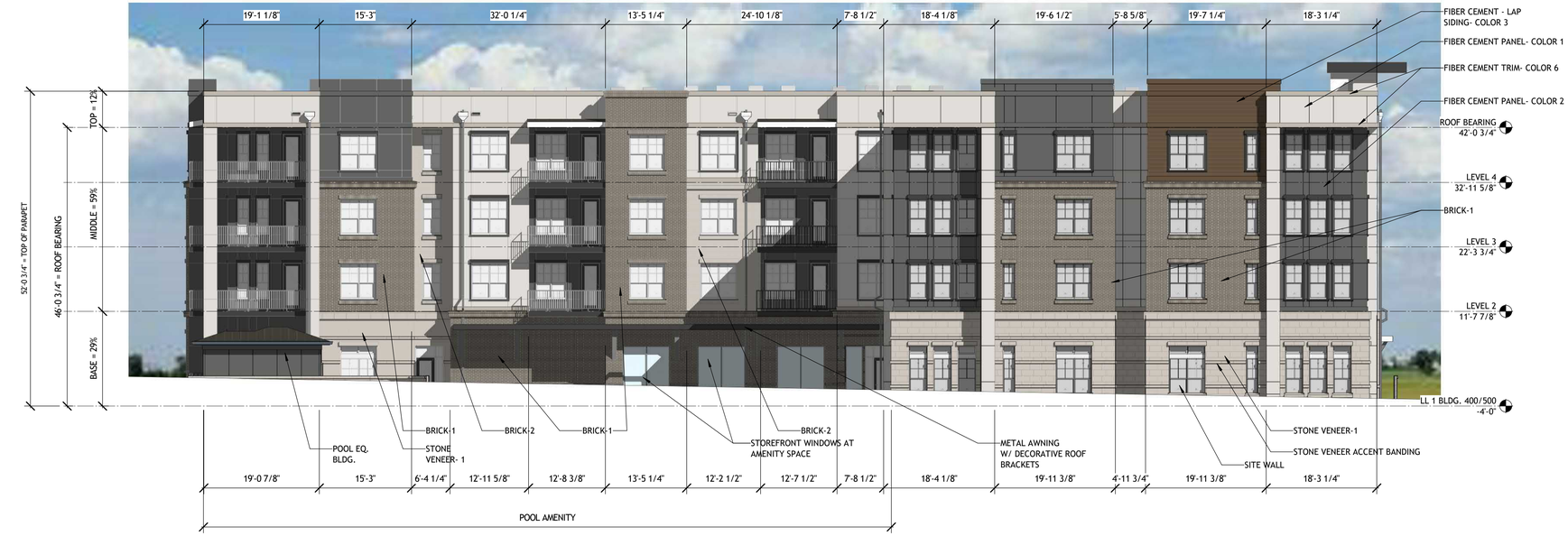
LEVEL 1- (10% MIN TYPE 1)
TYPE 1- GLAZING- 277 SF= 21%
TYPE 1- MASONRY - 945 SF= 72%
TYPE 1- TOTAL= 93%
TYPE 2- FIBER CEMENT - 86 SF= 7%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- GLAZING - 705 SF= 23%
TYPE 1- MASONRY - 153 SF= 5%
TYPE 2- FIBER CEMENT - 2200 SF = 72%

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.



1 / A3-051 PRESENTATION ELEVATION - BLDG. 500 EAST ELEVATION- KEY MAP VIEW 4
3/32" = 1'-0"

BUILDING 500 - 78,418 SF = (LARGE SIZED MIXED USE)

EAST ELEVATION SOLID WALL CALCULATION BLDG/ 500- VIEW 4

OVERALL WALL SF- 9790 SF- 2954 SF @ GROUND/ 6836 SF @ LVLS 2-4

SOLID WALL SF @GROUND = 2169
SOLID WALL SF @LVLS 2-4 = 5195

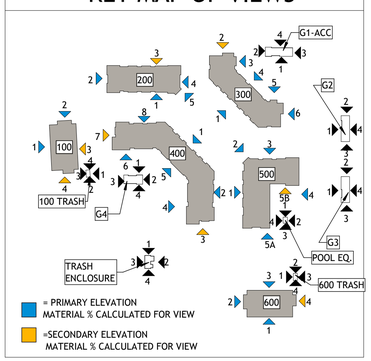
GROUND FL. TRANSPARENCY- 785 SF =26% (20% MIN)
LVL 2-4 TRANSPARENCY - 1641 SF= 24% (15% MIN)

