



Town of Holly Springs
Planning Board
7:00 PM **Tuesday, March 26, 2024**

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

Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

- a. February 27th, 2024 Regular Meeting Minutes

7. Organizational Meeting

- a. Chairperson and Vice Chairperson
- b. Land Use Advisory Committee (LUAC) Representatives
- c. Tree Advisory Committee (TAC) Representatives

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

9. Zone Map Change Petitions

- a. Eagle's Landing Park Rezoning (23-REZ-06) & Development Plan (23-DP-11)

10. Other Business

- a. 2035 Wake Transit Plan Update Stakeholder Appointment
- b. Historical Markers Application Review
- c. **Town Council Official Action Overview**
- d. **Committee Reports**
- e. **Development Services Report**
- f. **Other Business**

11. Adjournment

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

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, February 27, 2024 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **February 27, 2024**. At 7:00 p.m. after determining a quorum was present, Mr. Rick Madoni called the meeting to order.

Staff Members Present: Sean Ryan, Planning Manager
 Cheryl Caines, Senior Planner
 Mackenzie Fretz, Board Clerk

The Board completed roll call.

Members Present: Rick Madoni, *Chair*
 Thomas Urquhart, *Vice-Chair*
 Ernie Carpico
 Roger Bess, *ETJ*
 Van Crandall
 Joanna Holder
 Courtney Patterson
 Josh Prizer
 Joseph Cuccurullo

Members Absent: None

The Board recited the pledge of Allegiance and the meeting opened with an invocation by Vice-Chair Urquhart.

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. January 23, 2024 Regular Meeting Minutes

Motion:

Motion to approve the January 23, 2024 Minutes.

Motion by: Ernie Carpico

Second by: Joanna Holder

Action: The Planning Board vote in favor of the motion (9-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
 - March 5 – Ms. Holder

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, February 27, 2024 - 7:00 p.m.

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9: Zone Map Change

a. Green Oaks Tech Center PUD Major Amendment 21-PUD-01-A01

Ms. Caines presented the Staff report to the Board.

Questions for staff:

Vice Chair Urquhart brought up concerns for how long paint on concrete building is good for?

Ms. Caines stated that she would refer to the applicant to answer.

Mr. Crandall asked that the Board and staff go back to review the image displaying the site plan within the staff report. He then asked for clarification on what Pods within the properties would be affected by the existing standards.

Ms. Caines stated that Pod 4 would be held to existing standards while Pod 3 would not. She then stated that Pod 5 could potentially be affected based off of circumstances.

Mr. Crandall then asked about the maximum height of the elevation within the PUD request. Staff determined that the max height elevation is 40 feet.

Mr. Bess asked staff if this proposal is to change all remaining buildings within the color displayed on the map?

Ms. Caines stated that it would apply to the purple or pink area being shown on the monitor; anything north of Pod 4 and 5 would not apply

Mr. Crandall then inquired on the height of all the buildings.

The Board raised concerns for ongoing zoning standards and future maintenance. Staff stated that standards would remain and be monitored by compliance.

Mr. Prizer brought up concerns of aesthetics of the building from the road. Staff confirmed that they could use any approved materials.

The Board asked staff what the reasoning behind the requested change. Staff stated that Ms. McMillan may be able to attest.

The Board requested staff clarify why the applicant chose painting the concrete verses mixing the color within the concrete.

Staff gave a brief overview of why the preferred method is to paint the concrete explaining that paint would give more variety to the outer façade.

Ms. McMillan with crescent communities approached the Board and presented a brief description of the requested PUD with the Board.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, February 27, 2024 - 7:00 p.m.

Questions:

Ms. Patterson asked what maintenance would be for the painted concrete.
Ms. McMillan stated that occasional touch-ups to the paint would be needed.

Ms. Holder asked if a difference would be noticed between paint verses pre-colored concrete and concerns of environmental impact as the paint is applied to concrete.
Ms. McMillan stated that there may be little environmental impact.

The Board discussed that it appears the maintenance for a pre-cast concrete building would be less of a burden to future tenants than that of a painted concrete building.
Ms. McMillan stated that there will still be maintenance on a pre-cast building but the same as a painted building.

Ms. Patterson stated that painting the building will add a variety to the building.

Mr. Bess asked for clarification on the accent materials.
Ms. McMillan stated that the accents would be mainly around the entrances of the buildings.

Mr. Crandall stated that it would be helpful to be shown an existing painted concrete building as an example.

The Board was concerned of the cost ratio for the future tenant on painting the concrete verses pre-cast concrete.

There were no further questions to the applicant.

Additional questions for staff:

Ms. Patterson asked staff if there are any examples within town of painted concrete.
Staff stated there are limited examples as in the past but that brighter colors tend to fade quickly and the more natural gray colors have a lesser risk of fading.

Staff addressed that the options for the applicant would be limited with limited color and that the applicant wants to maintain a class A classification that staff recommends approval.

Mr. Bess brought up concerns of future precedent being set for future construction within the town.
Staff stated that this particular property has special zoning districts and the possibility of this approval creeping out of planned unit development is small due to set conditions within the Town. Most properties are not zoned for planned unit development.

Mr. Bess asked for clarification on Planned Unit Developments verses Conditional Districts.
Staff explained that both have different standards.

There were no further questions from the Board.

Motion:

Motion that the Planning Board recommend the Town Council **approve/recommend** Planned Unit Development Plan 21-PUD-01-A01 for Friendship Road Industrial.

Motion by: Courtney Patterson

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, February 27, 2024 - 7:00 p.m.

Second by: Josh Prizer

Action: The Planning Board voted in favor of the motion (8-1).

Mr. Crandall opposed due to un-necessary burden maintenance cost to the renter.

Agenda Item #10: Other Business

New Business:

- a. Committee Reports
 - LUAC (Rick Madoni)
Feb 6
Wake County Landfill Natural Gas Facility Rezoning
 - TAC (Joanna Holder)
January 8 – Street Tree Replacement Program Overview
 - March 5th LUAC
 - TAC – Holder – Arbor Day Tree Planting (Cultural Center)
- b. Development Services Report
 - Engineering Week
 - March 5th swearing
 - March 14th Appreciation Dinner
 - Farewell Courtney Patterson
- d. Other Business
 - Planning Board Historical Landmarks

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Josh Prizer

Second by: Joanna Holder

Action: The Planning Board voted in favor of the Motion (9-0)

Time: 7:56 pm

Mackenzie Fretz
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

Requests & Communications - PB

Title: Eagle's Landing Park Rezoning (23-REZ-06) & Development Plan (23-DP-11)

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Rezoning 23-REZ-06 from RR Rural Residential to RR-CD Rural Residential Conditional Zoning District, thereby amending the Future Land Use Map (23-CPA-04).
- Recommend the Town Council approve/deny Development Plan 23-DP-11 for Eagle's Landing Park with the conditions in the staff report.

Explanation:

- The Town has received a Rezoning and Development Plan request to allow for the development of a new Town Park (Eagles Landing Park) located off of Cass Holt Rd.
- The project is located on 55.18 acres at 5420 & 5508 Cass Holt Rd.

Staff Recommendation: Approve

Background:

- Parcel was zoned R-30 (reassigned to RR Rural Residential) on January 17, 2006, when the property was added to the Town's Extra Territorial Jurisdiction (ETJ).

Funding Source(s):

N/A

Attachment(s):

1. 23REZ06_RezoningStaffReport_PB0324
2. 23DP11_DevPlanStaffReport_PB0324
3. 23CPA04_EaglesLanding_CompPlanAmendmentApplication
4. 23REZ06_EaglesLanding_RezoningApplication
5. 23DP11_EaglesLanding_DevPlanApplication
6. 23REZ06_EaglesLanding_RezoningPlans
7. 23DP11_EaglesLanding_DevelopmentPlans



Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:

☒ 23-CPA-04

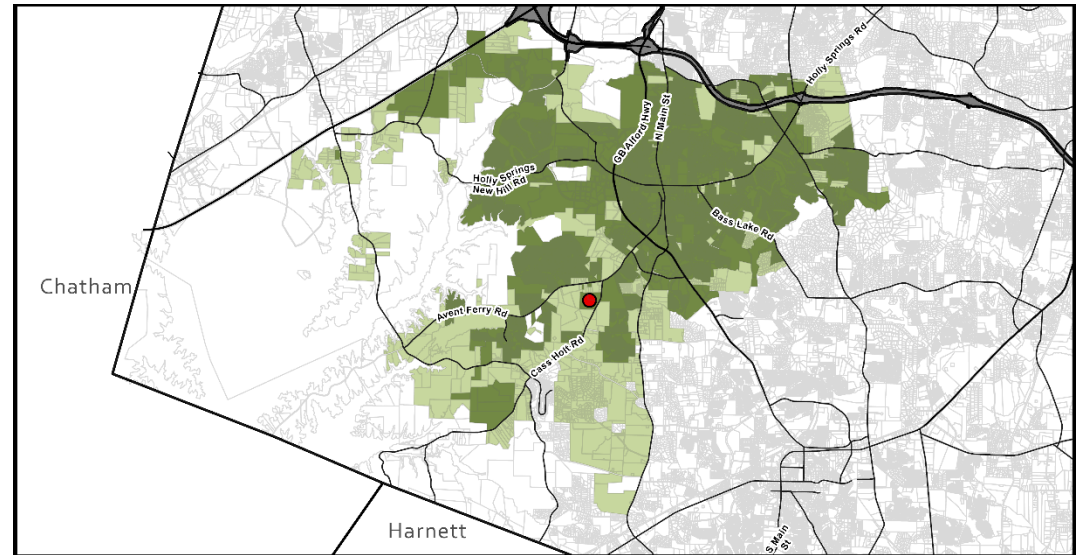
Applicant / Petitioner:

Rachel Watson / CLH Design
(See Petition)

Property Address:

5508 & 5420 Cass Holt Rd.

Property Area: 56 ac.



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

Project Summary:

A rezoning of 56 acres from RR Rural Residential to RR-CD Rural Residential Conditional District location at 5420 & 5508 Cass Holt Rd.

Requested Action:

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

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Case Summary

Current Zoning:

RR Rural Residential

☐ Conditional Zoning District**Proposed Zoning:**

RR Rural Residential

☒ Conditional Zoning District

Aerial Photograph

Growth Strategy Map:Places to Enhance
Places to Transform**Small Area Plan Designation:**

N/A

Future Land Use Plan Designation:Mixed Residential Neighborhood
Neighborhood Center

Staff Analysis:

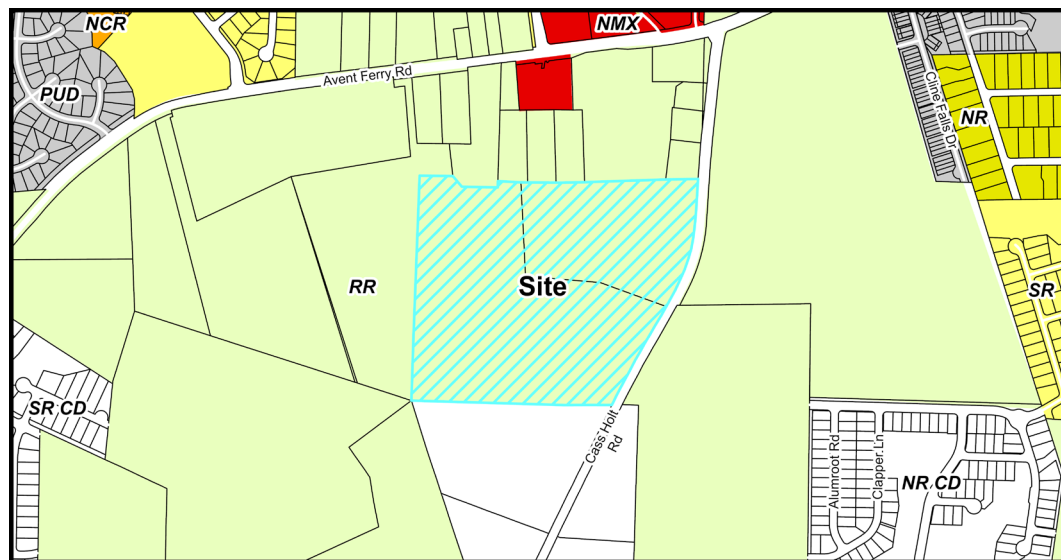
The requested Zoning Map Amendment is: ☐ Consistent with Adopted Plans ☒ Inconsistent with Adopted Plans

The Town designates Parks as Natural Areas on the Future Land Use Map and while the requested zoning district is technically inconsistent with the current Future Land Use designations of Mixed Residential Neighborhood and Neighborhood Center, the proposed rezoning would allow for the implementation of several goals outlined in Section 3 of the Comprehensive Plan, Parks, Recreation and Greenways Master Plan and fulfills the goals of the Town Council to provide park and recreation space west of NC 55. The proposed Conditional Zoning District offers a use that is complementary to the goals of Mixed Residential Neighborhoods and Neighborhood Centers and is providing enhanced buffers, including the utilization of existing tree stands, to help reduce the potential impacts to adjacent properties. The proposed rezoning is reasonable and in the public interest as it will provide a community facility to the entire Town of Holly Springs.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0648333740	RR	17.66 ac.
0648239301	RR	38.24 ac.
Total Area		55.9 ac.



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR Rural Residential	Vacant / Single Family Home
North	RR Rural Residential	Vacant / Single Family Homes
South	RR Rural Residential	Vacant / Agricultural
East	RR Rural Residential	Vacant / School
West	RR Rural Residential	Vacant

Parcel Rezoning History

Rezoning Number: 06-01 (Establish ETJ)

Original Zoning: Wake County

Approved Zoning: R-30 (Reassigned to RR with new UDO)

Approval Date: January 17, 2006



Land Use & Character Information

Growth Strategy Map: Places to Enhance
Places to Transform

Future Land Use: Mixed Residential
Neighborhood
Neighborhood Center

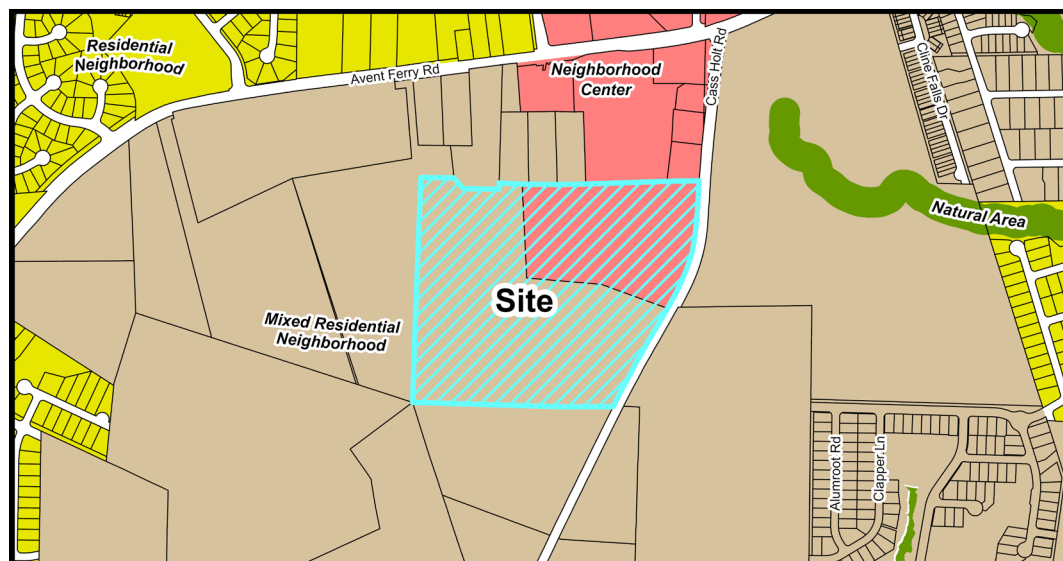
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☐ Consistent with adopted plans

☒ Inconsistent with adopted plans

If a Zoning Map Amendment is adopted and the action is deemed inconsistent with adopted plans, the Zoning Map Amendment has the effect of also amending the Future Land-use Map.



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance

Places to enhance in Holly Springs 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 with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Growth Strategy Map: Places to Transform

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

Future Land Use: Mixed Residential Neighborhood

A Mixed Residential Neighborhood includes several housing types — single dwelling detached, single dwelling attached, and multi-dwelling — that provide a range of home choices (densities) in the same neighborhood. This mixed approach allows residents at all stages of life, with different housing needs and preferences, to live in a multi-generational community for a lifetime. Residents can start in a smaller, less expensive option like an apartment or townhome early in life, and move to larger detached single dwelling homes on larger lots as their families grow and change. Empty nesters can downsize to a townhome or senior living option without ever leaving the neighborhood.

Future Land Use: Neighborhood Center

Small scale, Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

Small Area Plan: N/A

Historic Structures: None

**Future Land Use Staff Analysis:**

The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent

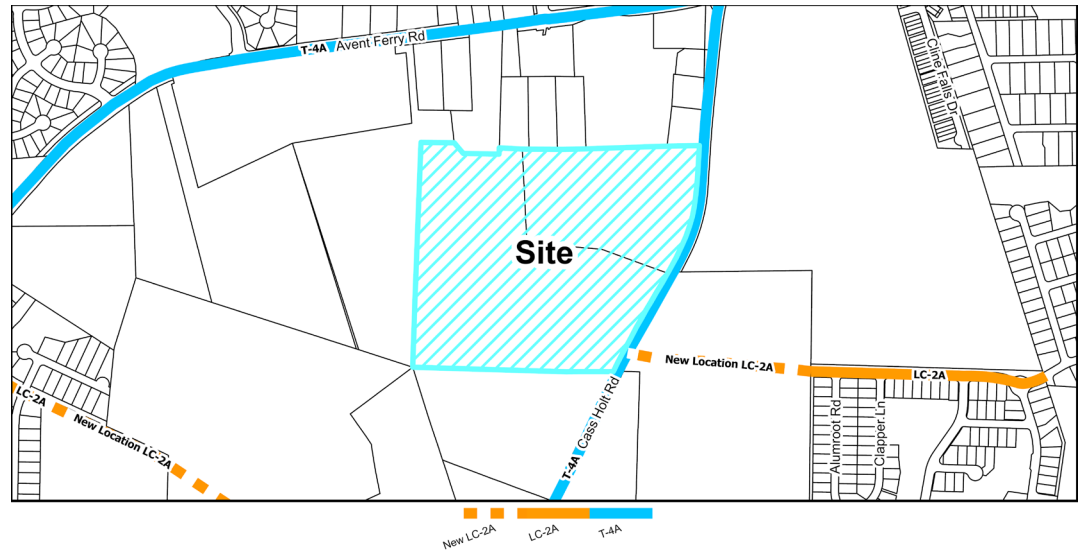
The Town designates Parks as Natural Areas on the Future Land Use Map and while the requested zoning district is technically inconsistent with the current Future Land Use designations of Mixed Residential Neighborhood and Neighborhood Center, the proposed Conditional Zoning District offers a use that is complementary to the goals of Mixed Residential Neighborhoods and Neighborhood Centers, such as providing a connected network of open spaces that provide gathering spaces, preserving large tree stands, and minimizing the impact of cut-through traffic. If the rezoning is adopted, the Future Land Use designation will be automatically changed to the consistent designation of Natural Area (Case # 23-CPA-04). Staff finds that the proposed Conditional Zoning District is reasonable and in the public interest as it will provide a community facility to the entire Town of Holly Springs.



Transportation Information

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening is required across the property frontage of Cass Holt Road to meet ½ of the ultimate cross-section. The development is proposing two driveway accesses along Cass Holt Road.

New Location Roadways:

There are no new public roads proposed with this development.

Hotspot/Safety Study Location:

The intersection of Avent Ferry Road at Cass Holt Road/Capeside Avenue is located north of the project area and was identified as a Hot Spot study location. The recommended near-term improvement is to limit Capeside Avenue to a right-in right-out configuration. The recommended long-term improvement is to realign either Capeside Avenue or Cass Holt Road to create a traditional, four-way intersection with a traffic signal.

Improvement Prioritization:

n/a

**Transportation Information (cont.)****Traffic Study Policy**

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

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement 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 Access #1:

- Construct Site Driveway as full movement with one ingress, one egress lane, and a minimum internal protected stem length of 100'.
- Provide dedicated left-turn lane on northbound Cass Holt Rd with 50' of storage and appropriate taper.
- Provide a second southbound through lane on Cass Holt Road to comply with the CTP required frontage widening.
- Provide pedestrian crosswalks at this intersection.
- Install a traffic signal with pedestrian accommodations if approved by NCDOT.

Improvements Required at Cass Holt Road/ Site Access #2:

- Construct Site Driveway as full movement with one ingress, one egress lane under stop control with a minimum internal protected stem length of 100'.
- Provide dedicated left-turn lane on northbound Cass Holt Rd with 50' of storage and appropriate taper.
- Provide dedicated right-turn lane on southbound Cass Holt Rd with 50' of storage and appropriate taper.

Transportation Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

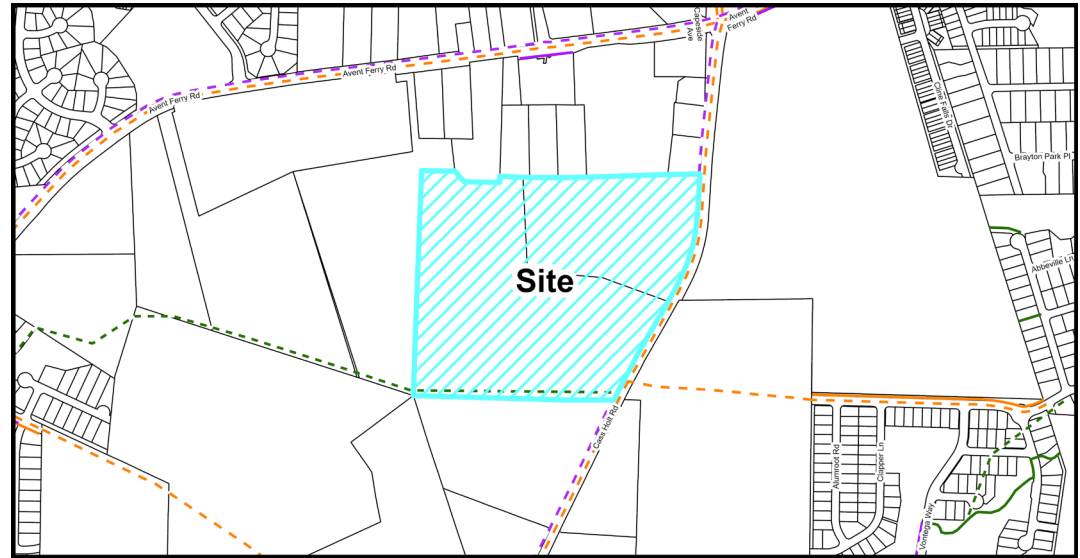
The Traffic Study and associated mitigation improvements are consistent with the Comprehensive Plan.



Parks, Recreation, & Greenways Information

Park Search Area

☐ Yes

☒ No


Active Transportation Map

Required Active Transportation Improvements

☒ Greenway

☒ Sidepath

The project is providing a meandering side path along Cass Holt Rd. as well as providing a greenway connection to adjacent properties to the South and West.

Parks, Recreation, & Greenways Summary

The Parks, Recreation and Greenways Master Plan identifies a need for additional parks and recreation opportunities for residents west of NC 55. A potential trailhead is indicated on the property and a greenway extending along the southern edge of the property which will eventually extend west towards Stonemont Subdivision.

Parks, Recreation, & Greenways Staff Analysis:

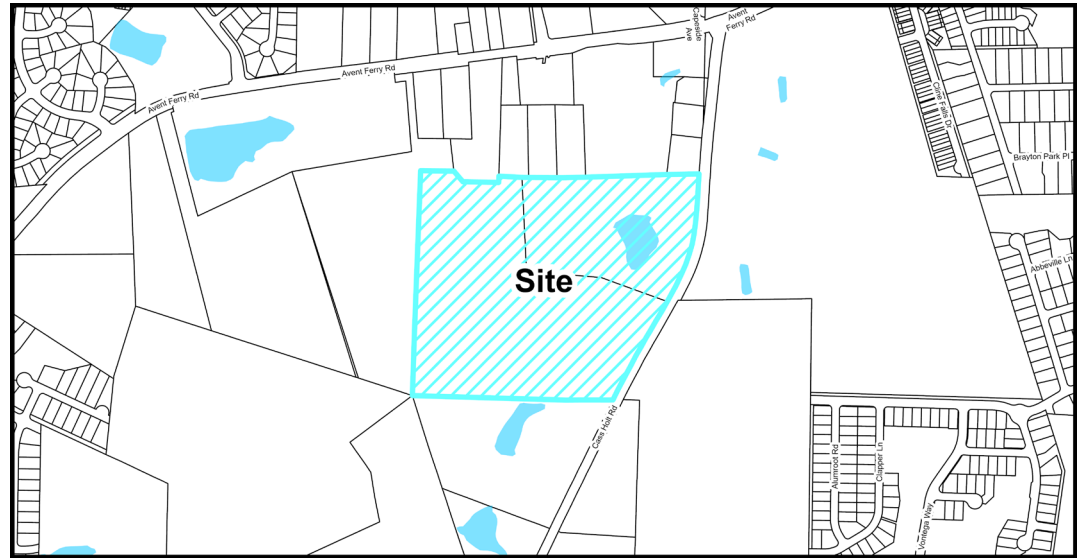
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The proposed Conditional Zoning District would allow for the implementation of several goals outlined in Section 3 of the Comprehensive Plan, Parks, Recreation and Greenways Master Plan and fulfills the goals of the Town Council to provide park and recreation space west of NC 55.



Community Facilities Information

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



Community Facilities Map

Community Facilities Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

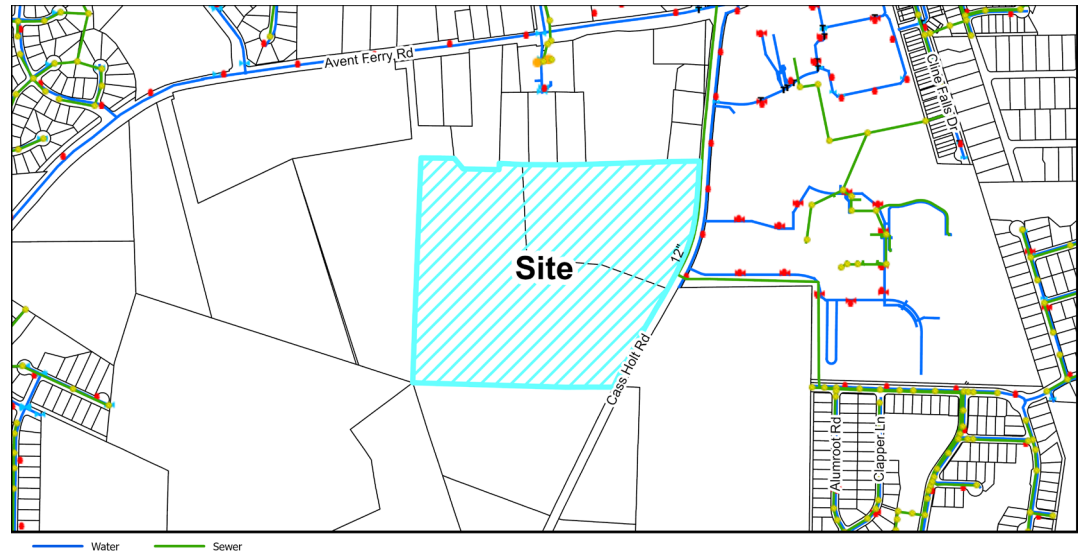
The project location is within existing service areas for the Town's public safety departments and does not exist within one of the search areas for a new public safety station shown on the Community Facilities Map.



Infrastructure & Utility Information

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

The project is required to tie to and extend Town water facilities to serve the proposed development. Watermain extensions are proposed along Cass Holt 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 Policies.

Sanitary Sewer:

While not currently available to the property, sewer service will be provided via an extension of a gravity sewer network ultimately 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.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed with this rezoning. The study concludes the existing downstream sewer infrastructure and the existing pump station have adequate capacity to support the park.

Reclaim:

This project is located outside the Town's Reclaim Water Service Area.



Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Water Resource Management Policy Summary

This development is subject to the Water Resource Management Policy and has provided a Utility Allocation Request. All utility allocation requests must be approved by the Town Council.

Utility Allocation Summary

Priority Level: Priority Level 1

Allocation Assignment: Operational Reserves

Allocation Requested: 34,478 gallons per day

Staff Determination: Sufficient allocation remaining in the Operational Reserves assignment to support this project for the proposed build out year of 2027.

Infrastructure & Utility Staff Analysis:

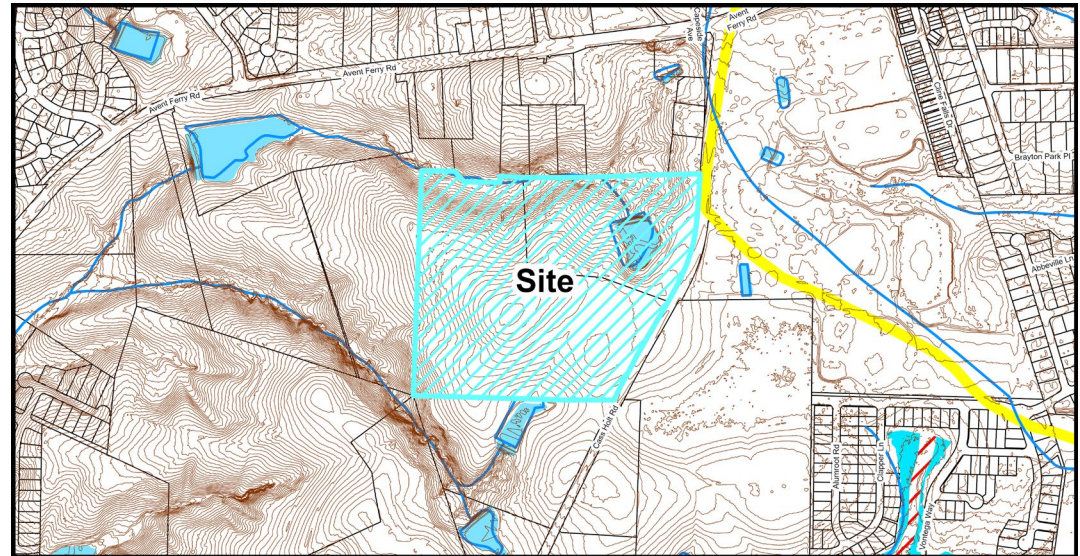
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The proposed utility connections and extensions are consistent with the Town's Comprehensive Plan.



Natural Resources & Open Space Information

Total Required Open Space	16.73 ac.
Tree Preservation Area	25% or 13.94 ac.
Active Recreation Area	0% or 0 ac.
Urban Civic Space	N/A
Flexible Space	5% or 2.789 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The project is providing several outdoor gathering spaces throughout the site with a main plaza corridor leading from Cass Holt Rd. to the front of the building. Several amenities are provided as well such as soccer fields, basketball courts, pickleball courts, skate park, and fishing pond.

Stormwater:

The project is located within the Cape Fear River Basin proposing to treat all new impervious surfaces onsite with several Stormwater Control Measures. There are several jurisdictional features located onsite such as wetlands, a stream and Riparian buffers.

Natural Resources Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features and is consistent with the Comprehensive Plan.



Conditional Zoning District 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.

Conditional Zoning District Summary

Permitted Uses (UDO Section 3):

	UDO Standard	Proposed Standard
Recreation Facility, Indoor	PS	PS
Recreation Facility, Outdoor	CD	P
Civic Building	PS	PS

Landscaping (UDO Section 5):

Perimeter Buffers	UDO Standard	Proposed Standard
Perimeter Buffer (Southern Property Line)	Type B	30' modified Type B
Perimeter Buffer (Eastern Property Line)	Type B	Type A



Interior Vehicle Parking Area	UDO Standard	Proposed Standard
Landscape Strips	Any vehicle parking area containing over 100 parking spaces shall include a landscape strip to separate the parking spaces from any major interior access drive.	Not required
Landscape Islands	At least one interior landscape island for 10 parking spaces, or fraction thereof	One interior landscape island for every 13 parking spaces or fraction thereof

Parking (UDO Section 6):

Vehicle Parking Locations	UDO Standard	Proposed Standard
	Rear Yard & Side/Rear Yard Only	Unrestricted

Parking Requirement	UDO Standard	Proposed Standard
Recreation Facility	Study Required	Minimum: 500 Spaces

Building, Site, & Subdivision Lot Design Standards (UDO Section 8):

	UDO Standard	Proposed Standard
Façade Materials	Type 1 Materials: brick; stone (e.g., natural/cultured, limestone, marble, or granite); split-face block (integral color); architectural or precast concrete, if the surface is designed to simulate brick or stone; a combination thereof; or similar material determined by the Administrator.	In addition to these Type 1 materials, terracotta façade panels; metal panels/screens; and architectural or precast concrete with proper surface treatments and articulation to complement other Type 1 materials and elements consistent with the park features (not limited to simulation of brick or stone) are also considered Type 1 materials
Horizontal Variations	At least 2 horizontal variations shall occur for any façade representing a discernable building base, middle, and top along the entire length of the façade.	Horizontal variations discerning the building base, middle, and top are not required for the building faced. Other horizontal expressions reflecting the nature of the building massing, interior usage, or other architectural expressions are recommended.



Roofline Form for Small Buildings	Minimum – 0' Maximum – 60' Alternative Max – 75'	Minimum – 0' Maximum – 60' Alternative Max – 100'
Roof Expression	Roofline standards do not apply to rooflines of building 3 stories or higher.	Additionally, roofline standards do not apply to rooflines of a building that have a building height of 36' or higher.

Additional Standards

EV Parking (UDO Section 6.6)

	UDO Standard	Proposed Standard
50 or more provided spaces in a single development	26 EVSE parking spaces (5%) 80 EVSE-Ready parking spaces (15%)	12 EVSE parking spaces 36 EVSE-Ready parking spaces

During the review process, Advanced Energy provided a recommendation on the amount of EV Parking spaces that should be provided on the site based on the average number of regular use parking spaces on the site. It was recommended to have two types of EV space on the site, EVSE-Installed and EVSE-Capable (spaces that have conduit and have panel capacity designated for future circuits) which would result in 12 EVSE-Installed spaces and 36 EVSE-Capable spaces on the site. While this standard does not meet the minimum UDO requirements, UDO Section 1.2.7 allows town projects to modify standards of the UDO when it is determined to be in the public's interest.

Conditional Zoning District Evaluation of Plan Consistency

The applicant must demonstrate that the proposed zone map change and property owner offered conditions (if any) or unique conditions associated with this request support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. The applicant has provided a statement in the petition.

Staff has reviewed the application and has determined the requested Zone Map Change is:

☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

Comprehensive Plan Consistency:

The proposed Conditional Zoning District offers land use restrictions that are complementary to the goals of Mixed Residential Neighborhoods and Neighborhood Centers and is providing enhanced buffers, including the utilization of existing tree stands, to help reduce the potential impacts to adjacent properties. The modified development standards proposed with the Conditional Zoning District address the project's potential impacts and the proposed standards address the unique conditions of the site and its use as a Town Park.



Decision-Making Information

Zoning Map Amendment (Rezoning) Staff Analysis

The Town designates Parks as Natural Areas on the Future Land Use Map and while the requested zoning district is technically inconsistent with the current Future Land Use designations of Mixed Residential Neighborhood and Neighborhood Center, the proposed rezoning would allow for the implementation of several goals outlined in Section 3 of the Comprehensive Plan, Parks, Recreation and Greenways Master Plan and fulfills the goals of the Town Council to provide park and recreation space west of NC 55. The proposed Conditional Zoning District offers a use that is complementary to the goals of Mixed Residential Neighborhoods and Neighborhood Centers and is providing enhanced buffers, including the utilization of existing tree stands, to help reduce the potential impacts to adjacent properties. The proposed rezoning is reasonable and in the public interest as it will provide a community facility to the entire Town of Holly Springs.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Neighborhood Meeting

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

Meeting Date: 7/11/2023

Summary of Issues:

- Concerns regarding the traffic improvements that would be completed.
- Concerns regarding light and noise pollution to adjacent properties.
- Concerns regarding the location of the proposed sewer route to the west of the project site.

Planning Board Consideration & Action

Planning Board Decision Type: Advisory Decision

Advisory Decision

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

The Planning Board should consider whether or not the land use standards and densities allowed in the proposed zoning district are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

Action #1: Zoning Map Amendment Plan Consistency Statement

The requested Zoning Map Amendment from RR to RR-CD is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates the property as Mixed Residential Neighborhood and Neighborhood Center. However, the



proposed rezoning would allow for the implementation of several goals outlined in Section 3 of the Comprehensive Plan, Parks, Recreation and Greenways Master Plan and fulfills the goals of the Town Council to provide park and recreation space west of NC 55. The proposed Conditional Zoning District offers a use that is complementary to the goals of Mixed Residential Neighborhoods and Neighborhood Centers and is providing enhanced buffers, including the utilization of existing tree stands, to help reduce the potential impacts to adjacent properties. The proposed rezoning is reasonable and in the public interest as it will provide a community facility to the entire Town of Holly Springs.

Action #2: Zoning Map Amendment Petition Motion

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition #23-REZ-06 to change the zoning of 55.9 acres of Wake County PIN # 06483338740 & #0648239301 from RR: Rural Residential to RR-CD: Rural Residential Conditional Zoning District, thereby amending the Future Land Use Map for these parcels to Natural Area (Case #23-CPA-04), as submitted by CLH Design.

Next Steps

Legislative Public Hearing

Anticipated Town Council Public Hearing Date: 4/16/2024

Prior to the Legislative Public Hearing:

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

Town Council Decision: Legislative Decision

Legislative Decision:

Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.



Project Type: Development Plan

Concurrent Applications:

☐ Waiver / SUP/ VAR/ CPA

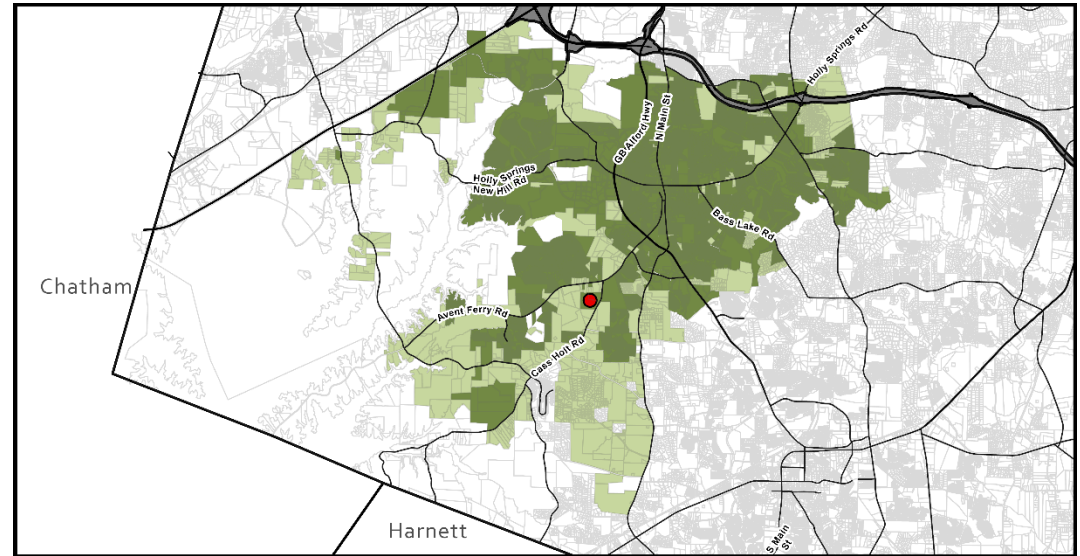
Applicant / Petitioner:

Rachel Watson / CLH Design (See Petition)

Property Address:

5508 & 5420 Cass Holt Rd.

Property Area: 56 ac.



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

Project Summary:

A Development Plan for a 110,580 sf Civic Building and surrounding Town Park at 5508 & 5420 Cass Holt Rd.

Requested Action:

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

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Case Summary

Current Zoning:

RR Rural Residential

☒ Conditional Zoning District**Current Major Subdivision Plan:**

None



Aerial Photograph

Growth Strategy Map:

Places to Preserve

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Natural Area

Staff Analysis:

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

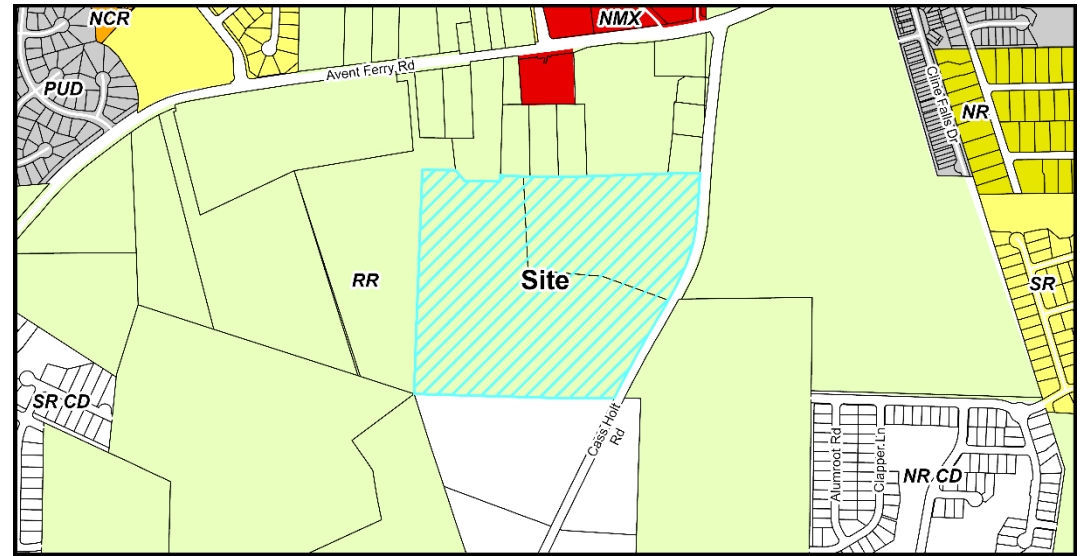
The Development Plan complies with minimum requirements specified in Town adopted land development plans, policies, and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny



Current Zoning Information

Parcel #	Zoning	Area
0648333740	RR Rural Residential	17.66
0648239301	RR Rural Residential	38.24
Total Area		55.9



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR Rural Residential	Vacant / Single Family Home
North	RR Rural Residential	Vacant / Single Family Homes
South	RR Rural Residential	Vacant / Agricultural
East	RR Rural Residential	Vacant / School
West	RR Rural Residential	Vacant

Parcel Rezoning History

Rezoning Number: 23-REZ-06

Original Zoning: RR

Approved Zoning: RR-CD

Pending Town Council on: April 16, 2024

Rezoning Number: 06-01 (Establish ETJ)

Original Zoning: Wake County

Approved Zoning: R-30 (Reassigned to RR with new UDO)

Approval Date: January 17, 2006

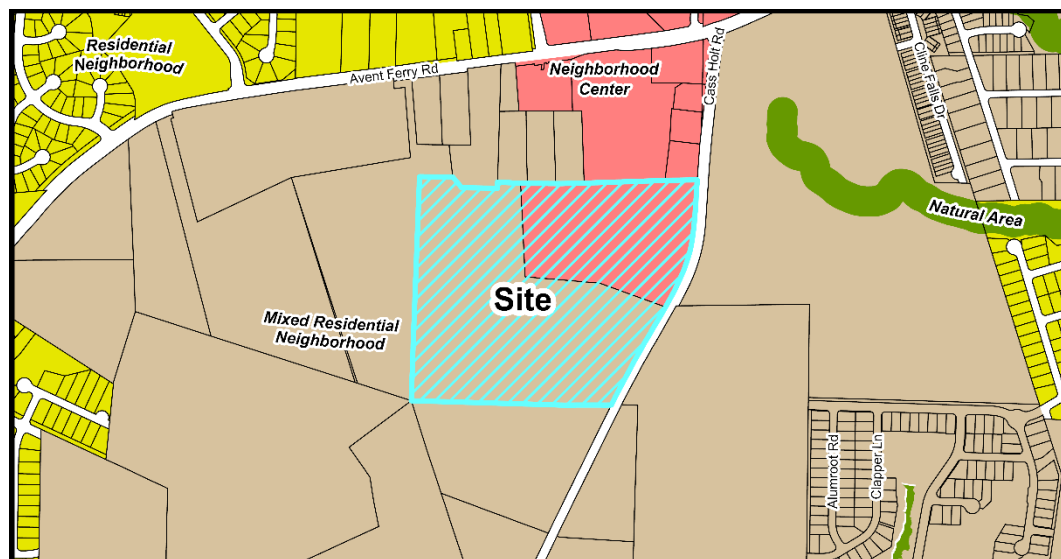


Land Use & Character Information

Growth Strategy Map: Places to Preserve

Future Land Use: Natural Area

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Preserve

Places to preserve in Holly Springs safeguard environmentally-sensitive lands and provide meaningful opportunities to link residents with nature. They generally include permanent conservation areas, one hundred-year floodplains, and land inside the high lake level and buffer area (260 feet) for the Shearon Harris Nuclear Power Plant. Future development is discouraged in these locations to protect natural areas throughout the community, with the exception of single dwelling detached homes on very large lots and cross-town trails and greenways that provide attractive, viable travel corridors for walking and biking.

Future Land Use: Natural Area

Natural Areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake.

Key Characteristics:

- These areas prioritize preservation of open space, topography and natural resources, and may include woodlands, parks, greenways and water bodies.
- Any development should be sensitive to existing conditions. Mass grading is not permitted. Tree clearing is not permitted except on properties under forest management programs agriculture, recreation, or for a single dwelling residential home site.
- Any civic or recreational open space is informal in character.
- Paved or unpaved surface parking lots only in association with recreational or other non-residential uses. Permeable surfaces should be considered for surface parking.

Small Area Plan: N/A

Historic Structures: ☒ None

Future Land Use Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The proposed development is consistent with the Future Land Use Plan. It preserves large existing tree stands and provides formal & informal recreation areas throughout the site.



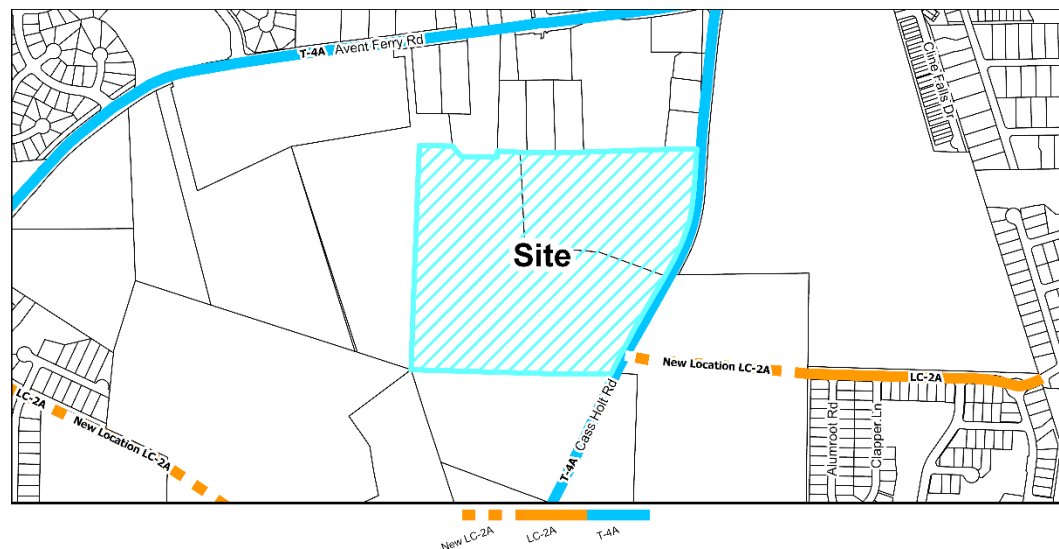
Transportation Information

Comprehensive Transportation Plan

Road Widening along Project Frontage
☒ Required
☐ Not Required

New Location Roadways
☐ Required
☒ Not Required

Hotspot/Safety Study Location
☐ Yes ☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening is required across the property frontage of Cass Holt Road to meet ½ of the ultimate cross-section. The development is proposing two driveway accesses along Cass Holt Road.

New Location Roadways:

There are no new CTP public roads proposed on this parcel.

Hotspot/Safety Study Location:

The intersection of Avent Ferry Road at Cass Holt Road/Capeside Avenue is located north of the project area and was identified as a Hot Spot study location. The recommended near-term improvement is to limit Capeside Avenue to a right-in right-out configuration. The recommended long-term improvement is to realign either Capeside Avenue or Cass Holt Road to create a traditional, four-way intersection with a traffic signal.

Improvement Prioritization:

n/a



Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement was completed with the rezoning petition. This development is required to adhere to and construct all recommended improvements within the approved TIA as follows:

Improvements Required at Cass Holt Road/ Site Access #1:

- Construct Site Driveway as full movement with one ingress, one egress lane, and a minimum internal protected stem length of 100'.
- Provide dedicated left-turn lane on northbound Cass Holt Rd with 50' of storage and appropriate taper.
- Provide a second southbound through lane on Cass Holt Road to comply with the CTP required frontage widening.
- Provide pedestrian crosswalks at this intersection.
- Install a traffic signal with pedestrian accommodations if approved by NCDOT.

Improvements Required at Cass Holt Road/ Site Access #2:

- Construct Site Driveway as full movement with one ingress, one egress lane under stop control with a minimum internal protected stem length of 100'.
- Provide dedicated left-turn lane on northbound Cass Holt Rd with 50' of storage and appropriate taper.
- Provide dedicated right-turn lane on southbound Cass Holt Rd with 50' of storage and appropriate taper.

Transportation Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

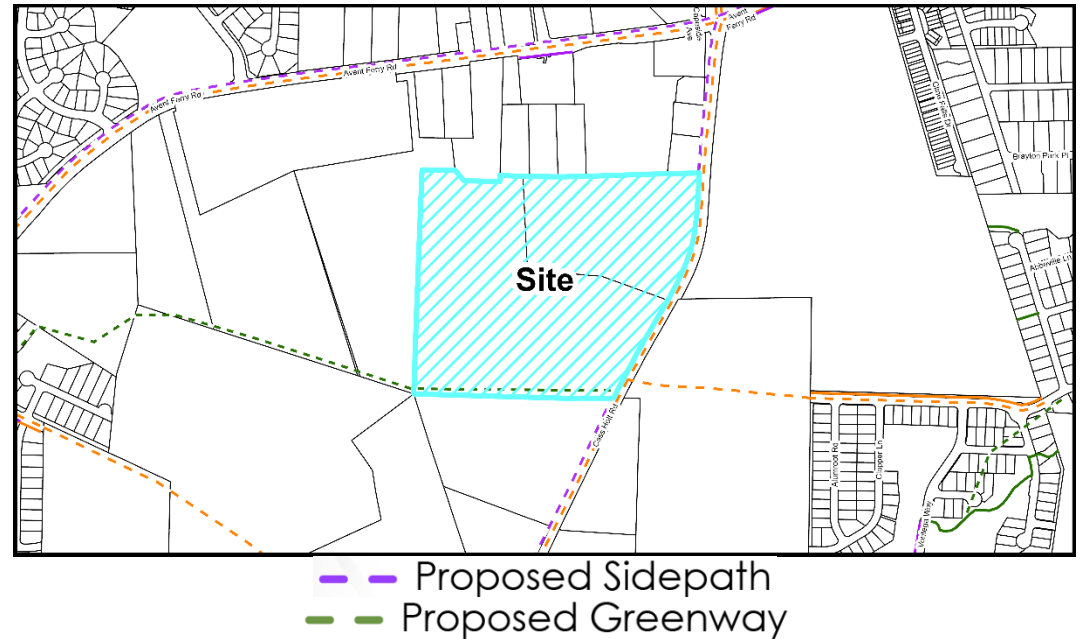
The mitigation improvements shown on the Development Plan are consistent with the Comprehensive Plan as well as the Traffic Study and Transportation Mitigation Agreement associated with the Rezoning petition.



Parks, Recreation & Greenways Information

Park Search Area

☐ Yes

☒ No


Active Transportation Map

Required Active Transportation Improvements

☒ Greenway

☒ Sidepath

The project is providing a meandering side path along Cass Holt Rd. as well as an on-site Greenway which could easily be connected to the properties to the South and West.

Parks, Recreation, & Greenways Summary

The Parks, Recreation and Greenways Master Plan identifies a need for additional parks and recreation opportunities for residents west of NC 55. A potential trailhead is indicated on the property and a greenway extending along the southern edge of the property which will eventually extend west towards Stonemont Subdivision.

Parks, Recreation, & Greenways Staff Analysis:

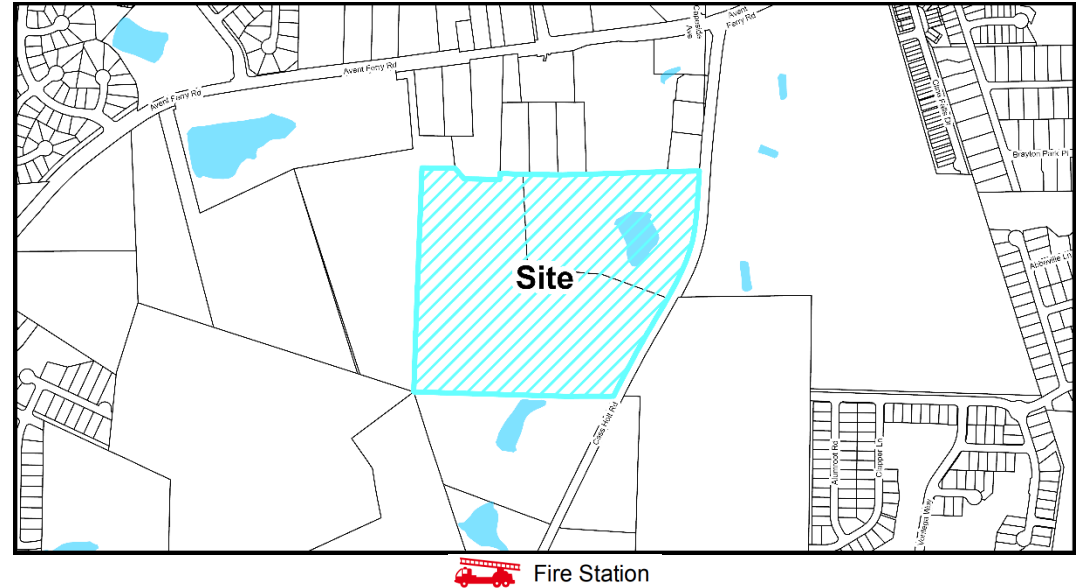
The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The project is consistent with the Parks, Recreation & Greenways Master Plan.



Community Facilities Information

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



Community Facilities Map

Community Facilities Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

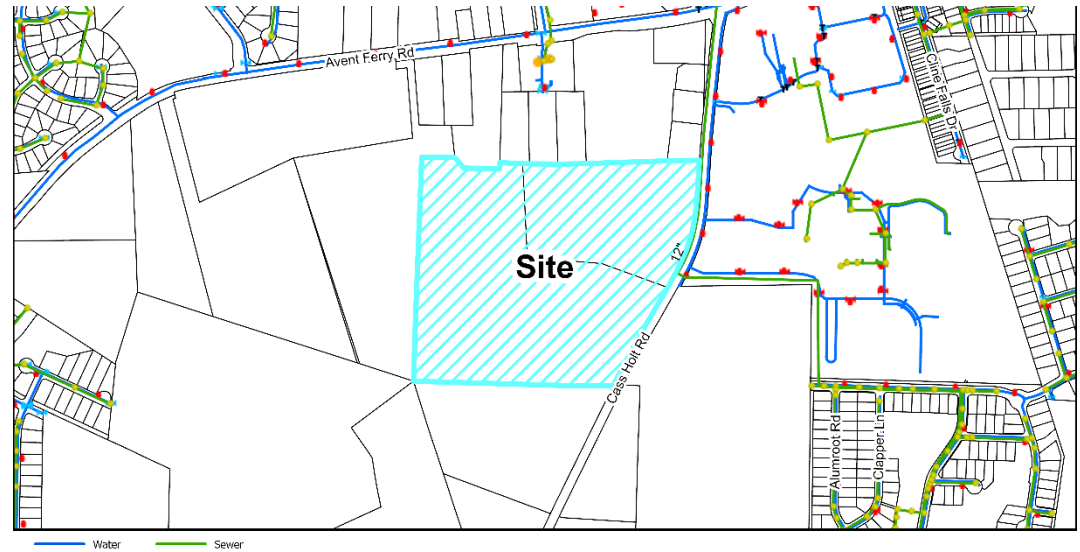
The project location is within existing service areas for the Town's public safety departments, and does not exist within one of the search areas for a new public safety station shown on the Community Facilities Map.



Infrastructure & Utility Information

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

The project is required to tie to and extend Town water facilities to serve the proposed development. Watermain extensions are proposed along Cass Holt 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 Policies. A Fire Flow Analysis was completed with this Development Plan and it confirmed adequate water pressure within the Town's system with the addition of this development.

Sanitary Sewer:

While not currently available to the property, sewer service will be provided via an extension of a gravity sewer network ultimately 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.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed with the rezoning. The study concluded the existing downstream sewer infrastructure and the existing pump station have adequate capacity to support the park.

Reclaim:

This project is located outside the Town's Reclaim Water Service Area.



Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Water Resource Management Policy Summary

This development is subject to the Water Resource Management Policy and has provided a Utility Allocation Request. All utility allocation requests must be approved by the Town Council. The Utility Allocation Request will be considered with

Utility Allocation Summary

Priority Level: Priority Level 1

Allocation Assignment: Operational Reserves

Allocation Requested: 34,478 gallons per day

Staff Determination: Sufficient allocation remaining in the Operational Reserves assignment to support this project for the proposed build out year of 2027

Infrastructure & Utility Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The proposed utility connections and extensions are consistent with the Comprehensive Plan as well as the Engineering Studies associated with the Rezoning Petition.



Natural Resources & Open Space Information

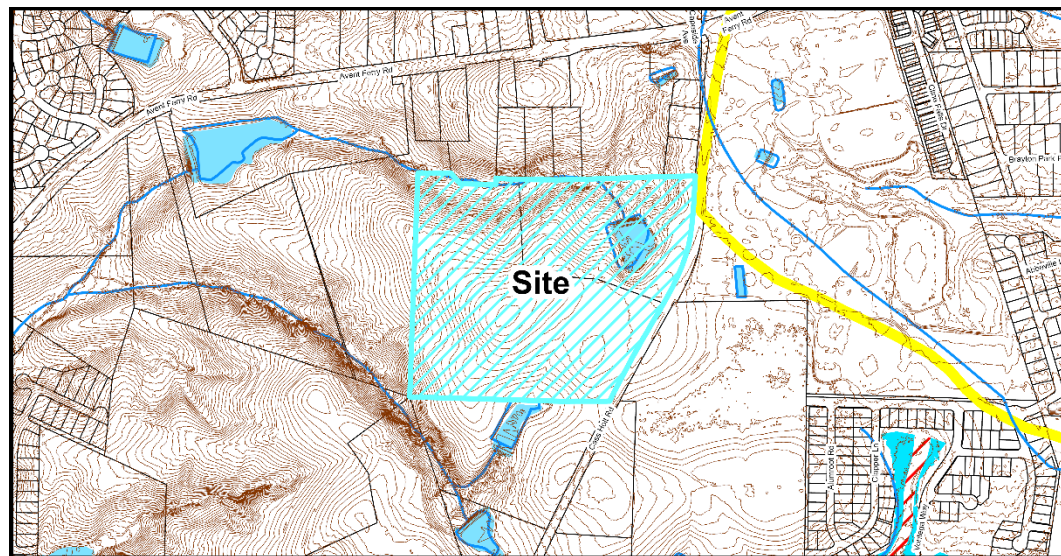
On-site Private Open Space 16.73 ac.

Tree Preservation Area 25% or 13.94 ac.

Active Recreation Area 0% or 0 ac.

Urban Civic Space N/A

Flexible Space 5% or 2.789 ac.



 FEMA Special Flood Hazard Area
  Wake County Lakes
  Streams

Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The project is providing several outdoor gathering spaces throughout the site with a main plaza corridor leading from Cass Holt Rd. to the front of the building. Several amenities are provided as well such as soccer fields, basketball courts, pickleball courts, skate park, and fishing pond.

Stormwater:

The project is located within the Cape Fear River Basin proposing to treat all new impervious surfaces onsite with several Stormwater Control Measures. There are several jurisdictional features located onsite such as wetlands, a stream and Riparian buffers.

Natural Resources & Open Space Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features and is consistent with the previously approved Rezoning for Eagle's Landing Park.



Development Standards

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and 23-REZ-06 Eagle's Landing Park Conditional Zoning District.

Development Standards Summary

Development Standards (UDO Section 2 & Master Plan):

Building Placement	Standard	Proposed
Thoroughfare Setback (front)	50 ft	~922 ft
Side – Corner Setback	20 ft	N/A
Side – Interior	10 ft	~433 ft & 572 ft
Rear	25 ft	~429 ft

Building Height	Standard	Proposed
Maximum Building Height	50 ft	50 ft

Landscaping (UDO Section 5 & Friendship Innovation Park Master Plan):

	Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffer (East)	5' Type A	5' Type A
North	10' Type B	10' Type B
South	30' Modified Type B	30' Modified Type B
West	10' Type B	10' Type B
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.	1 small tree/3,000
Shrubs	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.	2 small shrubs/1,000
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/13 parking spaces	41 Trees and 165 shrubs within landscape island and strip for 537 parking spaces
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Shumard Oak and Little Leaf Linden trees provided

**Parking (UDO Section 6):**

	Standard	Proposed
Vehicle Parking Locations	Unrestricted	Parking in front, side and rear of the building.
Minimum Parking	500 spaces	500 spaces
Maximum Parking	none	none
Bike Parking	5 spaces / 100 Parking Spaces	39 spaces
EV Parking	EVSE-Installed: 12 Spaces EVSE-Capable: 36 Spaces	EVSE-Installed: 12 Spaces EVSE-Capable: 36 Spaces

Building, Site and Subdivision Design (UDO Section 8):

	Proposed
Building Design	
Building Materials	Proposed materials include two styles of modular thin brick, terracotta panels, metal panels, aluminum composite material panels, and architectural precast concrete. Façade facing areas with vehicle and pedestrian traffic include large glazing features as well as vertical windows that match other elements throughout the building. The various materials provide a variety of textures and colors.
Horizontal Variation	Horizontal variations discerning the building base, middle, and top are not required for the building façade. Other horizontal expressions reflecting the nature of the building massing, interior usage, or other architectural expressions are used.
Vertical Variation	Distinct building bays are proposed through material changes and façade articulation. Additionally, on several sides of the building window treatments and designs are used to create vertical variation.
Roof Expression	Roofline standards do not apply to rooflines on buildings 36 feet or higher. Roofline does vary throughout the building with several step ups and step downs in the roofline.
Site Design	
Off-street Loading	Off-street loading areas are proposed along the south side of the building and are screened from those accessing the building by being located away from main entrances. Landscaping has also been used to help screen this area.
Pedestrian Access & Circulation	Sidewalks connect the building to the public street (Cass Holt Rd.), internal access drives, open spaces, and adjacent properties. The parking areas include perimeter sidewalks and interior pathways for circulation.



Development Standards Evaluation of Plan & Ordinance Consistency

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

Staff has reviewed the application and has determined the proposed Development Plan is:

☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

The Development Plan is consistent with the Town's adopted plans for the following reasons:

- The development is sensitive to existing natural features throughout the site with preservation of tree stands and a natural pond.
- The Recreational Facility, Outdoor is consistent with the Rural Residential Conditional Zoning District and the Natural Area Future Land Use designation of the site.
- The preserved tree stands will act as perimeter buffers to reduce noise and light pollution to the adjacent properties.
- Multiple formal and informal open spaces are provided throughout the site for both park users and employees.
- The proposed buildings include a mix of materials and features to satisfy the UDO and Conditional Zoning District building design standards.
- Safe and efficient pedestrian access and circulation is proposed on-site and to adjacent streets and properties.



Decision-Making Information

Development Plan Staff Analysis

The Development Plan complies with minimum requirements specified in Town adopted land development policies and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Neighborhood Meeting

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

Meeting Date: 7/11/2023

Summary of Issues:

- Concerns regarding the traffic improvements that would be completed.
- Concerns regarding light and noise pollution to adjacent properties.
- Concerns regarding the location of the proposed sewer route to the west of the project.

Planning Board Consideration & Action

Planning Board Decision Type: Advisory Decision

Advisory Decision

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

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

Action: Development Plan Petition Motion

Motion to recommend that the Town Council approve / deny Development Plan 23-DP-11 for Eagle's Landing Park as submitted by CLH Design, dated Revised 3/8/2024 with the following conditions:

1. All previous conditions of approval for Cass Holt 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. 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. 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.
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. All Special Studies must be finalized prior to being scheduled for Planning Board.
10. 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.
11. 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 will be required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development. This will become a condition of approval. .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.
12. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
13. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
14. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
15. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.



16. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
17. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
18. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 4/16/2024

Prior to the Legislative Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

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

1. Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.
2. Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.
3. Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.



4. Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.
5. Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT 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 (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: CASS HOLT ROAD PARK

Project Location: 5508 & 5420 CASS HOLT ROAD

Use street address. If none, use the closest intersection

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

PIN: 0648239301/ 0648333740

Real Estate ID: 0079949/ 0283568

Project Acreage: (Rounded to nearest tenth) 56 AC Partial Parcel: ☒ No ☐ Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: August 16, 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 Request

Current Zoning: RURAL RESIDENTIAL Proposed Zoning: RURAL RESIDENTIAL CONDITIONAL DISTRICT

Current Future Land Use Designation: MIXED RESIDENTIAL NEIGHBORHOOD (5508 CASS HOLT ROAD) AND NEIGHBORHOOD CENTER (5420 CASS HOLT ROAD)

Proposed Future Land Use Designation: NATURAL USE

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 RACHEL WATSON Company CLH DESIGN, P.A

Mailing Address 400 REGENCY FOREST DRIVE, SUITE 120

City CARY State NC Zip 27518

Telephone # (919) 919-443-4073 E-Mail RWATSON@CLHDESIGNPA.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 RANDY HARRINGTON Company TOWN OF HOLLY SPRINGS

Mailing Address PO BOX 8

City HOLLY SPRINGS State NC Zip 27540

Telephone # () 919-557-3924 E-Mail randy.harrington@hollyspringsnc.gov

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

PIN 0648239301/ 0648333740

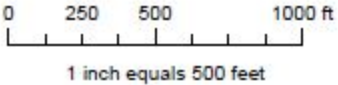
REID 0079949/ 0283568

Date

8/14/2023



Cass Holt Road Park Phase 1



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

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 ROAD PARK

Proposed Zoning District: RURAL RESIDENTIAL CONDITIONAL DISTRICT (RR-CD)

Proposed Land Use/Density: NATURAL AREA

Future Land Use Plan Map Designation: MIXED RESIDENTIAL NEIGHBORHOOD

Future Land Use Plan Designation Land Use/Density: _____

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 TOWN OF HOLLY SPRINGS IS PROPOSING A 56 ACRE PARK ALONG CASS HOLT ROAD, SOUTHWEST OF DOWNTOWN HOLLY SPRINGS. THE PROJECT SITE WAS FORMER FARMLAND WITH NATURAL FEATURES INCLUDING A LARGE POND AT THE NORTHEAST CORNER OF THE SITE, EXISTING FORESTED AREAS OF MIXED DECIDUOUS TREES, STREAMS AND WETLANDS. THIS PROJECT STRIVES TO KEEP THESE EXISTING FEATURES AND ENHANCE THEM THROUGH NEW PLANTINGS, AND AMENITIES.

AMENITIES OF THE PARK INCLUDE BUT NOT LIMITED TO A RECREATION CENTER, MULTI-PURPOSE FIELDS, PLAYGROUND, SPLASH PAD, ALL WHEELS SKATE PARK, PICKLEBALL, VOLLEYBALL COURTS, AND A GREENWAY.

Section 1: Future Land Use & Community Character

THE FUTURE LAND MAP INDICATES THE PROJECT SITE TO BE MIXED RESIDENTIAL/ NEIGHBORHOOD CENTER.

THE PROPOSED LAND USE FOR THIS PROJECT WILL BE DESIGNATED AS NATURAL AREA.

THE ADJACENT PARCELS ARE ZONED AS RURAL RESIDENTIAL. AND THIS PROJECT WILL BE REZONED AS RURAL RESIDENTIAL CONDITIONAL DISTRICT.

Section 2: Transportation / Comprehensive Transportation Plan

PER THE FUTURE ACTIVE TRANSPORTATION MAP THE PROJECT SITE IS TO HAVE A GREENWAY AND PROPOSED SIDEWALK AND/OR SIDEPATH ALONG THE PROJECT'S FRONTAGE. THE CTP ALSO PROPOSES A WIDENING PROJECT FOR CASS HOLT ROAD. FOR THE CASS HOLT ROAD PARK, THE PROJECT WILL PROPOSES WIDENING TO HALF OF THE ULTIMATE CROSS SECTION ALONG THE SITE'S FRONTAGE TO ACCOMMODATE INCREASED CAPACITY.

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

THE PARKS & RECREATION MASTER PLAN HAS THREE OVERARCHING PRINCIPLES; CONNECT, INSPIRE AND PLAY. CASS HOLT ROAD PARK THROUGH BEING A CONDITIONAL ZONING DISTRICT WITH A NATURAL USE ALLOWS FOR GREATER COMMUNITY ENGAGEMENT AND FLEXIBILITY WITH DESIGN AND PROGRAMMING OPPORTUNITIES FOR THE TOWN OF HOLLY SPRINGS.

THE PROJECT IS PROPOSING A GREENWAY TRAIL AND ADDITIONAL SIDEWALK AT THE FRONTAGE OF THE PROPERTY CONNECTING TO EXISTING RESIDENTIAL AREAS WITH THE POTENTIAL TO CONNECT FUTURE DEVELOPMENTS.

THE PROJECT IS PROPOSING TO HAVE SAFE PEDESTRIAN CONNECTIONS TO THE ADJACENT HOLLY SPRINGS HIGH SCHOOL, AND HOLLY GROVE ELEMENTARY AND MIDDLE SCHOOLS.

Section 4: Community Facilities

THE CASS HOLT ROAD PARK SITE IS ADJACENT TO EDUCATIONAL FACILITIES AND IS APPROXIMATELY 2 MILES FROM TOWN HALL/ DOWNTOWN HOLLY SPRINGS.

WITH THE INCREASED GROWTH OF HOLLY SPRINGS, THE CASS HOLT ROAD PARK SITE CAN ACT AS COMMUNITY CENTER. THE PARK WILL INCLUDE A 111,000 SF RECREATION CENTER TO HOST BOTH TOURNAMENTS AND THE COMMUNITY. PROGRAM ELEMENTS OF THIS BUILDING INCLUDE 4 COURT GYM, FITNESS CENTER, GROUP EXERCISE ROOMS, MULTI-PURPOSE ROOMS FOR RENTALS, INDOOR PLAYGROUND AND E-SPORTS LOUNGE.

THE PARK WILL ALSO HAVE TWO MULTI-PURPOSE FIELDS TO HOST LARGE EVENTS/ TOURNAMENTS THAT WILL DRAWING VISITORS FROM BOTH THE COMMUNITY BUT ALSO THE COUNTY.

Section 5: Infrastructure and Utilities

PER THE INFRASTRUCTURE AND UTILITIES COMPREHENSIVE PLAN THERE IS A PROPOSED CIP WATER LINE ALONG CASS HOLT ROAD. THIS PROJECT WILL EXTEND THE EXISTING WATER LINE FOR SERVICE TO THE PROPOSED SITE.

THE PROJECT ALSO IMPLEMENT MULTIPLE STORMWATER CONTROL MEASURES TO CAPTURE RUNOFF FROM THE SITE.

Section 8: Natural Resources

THE PARK PROJECT WILL HAVE A LAND USE CHANGE TO NATURAL USE TO PRESERVE EXISTING NATURAL FEATURES (EXISTING STREAM, WETLAND, POND AND WOODED AREAS). THE PROJECT WILL ALSO PROPOSE ADDITIONAL PERIMETER BUFFER AND REFORESTATION AREAS TO SUPPORT/ ENHANCE THE ECOLOGY OF THE SITE.

THE PROJECT WILL ALSO PROPOSE CONSTRUCTED WETLANDS TO PREVENT RUNOFF AND INCREASE PLANT/ ANIMAL DIVERSITY ON THE SITE.

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Rachel E. Waters

Date

08/18/2023

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: July 11, 2023
Time: 6PM
Location: Virtual- Microsoft Teams

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: Notified Parks and Recreation on June 30, notices mailed on July 1

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:

CLH went through meeting presentation discussing the overall location of the project, amenities and location of proposed sewer route to the west of the project site. Property owners asked questions about the location of the sewer route in relationship to their properties and would there be a connection in future. We discussed future roadway improvements. CLH mentioned that a TIA is being a performed and we will not know extent of improvements until report is completed. Discussed greenway location and lighting. CLH mentioned that we are intending to keep a good majority of existing vegetation. We are also proposed reforestation areas to provide additional buffering and to reduce light pollution and potential noise. Funding for this project was discussed and overall project timeline discussed.

Attach Additional Sheets as needed

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

CLH Design will factor in concerns about light and noise pollution and relationship of project amenities to property line. A goal is to retain natural features and enhance the site through additional landscaping and pedestrian connectivity.

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

CASS HOLT ROAD PARK
NEIGHBORHOOD MEETING MAILING LIST

SITE_ADDRESS	PIN_NUM	OWNER	MAILING ADDRESS	# OF NOTICES MAILED
2025 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0638937234	TEXANNA WASHINGTON	SAME	1
1785 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648033694	THOMAS G HECK, SHAWN L. HECK	SAME	1
1751 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648130433	JONATHAN B HOLLAND, MARY JILLIAN HOLLAND	SAME	1
1709 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648137586	TIMOTHY CONGLETON	SAME	1
1641 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648241540	JAMES TIMOTHY MERRIT, JUDY C MERRIT	SAME	1
1637 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648243521	JAMES TIMOTHY MERRIT, JUDY C MERRIT	1641 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540 PO BOX 1810	2
1633 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648244386	SIND HOLDINGS, LLC	APEX NC 27502-2810	2
1625 AVENT FERRY ROAD	0648246770	SHERRY TERESA UNDERWOOD	SAME 804 WILLOWMIST CT	1
1605 AVENT FERRY ROAD	0648249677	MAX ESTATES LLC	CARY NC 27519-7709 PO BOX 10	2
1621 AVENT FERRY ROAD	0648247206	APRIL HOLLEMAN CARDEN, ROBERT BRUCE CARDEN	HOLLY SPRINGS NC 27540-0010 104 KIMBERLY LN	2
1619 AVENT FERRY ROAD	648248286	DAVID IRISH, SANDRA IRISH	KINGS MOUNTAIN NC 28086- 9105	2
1611 AVENT FERRY ROAD	648340276	PARDEEP CHOUDARY, AJITHA SANHAR	320 FLATROCK LN HOLLY SPRINGS NC 27540-7418 1527 SIERRA GLEN CIR	2
1603 AVENT FERRY ROAD	648344427	KB SQUARE LLC	APEX NC 27502-7422 320 FLAT ROCK LN	1
5316 CASS HOLT ROAD	648348578	PARMINDER S SANDHAR, PARDEEP K SANDHAR	HOLLY SPRINGS NC 27540 109 OXYARD WAY	1
5324 CASS HOLT ROAD	648348451	2MM LLC	CARY NC 27519-7327 109 OXYARD WAY	2
53332 CASS HOLT ROAD	648348137	2MM LLC	CARY NC 27519-7327	1
5608 CASS HOLT ROAD	648228106	WEATHERSPOON, LEONARD A HEIRS KAREN W CODY EXEC	921 DEERFIELD RD RALEIGH NC 27609-5426 PO BOX 66	2
5716 CASS HOLT ROAD	648117289	BRYANT, LARRY P BRYANT, JOY ANN GURTNER	FUQUAY VARINA NC 27526- 0066 PO BOX 66	2
0 CASS HOLT ROAD	648121312	BRYANT FAMILY PROPERTIES LLC WINSTEAD, DIANNE BRYANT	FUQUAY VARINA NC 27526- 0066	1
5329 CASS HOLT ROAD PARK	648449088	WAKE CNTY BOARD OF EDUCATION RE SERVICES DIRECTOR	1551 ROCK QUARRY RD RALEIGH NC 27610-4145 PO BOX 66	2
5509 CASS HOLT ROAD PARK	648420270	BRYANT FAMILY PROPERTIES LLC WINSTEAD, DIANE BRYANT	FUQUAY VARINA NC 27526- 0066	1
				31 Total Notices

CASS HOLT ROAD PARK

NEIGHBORHOOD MEETING ATTENDANCE LIST

DATE OF MEETING: JULY 11, 2023 AT 6PM

MEETING TYPE: VIRTUAL- MICROSOFT TEAMS

PROPERTY OWNERS

PROPERTY	PROPERTY OWNER NAME	COMPANY	EMAIL ADDRESS
1641 Avent Ferry Road, Holly Springs, NC 27540	Judy Merritt	N/A	raleighgirl228@gmail.com
5324 & 5223 Cass Holt Road, Holly Springs, NC 27540	Dr. Meena Mohan	2MM LLC	2mmlccary@gmail.com

PETITIONER

Matt Beard- Park Planner	Town of Holly Springs- Parks & Recreation	104 W Ballentine St, Holly Springs, NC 27540	matt.beard@hollyspringsnc.gov
Carrie Kennedy- Engineer III	Town of Holly Springs- Utilities & Infrastructure	128 S Main St, Holly Springs, NC 27540	carrie.kennedy@hollyspringsnc.gov
Kimberly Keyes- Senior Project Manager	Town of Holly Springs- Utilities & Infrastructure	128 S Main St, Holly Springs, NC 27540	kimberly.keyes@hollyspringsnc.gov

PETITIONER'S AGENT

Rachel Watson- Project Manger, Landscape Architect	CLH Design, pa	400 Regency Forest Drive, Suite 120 Cary, NC 27518	rwatson@clhdesignpa.com
Adam Hooker- Civil Designer	CLH Design, pa	" "	ahooker@clhdesignpa.com



7/20/2023

Signature

Date

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a General Use or Conditional Zoning District on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

RACHEL WATSON

of CLH DESIGN, P.A.