EAST ELEVATION AREA OF MATERIALS & PERCENTAGES (OF SOLID WALL) BLDG/ 500- VIEW 4

LEVEL 1- (75% MIN TYPE 1)
TYPE 1- GLAZING- 785 SF= 26%
TYPE 1- MASONRY - 1988 SF= 67%
TYPE 1- TOTAL= 93%
TYPE 2- FIBER CEMENT - 181 SF= 7%

LEVEL 2-4- (30% MIN TYPE 1)
TYPE 1- MASONRY - 1628 SF= 31%
TYPE 2- FIBER CEMENT - 3567 SF 69%

KEY MAP OF VIEWS



CARL R. NILES 14006 NORTH CAROLINA REGISTERED ARCHITECT
08/16/2023
ARCHITECTS AR NUM 2016/XX/XX

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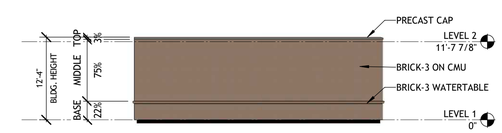
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ELEVATIONS - BLDG. 500

SHEET NUMBER:
A3-051

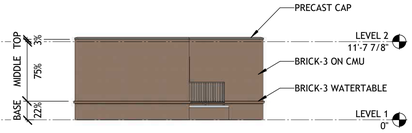
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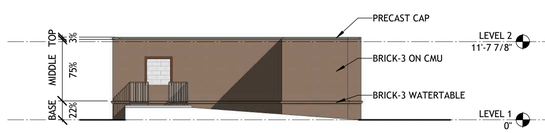
BIM 360:/Vista - Main Street Holly Springs/121388_MainStreetVista_R20_V4_JCarl@nilesbolton.com.rvt
8/11/2023 5:05:12 PM



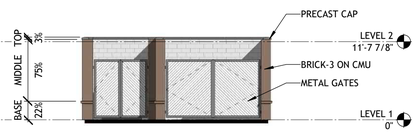
16 A3-060 PRESENTATION ELEVATION- TRASH ENCLOSURE WEST- KEY MAP VIEW 3
3/32" = 1'-0"



15 A3-060 PRESENTATION ELEVATION- TRASH ENCLOSURE SOUTH- KEY MAP VIEW 4
3/32" = 1'-0"



14 A3-060 PRESENTATION ELEVATION- TRASH ENCLOSURE EAST- KEY MAP VIEW 2
3/32" = 1'-0"



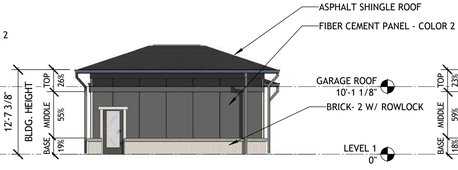
13 A3-060 PRESENTATION ELEVATION- TRASH ENCLOSURE FRONT (NORTH) - KEY MAP VIEW 1
3/32" = 1'-0"



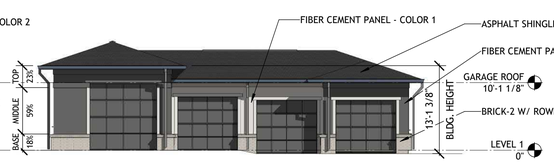
12 A3-060 PRESENTATION ELEVATION- G4 GARAGE- WEST- KEY MAP VIEW 3
3/32" = 1'-0"



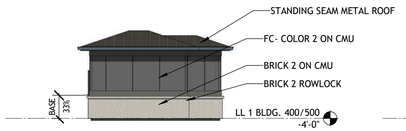
11 A3-060 PRESENTATION ELEVATION- G4 GARAGE- SOUTH- KEY MAP VIEW 4
3/32" = 1'-0"



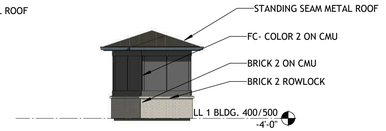
10 A3-060 PRESENTATION ELEVATION-G4 GARAGE- EAST- KEY MAP VIEW 2
3/32" = 1'-0"