(Name of Representative)

(Name of Company)

to submit a Petition for Zoning Map Change for my (our) property from

RURAL RESIDENTIAL (RR)

to RURAL RESIDENTIAL CONDITIONAL DISTRICT (RR-CD)

(Current Zoning District)

(Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Zoning District.

Signature of Owner(s):

Randy J. Herring

Wake County PIN/REID:

0648239301 / 0079949 (5508 CASS HOLT ROAD)

0648333740 / 0283568 (5420 CASS HOLT ROAD)

State of North Carolina

County of Wake

Sworn to and subscribed before me the 8th day of August, 2023.

Notary Public in and for the State of North Carolina. My Commission expires: 3-4-25

Kathryn L. White

/ Kathryn L. White

Notary Public

Printed

Seal

KATHRYN L WHITE
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 3-4-2025



CLH design, p.a.
400 Regency Forest Drive
Suite 120
Cary, NC 27518
P: 919.319.6716

Augst 18, 2023

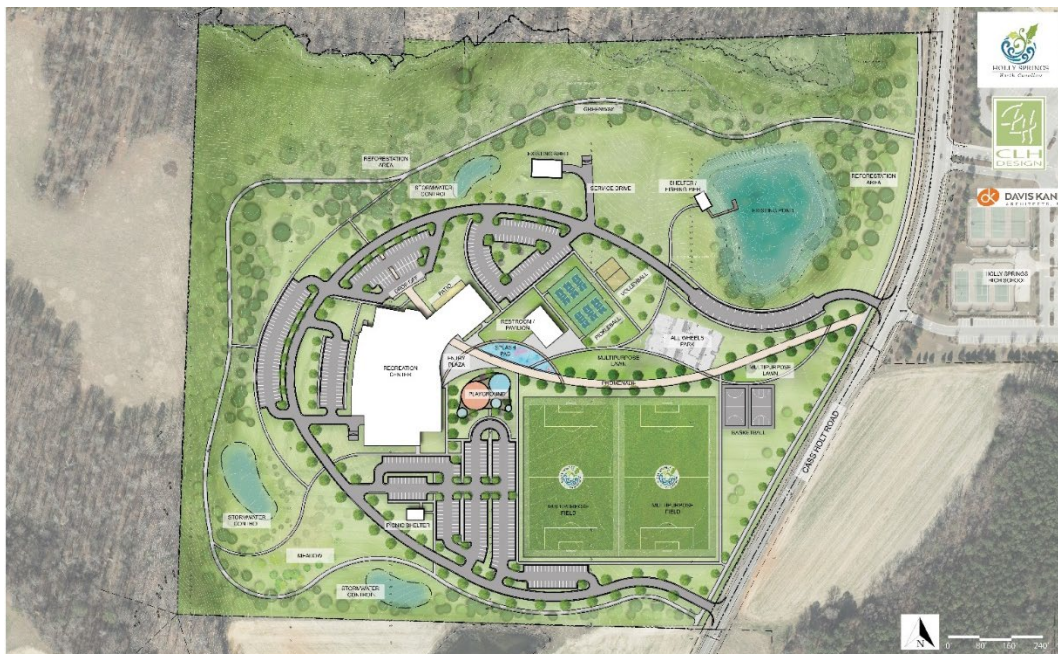
PROJECT: Cass Holt Road Park
RE: Statement of Comprehensive Plan Future Land Use Plan Compatibility

A written statement that includes a description of the proposed area for land use designation modification and its relationship to the surrounding future and existing land uses; the compatibility of the request with the vision, intent and goal of Vision Holly Springs: Town of Holly Springs Comprehensive Plan; and any other supporting information regarding the request. The statement must provide evidence on how the current land use designation is not the highest and best use for the property and that the proposed designation would result in a land use pattern that will enhance the quality of life and its appropriateness to the Town's growth and development.

The Town of Holly Springs is proposing a 56-acre park along Cass Holt Road to support the growing community and expand the Town's parks, recreation and open space network.

The Cass Holt Road Park project would be the first park located west of Highway 55.

The amenities for the park include a Recreation Center, multi-purpose fields, playground, splash pad, pickleball courts, volleyball courts, all wheels parks, basketball courts, extensive



Proposed Site Plan Rendering

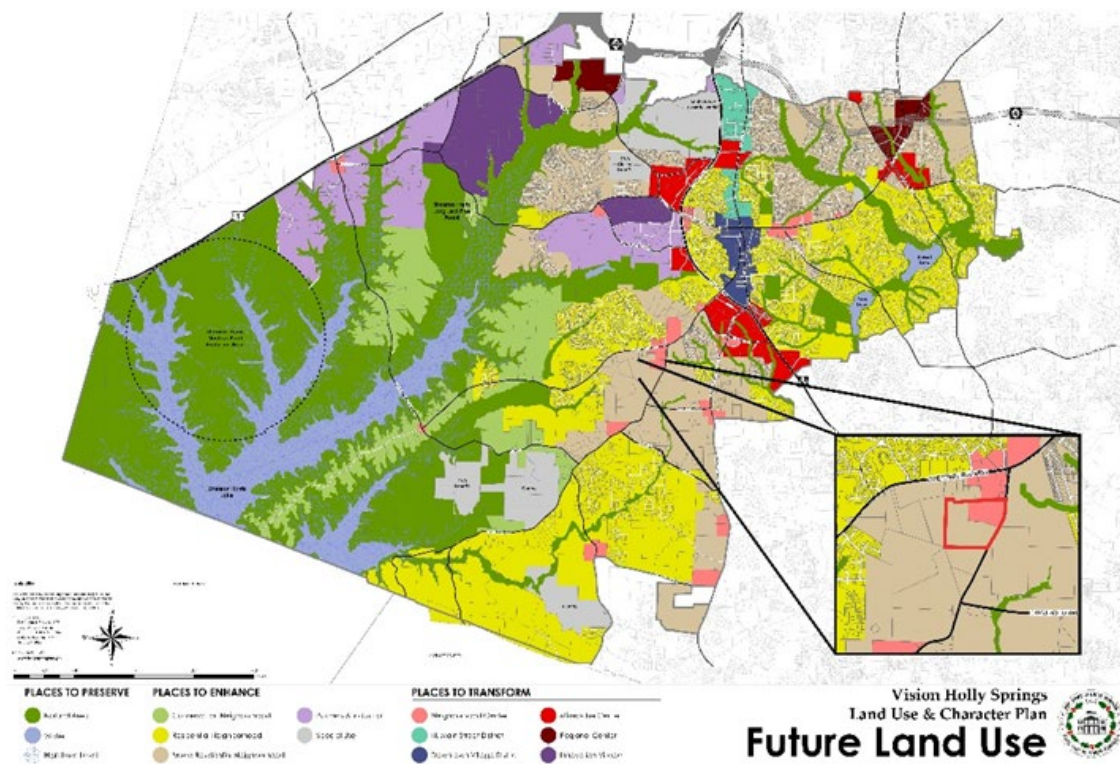
pedestrian pathway system and a greenway trail. The project strives to preserve existing natural features and enhance the site through adding new plantings and amenities.

Cass Holt Road Park proposes the land use designation (proposed character area) to be Natural Area.

1. Existing Conditions

The proposed park is adjacent to Holly Springs High School, Holly Grove Middle School and Holly Grove Elementary School. The existing zoning of adjacent parcels is classified as Rural Residential. And the proposed rezoning of the project is Rural Residential Conditional District (RR-CD).

The Future Land Use Map indicates the project site to be Mixed Residential Neighborhood/Neighborhood Center.

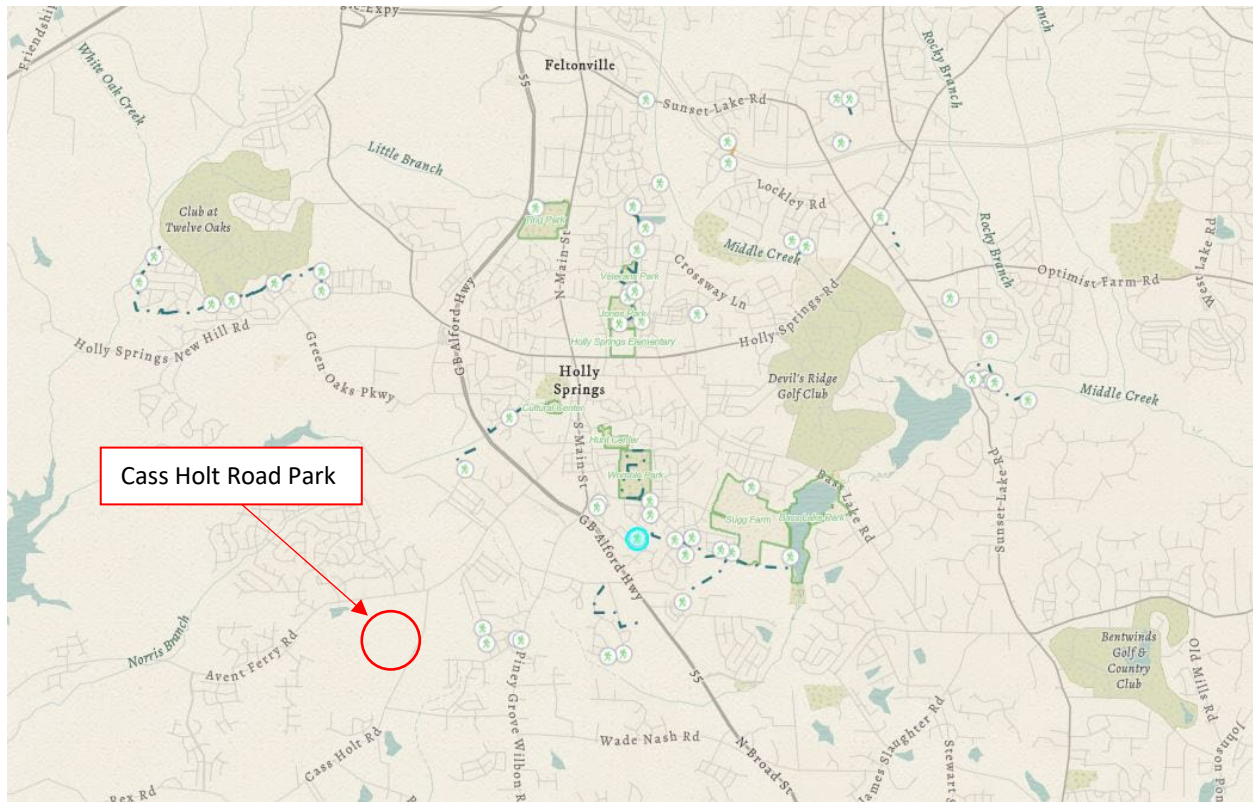


2. Existing Mixed Use Residential vs. Proposed Natural Use Designation

The existing future mixed used residential designation defines the site to be used as *“predominately residential uses including detached and attached dwellings, small-scale apartment dwellings, larger scale apartment dwellings, limited public and institutional uses, and limited commercial uses”*. This designation does not capture the multiple uses and amenities associated with a park site/ natural area. The Holly Springs Parks and Greenways map indicates that there is a lack of access to parks and greenways west of Highway 55 (GB

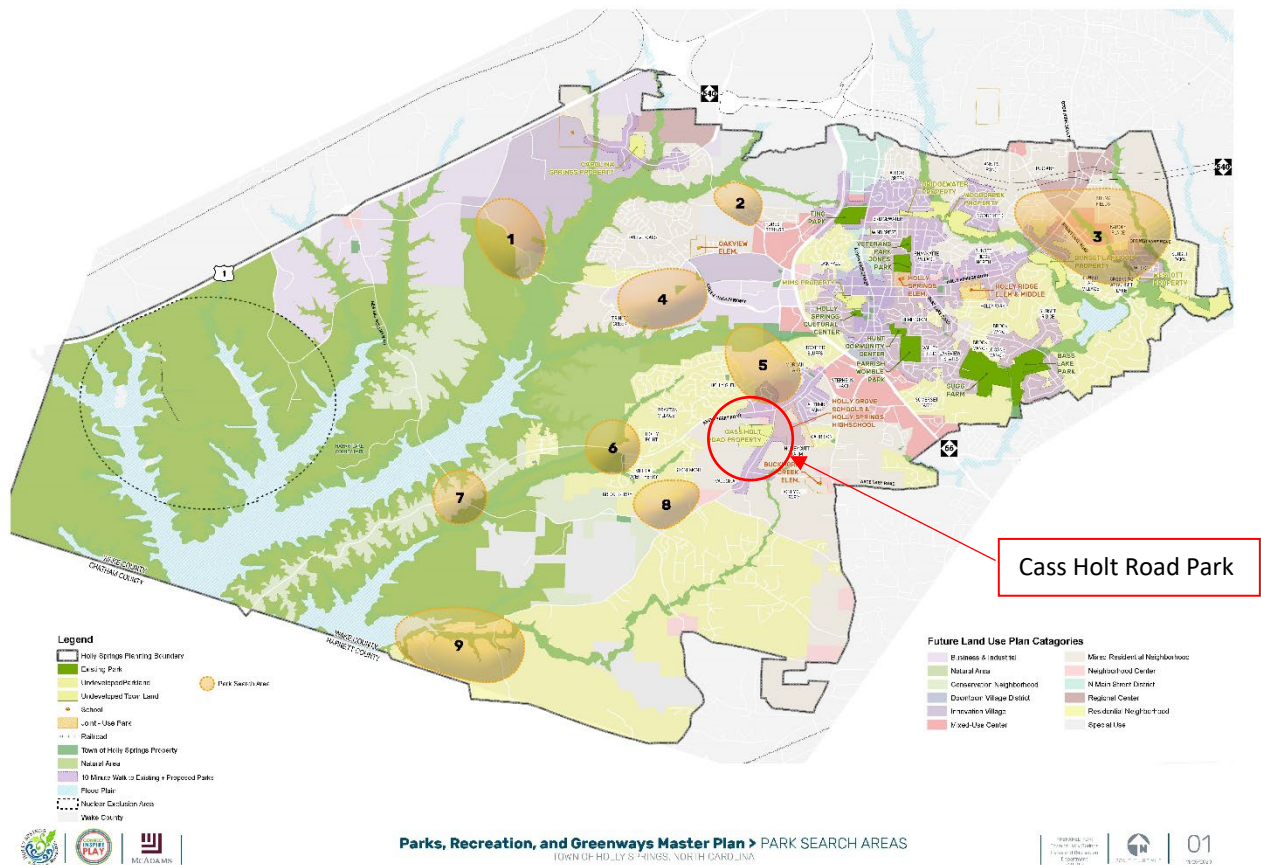
Alford Highway). The existing parks and greenways are concentrated east of Highway 55 due to this area being more developed.

With the projected growth of Holly Springs, additional parks and greenway access is essential to health and wellbeing of the residences and the enhancement of natural features. With a change to Natural Area, redeveloping the site can be possible and will match existing parks land use throughout Holly Springs.

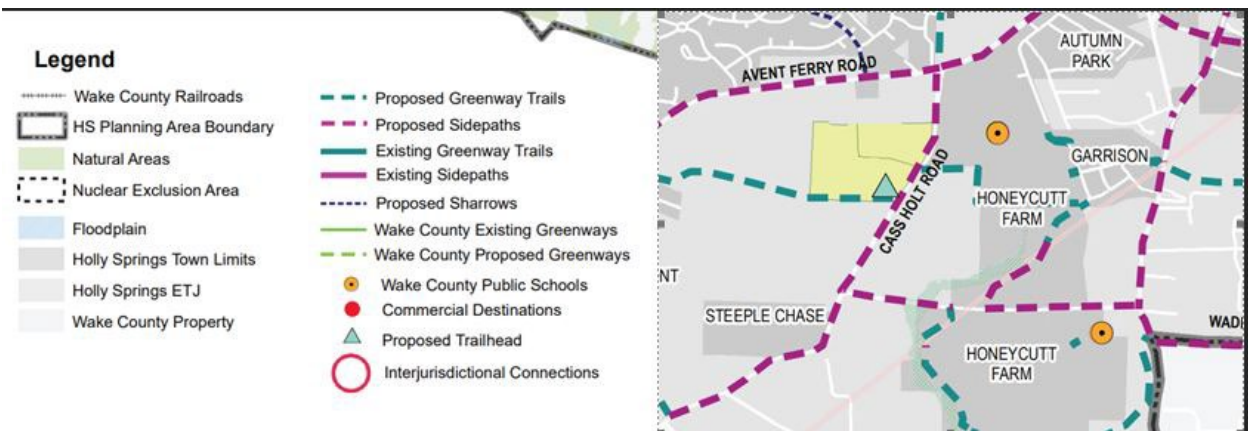


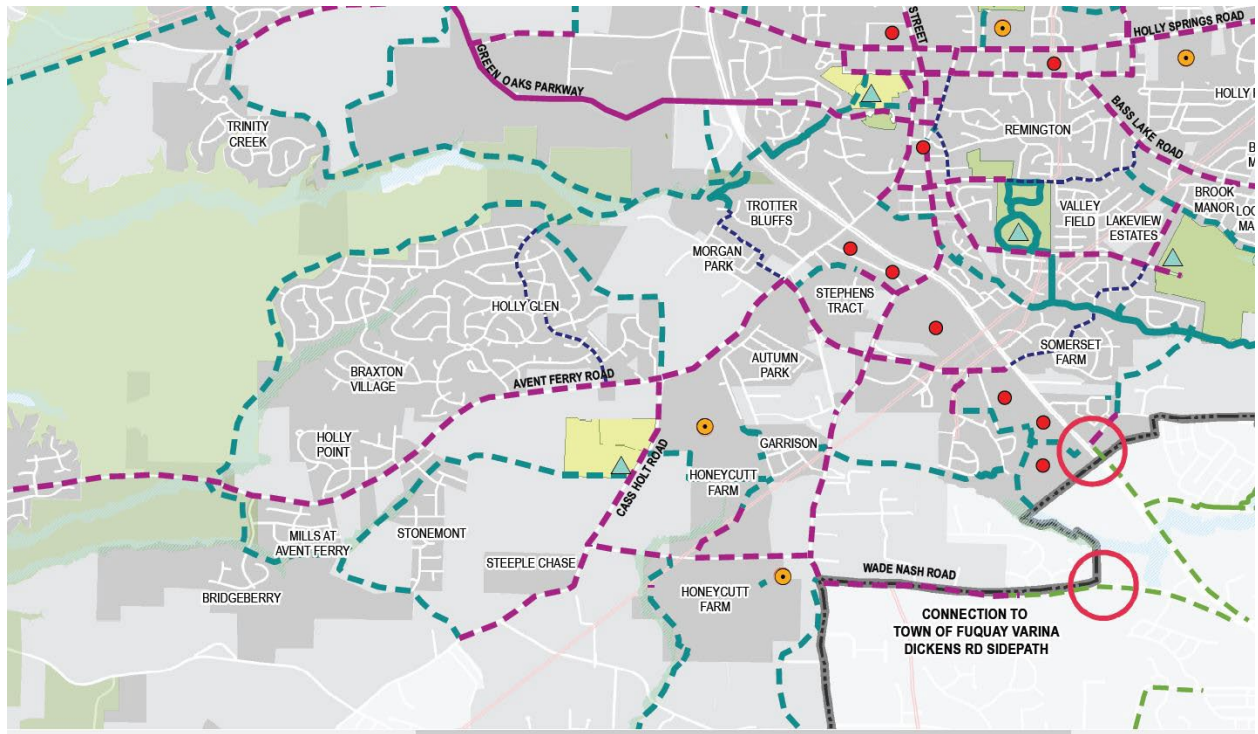
Holly Springs Parks and Greenways / Holly Springs Greenways Finder

3. Compatibility of the request with the vision, intent and goal of Vision Holly Springs: Town of Holly Springs Comprehensive Plan



The request indicates that the Cass Holt Road Park project site is part of the Parks, Recreation, and Greenways Master Plan. The proposed park will be within a 10-minute walk from the adjacent neighborhoods and schools. The Natural Area designation will allow for greater pedestrian connectivity through greenways, sidewalks and sidepaths.





REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT 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 (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: CASS HOLT ROAD PARK

Project Location: 5508 & 5420 CASS HOLT ROAD

Use street address. If none, use the closest intersection

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

PIN: 0648239301/ 0648333740

Real Estate ID: 0079949/ 0283568

Project Acreage: (Rounded to nearest tenth) 56 AC Partial Parcel: ☒ No ☐ Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: August 16, 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 Request

Current Zoning: RURAL RESIDENTIAL Proposed Zoning: RURAL RESIDENTIAL CONDITIONAL DISTRICT

Current Future Land Use Designation: MIXED RESIDENTIAL NEIGHBORHOOD (5508 CASS HOLT ROAD) AND NEIGHBORHOOD CENTER (5420 CASS HOLT ROAD)

Proposed Future Land Use Designation: NATURAL USE

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 RACHEL WATSON Company CLH DESIGN, P.A

Mailing Address 400 REGENCY FOREST DRIVE, SUITE 120

City CARY State NC Zip 27518

Telephone # (919) 919-443-4073 E-Mail RWATSON@CLHDESIGNPA.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 RANDY HARRINGTON Company TOWN OF HOLLY SPRINGS

Mailing Address PO BOX 8

City HOLLY SPRINGS State NC Zip 27540

Telephone # () 919-557-3924 E-Mail randy.harrington@hollyspringsnc.gov

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

PIN 0648239301/ 0648333740

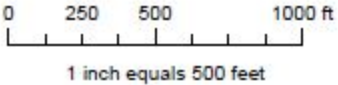
REID 0079949/ 0283568

Date

8/14/2023



Cass Holt Road Park Phase 1



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PLAN CONSISTENCY STATEMENT



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

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

Project Information:

Project Name: CASS HOLT ROAD PARK

Proposed Zoning District: RURAL RESIDENTIAL CONDITIONAL DISTRICT (RR-CD)

Proposed Land Use/Density: NATURAL AREA

Future Land Use Plan Map Designation: MIXED RESIDENTIAL NEIGHBORHOOD

Future Land Use Plan Designation Land Use/Density: _____

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 TOWN OF HOLLY SPRINGS IS PROPOSING A 56 ACRE PARK ALONG CASS HOLT ROAD, SOUTHWEST OF DOWNTOWN HOLLY SPRINGS. THE PROJECT SITE WAS FORMER FARMLAND WITH NATURAL FEATURES INCLUDING A LARGE POND AT THE NORTHEAST CORNER OF THE SITE, EXISTING FORESTED AREAS OF MIXED DECIDUOUS TREES, STREAMS AND WETLANDS. THIS PROJECT STRIVES TO KEEP THESE EXISTING FEATURES AND ENHANCE THEM THROUGH NEW PLANTINGS, AND AMENITIES.

AMENITIES OF THE PARK INCLUDE BUT NOT LIMITED TO A RECREATION CENTER, MULTI-PURPOSE FIELDS, PLAYGROUND, SPLASH PAD, ALL WHEELS SKATE PARK, PICKLEBALL, VOLLEYBALL COURTS, AND A GREENWAY.

Section 1: Future Land Use & Community Character

THE FUTURE LAND MAP INDICATES THE PROJECT SITE TO BE MIXED RESIDENTIAL/ NEIGHBORHOOD CENTER.

THE PROPOSED LAND USE FOR THIS PROJECT WILL BE DESIGNATED AS NATURAL AREA.

THE ADJACENT PARCELS ARE ZONED AS RURAL RESIDENTIAL. AND THIS PROJECT WILL BE REZONED AS RURAL RESIDENTIAL CONDITIONAL DISTRICT.

Section 2: Transportation / Comprehensive Transportation Plan

PER THE FUTURE ACTIVE TRANSPORTATION MAP THE PROJECT SITE IS TO HAVE A GREENWAY AND PROPOSED SIDEWALK AND/OR SIDEPATH ALONG THE PROJECT'S FRONTAGE. THE CTP ALSO PROPOSES A WIDENING PROJECT FOR CASS HOLT ROAD. FOR THE CASS HOLT ROAD PARK, THE PROJECT WILL PROPOSES WIDENING TO HALF OF THE ULTIMATE CROSS SECTION ALONG THE SITE'S FRONTAGE TO ACCOMMODATE INCREASED CAPACITY.

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

THE PARKS & RECREATION MASTER PLAN HAS THREE OVERARCHING PRINCIPLES; CONNECT, INSPIRE AND PLAY. CASS HOLT ROAD PARK THROUGH BEING A CONDITIONAL ZONING DISTRICT WITH A NATURAL USE ALLOWS FOR GREATER COMMUNITY ENGAGEMENT AND FLEXIBILITY WITH DESIGN AND PROGRAMMING OPPORTUNITIES FOR THE TOWN OF HOLLY SPRINGS.

THE PROJECT IS PROPOSING A GREENWAY TRAIL AND ADDITIONAL SIDEWALK AT THE FRONTAGE OF THE PROPERTY CONNECTING TO EXISTING RESIDENTIAL AREAS WITH THE POTENTIAL TO CONNECT FUTURE DEVELOPMENTS.

THE PROJECT IS PROPOSING TO HAVE SAFE PEDESTRIAN CONNECTIONS TO THE ADJACENT HOLLY SPRINGS HIGH SCHOOL, AND HOLLY GROVE ELEMENTARY AND MIDDLE SCHOOLS.

Section 4: Community Facilities

THE CASS HOLT ROAD PARK SITE IS ADJACENT TO EDUCATIONAL FACILITIES AND IS APPROXIMATELY 2 MILES FROM TOWN HALL/ DOWNTOWN HOLLY SPRINGS.

WITH THE INCREASED GROWTH OF HOLLY SPRINGS, THE CASS HOLT ROAD PARK SITE CAN ACT AS COMMUNITY CENTER. THE PARK WILL INCLUDE A 111,000 SF RECREATION CENTER TO HOST BOTH TOURNAMENTS AND THE COMMUNITY. PROGRAM ELEMENTS OF THIS BUILDING INCLUDE 4 COURT GYM, FITNESS CENTER, GROUP EXERCISE ROOMS, MULTI-PURPOSE ROOMS FOR RENTALS, INDOOR PLAYGROUND AND E-SPORTS LOUNGE.

THE PARK WILL ALSO HAVE TWO MULTI-PURPOSE FIELDS TO HOST LARGE EVENTS/ TOURNAMENTS THAT WILL DRAWING VISITORS FROM BOTH THE COMMUNITY BUT ALSO THE COUNTY.

Section 5: Infrastructure and Utilities

PER THE INFRASTRUCTURE AND UTILITIES COMPREHENSIVE PLAN THERE IS A PROPOSED CIP WATER LINE ALONG CASS HOLT ROAD. THIS PROJECT WILL EXTEND THE EXISTING WATER LINE FOR SERVICE TO THE PROPOSED SITE.

THE PROJECT ALSO IMPLEMENT MULTIPLE STORMWATER CONTROL MEASURES TO CAPTURE RUNOFF FROM THE SITE.

Section 8: Natural Resources

THE PARK PROJECT WILL HAVE A LAND USE CHANGE TO NATURAL USE TO PRESERVE EXISTING NATURAL FEATURES (EXISTING STREAM, WETLAND, POND AND WOODED AREAS). THE PROJECT WILL ALSO PROPOSE ADDITIONAL PERIMETER BUFFER AND REFORESTATION AREAS TO SUPPORT/ ENHANCE THE ECOLOGY OF THE SITE.

THE PROJECT WILL ALSO PROPOSE CONSTRUCTED WETLANDS TO PREVENT RUNOFF AND INCREASE PLANT/ ANIMAL DIVERSITY ON THE SITE.

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Rachel E. Waters

Date

08/18/2023

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: July 11, 2023
Time: 6PM
Location: Virtual- Microsoft Teams

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: Notified Parks and Recreation on June 30, notices mailed on July 1

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:

CLH went through meeting presentation discussing the overall location of the project, amenities and location of proposed sewer route to the west of the project site. Property owners asked questions about the location of the sewer route in relationship to their properties and would there be a connection in future. We discussed future roadway improvements. CLH mentioned that a TIA is being a performed and we will not know extent of improvements until report is completed. Discussed greenway location and lighting. CLH mentioned that we are intending to keep a good majority of existing vegetation. We are also proposed reforestation areas to provide additional buffering and to reduce light pollution and potential noise. Funding for this project was discussed and overall project timeline discussed.

Attach Additional Sheets as needed

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

CLH Design will factor in concerns about light and noise pollution and relationship of project amenities to property line. A goal is to retain natural features and enhance the site through additional landscaping and pedestrian connectivity.

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

CASS HOLT ROAD PARK
NEIGHBORHOOD MEETING MAILING LIST

SITE_ADDRESS	PIN_NUM	OWNER	MAILING ADDRESS	# OF NOTICES MAILED
2025 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0638937234	TEXANNA WASHINGTON	SAME	1
1785 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648033694	THOMAS G HECK, SHAWN L. HECK	SAME	1
1751 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648130433	JONATHAN B HOLLAND, MARY JILLIAN HOLLAND	SAME	1
1709 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648137586	TIMOTHY CONGLETON	SAME	1
1641 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648241540	JAMES TIMOTHY MERRIT, JUDY C MERRIT	SAME	1
1637 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648243521	JAMES TIMOTHY MERRIT, JUDY C MERRIT	1641 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540 PO BOX 1810	2
1633 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648244386	SIND HOLDINGS, LLC	APEX NC 27502-2810	2
1625 AVENT FERRY ROAD	0648246770	SHERRY TERESA UNDERWOOD	SAME 804 WILLOWMIST CT	1
1605 AVENT FERRY ROAD	0648249677	MAX ESTATES LLC	CARY NC 27519-7709 PO BOX 10	2
1621 AVENT FERRY ROAD	0648247206	APRIL HOLLEMAN CARDEN, ROBERT BRUCE CARDEN	HOLLY SPRINGS NC 27540-0010 104 KIMBERLY LN	2
1619 AVENT FERRY ROAD	648248286	DAVID IRISH, SANDRA IRISH	KINGS MOUNTAIN NC 28086- 9105 320 FLATROCK LN	2
1611 AVENT FERRY ROAD	648340276	PARDEEP CHOUDARY, AJITHA SANHAR	HOLLY SPRINGS NC 27540-7418 1527 SIERRA GLEN CIR	2
1603 AVENT FERRY ROAD	648344427	KB SQUARE LLC	APEX NC 27502-7422 320 FLAT ROCK LN	1
5316 CASS HOLT ROAD	648348578	PARMINDER S SANDHAR, PARDEEP K SANDHAR	HOLLY SPRINGS NC 27540 109 OXYARD WAY	1
5324 CASS HOLT ROAD	648348451	2MM LLC	CARY NC 27519-7327 109 OXYARD WAY	2
53332 CASS HOLT ROAD	648348137	2MM LLC	CARY NC 27519-7327 WEATHERSPOON, LEONARD A HEIRS	1
5608 CASS HOLT ROAD	648228106	KAREN W CODY EXEC	RALEIGH NC 27609-5426 PO BOX 66	2
5716 CASS HOLT ROAD	648117289	BRYANT, LARRY P BRYANT, JOY ANN GURTNER	FUQUAY VARINA NC 27526- 0066 PO BOX 66	2
0 CASS HOLT ROAD	648121312	BRYANT FAMILY PROPERTIES LLC WINSTEAD, DIANNE BRYANT	FUQUAY VARINA NC 27526- 0066	1
5329 CASS HOLT ROAD PARK	648449088	WAKE CNTY BOARD OF EDUCATION RE SERVICES DIRECTOR	1551 ROCK QUARRY RD RALEIGH NC 27610-4145 PO BOX 66	2
5509 CASS HOLT ROAD PARK	648420270	BRYANT FAMILY PROPERTIES LLC WINSTEAD, DIANE BRYANT	FUQUAY VARINA NC 27526- 0066	1
				31 Total Notices

CASS HOLT ROAD PARK

NEIGHBORHOOD MEETING ATTENDANCE LIST

DATE OF MEETING: JULY 11, 2023 AT 6PM

MEETING TYPE: VIRTUAL- MICROSOFT TEAMS

PROPERTY OWNERS

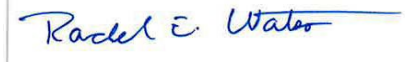
PROPERTY	PROPERTY OWNER NAME	COMPANY	EMAIL ADDRESS
1641 Avent Ferry Road, Holly Springs, NC 27540	Judy Merritt	N/A	raleighgirl228@gmail.com
5324 & 5223 Cass Holt Road, Holly Springs, NC 27540	Dr. Meena Mohan	2MM LLC	2mmlccary@gmail.com

PETITIONER

Matt Beard- Park Planner	Town of Holly Springs- Parks & Recreation	104 W Ballentine St, Holly Springs, NC 27540	matt.beard@hollyspringsnc.gov
Carrie Kennedy- Engineer III	Town of Holly Springs- Utilities & Infrastructure	128 S Main St, Holly Springs, NC 27540	carrie.kennedy@hollyspringsnc.gov
Kimberly Keyes- Senior Project Manager	Town of Holly Springs- Utilities & Infrastructure	128 S Main St, Holly Springs, NC 27540	kimberly.keyes@hollyspringsnc.gov

PETITIONER'S AGENT

Rachel Watson- Project Manger, Landscape Architect	CLH Design, pa	400 Regency Forest Drive, Suite 120 Cary, NC 27518	rwatson@clhdesignpa.com
Adam Hooker- Civil Designer	CLH Design, pa	" "	ahooker@clhdesignpa.com



7/20/2023

Signature

Date

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a General Use or Conditional Zoning District on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to

RACHEL WATSON

of CLH DESIGN, P.A.

(Name of Representative)

(Name of Company)

to submit a Petition for Zoning Map Change for my (our) property from

RURAL RESIDENTIAL (RR)

to RURAL RESIDENTIAL CONDITIONAL DISTRICT (RR-CD)

(Current Zoning District)

(Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Zoning District.

Signature of Owner(s):

Randy J. Herring

Wake County PIN/REID:

0648239301 / 0079949 (5508 CASS HOLT ROAD)

0648333740 / 0283568 (5420 CASS HOLT ROAD)

State of North Carolina

County of Wake

Sworn to and subscribed before me the 8th day of August, 2023.

Notary Public in and for the State of North Carolina. My Commission expires: 3-4-25

Kathryn L. White

/ Kathryn L. White

Notary Public

Printed

Seal

KATHRYN L WHITE
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 3-4-2025



CLH design, p.a.
400 Regency Forest Drive
Suite 120
Cary, NC 27518
P: 919.319.6716

March 08, 2024

PROJECT: Cass Holt Road Park

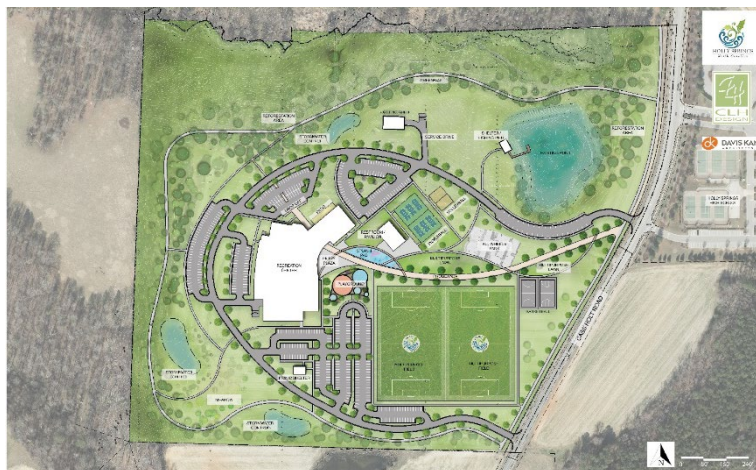
RE: Conditional Zoning District Design Goals per UDO 2.4.3.A

Permit Application #: 23-REZ-06 / PLREZ202300216

The Conditional Zoning District as proposed by Applicant is consistent with the Town's CD Design Goals as set forth in UDO Section 2.4.3.A. In support thereof, Applicant offers the following supporting information to demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

Overall Site Summary

The Town of Holly Springs is proposing a 56-acre park along Cass Holt Road to support the growing community and expand the Town's parks, recreation and open space network. The amenities for the park include a Recreation Center, multi-purpose fields, playground, splash pad, pickleball courts, volleyball, all wheels parks, basketball courts, extensive pedestrian pathways and a greenway trail. The project strives to preserve existing natural features and enhance the site through adding new plantings and amenities. Proposed uses for the project include: Recreation Facility (Outdoor), Recreational Facility (Outdoor), Outdoor Event and Recreational Space and Civic Buildings



Proposed Site Plan Rendering

1. UDO 2.4.3.A.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

Existing Natural Features

The existing project site was former farmland with an existing pond, stream/wetland system to the north of the project site, and extensive wooded areas along the northern and western edge of the site.



Aerial Image of Existing Site

The existing pond will be modified with the proposed project and enhanced through the incorporation of a shelter, fishing pier and a pathway leading to these amenities. Reforestation areas are proposed east of the pond. These reforestation areas have predominantly native species and are planted at high density to mimic naturally growing forested areas. Other waterway features such as the wetland and stream to the north are preserved.

The project is also proposing large areas of tree preservation/ undisturbed areas. Since there are extensive wooded areas on the northern and western portions of the project site, a greenway is proposed that winds its way through this natural feature.

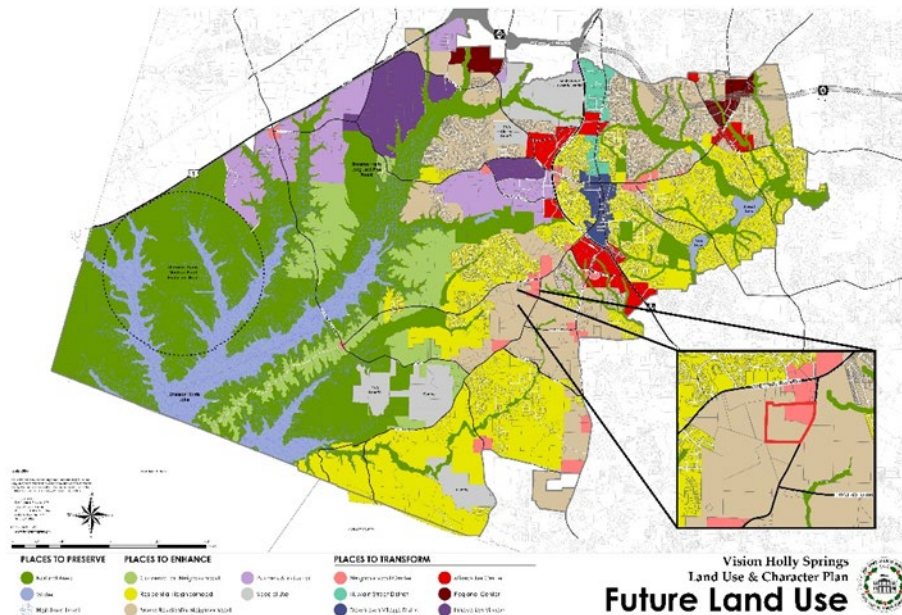
Topographically, the high point of the site is located approximately in the middle of the site towards the western property line. The siting of the Recreation Center building takes advantage of this high point, along with the building's height and siting, it becomes a central focal point of the site. It also always users a method for wayfinding as they either drive or walk to the site.

2. UDO 2.4.3.A.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;

The site frontage retains views of Cass Holt Road and to the adjacent school grounds for access.

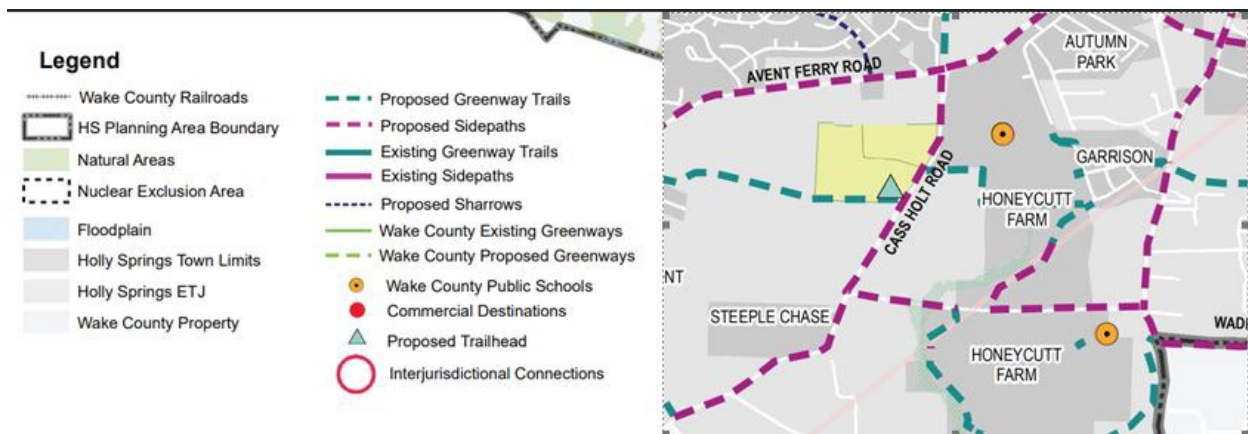
The proposed park is adjacent to Holly Springs High School, Holly Grove Middle School and Holly Grove Elementary School. The existing zoning for adjacent parcels is classified as Rural Residential.

The Future Land Use Map indicates the project site to be Mixed Residential Neighborhood/Neighborhood Center. The proposed land use for this project will be designated as Natural Area.



3. UDO 2.4.3.A.3: Development of pedestrian oriented communities; development of traditional style neighborhoods.

The proposed project has an extensive pedestrian pathway network including a greenway trail and 10' side path along the site's frontage. These pathways can connect to future developments in the neighborhood.



4. UDO 2.4.3.A.4: Development of communities that are visually and functionally connected to one another

- No public streets are proposed on site.
- The proposed on-site public greenway will be per Town Standards.
- Proposed future connections to new developments

5. UDO 2.4.3.A.5: Protection of significant watershed areas in order to preserve water quality

- Per UDO, the minimum open space is 30% (25% tree preservation area and 5% flexible space). Standards from this chapter cannot be modified as part of the Conditional District Rezoning.
 - 13.94 acres minimum (tree preservation area)
 - 2.78 acres minimum (flexible space)
- The proposed on-site public greenway will be per Town Standards.
- This project modifies the existing to pond so it can be converted into a stormwater control measure and adheres to existing stream/ wetland buffers
- This project proposed additional stormwater control measures (constructed wetlands) to treat runoff from impervious surfaces

6. UDO 2.4.3.A.6: Creativity and imagination in the process of development;

Holly Springs is rapidly growing and in response to this expansion, the site is envisioned to be a regional park while also serving the local community. With a vision of the future in mind, the project is strategically and creatively sited west of Highway 55. This area is currently lacking access to parks and open space. This park will provide active and passive open space to any future developments west Highway 55.

On a local scale, the park will capture residences of neighboring communities as well as the users of the educational facilities (high school, middle school and elementary) across from Cass Holt Road. The site is also a 5-minute drive to downtown Holly Springs which allows for greater regional connectivity.

Compared to other local parks sites in Holly Springs, such as Ting Park and Parrish Womble Park, Cass Holt Road Park will provide a unique experience so that various user groups can utilize the park. This unique experience is partly due to the large size of the park at 56 acres. The size of the park allows for a natural setting and takes advantage of existing features such as large, wooded areas, ponds, streams/wetlands. The project provides numerous amenities for a multi-generational and event/tournament-based park. These amenities are connected by an extensive pathway system that leads to a central promenade.

The over 110,000sf Recreation Center creatively provides a four court gymnasium for tournaments and an adventure track for various fitness abilities. Portions of the adventure track goes through the multi-storied lobby area and connects at various floor levels.

Other unique site amenities in the park include a 25,000sf All Wheels Skate Park. This amenity provides a feature that is not present in the local area, the closest skate park is in Apex and is approximately 18,000sf. The All Wheels Skate Park will have courses for all skills levels and is large enough to hold events/tournaments. The All Wheels Skate Park will incorporate shade structures, seating and landscaping to provide a better experience for users and spectators.

7. UDO 2.4.3.A.7: Unique architecture or sustainable design

- a. The project proposals several architectural features such as the 111,000sf Recreation Center, picnic shelters and Restroom Pavilion. The Recreation Center has a 4 court gym, adventure track, fitness center, group exercise rooms, multipurpose rooms, e-sports lounge and an indoor playground.
- b. Building Façade- The proposed Recreation Center will have surface treatments, materials and colors to emphasize the uniqueness of its architecture. Materials such as brick, terracotta, metal, glass and architectural pre-cast concrete are recommended to be used.
- c. The Recreation Center will provide photovoltaic solar collectors on the roof and provide infrastructure for future expansion.
- d. The Restroom/Picnic Shelter building will match the architectural quality of the Recreation Center and provide a shelter canopy shape that responds to the geometry of the pathway system.

- e. Other sustainable aspects of the project include a recirculation system for the splash pad, this pump room is in the proposed exterior restroom/ picnic shelter building. This water management system provides eco-friendly water control and will provide a control system allowing the Town to operate / maintain the system remotely.



Exterior Rendering of Proposed Recreation Center

8. UDO 2.4.3.A.8: Efficient, aesthetic and desirable use of open space;

This project provides numerous amenities that can be used for active and passive recreation; the amenities include a Recreation Center, multi-purpose synthetic fields, basketball courts, restroom building with shelter, playground, splash pad, pickleball courts, volleyball courts, picnic shelters, fishing pier, greenway trail and preservation of natural features.

These amenities are organized around a central promenade and an extensive pedestrian pathway system. The pedestrian pathway network connects the multiple amenities and allows movement through the site.

There are also areas of unprogrammed open space for gatherings, seating, and additional passive recreation opportunities. The unprogrammed open space is predominately located at the center of the site where many of the amenities are located. This also allows for an overflow of space for tournaments and events. These spaces will also alleviate any potential congestion on high visitor days.

Existing features such as the pond (modified to be converted into a wet pond/stormwater control measure), stream/wetland and tree preservation areas are to remain existing and to enhance the natural aesthetic of the site.



9. UDO 2.4.3.A.9: Variety in housing types and physical development patterns

This project is not for residential development.

10. UDO 2.4.3.A.10: Special considerations for property with a unique history or outstanding physical features

The outstanding physical features of the site are its environmental site characteristics (forested areas, topography, stream, wetlands and pond). The site plan has been intentionally and thoughtfully prepared to let the valuable environmental site characteristics drive the design and avoids or limits disturbances to these natural resources. The existing physical features are enhanced through the siting of proposed new amenities. For example, there is pond access through a pathway system that leads the user to a picnic shelter and fishing pier. Park users have the opportunity for greater interaction and appreciation of the existing environmental site characteristics. The greenway winds through the wooded areas and strives to limit disturbances.

The landscape plan of the park is inspired by the natural features and strives to provide a diverse, planting palette that has plant species that are drought tolerant and low maintenance. Special consideration is given to proposed features that will enhance the site and provide a function. For example, the constructed wetlands act as educational and aesthetic features while also capturing runoff of the site. The reforestation/high density forested areas will provide additional biodiversity to the site, provide shade and there are pathways that go through the proposed reforestation/high density forested areas.



CLH design, p.a.
400 Regency Forest Drive
Suite 120
Cary, NC 27518
P: 919.319.6716
www.clhdesignpa.com

March 15, 2024

Re: Electric Vehicle Parking Reduction Memo
Cass Holt Road Park- PLRZ202300215/23REZ06

Dear Town of Holly Springs Development Services,

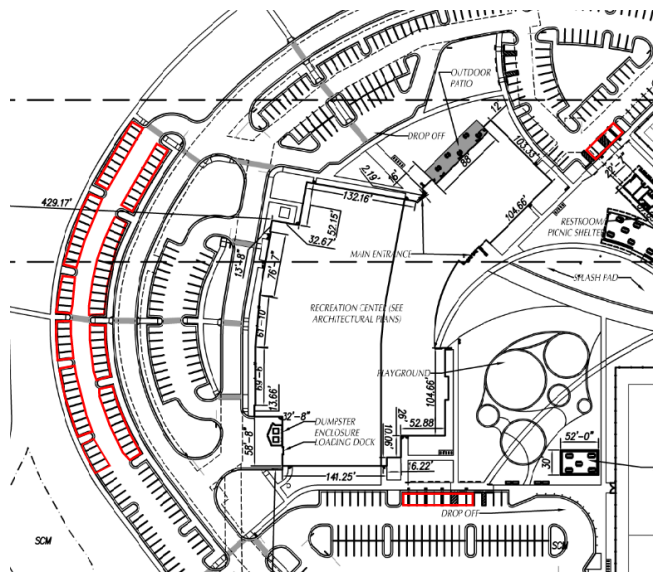
As the largest public facility construction project in the Town's history, the project team wants to ensure the most appropriate allocation of public funds. As such, the Town contracted with consultant Advanced Energy (AE) to review the Electric Vehicle charging potential of Eagles Landing Park (Cass Holt Road Park) against the baseline requirements of the Town's Unified Development Ordinance. In their review AE looked at the overall parking allocation on site alongside the expected "regular use" parking count based on conversations with the Town staff who will be managing the facility and programs within. The results can be seen below as a direct comparison to the baseline UDO Requirements. Please note, that the number of EV charging stations available on day one is the same with either option, only the long-term EV improvements have been changed. Please see below for breakdown of Current Site Plan and Advanced Energy EV Parking calculations.

Current Site Plan:

Calculations based on 537 (entire site) parking spaces

EVSE-Installed: 12 Spaces (labeled as EV-1 on plans), EVSE- Capable: 16 Spaces (labeled as EV-2 on plans)- Total EVSE: 28 Spaces (5.2%)

EVSE- Ready: 83 Spaces (15%)

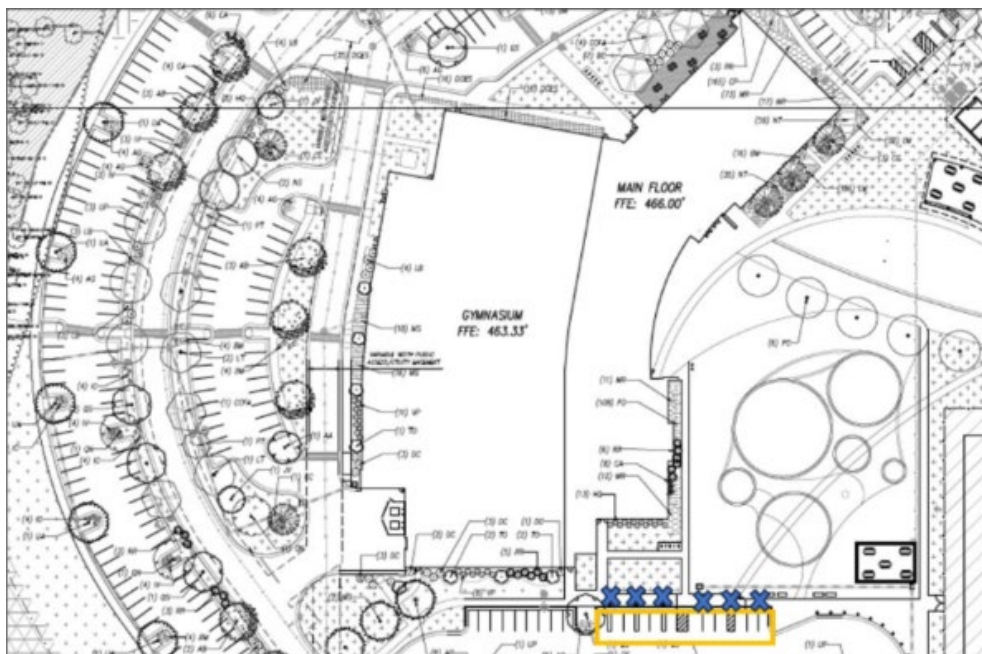


Current Site Plan depicting locations of EVSE and EVSE-Ready

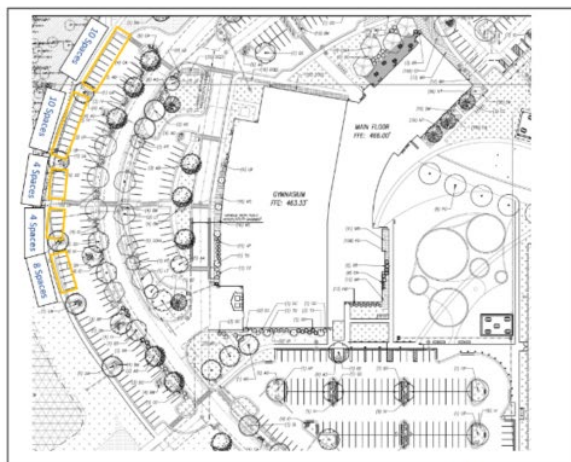
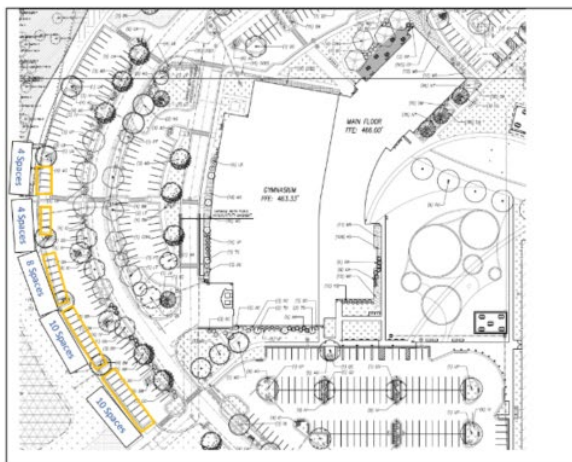
Advanced Energy (AE):

Calculations based on 240 "regular use" parking spaces

- EVSE-Installed: 12 Spaces (5%)
 - Installed (Day One): EV Supply Equipment is installed at the designated parking space during the construction process.
- EVSE- Capable: 36 Spaces (15%)
 - Spaces that have access to conduit and have panel capacity designated for future circuits.
- EVSE- Ready: Not recommending EVSE-Ready Spaces
 - Parking spaces that have wiring/circuits terminating at the parking space and ideally terminating in a pedestal. These spaces do not yet have EVSE but are the easiest to quickly add stations.



Advanced Energy Recommendations for EVSE – Installed.



Advanced Energy Recommendations for EVSE- Capable. Option 1 (left) and Option 2 (right).

Please note that the entire park has a total of 537 parking spaces. This large number of parking is to accommodate relatively infrequent special events that may occur 10 to 12 times per year. The large, special events such as 2-day tournaments account for roughly 3%-5% of the days per year. On regular use days, the park is expected to use much fewer of the total parking spaces. Advanced Energy's recommendations apply the UDO percentages to "regular use" days which is estimated to be 240 parking spaces.

Section 1.2.7 Town Projects provides that Town projects such as this, are exempt from the standards of the UDO, however, they shall adhere to the requirements of the UDO to the greatest extent possible. It is our belief that the recommendations set for by Advanced Energy represent a responsible alternative to the strict application of the terms of the UDO and should be utilized for the development of Eagles Landing Park (Cass Holt Road Park).

Please call with any questions. Thank you.

Most sincerely,
For CLH design, p.a.

A handwritten signature in blue ink that reads "Rachel E. Watson". The signature is written in a cursive style and is positioned to the right of a vertical line.

Rachel Watson

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: CASS HOLT ROAD PARK

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

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

Project Location: 5508 & 5420 CASS HOLT ROAD

Use street address. If none, use the closest intersection

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

PIN: 0648239301 / 0648333740

Real Estate ID: 0079949 / 0283568

Project Acreage (rounded to nearest tenth): 56 Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: Rural Residential (RR) Proposed Use (see UDO Table 3.2.A): Rural Residential Conditional District (RR- CD)

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: August 16, 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 Rachel Watson Company CLH Design, p.a.

Mailing Address 400 Regency Forest Drive, Suite 120

City Cary State NC Zip 27518

Telephone # () 919-443-4073 E-Mail rwatson@clhdesignpa.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 _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () _____ E-Mail _____

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

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

Developer

Name _____ 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 Devanshi Kesaria Company Davis Kane Architects PA
Mailing Address 503 Oberlin Road, Suite 300
City Raleigh State NC Zip 27605
Telephone # () 919-719-2812 E-Mail dkesaria@daviskane.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 Randy Harrington Company Town of Holly Springs- Town Manager
Mailing Address P.O. Box 8
City Holly Springs State NC Zip 27540
Telephone # () 919- 557-3924 E-Mail randy.harrington@hollyspringsnc.gov
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, Rachel Watson, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: Rachel E. Watson Date: 8/18/2023

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: July 11, 2023
Time: 6pm
Location: Virtual- Microsoft Teams

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.

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

Prior to mailing the written notices, the applicant shall notify the Town of the scheduled meeting date and time.

☒ Date of Notification Mailing: Notified Parks and Recreation on June 30, notices mailed on July 1

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:

CLH went through meeting presentation discussing the overall location of the project, amenities and location of proposed sewer route to the west of the project site. Property owners asked questions about the location of the sewer route in relationship to their properties and would there be a connection in future. We discussed future roadway improvements. CLH mentioned that a TIA is being a performed and we will not know extent of improvements until report is completed. Discussed greenway location and lighting. CLH mentioned that we are intending to keep a good majority of existing vegetation. We are also proposed reforestation areas to provide additional buffering and to reduce light pollution and potential noise. Funding for this project was discussed and overall project timeline discussed.

Attach Additional Sheets as needed

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

CLH Design will factor in concerns about light and noise pollution and relationship of project amenities to property line. A goal is to retain natural features and enhance the site through additional landscaping and pedestrian connectivity.

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)

Rachel E. Walter

Date 7/20/2023

CASS HOLT ROAD PARK
NEIGHBORHOOD MEETING MAILING LIST

SITE_ADDRESS	PIN_NUM	OWNER	MAILING ADDRESS	# OF NOTICES MAILED
2025 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0638937234	TEXANNA WASHINGTON	SAME	1
1785 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648033694	THOMAS G HECK, SHAWN L. HECK	SAME	1
1751 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648130433	JONATHAN B HOLLAND, MARY JILLIAN HOLLAND	SAME	1
1709 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648137586	TIMOTHY CONGLETON	SAME	1
1641 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648241540	JAMES TIMOTHY MERRIT, JUDY C MERRIT	SAME	1
1637 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648243521	JAMES TIMOTHY MERRIT, JUDY C MERRIT	1641 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540 PO BOX 1810	2
1633 AVENT FERRY ROAD, HOLLY SPRINGS, NC 27540	0648244386	SIND HOLDINGS, LLC	APEX NC 27502-2810	2
1625 AVENT FERRY ROAD	0648246770	SHERRY TERESA UNDERWOOD	SAME 804 WILLOWMIST CT	1
1605 AVENT FERRY ROAD	0648249677	MAX ESTATES LLC	CARY NC 27519-7709	2
1621 AVENT FERRY ROAD	0648247206	APRIL HOLLEMAN CARDEN, ROBERT BRUCE CARDEN	PO BOX 10 HOLLY SPRINGS NC 27540-0010 104 KIMBERLY LN	2
1619 AVENT FERRY ROAD	648248286	DAVID IRISH, SANDRA IRISH	KINGS MOUNTAIN NC 28086- 9105	2
1611 AVENT FERRY ROAD	648340276	PARDEEP CHOUDARY, AJITHA SANHAR	320 FLATROCK LN HOLLY SPRINGS NC 27540-7418 1527 SIERRA GLEN CIR	2
1603 AVENT FERRY ROAD	648344427	KB SQUARE LLC	APEX NC 27502-7422 320 FLAT ROCK LN	1
5316 CASS HOLT ROAD	648348578	PARMINDER S SANDHAR, PARDEEP K SANDHAR	HOLLY SPRINGS NC 27540 109 OXYARD WAY	1
5324 CASS HOLT ROAD	648348451	2MM LLC	CARY NC 27519-7327 109 OXYARD WAY	2
53332 CASS HOLT ROAD	648348137	2MM LLC	CARY NC 27519-7327	1
5608 CASS HOLT ROAD	648228106	WEATHERSPOON, LEONARD A HEIRS KAREN W CODY EXEC	921 DEERFIELD RD RALEIGH NC 27609-5426 PO BOX 66	2
5716 CASS HOLT ROAD	648117289	BRYANT, LARRY P BRYANT, JOY ANN GURTNER	FUQUAY VARINA NC 27526- 0066 PO BOX 66	2
0 CASS HOLT ROAD	648121312	BRYANT FAMILY PROPERTIES LLC WINSTEAD, DIANNE BRYANT	FUQUAY VARINA NC 27526- 0066	1
5329 CASS HOLT ROAD PARK	648449088	WAKE CNTY BOARD OF EDUCATION RE SERVICES DIRECTOR	1551 ROCK QUARRY RD RALEIGH NC 27610-4145 PO BOX 66	2
5509 CASS HOLT ROAD PARK	648420270	BRYANT FAMILY PROPERTIES LLC WINSTEAD, DIANE BRYANT	FUQUAY VARINA NC 27526- 0066	1
				31 Total Notices

CASS HOLT ROAD PARK

NEIGHBORHOOD MEETING ATTENDANCE LIST

DATE OF MEETING: JULY 11, 2023 AT 6PM

MEETING TYPE: VIRTUAL- MICROSOFT TEAMS

PROPERTY OWNERS

PROPERTY	PROPERTY OWNER NAME	COMPANY	EMAIL ADDRESS
1641 Avent Ferry Road, Holly Springs, NC 27540	Judy Merritt	N/A	raleighgirl228@gmail.com
5324 & 5223 Cass Holt Road, Holly Springs, NC 27540	Dr. Meena Mohan	2MM LLC	2mmlccary@gmail.com

PETITIONER

Matt Beard- Park Planner	Town of Holly Springs- Parks & Recreation	104 W Ballentine St, Holly Springs, NC 27540	matt.beard@hollyspringsnc.gov
Carrie Kennedy- Engineer III	Town of Holly Springs- Utilities & Infrastructure	128 S Main St, Holly Springs, NC 27540	carrie.kennedy@hollyspringsnc.gov
Kimberly Keyes- Senior Project Manager	Town of Holly Springs- Utilities & Infrastructure	128 S Main St, Holly Springs, NC 27540	kimberly.keyes@hollyspringsnc.gov

PETITIONER'S AGENT

Rachel Watson- Project Manger, Landscape Architect	CLH Design, pa	400 Regency Forest Drive, Suite 120 Cary, NC 27518	rwatson@clhdesignpa.com
Adam Hooker- Civil Designer	CLH Design, pa	" "	ahooker@clhdesignpa.com



7/20/2023

Signature

Date

TOWN OF HOLLY SPRINGS

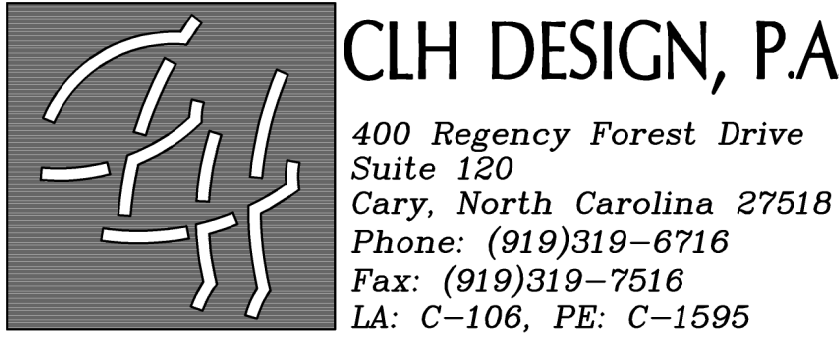
CASS HOLT ROAD PARK

REZONING SUBMITTAL #6

CONDITIONAL DISTRICT MASTER PLAN

Project No. Rezoning: 23-REZ-06/PLREZ202300216

March 08, 2024



SITE DATA:

PROJECT NAME: CASS HOLT ROAD PARK
ADDRESSES: 5420 & 5508 CASS HOLT ROAD, HOLLY SPRINGS (WAKE COUNTY), NC 27540

PARCEL PIN #: 06483338740, 0648239301
PLANNING JURISDICTION: TOWN OF HOLLY SPRINGS
ZONING: RURAL RESIDENTIAL CONDITIONAL ZONING DISTRICT (RR-CD)

LAND USAGE: NATURAL AREA
TOTAL TRACT(S) ACREAGE: 55.180 ACRES
DISTURBED AREA: 38.20 ACRES

TYPE OF DEVELOPMENT: DEVELOPMENT PLAN/ PARK
BUILDING (RECREATION CENTER GSF) 110, 580 SF
PROPOSED SEWER FLOW: 34,478 GPD (AVERAGE), 86,194 GPD (PEAK)
(CALCULATIONS BASED ON INTERNATIONAL PLUMBING CODE, BUILDING USAGE AND SQUARE FOOTAGE; REFER TO SEWER REPORT FOR FURTHER DETAIL)

FIRE FLOW: 2,000 GPM
SURVEY BENCHMARK: AXLE/ AEROSPORT, NC GRID COORDINATES NAD 83 (2011), VERTICAL DATUM NAVD88

OPEN SPACE/ TREE PRESERVATION REQUIREMENTS:
(REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION)

REQUIREMENT: TREE PRESERVATION AREA 25% (55.793 ACRES * .25)= 13.94 ACRES

REQUIREMENT: FLEXIBLE SPACE 5% (55.793 ACRES * .05)= 2.78 ACRES

TOTAL REQUIRED OPEN SPACE 30% (16.137 ACRES)

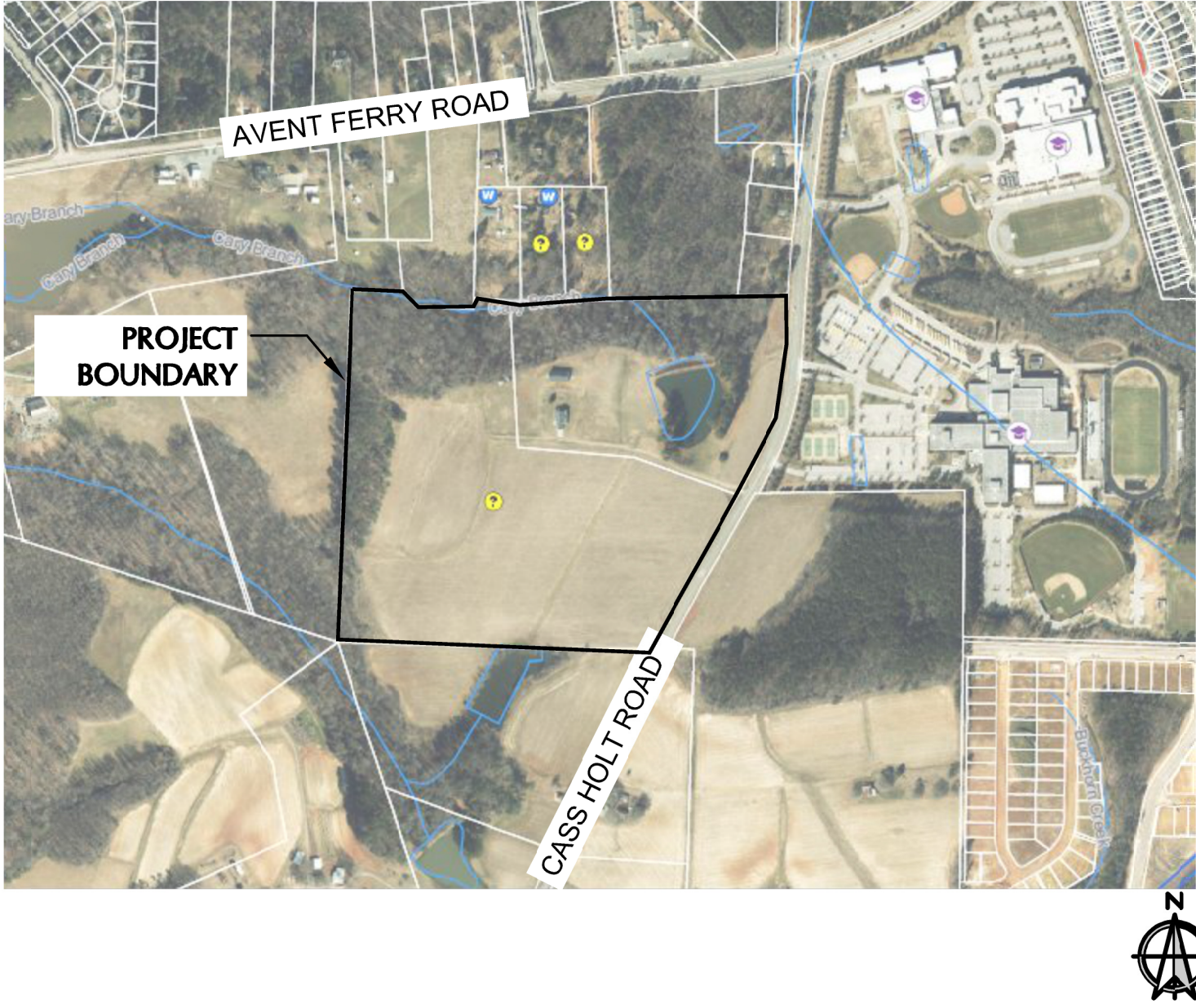
PROVIDED

TREE PRSERVATION AREA: 15.60 ACRES

FLEXIBLE SPACE: 4.03 ACRES

TOTAL OPEN SPACE PROVIDED 35.18% (19.63 ACRES)

VICINITY MAP



PROJECT CONTACT:

OWNER TOWN OF HOLLY SPRINGS, PARKS AND RECREATION
OWNER CONTACT: MATT BEARD, PARK PLANNER
104 W BALLENTINE ST.
HOLLY SPRINGS, NC 27540

DESIGNER: CLH DESIGN, P.A.
DESIGNER CONTACT: RACHEL WATSON, PROJECT MANAGER
400 REGENCY FOREST DRIVE, SUITE 120
CARY, NC 27518
919-443-4073

PROJECT TEAM:

LANDSCAPE ARCHITECT/ CIVIL ENGINEER CLH DESIGN, P.A.
400 REGENCY FOREST DRIVE, SUITE 120
CARY, NC 27518

ARCHITECT DAVIS KANE ARCHITECTS
503 OBERLIN ROAD, SUITE 300
RALEIGH, NC 27605
CONTACT: DEVANSHI KESARIA, AIA
919-719-2812

MEP ENGINEER DEWBERRY
2610 WYCLIFF ROAD, SUITE 410
RALEIGH, NC
CONTACT: JOHN TEETER
984-232-6803

STRUCTURAL ENGINEER LYNCH MYKINS STRUCTURAL ENGINEERS
RALEIGH, NC
CONTACT: JEFF MORRISON, PE
919-302-5165

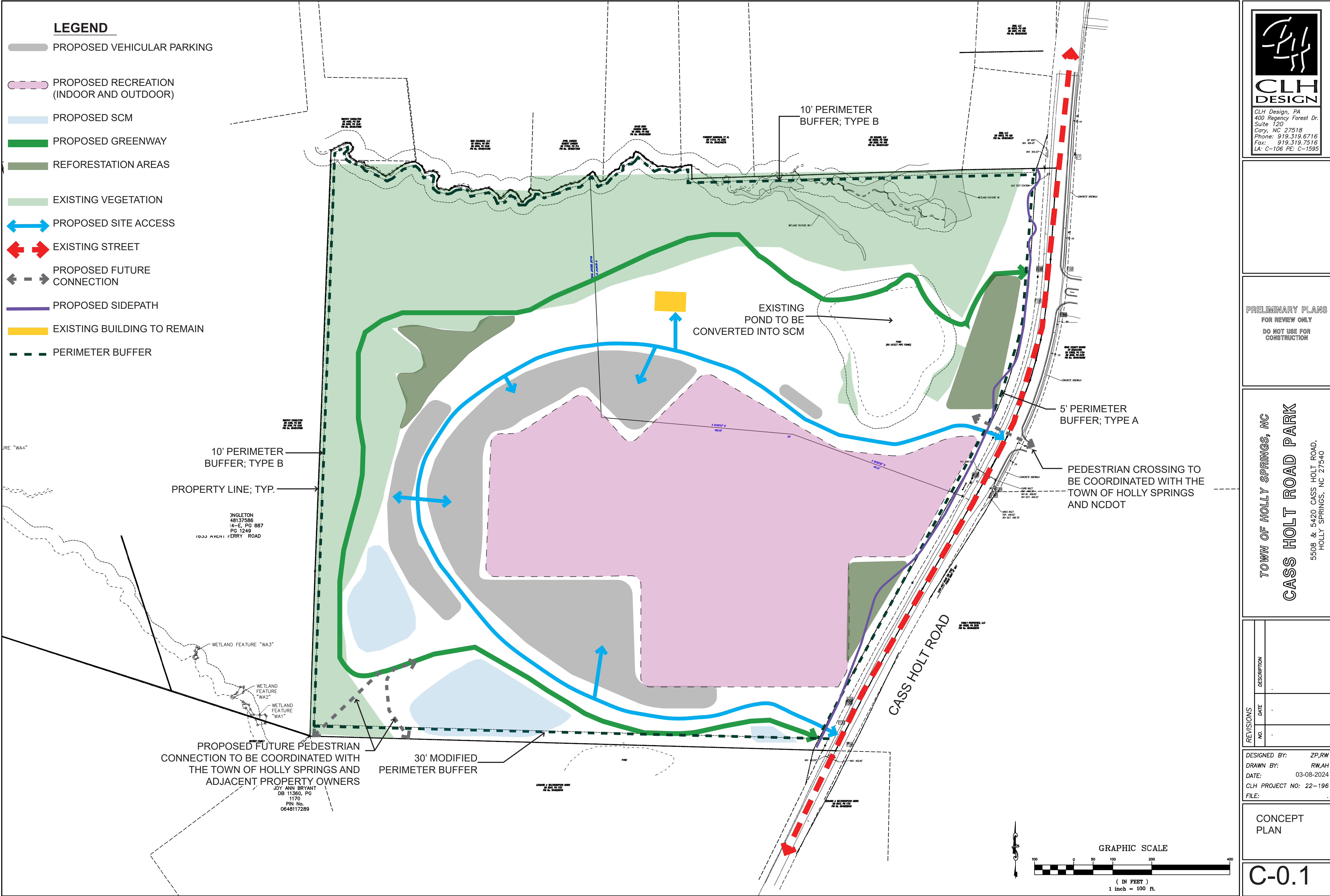
SHEET INDEX:

SITE/CIVIL
C-0.0 COVER SHEET
C-0.1 CONCEPT PLAN
C-0.2 TRANSPORTATION AND MOBILITY PLAN
C-0.3 OPEN SPACE AND PRESERVATION PLAN
C-0.4 LANDSCAPING PLAN
C-0.5 UTILITIES PLAN

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRNGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

CASS HOLT ROAD PARK
HOLLY SPRINGS, NC
TOWN OF HOLLY SPRINGS

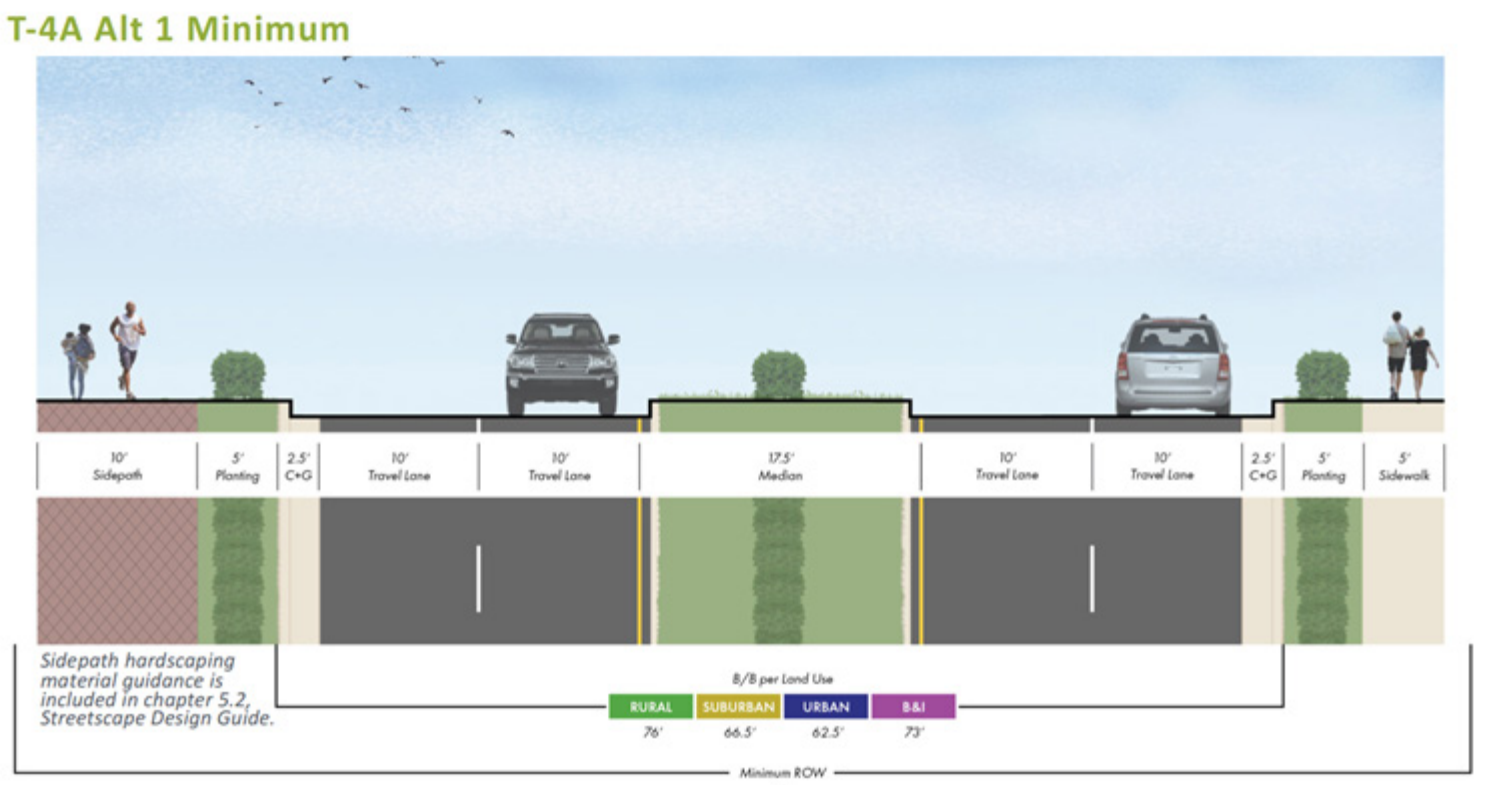
C-0.1



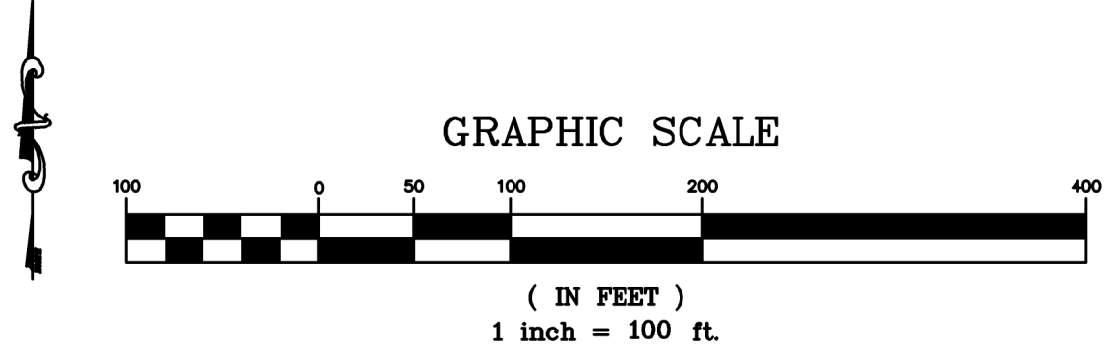
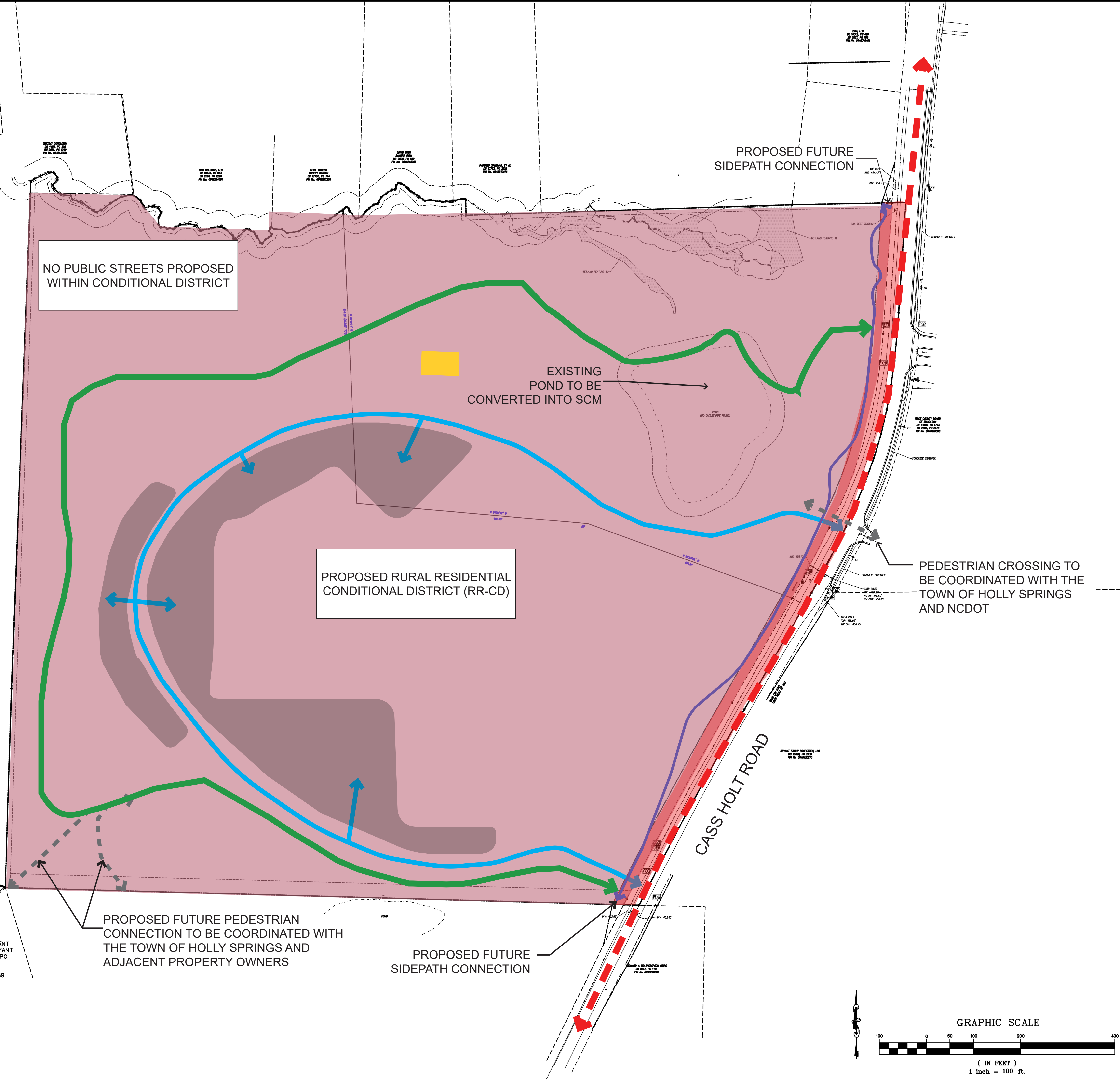
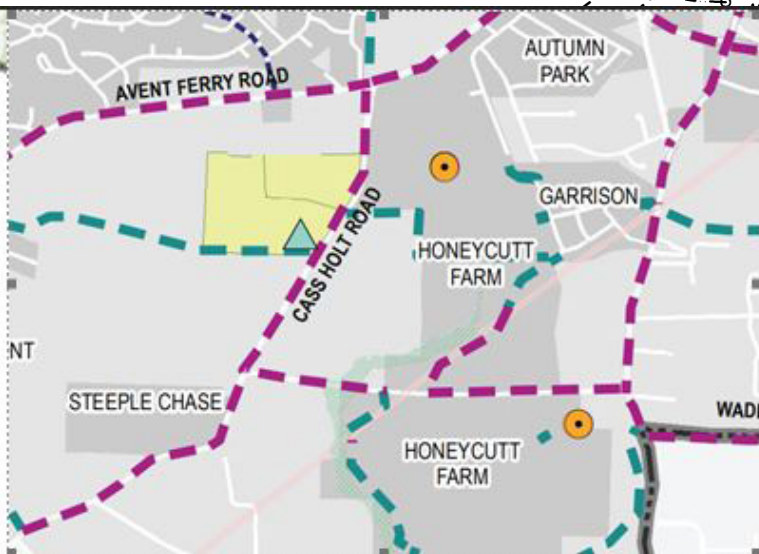
NOTES

1. ALL RECOMMENDED IMPROVEMENTS IN THE TIA WILL BE DESIGNED AND CONSTRUCTED IN THIS PROJECT.

- LEGEND**
- PROPOSED VEHICULAR PARKING
 - PROPOSED GREENWAY
 - PROPOSED RURAL RESIDENTIAL CONDITIONAL DISTRICT (RR-CD)
 - PROPOSED SITE ACCESS
 - EXISTING STREET
 - PROPOSED 10' SIDEPATH
 - PROPOSED FUTURE CONNECTION
 - EXISTING BUILDING TO REMAIN
 - CTP ROAD WIDENING- 1/2 THE ULTIMATE CROSS SECTION



- Legend**
- Wake County Railroads
 - HS Planning Area Boundary
 - Natural Areas
 - Nuclear Exclusion Area
 - Floodplain
 - Holly Springs Town Limits
 - Holly Springs ETJ
 - Wake County Property
 - Proposed Greenway Trails
 - Proposed Sidepaths
 - Existing Greenway Trails
 - Existing Sidepaths
 - Proposed Sharrows
 - Wake County Existing Greenways
 - Wake County Proposed Greenways
 - Wake County Public Schools
 - Commercial Destinations
 - Proposed Trailhead
 - Interjurisdictional Connections



CLH DESIGN

CLH Design, PA
400 Regency Forest Dr.
Suite 120
Cary, NC 27518
Phone: 919.319.6716
Fax: 919.319.7516
LA: C-106 PE: C-1595

PRELIMINARY PLANS
FOR REVIEW ONLY
DO NOT USE FOR
CONSTRUCTION

TOWN OF HOLLY SPRINGS, NC
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS	DESCRIPTION	
	DATE	
NO.		

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 03-08-2024
CLH PROJECT NO: 22-196
FILE:

TRANSPORTATION
AND MOBILITY PLAN

C-0.2



CLH
DESIGN

CLH Design, PA
400 Regency Forest Dr.
Suite 120
Cary, NC 27518
Phone: 919.319.6716
Fax: 919.319.7516
LA: C-106 PE: C-1595

PRELIMINARY PLANS
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TOWN OF HOLLY SPRINGS, NC
CASS HOLT ROAD PARK

5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS	DESCRIPTION	
	DATE	
NO.		

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 03-08-2024
CLH PROJECT NO: 22-196
FILE:

OPEN SPACE AND
PRESERVATION PLAN

C-0.3

OPEN SPACE

	TREE PRESERVATION AREA	FLEXIBLE
REQUIRED	25 % (13.94 ACRES)	5% (2.78 ACRES)
PROVIDED	27.96 % (15.60 ACRES)	7.22% (4.03 ACRES)

TREE PRESERVATION AREA
(MATURE TREES, SPECIMEN
TREES AND EXISTING WETLAND,
STREAM BUFFERS)

EXISTING POND TO BE
CONVERTED INTO SCM/
FLEXIBLE SPACE

PROPOSED RURAL RESIDENTIAL
CONDITIONAL DISTRICT (RR-CD)

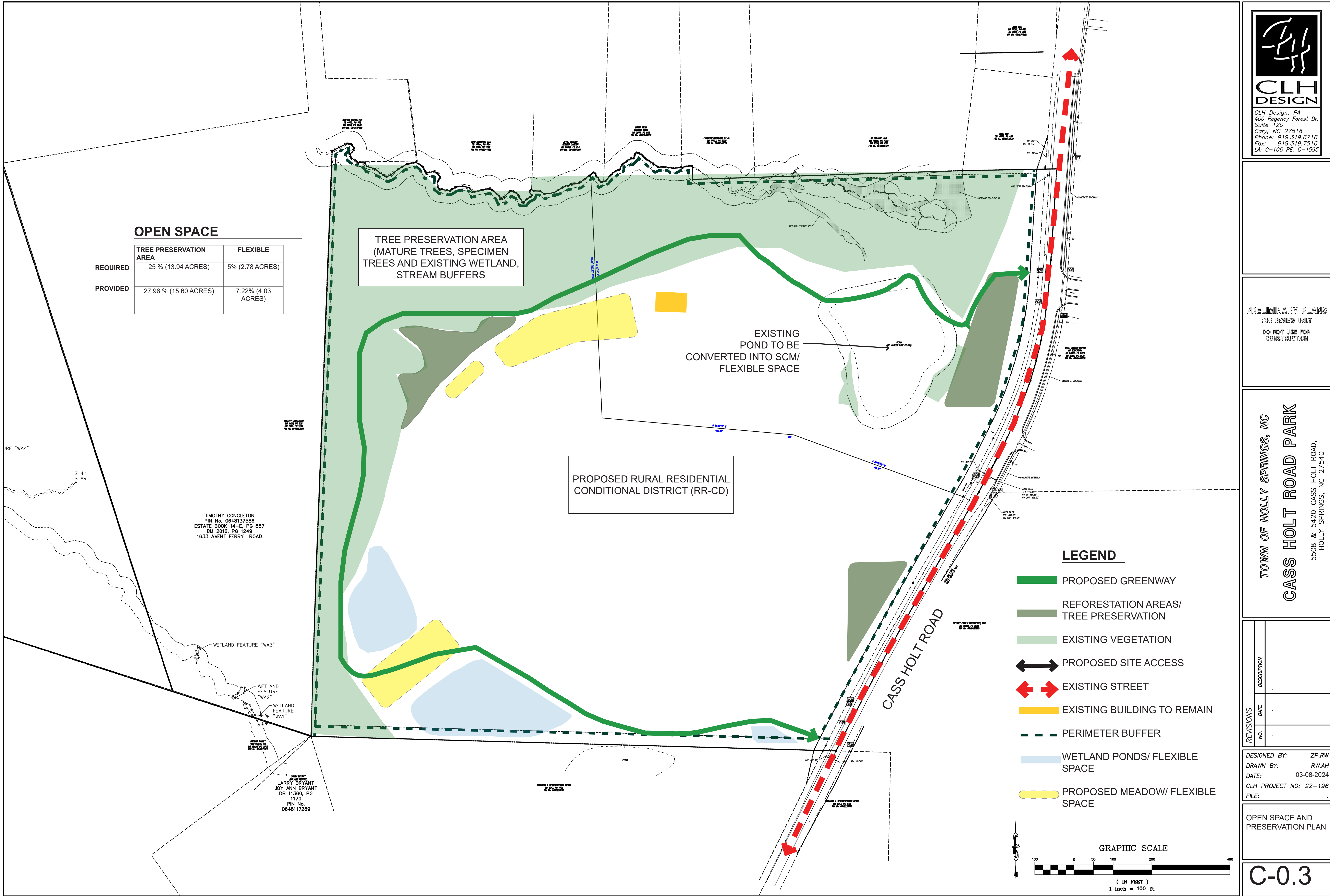
LEGEND

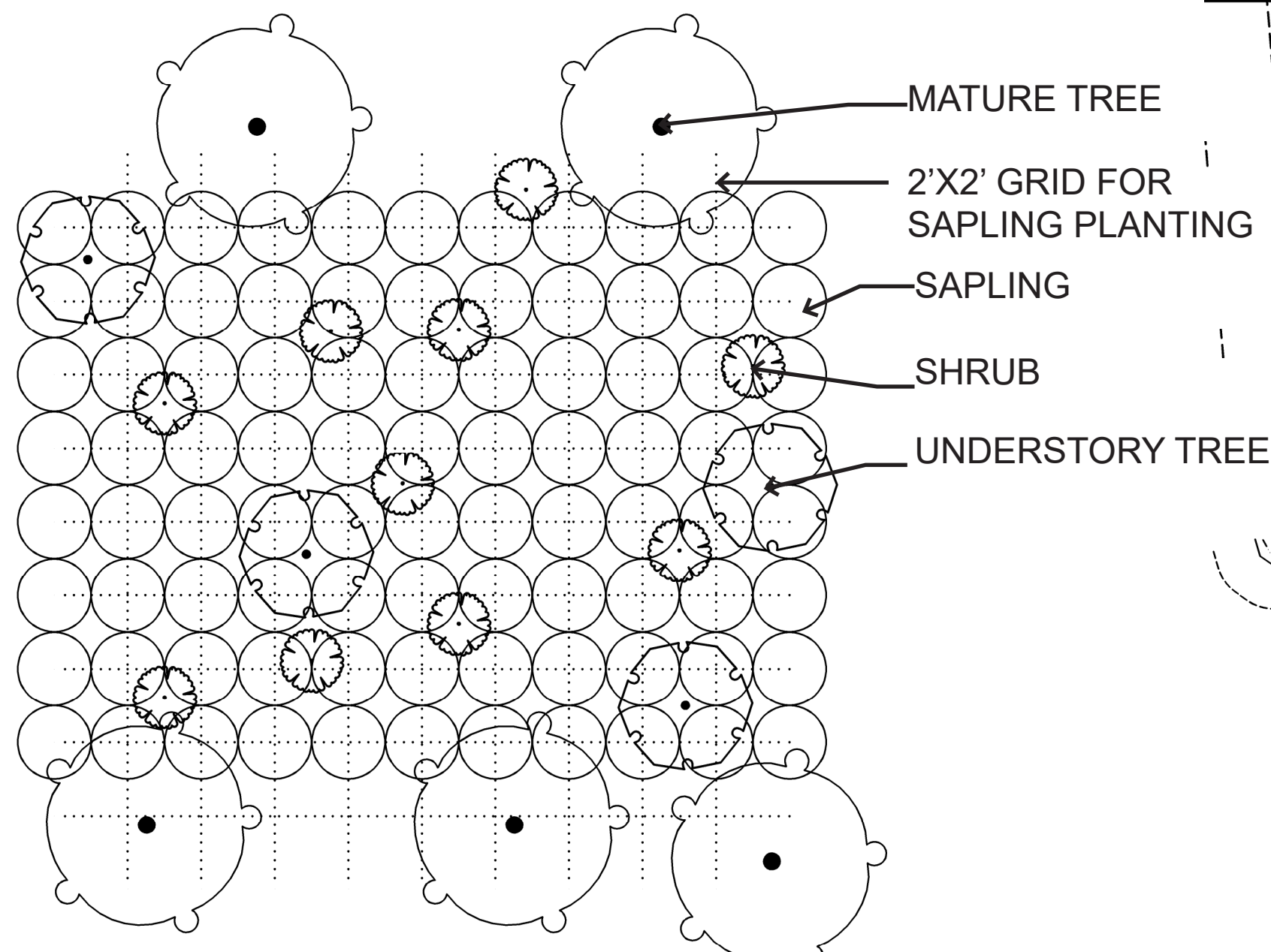
- PROPOSED GREENWAY
- REFORESTATION AREAS/
TREE PRESERVATION
- EXISTING VEGETATION
- PROPOSED SITE ACCESS
- EXISTING STREET
- EXISTING BUILDING TO REMAIN
- PERIMETER BUFFER
- WETLAND PONDS/ FLEXIBLE
SPACE
- PROPOSED MEADOW/ FLEXIBLE
SPACE

GRAPHIC SCALE

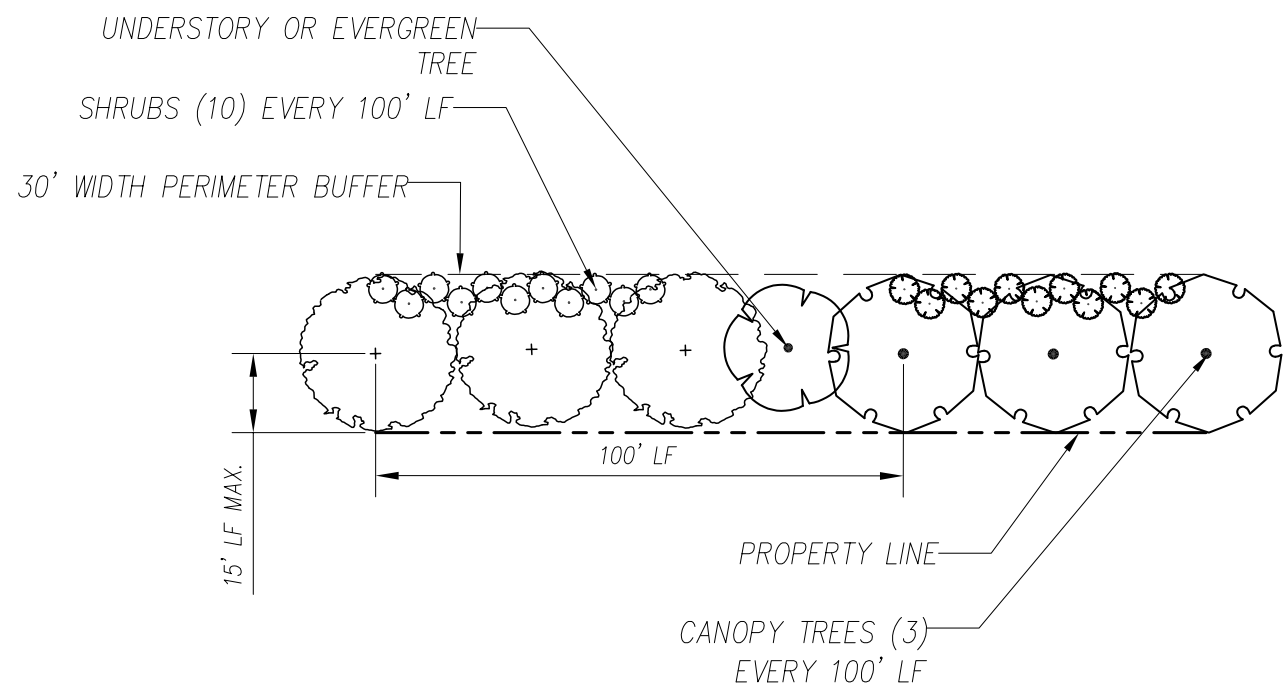


(IN FEET)
1 inch = 100 ft.

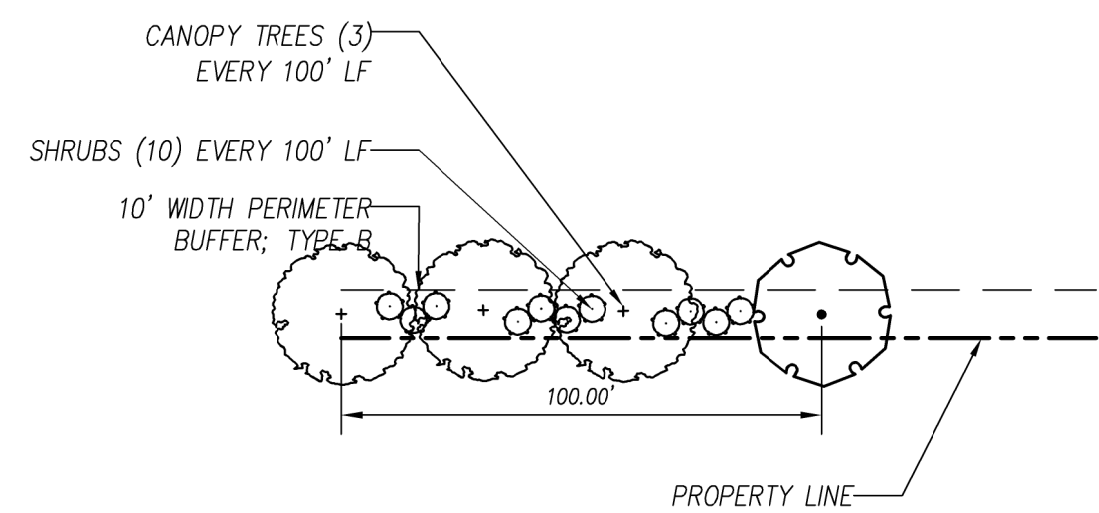




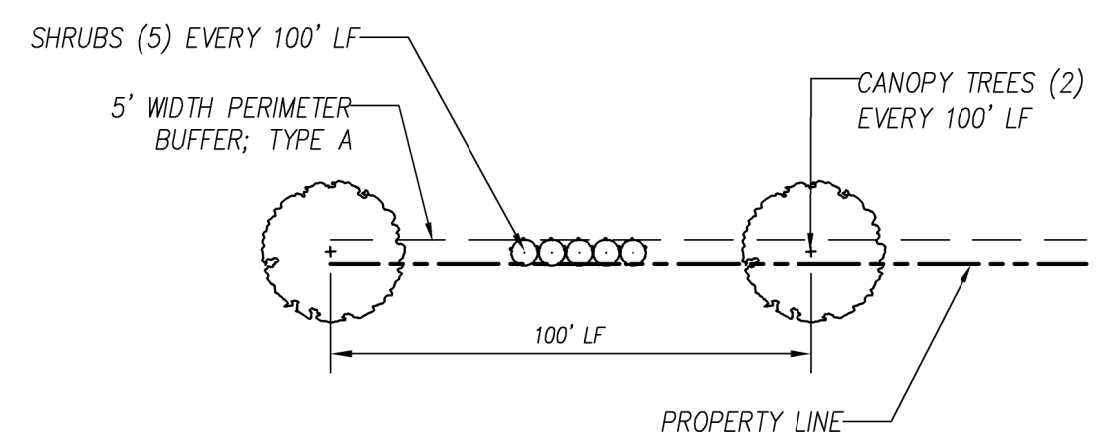
REFORESTATION PLANTING DETAIL (20'X20')
SCALE NTS



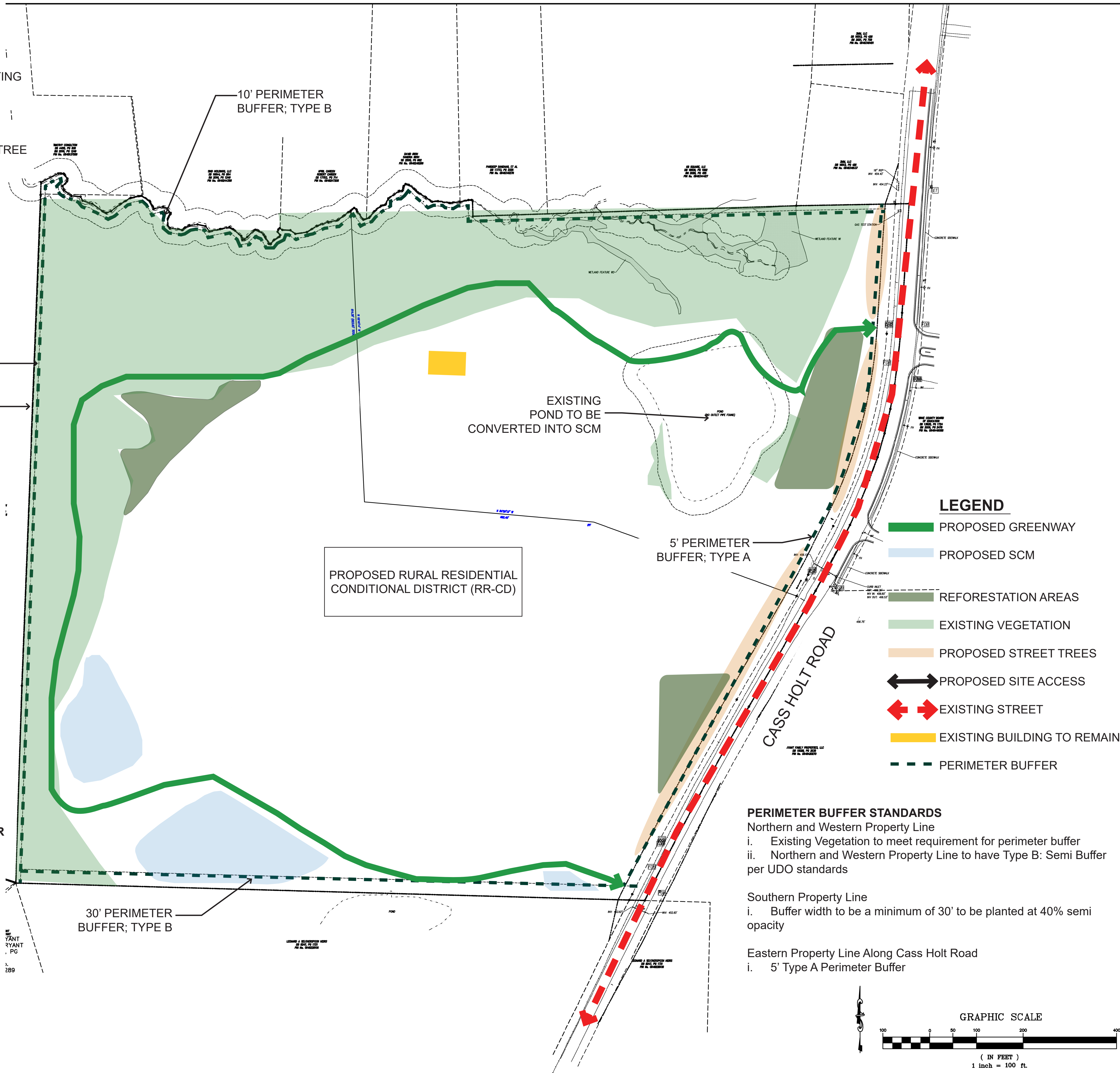
SOUTHERN PROPERTY LINE 30' PERIMETER BUFFER DETAIL



NORTH AND WEST PROPERTY LINE 10' TYPE B PERIMETER BUFFER



EAST PROPERTY LINE 5' TYPE A PERIMETER BUFFER DETAIL

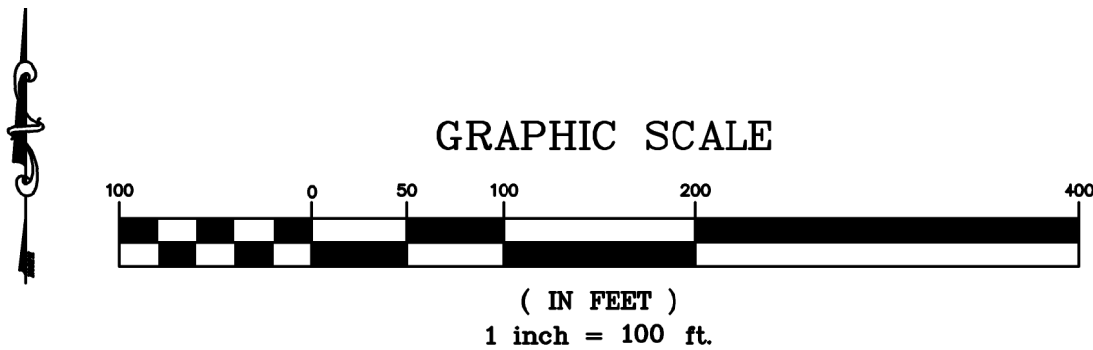


LEGEND

- PROPOSED GREENWAY
- PROPOSED SCM
- REFORESTATION AREAS
- EXISTING VEGETATION
- PROPOSED STREET TREES
- PROPOSED SITE ACCESS
- EXISTING STREET
- EXISTING BUILDING TO REMAIN
- PERIMETER BUFFER

PERIMETER BUFFER STANDARDS

- Northern and Western Property Line
- i. Existing Vegetation to meet requirement for perimeter buffer
 - ii. Northern and Western Property Line to have Type B: Semi Buffer per UDO standards
- Southern Property Line
- i. Buffer width to be a minimum of 30' to be planted at 40% semi opacity
- Eastern Property Line Along Cass Holt Road
- i. 5' Type A Perimeter Buffer



CLH Design, PA
400 Regency Forest Dr.
Suite 120
Cary, NC 27518
Phone: 919.319.6716
Fax: 919.319.7516
LA: C-106 PE: C-1595

PRELIMINARY PLANS
FOR REVIEW ONLY
DO NOT USE FOR
CONSTRUCTION

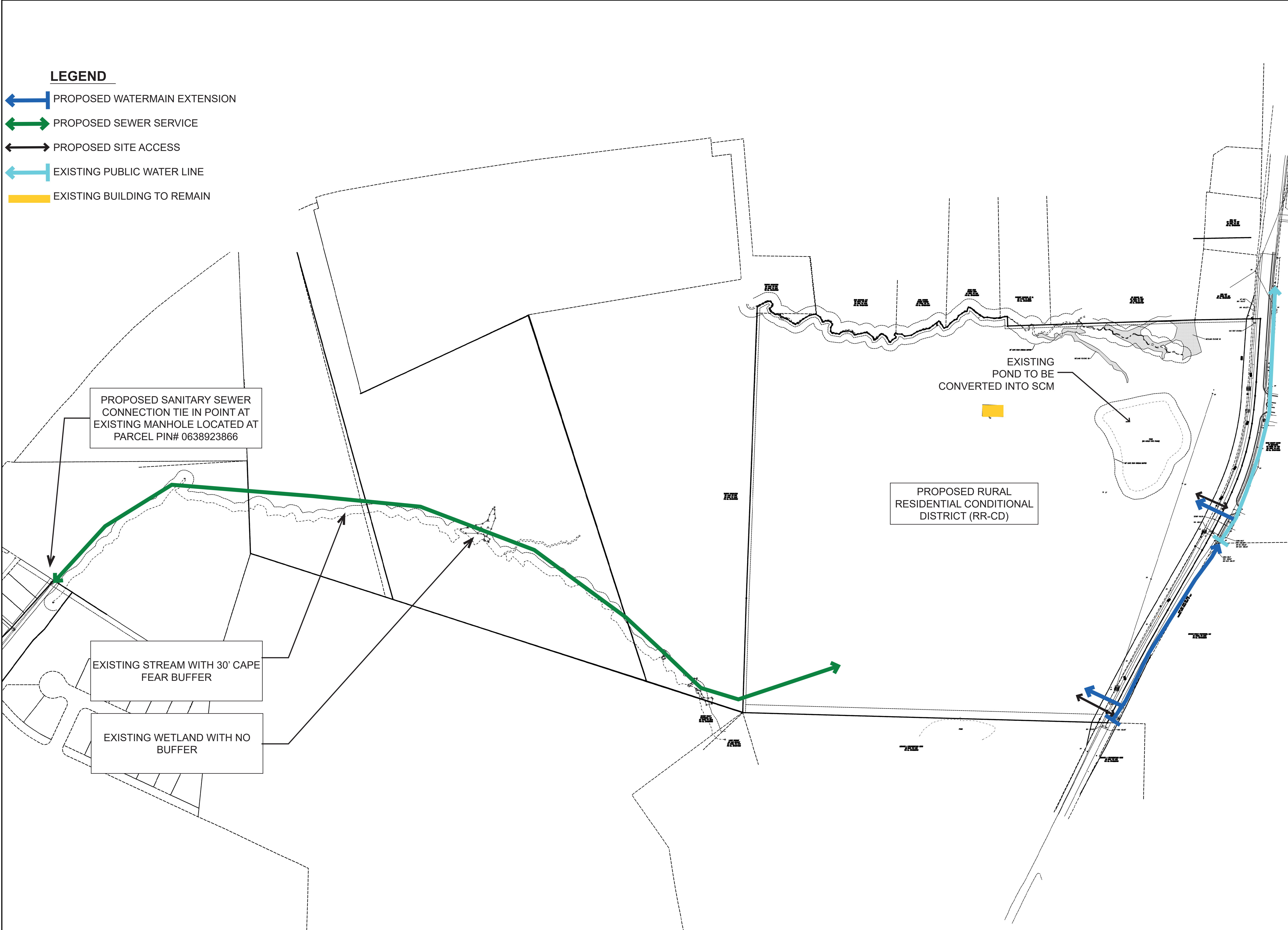
TOWN OF HOLLY SPRINGS, NC
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS	DESCRIPTION	
	DATE	
NO.		

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 03-08-2024
CLH PROJECT NO: 22-196
FILE:

LANDSCAPING PLAN

C-0.4



LEGEND

- PROPOSED WATERMAIN EXTENSION
- PROPOSED SEWER SERVICE
- PROPOSED SITE ACCESS
- EXISTING PUBLIC WATER LINE
- EXISTING BUILDING TO REMAIN



**CLH
DESIGN**

CLH Design, PA
400 Regency Forest Dr.
Suite 120
Cary, NC 27518
Phone: 919.319.6716
Fax: 919.319.7516
LA: C-106 PE: C-1595



TOWN OF HOLLY SPRINGS, NC
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS	DESCRIPTION	
	DATE	
NO.		

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 03-08-2024
CLH PROJECT NO: 22-196
FILE:

UTILITY
PLAN

C-0.5

TOWN OF HOLLY SPRINGS

CASS HOLT ROAD PARK

DEVELOPMENT PETITION SUBMITTAL #6

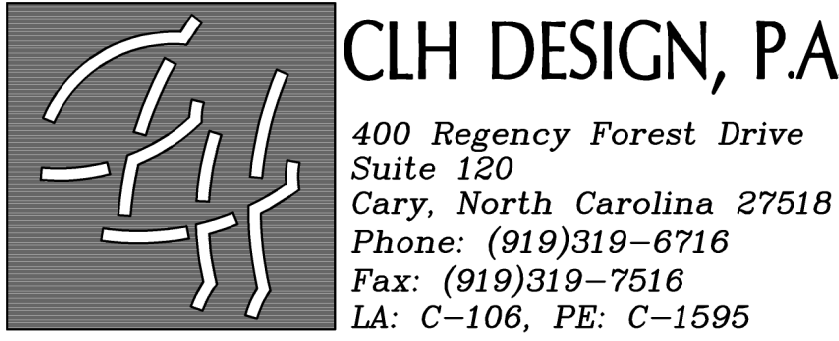


Project No. Development Petition: 23-DP-11/ PLDP202300218

Project No. Rezoning: 23-REZ-06/PLREZ202300216

Development Petition and Rezoning Associated

March 08, 2024



SITE DATA:

PROJECT NAME: CASS HOLT ROAD PARK
ADDRESSES: 5420 & 5508 CASS HOLT ROAD, HOLLY SPRINGS (WAKE COUNTY), NC 27540

PARCEL PIN #: 06483338740, 0648239301
PLANNING JURISDICTION: TOWN OF HOLLY SPRINGS
ZONING: RURAL RESIDENTIAL CONDITIONAL ZONING DISTRICT (RR-CD)

LAND USAGE: NATURAL AREA
TOTAL TRACT(S) ACREAGE: 55.180 ACRES
DISTURBED AREA: 38.20 ACRES
IMPERVIOUS SURFACE AREA: 18.72 ACRES

TYPE OF DEVELOPMENT: DEVELOPMENT PLAN
BUILDING (RECREATION CENTER GSF) 110, 580 SF
PROPOSED SEWER FLOW: 34,478 GPD (AVERAGE), 86,194 GPD (PEAK)
(CALCULATIONS BASED ON INTERNATIONAL PLUMBING CODE, BUILDING USAGE AND SQUARE FOOTAGE; REFER TO SEWER REPORT FOR FURTHER DETAIL)

FIRE FLOW: 2,000 GPM
SURVEY BENCHMARK: AXLE/ ACROSPORT, NC GRID COORDINATES NAD 83 (2011), VERTICAL DATUM NAVD88

TOWN OF HOLLY SPRINGS REQUIREMENTS:
PARKING REQUIRED: 500 PARKING SPACES MIN.
PARKING PROVIDED: 537 PARKING SPACES

TOTAL H/C SPACES REQ'D: 10 SPACES
TOTAL H/C SPACES PROVIDED: 10 SPACES

EV CHARGING SPACES REQUIRED:EVSE SPACES 5% OF TOTAL PARKING COUNT (26 SPACES)
EV-PHASE 1 (EV-1): 2%MIN.-10 SPACES
EV-PHASE 2 (EV-2): 3%MIN.-16 SPACES

EVSE READY: 15% OF TOTAL PARKING COUNT (80 SPACES)
EV CHARGING SPACES PROVIDED:EVSE SPACES
EV-PHASE 1 (EV-1)- 12 SPACES (2.2%)
EV-PHASE 2 (EV-2)- 16 SPACES (3%)
EVSE: 28 SPACES TOTAL (5.2%)
EVSE READY: 83 SPACES (15%)

BIKE RACKS REQUIRED: 5 BICYCLE SPACES/ 100 PARKING SPACES PER TABLE 6.5.A
BIKE RACKS PROVIDED: (39 BICYCLE SPACES / 20 RACKS) 537 TOTAL PARKING SPACES

OPEN SPACE/ TREE PRESERVATION REQUIREMENTS:
(REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION)
REQUIREMENT: TREE PRESERVATION AREA 25% (55.793 ACRES * .25)= 13.94 ACRES

REQUIREMENT: FLEXIBLE SPACE 5% (55.793 ACRES * .05)= 2.78 ACRES

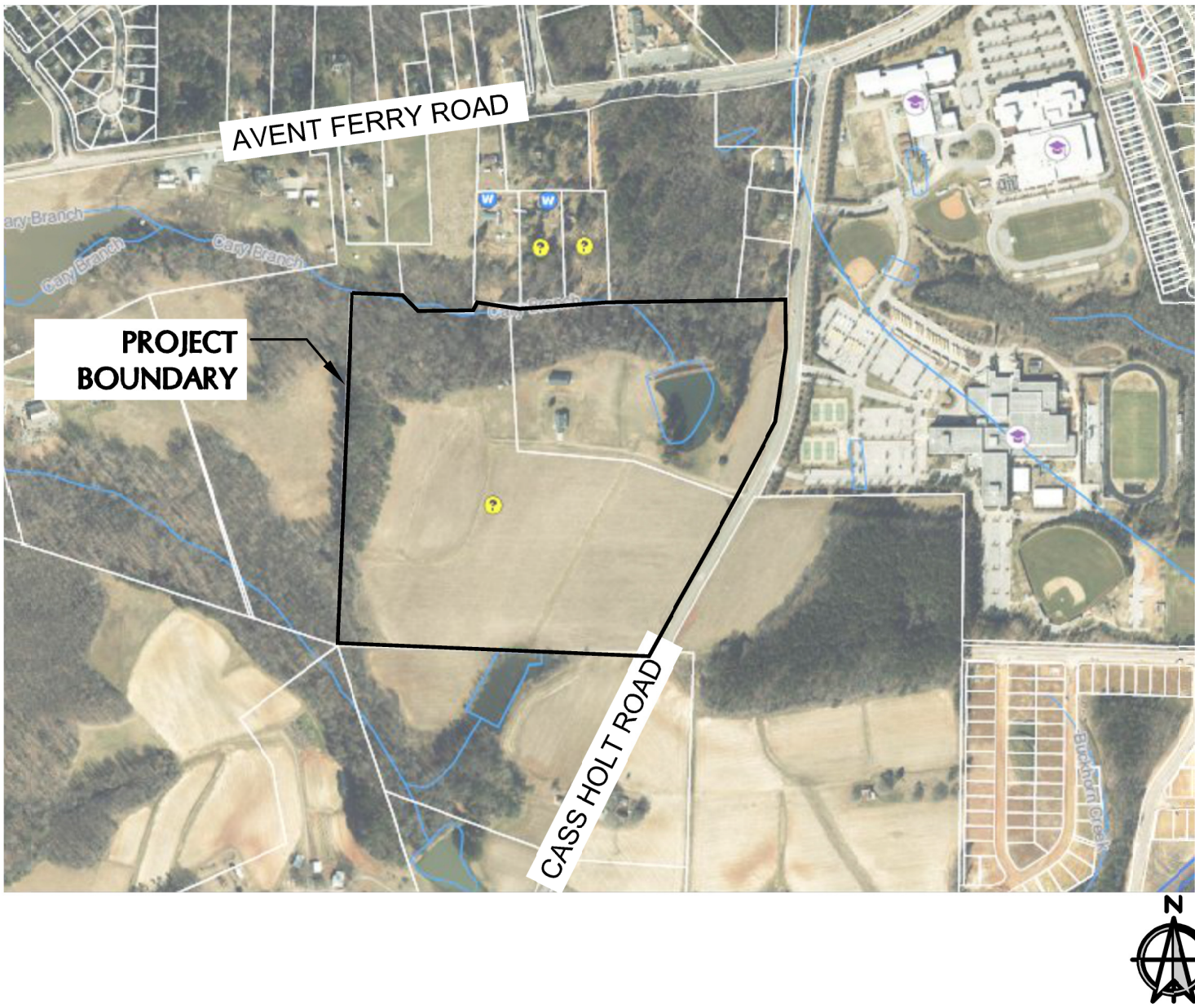
TOTAL REQUIRED OPEN SPACE 30% (16.137 ACRES)

PROVIDED
TREE PRSERVATION AREA: 15.60 ACRES

FLEXIBLE SPACE: 4.03 ACRES

TOTAL OPEN SPACE PROVIDED 35.18% (19.63 ACRES)

VICINITY MAP



PROJECT CONTACT:

OWNER TOWN OF HOLLY SPRINGS, PARKS AND RECREATION
OWNER CONTACT: MATT BEARD, PARK PLANNER
104 W BALLENTINE ST.
HOLLY SPRINGS, NC 27540

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DESIGNER CONTACT: RACHEL WATSON, PROJECT MANAGER
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PROJECT TEAM:

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STRUCTURAL ENGINEER LYNCH MYKINS STRUCTURAL ENGINEERS
RALEIGH, NC
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919-302-5165

SHEET INDEX:

SITE/CIVIL
C-0.1 COVER SHEET
C-0.2 OVERALL SITE PLAN
C-1.0 OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C-1.1 EXISTING CONDITIONS AND DEMOLITION PLAN AREA A
C-1.2 EXISTING CONDITIONS AND DEMOLITION PLAN AREA B
C-1.3 EXISTING CONDITIONS AND DEMOLITION PLAN AREA C
C-1.4 EXISTING CONDITIONS AND DEMOLITION PLAN AREA D
C-2.1 STAKING PLAN AREA A
C-2.2 STAKING PLAN AREA B
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C-5.0 OVERALL UTILITY PLAN
C-5.01 SEWER MAP
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C-6.0 OVERALL LANDSCAPE PLAN/ TREE PRESERVATION PLAN
C-6.1 LANDSCAPE PLAN AREA A
C-6.2 LANDSCAPE PLAN AREA B
C-6.3 LANDSCAPE PLAN AREA C
C-6.4 LANDSCAPE PLAN AREA D
C-6.5 PLANT SCHEDULE
C-8.0 STAKING DETAILS
C-8.1 STAKING DETAILS
C-8.2 STAKING DETAILS
C-8.3 STAKING DETAILS

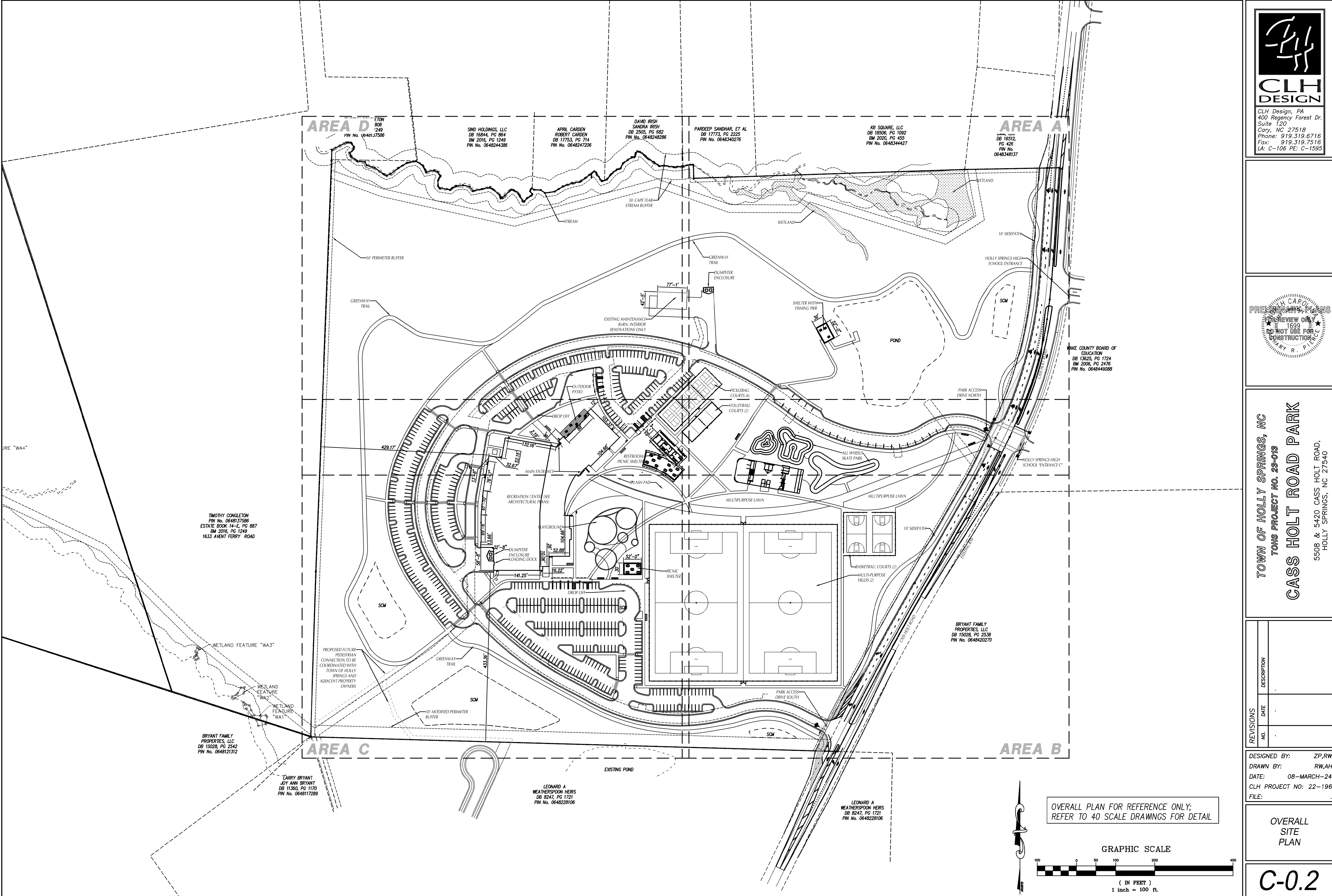
SITE LIGHTING
DUKE ENERGY LIGHTING PLAN
MUSCO SPORT LIGHTING PLAN

ARCHITECTURAL
A200 BUILDING ELEVATIONS
A201 BUILDING ELEVATIONS
A202 BUILDING ELEVATIONS
A900 FLOOR PLAN
A901 BUILDING ELEVATIONS
A902 BUILDING ELEVATIONS
A502 PICNIC SHELTER, MAINTENANCE SHED

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRNGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

CASS HOLT ROAD PARK
HOLLY SPRINGS, NC
TOWN OF HOLLY SPRINGS
TOHS PROJECT NO 23-013

C-0.1



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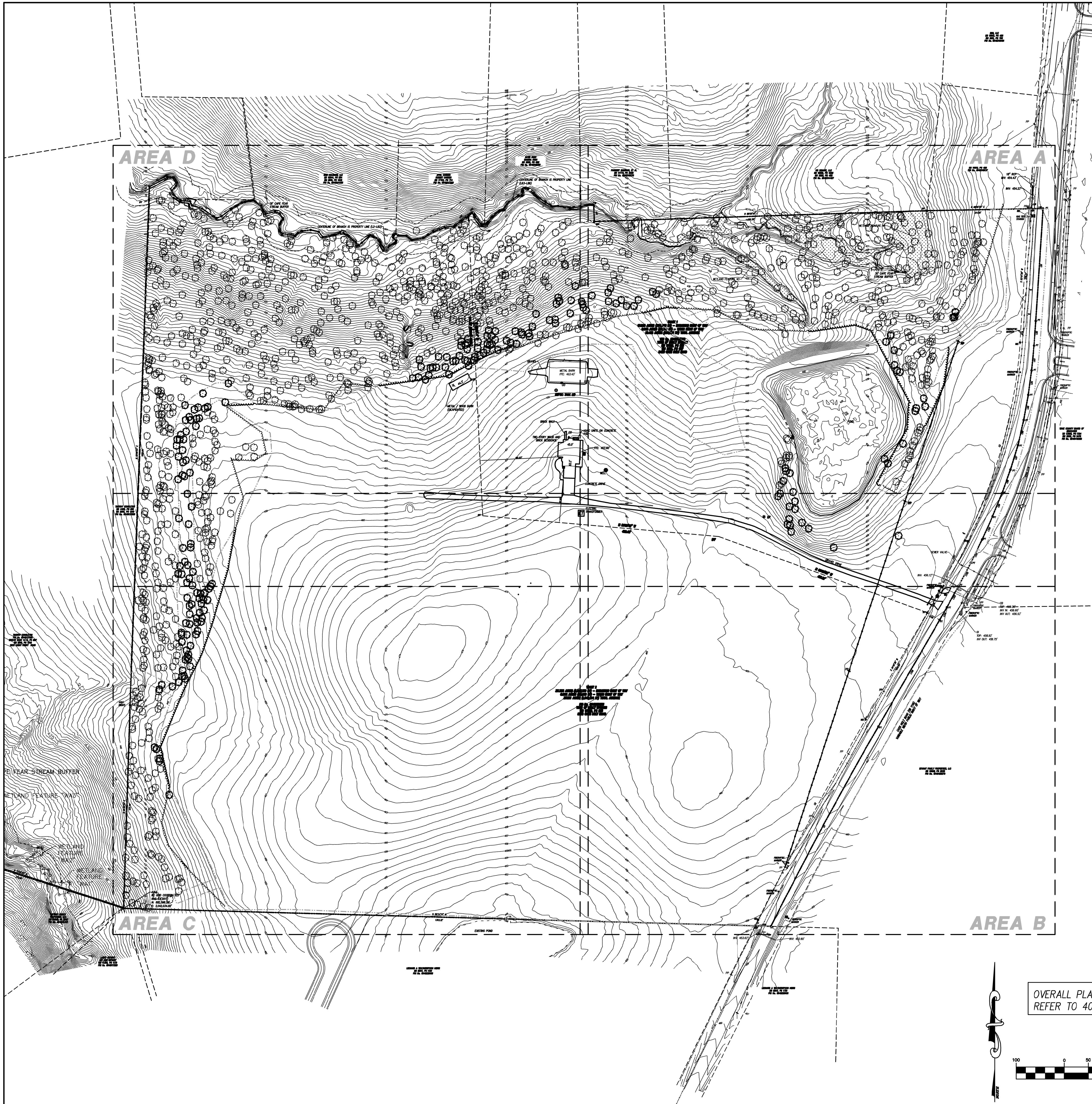
TOWN OF HOLLY SPRINGS, NC
TOWNSHIP PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS	DESCRIPTION	
	DATE	
NO.		

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

OVERALL
SITE
PLAN

C-0.2

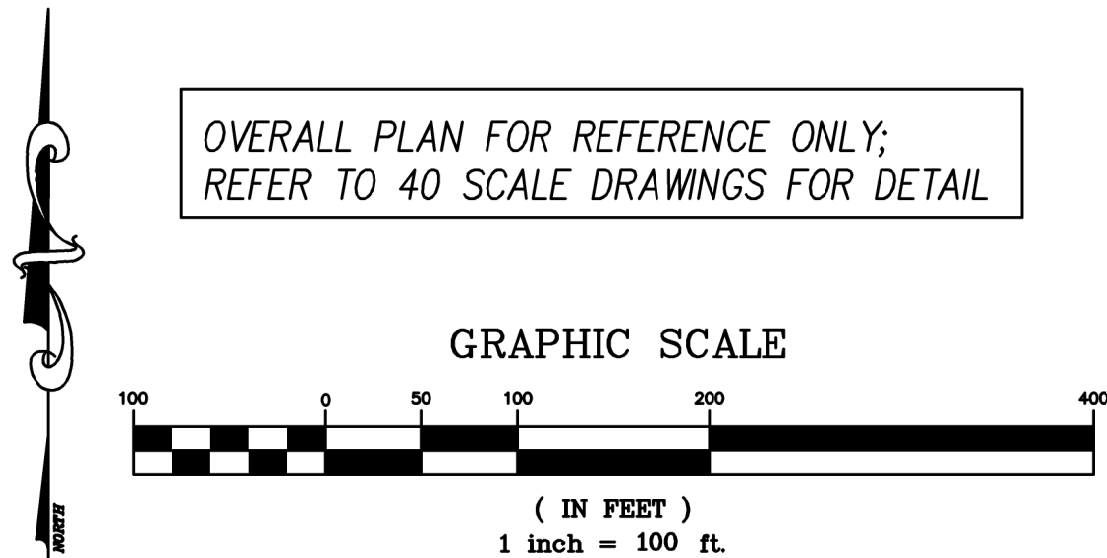


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH	DELTA ANG.
C1	13.97'	8708.51'	N 26°31'20" E	13.97'	000°05'31"
C2	472.77'	8030.00'	N 28°15'24" E	472.70'	003°22'24"
C3	428.98'	1049.96'	N 15°31'24" E	426.98'	023°27'49"
C4	471.00'	8000.00'	S 28°15'24" W	470.83'	003°22'24"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°09'54" E	26.89'
L2	N 62°51'28" E	41.64'
L3	S 88°42'09" E	11.54'
L4	S 36°17'33" E	12.99'
L5	S 08°29'53" W	6.36'
L6	S 42°06'09" W	13.43'
L7	S 17°40'42" E	9.37'
L8	S 52°56'34" E	19.79'
L9	S 84°45'17" E	18.66'
L10	S 25°20'27" E	9.52'
L11	S 70°30'34" E	21.91'
L12	S 54°10'59" E	27.85'
L13	S 65°20'11" E	8.23'
L14	N 70°15'21" E	10.43'
L15	N 53°07'30" E	26.04'
L16	N 58°59'34" E	25.75'
L17	N 80°01'04" E	23.44'
L18	S 57°00'33" E	19.92'
L19	S 27°20'20" E	11.80'
L20	S 28°03'17" E	7.30'
L21	N 77°35'24" E	20.16'
L22	S 69°09'00" E	10.22'
L23	S 33°33'28" E	11.63'
L24	S 00°38'44" W	2.67'
L25	S 29°34'33" W	11.41'
L26	S 01°16'37" W	13.94'
L27	S 44°24'52" E	8.01'
L28	S 81°09'47" E	26.67'
L29	N 46°52'02" E	8.11'
L30	N 63°55'14" E	9.76'
L31	N 83°25'30" E	17.44'
L32	S 77°48'35" E	17.28'
L33	S 37°04'14" E	13.65'
L34	N 78°56'21" E	23.68'
L35	N 77°40'51" E	20.45'
L36	S 58°47'31" E	8.76'
L37	S 50°50'37" E	22.70'
L38	S 21°52'42" E	8.56'
L39	N 79°55'25" E	3.65'
L40	N 49°33'40" E	8.18'
L41	N 46°51'00" E	20.08'
L42	N 62°39'08" E	3.02'
L43	S 73°17'24" E	7.14'
L44	S 54°26'43" E	13.89'
L45	S 26°55'25" E	6.33'
L46	S 30°14'11" E	16.35'
L47	N 88°42'04" E	3.59'
L48	N 41°39'50" E	11.21'
L49	N 80°29'00" E	12.92'
L50	N 23°18'20" E	3.97'
L51	N 38°52'47" W	9.09'
L52	N 18°39'58" E	4.29'
L53	N 45°37'53" E	4.93'
L54	S 55°49'34" E	6.47'

L55	S 87°48'30" E	16.97'
L56	S 53°56'23" E	13.02'
L57	N 81°38'50" E	25.23'
L58	N 58°23'07" E	25.17'
L59	N 70°34'21" E	25.22'
L60	N 79°19'10" E	20.52'
L61	N 53°51'28" E	17.77'
L62	N 54°15'58" E	17.50'
L63	N 51°01'11" E	9.05'
L64	S 55°49'11" E	5.97'
L65	S 20°34'15" E	5.27'
L66	S 37°20'47" E	21.38'
L67	N 70°57'59" E	12.13'
L68	N 38°46'37" E	17.85'
L69	N 51°09'34" E	18.72'
L70	N 72°34'19" E	9.72'
L71	N 26°07'47" E	14.10'
L72	N 55°16'20" E	28.72'
L73	N 58°35'28" E	6.74'
L74	N 16°00'22" E	10.48'
L75	N 42°09'34" E	5.68'
L76	S 75°46'21" E	6.70'
L77	S 54°23'48" E	14.22'
L78	S 45°31'29" E	11.30'
L79	S 56°47'11" E	20.67'
L80	S 57°01'22" E	15.90'
L81	N 84°54'22" E	12.50'
L82	S 81°15'24" E	25.30'
L83	N 84°30'37" E	21.89'
L84	N 78°39'10" E	18.51'
L85	S 89°17'01" E	7.48'
L86	S 58°17'04" E	1.81'
L87	S 81°51'42" E	33.76'
L88	N 02°40'14" W	9.57'
L89	N 88°58'24" E	0.68'
L90	N 78°56'24" E	29.03'
L91	S 03°40'42" W	23.01'
L92	S 04°24'08" W	51.29'
L93	S 05°42'13" W	51.65'
L94	S 07°40'27" W	51.36'
L95	S 10°10'48" W	52.95'
L96	S 13°06'33" W	53.69'
L97	S 16°37'26" W	53.22'
L98	S 19°53'06" W	52.27'
L99	S 22°14'20" W	51.86'
L100	S 24°13'23" W	52.45'
L101	S 27°08'50" W	53.82'
L102	S 27°38'45" W	53.53'
L103	S 28°46'17" W	50.99'
L104	S 29°58'46" W	30.11'
L105	N 59°56'09" W	30.00'
L106	N 28°42'54" E	51.82'
L107	N 27°15'19" E	117.13'
L108	S 29°56'36" W	255.39'
L109	N 88°24'35" W	33.08'

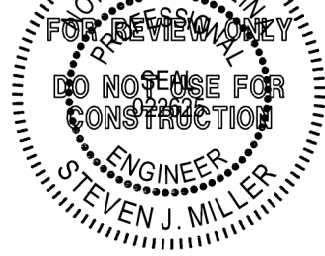
OVERALL PLAN FOR REFERENCE ONLY;
REFER TO 40 SCALE DRAWINGS FOR DETAIL.



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PRELIMINARY PLANS



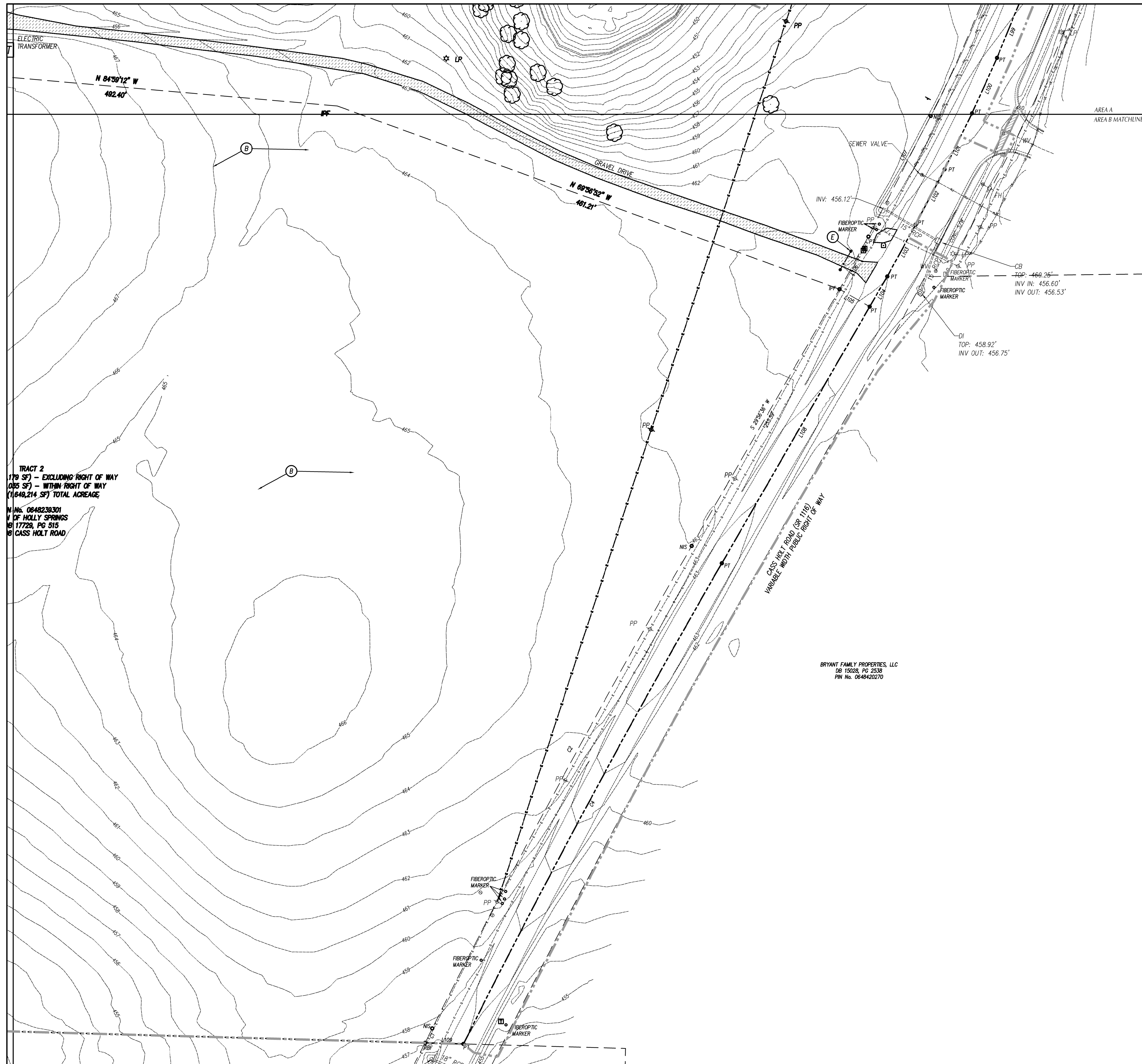
TOWN OF HOLLY SPRINGS, NC
TOWNSHIP PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

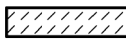
REVISIONS		DESCRIPTION
NO.	DATE	

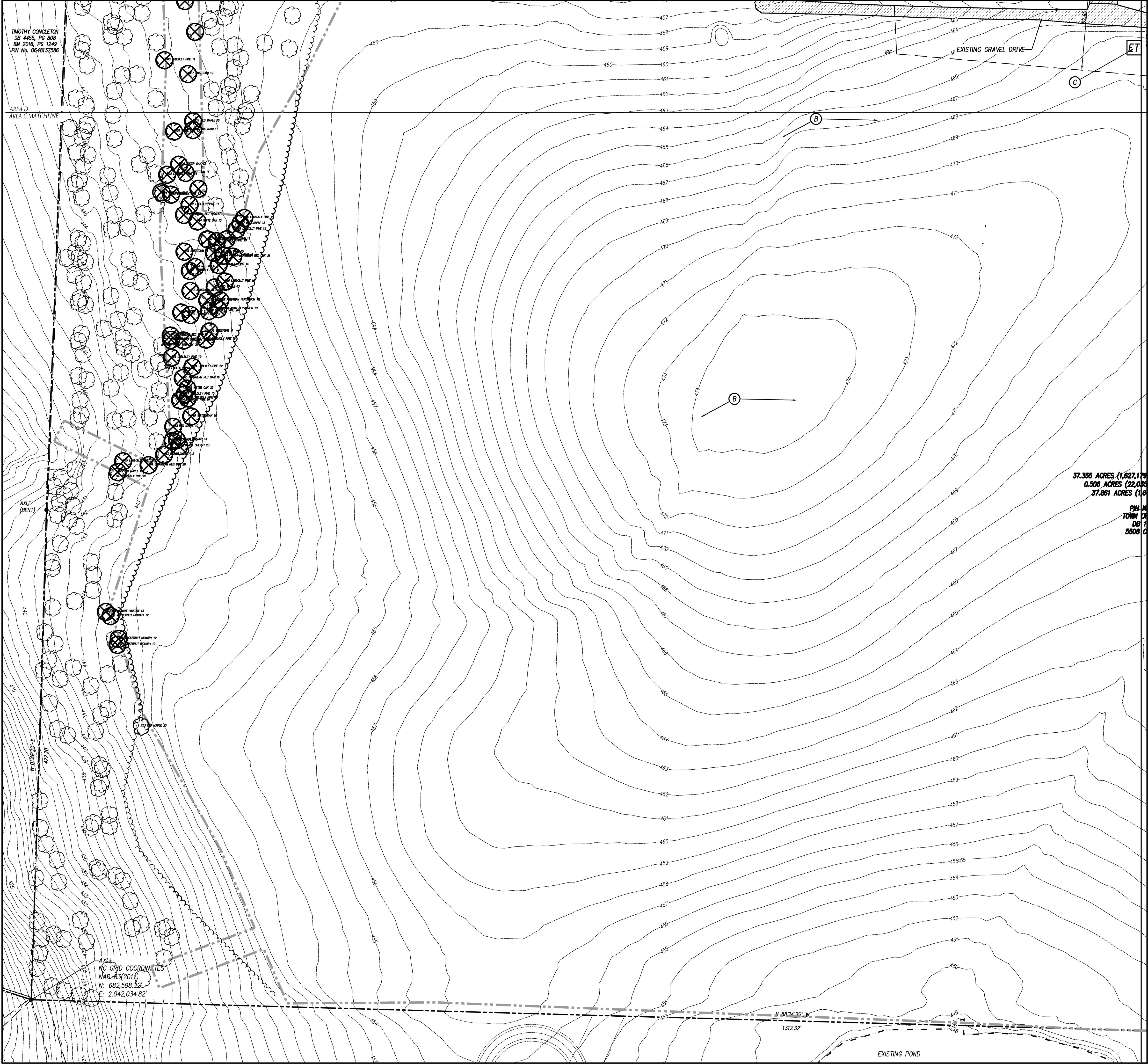
DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

OVERALL
EXISTING
CONDITIONS &
DEMOLITION
PLAN

C-1.0



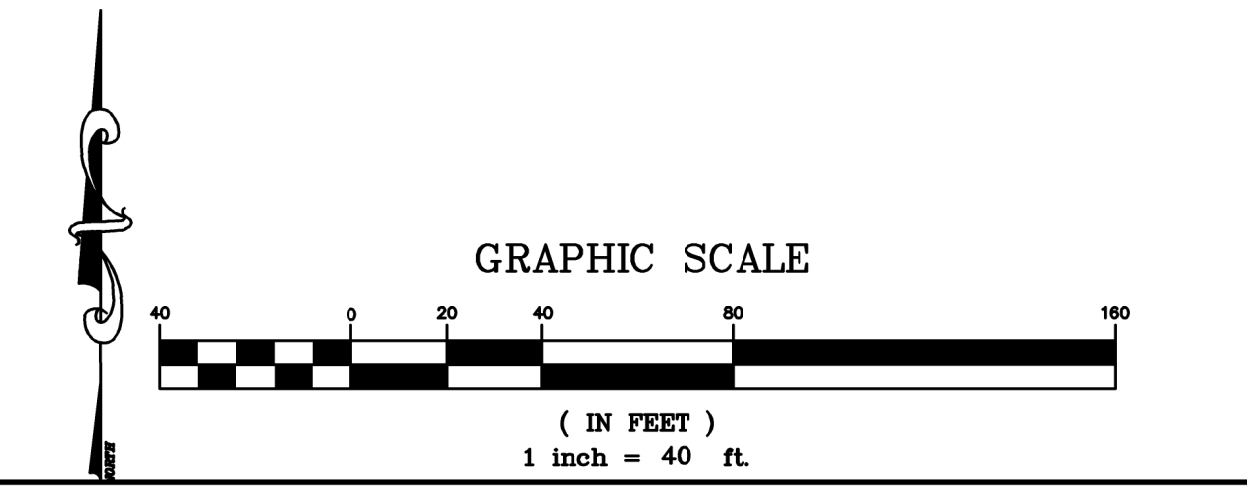
STRUCTURES/UTILITIES TO BE REMOVED		STRUCTURES/UTILITIES TO REMAIN	
OVERHEAD ELECTRICAL	— E —	OVERHEAD ELECTRICAL	----- E -----
UNDERGROUND ELECTRICAL	— UE —	UNDERGROUND ELECTRICAL	----- UE -----
FIRE PROTECTION	— FP —	FIRE PROTECTION	----- FP -----
GAS	— G —	GAS	----- G -----
SANITARY SEWER	— SS —	SANITARY SEWER	----- SS -----
TELEPHONE	— T —	TELEPHONE	----- T -----
UNDERGROUND TELEPHONE	— UT —	UNDERGROUND TELEPHONE	----- UT -----
FIBER OPTIC	— FO —	FIBER OPTIC	----- FO -----
WATER	— W —	WATER	----- W -----
FORCE MAIN	— FM —	FORCE MAIN	----- FM -----
STORM DRAIN	=====	STORM DRAIN	=====
INDIVIDUAL TREE TO BE REMOVED.		INDIVIDUAL TREE TO REMAIN.	
LIGHT POLE	☆ LP	LIGHT POLE	☆ LP
UTILITY POLE	⦿ PP	UTILITY POLE	⦿ PP
MANHOLE	⊙ MH	MANHOLE	⊙ MH
CLEAN OUT	● CO	CLEAN OUT	● CO
DROP INLET,CATCH BASIN	□ DI, CB	DROP INLET,CATCH BASIN	□ DI, CB
FIRE HYDRANT	⋈ FH	FIRE HYDRANT	⋈ FH
WATER VALVE	● WV	WATER VALVE	● WV
CONSTR./CLEARING LIMITS	— — — — —	PAVEMENT, S/W, C&G TO BE REMOVED.	
TREE PROTECTION FENCE	— o — o — o —	BUILDING/STRUCTURE TO BE REMOVED.	