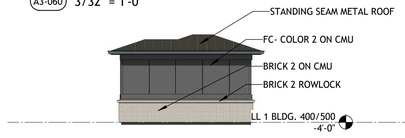
9 A3-060 PRESENTATION ELEVATION - G4 GARAGE- FRONT (NORTH)- KEY MAP VIEW 1
3/32" = 1'-0"



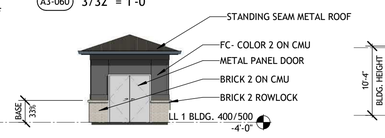
24 A3-060 PPOL EQ. BLDG. - WEST ELEVATION
3/32" = 1'-0"



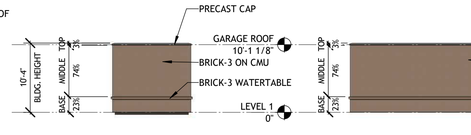
23 A3-060 POOL EQ. BLDG. - SOUTH ELEVATION
3/32" = 1'-0"



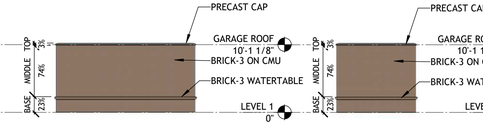
22 A3-060 POOL EQ. BLDG. - EAST ELEVATION
3/32" = 1'-0"



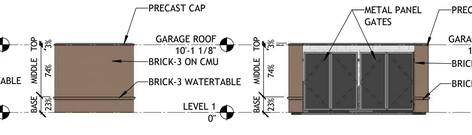
21 A3-060 POOL EQ. BLDG. - NORTH ELEVATION
3/32" = 1'-0"



20 A3-060 100/ 600 TRASH ENCLOSURE- VIEW 4
3/32" = 1'-0"



19 A3-060 100/ 600 TRASH ENCLOSURE- VIEW 3
3/32" = 1'-0"

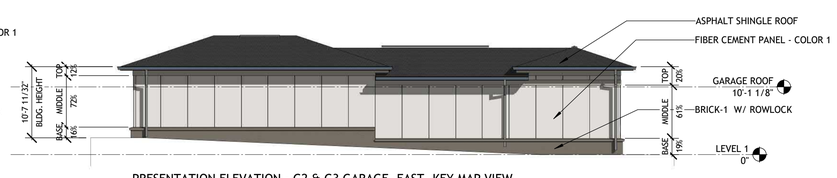


18 A3-060 100/ 600 TRASH ENCLOSURE - VIEW 2
3/32" = 1'-0"

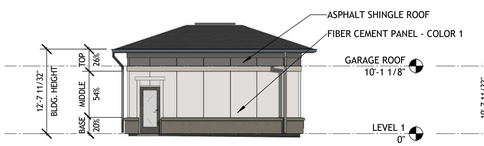
17 A3-060 100/600- TRASH ENCLOSURE- VIEW 1
3/32" = 1'-0"



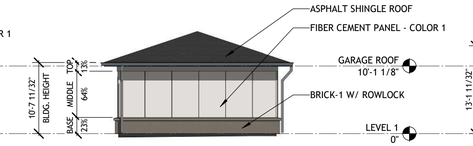
8 A3-060 PRESENTATION ELEVATION - G1 GARAGE ACC -NORTH- KEY MAP VIEW 4
3/32" = 1'-0"



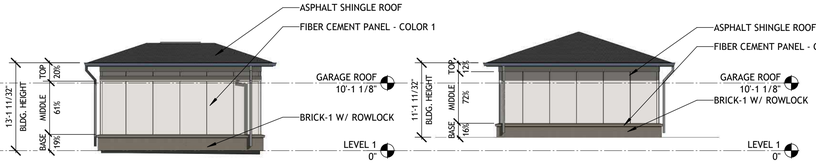
4 4 A3-060 PRESENTATION ELEVATION - G2 & G3 GARAGE -EAST- KEY MAP VIEW
3/32" = 1'-0"