STRUCTURES/UTILITIES TO BE REMOVED		STRUCTURES/UTILITIES TO REMAIN	
OVERHEAD ELECTRICAL	E	OVERHEAD ELECTRICAL	E
UNDERGROUND ELECTRICAL	UE	UNDERGROUND ELECTRICAL	UE
FIRE PROTECTION	FP	FIRE PROTECTION	FP
GAS	G	GAS	G
SANITARY SEWER	SS	SANITARY SEWER	SS
TELEPHONE	T	TELEPHONE	T
UNDERGROUND TELEPHONE	UT	UNDERGROUND TELEPHONE	UT
FIBER OPTIC	FO	FIBER OPTIC	FO
WATER	W	WATER	W
FORCE MAIN	FM	FORCE MAIN	FM
STORM DRAIN		STORM DRAIN	
INDIVIDUAL TREE TO BE REMOVED.		INDIVIDUAL TREE TO REMAIN.	
LIGHT POLE	LP	LIGHT POLE	LP
UTILITY POLE	PP	UTILITY POLE	PP
MANHOLE	MH	MANHOLE	MH
CLEAN OUT	CO	CLEAN OUT	CO
DROP INLET,CATCH BASIN	DI, CB	DROP INLET,CATCH BASIN	DI, CB
FIRE HYDRANT	FH	FIRE HYDRANT	FH
WATER VALVE	WV	WATER VALVE	WV
CONSTR./CLEARING LIMITS	---	PAVEMENT, S/W, C&G TO BE REMOVED.	
TREE PROTECTION FENCE	—o—o—o—	BUILDING/STRUCTURE TO BE REMOVED.	

- KEY NOTES**
- (A) TEMPORARY TREE PROTECTION FENCE, SEE DETAIL SHEET C-7.0.
 - (B) CLEAR AND GRUB, STRIP TOPSOIL WITHIN CONSTRUCTION LIMITS.
 - (C) REMOVE STRUCTURE/UTILITY.
 - (D) EXISTING UTILITY LINE/STRUCTURE TO BE REMOVED/RELOCATED BY LOCAL UTILITY COMPANY. LOCAL UTILITY COMPANY SHALL DETERMINE THE LIMITS AND EXTENT OF REMOVAL/RELOCATION OF UTILITIES REQUIRED FOR NEW CONSTRUCTION. COORDINATE SCHEDULE AND WORK WITH LOCAL UTILITY COMPANY AND ARCHITECT/OWNER.
 - (E) REMOVE EXISTING FENCE AND POSTS.
 - (F) REMOVE SIGN AND POST. RELOCATE SIGN ON NEW POST AS INDICATED ON SITE STAKING PLAN.
 - (G) CAP AND ABANDON UTILITY IN ACCORDANCE WITH SPECIFICATIONS.
 - (H) TEMPORARY CONSTRUCTION FENCING, SEE DETAIL SHEET C-7.0.
 - (I) EXISTING PAVEMENT: SIDEWALK, CONCRETE, GRAVEL, CURB & GUTTER TO BE REMOVED. SAW CUT EDGES AS NECESSARY.
 - (J) EXISTING GRAVEL AT MAINTENANCE BUILDING TO BE REMOVED.

- GENERAL NOTES**
- ALL EXISTING STRUCTURES AND UTILITIES SHALL BE REMOVED AS NEEDED TO ALLOW NEW CONSTRUCTION. IN GENERAL, FEATURES INDICATED IN BOLD ON THIS PLAN SHALL BE REMOVED.
 - ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT FOR NEW PAVEMENT, SIDEWALK, OR CURB AND GUTTER, ETC. ANY EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH PRE-CONSTRUCTION CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS IS TO BE REMOVED).
 - ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
 - ALL WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
 - EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM SURVEY BY WITHERSMAN, PERFORMED 3/21/2023. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
 - INSTALL TREE PROTECTION FENCING PRIOR TO BEGINNING CLEARING OPERATIONS. CLEAR AND GRUB ALL AREAS AS SHOWN AND REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION PER SPECIFICATIONS AND DRAWINGS. EXISTING TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL WHICH WILL CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED (WHETHER OR NOT SHOWN ON THE DRAWINGS). ALL CONTRACTORS SHALL VISIT THE SITE AND OBSERVE EXISTING CONDITIONS PRIOR TO BIDDING.
 - TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE INTERIOR EDGE OF CLEARING LIMITS, THE CONTRACTOR SHALL CUT 2-FT DEEP TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR ROOTS.
 - PRIOR TO DEMOLISHING EXISTING STRUCTURES, MAKE AN INSPECTION FOR ANY HAZARDOUS MATERIALS. CONTACT ARCHITECT IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. CAP AND REMOVE UTILITY SERVICES, FUEL TANKS AND SEPTIC SYSTEMS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
 - VERIFY ALL ILLUSTRATED UNDERGROUND ELEMENTS/UTILITIES. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS/UTILITIES. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS/UTILITIES ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
 - CONTACT UTILITY LOCATING SERVICE AT LEAST 48-HRS PRIOR TO EXCAVATION.
 - PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, REPAIR IMMEDIATELY AS DIRECTED BY THE ARCHITECT.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL THE TOWN OF HOLLY SPRINGS AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
 - ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE.
 - DEMOLITION AND PATCHING OF PAVEMENT, SIDEWALK, CURB AND GUTTER AND OTHER EXISTING PAVED SURFACES IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS REQUIRED TO CONSTRUCT AND INSTALL NEW UTILITIES. ALL SUCH DEMOLITION AND PATCHING SHALL BE INCLUDED IN THE BASE BID SCOPE OF WORK. SEE SHEET ____ FOR PAVEMENT REPAIR DETAILS.
 - THIS SITE IS/IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON FIRM MAP 372008400K, DATED 07/19/2022 AS BEING WITHIN ZONE "X"-OTHER AREA".
 - NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.
 - SUMP AND MUCK EXISTING POND ON SITE IN PREPARATION FOR CONVERSION TO TEMPORARY SEDIMENT BASIN/ PERMANENT NET POND.



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PRELIMINARY PLANS
TO BE REVIEWED FOR
CONSTRUCTION
ENGINEER
STEVEN J. MILLER

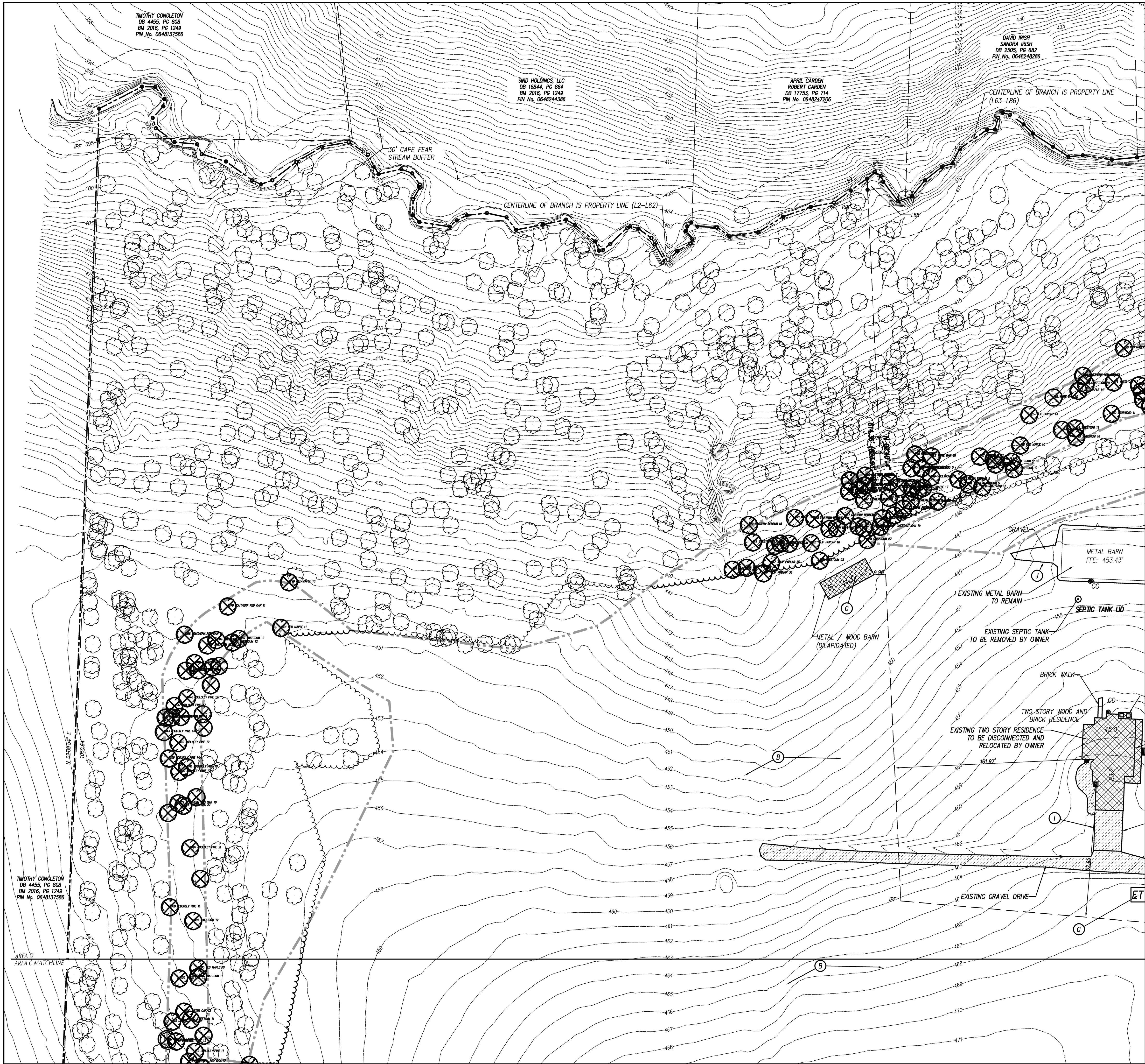
TOWN OF HOLLY SPRINGS, NC
TOHS PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS		DESCRIPTION
NO.	DATE	

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

**EXISTING
CONDITIONS &
DEMOLITION
PLAN**

C-1.3



LEGEND	
STRUCTURES/UTILITIES TO BE REMOVED	STRUCTURES/UTILITIES TO REMAIN
OVERHEAD ELECTRICAL	OVERHEAD ELECTRICAL
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
GAS	GAS
SANITARY SEWER	SANITARY SEWER
TELEPHONE	TELEPHONE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
FIBER OPTIC	FIBER OPTIC
WATER	WATER
FORCE MAIN	FORCE MAIN
STORM DRAIN	STORM DRAIN
INDIVIDUAL TREE TO BE REMOVED	INDIVIDUAL TREE TO REMAIN
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
MANHOLE	MANHOLE
CLEAN OUT	CLEAN OUT
DROP INLET/CATCH BASIN	DROP INLET/CATCH BASIN
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
CONSTR./CLEARING LIMITS	PAVEMENT, S/W, C&G TO BE REMOVED
TREE PROTECTION FENCE	BUILDING/STRUCTURE TO BE REMOVED

- KEY NOTES**
- A TEMPORARY TREE PROTECTION FENCE, SEE DETAIL SHEET C-7.0.
 - B CLEAR AND GRUB, STRIP TOPSOIL WITHIN CONSTRUCTION LIMITS.
 - C REMOVE STRUCTURE/UTILITY.
 - D EXISTING UTILITY LINE/STRUCTURE TO BE REMOVED/RELOCATED BY LOCAL UTILITY COMPANY. LOCAL UTILITY COMPANY SHALL DETERMINE THE LIMITS AND EXTENT OF REMOVAL/RELOCATION OF UTILITIES REQUIRED FOR NEW CONSTRUCTION. COORDINATE SCHEDULE AND WORK WITH LOCAL UTILITY COMPANY AND ARCHITECT/OWNER.
 - E REMOVE EXISTING FENCE AND POSTS.
 - F REMOVE SIGN AND POST. RELOCATE SIGN ON NEW POST AS INDICATED ON SITE STAKING PLAN.
 - G CAP AND ABANDON UTILITY IN ACCORDANCE WITH SPECIFICATIONS.
 - H TEMPORARY CONSTRUCTION FENCING, SEE DETAIL SHEET C-7.0.
 - I EXISTING PAVEMENT: SIDEWALK, CONCRETE, GRAVEL, CURB & GUTTER TO BE REMOVED. SAW CUT EDGES AS NECESSARY.
 - J EXISTING GRAVEL AT MAINTENANCE BUILDING TO BE REMOVED.

- GENERAL NOTES**
- ALL EXISTING STRUCTURES AND UTILITIES SHALL BE REMOVED AS NEEDED TO ALLOW NEW CONSTRUCTION. IN GENERAL, FEATURES INDICATED IN BOLD ON THIS PLAN SHALL BE REMOVED.
 - ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT FOR NEW PAVEMENT, SIDEWALK, OR CURB AND GUTTER, ETC. ANY EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH PRE-CONSTRUCTION CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED).
 - ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
 - ALL WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
 - EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM SURVEY BY WITHERSRAVENEL, PERFORMED 3/21/2023. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
 - INSTALL TREE PROTECTION FENCING PRIOR TO BEGINNING CLEARING OPERATIONS. CLEAR AND GRUB ALL AREAS AS SHOWN AND REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION PER SPECIFICATIONS AND DRAWINGS. EXISTING TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL WHICH WILL CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED (WHETHER OR NOT SHOWN ON THE DRAWINGS). ALL CONTRACTORS SHALL VISIT THE SITE AND OBSERVE EXISTING CONDITIONS PRIOR TO BIDDING.
 - TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE INTERIOR EDGE OF CLEARING LIMITS, THE CONTRACTOR SHALL CUT 2-FT DEEP TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR ROOTS.
 - PRIOR TO DEMOLISHING EXISTING STRUCTURES, MAKE AN INSPECTION FOR ANY HAZARDOUS MATERIALS. CONTACT ARCHITECT IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. CAP AND REMOVE UTILITY SERVICES, FUEL TANKS AND SEPTIC SYSTEMS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
 - VERIFY ALL ILLUSTRATED UNDERGROUND ELEMENTS/UTILITIES. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS/UTILITIES. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS/UTILITIES ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
 - CONTACT UTILITY LOCATING SERVICE AT LEAST 48-HRS PRIOR TO EXCAVATION.
 - PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, REPAIR IMMEDIATELY AS DIRECTED BY THE ARCHITECT.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL THE TOWN OF HOLLY SPRINGS AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
 - ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE.
 - DEMOLITION AND PATCHING OF PAVEMENT, SIDEWALK, CURB AND GUTTER AND OTHER EXISTING PAVED SURFACES IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS REQUIRED TO CONSTRUCT AND INSTALL NEW UTILITIES. ALL SUCH DEMOLITION AND PATCHING SHALL BE INCLUDED IN THE BASE BID SCOPE OF WORK. SEE SHEET ____ FOR PAVEMENT REPAIR DETAILS.
 - THIS SITE IS/IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON FIRM MAP 372008400K, DATED 07/19/2022 AS BEING WITHIN ZONE "X"-OTHER AREA.
 - NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.
 - SUMP AND MUCK EXISTING POND ON SITE IN PREPARATION FOR CONVERSION TO TEMPORARY SEDIMENT BASIN/ PERMANENT WET POND.

REVIEWS

NO.	DATE	DESCRIPTION

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

EXISTING CONDITIONS & DEMOLITION PLAN

C-1.4

CLH DESIGN

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Fax: 919.319.7516
LA: C-106 PE: C-1595

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

ENGINEER
STEVEN J. MILLER

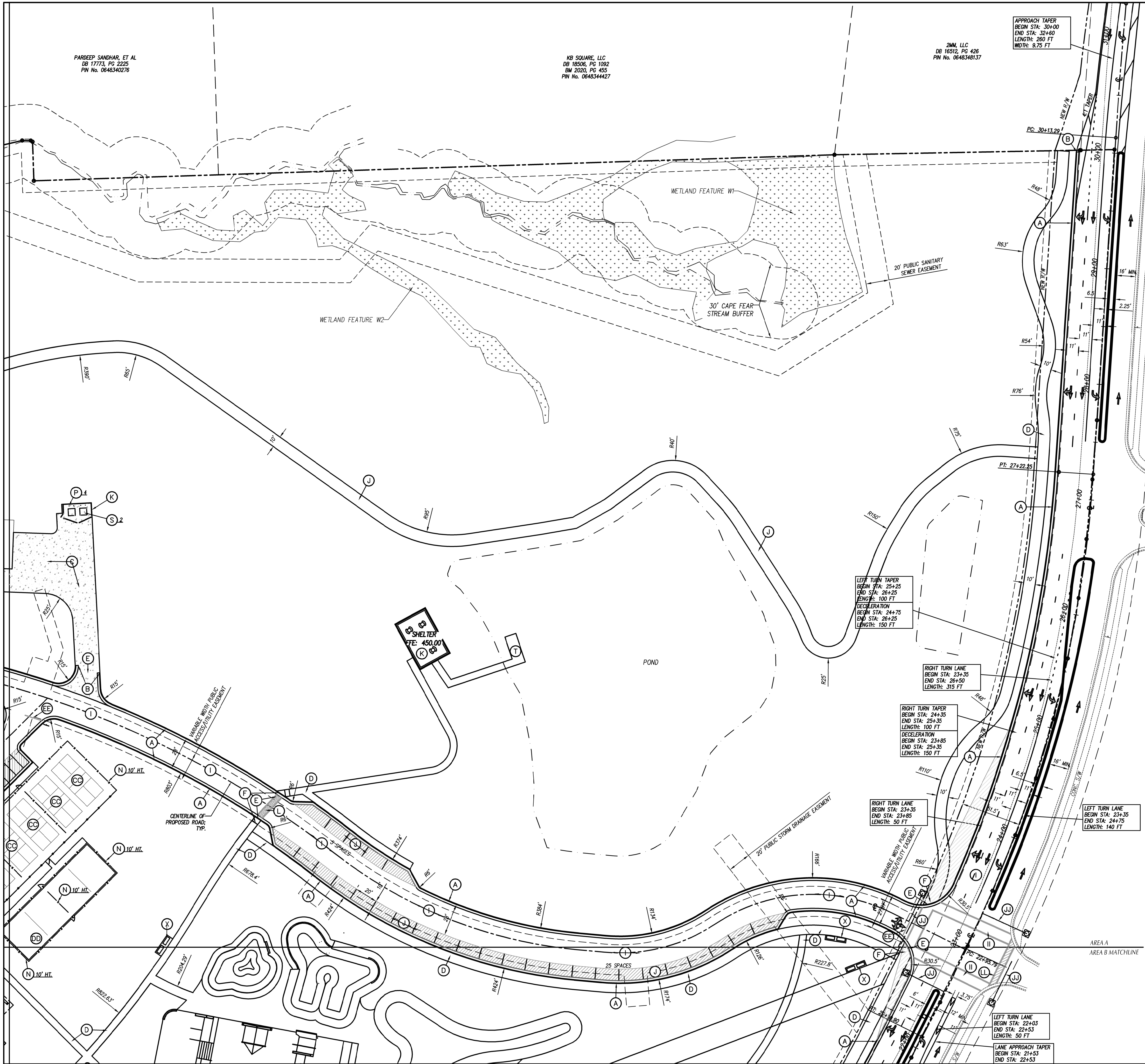
TOWN OF HOLLY SPRINGS, NC
TOWNSHIP PROJECT NO. 23-013
CASS HOLT ROAD PARK

5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

GRAPHIC SCALE

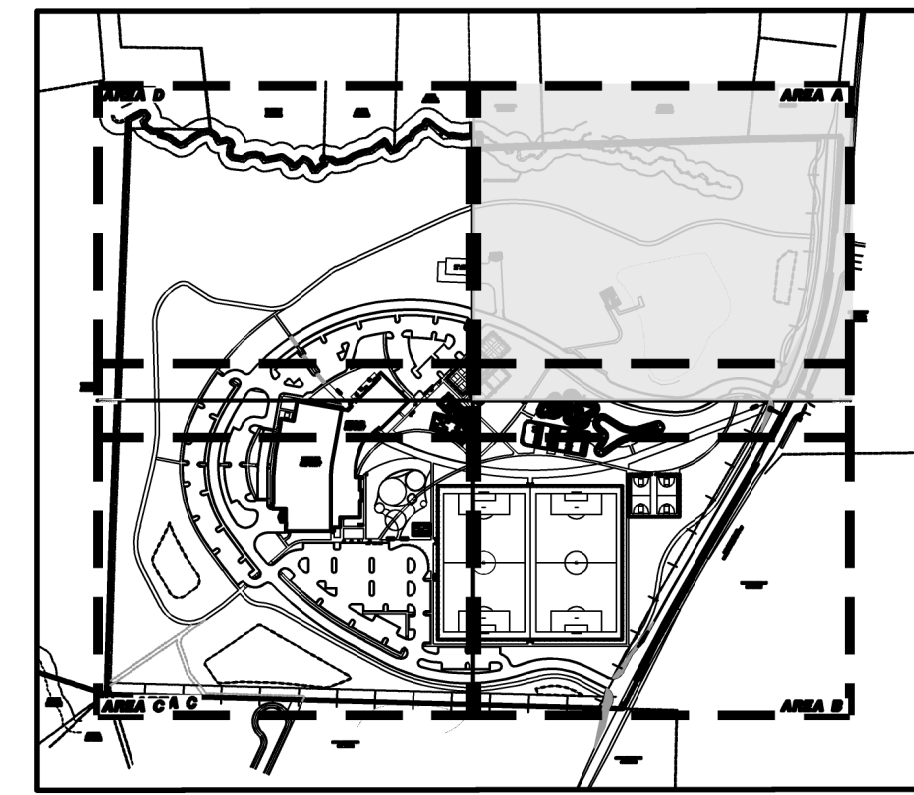
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(IN FEET)
1 inch = 40 ft.

Page 92 of 197

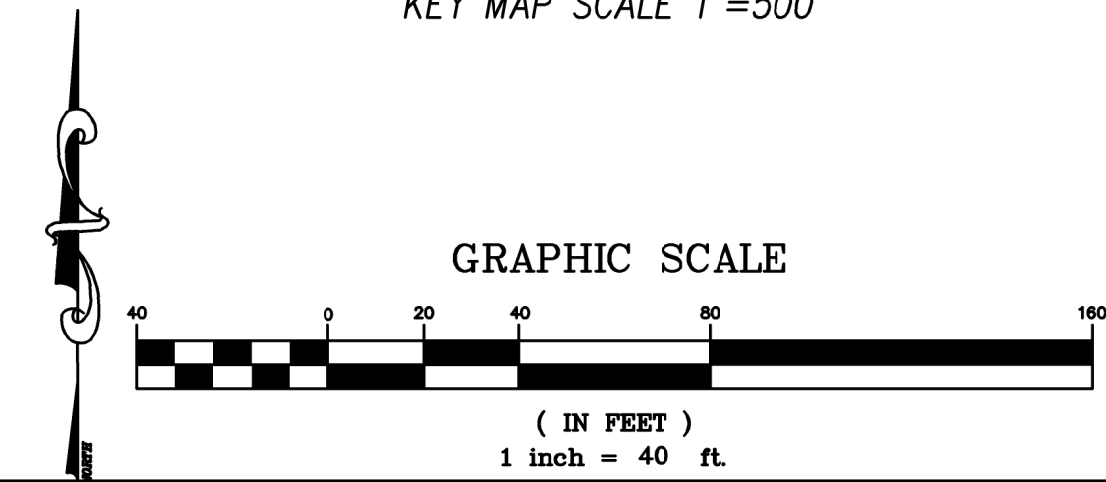


- KEY NOTES**
- (A) 30" CURB & GUTTER.
 - (B) STANDARD CURB & GUTTER TERMINUS
 - (C) CONCRETE PAVEMENT, SEE DETAIL SHEET C-8.0
 - (D) CONCRETE SIDEWALK, SEE DETAIL SHEET C-8.1
 - (E) CONCRETE FLUSH WITH PAVEMENT, SEE DETAIL SHEET C-8.0
 - (F) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C-8.1
 - (G) ACCESSIBLE PARKING, SEE DETAIL SHEET C-8.0
 - (H) PARALLEL ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C-8.1
 - (I) 'HEAVY' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-8.0
 - (J) 'LIGHT' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-8.0
 - (K) SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, LOADING DOCK, RAMPS, STAIRS, HANDRAILS, GUARDRAILS, BOLLARDS AND MECHANICAL SERVICE YARD.
 - (L) 6" WIDE CROSSWALK SEE DETAIL C-8.1
 - (M) EV PARKING
 - EV-1(EV-PHASE 1)- 12 SPACES (2.2X)
 - EV-2 (EV-PHASE 2)- 16 SPACES (3X)
 - 28 SPACES TOTAL (5.2X)
 - EV-4 (EVSE READY)- 83 SPACES (15X)
 - (N) BLACK VINYL COATED CHAIN LINK FENCE, SEE DETAIL SHEET C-8.0
 - (O) BLACK VINYL COATED CHAIN LINK GATE, SEE DETAIL SHEET C-8.0
 - (P) STEEL BOLLARD, SEE DETAIL SHEET C-8.0
 - (Q) PASSENGER LOADING ZONE
 - (S) DUMPSTER, PROVIDED BY OWNER
 - (T) FISHING PIER, PROVIDED BY OWNER
 - (U) BIKE RACK, SEE DETAIL SHEET C-8.1
 - (V) TRASH RECEPTACLE, SEE SPECIFICATIONS.
 - (W) FLAGPOLE, SEE DETAIL SHEET C-8.0
 - (X) BENCH, SEE SPECIFICATIONS.
 - (Y) SPRINKLER RISER ROOM WITH EXTERIOR KNOX BOX.
 - (Z) PICNIC TABLES, BY OWNER
 - (AA) BASKETBALL COURT AND LAYOUT
 - (BB) SOCCER FIELD
 - (CC) PICKLEBALL COURT AND LAYOUT
 - (DD) VOLLEYBALL COURT AND LAYOUT
 - (EE) STOP BAR WITH SIGNAGE
 - (FF) LIGHT DUTY CONCRETE PAVERS
 - (GG) PERIMETER LACROSSE/SOCCER NET FENCE SEE DETAIL SHEET C-8.3
 - (HH) EV CHARGING STATION
 - (II) PEDESTRIAN CROSSWALK TO BE COORDINATED WITH OWNER
 - (JJ) PROPOSED TRAFFIC SIGNAL TO BE COORDINATED WITH NCDOT, OWNER AND TRAFFIC ENGINEER'S RECOMMENDATIONS FROM TRAFFIC IMPACT ANALYSIS REPORT, TYP.
 - (LL) EXISTING PEDESTRIAN CROSSWALK TO BE COORDINATED WITH OWNER

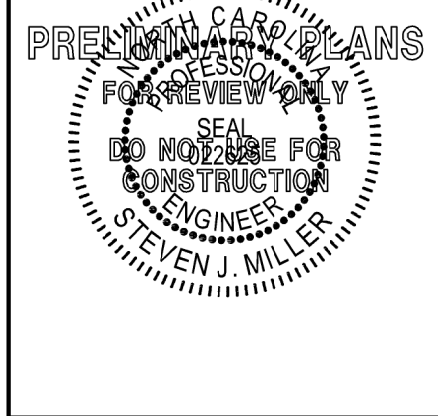
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KEY MAP SCALE 1"=500'



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Cary, NC 27518
Phone: 919.319.6716
Fax: 919.319.7516
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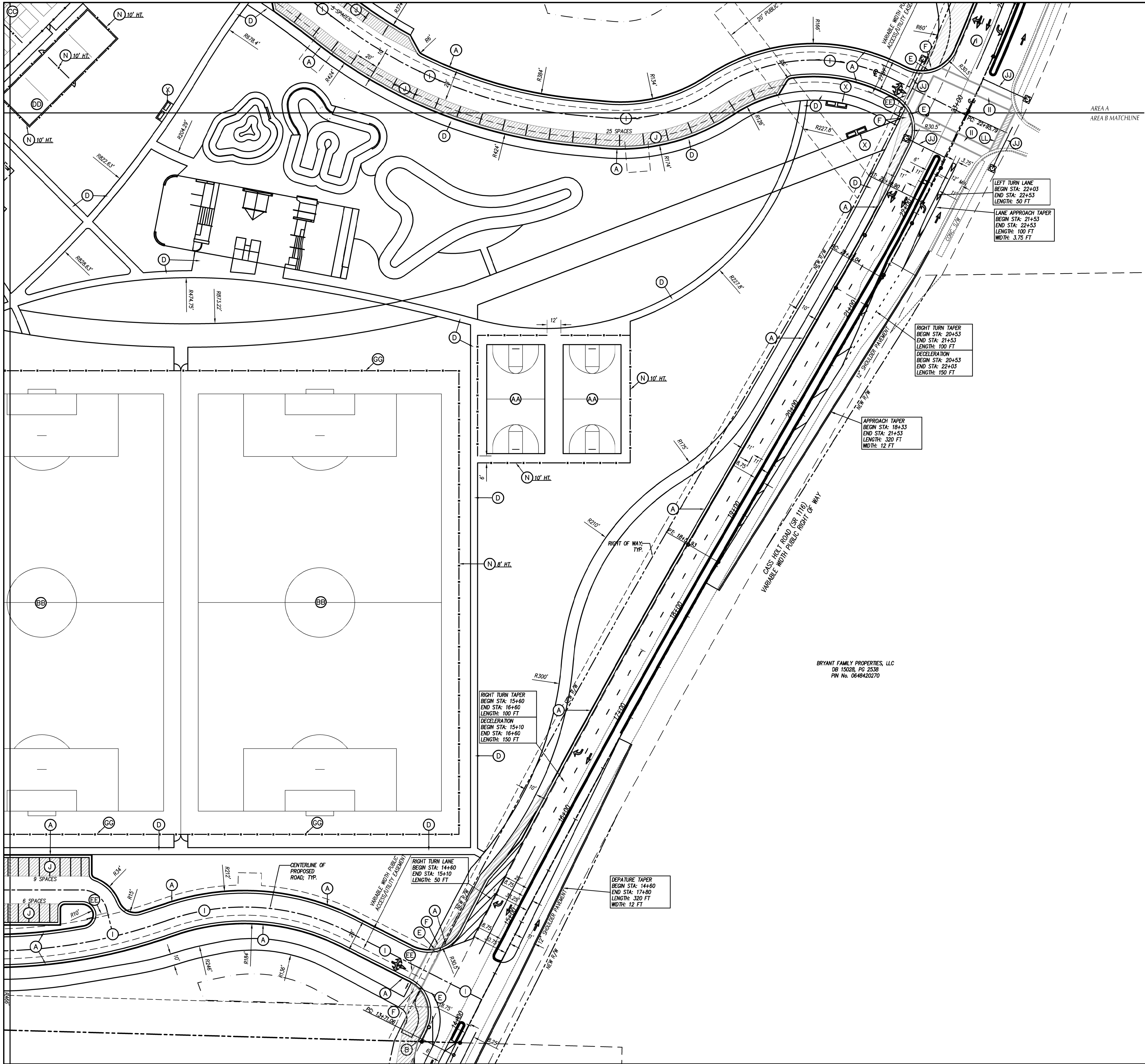
TOWN OF HOLLY SPRINGS, NC
TOMS PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVIEWS	DESCRIPTION	
	NO.	DATE

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

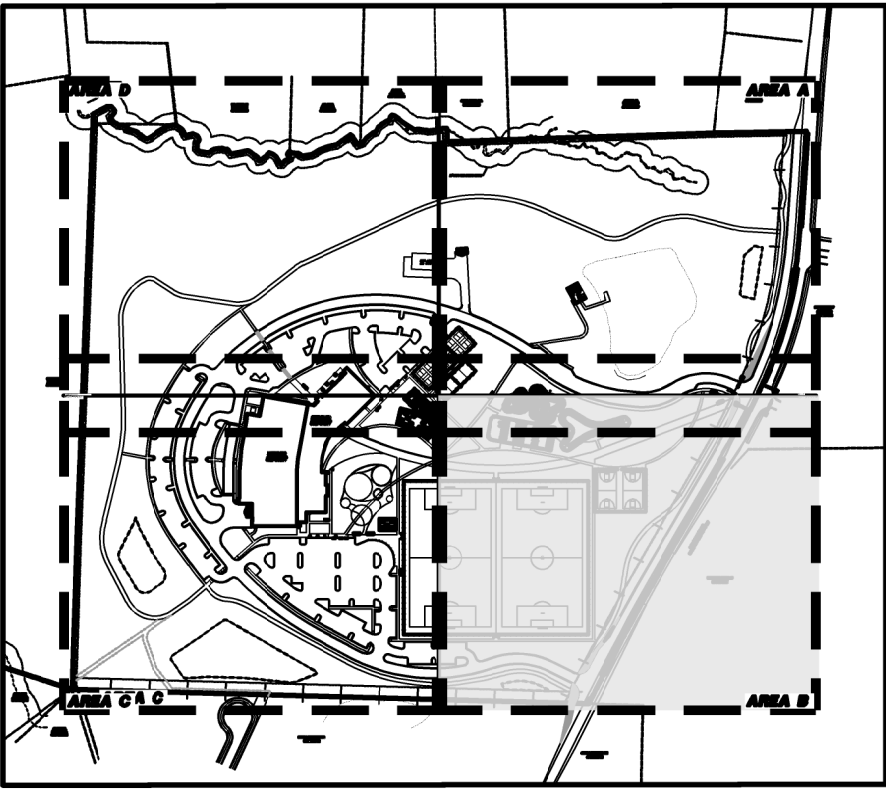
STAKING
PLAN

C-2.1

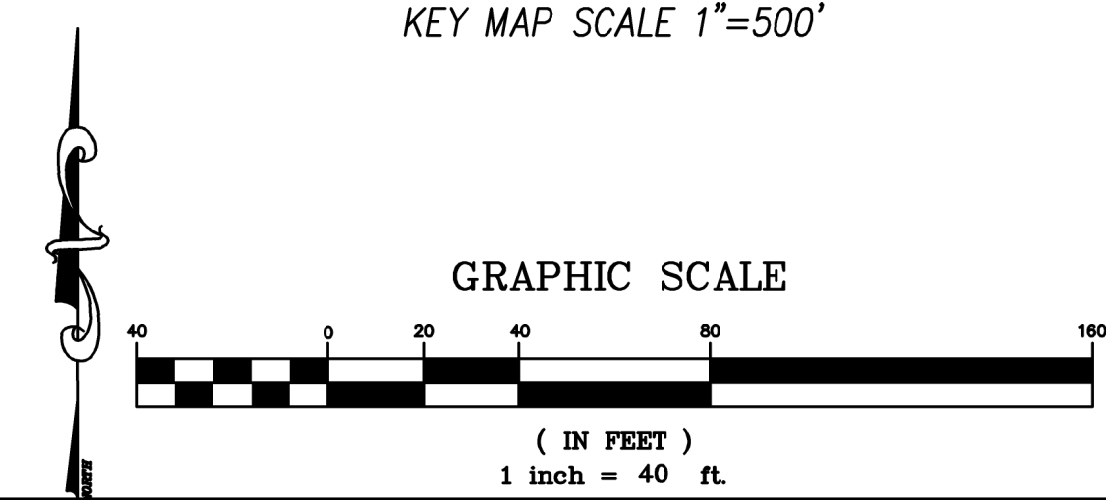


- KEY NOTES**
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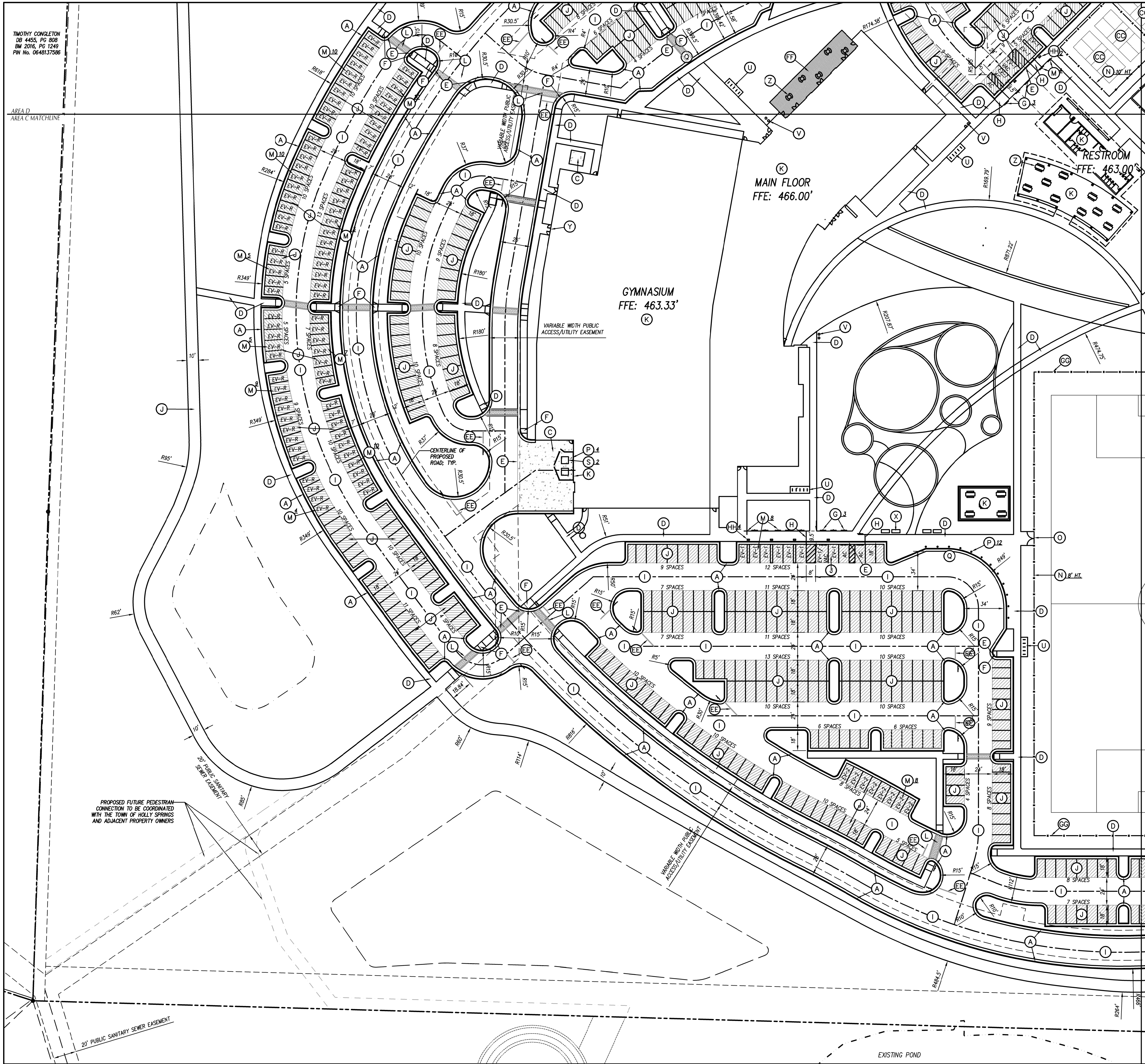


TOWN OF HOLLY SPRINGS, NC
TOMS PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS		DATE	DESCRIPTION
NO.			
DESIGNED BY:	ZP,RW		
DRAWN BY:	RW,AH		
DATE:	08-MARCH-24		
CLH PROJECT NO:	22-196		
FILE:			

STAKING
PLAN

C-2.2

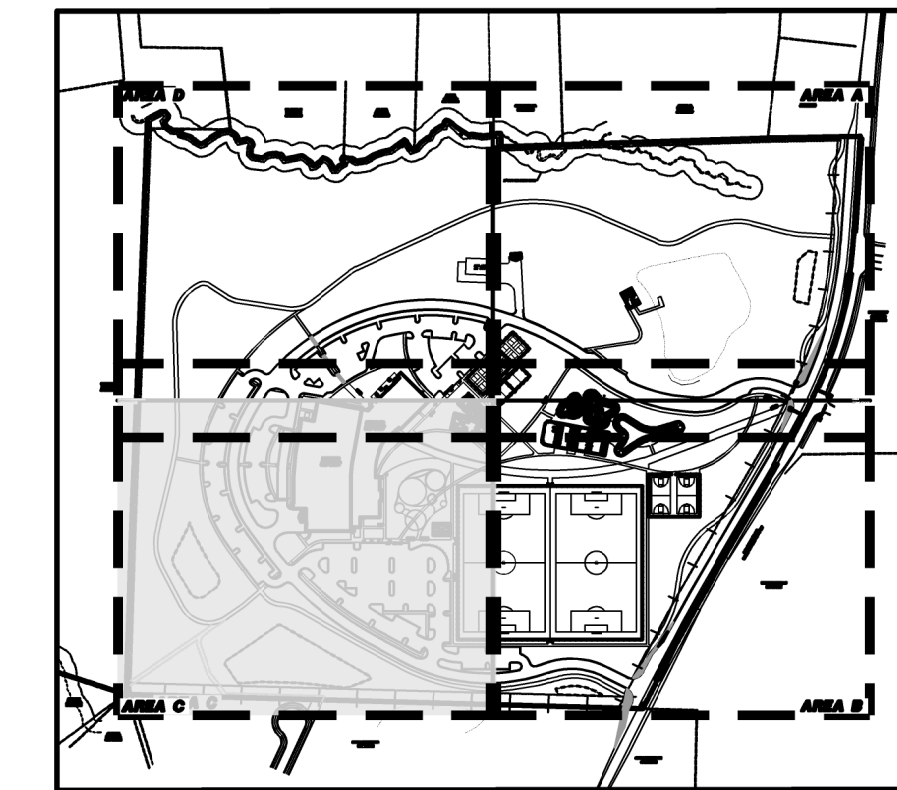


KEY NOTES

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GENERAL NOTES

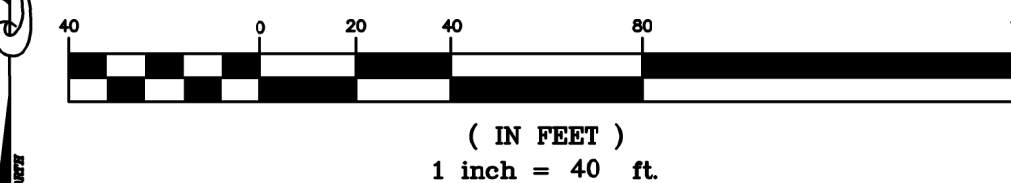
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GRAPHIC SCALE



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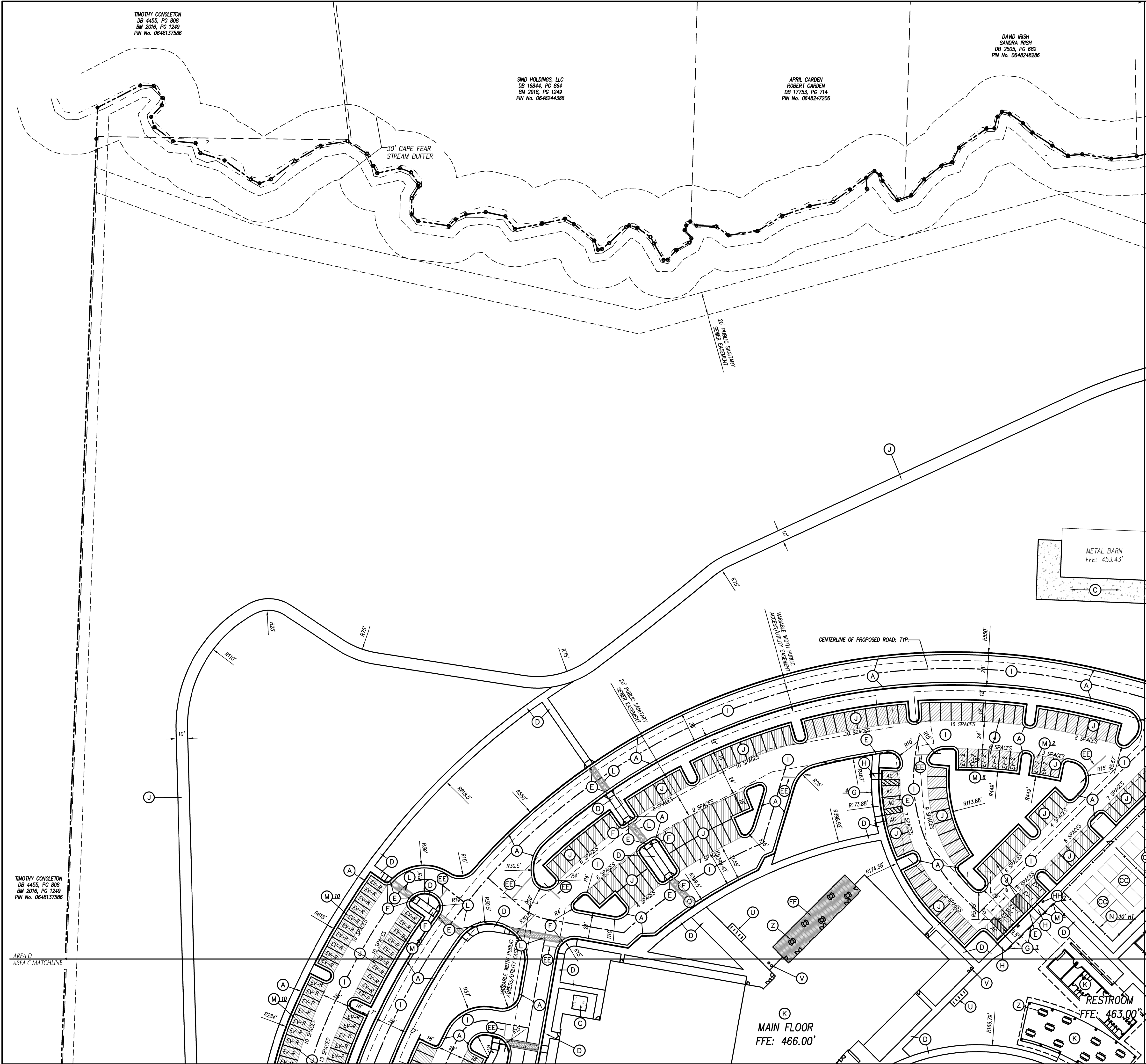
TOWN OF HOLLY SPRINGS, NC
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REVIEWS	DESCRIPTION	
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DESIGNED BY: ZP,RW
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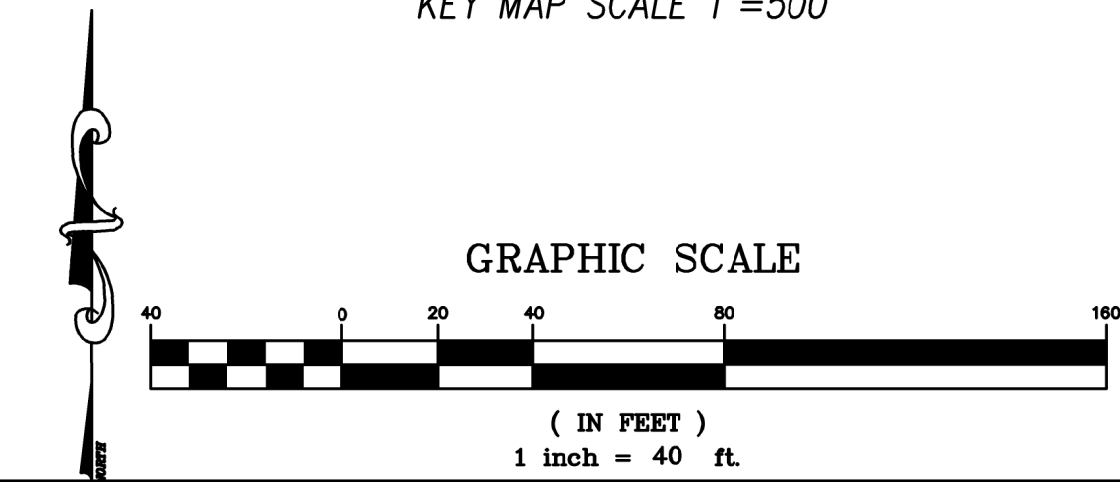
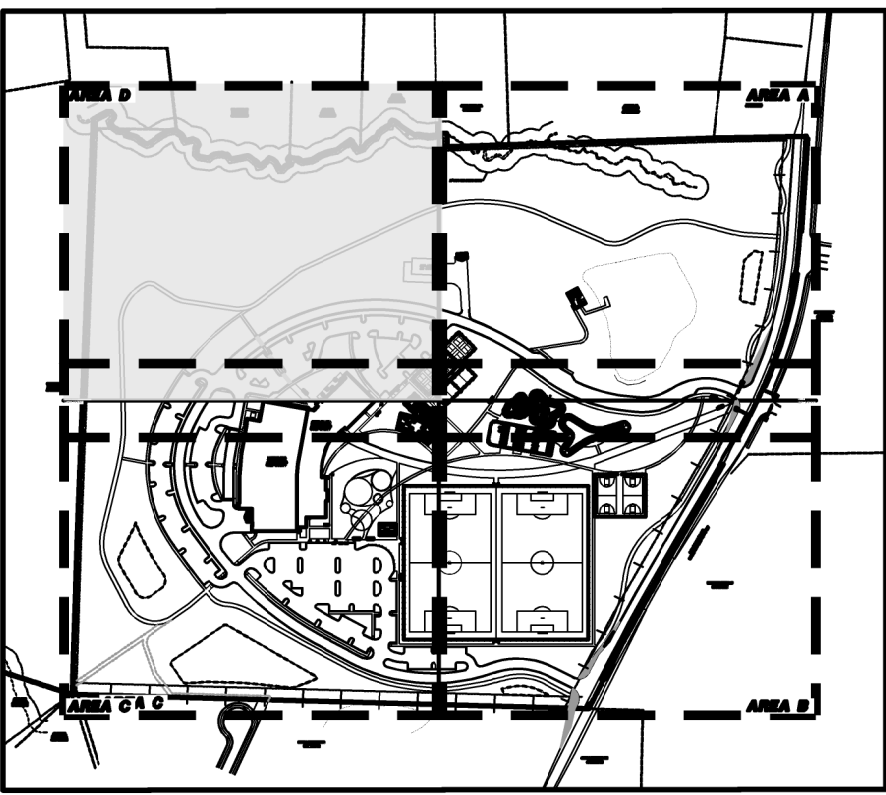
STAKING
PLAN

C-2.3



- KEY NOTES**
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 - B STANDARD CURB & GUTTER TERMINUS
 - C CONCRETE PAVEMENT, SEE DETAIL SHEET C-8.0
 - D CONCRETE SIDEWALK, SEE DETAIL SHEET C-8.1
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 - F ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C-8.1
 - G ACCESSIBLE PARKING, SEE DETAIL SHEET C-8.0
 - H PARALLEL ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C-8.1
 - I 'HEAVY' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-8.0
 - J 'LIGHT' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-8.0
 - K SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, LOADING DOCK, RAMPS, STAIRS, HANDRAILS, GUARDRAILS, BOLLARDS AND MECHANICAL SERVICE YARD.
 - L 6' WIDE CROSSWALK SEE DETAIL C-8.1
 - M EV PARKING
 - EV-1(EV-PHASE 1)- 12 SPACES (2.2X)
 - EV-2 (EV-PHASE 2)- 16 SPACES (3X)
 - 28 SPACES TOTAL (5.2X)
 - EV-4 (EVSE READY)- 83 SPACES (15X)
 - N BLACK VINYL COATED CHAIN LINK FENCE, SEE DETAIL SHEET C-8.0
 - O BLACK VINYL COATED CHAIN LINK GATE, SEE DETAIL SHEET C-8.0
 - P STEEL BOLLARD, SEE DETAIL SHEET C-8.0
 - Q PASSENGER LOADING ZONE
 - S DUMPSTER, PROVIDED BY OWNER
 - T FISHING PIER, PROVIDED BY OWNER
 - U BIKE RACK, SEE DETAIL SHEET C-8.1
 - V TRASH RECEPTACLE, SEE SPECIFICATIONS.
 - W FLAGPOLE, SEE DETAIL SHEET C-8.0
 - X BENCH, SEE SPECIFICATIONS.
 - Y SPRINKLER RISER ROOM WITH EXTERIOR KNOX BOX.
 - Z PICNIC TABLES, BY OWNER
 - AA BASKETBALL COURT AND LAYOUT
 - BB SOCCER FIELD
 - CC PICKLEBALL COURT AND LAYOUT
 - DD VOLLEYBALL COURT AND LAYOUT
 - EE STOP BAR WITH SIGNAGE
 - FF LIGHT DUTY CONCRETE PAVERS
 - GG PERIMETER LACROSSE/SOCCER NET FENCE SEE DETAIL SHEET C-8.3
 - HH EV CHARGING STATION
 - II PEDESTRIAN CROSSWALK TO BE COORDINATED WITH OWNER
 - JJ PROPOSED TRAFFIC SIGNAL TO BE COORDINATED WITH NCDOT, OWNER AND TRAFFIC ENGINEER'S RECOMMENDATIONS FROM TRAFFIC IMPACT ANALYSIS REPORT, TYP.
 - LL EXISTING PEDESTRIAN CROSSWALK TO BE COORDINATED WITH OWNER

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.
 - CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 - ALL FACE OF RADIUS' ARE 4 FT UNLESS OTHERWISE SHOWN.
 - ALL PARKING SPACES SHALL BE 9' WIDE X 18 FT DEEP MIN.
 - (AC) DENOTES ACCESSIBLE PARKING SPACE.
 - (VAC) DENOTES VAN ACCESSIBLE PARKING SPACE.
 - ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
 - THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0X.
 - NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.
 - ALL RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS AND AS A RESULT OF TOWN AND NCDOT REVIEW ASSOCIATED WITH THIS PROJECT WILL BE INCORPORATED INTO THE PLANS AND IMPLEMENTED.



CLH DESIGN

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400 Regency Forest Dr.
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LA: C-106 PE: C-1595



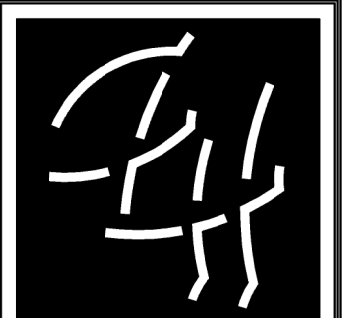
TOWN OF HOLLY SPRINGS, NC
TOMS PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS	DESCRIPTION	
	DATE	
NO.		

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

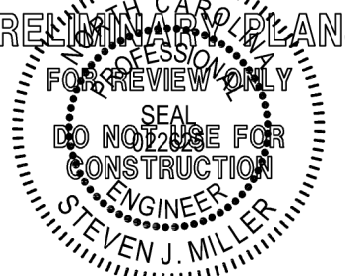
STAKING
PLAN

C-2.4



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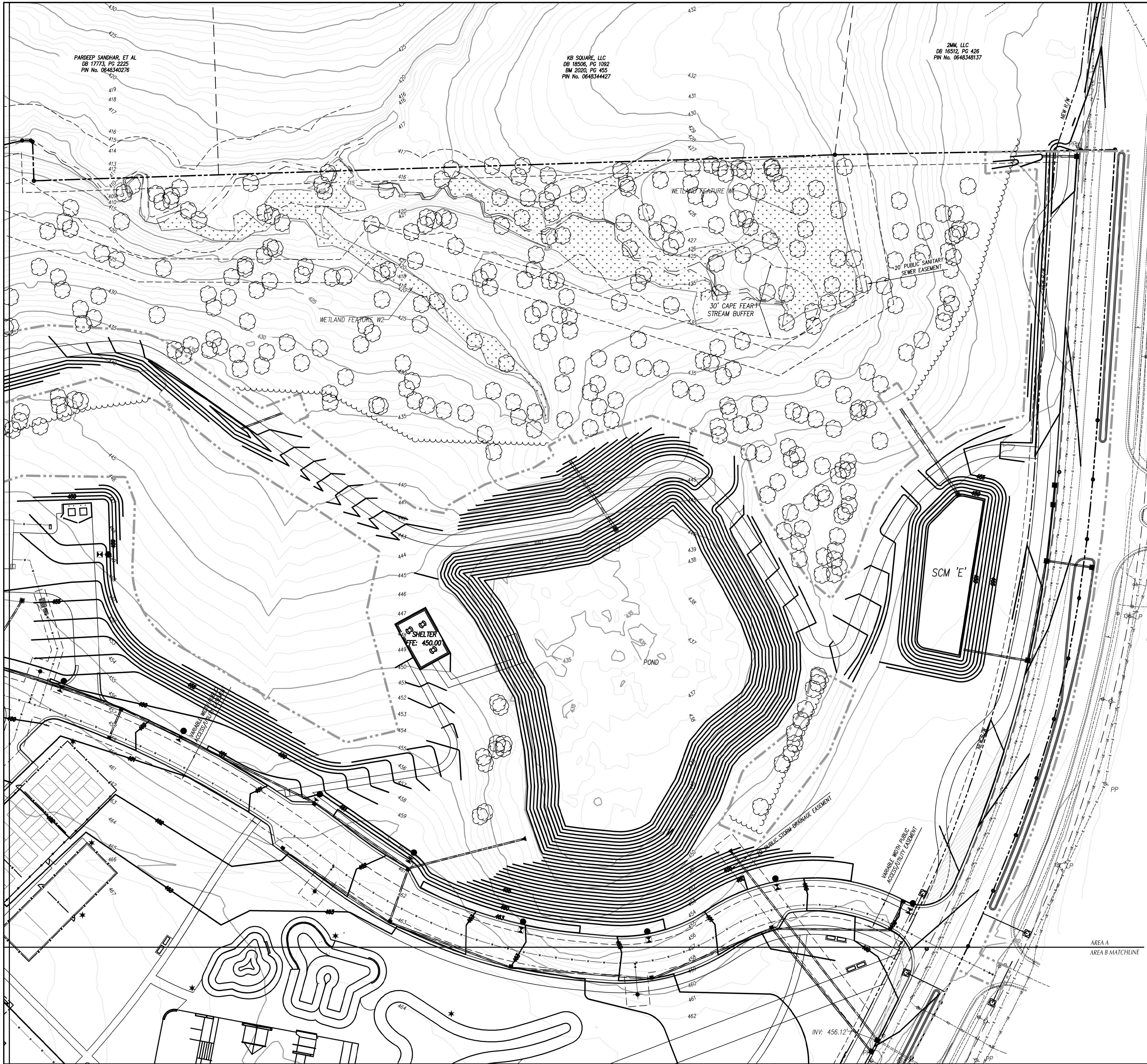
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FILE:

**GRADING
PLAN**

C-3.0



GRADING LEGEND

	EXISTING CONTOURS
	FINAL CONTOURS
	EXISTING SURVEY SPOT ELEVATION
	PROPOSED TOP OF CURB SPOT ELEVATION
	PROPOSED GROUND/PAVEMENT ELEVATION
	PROPOSED FINISHED GRADE AT TOP OF WALL ELEVATION
	PROPOSED FINISHED GRADE AT BOTTOM OF WALL ELEVATION
	STORM STRUCTURE NUMBER
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
	PROPOSED FOUNDATION DRAIN DISCHARGE LINE. SEE ARCH. PLANS FOR DRAIN PIPE LOCATIONS ALONG BUILDING WALLS.
	PROPOSED ROOF DRAIN
	TREE PROTECTION FENCE

- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
 2. ALL SPOT ELEVATIONS INDICATED AT CURB AND GUTTER AND ARE DENOTED TO TOP OF CURB, UNLESS OTHERWISE SHOWN.
 3. TOTAL DENIED AREA = 39 AC.
 4. CONTRACTOR SHALL ADJUST ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. AS NEEDED TO MATCH FINISH GRADE.
 5. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNERS INDEPENDENT TESTING LABORATORY. (SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION).
 6. ALL STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY. SEE DETAIL ON SHEET C-3.1.
 7. EXISTING VEGETATION WITHIN TREE PROTECTION AREAS SHALL REMAIN UNDISTURBED, UNLESS NOTED OTHERWISE.
 8. ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 9. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE.
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 12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
 13. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS WHERE NEW CONSTRUCTION JOIN OR CONNECT TO EXISTING PAVEMENT, CURB AND OTHER ROAD STRUCTURES. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.
 14. ALL STORM DRAIN FRAMES, GRATES AND HOOD SHALL BE STAMPED WITH "DRAINS TO RIVER" IN ACCORDANCE WITH TOWN OF HOLLY SPRINGS STANDARDS.

KEY MAP SCALE 1"=500'

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

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PRELIMINARY
FOR REVIEW
SEAL
NOT FOR CONSTRUCTION
SIGNATURE
STEVEN J. MILLER

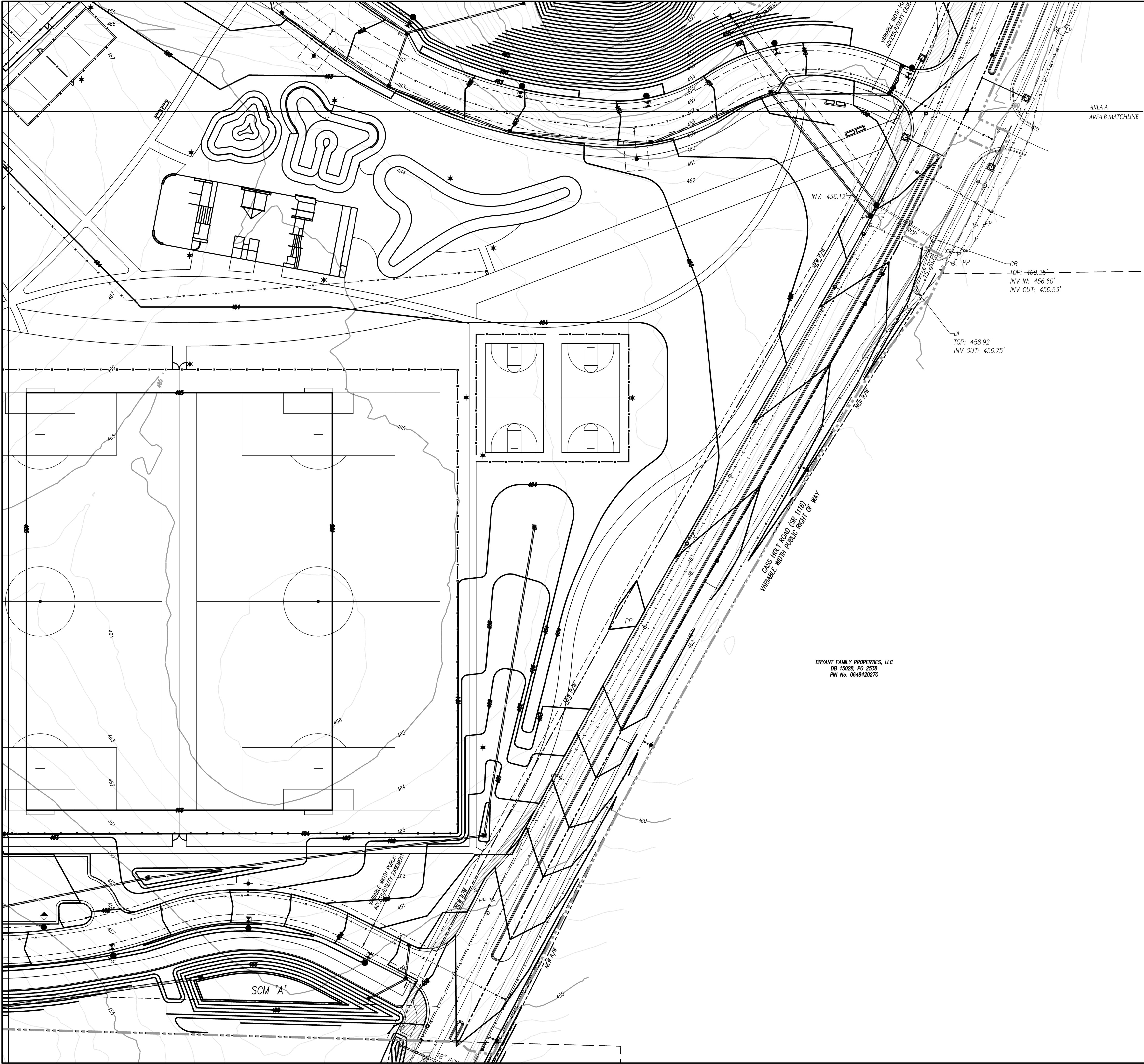
TOWN OF HOLLY SPRINGS, NC
TOWNSHIP PROJECT NO. 23-013
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5508 & 5420 CASS HOLT ROAD,
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REVISIONS	
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DATE: 08-MARCH-24
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FILE:

GRADING
PLAN
AREA A

C-3.1



GRADING LEGEND

	EXISTING CONTOURS
	FINAL CONTOURS
	EXISTING SURVEY SPOT ELEVATION
	PROPOSED TOP OF CURB SPOT ELEVATION
	PROPOSED GROUND/PAVEMENT ELEVATION
	PROPOSED FINISHED GRADE AT TOP OF WALL ELEVATION
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(IN FEET)
1 inch = 40 ft.

REVISIONS

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DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

GRADING PLAN AREA B

C-3.2

CLH DESIGN

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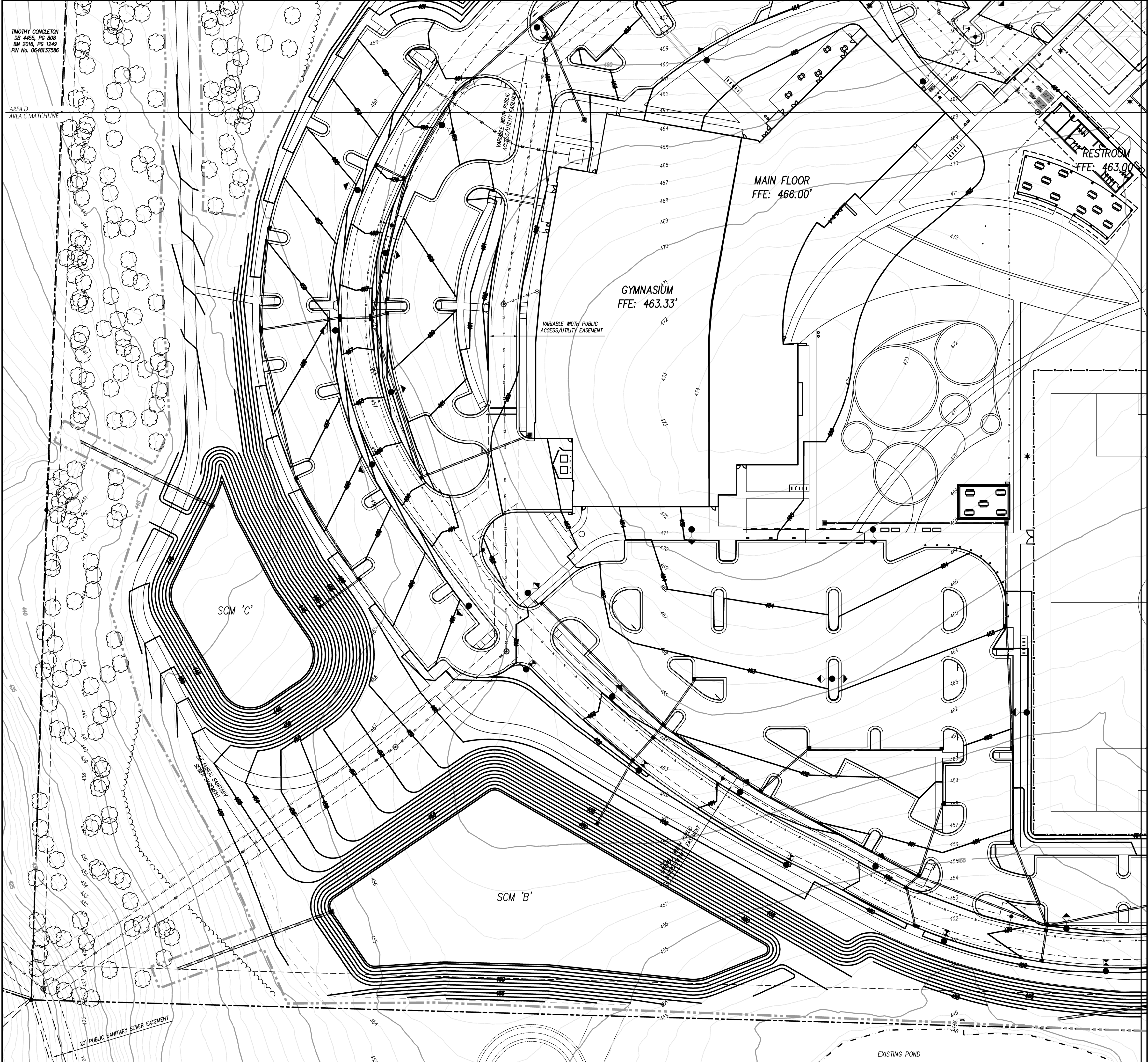
PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

ENGINEER
STEVEN J. MILLER

TOWN OF HOLLY SPRINGS, NC
TOWNS PROJECT NO. 23-013
CASS HOLT ROAD PARK

5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540



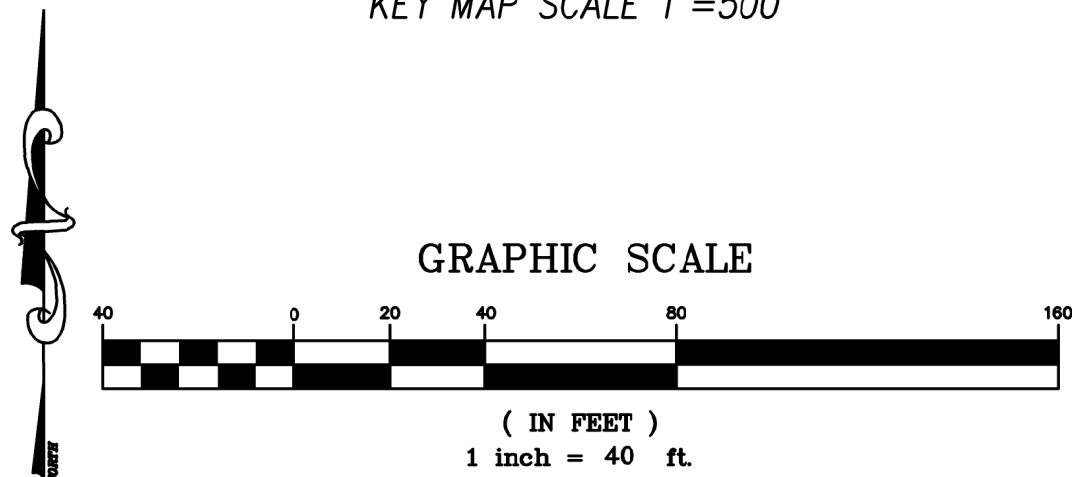
GRADING LEGEND

- EXISTING CONTOURS
- FINAL CONTOURS
- EXISTING SURVEY SPOT ELEVATION
- PROPOSED TOP OF CURB SPOT ELEVATION
- PROPOSED GROUND/PAVEMENT ELEVATION
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KEY MAP SCALE 1"=500'



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PRELIMINARY PLANS
FOR REVIEW
FOR CONSTRUCTION
ENGINEER
STEVEN J. MILLER

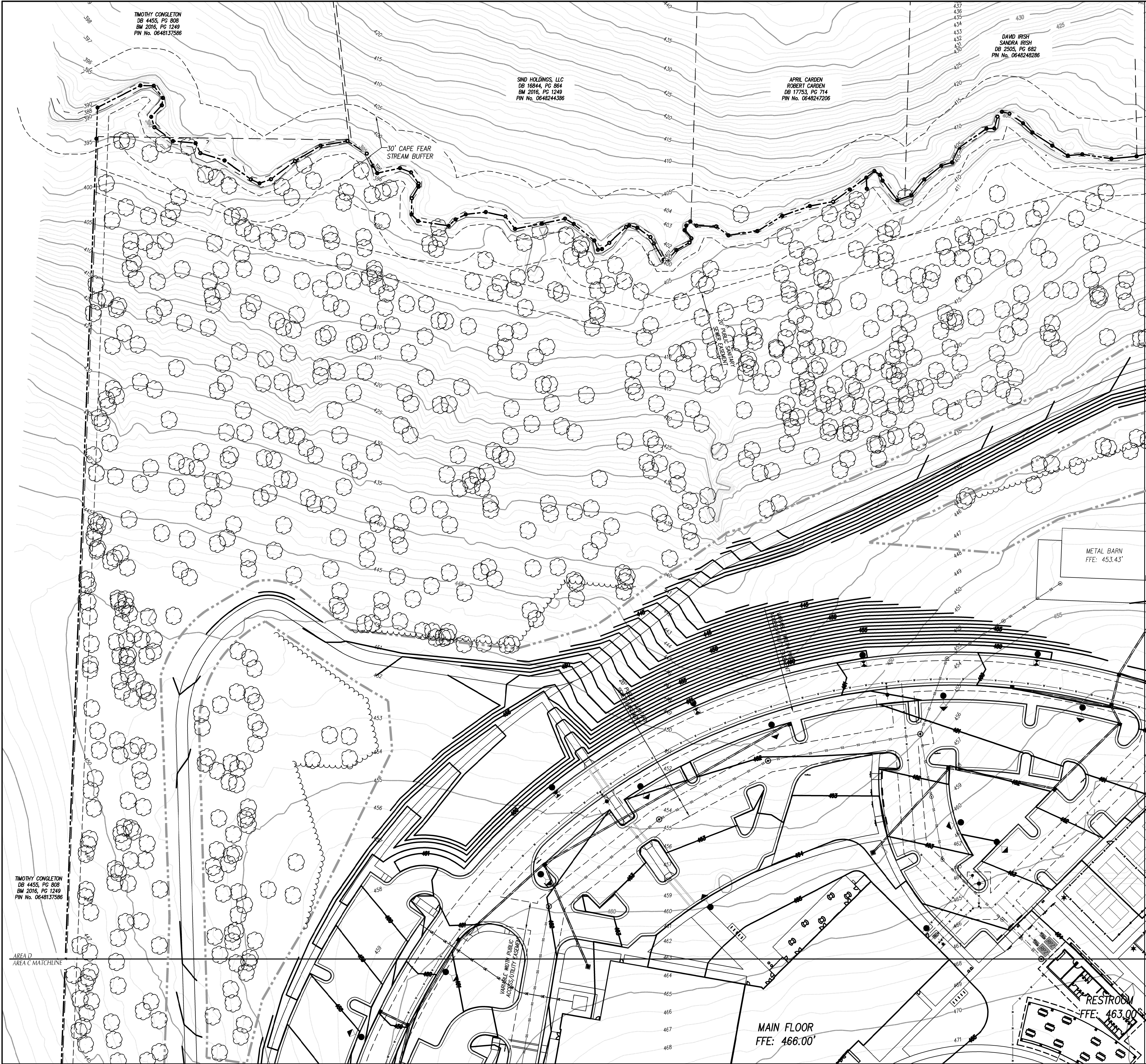
TOWN OF HOLLY SPRINGS, NC
TOWNS PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS	DESCRIPTION	
	DATE	
NO.		

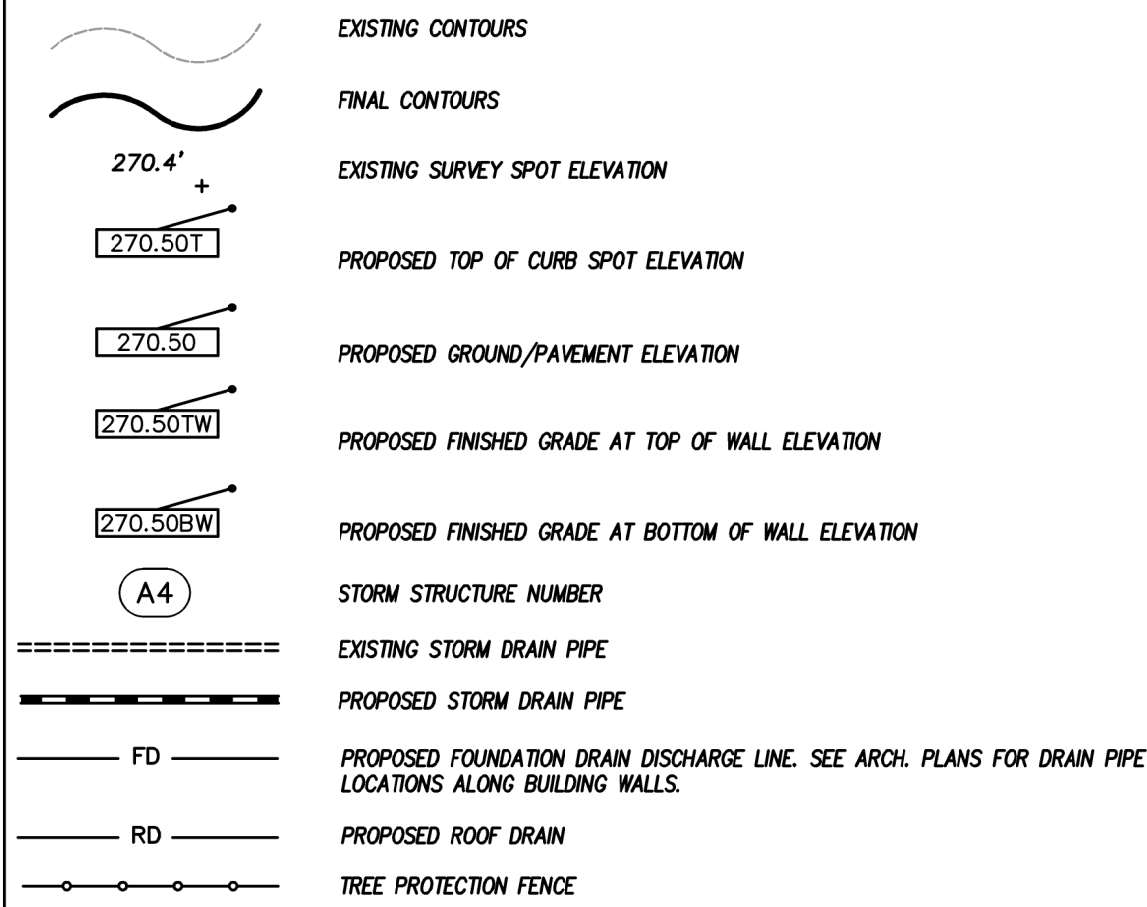
DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

GRADING PLAN
AREA C

C-3.3

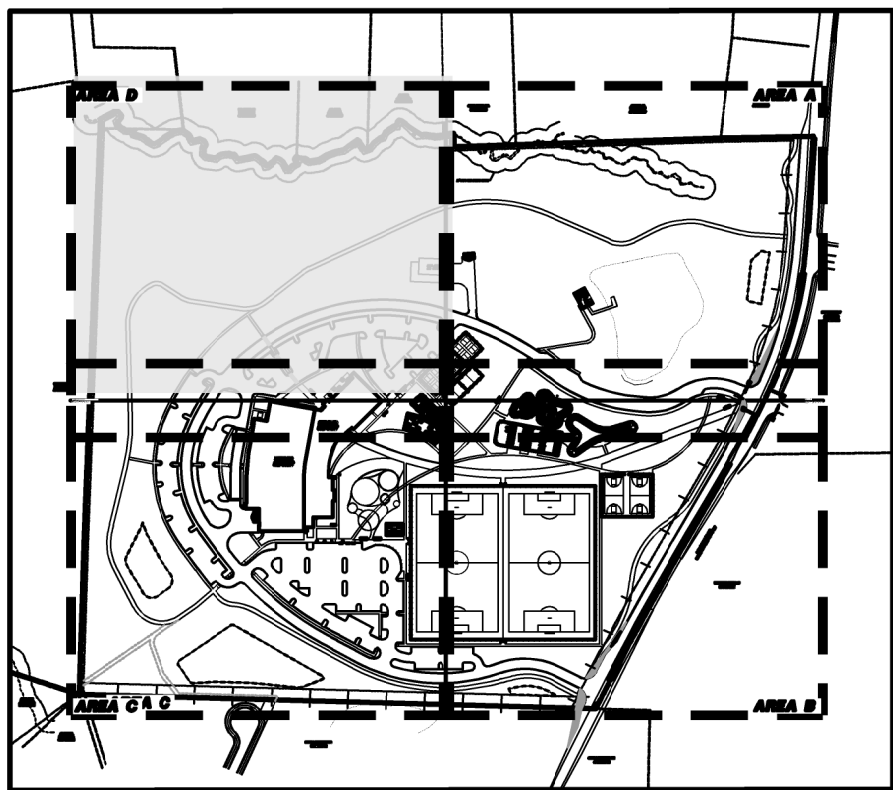


GRADING LEGEND

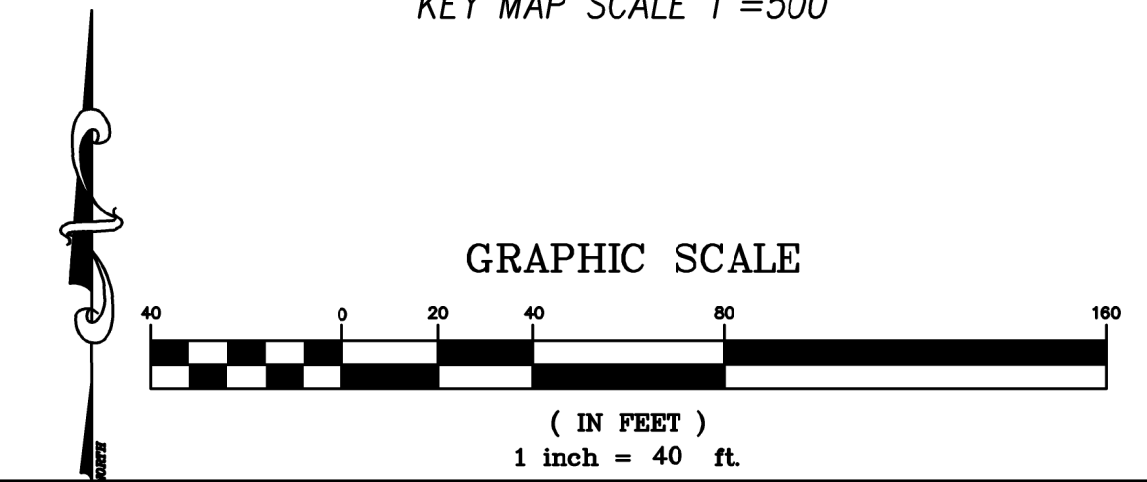


GENERAL NOTES

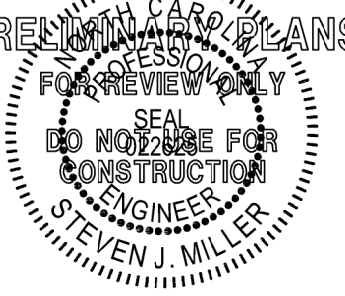
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KEY MAP SCALE 1"=500'



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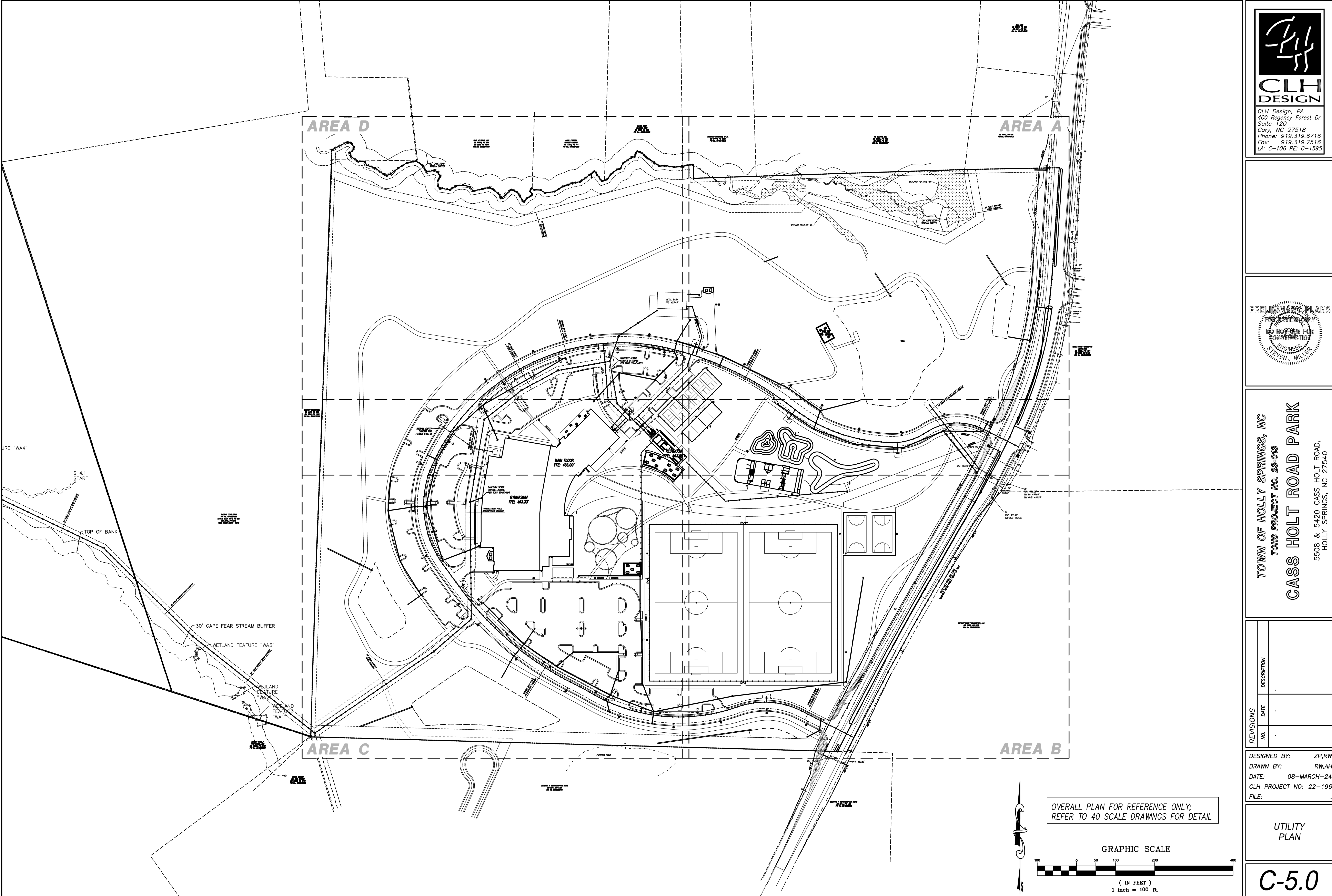
TOWN OF HOLLY SPRINGS, NC
TOWNSHIP PROJECT NO. 23-013
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5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVIEWS	NO.	DATE	DESCRIPTION

DESIGNED BY: ZP,RW
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DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

GRADING
PLAN
AREA D

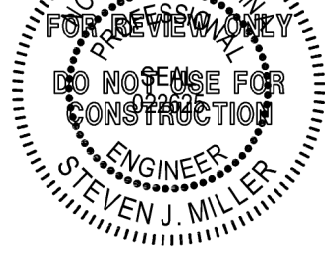
C-3.4



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PRELIMINARY PLANS



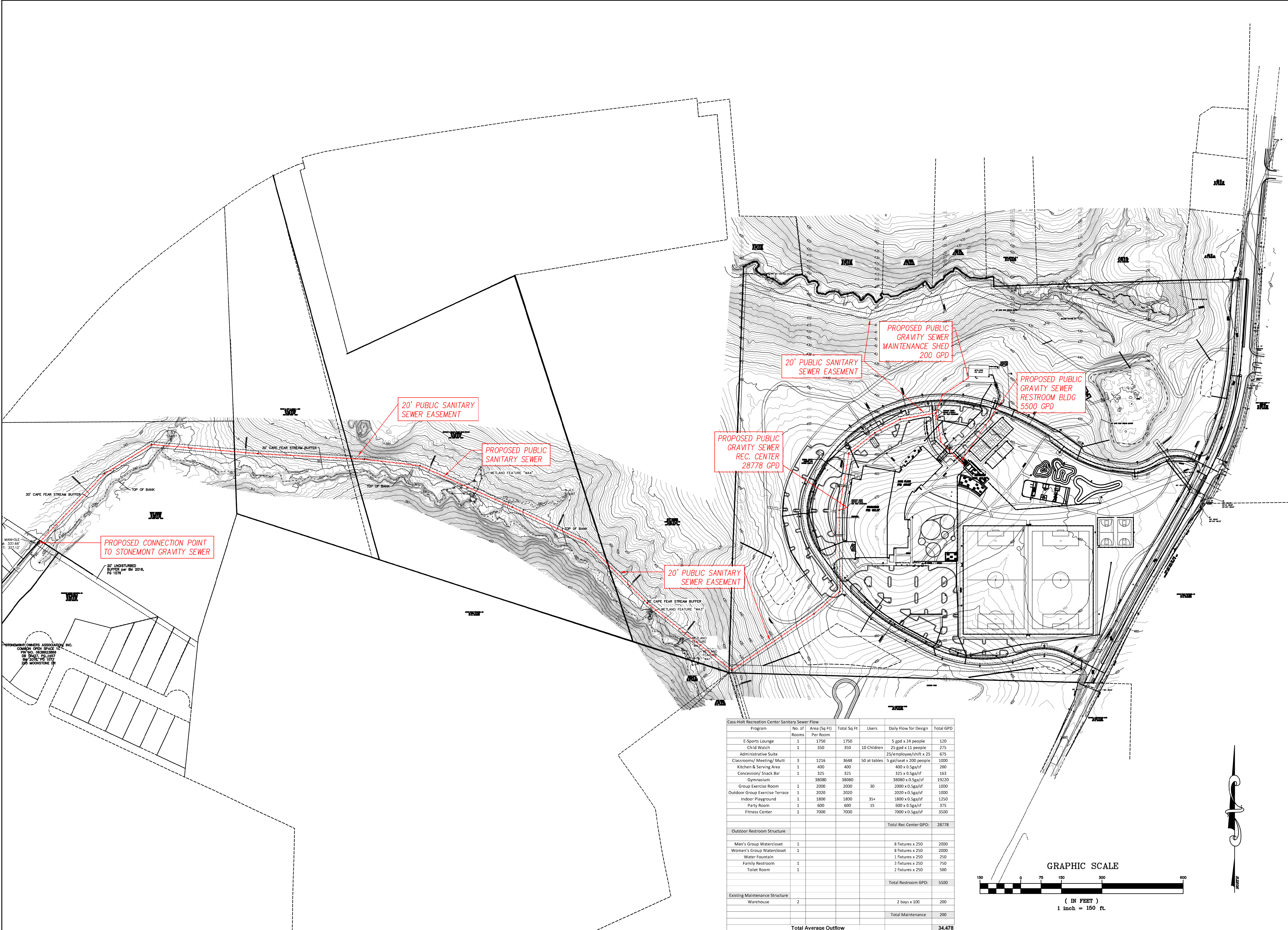
TOWN OF HOLLY SPRINGS, NC
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CASS HOLT ROAD PARK
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HOLLY SPRINGS, NC 27540

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DESIGNED BY: ZP,RW
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FILE:

UTILITY
PLAN

C-5.0



CLH Design, PA
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PRELIMINARY PLANS
NOT TO BE USED FOR CONSTRUCTION
ENGINEER
STEVEN J. MILLER

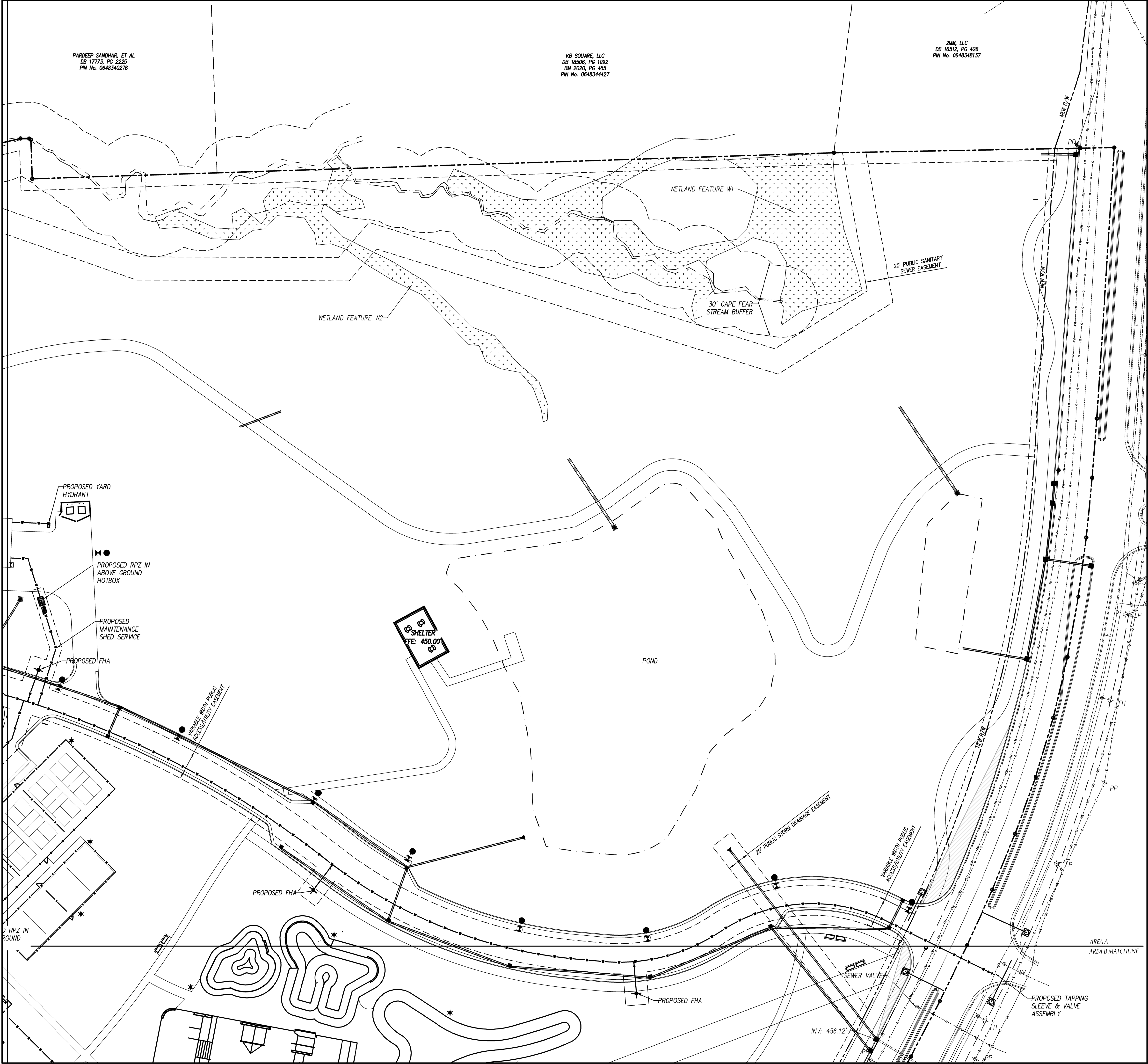
TOWN OF HOLLY SPRINGS, NC
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5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

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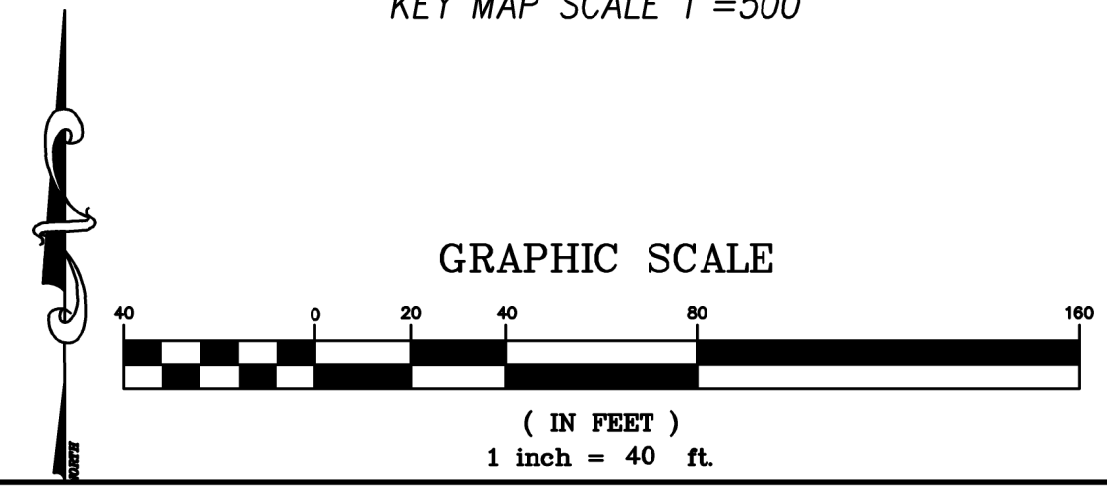
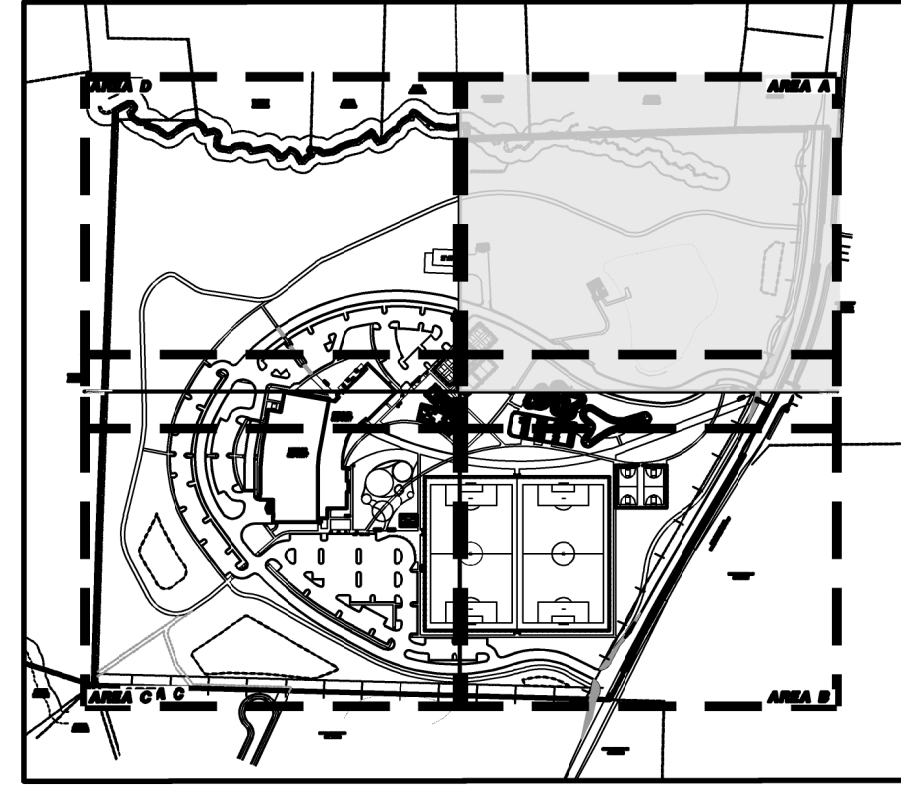
SANITARY SEWER MAP

C-5.01



UTILITY LEGEND		
	EXISTING	PROPOSED
CHILLED WATER	--- CW ---	--- CW ---
ELECTRICAL (OVERHEAD)	--- E ---	--- E ---
ELECTRICAL (UNDERGROUND)	--- UE ---	--- UE ---
FOUNDATION DRAIN	--- FD ---	--- FD ---
GAS	--- G ---	--- G ---
SANITARY SEWER	--- SS ---	--- SS ---
TELEPHONE (OVERHEAD)	--- T ---	--- T ---
TELEPHONE (UNDERGROUND)	--- UT ---	--- UT ---
WATER	--- W ---	--- W ---
ROOF DRAIN	--- RD ---	--- RD ---
FIRE PROTECTION	--- FP ---	--- FP ---
STORM DRAIN	=====	=====
TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS		--- [Symbol] ---
LIGHT POLE	☆ LP	★
UTILITY POLE	⊗ PP	⊗
MANHOLE	⊙ MH	●
CLEAN OUT	⊙ CO	⊙
DROP INLET/CATCH BASIN	□ DI, CB	■
FIRE HYDRANT	⊕ FH	⊕
WATER VALVE	⊙ WV	⊙
POST INDICATOR VALVE (PIV)		⊕
FIRE DEPARTMENT CONNECTION (FDC)		⊕
THRUST BLOCKING		⊕
SANITARY SEWER STRUCTURE IDENTIFICATION		1

- GENERAL NOTES-UTILITY
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
 - INSTALL WATERMAINS WITH A COVER OF NO LESS THAN 3'-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 4'-FT TO FINISH GRADE IN TRAFFIC AREAS.
 - INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 3'-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 4'-FT TO FINISH GRADE IN TRAFFIC AREAS.
 - INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
 - WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10'-FT.
 - SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24"-IN TO STORM DRAINAGE PIPES.
 - COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
 - VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
 - ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSBC AND OSHA REQUIREMENTS.
 - THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
 - CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT- DOWNS WITH THE OWNER.
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STEVEN J. MILLER
Professional Engineer
State of North Carolina
License No. 48822

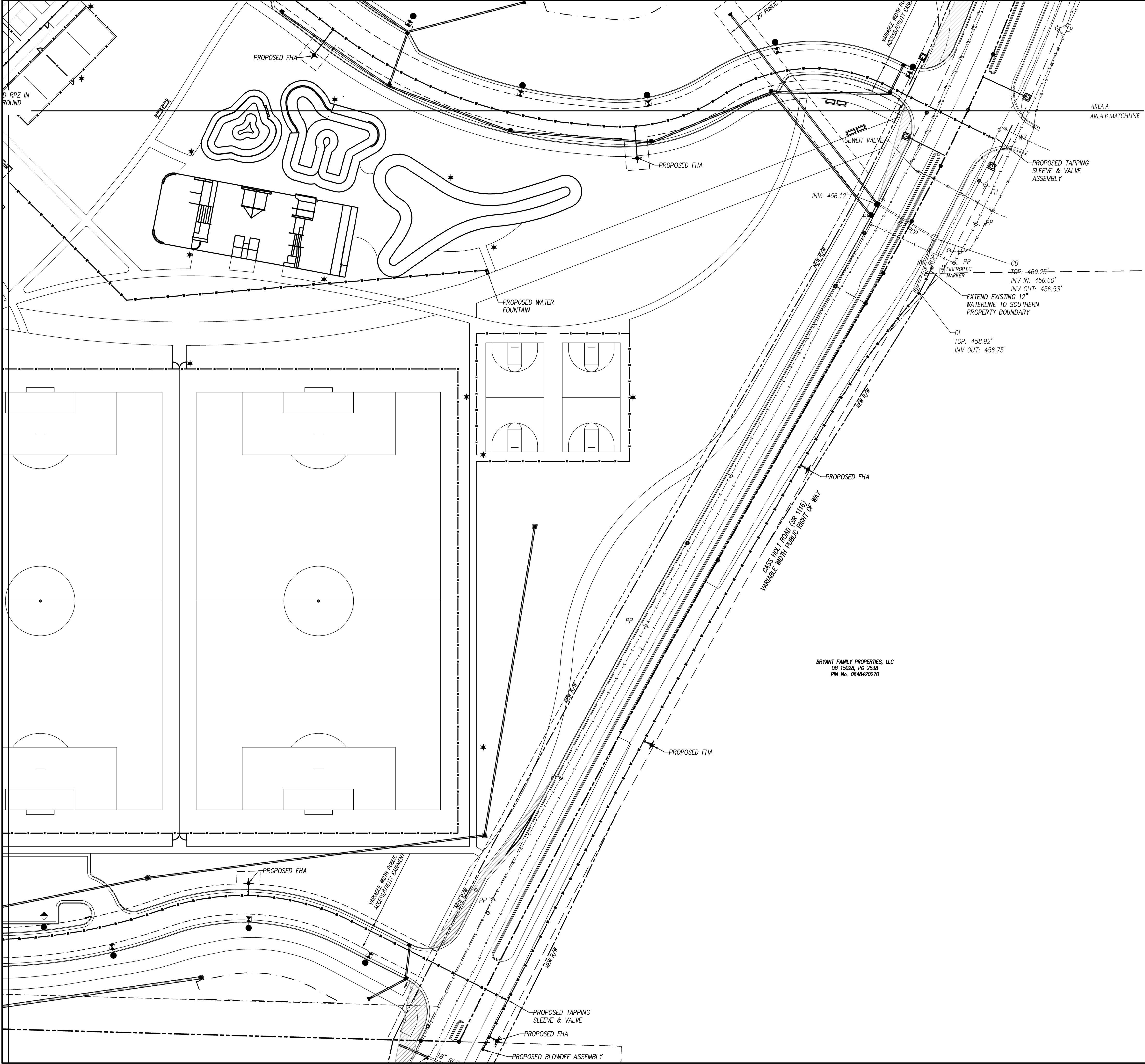
TOWN OF HOLLY SPRINGS, NC
TOWNSHIP PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVIEWS		DESCRIPTION	
NO.	DATE		

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

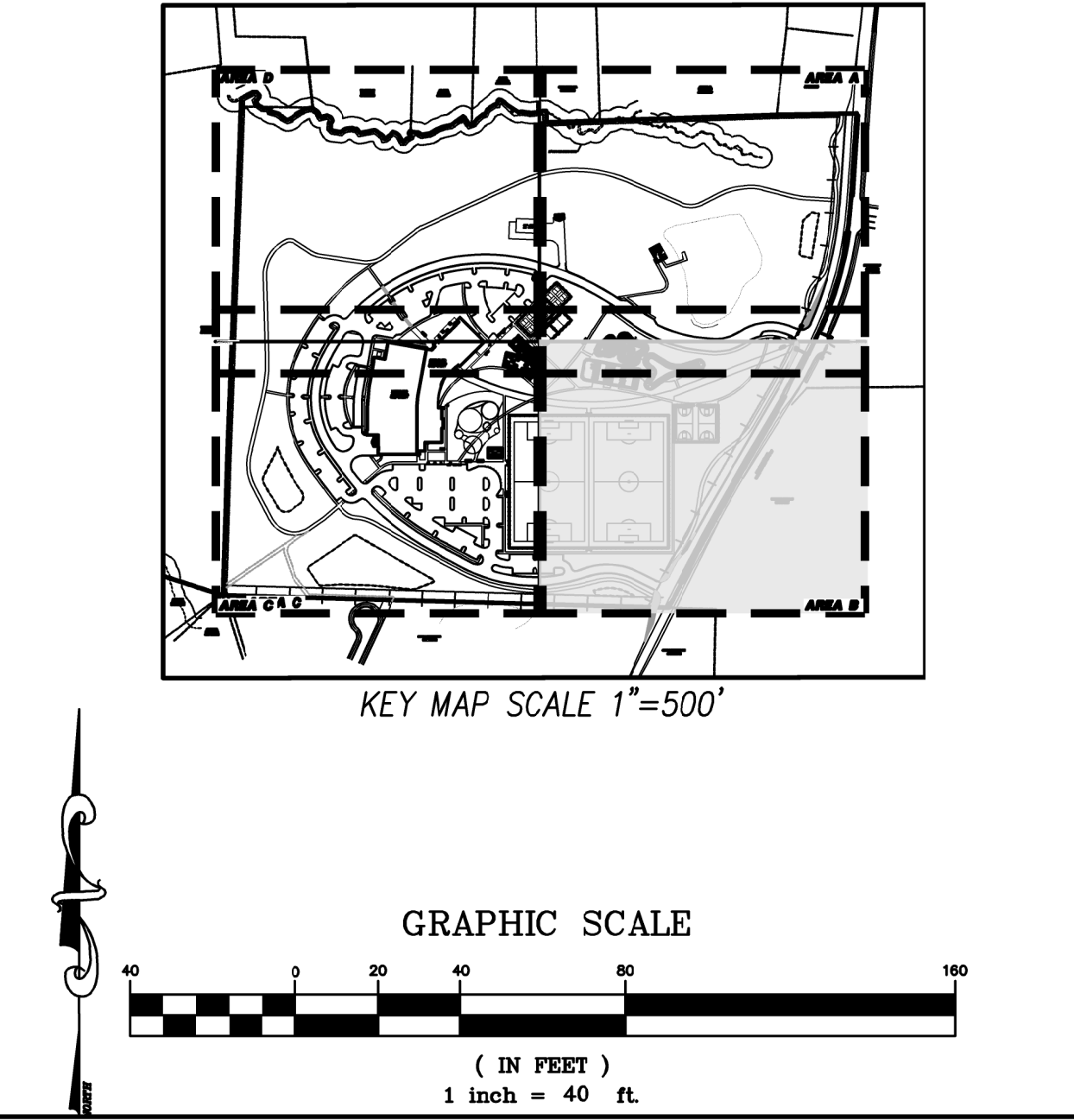
UTILITY
PLAN
AREA A

C-5.1



UTILITY LEGEND		
	EXISTING	PROPOSED
CHILLED WATER	--- CW ---	--- CW ---
ELECTRICAL (OVERHEAD)	--- E ---	--- E ---
ELECTRICAL (UNDERGROUND)	--- UE ---	--- UE ---
FOUNDATION DRAIN	--- FD ---	--- FD ---
GAS	--- G ---	--- G ---
SANITARY SEWER	--- SS ---	--- SS ---
TELEPHONE (OVERHEAD)	--- T ---	--- T ---
TELEPHONE (UNDERGROUND)	--- UT ---	--- UT ---
WATER	--- W ---	--- W ---
ROOF DRAIN	--- RD ---	--- RD ---
FIRE PROTECTION	--- FP ---	--- FP ---
STORM DRAIN	=====	=====
TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS		—●—
LIGHT POLE	☆ LP	★
UTILITY POLE	⊗ PP	⊗
MANHOLE	⊙ MH	●
CLEAN OUT	⊙ CO	⊙
DROP INLET,CATCH BASIN	□ DI, CB	■
FIRE HYDRANT	⊕ FH	⊕
WATER VALVE	⊙ WV	⊙
POST INDICATOR VALVE (PIV)		⊕
FIRE DEPARTMENT CONNECTION (FDC)		⊕
THRUST BLOCKING		⊕
SANITARY SEWER STRUCTURE IDENTIFICATION		1

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PRELIMINARY
FOR REVIEW
SEAL
DO NOT USE FOR
CONSTRUCTION
STEVEN J. MILLER
REGISTERED PROFESSIONAL ENGINEER
NO. 15028

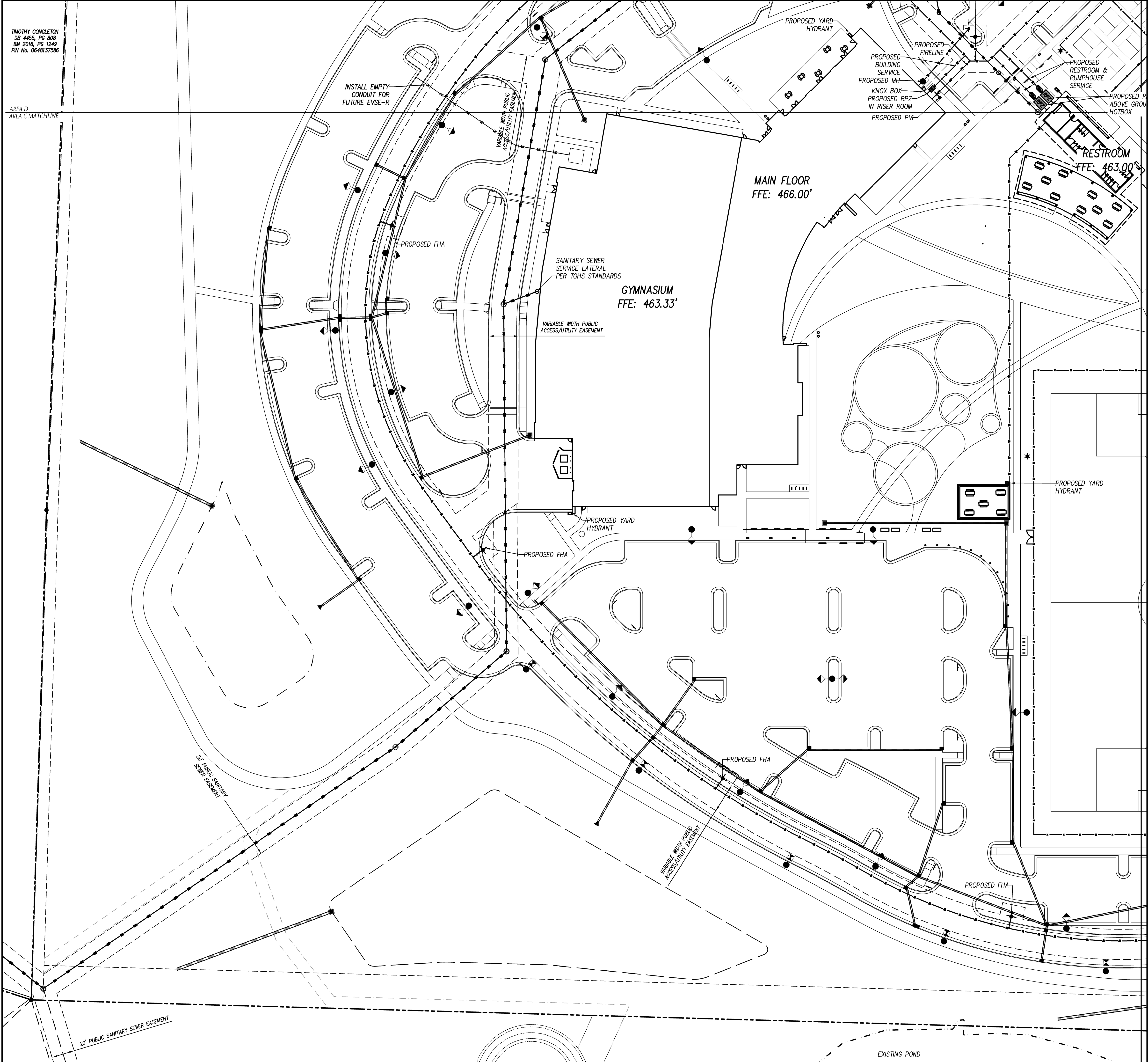
TOWN OF HOLLY SPRINGS, NC
TOWNS PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS	NO.	DATE	DESCRIPTION

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
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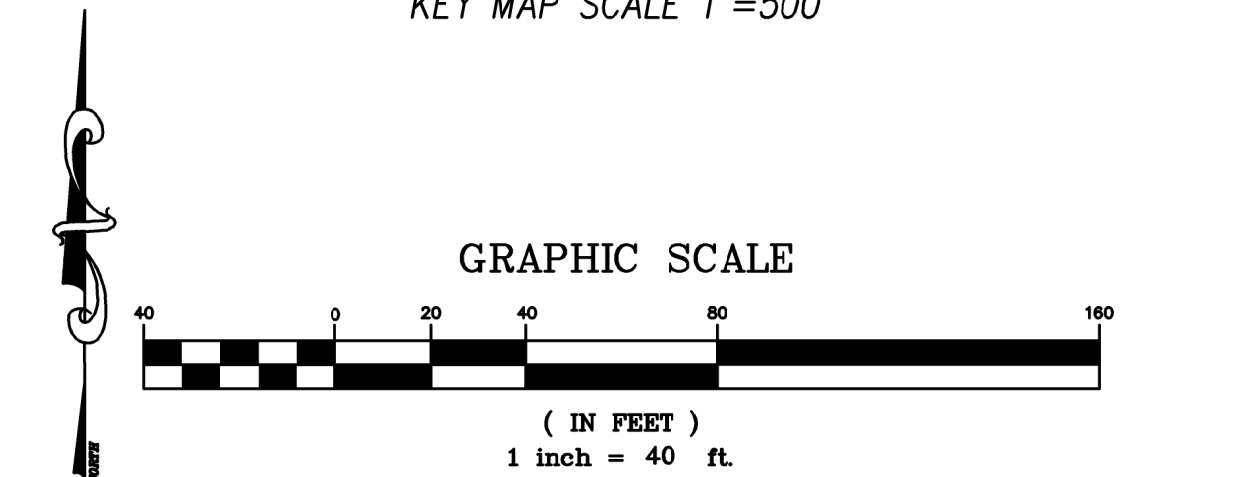
UTILITY
PLAN
AREA B

C-5.2



UTILITY LEGEND		
	EXISTING	PROPOSED
CHILLED WATER	--- CW ---	--- CW ---
ELECTRICAL (OVERHEAD)	--- E ---	--- E ---
ELECTRICAL (UNDERGROUND)	--- UE ---	--- UE ---
FOUNDATION DRAIN	--- FD ---	--- FD ---
GAS	--- G ---	--- G ---
SANITARY SEWER	--- SS ---	--- SS ---
TELEPHONE (OVERHEAD)	--- T ---	--- T ---
TELEPHONE (UNDERGROUND)	--- UT ---	--- UT ---
WATER	--- W ---	--- W ---
ROOF DRAIN	--- RD ---	--- RD ---
FIRE PROTECTION	--- FP ---	--- FP ---
STORM DRAIN	=====	=====
TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS		---
LIGHT POLE	☆ LP	★
UTILITY POLE	⊗ PP	⊗
MANHOLE	⊙ MH	●
CLEAN OUT	⊙ CO	⊙
DROP INLET, CATCH BASIN	□ DI, CB	■
FIRE HYDRANT	⊕ FH	⊕
WATER VALVE	⊙ WV	⊙
POST INDICATOR VALVE (PIV)		⊕
FIRE DEPARTMENT CONNECTION (FDC)		⊕
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STEVEN J. MILLER
28043

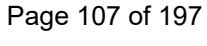
TOWN OF HOLLY SPRINGS, NC
TOHS PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVIEWS	DESCRIPTION	
	DATE	
NO.		

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

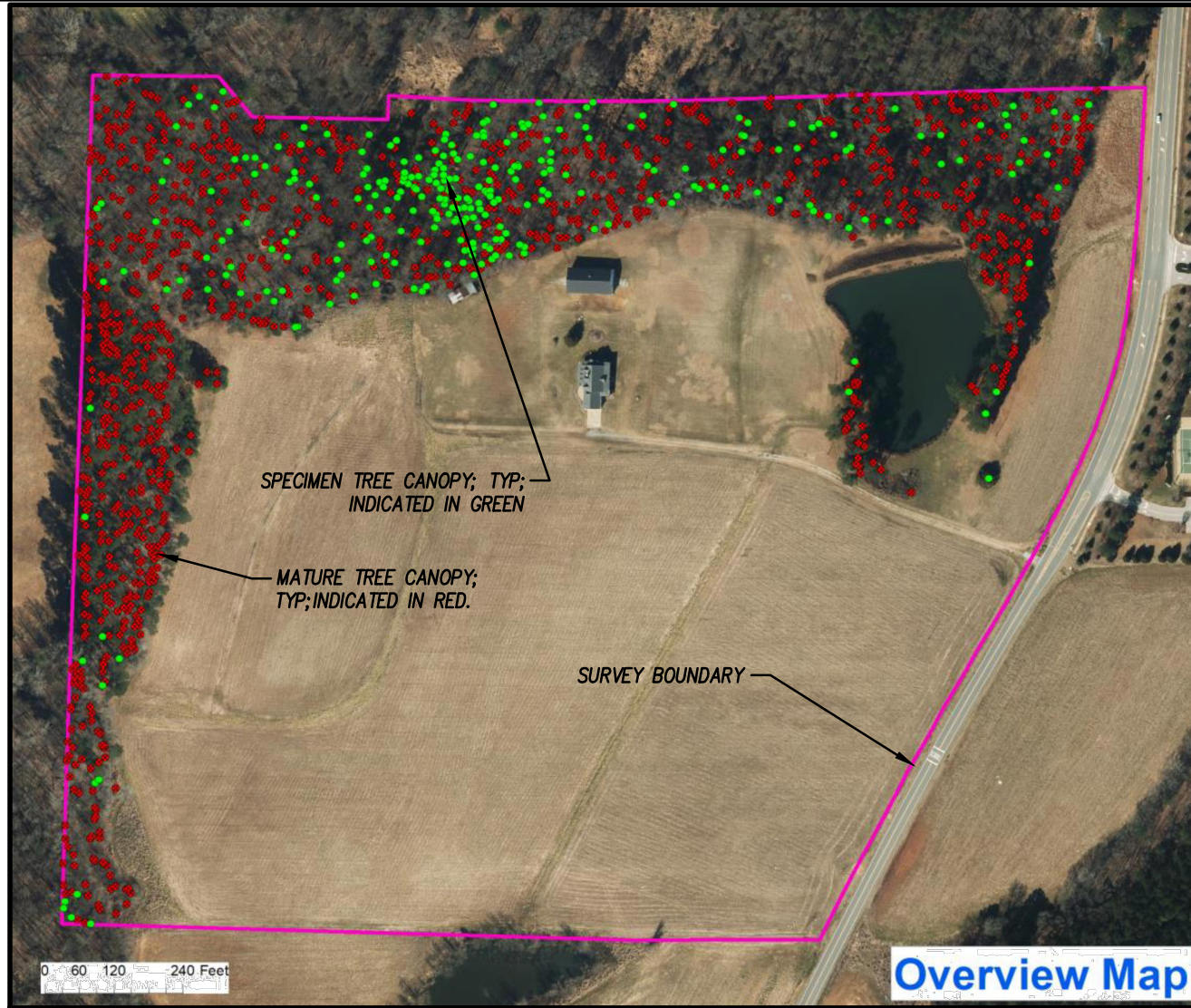
UTILITY
PLAN
AREA C

C-5.3

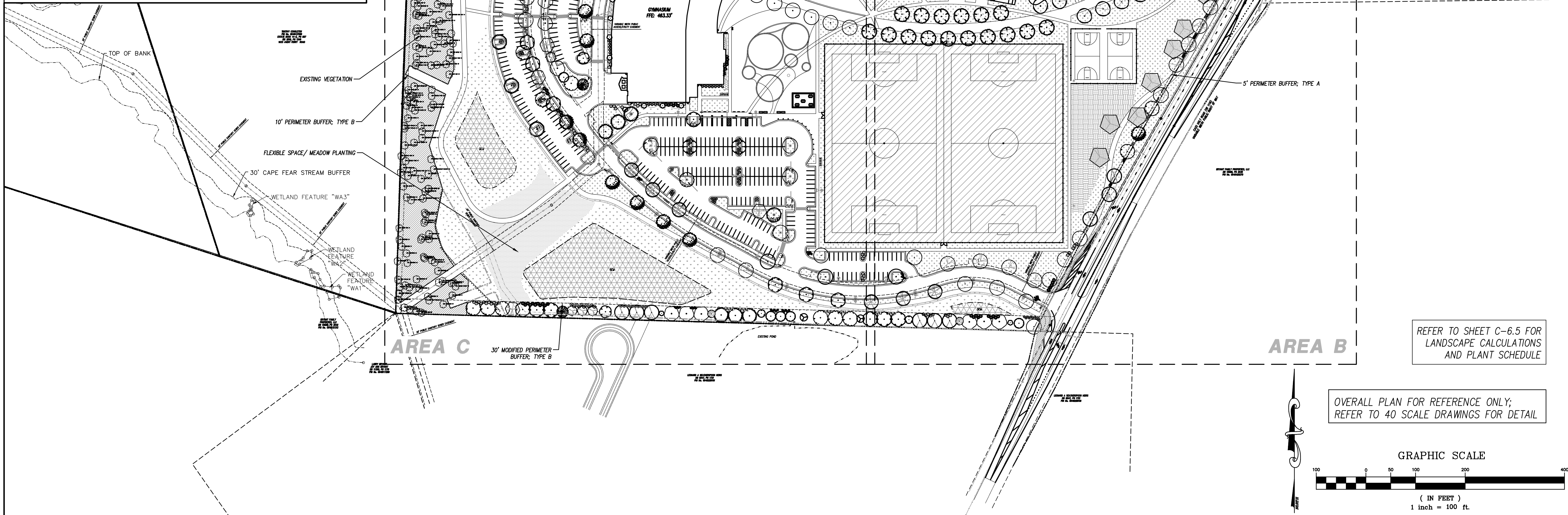


OPEN SPACE REQUIREMENT

SYMBOL	DESCRIPTION	QTY.
	REQUIREMENT: COMPONENT 1: TREE PRESERVATION AREA	25% (55,793 ACRES * .25)= 13.94 ACRES
	REQUIREMENT: FLEXIBLE SPACE	5% (55,793 ACRES * .05)= 2.78 ACRES
	TOTAL REQUIRED OPEN SPACE	30% (16,137 ACRES)
	PROVIDED	
	TREE PRESERVATION AREA: SPECIMEN TREES AND MATURE NATIVE CANOPIES	519,271.29 sf (11.92 ACRES)
	TREE PRESERVATION AREA: WETLANDS AND STREAM BUFFERS: SIGNIFICANT NATURAL RESOURCE AREAS	90,179.01 sf (2.07 ACRES)
	TREE PRESERVATION AREA: REFORESTATION AREAS (HIGH DENSITY FOREST)	70,004.75 sf (1.61 ACRES)
	TOTAL TREE PRESERVATION AREA PROVIDED	15.60 ACRES
	FLEXIBLE SPACE: WETLAND PONDS AND WET PONDS	134,164.80 sf (3.08 ACRES)
	FLEXIBLE SPACE: MEADOW SEED MIX	41,434.31 sf (.95 ACRES)
	TOTAL FLEXIBLE SPACE PROVIDED	4.03 ACRES
	TOTAL OPEN SPACE PROVIDED	35.18% (19.63 ACRES)

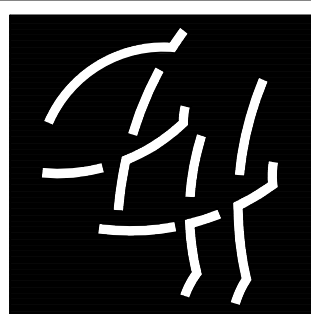
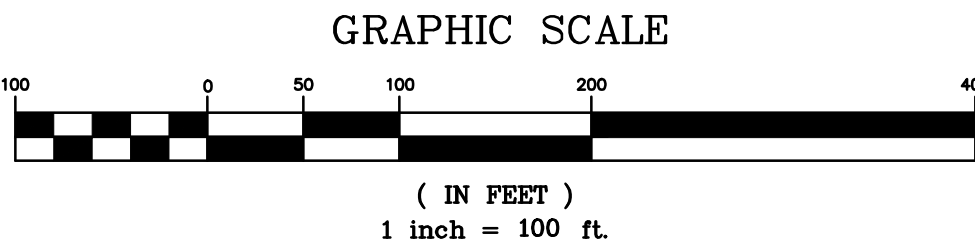


AERIAL PHOTO



REFER TO SHEET C-6.5 FOR
LANDSCAPE CALCULATIONS
AND PLANT SCHEDULE

OVERALL PLAN FOR REFERENCE ONLY;
REFER TO 40 SCALE DRAWINGS FOR DETAIL



CLH
DESIGN

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Suite 120
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TOWN OF HOLLY SPRINGS, NC
TOMS PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS	NO.	DATE	DESCRIPTION

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

OVERALL
LANDSCAPE
PLAN / TREE
PRESERVATION
PLAN

C-6.0

2MM, LLC
DB 16512, PG 426
PIN No. 0648348137

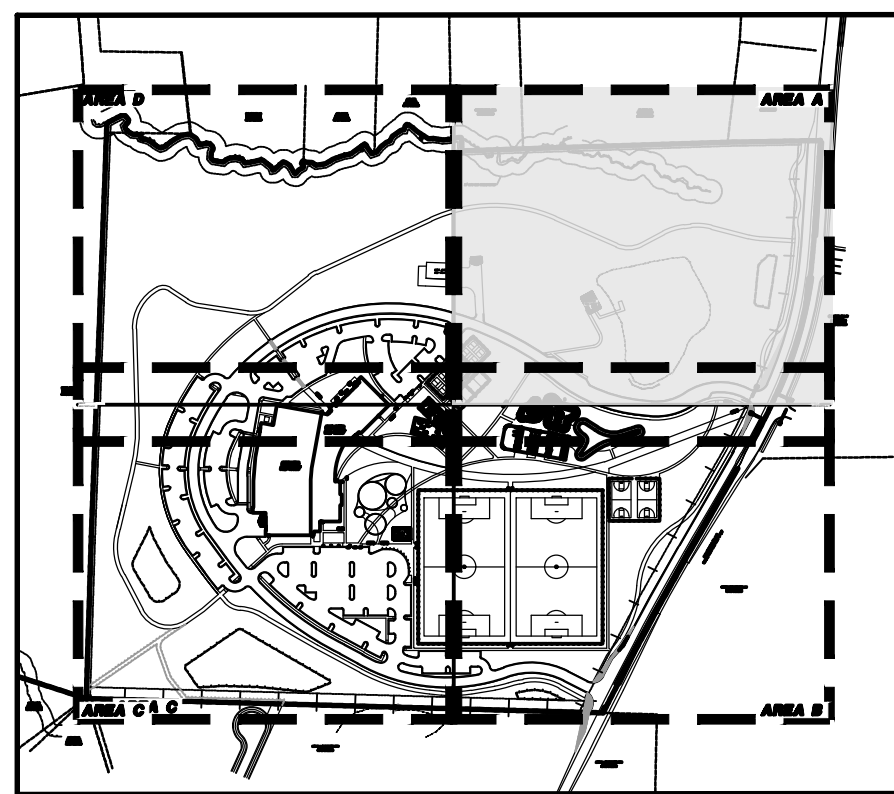
GENERAL NOTES—LANDSCAPING

1. LOCATE ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
2. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE SHOWN ON THE PLANT LIST.
3. ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN SOCIETY OF NURSERYMEN AND THE WRITTEN SPECIFICATIONS.
4. ALL PLANTING CURBS/TURFS SHALL BE A MINIMUM DISTANCE OF 4 1/2 FEET FROM BACK OF CURB, EXCEPT ALONG ANY NEW WALLS ADJACENT TO PARKING WHERE CURB STOPS WILL BE USED. ALL PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 3" OF MULCH.
5. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED, 3" OF DRYED BROWN DOUBLE SHREDED HARDWOOD MULCH SHALL BE USED AROUND THE PERIMETER OF THE EXCEPTION OF BUFFER PLANTINGS.
6. APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO INSTALLATION OF MULCH.
7. PROVIDE SLOSH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
8. DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOLDS, (i.e. HOLES WHICH , WHEN FILLED, WILL DO NOT COMPLETELY DRAIN WITHIN TWO HOURS) SEE SPECIFICATIONS FOR TPO/SLOPE REQUIREMENTS.
9. LAWN AREAS SHALL BE SEEDDED WITH RIVERA OR SUNSTAR BERMUDA GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE TAKEN PRIOR TO FINAL INSPECTION. SEE DETAIL SHEET FOR RATES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
10. CONTACT THE LANDSCAPE ARCHITECT FOR INSPECTION 48 HOURS IN ADVANCE OF THE SCHEDULED SITE VISIT AND AT THE FOLLOWING LOCATIONS:
 - 10.1. REVIEW OF GRADING PRIOR TO PLANT AND LAWN INSTALLATION
 - 10.2. REVIEW OF PLANT MATERIAL PRIOR TO INSTALLATION.
 - 10.3. ONE SUBSTANTIAL COMPLETION MEETING FOR PLANT INSTALLATION.
 - 10.4. ONE FINAL INSPECTION FOR ALL SEEDING/PLANTING OPERATIONS.
11. THE TREE PROTECTION FENCE SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
12. LANDSCAPE SUB-CONTRACTOR (UNDER GC CONTRACT) SHALL BE RESPONSIBLE FOR WATERING ALL PLANTS AND LAWN AT THE CONSTRUCTION SITE. THIS SHALL INCLUDE DURING PERIODS OF DROUGHT UNTIL THE PLANTS AND LAWN MEET FINAL COMPLETION. PLANT MATERIALS OR AREAS OF GRASS WHICH PERISH SHALL BE RE-ESTABLISHED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
13. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUBCONTRACTORS AWAY FROM SEEDING AREAS. DAMAGE OCCURRING DUE TO THE FAULT OF THE OWNER, AREAS SHALL BE REGRASSED AND RESEDED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL WATER AND MAINTAIN THOSE AREAS UNTIL THEY ARE AT 95% COVERAGE AT FINAL COMPLETION.
14. SEEDING OF PLANT MATERIAL SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANTING OPERATIONS. SUBSTITUTION REQUESTS MUST BE IN WRITING AND WILL ONLY BE ACCEPTED FOR LACK OF AVAILABILITY REASONS WHICH CAN BE SUBSTANTIATED OR FOR SUPERIOR STOCK SUBSTITUTIONS.
15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE TO REPAIR GRADING OPERATIONS PRIOR TO SEEDING. THE LANDSCAPE CONTRACTOR SHALL LANDSCAPE ARCHITECT FIND GRADING UNACCEPTABLE FOR FINAL SEEDING. LANDSCAPE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT.
16. IF DISCREPANCIES OCCUR BETWEEN WRITTEN SPECIFICATIONS AND THE DRAWINGS, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.
17. GENERAL LAWN AREAS SHALL BE SEEDDED WITH RIVERA OR SUNSTAR BERMUDA. PLAYING FIELDS SHALL BE SEEDDED WITH NEW FAWN. SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
18. ALL 3:1 SLOPES SHALL BE STABILIZED WITH "NO-WO" NATURALIZED SEED MIX AND EROSION CONTROL MATTING.
19. ALL FOUNDATION SHRUBS AND TREES TO BE PLANTED A MINIMUM OF 5-FT FROM BUILDING WALL. NOTIFY LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES.
20. INSTALL PERMANENT SEEDING ALONG ALL ROADSIDE DITCHES AND CHANNELS WITHIN CONSTRUCTION LIMITS OF THE PROJECT FOR EROSION CONTROL. PROVIDE ADDITIONAL INFORMATION.

LANDSCAPE

- | | | | |
|---|---|---|---|
|  | TREE PRESERVATION AREA: SPECIMEN TREES AND MATURE NATIVE CANOPIES |  | FLEXIBLE SPACE: WETLAND PONDS AND WET PONDS |
|  | TREE PRESERVATION AREA: WETLANDS AND STREAM BUFFERS, SIGNIFICANT NATURAL RESOURCE AREAS |  | FLEXIBLE SPACE: MEADOW SEED MIX |
|  | TREE PRESERVATION AREA: REFORESTATION AREAS (HIGH DENSITY FOREST) |  | SOD |
| | |  | SYNTHETIC TURF |

REFER TO SHEET C-6.5 FOR LANDSCAPE
CALCULATIONS + PLANT SCHEDULE



KEY MAP SCALE 1"=500'

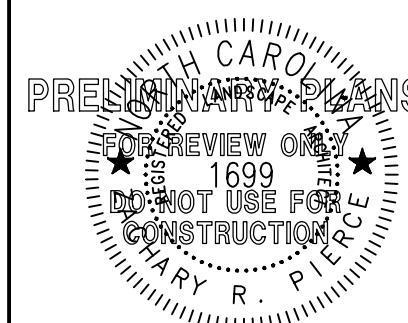
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

1 inch = 40 ft.



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TOWN OF HOLLY SPRINGS, NC
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CASS HOLT ROAD PARK

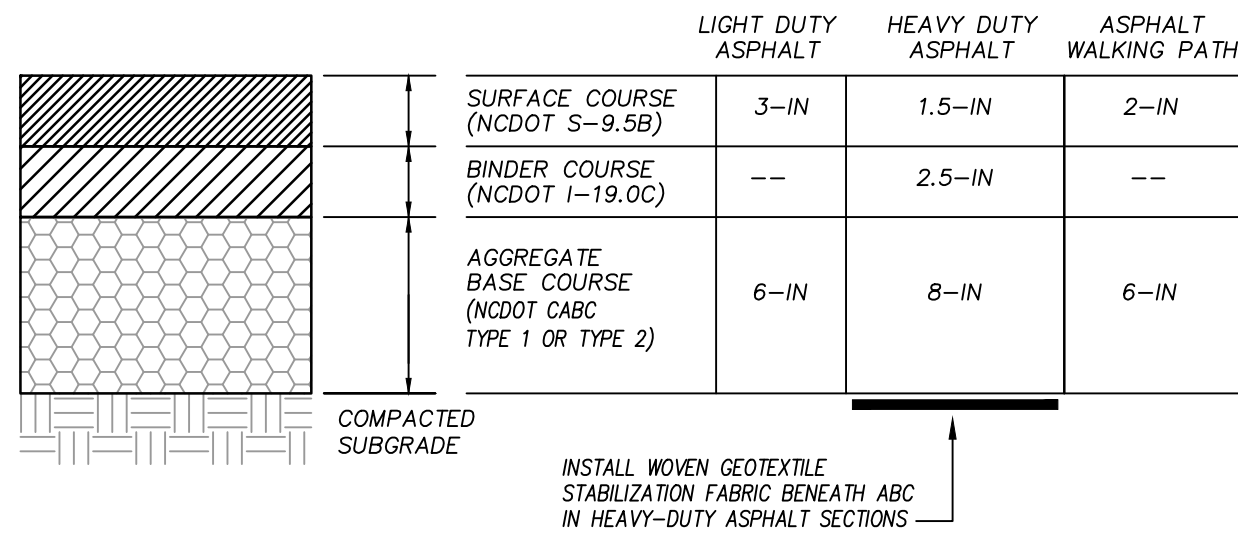
5508 & 5420 CASS HOLT ROAD,
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REVISIONS		
NO.	DATE	DESCRIPTION
.	.	.

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DRAWN BY: RW,AH
DATE: 08-MARCH-24
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FILE:

LANDSCAPE
PLAN
AREA A

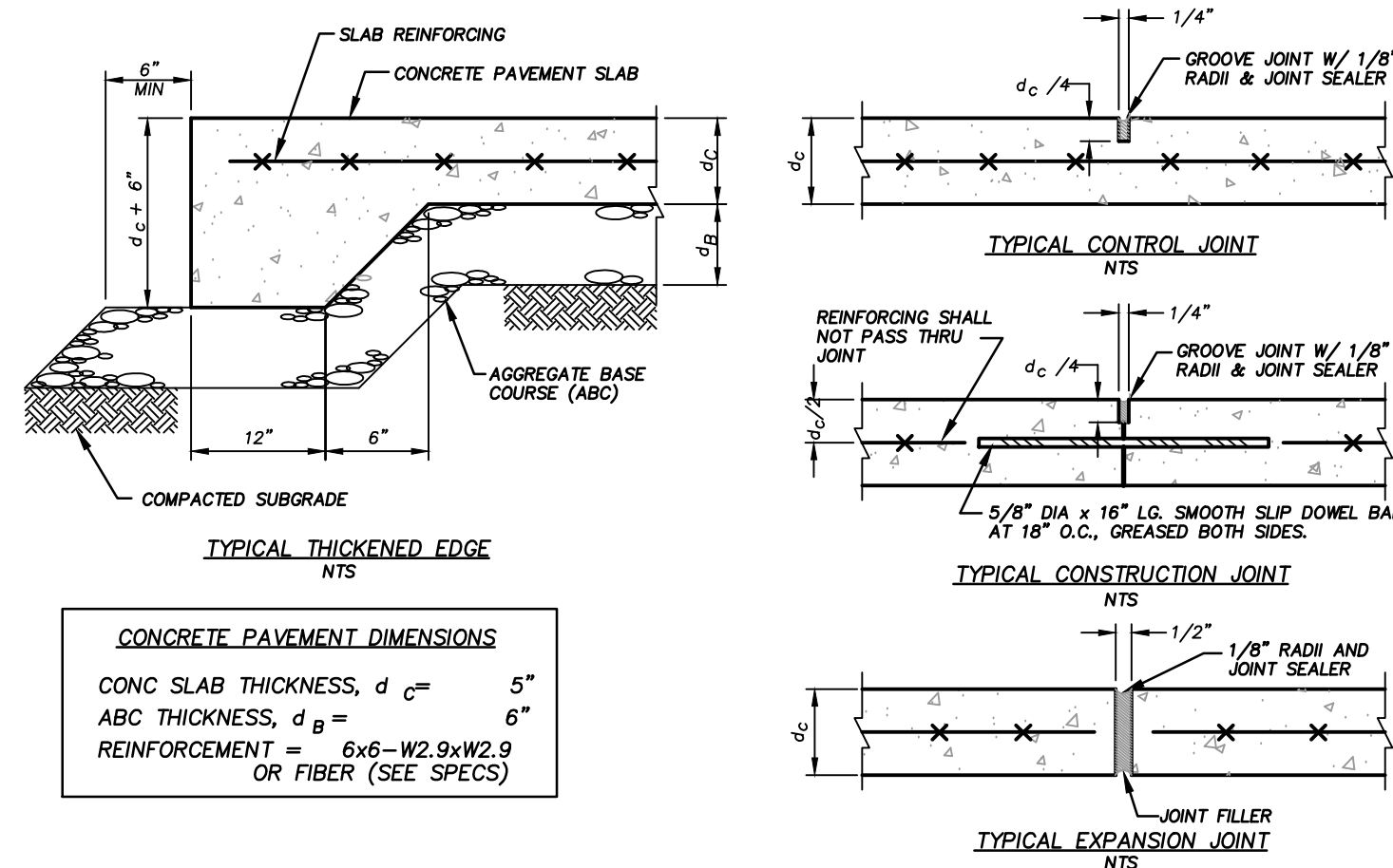
C-6.1



- SEE SPECIFICATIONS FOR PROFFROLLING, COMPACTION & TESTING REQUIREMENTS.
- DETAIL IS FOR ON-SITE PAVING OPERATIONS ONLY.
- THE CONTRACTOR MAY CHOOSE TO INSTALL INTERMEDIATE COURSES OF PAVEMENT TO STABILIZE THE SITE DURING CONSTRUCTION AT NO ADDITIONAL COST.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ADEQUATE THICKNESS REQUIRED FOR INTERMEDIATE PAVING. INCREASES IN THE DESIGN PAVEMENT SECTION TO FACILITATE INTERMEDIATE PAVING SHALL BE PROVIDED AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES TO SUBGRADE, INSTALLED BASE COURSE AND/OR INTERMEDIATE PAVING PRIOR TO PLACING SUBSEQUENT PAVEMENT LIFTS AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PAVEMENT DURING ALL PHASES OF WORK. THE FINAL SURFACE OF PAVEMENT SHALL BE FREE OF ALL DEFECTS OR DAMAGE.

ASPHALT PAVEMENT

N.T.S.

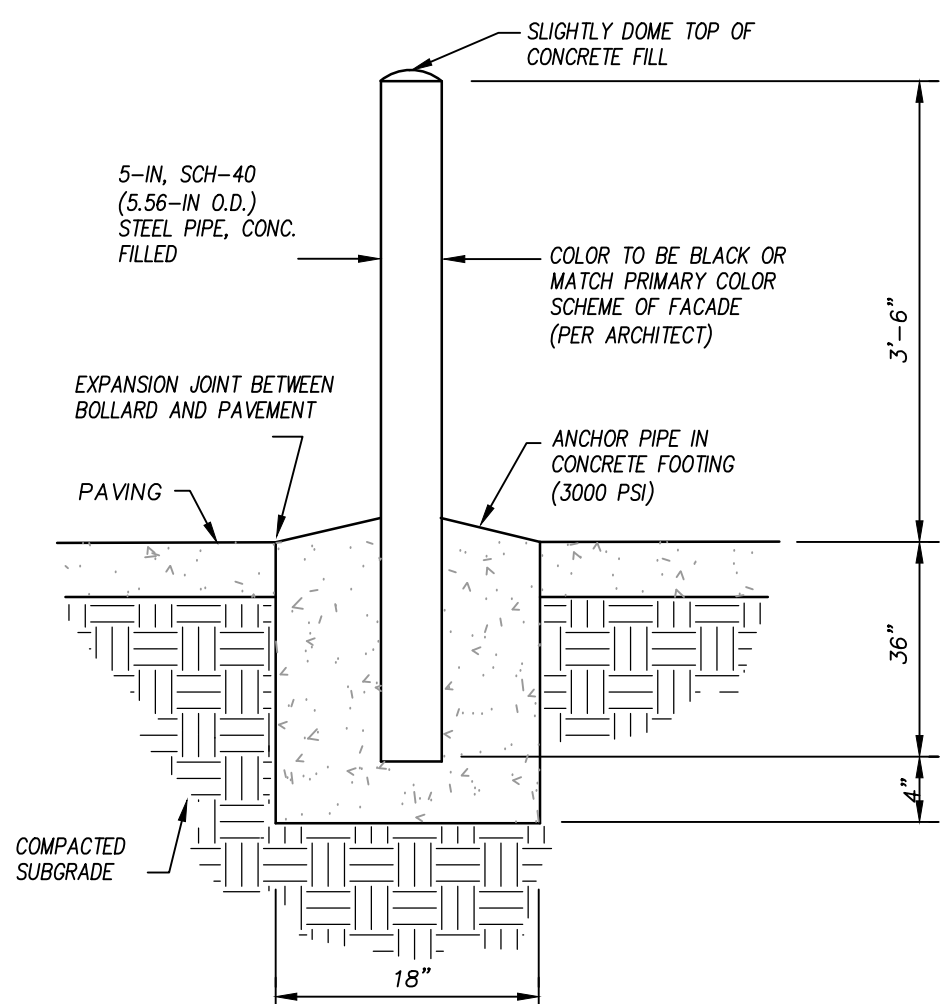


NOTES:

- ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI (ASTM C39).
- CONTRACTION JOINTS SHALL BE SPACED AT 12 FT O.C.E.W. MAX. OR AS INDICATED ON THE PLAN.
- EXPANSION JOINTS SHALL BE SPACED AT 50 FT O.C.E.W. MAX. OR AS INDICATED ON THE PLAN AND WHERE CONCRETE PAVEMENT ABUTS ANY RIGID OBJECT.
- INSTALL THICKENED EDGE AT ALL EDGES OF CONCRETE PAVEMENT.

CONCRETE PAVEMENT

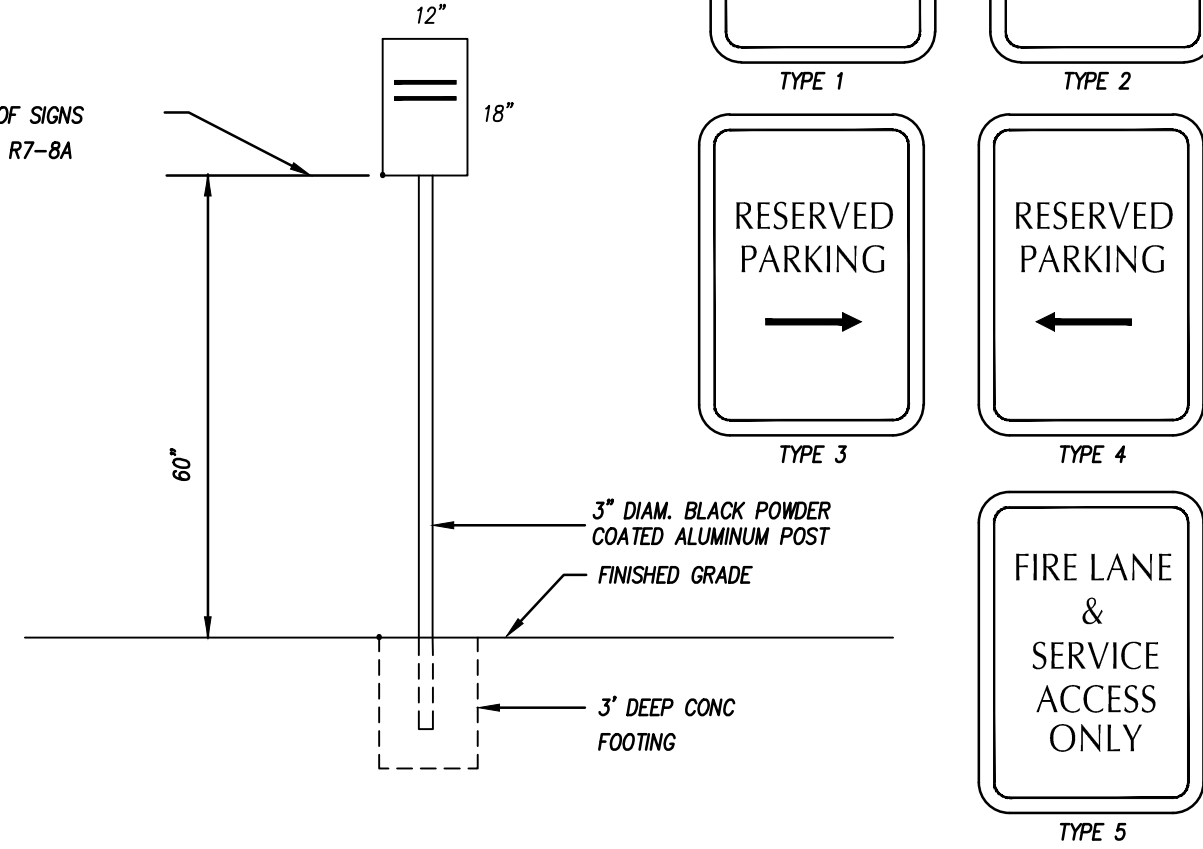
N.T.S.



STEEL BOLLARD

N.T.S.

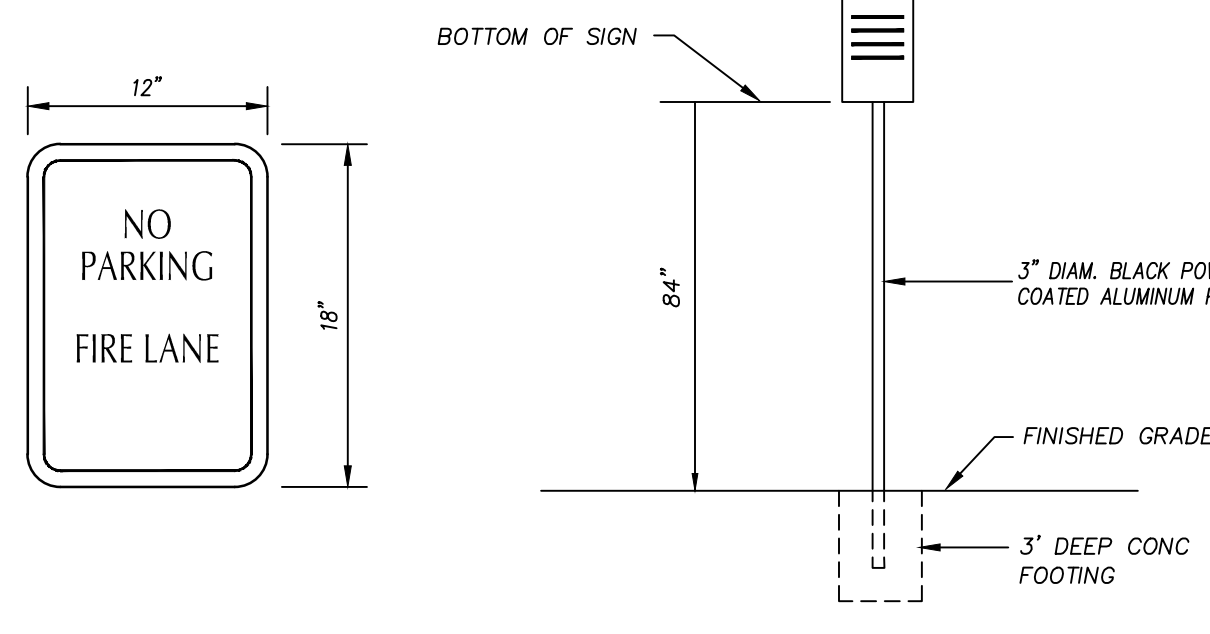
BOTTOM OF SIGNS
R7-8 OR R7-8A



REFER TO TOWN OF HOLLY SPRINGS STANDARD DETAIL HS336. SEE SHEET C-8.3

SPECIAL PARKING SIGNAGE

N.T.S.