7 A3-060 PRESENTATION ELEVATION - G1 GARAGE ACC - WEST- KEY MAP VIEW 2
3/32" = 1'-0"

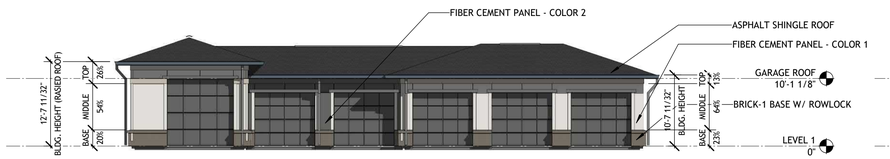


6 3 A3-060 PRESENTATION ELEVATION - G1 GARAGE ACC -EAST- KEY MAP VIEW
3/32" = 1'-0"

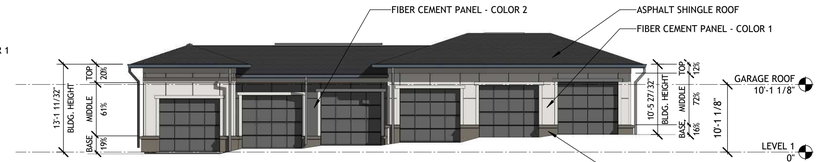


3 A3-060 PRESENTATION ELEVATION - G2 & G3 GARAGE -NORTH- KEY MAP VIEW 2
3/32" = 1'-0"

2 A3-060 PRESENTATION ELEVATION - G2 & G3 GARAGE - SOUTH- KEY MAP VIEW 3
3/32" = 1'-0"



5 A3-060 PRESENTATION ELEVATION - G1 GARAGE ACC- FRONT (SOUTH)- KEY MAP VIEW 1
3/32" = 1'-0"



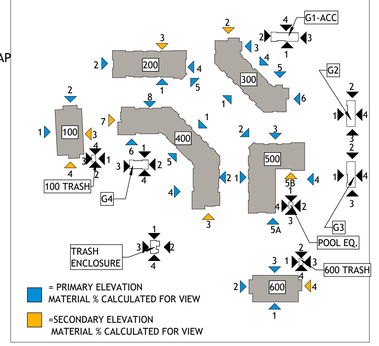
1 A3-060 PRESENTATION ELEVATION - G2 &G3 GARAGE - FRONT (WEST)- KEY MAP VIEW 1
3/32" = 1'-0"

MATERIAL LEGEND

- COLOR 1 - FIBER CEMENT PANEL SW 7014-"EIDER WHITE"
- COLOR 2 - FIBER CEMENT PANEL SW 7068-"GRIZZLE GRAY"
- COLOR 3 - FIBER CEMENT SIDING SW 6097-"STURDY BROWN"
- COLOR 4 -DOORS AND BALCONY TRIM SW 7069-"IRON ORE"
- COLOR 5 - FIBER CEMENT PANEL 'STONE BLOCK'
- COLOR 6 - FIBER CEMENT TRIM SW 6072-"VERSATILE GRAY"
- STONE VENEER-1 - CORDOVA STONE- 'BUFF GROUND FACE'
- STONE VENEER-2 - CORDOVA STONE- 'MIDNIGHT GROUND FACE'
- BRICK VENEER 1- 'CLAYTON FALLS'
- BRICK VENEER 2 - 'CORDOBA'
- BRICK VENEER 3 - 'BESSEMER GREY'
- METAL ROOFING -'DARK BRONZE
- ASPHALT SHINGLE ROOF- (GARAGES) 'PEWTER'

NOTE:
1. ALL METAL RAILINGS TO BE BRONZE
2. BALCONY CEILINGS TO BE COLOR 1.
3. GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
4. EXTERIOR WALL MOUNTED UTILITIES TO BE PAINTED TO MATCH WALL.
5. ALL BUILDING ENTRIES ARE WITHIN MASONRY WALLS AT GROUND LEVEL.