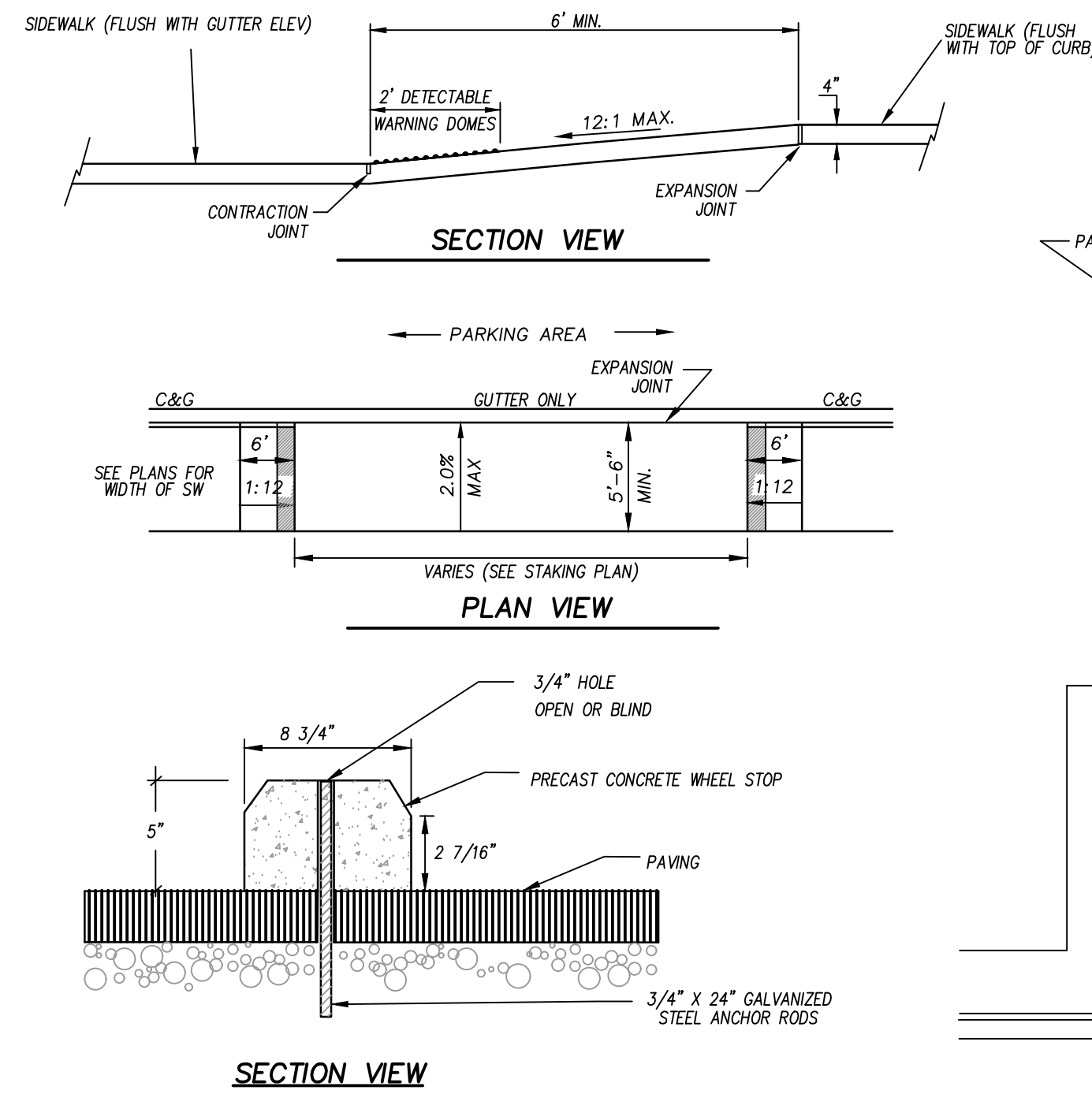
NOTES:

- ALL FIRE LANE SIGNS AND SIGN LOCATIONS SHALL CONFIRM TO THE NORTH CAROLINA FIRE CODE APPENDIX D, SECTION D103.6.
- SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH.
- LETTERS SHALL BE RED.
- SIGN BACKGROUND SHALL BE A REFLECTIVE WHITE.

REFER TO TOWN OF HOLLY SPRINGS STANDARD DETAIL HS336. SEE SHEET C-8.3

FIRE LANE SIGNAGE

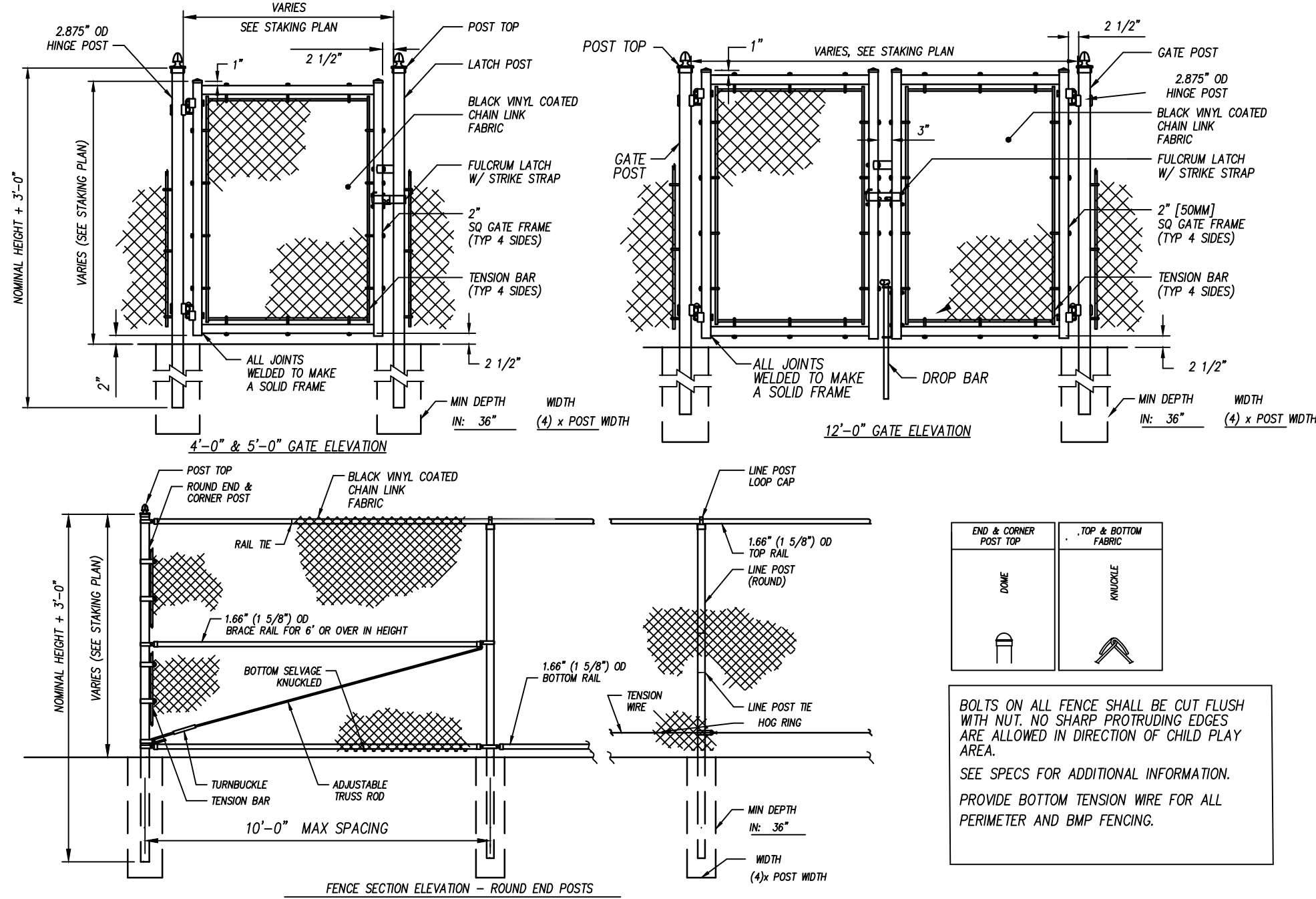
N.T.S.



SECTION VIEW

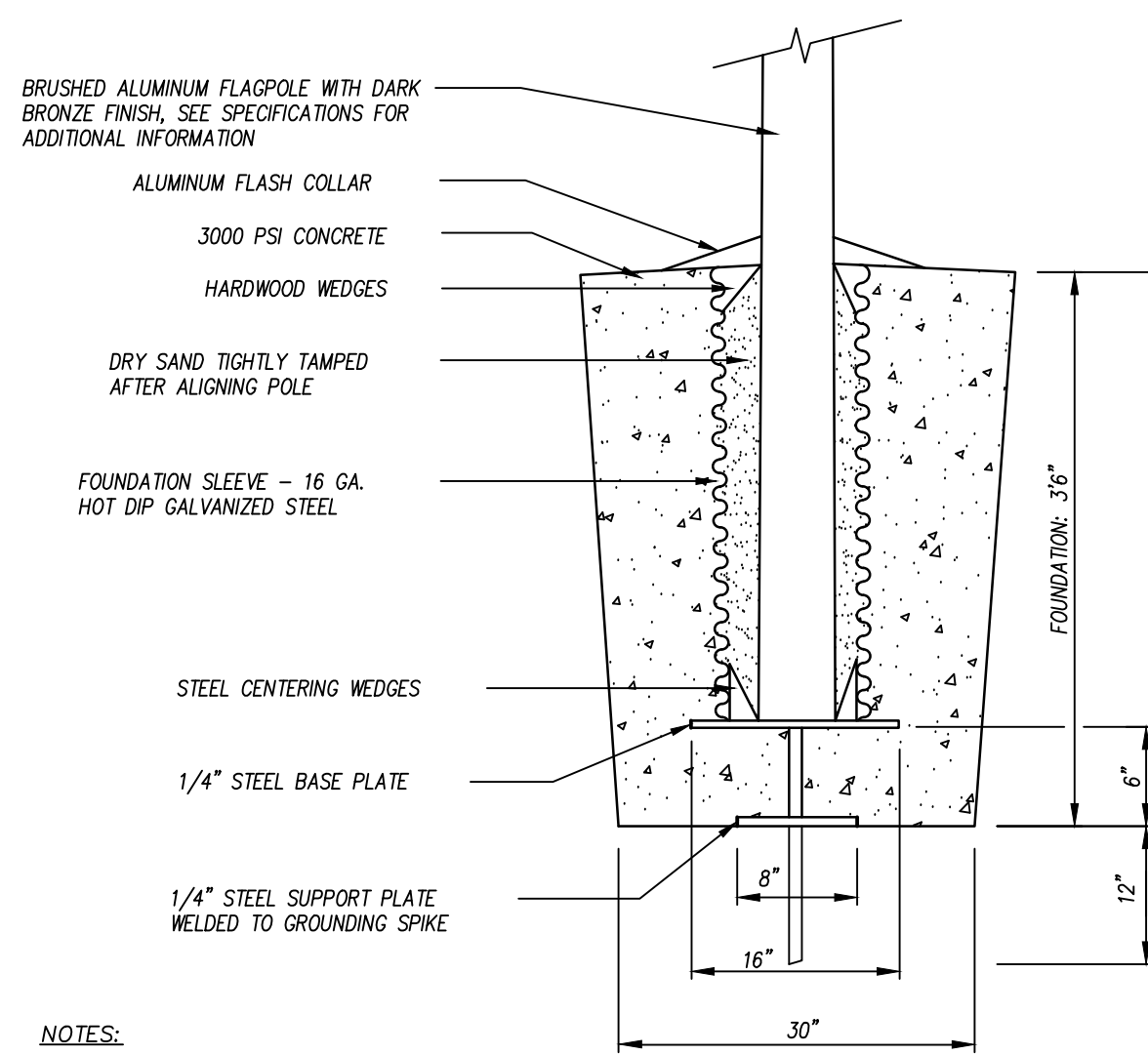
ACCESSIBLE PARKING

N.T.S.



VINYL COATED CHAIN LINK FENCE AND GATE

N.T.S.



NOTES:

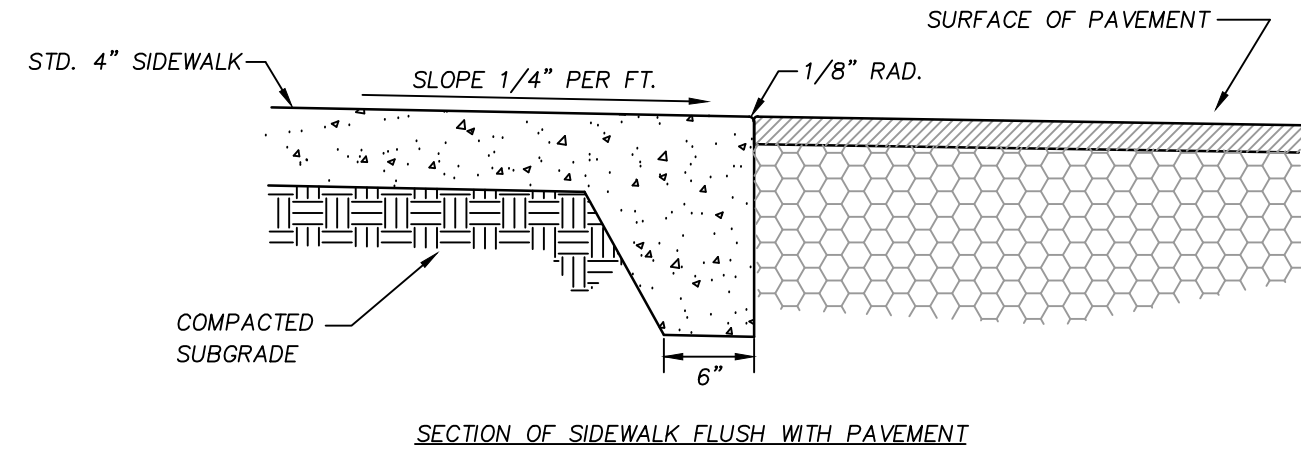
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. FLAGPOLE SHALL BE SEAMLESS, TAPERED ALUMINUM TUBING, DARK BRONZE FINISH. MANUFACTURER'S STANDARD 6" BUTT AND 3-1/2" TOP DIAMETER. PROVIDE COMPLETE WITH INTERNAL CAM GLEAT SYSTEM, INTERNAL HAYLARD, TRUCK, COLLAR AND 8" DIAMETER LED BEACON DOWNLIGHTING. INSTALL PER MANUFACTURER.

FLAG POLE BASE DETAIL

N.T.S.

TYPICAL CONCRETE SIDEWALK FLUSH WITH PAVEMENT

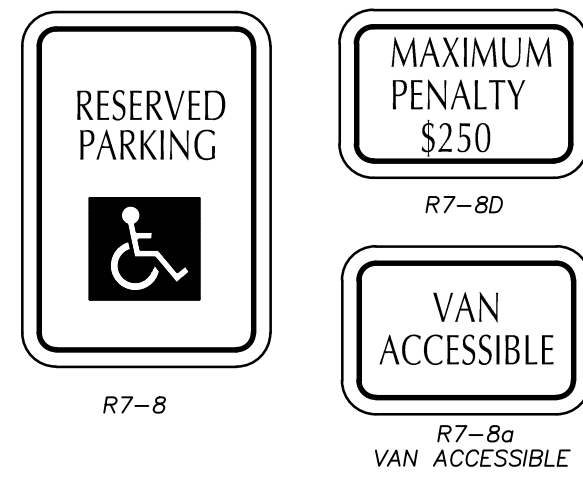
N.T.S.



NOTES:

- DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
- THE RAMP MAY BE YELLOW IN COLOR OR ANY COLOR WITH A 70% CONTRAST RATIO.
- REFER TO NCDOT STANDARD DETAIL 848005 FOR ADDITIONAL INFORMATION.
- RAMP SHALL HAVE BRUSHED SLIP RESISTANT SURFACE.
- ALL CONCRETE SHALL BE 3,000 P.S.I. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS.

ALL SIGNS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SPECIFICATIONS AND REQUIREMENTS



NOTE: MAXIMUM PENALTY (\$250) IS ESTABLISHED BY LEGISLATURE VIA GENERAL STATUTE 20-37.6

REFER TO TOWN OF HOLLY SPRINGS STANDARD DETAIL HS336. SEE SHEET C-8.3

CLH DESIGN
 CLH Design, PA
 400 Regency Forest Dr.
 Suite 120
 Cary, NC 27518
 Phone: 919.319.6716
 Fax: 919.319.7516
 LA: C-106 PE: C-1595

PRELIMINARY PLANS
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 CONSTRUCTION

TOWN OF HOLLY SPRINGS, NC
 TONS PROJECT NO. 23-013
CASS HOLT ROAD PARK
 5508 & 5420 CASS HOLT ROAD,
 HOLLY SPRINGS, NC 27540

REVISIONS	DATE	DESCRIPTION
NO.		

DESIGNED BY: ZP,RW
 DRAWN BY: RW,AH
 DATE: 08-MARCH-24
 CLH PROJECT NO: 22-196
 FILE:

STAKING DETAILS

C-8.0

UB 24-2 Specifications 24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the tree (linear planting style).

- A. Materials**
- The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 as manufactured by Deep Root Barriers, L.P. 91 London St., #4 San Francisco, CA (800-488-7666), or approved equal. The barrier shall be black, Injection Molded Polypropylene, (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (152.4mm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.5mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs. (See Detail "A")

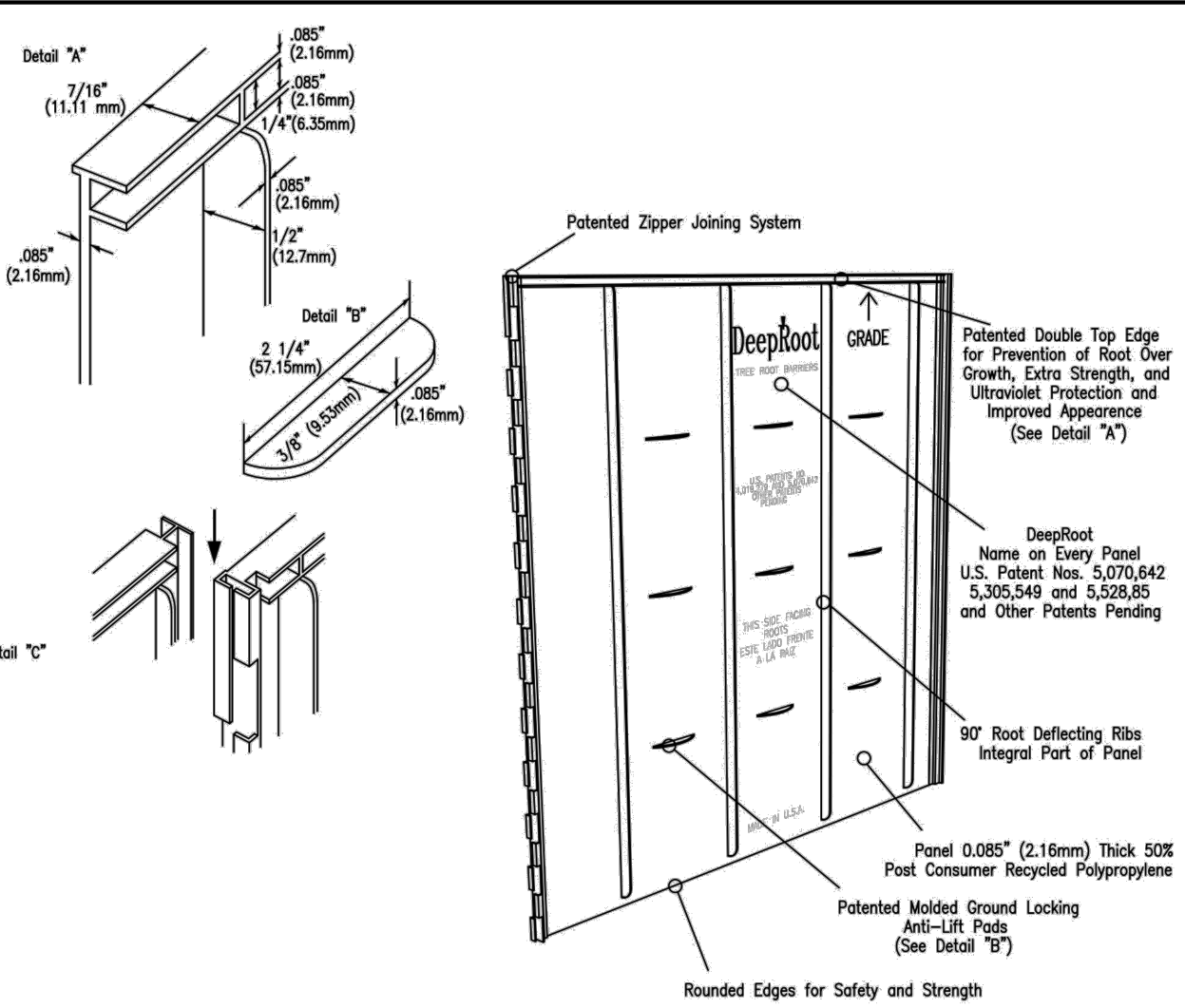
A minimum of 9 Anti-Jolt Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.5mm) from the panel. The nine ground locks on each panel shall be placed equidistant between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An Integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

2. The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value	Copy/Supplier
Tensile strength @ yield - Wall	D638	2,354 PSI	
Tensile strength @ yield - Ridge	D638	2,944 PSI	
Yield elongation - Wall	D638	7.44%	
Yield elongation - Ridge	D638	7.01%	
Flexural Modulus	D790B	119,625 PSI	
Modulus and Impact - Wall	D256A	2.8 (ft-lb)	
Impact Resistance - Wall	D256A	84.4	

- B. Construction and Installation**
- The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing towards the tree root and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or placed in a linear fashion and placed along the adjacent hardscape.
 - Excavation and soil preparation shall conform to the Drawings.



DRAWING NOT TO SCALE

STANDARD ROOT GUARD

STANDARD DETAIL NUMBER: H8817
DATE: 10/24/20
REVISIONS:



TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD ROOT GUARD INSTALLATION

STANDARD DETAIL NUMBER: H8816
DATE: 12/27/19
REVISIONS:



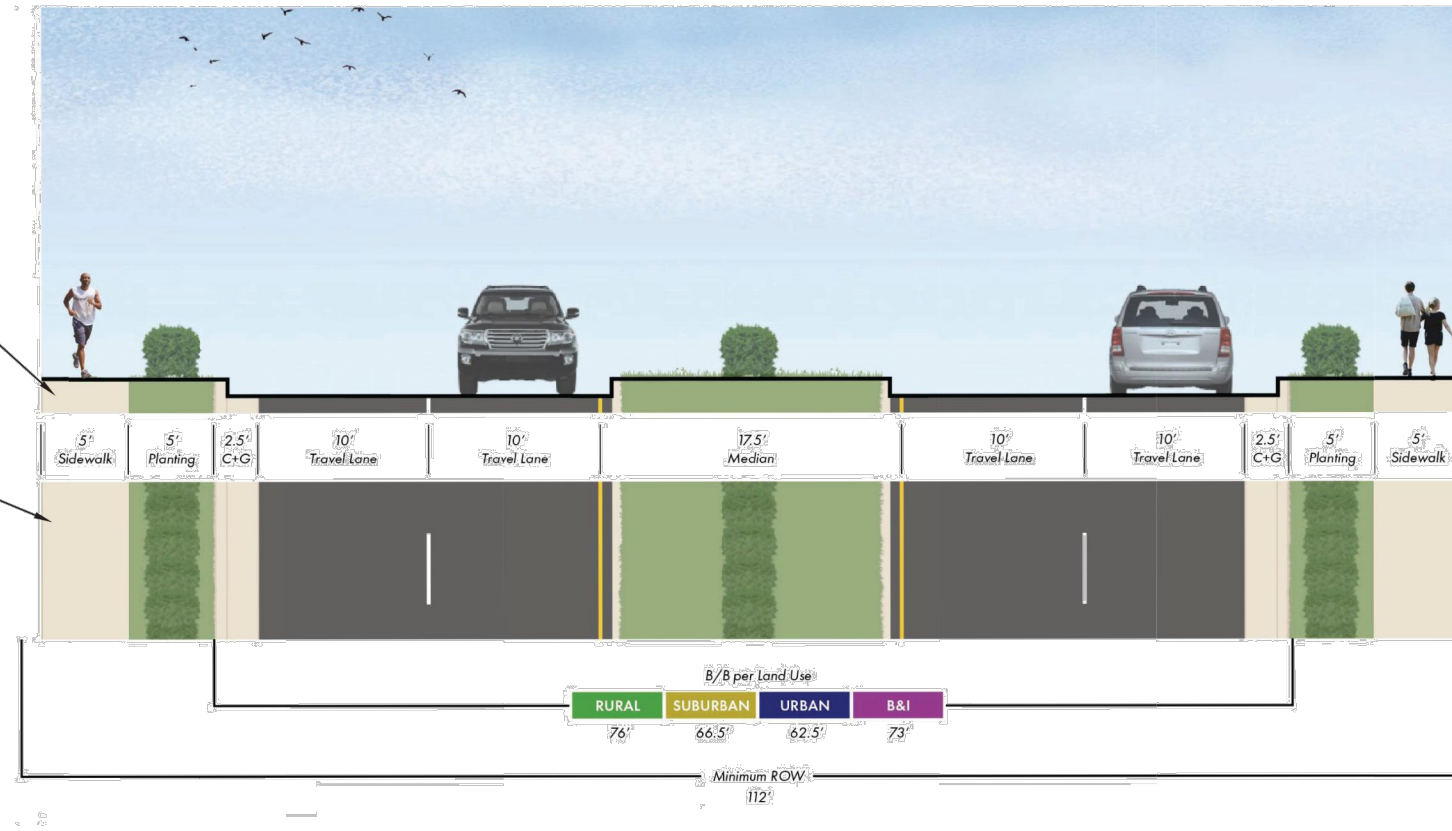
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

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)

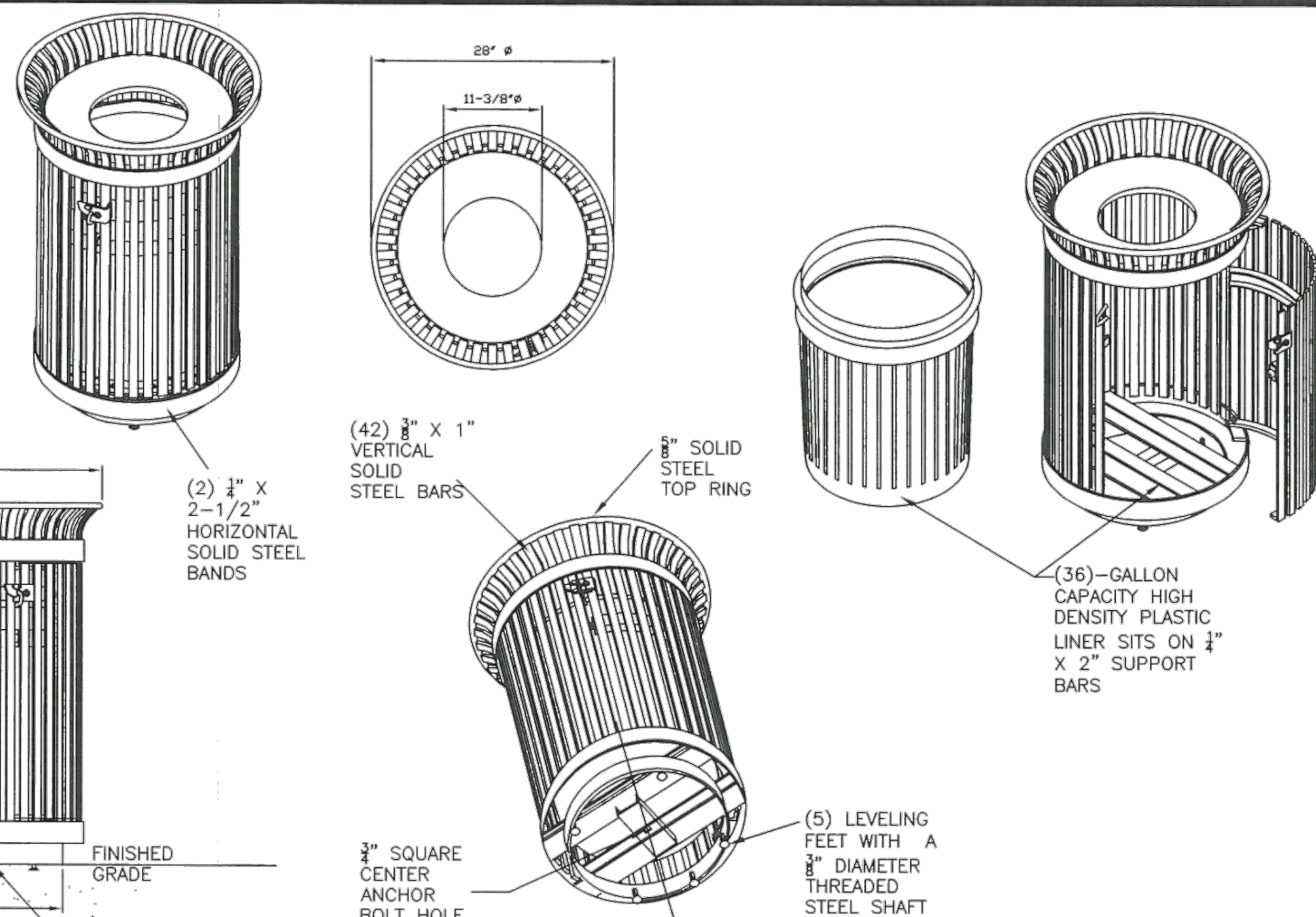
Design Elements	Element Included	Minimum Dimension	Land Use Character Area			
			Rural	Suburban	Urban	Business & Industrial
Right-of-Way (ROW)	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb (B/B)	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
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	-	-	-	-	-
Sidewalk	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 I for cross-section elements to be included for a given project.

The Network Visualized 124

PRELIMINARY PLANS
FOR REVIEW ONLY
DO NOT USE FOR
CONSTRUCTION

TOWN OF HOLLY SPRINGS, NC
TOWNSHIP PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540



- NOTES:**
- ALL STEEL COMPONENTS TO BE POWDER-COATED TO PREVENT RUST
 - TRASH ENCLOSURE TO BE PERMANENTLY AFFIXED TO THE GROUND WITH ANCHOR BOLTS
 - VICTOR STANLEY SD-42 IRONSTES SERIES 36 GALLON SIDE-DOOR-OPENING LITTER RECEPTACLE OR SIMILAR WITH DOME LID
 - TRASH CANS SHALL BE STANDARD BLACK AND RECYCLING CANS SHALL BE STANDARD BLUE WITH RECYCLE BAND DECAL

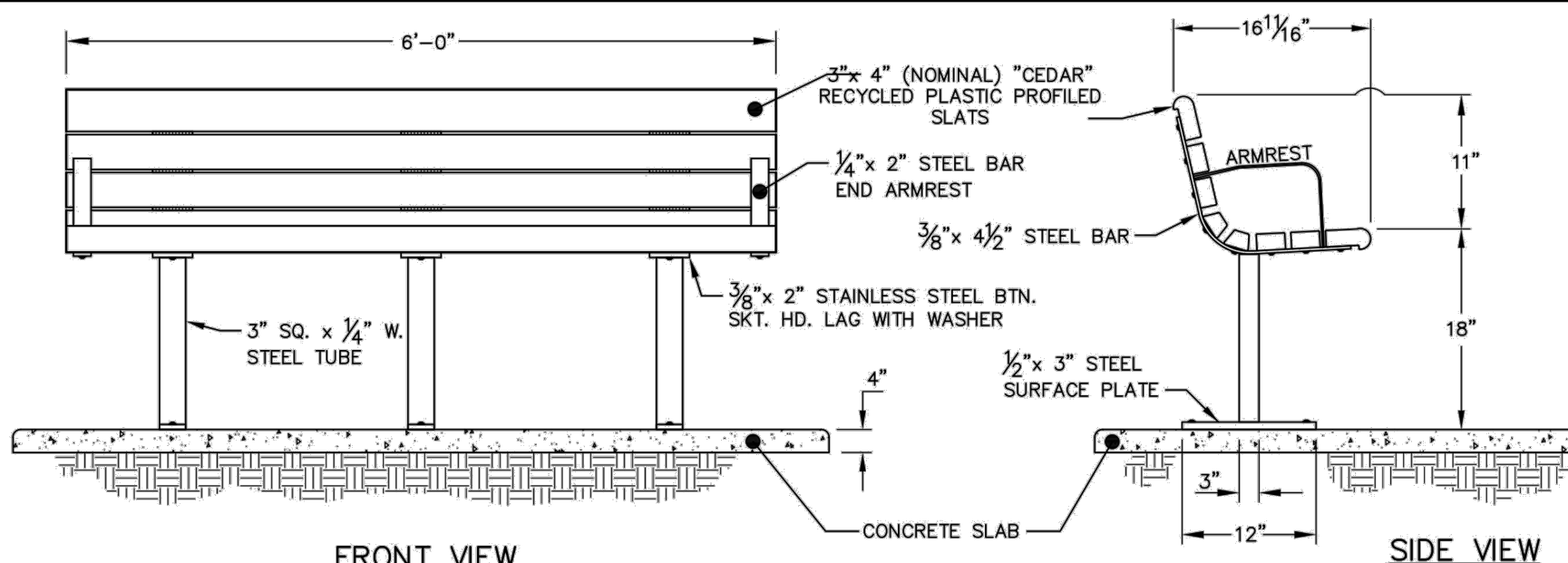
DRAWING NOT TO SCALE

METAL TRASH AND RECYCLING CANS

STANDARD DETAIL NUMBER: H8010
DATE: 10/24/20
REVISIONS:



TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



- NOTES:**
- ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED WITH BLACK POLYESTER POWDER COATING.
 - DuMor PRODUCT OR EQUIVALENT.

STANDARD BENCH

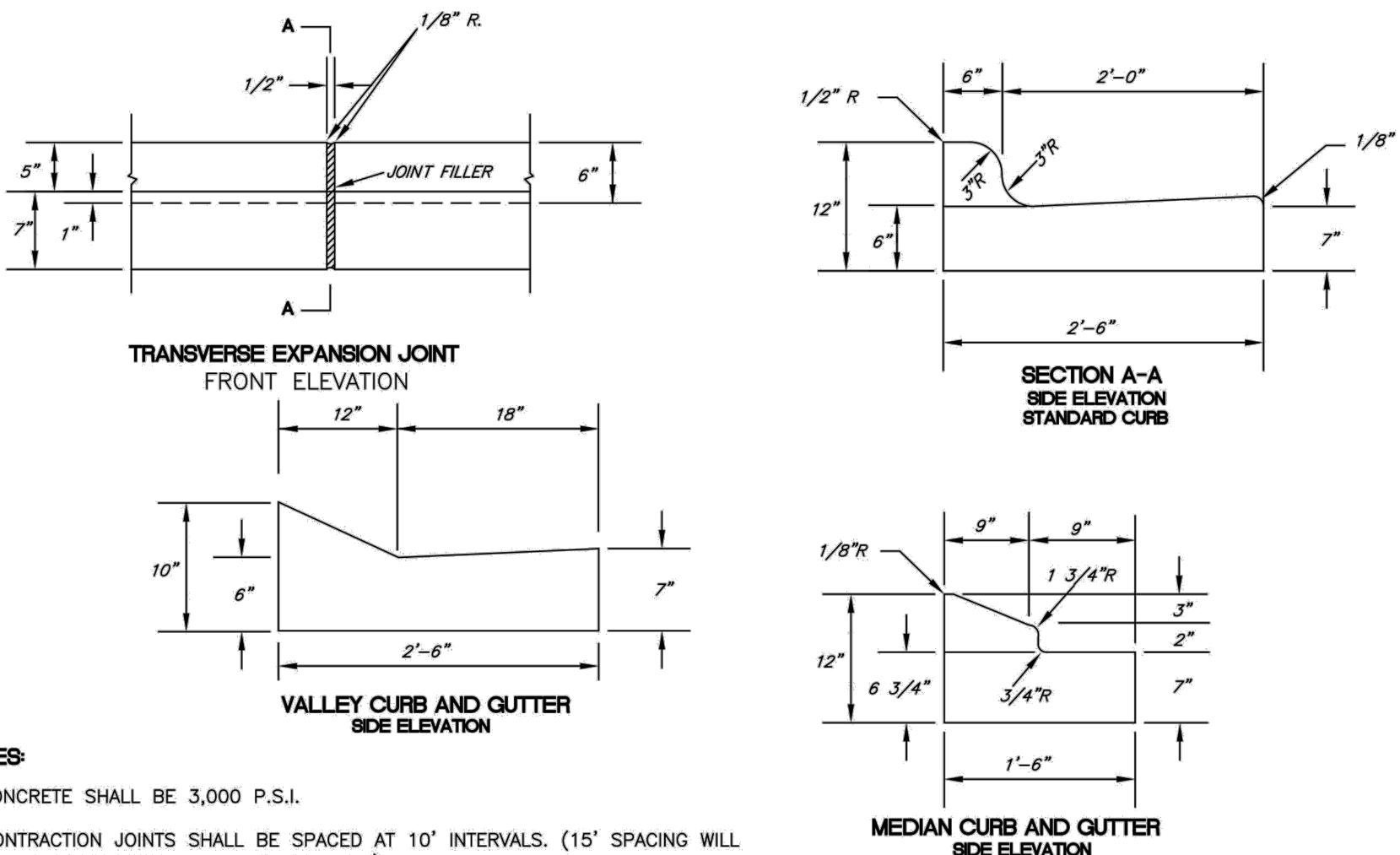
DRAWING NOT TO SCALE

GREENWAY BENCH

STANDARD DETAIL NUMBER: H8013
DATE: 10/28/20
REVISIONS:



TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



- NOTES:**
- CONCRETE SHALL BE 3,000 P.S.I.
 - CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
 - REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
 - MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

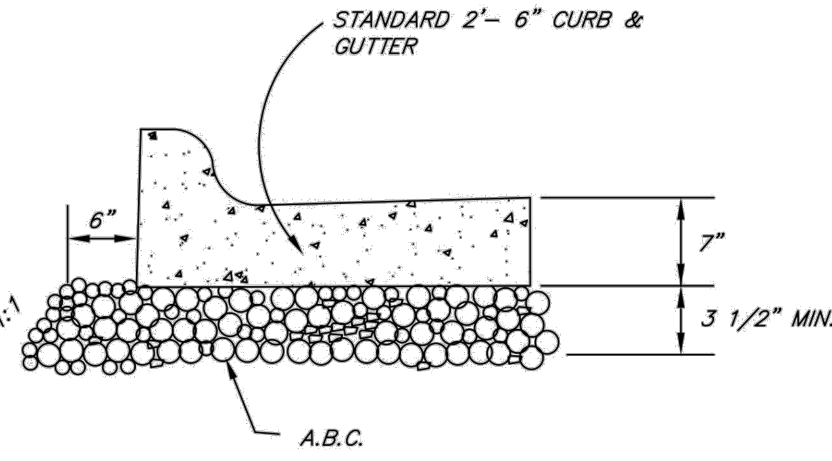
DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER

STANDARD DETAIL NUMBER: H8321
DATE: 2/28/20
REVISIONS:



TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



- NOTES:**
- STONE IS REQUIRED UNDER ALL TYPES OF CURB AND GUTTER ON STREETS
 - STONE IS NOT REQUIRED ON PARKING LOTS

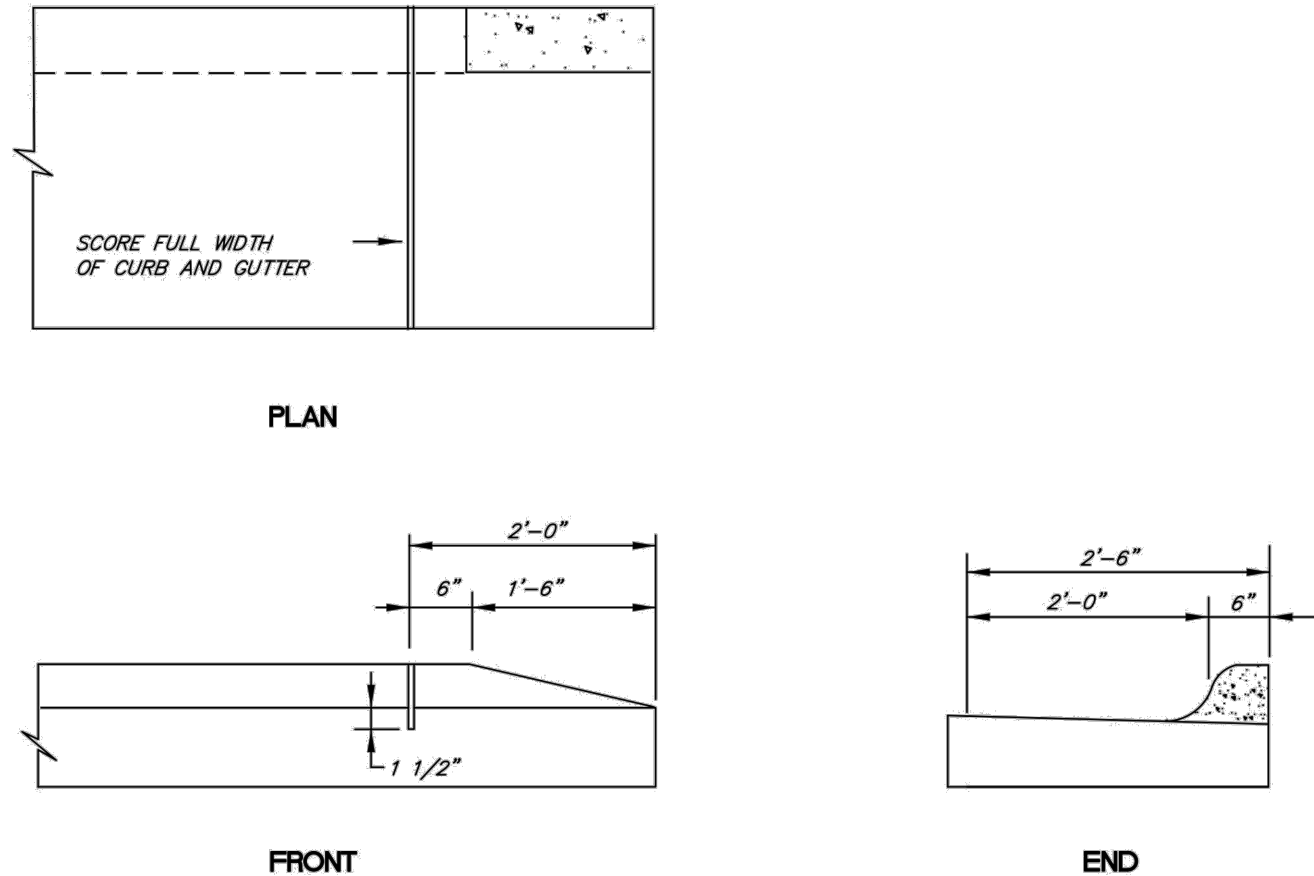
DRAWING NOT TO SCALE

A.B.C. UNDER CURB AND GUTTER

STANDARD DETAIL NUMBER: H8322
DATE: 2/28/20
REVISIONS:



TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

STANDARD METHOD OF ENDING CURB AND GUTTER

STANDARD DETAIL NUMBER: H8323
DATE: 2/28/20
REVISIONS:

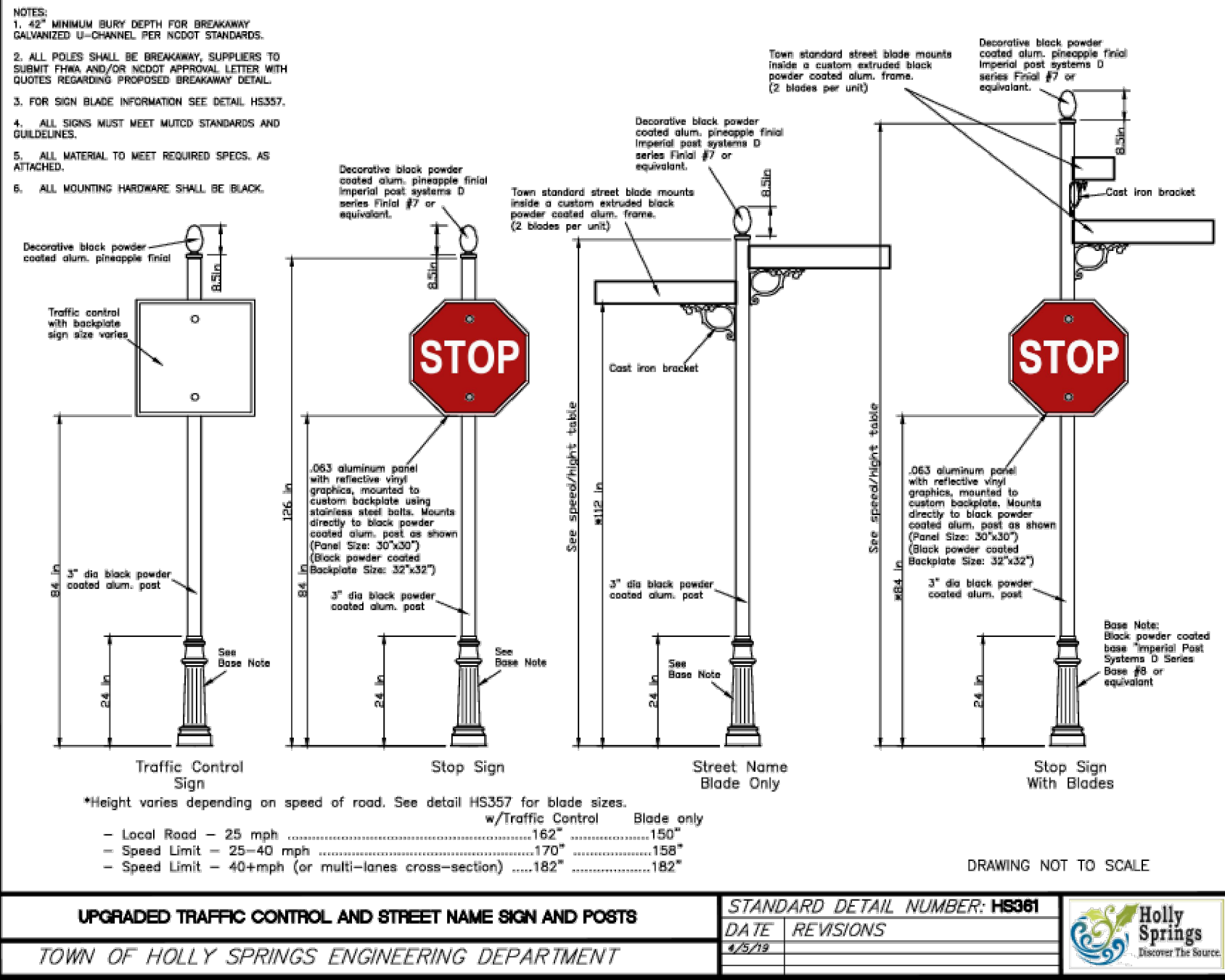


TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

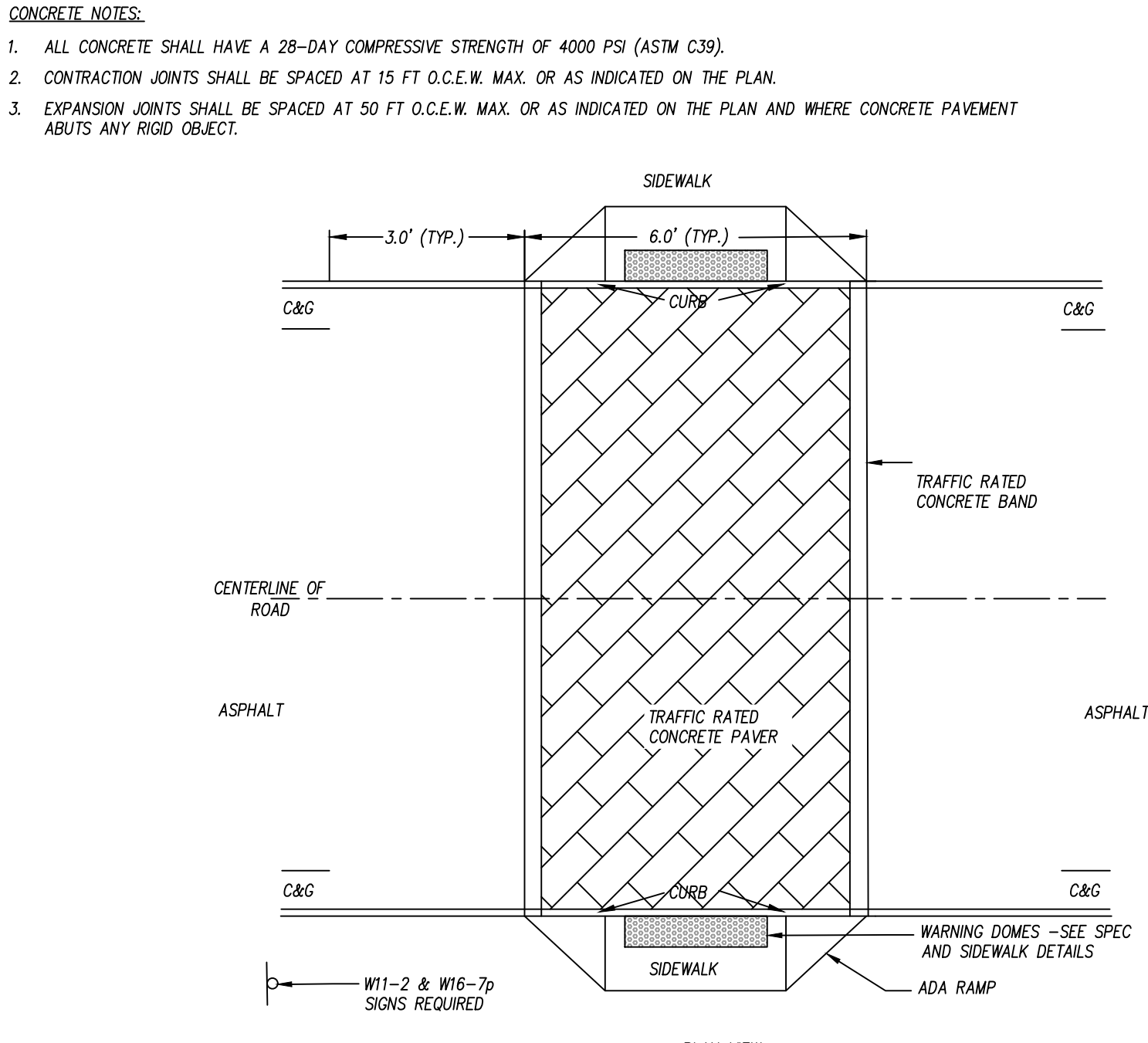
STAKING DETAILS

C-8.2



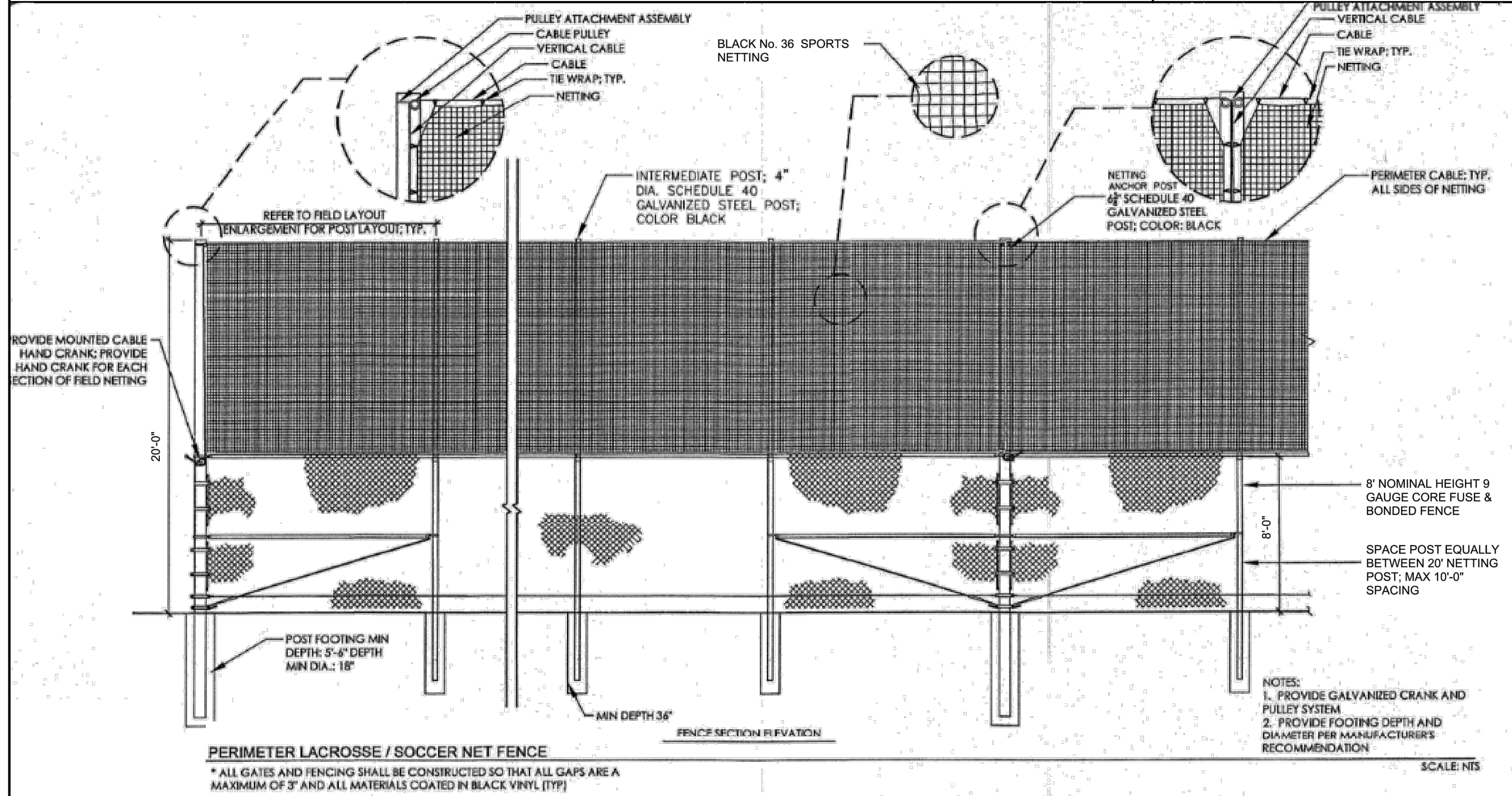
TOWN OF HOLLY SPRINGS STANDARD DETAIL

N.T.S.



PEDESTRIAN CROSSWALK DETAIL

N.T.S.



CLH
DESIGN

CLH Design, PA
400 Regency Forest Dr.
Suite 120
Cary, NC 27518
Phone: 919.319.6716
Fax: 919.319.7516
LA: C-106 PE: C-1595

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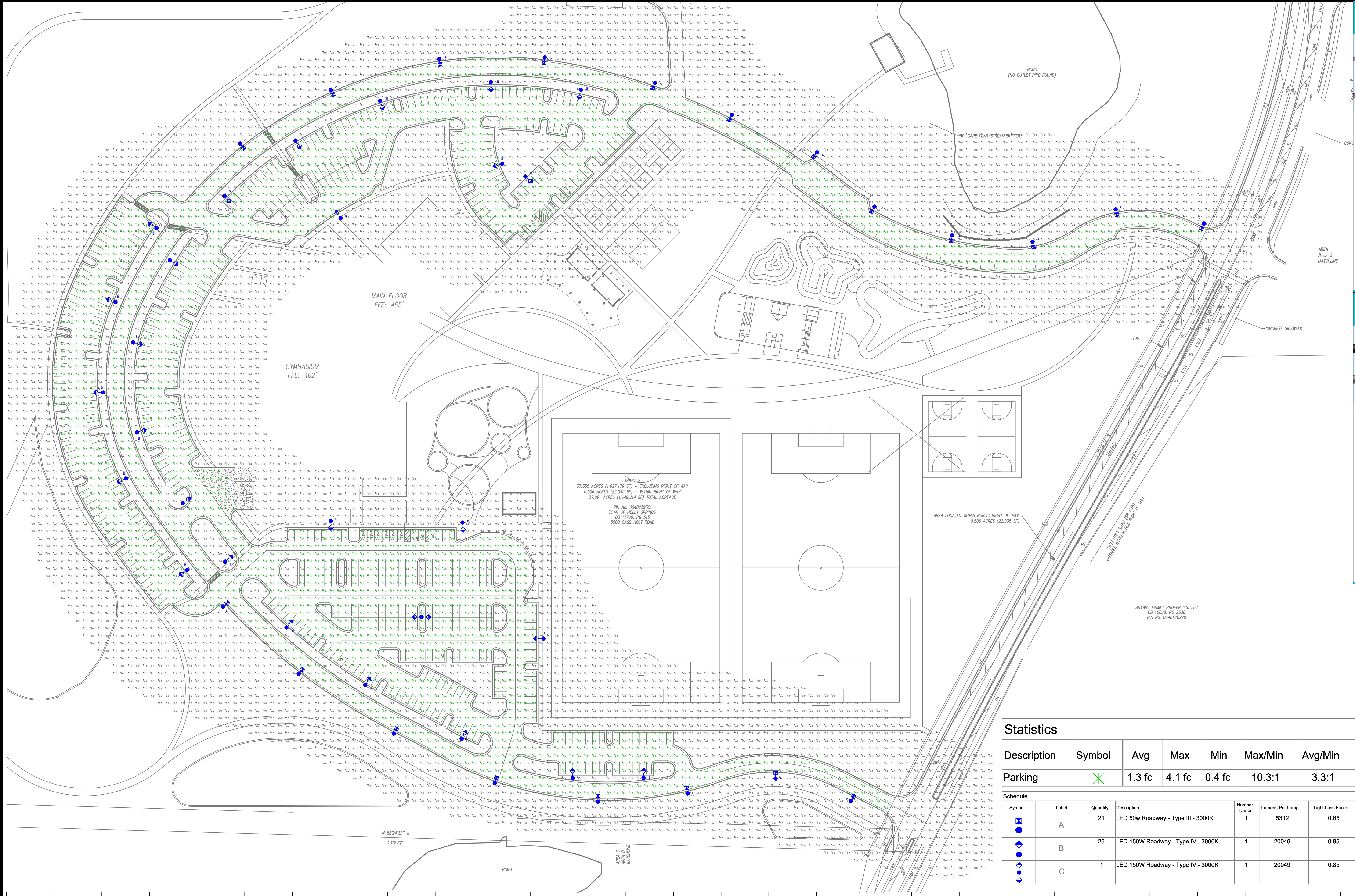
TOWN OF HOLLY SPRINGS, NC
TOWNS PROJECT NO. 23-013
CASS HOLT ROAD PARK
5508 & 5420 CASS HOLT ROAD,
HOLLY SPRINGS, NC 27540

REVISIONS	DESCRIPTION	
	DATE	
NO.		

DESIGNED BY: ZP,RW
DRAWN BY: RW,AH
DATE: 08-MARCH-24
CLH PROJECT NO: 22-196
FILE:

STAKING DETAILS

C-8.3



Outdoor Lighting

ROADWAY LED
(Meets Dark Sky Criteria)

Light source: LED (white)

Wattage: 150 | 150 | 220 | 280 watts

Light pattern:IESNA Type III | Type IV (forward throw)

IESNA self classification:IESNA E13

BUG rating:
Type III = E13003 (110W), E13003 (150W), E13004 (220W/280W)
Type IV = E13003 (110W), E13004 (150W), E13005 (280W)

Color temperature: 3,000K | 4,000K

POLE AVAILABLE

Fiber optic

Wood

Metal (special conditions)

MOUNTING HEIGHT

25', 30', 35'

25', 30', 35'

25', 30', 35'

COLOR

Gray (Black additional cost)

Standard

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 000000@duke-energy.com.

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DUKE ENERGY
PROGRESS

ILLUMINATING THE FUTURE

Outdoor Lighting

MICRO LED ROADWAY
(Meets Dark Sky Criteria)

Light source: LED (white)

Wattage: 50 watts, 70 watts

Lumens: 5,232 - 8,170

Light pattern:IESNA Type II, III, V

IESNA self classification:Floodcutoff

BUG rating: Type II = E11002 (50w)
Type III = E11003 (70w)
Type V = E11001 (50w only)

Color temperature: 3,000K

POLE AVAILABLE

Fiber optic

Wood

Metal (special conditions)

MOUNTING HEIGHT

25', 30', 35'

25', 30', 35'

25', 30', 35'

COLOR

Gray (Black additional cost)

Standard

Galvanized

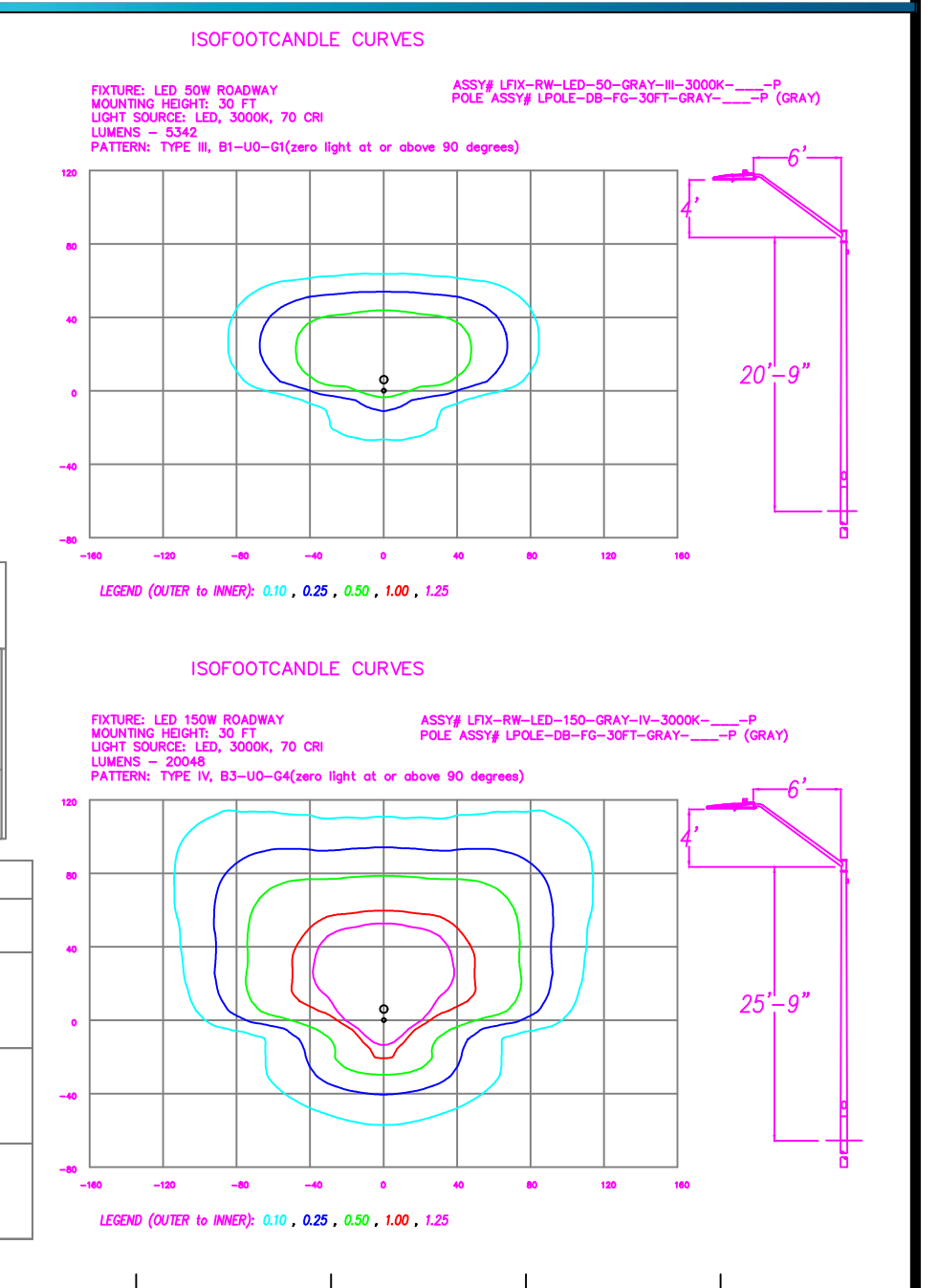
FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

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DUKE ENERGY
PROGRESS

ILLUMINATING THE FUTURE



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	1.3 fc	4.1 fc	0.4 fc	10.3:1	3.3:1
Schedule						
Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
●	A	21	LED 50w Roadway - Type III - 3000K	1	5312	0.85
◆	B	26	LED 150W Roadway - Type IV - 3000K	1	20049	0.85
◆	C	1	LED 150W Roadway - Type IV - 3000K	1	20049	0.85

NO.

DATE

REVISION

BY

0

0.5

1.0

2.0

3.0

4.0

DISTANCE CALIBRATION (INCHES)

DUKE ENERGY
PROGRESS

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CASS HOLT PARK

Holly Springs, NC

SITE LIGHTING ARRANGEMENT

Designed by

Reviewed by N. Johnson

Date 11/02/2023

Description LED Roadway

DUKE ENERGY PROGRESS LIGHTING SOLUTIONS

Scale 1" = 60'

Size Drawing size "D"

Drawing No. 23-0453A

Sht. 1 OF 1

Cass Holt Road Park

Holly Springs,NC

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
BA1-BA2	50'	50'	2	TLC-LED-1200	2.34 kW	E
P1, P3	50'	50'	2	TLC-LED-550	1.08 kW	C
P2	50'	50'	4	TLC-LED-550	2.16 kW	C
P4-P5	40'	40'	2	TLC-LED-550	1.08 kW	D
P6	50'	50'	2	TLC-LED-550	1.08 kW	F
P7	50'	50'	1	TLC-LED-900	0.89 kW	F
		50'	1	TLC-LED-1200	1.17 kW	F
P8	50'	50'	2	TLC-LED-900	1.78 kW	F
		50'	4	TLC-LED-900	3.55 kW	F
P9	50'	50'	3	TLC-LED-900	2.65 kW	F
P10-P11	50'	50'	2	TLC-LED-1200	2.34 kW	F
S1-S2	70'	70'	3	TLC-LED-1200	3.51 kW	A
S3	90'	70'	2	TLC-LED-1500	2.82 kW	A
		90'	5	TLC-LED-1500	7.05 kW	A
S4	90'	90'	5	TLC-LED-1500	7.05 kW	B
		90'	5	TLC-LED-1500	7.05 kW	A
S5-S6	70'	70'	3	TLC-LED-1200	3.51 kW	B
		70'	2	TLC-LED-1500	2.82 kW	B
			73		80.48 kW	

Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Soccer 1	26.76 kW	20
B	Soccer 2	26.76 kW	20
C	Pickleball	4.32 kW	8
D	Volleyball	2.16 kW	4
E	Basketball	4.68 kW	4
F	All Wheels Park	15.8 kW	17

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1200	LED 5700K - 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	21
TLC-LED-900	LED 5700K - 75 CRI	880W	104,000	>120,000	>120,000	>120,000	3
TLC-LED-1500	LED 5700K - 75 CRI	1410W	181,000	>120,000	>120,000	>120,000	28
TLC-LED-550	LED 5700K - 75 CRI	540W	67,000	>120,000	>120,000	>120,000	14
TLC-LED-900	LED 5700K - 75 CRI	890W	89,600	>120,000	>120,000	>120,000	7

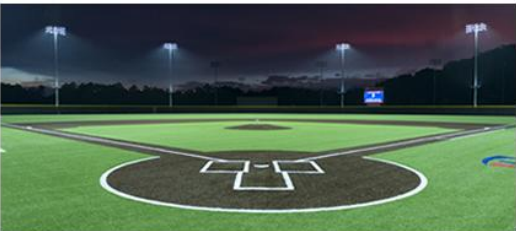
Single Luminaire Amperage Draw Chart								
Driver (.90 min power factor)		Max Line Amperage Per Luminaire						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)	
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0	
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3	
TLC-LED-1500	8.4	7.9	7.3	6.3	5.0	4.6	3.6	
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4	

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
All Wheels Park	Horizontal Illuminance	33.2	22	49	2.23	1.51	F	17
Basketball	Horizontal Illuminance	30.2	20	37	1.87	1.51	E	4
Pickleball	Horizontal Illuminance	32.9	27	41	1.52	1.22	C	8
Soccer - ALL	Horizontal	34.3	28	42	1.51	1.23	A,B	40
Soccer 1	Horizontal Illuminance	33	28	38	1.36	1.18	A	20
Soccer 2	Horizontal Illuminance	32.6	28	38	1.37	1.16	B	20
Volleyball	Horizontal Illuminance	33.2	28	36	1.32	1.18	D	4
Zero Grid	Horizontal	8.26	0	45	0.00		A,B,C,D,E, F	73

ENGINEERED DESIGN By: Logan Schlee - File #217376C - 01-Nov-23

From Hometown to Professional



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EQUIPMENT LIST FOR AREAS SHOWN							
Pole				Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID
2	S1-S2	70'	-	70'	TLC-LED-1500	2	2
				70'	TLC-LED-1200	3	3
1	S3	90'	-	90'	TLC-LED-1500	10	5
1	S4	90'	-	90'	TLC-LED-1500	10	5
4	TOTALS					30	20

Cass Holt Road Park
Holly Springs, NC

GRID SUMMARY	
Name:	Soccer 1
Size:	360' x 210'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

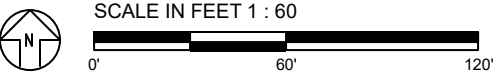
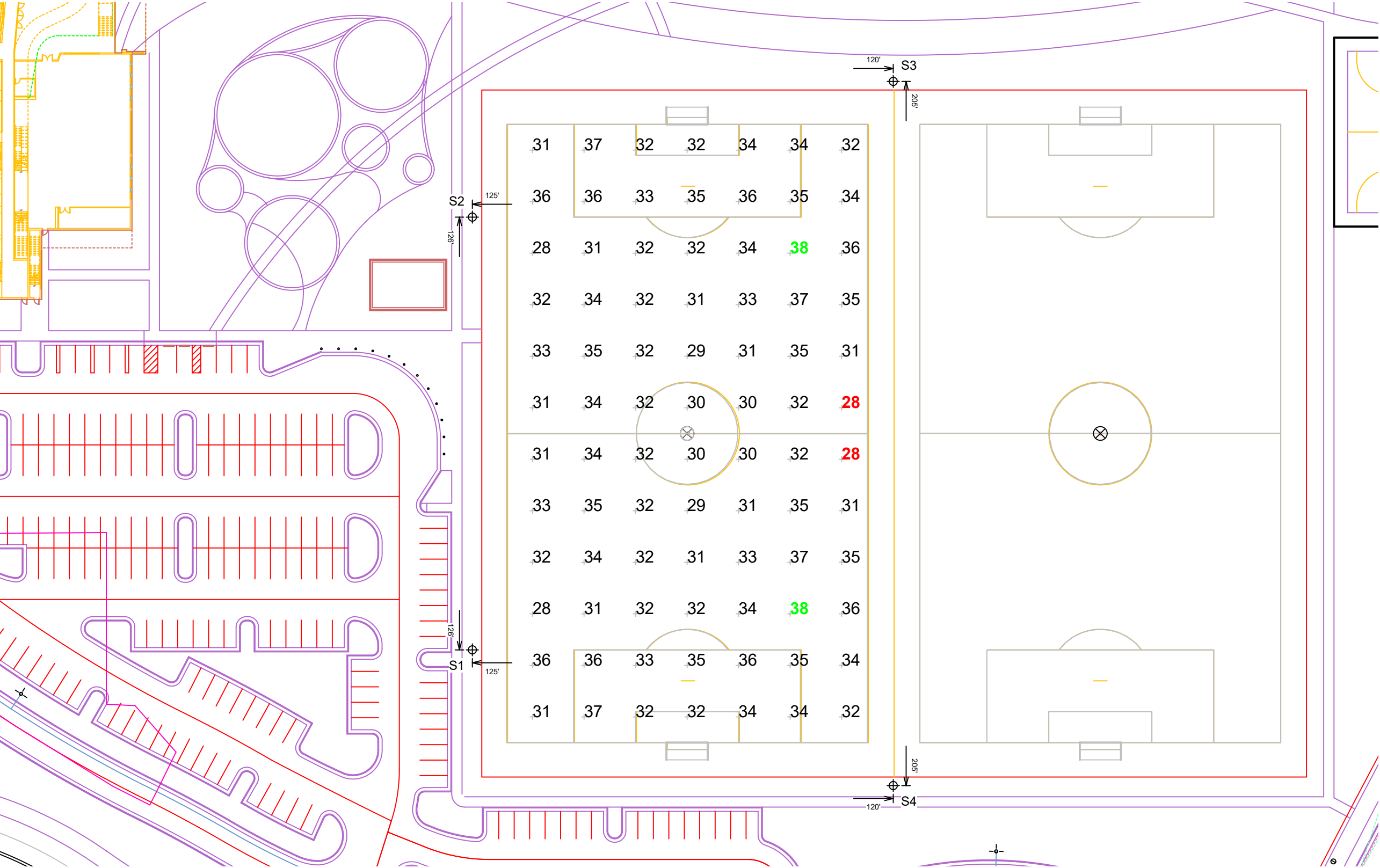
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	30
Scan Average:	32.97
Maximum:	38
Minimum:	28
Avg / Min:	1.18
Guaranteed Max / Min:	2.5
Max / Min:	1.36
UG (adjacent pts):	1.25
CU:	0.72
No. of Points:	84
LUMINAIRE INFORMATION	
Applied Circuits:	A
No. of Luminaires:	20
Total Load:	26.76 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	S3	90'	-	90'	TLC-LED-1500	10	5	5
1	S4	90'	-	90'	TLC-LED-1500	10	5	5
2	S5-S6	70'	-	70'	TLC-LED-1500	2	2	0
				70'	TLC-LED-1200	3	3	0
4	TOTALS					30	20	10

Cass Holt Road Park
Holly Springs, NC

GRID SUMMARY	
Name:	Soccer 2
Size:	360' x 210'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

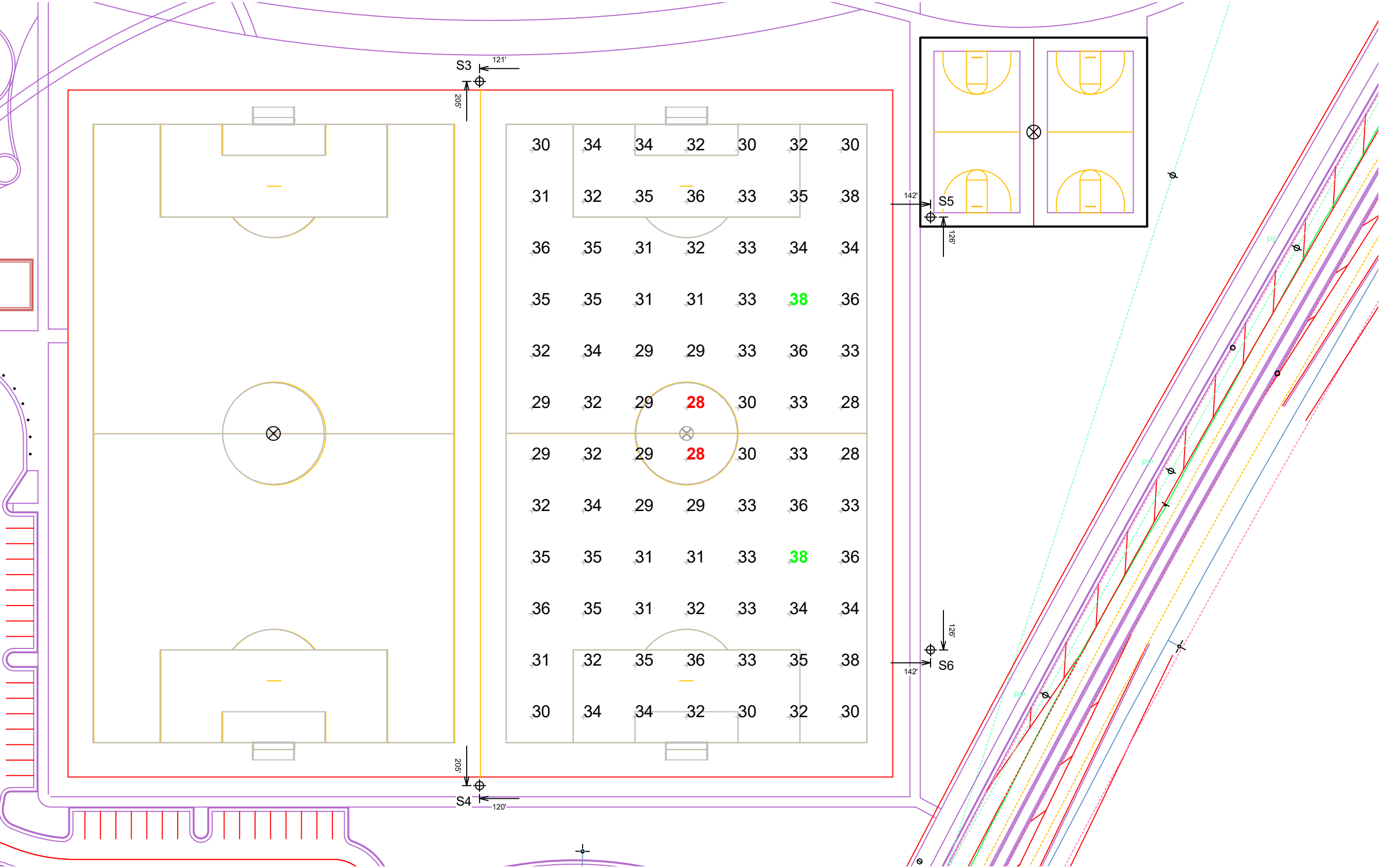
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
	Entire Grid
Guaranteed Average:	30
Scan Average:	32.59
Maximum:	38
Minimum:	28
Avg / Min:	1.18
Guaranteed Max / Min:	2.5
Max / Min:	1.37
UG (adjacent pts):	1.27
CU:	0.71
No. of Points:	84
LUMINAIRE INFORMATION	
Applied Circuits:	B
No. of Luminaires:	20
Total Load:	26.76 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	S1-S2	70'	-	70'	TLC-LED-1200	3	3	0
	S5-S6	70'	-	70'	TLC-LED-1500	2	2	0
1	S3	90'	-	90'	TLC-LED-1500	10	10	0
1	S4	90'	-	90'	TLC-LED-1500	10	10	0
6	TOTALS					40	40	0

Cass Holt Road Park
Holly Springs, NC

GRID SUMMARY	
Name:	Soccer - ALL
Size:	360' x 210'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

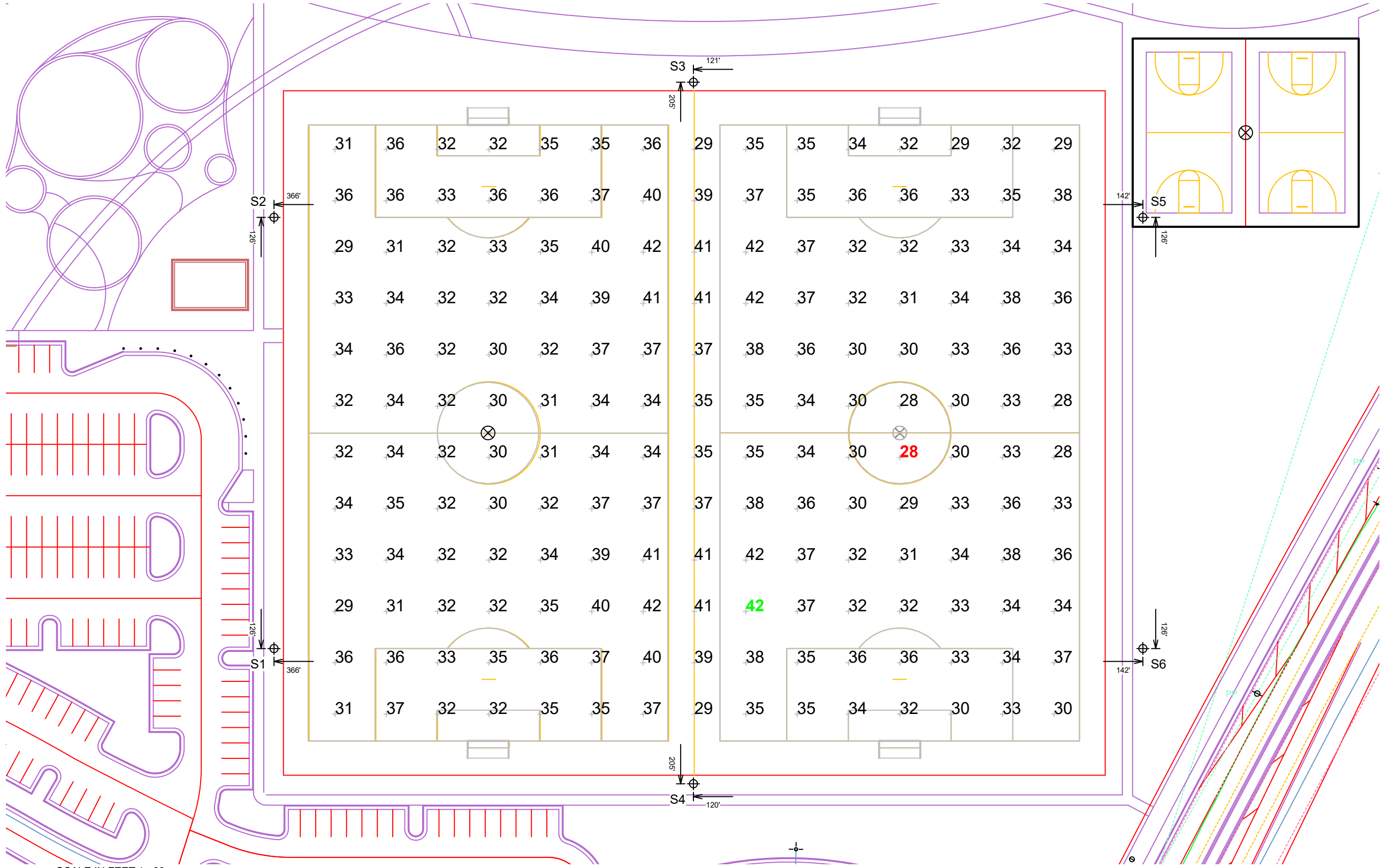
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average:	34.31
Maximum:	42
Minimum:	28
Avg / Min:	1.22
Max / Min:	1.51
UG (adjacent pts):	1.36
CU:	0.80
No. of Points:	180
LUMINAIRE INFORMATION	
Applied Circuits:	A, B
No. of Luminaires:	40
Total Load:	53.52 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	BA1, BA2	50'	-	50'	TLC-LED-1200	2	2	0
2	TOTALS					4	4	0

Cass Holt Road Park
Holly Springs, NC

GRID SUMMARY	
Name:	Basketball
Size:	132' x 110'
Spacing:	15.0' x 15.0'
Height:	3.0' above grade

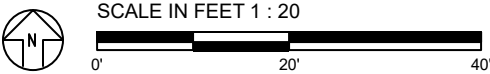
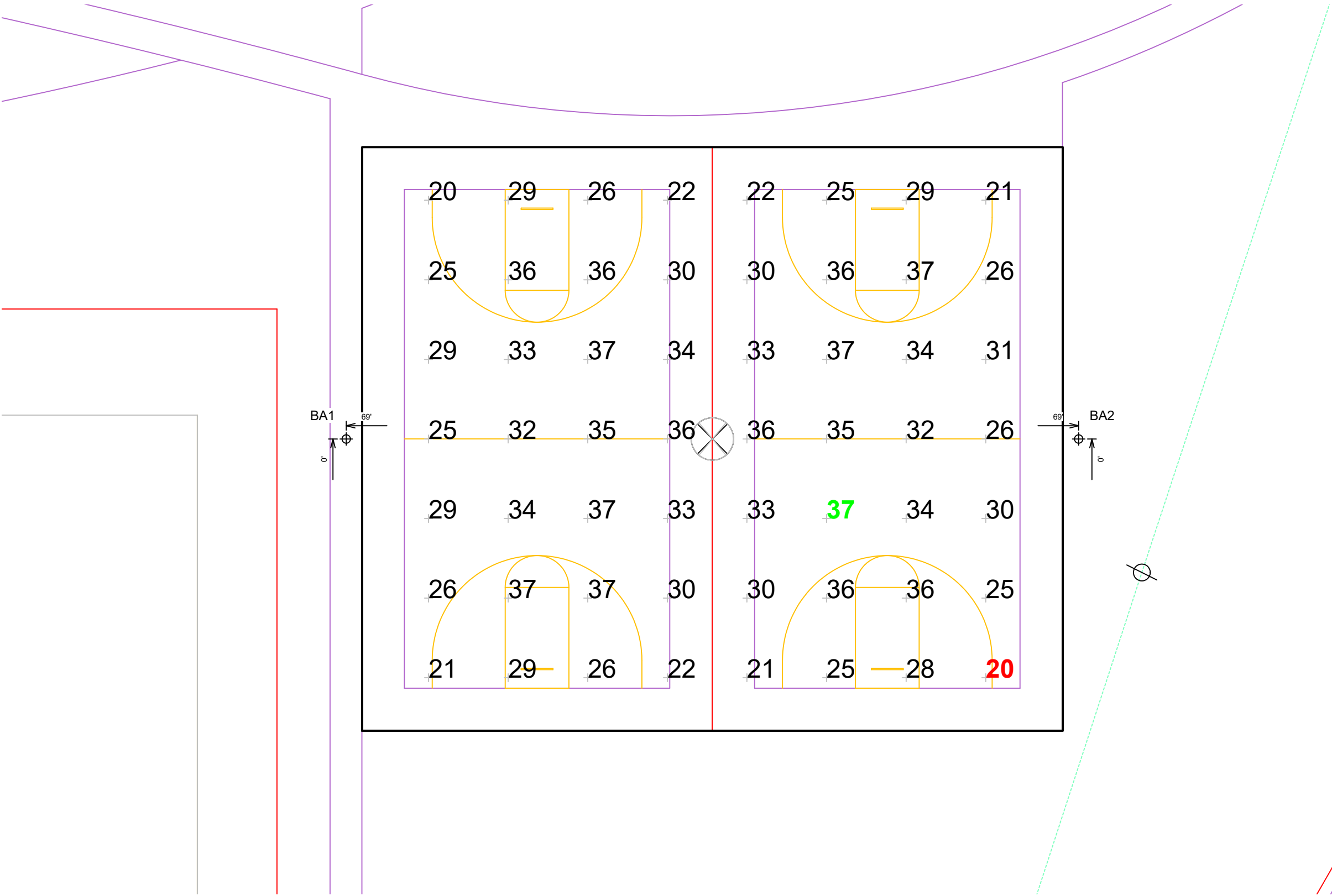
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	25
Scan Average:	30.20
Maximum:	37
Minimum:	20
Avg / Min:	1.51
Guaranteed Max / Min:	3
Max / Min:	1.87
UG (adjacent pts):	1.43
CU:	0.66
No. of Points:	56
LUMINAIRE INFORMATION	
Applied Circuits:	E
No. of Luminaires:	4
Total Load:	4.68 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⦿ dimensions are relative to 0,0 reference point(s) ⊗



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EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	P1, P3	50'	-	50'	TLC-LED-550	2	2	0
1	P2	50'	-	50'	TLC-LED-550	4	4	0
3	TOTALS					8	8	0

Cass Holt Road Park
Holly Springs, NC

GRID SUMMARY	
Name:	Pickleball
Size:	170' x 60'
Spacing:	10.0' x 10.0'
Height:	3.0' above grade

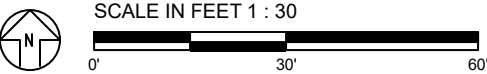
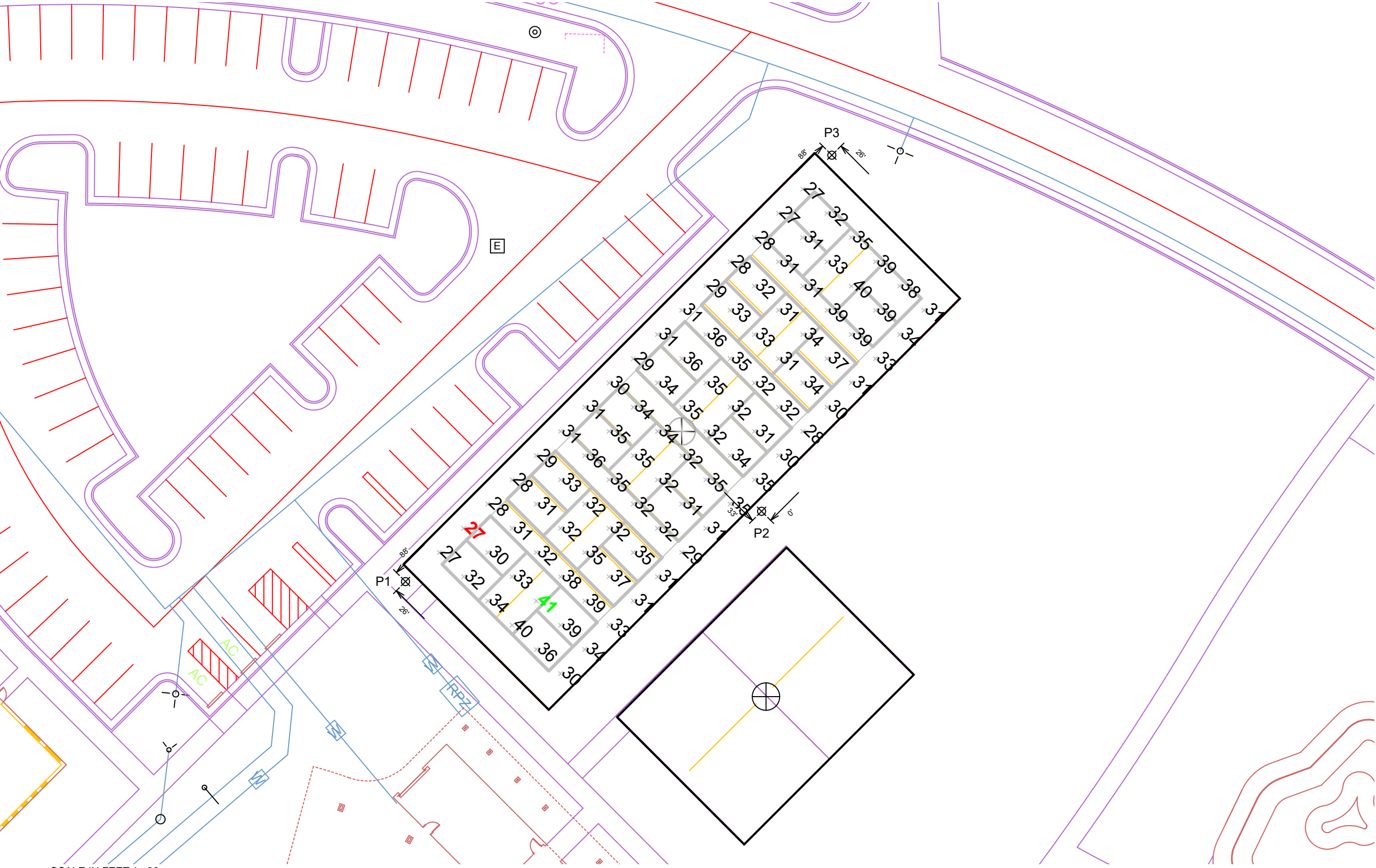
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	30
Scan Average:	32.85
Maximum:	41
Minimum:	27
Avg / Min:	1.22
Guaranteed Max / Min:	2.5
Max / Min:	1.52
UG (adjacent pts):	1.25
CU:	0.58
No. of Points:	96
LUMINAIRE INFORMATION	
Applied Circuits:	C
No. of Luminaires:	8
Total Load:	4.32 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



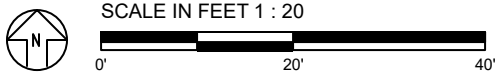
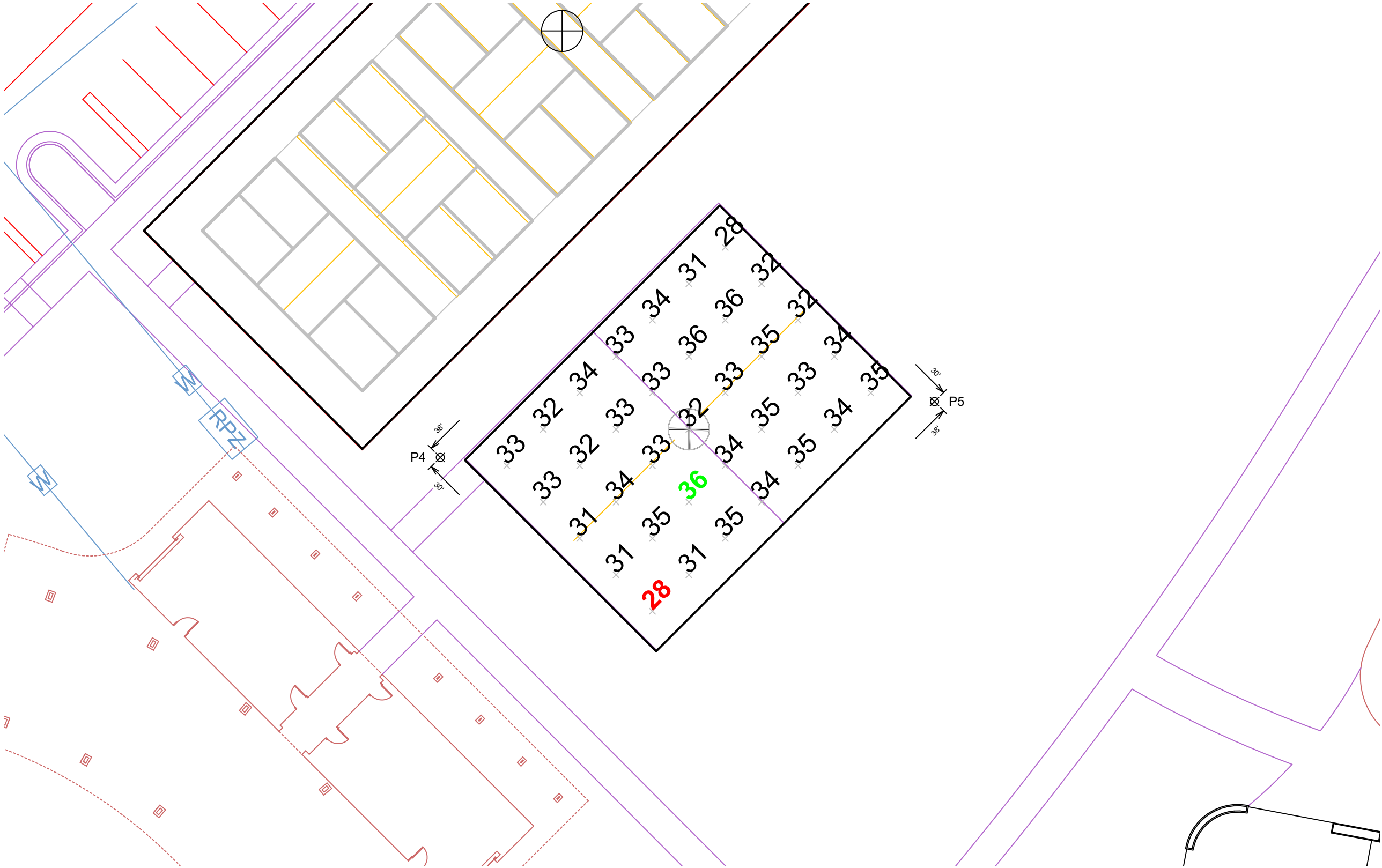
Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	P4-P5	40'	-	40'	TLC-LED-550	2	2	0
2	TOTALS					4	4	0



ENGINEERED DESIGN By: Logan Schlee · File #217376C · 01-Nov-23

Cass Holt Road Park

Holly Springs, NC

GRID SUMMARY	
Name:	Volleyball
Size:	70' x 53'
Spacing:	10.0' x 10.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
	Entire Grid
Guaranteed Average:	25
Scan Average:	33.17
Maximum:	36
Minimum:	28
Avg / Min:	1.21
Guaranteed Max / Min:	3
Max / Min:	1.32
UG (adjacent pts):	1.18
CU:	0.43
No. of Points:	35

LUMINAIRE INFORMATION	
Applied Circuits:	D
No. of Luminaires:	4
Total Load:	2.16 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	P6	50'	-	50'	TLC-LED-900	1	1	0
				50'	TLC-LED-550	2	2	0
1	P7	50'	-	50'	TLC-LED-1200	1	1	0
				50'	TLC-LED-900	2	2	0
1	P8	50'	-	50'	TLC-LED-900	4	4	0
1	P9	50'	-	50'	TLC-LED-900	3	3	0
2	P10-P11	50'	-	50'	TLC-LED-1200	2	2	0
6	TOTALS					17	17	0

Cass Holt Road Park

Holly Springs, NC

GRID SUMMARY

Name: All Wheels Park
Spacing: 10.0' x 10.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Guaranteed Average: 30

Scan Average: 33.16

Maximum: 49

Minimum: 22

Avg / Min: 1.51

Guaranteed Max / Min: 3

Max / Min: 2.23

UG (adjacent pts): 1.49

CU: 0.64

No. of Points: 338

LUMINAIRE INFORMATION

Applied Circuits: F

No. of Luminaires: 17

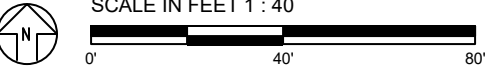
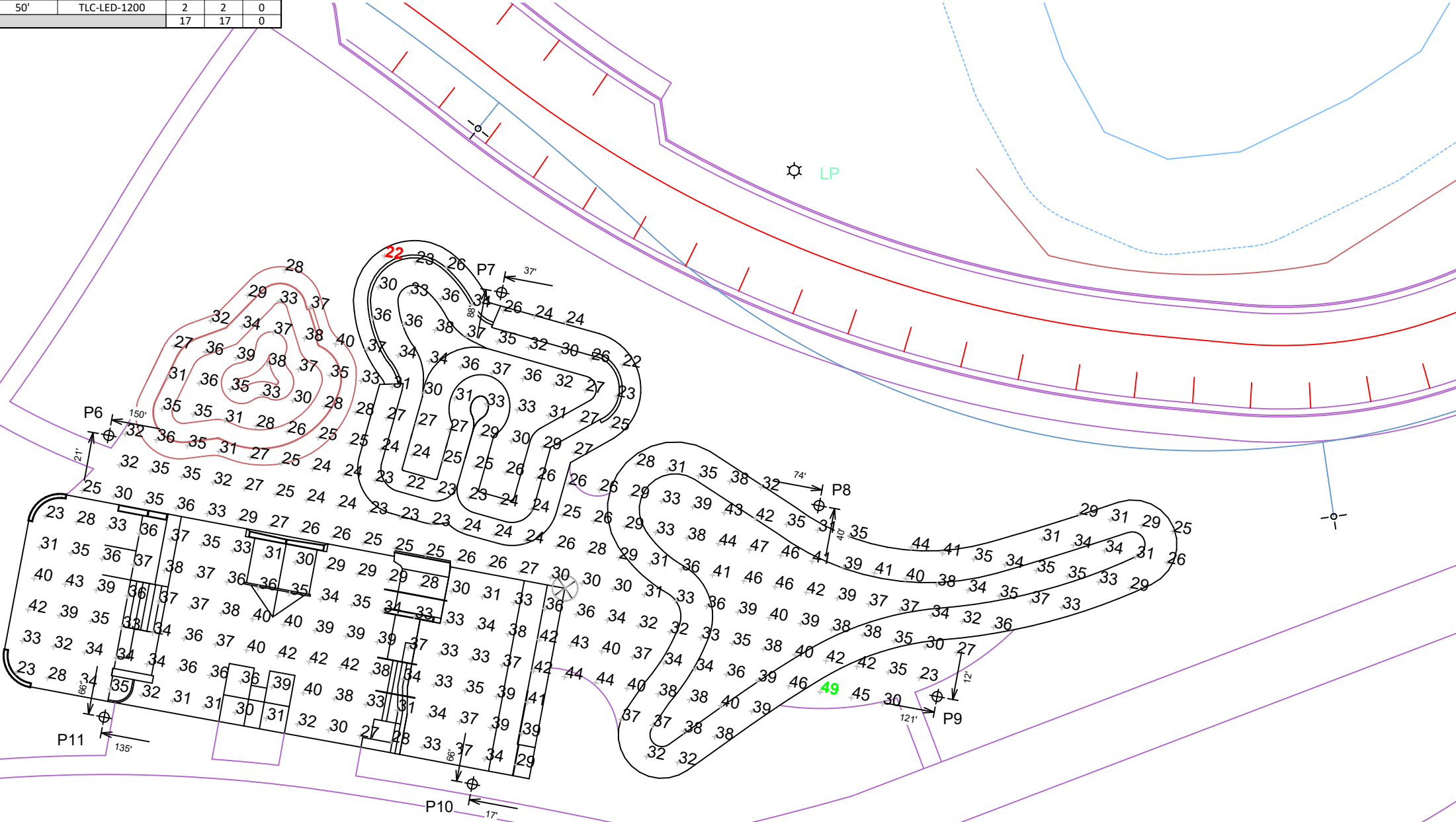
Total Load: 15.8 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

Cass Holt Road Park
Holly Springs, NC

GRID SUMMARY	
Name:	Zero Grid
Spacing:	50.0' x 50.0'
Height:	3.0' above grade

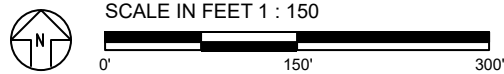
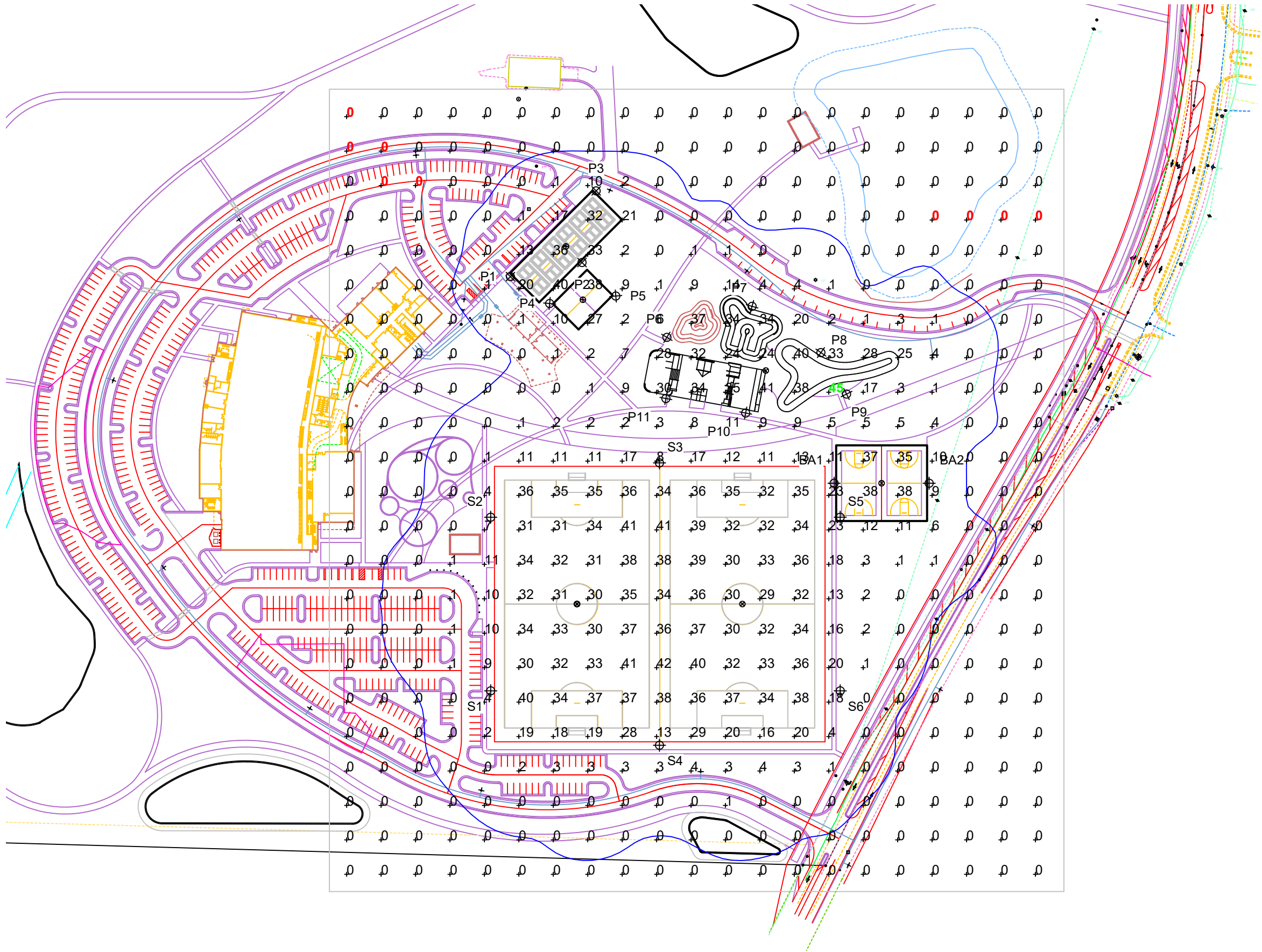
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average:	8.26
Maximum:	45
Minimum:	0
Avg / Min:	-
Max / Min:	-
UG (adjacent pts):	3923.89
CU:	0.99
No. of Points:	483
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D, E, F
No. of Luminaires:	73
Total Load:	80.48 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗



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ILLUMINATION SUMMARY

Cass Holt Road Park
Holly Springs, NC

EQUIPMENT LAYOUT

INCLUDES:

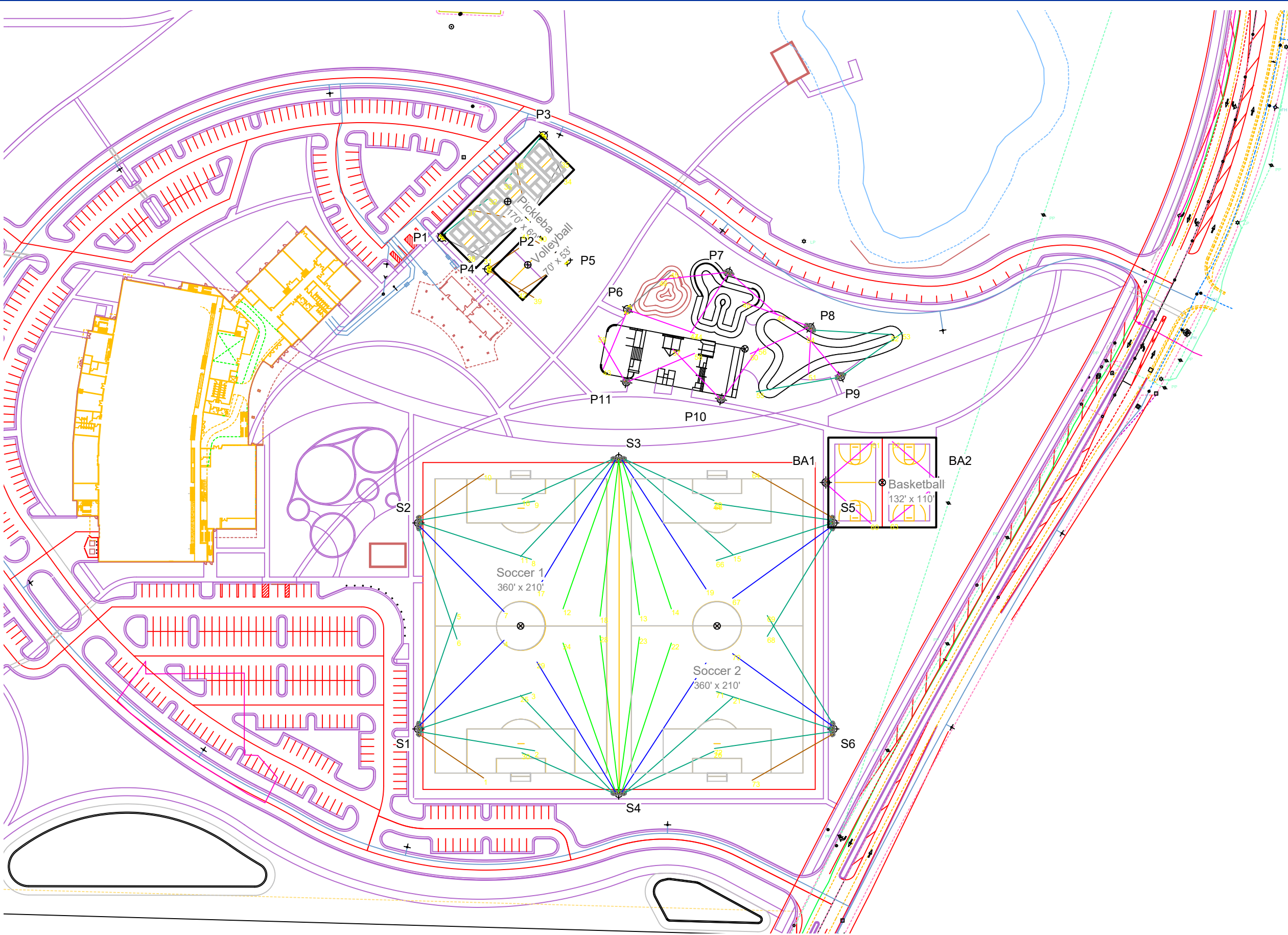
- All Wheels Park
- Basketball
- Pickleball
- Soccer 1
- Soccer 2
- Volleyball

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN						
Pole				Luminaires		
QTY	LOCATION	CLASS	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
4	BA1, BA2 P10-P11	LSS50A	-	50'	TLC-LED-1200	2
2	P1, P3	LSS50A	-	50'	TLC-LED-550	2
1	P2	LSS50AB	-	50'	TLC-LED-550	4
2	P4-P5	LSS40A	-	40'	TLC-LED-550	2
1	P6	LSS50A	-	50'	TLC-LED-900	1
				50'	TLC-LED-550	2
1	P7	LSS50AB	-	50'	TLC-LED-1200	1
				50'	TLC-LED-900	2
1	P8	LSS50AB	-	50'	TLC-LED-900	4
1	P9	LSS50AB	-	50'	TLC-LED-900	3
4	S1-S2 S5-S6	LSS70A	-	70'	TLC-LED-1200	3
				70'	TLC-LED-1500	2
1	S3	LSS90B	-	90'	TLC-LED-1500	10
1	S4	LSS90B	-	90'	TLC-LED-1500	10
19	TOTALS					73

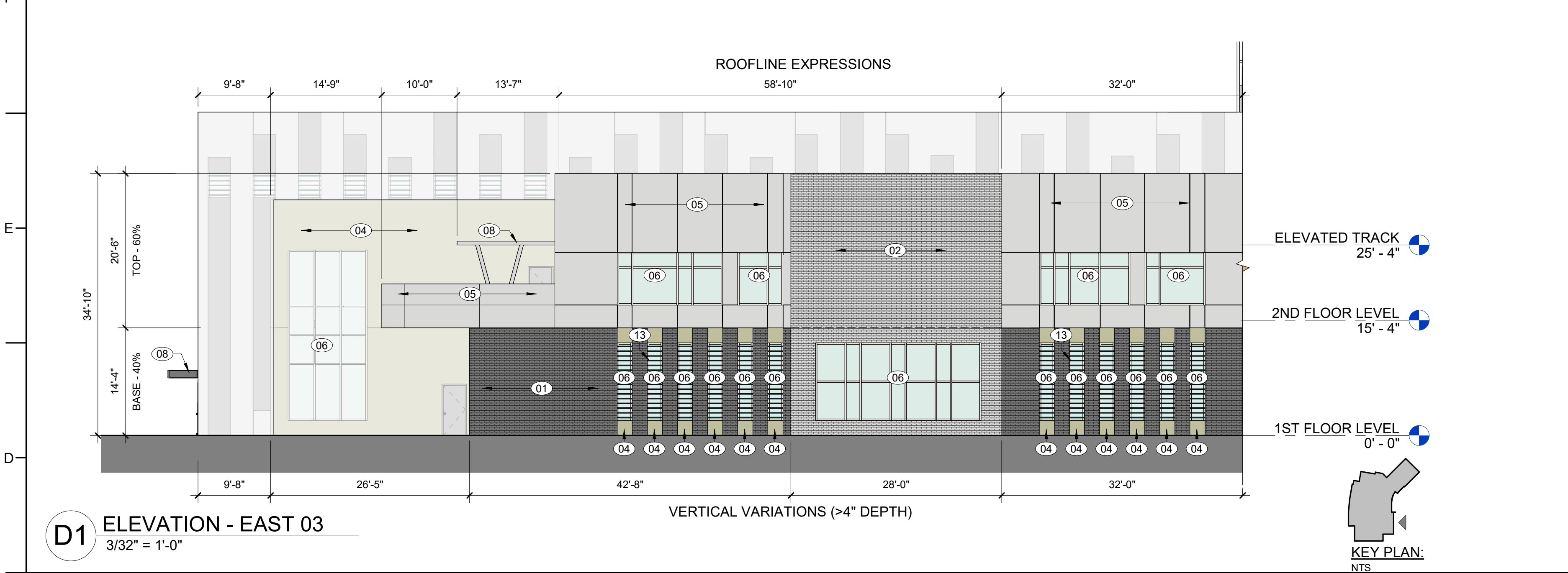
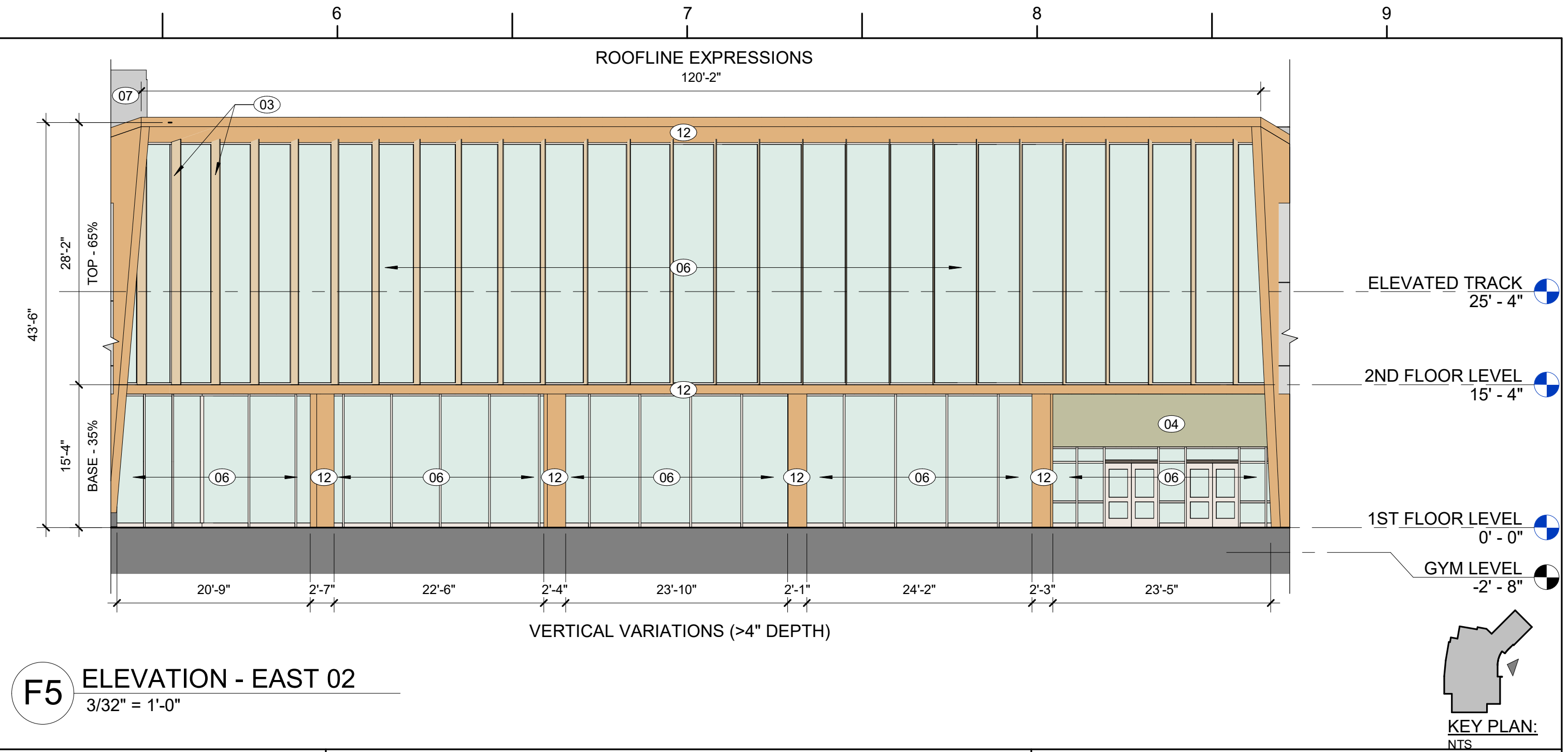
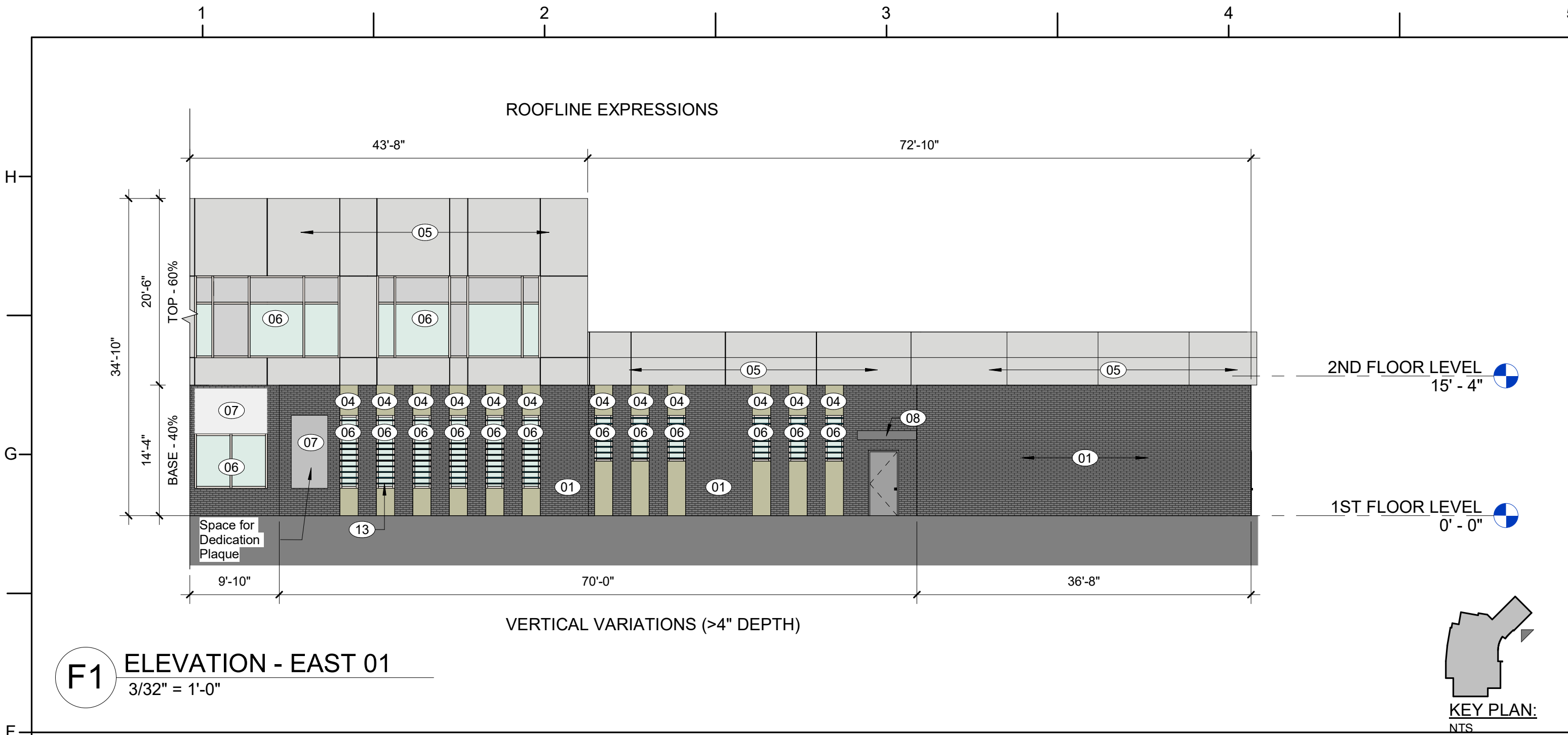
SINGLE LUMINAIRE AMPERAGE DRAW CHART							
Driver (.90 min power factor)		Line Amperage Per Luminaire (max draw)					
Single Phase Voltage		208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	480 (60)
TLC-LED-1200		6.9	6.5	6.0	5.2	4.2	3.8
TLC-LED-900		5.2	4.9	4.5	3.9	3.1	2.9
TLC-LED-1500		8.4	7.9	7.3	6.3	5.0	4.6
TLC-LED-550		3.2	3.0	2.8	2.4	1.9	1.4



Pole location(s) ⚓ dimensions are relative to 0,0 reference point(s) ⊗



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TRANSPARENCY CALCULATIONS:			
	FAÇADE	% TRANSPARENT	% OPAQUE
EAST	GROUND LEVEL	1497sf/ 3322sf = ~45%	1825sf/ 3322sf = ~55%
	UPPER LEVELS	4333sf/ 7878sf = ~56%	3545sf/ 7878sf = ~44%
SOUTH	GROUND LEVEL	47sf/ 1936sf = ~2%	1889sf/ 1936sf = ~98%
	UPPER LEVELS	616sf/ 4919sf = ~12.5%	4303sf/ 4919sf = ~87.5%
WEST	GROUND LEVEL	72 sf/ 3494sf = ~2%	3422sf/ 3494sf = ~98%
	UPPER LEVELS	1193 sf/ 11455sf = ~10%	10262sf/ 11455sf = ~90%
NORTH	GROUND LEVEL	0sf/ 1252sf = 0%	1252sf/ 1252sf = 100%
	UPPER LEVELS	431sf/ 4206sf = ~10%	3775sf/ 4206sf = ~90%
NORTH-WEST	GROUND LEVEL	828sf/ 1313sf = ~63%	485sf/ 1313sf = ~37%
	UPPER LEVELS	157sf/ 1041sf = ~15.1%	884sf/ 1041sf = ~84.9%
NORTH-EAST	GROUND LEVEL	90sf/ 953sf = ~9.4%	863sf/ 953sf = ~90.6%

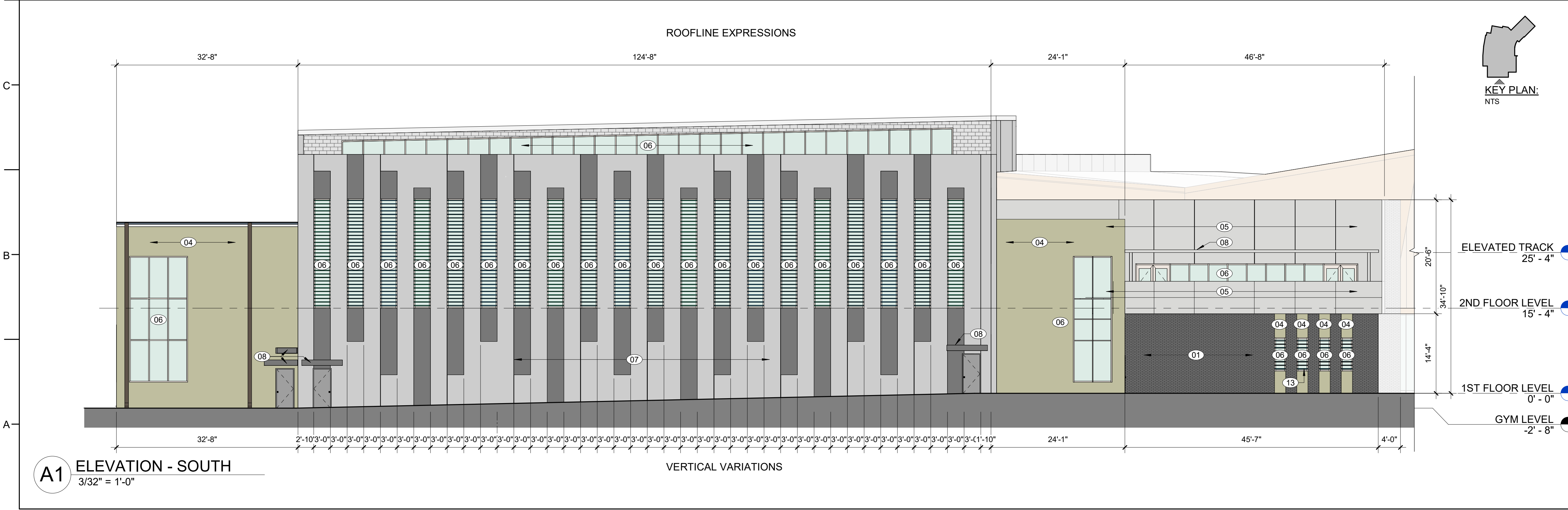
EXTERIOR ELEVATION KEY NOTES:

NOTE: SEE ELEVATIONS FOR KEYED ITEM LOCATIONS. KEY NOTES SUPPLEMENT INFORMATION FOUND ELSEWHERE IN THE DRAWINGS.

- 01 TYPE 1 MATERIAL - BRICK COLOR 1
- 02 TYPE 1 MATERIAL - BRICK COLOR 2
- 03 TYPE 1 MATERIAL - TERRACOTTA PANEL
- 04 TYPE 3 ACCENT MATERIAL - METAL PANEL COLOR 1
- 05 TYPE 1 MATERIAL - ALUMINUM COMPOSITE MATERIAL PANEL COLOR 2
- 06 TYPE 1 MATERIAL - GLASS
- 07 TYPE 1 MATERIAL - ARCHITECTURAL PRECAST CONCRETE
- 08 PREFABRICATED ALUMINUM CANOPY
- 09 LOW SLOPE ROOF
- 10 ROLL UP GARAGE DOOR
- 11 BOLLARDS (COLOR - WHITE)
- 12 GLUE-LAMINATED TIMBER STRUCTURAL MEMBERS
- 13 ALUMINUM FINIS

NOTE: ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT.

EXTERIOR ELEVATION FINISH LEGEND:



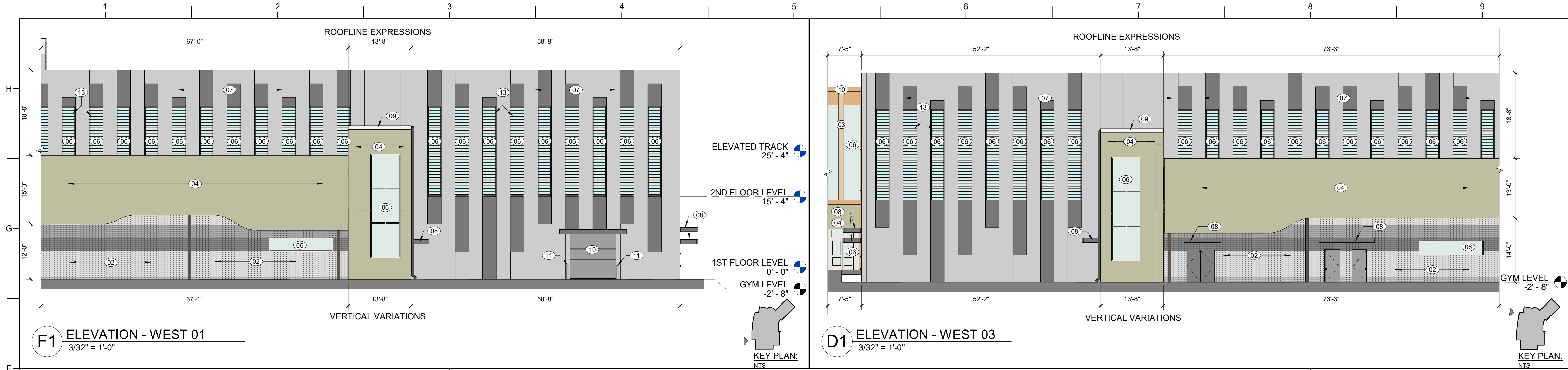
CLH Design, PA
400 Regency Forest Dr.
Suite 120
Cary, NC 27518
Phone: 919.319.6716
Fax: 919.319.7516
LA: C-106 PE: C-1595

DAVIS KANE
ARCHITECTS, PA
503 OBERLIN ROAD | SUITE 300
RALEIGH, NC 27605
919.833.3737
www.daviskane.com

REVIEW ONLY
RALEIGH, NC

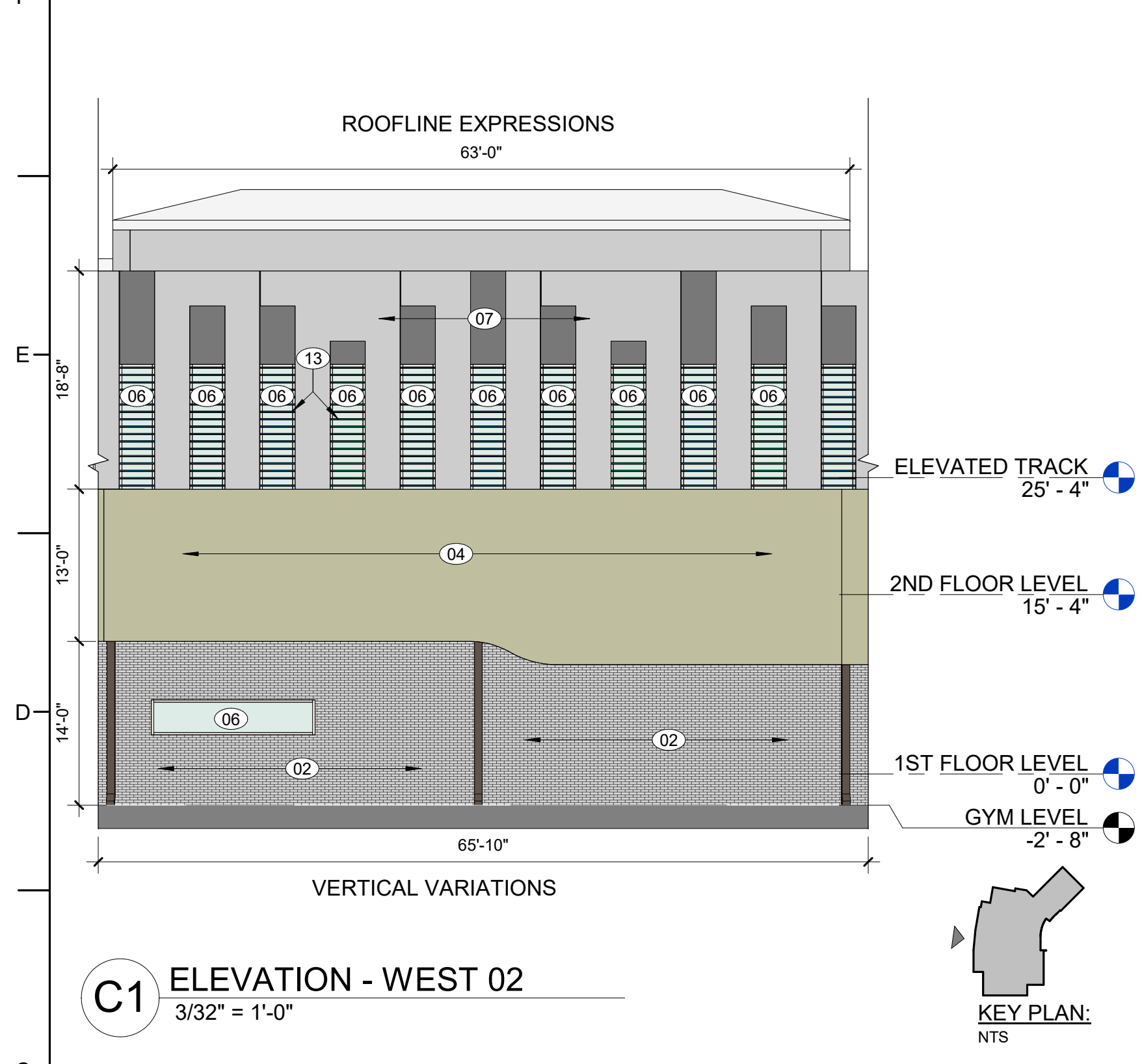
TOWN OF HOLLY SPRINGS
CASS HOLT PARK
RECREATION CENTER
5508 & 5420 Cass Holt Road,
Holly Springs, NC 27540

REVISIONS		DESIGN BY: RS, DK			
NO.	DATE	DESCRIPTION	DRAWN BY: DK		
		DATE: 01/19/2024			
		CLH PROJECT NO: 22-196			
		BUILDING ELEVATIONS			
		A200			

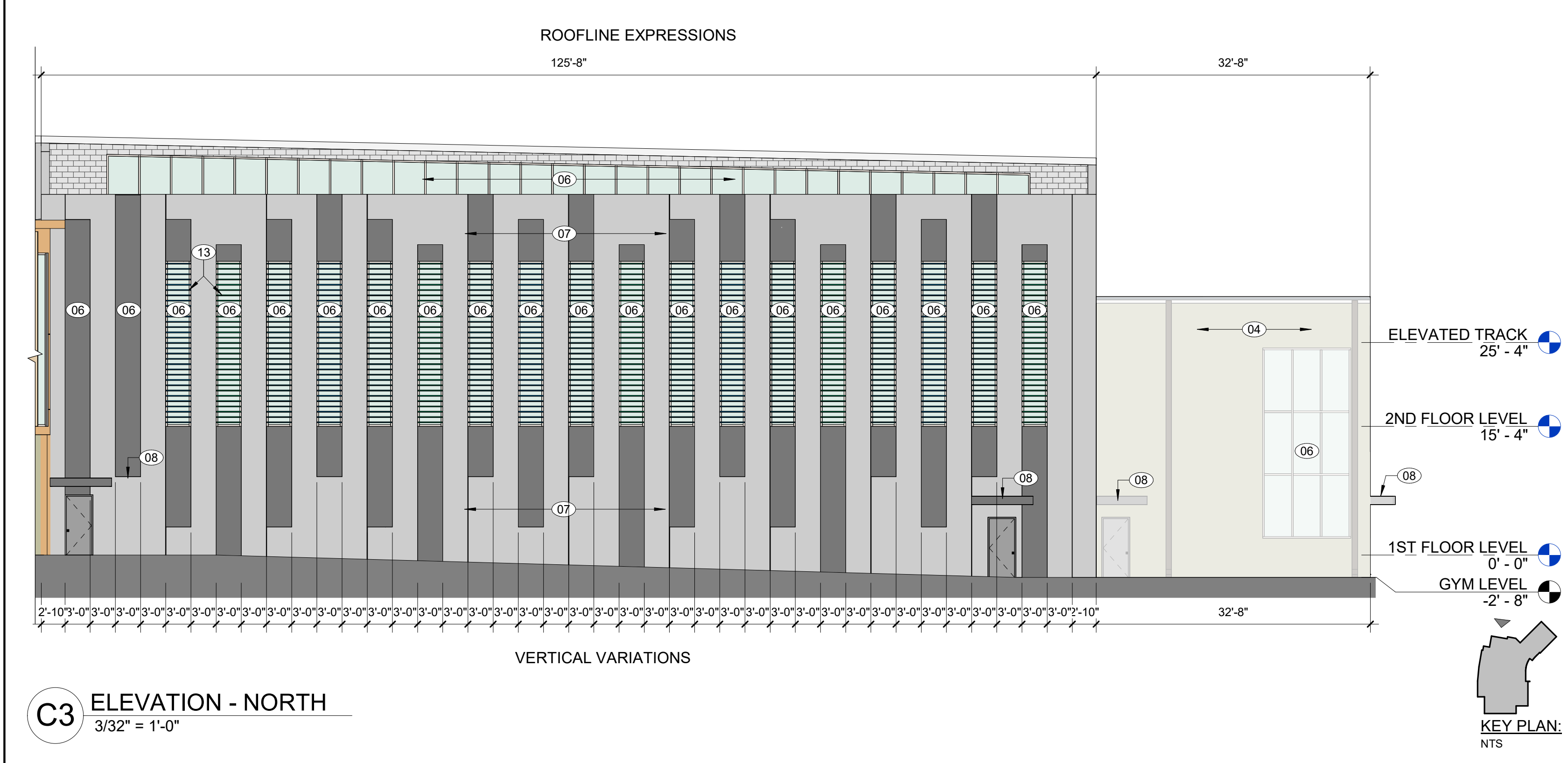


F1 ELEVATION - WEST 01
3/32" = 1'-0"

D1 ELEVATION - WEST 03
3/32" = 1'-0"



C1 ELEVATION - WEST 02
3/32" = 1'-0"



C3 ELEVATION - NORTH
3/32" = 1'-0"

A5 ELEVATION - NORTH EAST
3/32" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

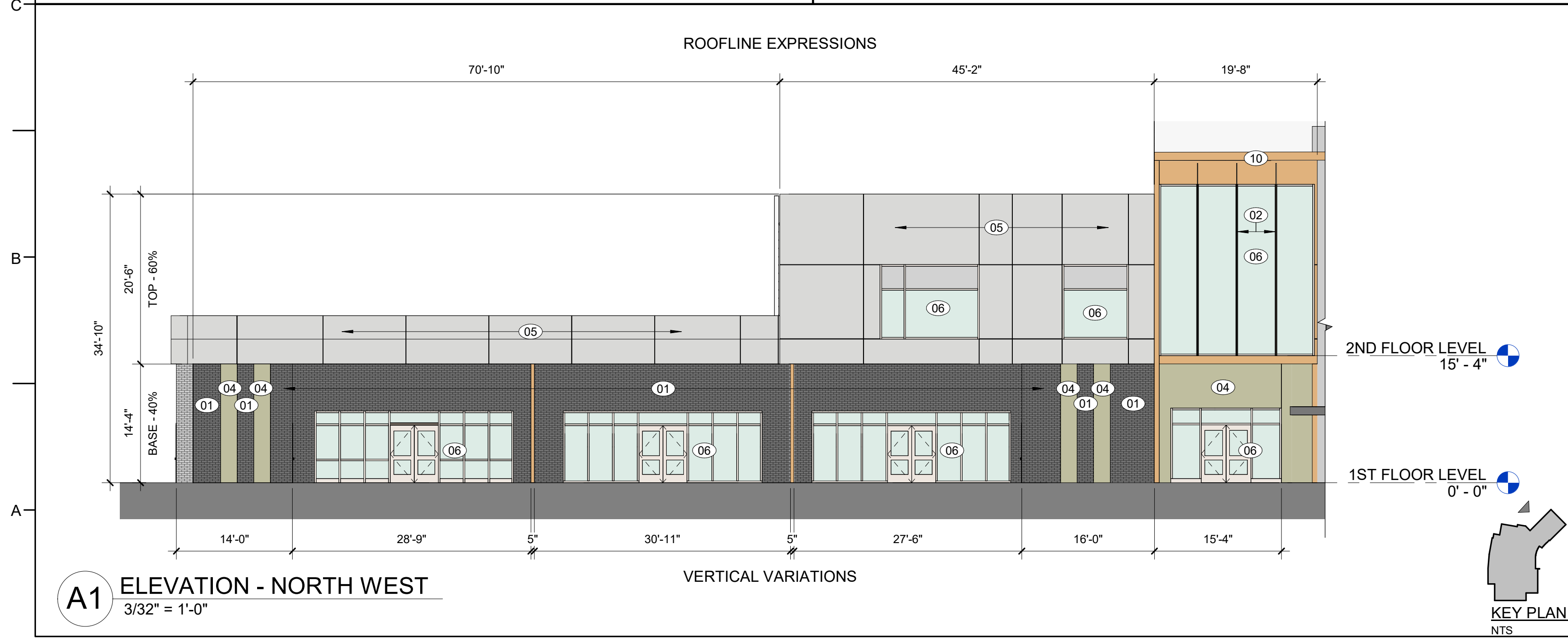
NOTE: SEE ELEVATIONS FOR KEYED ITEM LOCATIONS. KEY NOTES SUPPLEMENT INFORMATION FOUND ELSEWHERE IN THE DRAWINGS.

- 01 TYPE 1 MATERIAL - BRICK COLOR 1
- 02 TYPE 1 MATERIAL - BRICK COLOR 2
- 03 TYPE 1 MATERIAL - TERRACOTTA PANEL
- 04 TYPE 3 ACCENT MATERIAL - METAL PANEL COLOR 1
- 05 TYPE 1 MATERIAL - ALUMINUM COMPOSITE MATERIAL PANEL COLOR 2
- 06 TYPE 1 MATERIAL - GLASS
- 07 TYPE 1 MATERIAL - ARCHITECTURAL PRECAST CONCRETE
- 08 PREFABRICATED ALUMINUM CANOPY
- 09 LOW SLOPE ROOF
- 10 ROLL UP GARAGE DOOR
- 11 BOLLARDS (COLOR - WHITE)
- 12 GLUE-LAMINATED TIMBER STRUCTURAL MEMBERS
- 13 ALUMINUM FINIS

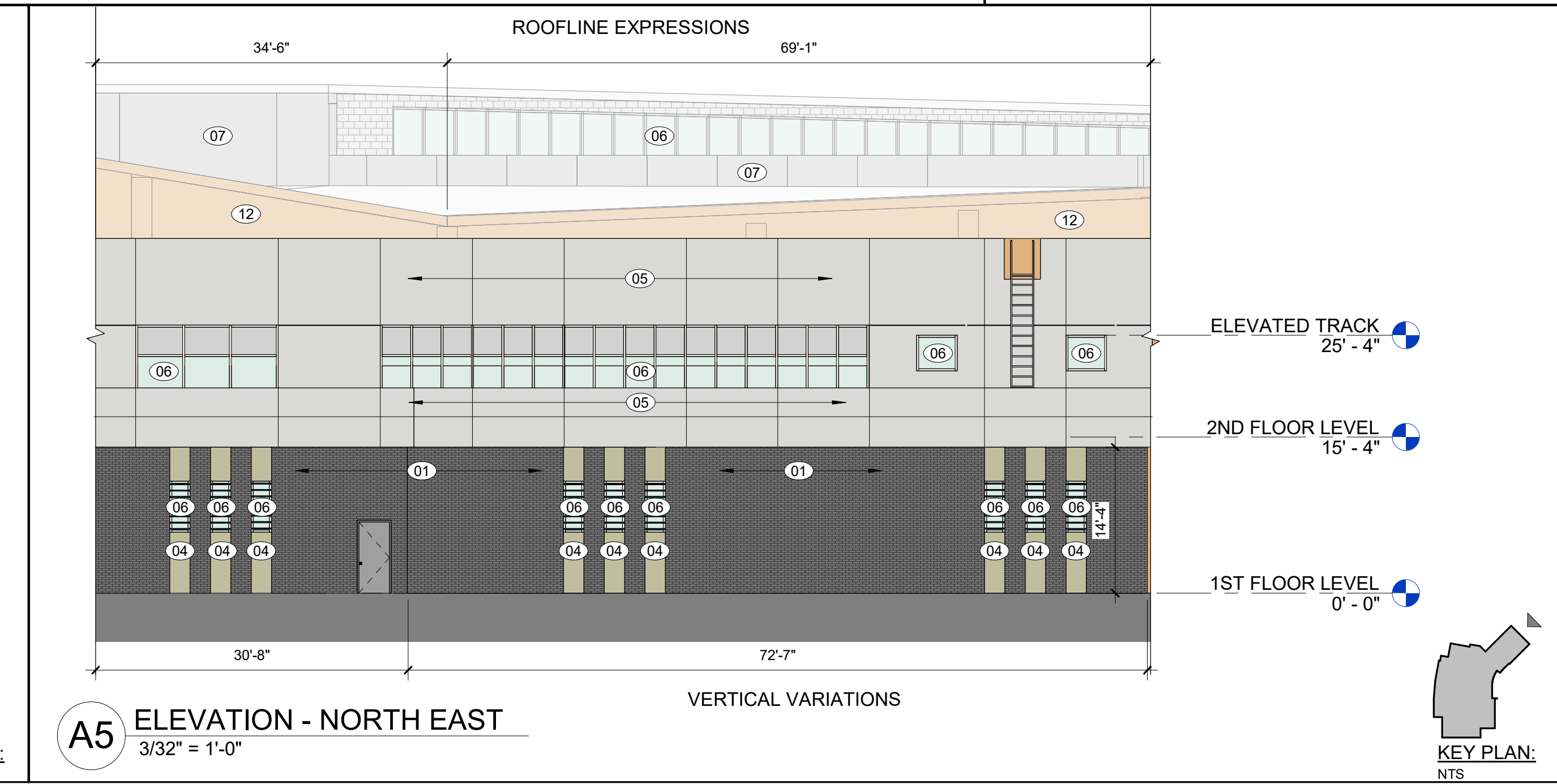
HUMAN SCALE DESIGN ELEMENTS USED:

- (1) PUNCHED OPENINGS
- (2) WINDOW REVEALS
- (3) VERTICAL RECESSES
- (4) SHADING DEVICES
- (5) SCREENING DEVICES
- (6) HORIZONTAL EXTENSIONS OF ROOF
- (7) ARCHITECTURAL FINIS

NOTE: ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT.



A1 ELEVATION - NORTH WEST
3/32" = 1'-0"



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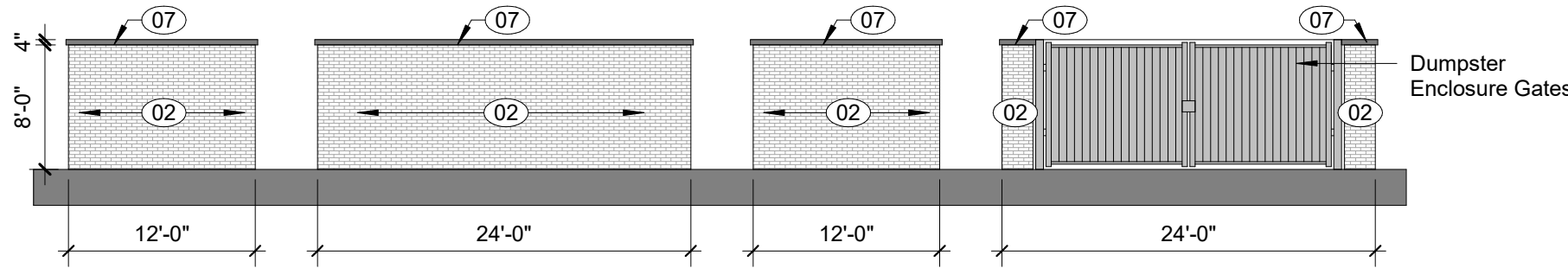
REVISIONS		NO.	DATE	DESCRIPTION
DESIGNED BY:		RS, DK		
DRAWN BY:		DK		
DATE:		01/19/2024		
CLH PROJECT NO:		22-196		

BUILDING
ELEVATIONS

A201



PROPOSED FISHING PIER - TO BE ACQUIRED AND INSTALLED BY OWNER



4H TYP. DUMPSTER ENCLOSURE ELEVATIONS
3/32" = 1'-0"

EXTERIOR ELEVATION FINISH LEGEND:

TYPE 1 MATERIALS		
01	BRICK VENEER MANUFACTURER: STYLE: COLOR: SEALANT:	PALMETTO BRICK MODULAR THIN BRICK BLACKSTONE SMOOTH MORTAMIX - HOLCIM SANDBEIGE
02	BRICK VENEER MANUFACTURER: STYLE: COLOR: SEALANT:	TAYLOR CLAY PRODUCTS MODULAR THIN BRICK SOUTHEAST YMCA MORTAMIX - HOLCIM SANDBEIGE
03	TERRACOTTA PANELS MANUFACTURER: STYLE: COLOR:	MOEDING LONGOTON SALMON
04	METAL PANELS - ZINC MANUFACTURER: STYLE: COLOR:	VMZINC FACADE PANELS PIGMENTO VERT/ GREEN
05	ALUMINUM COMPOSITE MATERIAL PANELS MANUFACTURER: STYLE: COLOR:	ALUCOBOND AXCENT ACM SHEET ALABASTER
06	GLASS MANUFACTURER: STYLE: COLOR:	TRULITE INSULATING GLASS CLEAR
	ALUMINUM STOREFRONT MANUFACTURER: STYLE: COLOR:	KAWNEER PERMANODIC ANODIZED CHAMPAGNE NO 18
07	ARCHITECTURAL PRECAST CONCRETE MANUFACTURER: STYLE: COLOR:	TINDALL CORP CUSTOM CUSTOM TEXTURE AS PER ELEVATIONS
08	PREFABRICATED ALUMINUM CANOPY MANUFACTURER: STYLE: COLOR:	TIGER DRYLAC POWDER COATINGS SMOOTH/ FLAT MATTE BLACK SOFT TOUCH
13	ALUMINUM FINS MANUFACTURER: STYLE: COLOR:	KAWNEER VERSOLEIL SUNSHADE CUSTOM COLOR AS PER ELEVATIONS



BRICK VENEER 02



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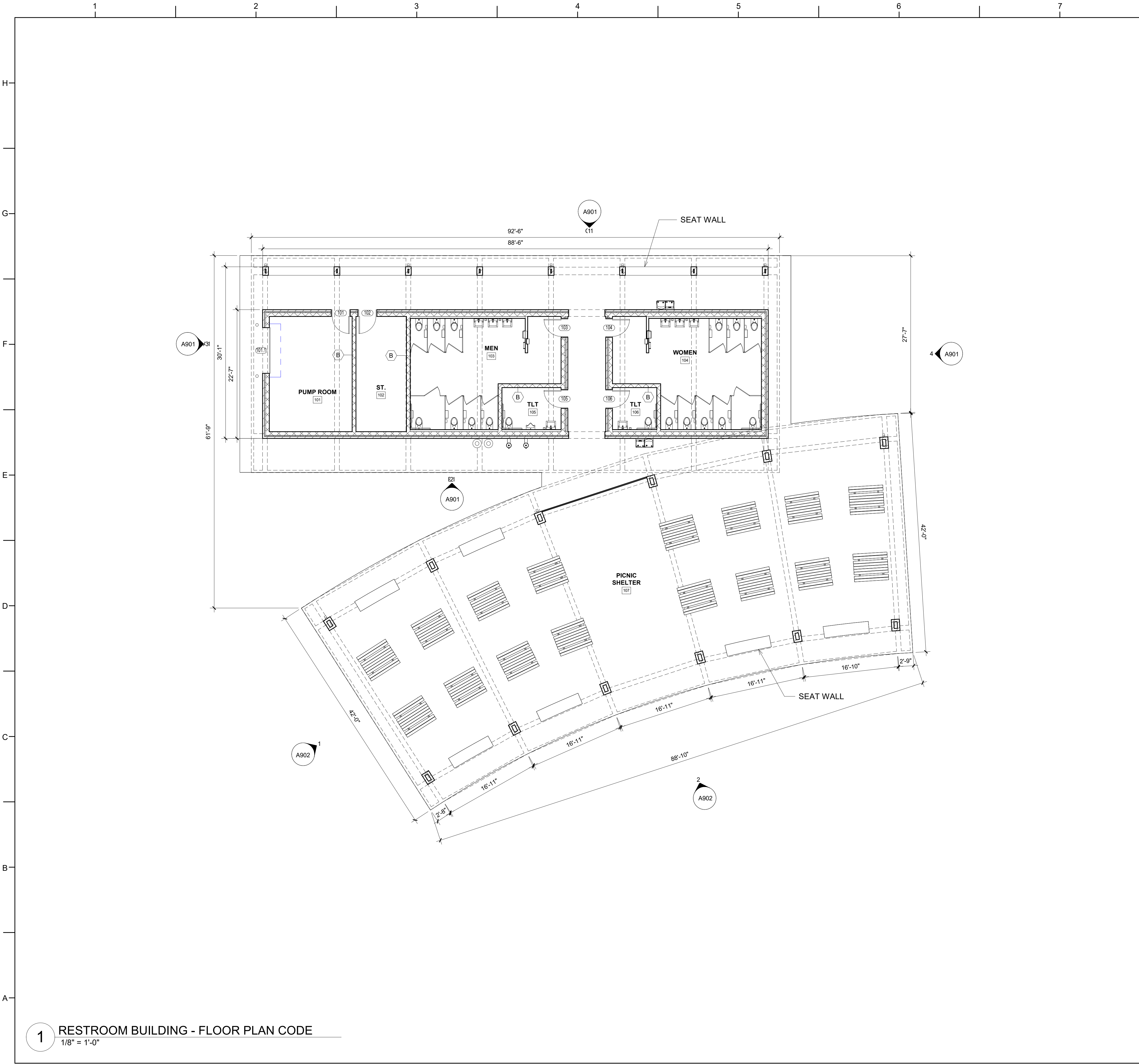
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BUILDING
ELEVATIONS

A202



- FLOOR PLAN GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. REFER DIMENSION QUESTIONS TO ARCHITECT FOR INTERPRETATION.
 - SEE SHEET A-000 FOR INTERIOR PARTITION LEGEND AND NOTES. SEE WALL SECTIONS FOR EXTERIOR WALLS, TYP.
 - ALL HINGE-SIDE DOOR JAMBS IN GYPSUM WALLS TO BE 4" TO THE INSIDE OF ADJACENT PERPENDICULAR WALL, UNLESS DIMENSIONED OTHERWISE.
 - ALL HINGE-SIDE JAMBS IN CMU WALLS TO BE 4" TO 8" AT A MASONRY HEAD JOINT TO INSIDE OF ADJACENT PERPENDICULAR WALL, UNLESS DIMENSIONED OTHERWISE.
 - ALL DIMENSIONS TO FACE OF METAL STUD, FACE OF MASONRY, FACE OF CONCRETE, OR COLUMN CENTERLINE, UON.
 - SEE THIS SHEET FOR FURNITURE, FIXTURES AND EQUIPMENT LEGEND. SEE THIS SHEET FOR TYPICAL ITEM LOCATIONS AND/OR MOUNTING DIMENSIONS.
 - PROVIDE CONTROL JOINTS IN INTERIOR AND EXTERIOR CMU WALLS EVERY 20' O.C. MAX. UON. MAINTAIN 2'-0" MINIMUM FROM JAMBS AT ALL OPENINGS.
 - PROVIDE CONTROL JOINTS IN GYPSUM BOARD WALL CONSTRUCTION AS INDICATED. VERIFY FINAL CONTROL JOINT LOCATIONS WHETHER OR NOT INDICATED ON THE DRAWINGS WITH ARCHITECT PRIOR TO STARTING WORK.
 - SEE KEY NOTES AND NOTES ON PLANS FOR SPECIFIC NOTES FOR EACH DRAWING AREA.
 - SEE PLUMBING, ELECTRICAL, CIVIL AND STRUCTURAL DRAWINGS FOR RELATED WORK AND ADDITIONAL REQUIREMENTS.
 - COORDINATE EQUIPMENT WORK WITH MANUFACTURERS AND SUPPLIERS TO ENSURE PROPER ROUGH-IN CLEARANCES FOR INSTALLATION, USE AND MAINTENANCE.
 - ALL OPENINGS IN MASONRY WALLS ARE TO RECEIVE LINTEL OR BOND BEAM. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
 - INSTALL METAL "F" TRIM IN GWB WALL AT VERTICAL EDGE WHERE GWB WALL MEETS CMU WALL.
 - PROVIDE THOROUGH FINAL CLEANING THROUGHOUT INTERIOR PRIOR TO OWNER OCCUPANCY. INTERIOR CLEANING TO INCLUDE FLOORS, BASE, WALLS, WALL-MOUNTED EQUIPMENT, FIXTURES, FURNISHINGS, DOORS, WINDOWS, FRAMES, SILLS, CEILINGS, CEILING MOUNTED EQUIPMENT AND FIXTURES.
 - VERIFY MOUNTING HEIGHTS OF ACCESSORIES, EQUIPMENT, DOOR HARDWARE, CASEWORK, ETC., AND PROVIDE SOLID BLOCKING BEHIND ITEMS REQUIRING ANCHORAGE. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT ITEMS IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS, COORDINATE LOCATIONS WITH MANUFACTURER OR SUPPLIER AND REFER MOUNTING HEIGHT QUESTIONS TO ARCHITECT FOR INTERPRETATION.
 - SEE L-SHEETS FOR INTERIOR FINISHES PLANS, FF&E PLANS, SCHEDULES, AND ADDITIONAL FINISHES.