KEY MAP OF VIEWS



ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 121388
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

COMPANY AR NUM

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600

www.nilesbolton.com

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

MAIN STREET VISTA
HOLLY SPRINGS RD
HOLLY SPRINGS, NC

VISTA RESIDENTIAL PARTNERS - N.C., LLC

VISTA RESIDENTIAL PARTNERS

SHEET TITLE:
ELEVATIONS - ANCILARY BUILDINGS

SHEET NUMBER:
A3-060

08-03-2023

RELEASED FOR CONSTRUCTION

BIM 360:/ Vista - Main Street Holly Springs/121388_MainStreetVista_R20_V4_JCarll@nilesbolton.com.rvt
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Main Street Vista Development Plan 23-DP-07 Motion and Conditions of Approval

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Motion to make and accept the Findings of Fact for Development Plan 23-DP-07 that the proposed mixed-use buildings, street improvements per the traffic study, public improvements, public utilities to serve the future buildings, bike and electric vehicle parking, common open spaces, and landscaping meets the applicable Unified Development Ordinance standards for a Development Plan in the DMX-CD Downtown Mixed-Use Conditional Zoning District.

Motion to approve / deny / defer Development Plan 23-DP-07 for Main Street Vista as submitted by McAdams, date revised 9/15/23, with the following conditions:

1. All previous conditions of approval for Main Street Vista Conditional Zoning District 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. The following must be submitted with the first Construction Drawing submittal.
    a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Chapter 8 shall be submitted to and approved by Development Services.
3. Prior to Construction Drawing Approval, the following items must be addressed:
    a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
4. 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.
5. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
6. 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.

7. 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.
8. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
9. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
10. All Special Studies must be finalized prior to being scheduled for Planning Board.
11. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
12. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
13. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
14. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
15. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information
16. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
17. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
18. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
19. 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.
20. Location of all existing and proposed power lines. Note all new overhead power lines and services must be installed underground with this development. If the relocation of existing overhead power lines underground is deemed not feasible by the Town and/or the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval. This will become a condition of approval.
21. If any offsite water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then

these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.

22. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal – this will become a condition of plan approval.
23. A Master Sign Plan may be submitted and approved prior to the issuance of any sign permits.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 26.

Public Hearings
Title: Voluntary Annexation A23-04 1328 Piney Grove Wilbon Rd. - Legislative Public Hearing
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Aaron Prichard, Development Services

Action(s):
1. Conduct Legislative Public Hearing.
2. Adopt Annexation Ordinance A23-04.

Explanation:

- The Town has received a petition for voluntary annexation of 6.815 +/- acres located at 10325 Holly Springs Road.
- The owners of the property are Barbara Greene, Pearline McCraney, and Dinah Jones Upchurch.
- Annexation is requested in order to subdivide the property into two residential lots.
- Staff requested feedback from all departments and there were no issues with this annexation.

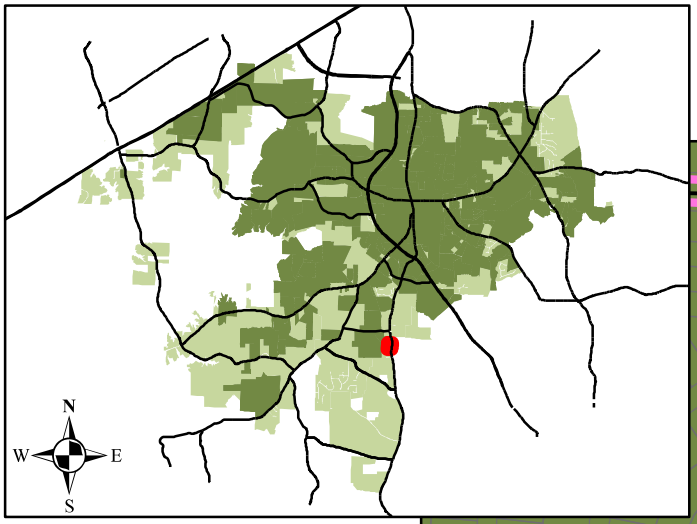
Background:

- The property is contiguous with town limits.
- The property meets all statutory requirements for annexation.

Funding Source(s):
N/A

Attachment(s):
1. A23-04 map
2. 23-25 Resolution of Sufficiency A23-04
3. A23-04 Ordinance - draft (2)

A 23-04 | 1328 Piney Grove Wilbo Rd | 6.815



HONEYCUTT RD

VEWILBON RD

Honeycutt Farms

Site

PINEY GROVE WILBON RD

Legend

- **Annexation Property Site**
- Subdivisions
- Town Limits
- **ETJ**

Document Path: Z:\GIS\Candace\2022_Maps\2022_Annexation Location Map.mxd

Resolution No. 23-25
Date Adopted: October 17, 2023
Annexation No.: A23-04

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

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

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

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

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

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:
BEGINNING at an iron pipe set in the new Western right-of-way Piney Grove Wilbon Road, in the Northern line of land in the name of Willie Lee Norris' heirs, Lot 1D, as recorded in book of maps 1986 page 486 in the Wake County Register of Deeds, said point being S 89°54'54" E a distance of 355.24 from and existing iron stake with a North Carolina grid coordinate of N:678771.76, E:2046882.15, and from said Point of BEGINNING runs;
Thence with Norris, N 89°54'54" W a distance of 355.24' to an existing iron stake in the line of Honeycutt Farm, Phase 12, as recorded in book of maps 2022 page 926, and runs;
Thence with Honeycutt Farm, N 01°21'37" E a distance of 667.04' to an existing iron stake in the corner of Honeycutt Farm, being a corner of Wake Co. Board of Education as recorded in book of maps 2018 page 1755 and Willie Lee Norris' heirs, Lot 1B, as recorded in book of maps 1986 page 486, and runs;
Thence with Norris, S 89°54'54" E a distance of 412.35' to an iron pipe set in the new Western right-of-way of Piney Grove Wilbon Road, and runs;
Thence S 89°54'54" E a distance of 51.93' to the centerline of Piney Grove Wilbon Road, and runs;
Thence with the centerline of Piney Grove Wilbon Road for the following 5 courses:
Thence S 07°15'44" E a distance of 35.27' to a point, and runs;
Thence S 02°03'00" W a distance of 122.87' to a point, and runs;
Thence S 07°44'08" W a distance of 131.37' to a point, and runs;
Thence S 08°22'28" W a distance of 366.35' to a point, and runs;
Thence S 07°00'51" W a distance of 16.49' to a point, and runs;
Thence N 89°54'54" W a distance of 51.88' to the Point and Place of BEGINNING, having an area of 296,869 square feet, or 6.815 acres, to be the same more or less.

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

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

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, November 21, 2023.

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

Adopted this, the 17th day of October, 2023.

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk

Annexation Ordinance No.: **A23-04**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

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

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

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

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

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

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 21st day of November, 2023.

BEGINNING at an iron pipe set in the new Western right-of-way Piney Grove Wilbon Road, in the Northern line of land in the name of Willie Lee Norris' heirs, Lot 1D, as recorded in book of maps 1986 page 486 in the Wake County Register of Deeds, said point being S 89°54'54" E a distance of 355.24 from and existing iron stake with a North Carolina grid coordinate of N:678771.76, E:2046882.15, and from said Point of BEGINNING runs;
Thence with Norris, N 89°54'54" W a distance of 355.24' to an existing iron stake in the line of Honeycutt Farm, Phase 12, as recorded in book of maps 2022 page 926, and runs;
Thence with Honeycutt Farm, N 01°21'37" E a distance of 667.04' to an existing iron stake in the corner of Honeycutt Farm, being a corner of Wake Co. Board of Education as recorded in book of maps 2018 page 1755 and Willie Lee Norris' heirs, Lot 1B, as recorded in book of maps 1986 page 486, and runs;

Thence with Norris, S 89°54'54" E a distance of 412.35’ to an iron pipe set in the new Western right-of-way of Piney Grove Wilbon Road, and runs;
Thence S 89°54'54" E a distance of 51.93’ to the centerline of Piney Grove Wilbon Road, and runs;
Thence with the centerline of Piney Grove Wilbon Road for the following 5 courses:
Thence S 07°15'44" E a distance of 35.27’ to a point, and runs;
Thence S 02°03'00" W a distance of 122.87’ to a point, and runs;
Thence S 07°44'08" W a distance of 131.37’ to a point, and runs;
Thence S 08°22'28" W a distance of 366.35’ to a point, and runs;
Thence S 07°00'51" W a distance of 16.49’ to a point, and runs;
Thence N 89°54'54" W a distance of 51.88’ to the Point and Place of BEGINNING, having an area of 296,869 square feet, or 6.815 acres, to be the same more or less.

Adopted this, the 21st day of November, 2023.

ATTEST TO:

Linda C. McKinney, Town Clerk

Sean Mayefskie, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held November 21, 2023, at 7 o’clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 21st day of November 2023.

Linda C. McKinney, Town Clerk