- FLOOR PLAN KEY NOTES:**
- NOTE: NOT ALL KEY NOTES BELOW ARE APPLICABLE TO THIS SHEET. KEY NOTES SUPPLEMENT INFORMATION FOUND ELSEWHERE IN THE DRAWINGS. SEE SHEETS A001 & A002 FOR FLOOR PLAN GENERAL NOTES, PARTITION GENERAL NOTES, LEGENDS, AND ADDITIONAL REQUIREMENTS.
- 01 ALIGN DESIGNATED SURFACES
 - 02 FLOOR DRAIN LOCATION
 - 03 ELECTRIC WATER COOLER
 - 04 ROOF ACCESS LADDER

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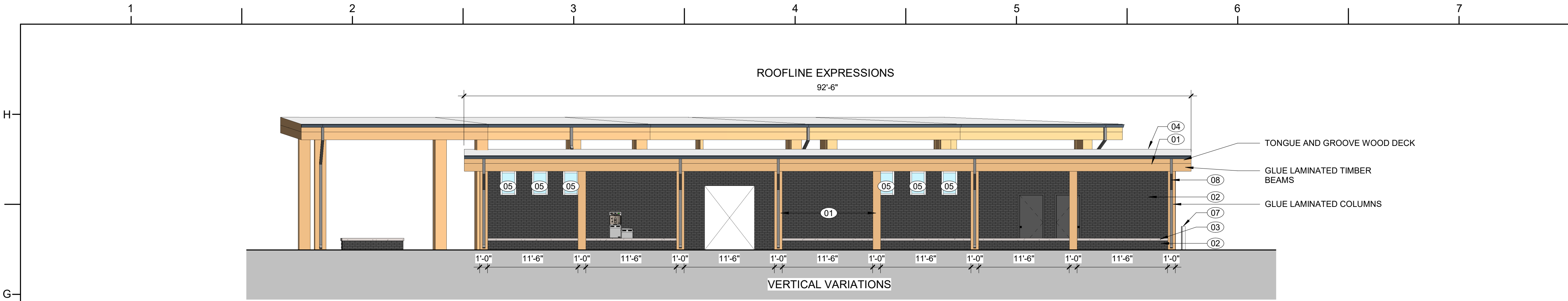
TOWN OF HOLLY SPRINGS
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REVISIONS		DESCRIPTION
NO.	DATE	

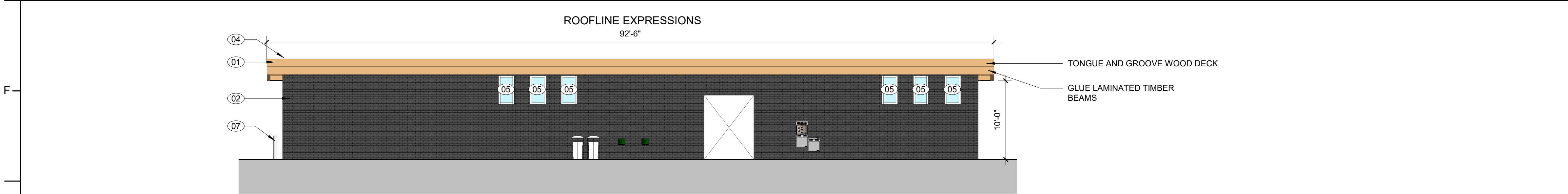
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DRAWN BY: Author
DATE: 18-AUGUST-23
CLH PROJECT NO: 22-196

FLOOR PLAN

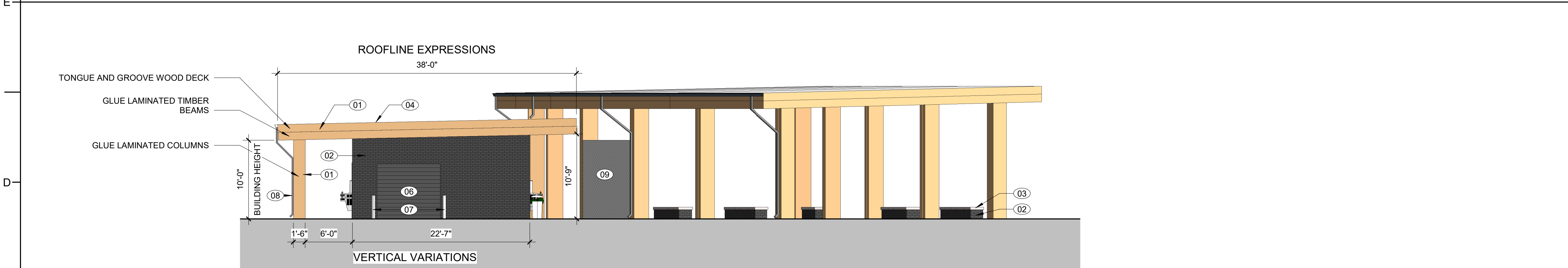
A900



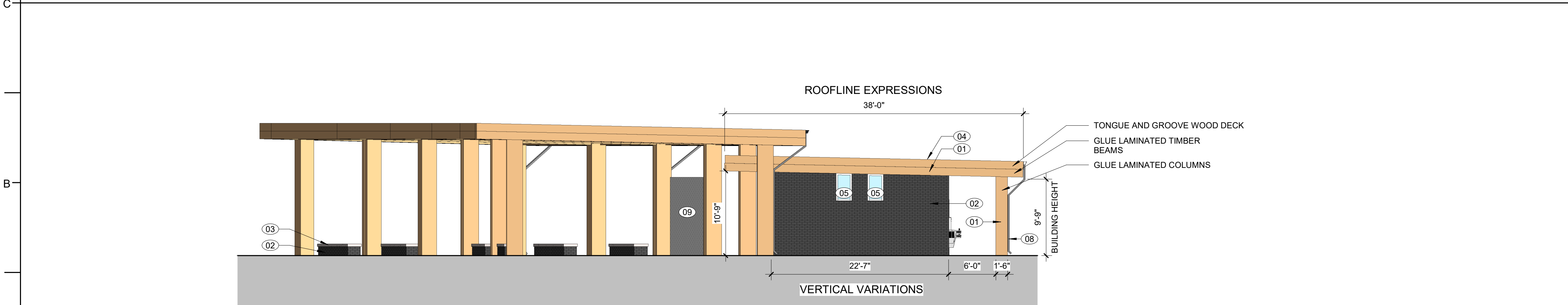
1 RESTROOM BUILDING ELEVATION EAST
1/8" = 1'-0"



2 RESTROOM BUILDING ELEVATION WEST
1/8" = 1'-0"



3 RESTROOM BUILDING ELEVATION NORTH
1/8" = 1'-0"



4 RESTROOM BUILDING ELEVATION SOUTH
1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

NOTE: SEE ELEVATIONS FOR KEYED ITEM LOCATIONS. KEY NOTES SUPPLEMENT INFORMATION FOUND ELSEWHERE IN THE DRAWINGS.

- 01 TYPE 1 MATERIAL - GLUE-LAMINATED TIMBER STRUCTURAL MEMBER (FINISH - WOOD STAIN)
- 02 TYPE 1 MATERIAL - BRICK COLOR 1
- 03 TYPE 1 MATERIAL - PRECAST CONCRETE CAP
- 04 BUILT-UP ROOF MEMBRANE
- 05 TYPE 1 MATERIAL - GLASS
- 06 ROLL-UP GARAGE DOOR (COLOR - BLACK)
- 07 BOLLARD (COLOR - WHITE)
- 08 DOWNSPOUT (COLOR - BLACK)
- 09 TYPE 1 MATERIAL - PERFORATED ALUMINUM

HUMAN SCALE DESIGN ELEMENTS USED:

- (1) PUNCHED OPENINGS
- (2) WINDOW REVEALS
- (3) HORIZONTAL EXTENSIONS OF THE ROOF
- (4) SEAT WALL

GROSS SQAURE FOOTAGE: 7584 SF

TRANSPARENCY CALCULATIONS:

FACADE	% TRANSPARENT	% OPAQUE
NORTH	12sf/ 220sf= ~5.5%	208sf/ 220sf= ~94.5%
EAST	106sf/ 894sf= ~11.8%	788sf/ 894sf= ~88.2%
SOUTH	12sf/ 220sf= ~5.5%	208sf/ 220sf= ~94.5%
WEST	100sf/ 984sf= ~11.1%	794sf/ 894sf= ~88.9%

EXTERIOR ELEVATION FINISH LEGEND:

TYPE 1 MATERIALS			
01		BRICK VENEER MANUFACTURER: PALMETTO BRICK STYLE: MODULAR THIN BRICK COLOR: BLACKSTONE SMOOTH SEALANT: MORTAMIX - HOLCIM SANDBEIGE	
02		BRICK VENEER MANUFACTURER: PALMETTO BRICK STYLE: MODULAR THIN BRICK COLOR: BLACKSTONE SMOOTH SEALANT: MORTAMIX - HOLCIM SANDBEIGE	
03		PRECAST CONCRETE CAP MANUFACTURER: TAYLOR CLAY PRODUCTS STYLE: MODULAR THIN BRICK COLOR: SOUTHEAST YWCA SEALANT: MORTAMIX - HOLCIM SANDBEIGE	
04		BUILT-UP ROOF MEMBRANE MANUFACTURER: TAYLOR CLAY PRODUCTS STYLE: MODULAR THIN BRICK COLOR: SOUTHEAST YWCA SEALANT: MORTAMIX - HOLCIM SANDBEIGE	
05		PRECAST CONCRETE CAP MANUFACTURER: TAYLOR CLAY PRODUCTS STYLE: MODULAR THIN BRICK COLOR: SOUTHEAST YWCA SEALANT: MORTAMIX - HOLCIM SANDBEIGE	
09		PRECAST CONCRETE CAP MANUFACTURER: TAYLOR CLAY PRODUCTS STYLE: MODULAR THIN BRICK COLOR: SOUTHEAST YWCA SEALANT: MORTAMIX - HOLCIM SANDBEIGE	



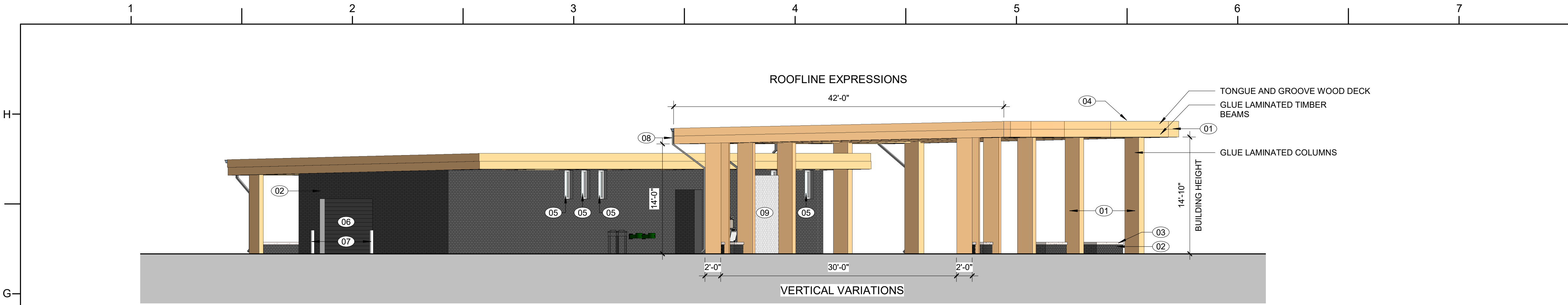
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RESTROOM BUILDING
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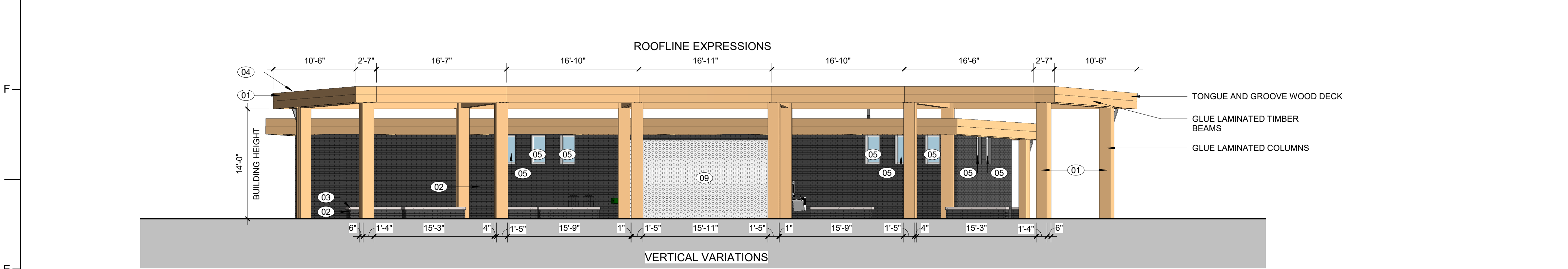
DESIGNED BY: RS, DK
DRAWN BY: Author
DATE: 18-AUGUST-23
CLH PROJECT NO: 22-196

BUILDING
ELEVATIONS

A901



1 PICNIC BUILDING ELEVATION NORTH
1/8" = 1'-0"



2 PICNIC BUILDING ELEVATION WEST
1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

NOTE: SEE ELEVATIONS FOR KEYED ITEM LOCATIONS. KEY NOTES SUPPLEMENT INFORMATION FOUND ELSEWHERE IN THE DRAWINGS.

- 01 TYPE 1 MATERIAL - GLUE-LAMINATED TIMBER STRUCTURAL MEMBER (FINISH - WOOD STAIN)
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- 04 BUILT-UP ROOF MEMBRANE
- 05 TYPE 1 MATERIAL - GLASS
- 06 ROLL-UP GARAGE DOOR (COLOR - BLACK)
- 07 BOLLARD (COLOR - WHITE)
- 08 DOWNSPOUT (COLOR - BLACK)
- 09 TYPE 1 MATERIAL - PERFORATED ALUMINUM

HUMAN SCALE DESIGN ELEMENTS USED:

- (1) PUNCHED OPENINGS
- (2) WINDOW REVEALS
- (3) HORIZONTAL EXTENSIONS OF THE ROOF
- (4) SEAT WALL

GROSS SQAURE FOOTAGE: 7584 SF

TRANSPARENCY CALCULATIONS:

FACADE	% TRANSPARENT	% OPAQUE
NORTH	12sf/ 220sf= ~5.5%	208sf/ 220sf= ~94.5%
EAST	106sf/ 894sf= ~11.8%	788sf/ 894sf= ~88.2%
SOUTH	12sf/ 220sf= ~5.5%	208sf/ 220sf= ~94.5%
WEST	100sf/ 984sf= ~11.1%	794sf/ 894sf= ~88.9%

EXTERIOR ELEVATION FINISH LEGEND:

TYPE 1 MATERIALS			
01		BRICK VENEER MANUFACTURER: STYLE: COLOR: SEALANT:	PALMETTO BRICK MODULAR THIN BRICK BLACKSTONE SMOOTH MORTAMIX - HOLCIM SANDBEIGE
02		BRICK VENEER MANUFACTURER: STYLE: COLOR: SEALANT:	PALMETTO BRICK MODULAR THIN BRICK BLACKSTONE SMOOTH MORTAMIX - HOLCIM SANDBEIGE
03		PRECAST CONCRETE CAP MANUFACTURER: STYLE: COLOR: SEALANT:	TAYLOR CLAY PRODUCTS MODULAR THIN BRICK SOUTHEAST YWCA MORTAMIX - HOLCIM SANDBEIGE
04		BUILT-UP ROOF MEMBRANE MANUFACTURER: STYLE: COLOR: SEALANT:	TAYLOR CLAY PRODUCTS MODULAR THIN BRICK SOUTHEAST YWCA MORTAMIX - HOLCIM SANDBEIGE
05		PRECAST CONCRETE CAP MANUFACTURER: STYLE: COLOR: SEALANT:	TAYLOR CLAY PRODUCTS MODULAR THIN BRICK SOUTHEAST YWCA MORTAMIX - HOLCIM SANDBEIGE
09		PRECAST CONCRETE CAP MANUFACTURER: STYLE: COLOR: SEALANT:	TAYLOR CLAY PRODUCTS MODULAR THIN BRICK SOUTHEAST YWCA MORTAMIX - HOLCIM SANDBEIGE

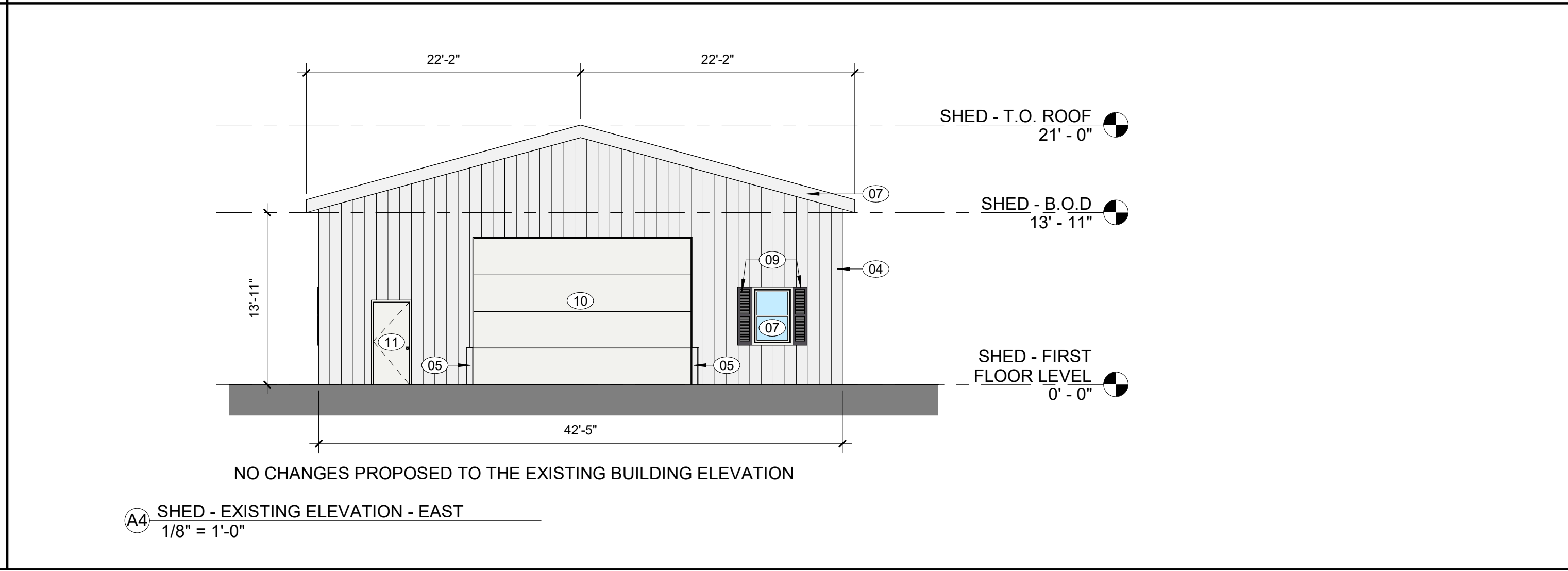
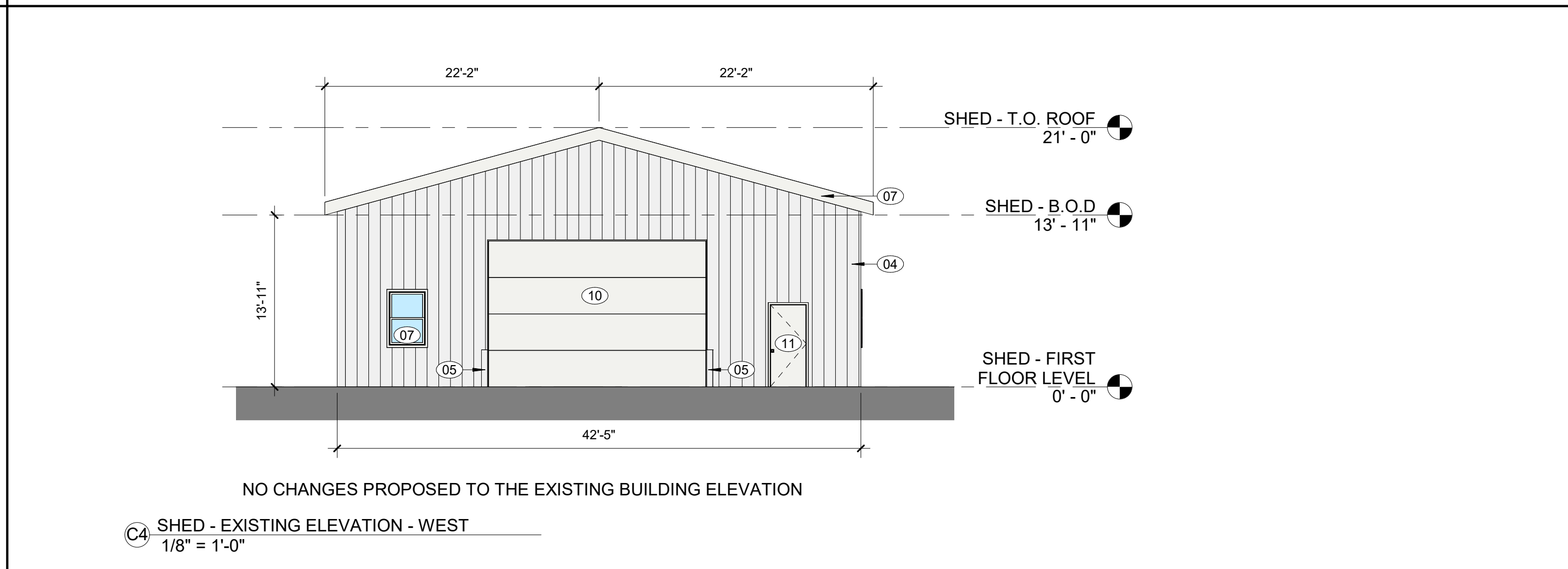
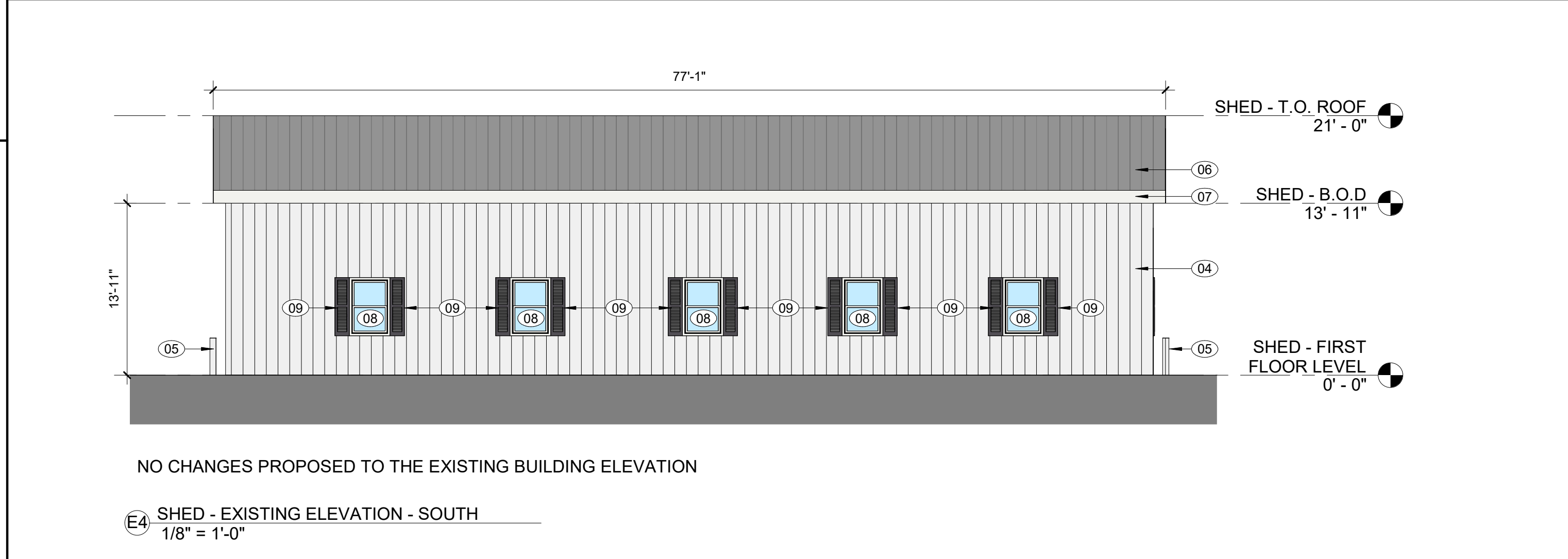
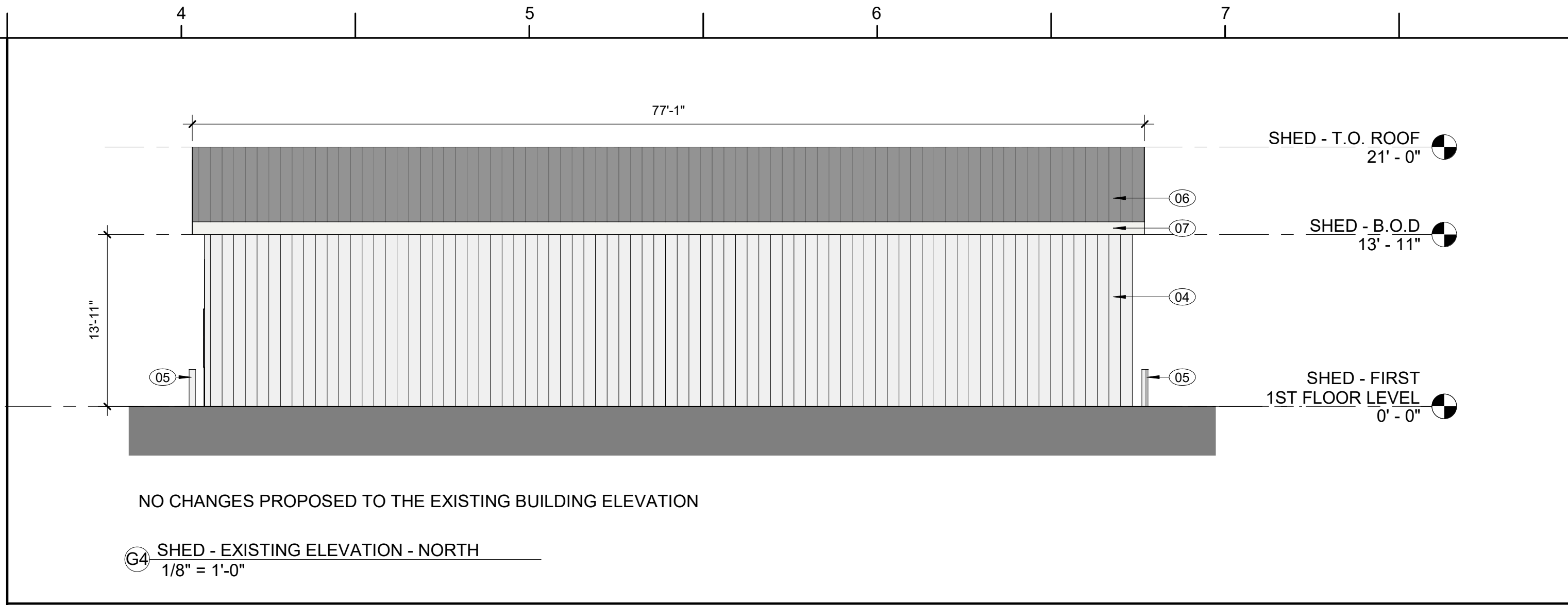
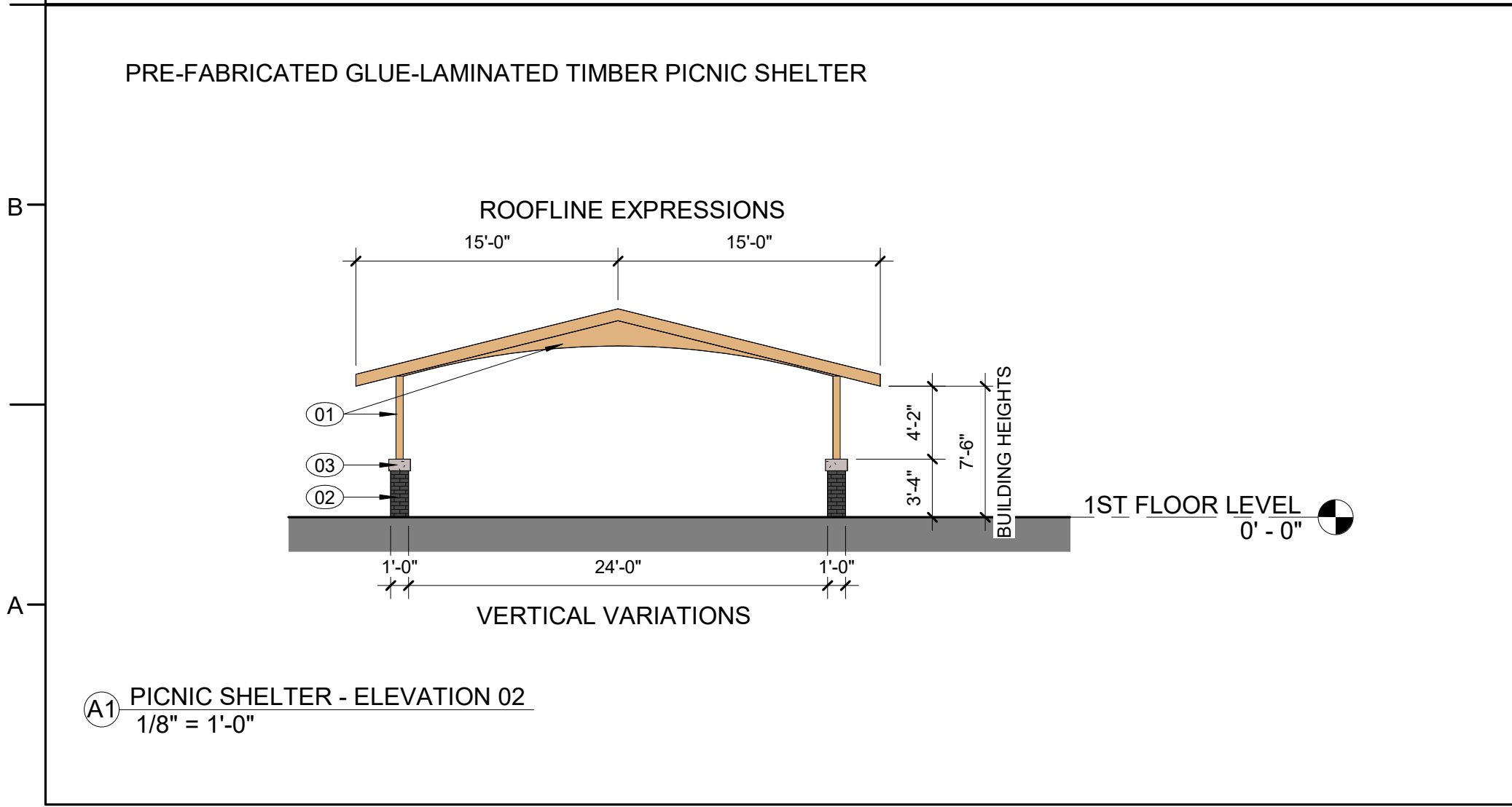
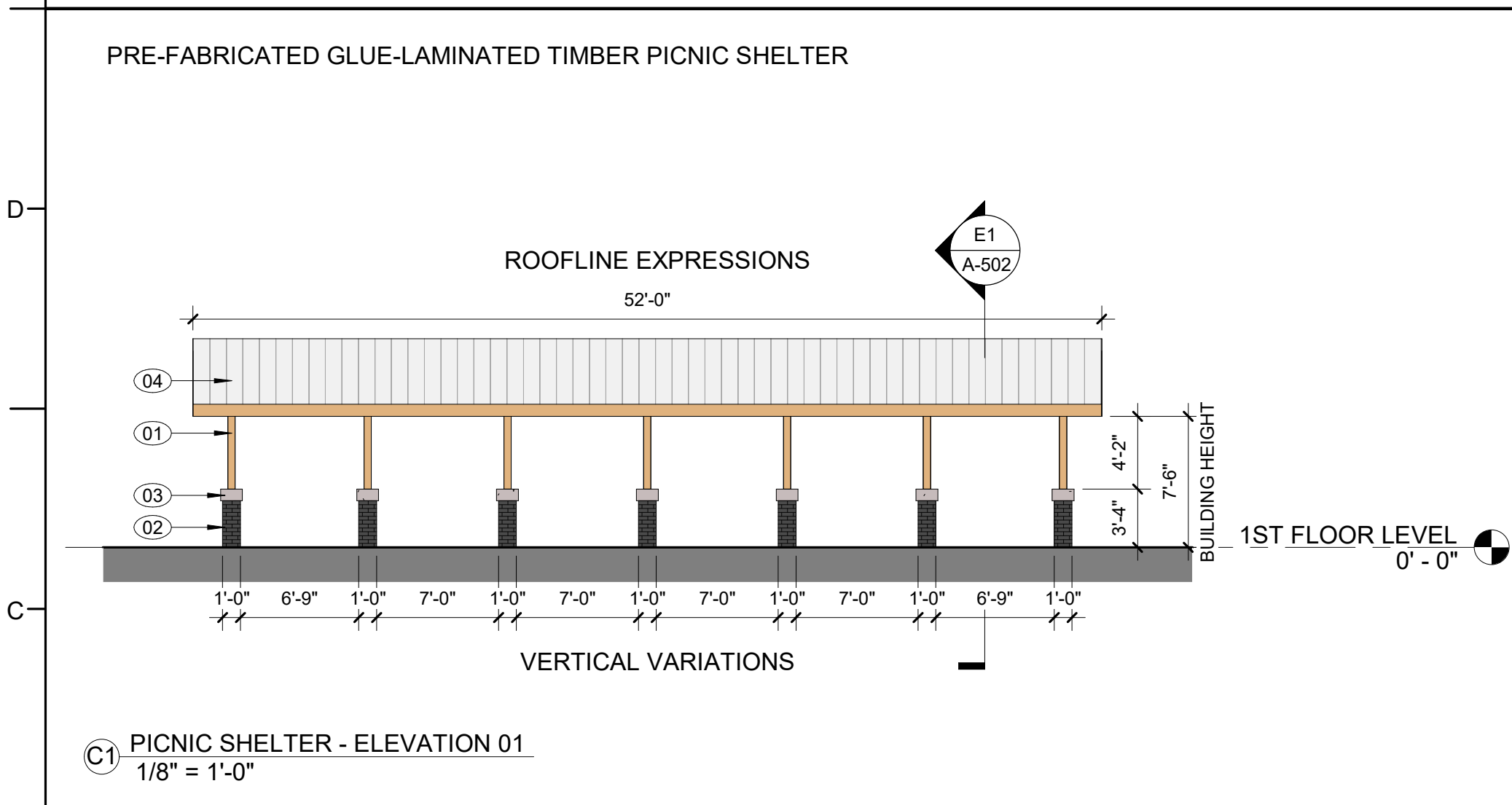
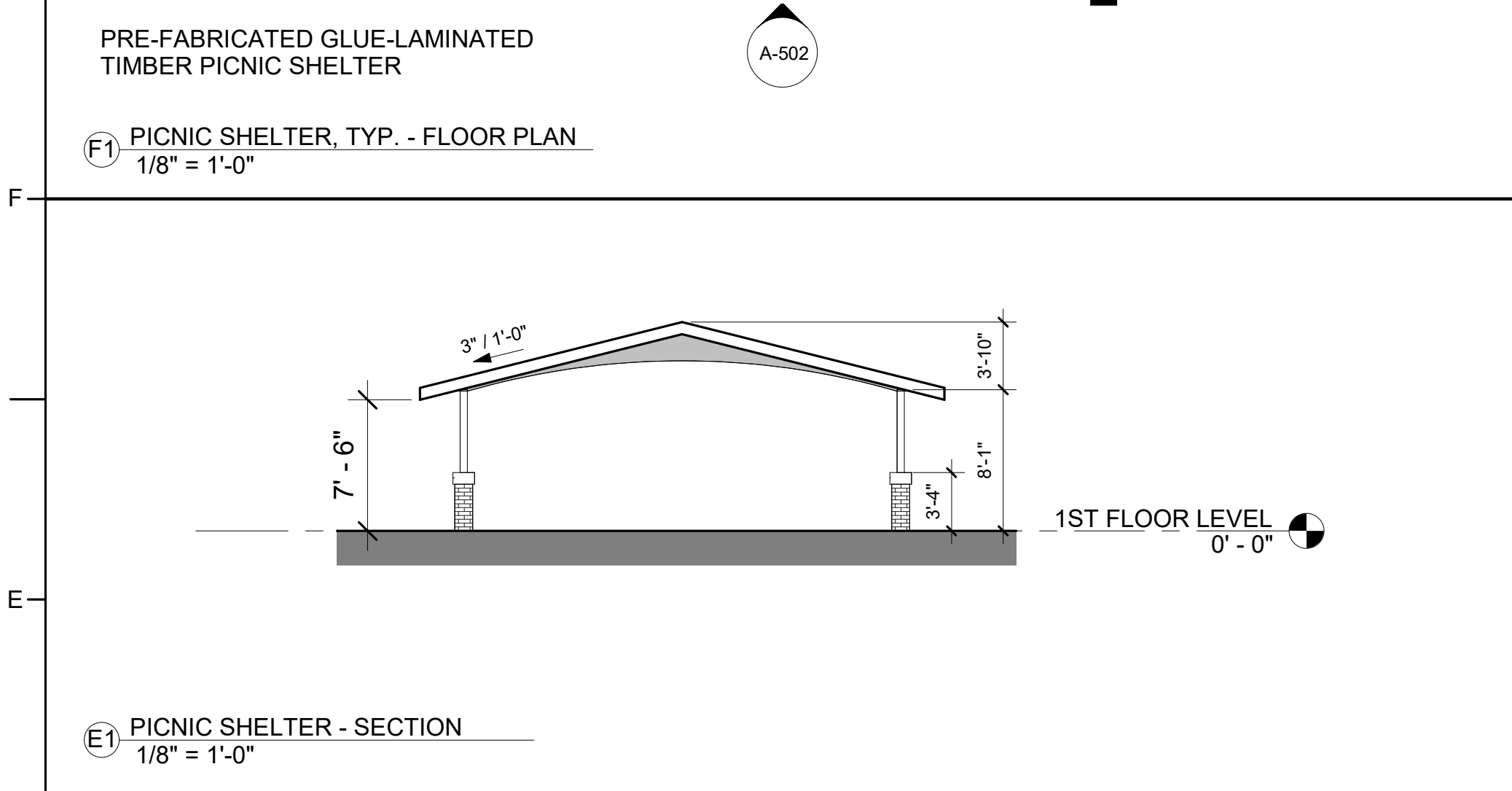
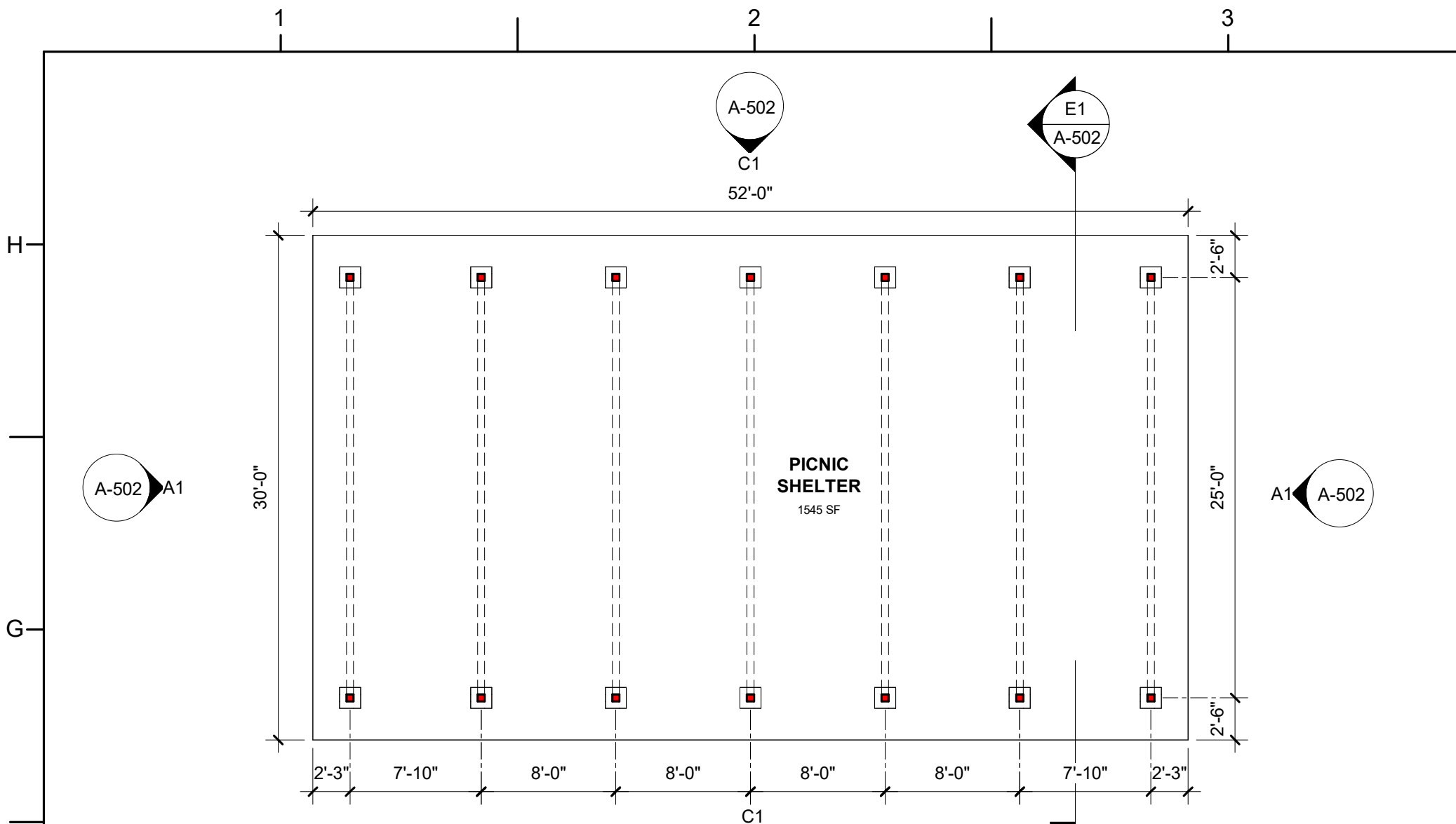


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DRAWN BY:	Author	
DATE:	18-AUGUST-23	
CLH PROJECT NO:	22-196	

BUILDING
ELEVATIONS

A902



EXTERIOR ELEVATION KEY NOTES:

NOTE: SEE ELEVATIONS FOR KEYED ITEM LOCATIONS. KEY NOTES SUPPLEMENT INFORMATION FOUND ELSEWHERE IN THE DRAWINGS.

PICNIC SHELTER:

- 01 TYPE 1 MATERIAL - GLUE-LAMINATED TIMBER STRUCTURAL MEMBER (FINISH - WOOD STAIN)
- 02 TYPE 1 MATERIAL - BRICK COLOR 1
- 03 TYPE 1 MATERIAL - PRECAST CONCRETE CAP
- 04 STANDING SEAM METAL ROOF

HUMAN SCALE DESIGN ELEMENTS USED:

- (1) HORIZONTAL EXTENSIONS OF THE ROOF
- (2) CHANGE IN MATERIAL (BRICK PIERS)

EXISTING EXTERIOR ELEVATION KEY NOTES:

NOTE: SEE ELEVATIONS FOR KEYED ITEM LOCATIONS. KEY NOTES SUPPLEMENT INFORMATION FOUND ELSEWHERE IN THE DRAWINGS.

MAINTENANCE SHED:

- 04 EXISTING METAL PANEL (COLOR - WHITE)
- 05 EXISTING BOLLARD (COLOR - WHITE)
- 06 EXISTING STANDING SEAM ROOF (COLOR - GRAY)
- 07 EXISTING METAL COPING (COLOR - WHITE)
- 08 EXISTING WINDOW
- 09 EXISTING WOOD SHUTTERS (COLOR - BLACK)
- 10 EXISTING GARAGE DOOR (COLOR - WHITE)
- 11 EXISTING WOOD DOOR (COLOR - WHITE)

NOTE: ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT.

EXTERIOR ELEVATION FINISH LEGEND:

TYPE 1 MATERIALS	
01	GLULAM STRUCTURAL MEMBERS MANUFACTURER: ERMWOOD STRUCTURES STYLE: RALEIGH MODEL COLOR: CUSTOM STAIN
02	BRICK VENEER MANUFACTURER: PALMETTO BRICK STYLE: MODULAR TWIN BRICK COLOR: BLACKSTONE SMOOTH SEALANT: MORTARMAX - HOLCOM SANDBERGE
03	PRECAST CONCRETE CAP MANUFACTURER: TINDALL CORP STYLE: CUSTOM COLOR: CUSTOM STAIN AS PER ELEVATIONS
04	STANDING SEAM ROOF MANUFACTURER: METAL ROOFING SYSTEMS COLOR: DOVE GREY

REVISIONS	
NO.	DATE

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DRAWN BY: DK
DATE: 11/02/2023
CLH PROJECT NO: 22-196

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CASS HOLT PARK
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Holly Springs, NC 27540

PICNIC SHELTER, MAINTENANCE SHED

A-502

CLH
DESIGN

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NO.	DATE

DESIGNED BY: RS, DK
DRAWN BY: DK
DATE: 11/02/2023
CLH PROJECT NO: 22-196

PICNIC SHELTER, MAINTENANCE SHED

A-502



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.a.

New Business

Title: 2035 Wake Transit Plan Update Stakeholder Appointment

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Aaron Prichard, Development Services, Chris Hills, Development Services

Action(s):

- Appoint 1 member of the Planning Board to represent the Town of Holly Springs on the CAMPO 2035 Wake Transit Plan Update Stakeholder Advisory Committee.

Explanation:

- The Capital Area Metropolitan Planning Organization (CAMPO) has requested Holly Springs appoint 3 stakeholders to the Stakeholder Advisory Committee for the 2035 Wake Transit Plan update.
- CAMPO has recommended 1 elected official and 2 other representatives (that may represent the business community, partner non-profit/advocacy organizations or interested citizens involved in transportation/transit planning or policy development) be appointed to this Committee.
- There are 3 primary phases of the planning effort in which stakeholders will provide input and direction:
 - Vision, Goals, and Priorities
 - Transit Investment Scenarios
 - Draft Transit Investment Strategy

Background:

- The 2035 Wake Transit Plan will outline transit investments, funded through dedicated taxes and fees for transit in Wake County, between 2026 and 2035.
- A Stakeholder Advisory Committee will be formed to meet several times throughout the process and receive feedback on parts of the Plan as they are developed.
- The planning process is expected to last approximately 18 months, with the Stakeholder Advisory Committee meeting up to 6 times during the process.
- The first meeting is expected to take place in mid- to late-April.
- Other appointments to the Stakeholder Advisory Committee from Holly Springs include:
 - Councilwoman Danielle Hewetson, appointed by the Town Council on March 19.
 - Jon Kegerise, VP of Manufacturing and Site Head for CSL Seqirus, recommended by the Town of Holly Springs Economic Development Director.
- Information about the current Wake County Transit Plan is available online: <https://gotriangle.org/waketransit>

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.b.

New Business

Title: Historical Markers Application Review

Strategic Priority Area:

Staff Resource:

Action(s):

- Approve/deny/defer Historical Marker application for First Baptist Church of Holly Springs.
- Approve/deny/defer Historical Marker application for Cape Fear & Southern/Durham & Northern railroad.
- Possible motion to rank the first priority and second priority Historical Markers if budgeting only allows for one marker to be installed.

Explanation:

- Historical markers are signs intended to recognize significant historical events, locations, or individuals in Holly Springs.
- Two applications were submitted for the Annual Historical Marker Program and were reviewed by the Historical Marker Program Committee. The applications were for First Baptist Church of Holly Springs and Cape Fear & Southern/Durham & Northern railroad.
- The Planning Board is charged with reviewing the applications and Committee recommendation and approve, deny, or defer consideration of recommended historical markers.
- Attachments include application materials, Historical Marker Program Policy P-052, and the staff report with committee recommendation details.

Committee Recommendations

- First Baptist Church - Recommend Approval
- Cape Fear & Southern/Durham & Northern Railroad - Recommend Approval if funding is available.

Background:

- In June 2023 the Town Council adopting Policy & Procedure Statement P-052 to establish criteria and outline an application review process to select topics and locations for future historic markers. The policy also established a review committee.
- The Planning Board is designated by the Policy as the decision-making authority.
- Funding for any approved markers will be from the 2024-2025 fiscal year budget which

Planning Board Meeting
March 26, 2024

has not yet been approved; however, there will be funding for at least one marker.

Funding Source(s):

General Fund - Professional & Technical Services

Attachment(s):

1. HistoricalMarker2024_StaffReport_PB032624
2. P-052 Historic Marker Program Policy
3. FirstBaptistChurch_Application
4. CapeFearRailroad_Application



Planning Board

Subject Title: Historical Marker Program 2024
Meeting Date: March 26, 2024
Presenter: Cheryl Caines, Development Services
Attachments: Historical Marker Application Materials

Historical Marker Program

Since 2011, the Historical Marker Program has guided the placement of historical marker signs or placards on properties to recognize significant historic events, locations, and individuals for Holly Springs. In June 2023, the Town Council adopted Policy & Procedure Statement P-052 that updated and formalized the application process and established the selection criteria and review process for historical markers in the Town. The Planning Board was designated as the decision-making body in the selection process.

The updated policy, administered by the Town Clerk's Office, established a committee to review applications comprised of staff from the Administration, Communications & Marketing, Town Clerk, Parks & Recreation, and Development Services Departments and one Town Council member. The committee makes an annual recommendation to the Planning Board based on satisfaction of the criteria and allotted budget. The Planning Board shall approve, deny, or defer consideration of the recommended historical marker. The applicant may appeal a denied application to the Town Council.

Review and Selection Criteria

A. Local Historical Significance

Local historical significance shall be determined by the Committee based on the following factors:

1. The relationship of the subject to Holly Springs' history.
2. The relationship of the subject to existing historical markers, such as whether the subject is included on an existing marker.
3. The subject's contributions to the Town of Holly Springs.
4. Consequence of the subject on the Town of Holly Springs' history.

B. Special Consideration

The Committee shall give special consideration for applications that demonstrate the following:

1. The subject has had a significant and lasting local, state, or national impact on the Town of Holly Springs.
2. The subject is related to historically underrepresented groups in the Holly Springs community.

C. Limitations for Consideration

The Committee shall limit its consideration of applications as follows:

1. The subject cannot be considered until at least ten (10) years after the death or date of occurrence of the subject.
2. Individual structures listed on the National Register of Historic Places and/or recognized as local, county, state or national landmarks may receive consideration but should not receive a historical marker for their individual architectural value. Rather, an individual or historic event associated with a site is more likely to receive consideration.
3. Subjects already marked with existing monuments or historical markers shall receive less consideration.
4. Cemeteries and burial places shall not be considered unless the application demonstrates that the cemetery or burial place meets the listed criteria.

Historical Marker Applications (2024):

The Town Clerk received two applications:

- 1) First Baptist Church of Holly Springs
- 2) Cape Fear & Norther Railroad/Durham & Southern Railroad

The Historical Marker Program Committee reviewed the applications on February 2, 2024, based on the criteria. Funding for the marker will come from the 24-25 fiscal year budget, which has not yet been approved. There will be adequate funding in the budget for installation of at least one marker. If the Planning Board determines both applications are worthy of approval, the Board will need to rank the applications.

First Baptist Church of Holly Springs

The First Baptist Church of Holly Springs identifies itself as “one of the oldest Black African American churches in Holly Springs.” It was founded in 1865 by freed men and women living in the vicinity of Holly Springs. The present structure built in 1880 at 208 Grigsby Avenue has been renovated several times, including the addition of memorial windows.

Several church members were prominent civic and political leaders that paved the way for the growth of Holly Springs by offering their time and talents. These include:

- Bernice Lassiter and James M. Norris, who were elected as the Town's first Black commissioners during the 1970s. Mr. Norris also became the first Black mayor and began the process to move Holly Springs from well water to a modern water system.
- Dessie Mae Womble was the first Black female police chief in North Carolina and was the only Black full-time employee of the town at that time.
- Parrish “Ham” Womble and served nearly three decades on the Town Council and Mayor for one year. Mr. Womble advocated for purchasing the tobacco fields across from the Hunt Center, which would likely have been a subdivision. That 46-acre tract is now the Parris Womble Park. Mr. Womble was also instrumental in securing land for Holly Ridge Middle and Elementary Schools.

Committee Recommendation: Approve

The church has played a significant role in building a community in Holly Springs. Its members have contributed to and had a lasting impact on the Town's development. There is no existing historical marker for this subject and is related to historically underrepresented groups in the community.

Cape Fear & Northern Railroad/Durham & Southern Railroad

The Cape Fear & Northern Railroad/Durham & Southern Railroad was chartered by Holly Springs resident George Benton Alford in 1892. The first shovelful of dirt to begin construction was turned in Holly Springs in 1898.

Railroads were noted for economic impacts on towns at the turn of the 20th century. Residents benefited from the availability of freight and passenger service. This allowed goods such as furniture, stoves, wagons, harnesses, and more to be available locally. Mail and package delivery service was handled from the town depot.

Holly Springs residents were able to travel to nearby towns and beyond on connector rail lines. This service also shortened travel times between destinations and also allowed visitors to reach Holly Springs more easily. The railroad installed phone lines from Cary to Angier along the rail route.

The last train ran through Holly Springs on April 15th, 1981. The tracks, which crossed N Main Street near Quantum Street and ran through downtown Holly Springs along Avent Ferry Road, have been removed.

Committee Recommendation: Approve if funds are available

The railroad impacted the economic growth of Holly Springs and improved the daily lives of the residents. It played a key role in promoting Holly Springs within the region and across North Carolina. There are no existing historical markers about the railroad. The committee also noted that there are no physical reminders in the Town that would remind citizens of the railroad's existence.

Motion/Action Requested

- 1) Motion to approve/deny/defer the historical marker application for First Baptist Church.
- 2) Motion to approve/deny/defer the historical marker application for Railroad/Durham & Southern Railroad.
- 3) Motion to rank _____ as first priority and _____ as second priority if Historical Marker Program budgeting only allows for one marker to be installed.

 Holly Springs, N.C.	P-052	
	Historical Marker Program	
Policy & Procedure Statements of the Holly Springs Town Council	Prepared By:	Linda McKinney and Sean Ryan
	Department:	Clerk's office and Development Services
	Date Approved by Council:	June 20, 2023
	Effective Date:	June 20, 2023
	Supersedes Old #:	Resolution #11-36
	Old Effective Date:	October 18, 2011

SECTION 1: Purpose:

To establish the process and evaluation criteria for the selection and installation of historical markers within the town.

The Historical Marker Program will increase public awareness of the rich cultural heritage of the Town, encourage historic preservation, and enhance the enjoyment of our local history.

Historical markers tell the history of the Town by identifying the people, places, and events that represent our past and shaped the Town's history. Although not excluded, the Town of Holly Springs Historical Marker Program is not exclusively intended to identify a Local Historic Landmark or a property listed on the National Register of Historic Places.

SECTION 2: Historical Marker Program Committee:

This policy establishes a Historical Marker Program Committee ("Committee").

Composition of the Committee:

The Town Manager shall designate to this committee one (1) representative from each of the following Town Departments: Administration; Town Clerk; Communications & Marketing; Parks and Recreation; and Development Services.

Town Council shall appoint one (1) council member to serve as a member of the historic marker recommendation committee.

Duties of the Committee:

The Committee shall be responsible for administering the Historical Marker Program with coordination from the Town Clerk's office.

SECTION 3: Historical Marker Application:

Applications for a historical marker may be submitted at any time during the fiscal year however must be received by the second Monday in January to be considered. The Town shall be permitted to submit an application for consideration by the Committee.

Complete applications must include thorough documentation (with selected photocopies and bibliographies from primary and secondary sources) and verification of the facts claimed.

Applications that are not recommend for selection for a historical marker by the Committee may be submitted again for further consideration in the next fiscal year.

SECTION 4: Historical Marker Criteria:

A. Local Historical Significance

Local historical significance shall be determined by the Committee based on the following factors:

1. The relationship of the subject to Holly Springs' history.
2. The relationship of the subject to existing historical markers, such as whether the subject is included on an existing marker.
3. The subject's contributions to the Town of Holly Springs.
4. Consequence of the subject on the Town of Holly Springs' history.

B. Special Consideration

The Committee shall give special consideration for applications that demonstrate the following:

1. The subject has had a significant and lasting local, state, or national impact on the Town of Holly Springs.
2. The subject is related to historically underrepresented groups in the Holly Springs community.

C. Limitations for Consideration

The Committee shall limit its consideration of applications as follows:

1. The subject cannot be considered until at least ten (10) years after the death or date of occurrence of the subject.
2. Individual structures listed on the National Register of Historic Places and/or recognized as local, county, state or national landmarks may receive consideration but should not receive a historical marker for their individual architectural value. Rather, an individual or historic event associated with a site is more likely to receive consideration.
3. Subjects already marked with existing monuments or historical markers shall receive less consideration.
4. Cemeteries and burial places shall not be considered unless the application demonstrates that the cemetery or burial place meets the listed criteria.

SECTION 5: Selection of Applications for a Historical Marker:

The Committee shall decide, within the constraints of the annual allotted budget, how many historical markers shall be recommended in any given year – subject to funding availability.

The Committee shall present a recommendation of a subject and location for a historical marker to the Planning Board. The Planning Board shall approve, disapprove, or defer consideration of the recommended historical marker. Should an application be denied by the Planning Board, the applicant may appeal that decision to the Town Council who may choose to allocate funds to said marker.

Applications denied by the Planning Board will have thirty (30) days from notice of the denial to file their appeal with the Town Council. Appeals should be made in writing to

the Clerk's office stating the reason the applicant believes the marker should be funded, and including any additional documentation to support their appeal.

Subjects reviewed and disapproved three (3) times in succession are not eligible for consideration for a period of three (3) years. The Town reserves the ability to reject any applications for Historical Markers that are not in keeping with the appropriate content standards of the Town as determined by the Town Council.

SECTION 6: Historical Marker Text:

The Committee shall compose the draft text to be placed on the historical marker. The text will include only information that has been verified with appropriate documentation.

The Committee shall provide the proposed draft text to the applicant who submitted the historical marker application. The applicant shall provide comments on the text of the historical marker or make recommendations for any changes. These recommendations shall be accepted, modified or not accepted at the discretion of the Committee.

SECTION 7: Ordering and Installation of the Historical Marker:

The following items are required prior to the ordering of the historical marker:

1. Applicant acceptance of the recommended text.
2. Dedicated easement / ownership and permission agreement. This easement/agreement gives the Town authorization to install the historical marker on private property and to maintain the historical marker.
3. A map identifying the proposed location for installation of the historical marker.

Upon receipt of the required items, the Town shall order the historical marker as specified in the Historical Marker Design Specifications.

The Town shall, upon delivery, install the historical marker in the location indicated on the location map.

The Town shall hold a public unveiling of the historical marker.

SECTION 8: Historical Marker Design Specifications:

Size Specification: 33" x 43"

Pattern Style: Revised Ohio

2 Sides: Yes

Emblem: Holly Springs Seal

Wing Cap: Yes

Mounting Post: 7 feet

Text: Same on both sides

Text Size: 1 inch

Plate Color: Black

Post Color: Black

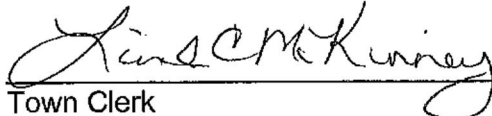
Letter Color: Gold

Insignia Color: Gold

Rail Color: Black

End Policy Statement No. P-051

Adopted by the Holly Springs Town Council on June 20, 2023 as certified by:


Town Clerk





TOWN OF HOLLY SPRINGS

Application for Historic Marker



Subject of proposed marker (person, place, or event):

(If an individual, please include the dates of birth and death of said individual.)

First Baptist Church of Holly Springs

Relationship to Holly Springs' history:

One of the oldest Black African American Churches in Holly Springs. I've listed some prominent Black Americans whose membership is at First Baptist Church of Holly Springs where each individual paved the way for the Town of Holly Springs.

Contributions to the Town of Holly Springs, or consequence of the subject on Holly Springs' history:

See attached narrative

Is the subject related to a historically underrepresented group? ☒ yes ☐ not If yes, specify: From slave descendants Black African Americans

Is the subject already marked with an existing monument or marker by another organization? (i.e. DAR, National Historic Register, etc.) ☐ yes ☒ not If yes, specify: _____

Proposed Location (use street address; if none, use the closest intersection) 208 Grigsby Avenue

Name of Applicant: Rosella Nomis Hasan for First Baptist Church of Holly Springs
Mailing Address: P.O. Box 181 Holly Springs, NC 27540

Telephone: 919.414.5924 Email: ROZ.HASAN57@gmail.com

Name of property owner(s): First Baptist Church of Holly Springs
Mailing Address: PO Box 181 Holly Springs, NC 27540

Telephone: 919.552.6383 Email: _____

If multiple owners, please attach information for all owners on a separate page

Required attachments:

- ☒ Written permission from property owner(s)
- ☒ Narrative history
- ☒ Bibliography of primary and secondary sources used
- ☒ Historic texts that support the facts alleged (books, newspapers, government or church records, etc.)
- ☒ Historic photos, maps, or drawings

- ☐ Other documentation, including signed statements from interviewees if their statements are used to support your application
- ☐ Proposed text (limit of 784 characters, including spaces)

My signature below is a certification that the information presented as part of this application is true and correct to the best of my ability to determine.

Rosella Narris-Hawain
Applicant's signature

Date: December 12, 2023

1. Application for Historic Marker
2. Written permission from property owners
3. Narrative
4. Bibliography of primary sources used
5. Historic texts that support the facts alleged (church records, deeds, drawings, map) –
 - a. Document 1164.192.pdf
 - b. Aerial of 208 Grigsby Avenue
 - c. Register of Deed 145.442 (September 4, 1897) [Recorded Wake County BK000145PG00442]
 - d. Scale of Colored Baptist Church dated April 27, 1954 [BM1954]
 - e. First Bank in Holly Springs



First Baptist Church of Holly Springs

208 Grigsby Avenue
Phone 919-552-6383

PO Box 181

Holly Springs, NC 27540
Tax ID#56-1410928

Reverend Michael D. Rogers

Pastor

December 11, 2023

Ms. Linda C. McKinney, NCCMC
Town Clerk
Town of Holly Springs
128 S. Main Street
Holly Springs, NC 27540

RE: Permission from Property Owners

Dear Ms. McKinney,

This will serve as permission from property owners of First Baptist Church of Holly Springs, as a part of the required documentation in requesting a Historical Marker for our church. We are physically located at 208 Grigsby Avenue, Holly Springs, NC 27540.

If any additional information is requested, don't hesitate to contact Sis. Rosella Norris-Hasan who serves in the capacity of Church Clerk and Secretary of Trustees for First Baptist Church of Holly Springs.

In His Name,

Willis Lunsford, Trustee Chairman

Rosella Norris-Hasan, Trustee Secretary and Church Clerk

Trustees on Record:

Dennis Andrew Burt
Meta Harris
Willa Jean Mangum
George Anthony Ward

"I heard the voice of God saying, whom shall I send; Who will go for us? Then I said, here am I, send me." (Isaiah 6:8)

Bibliography

Town of Holly Springs Website

Black History Tour (www.hollyspringsnc.gov/BlackHistoryTour) or <https://storymaps.arcgis.com/stories/>

See documented stories of First Baptist Church and prominent Black Leaders who attended First Baptist Church.

Featured on Eyewitness ABC News 11 -Friday, February 11, 2022

A New musical tells the untold Black history of Holly Springs The original work is the buried chapters of a town that for decades was predominantly African American: townspeople, civic and political leaders, descendants of the formerly enslaved who kept Holly Springs alive after the Civil War.

April 24, 2017 – Articles Exploring Holly Springs, Homegrown in Holly Springs

Narrative

First Baptist Church of Holly Springs

As history has been told, after the Civil War, slaves living in the vicinity of Holly Springs found themselves free man and women following the Emancipation Proclamation. In 1865 there were a group of approximately 50 freed men who pooled their resources together and purchased a half-acre plot of land between the fork of Buckhorn and Fuquay Roads for a Colored Baptist Church.

The original services were held in a log cabin as it took several years for the new building to be constructed. The original church structure burned, and all documents were lost in the fire. The new site, as we know it today, is now First Baptist Church of Holly Springs, was moved to it's present location on Grigsby Avenue.

The present structure was built in 1880 and has been renovated several times and was faced in brick in the early 1950's. Under the skills of Trustee George Talmadge Grigsby, Sr. (father of Dr. George Talmadge Grigsby) the church evolved to have Memorial windows, Sunday School rooms, a basement and other modern conveniences.



There were quite a few prominent Black African Americans who were raised up in Holly Springs and attended First Baptist Church of Holly Springs, held positions in this church and worked diligently until their demise.



James M. Norris

Bernice Lassiter and James M. Norris, a Deacon at First Baptist Church of Holly Springs were elected as the Town's first Black commissioners during the 1970s. James M. Norris became the first Black mayor of Holly Springs when he resigned as commissioner in 1980 to fill the vacated mayoral seat. James M. Norris (second from the left in the image). Mayor James M. Norris was also instrumental in helping to secure the first bank in Holly Springs, which started out as a petition signed by 460 residents (of the total population of 900). Fidelity Bank opened for business on May 1, 1978. All the Black leaders had a vision for Holly Springs and Mayor Norris began the process of moving Holly Springs from well water to a modern water system. As Commissioner and Mayor, Parrish Womble continued that dream and saw it into fruition.

Dessie Mae Womble, a member of First Baptist Church of Holly Springs was the first African American female chief in North Carolina. Ms. Womble was featured in an article January 1981, as she "beat out 25 other applicants for the position, making her the only Black and full-time employee of the town of 969 and the highest paid at \$10,000 annually.



Parrish “Ham” Womble

Parrish Womble was also a life-time member at First Baptist Church of Holly Springs and served nearly three decades as a Holly Springs town board member and for a year as mayor.

Holly Springs was a community of a few hundred residents when Womble joined the town Board of Commissioners in 1981. He served for the next 20 years. In January 2001, the board appointed him as mayor when Gerald Holleman resigned. Womble lost the mayoral election that November but returned as a board member two years afterward and served until 2011.

By 1997, Holly Springs was beginning to build a town parks system, almost from scratch. What is now Hunt Recreation Center was then a former school building serving as a Town Hall annex. Across from the Hunt Center were tobacco fields that appeared slated for subdivision expansion. Womble advocated for buying the 46-acre tract for park land instead. What today is Parrish Womble Park has ball fields, tennis courts, synthetic turf soccer and lacrosse fields, a volleyball court, picnic shelter, and more.

Womble also was instrumental in securing land for Holly Ridge Middle and Elementary schools.

In his professional life, Womble served with the Wake County Sheriff’s Department. He retired with the rank of major in November 1997.





Dr. George Grigsby

Dr. George Talmadge Grigsby Jr, was also a member of First Baptist Church of Holly Springs and although he had dual residences in Holly Springs and Las Vegas, NV where he practiced Emergency Medicine, he continued to support his church until his demise on February 3, 2021.



REID: 0102955
 PIN: 0649907903
 PIN Extension: 000
 Land Value: \$45900
 Building Value: \$411702
 Total Value Assessed: \$457602
 Deed Acres: 0.51
 Year Built: 1917
 Heated Area: 4437
 Type and Use: CHURCH
 Design Style: Conventional
 City: HOLLY SPRINGS
 Planning Jurisdiction: HS
 Township: Holly Springs
 Owner: FIRST BAPTIST CHURCH
 Mailing Address 1: 208 GRIGSBY AVE
 Mailing Address 2: HOLLY SPRINGS NC
 27540-8946
 Deed Book: 001600
 Deed Page: 00519
 Deed Date: 6/12/1664
 Land Class: EXEMPT
 Map Name: 0649 20
 Billing Class: Exempt
 Property Description: EXEMPT
 Address: 208 GRIGSBY AVE
 Street Name: GRIGSBY AVE
 Old Parcel Number: 134-00000-0069
 Exempt Description: RELIGIOUS
 Exempt Status: 783
 Total Structures: 1
 Other Building Value: \$16640
 ZIP: 27540



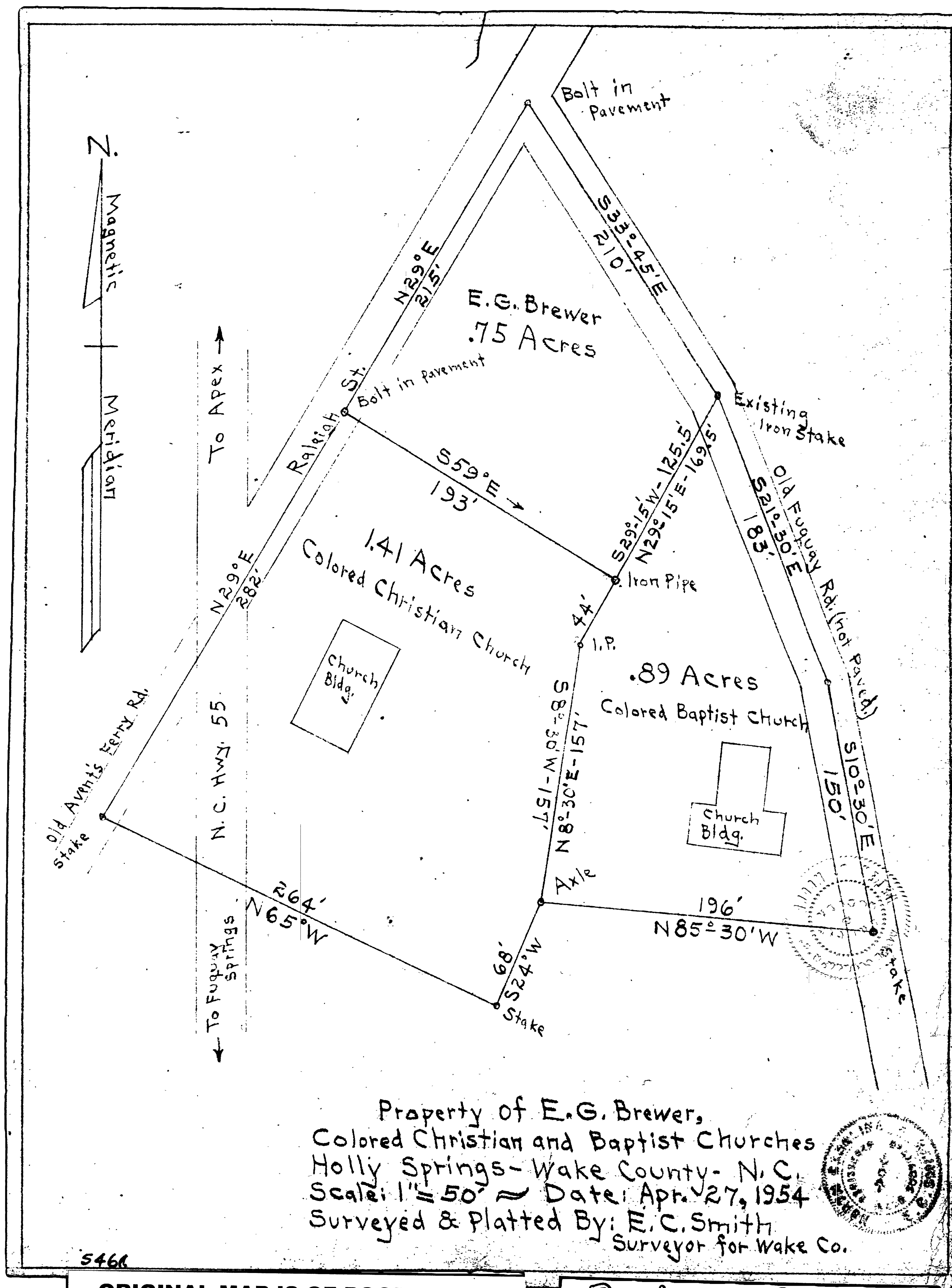
0 100 200 400 ft
 1 inch equals 200 feet

Disclaimer

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

Wake County Streets

Property



ORIGINAL MAP IS OF POOR QUALITY

Book 1934 Page 64



The First Bank in Holly Springs by Barb Koplick

Posted By: Rob Fox on: April 24, 2017 In: Articles, Exploring Holly Springs, Homegrown In Holly Springs



"BANK WANTED"

That's what the sign said. The notice was erected by Mayor Jim Hancock and the town commissioners, who were looking for a bank for their community. The year was 1977, and a petition signed by 460 residents (the total population was only 900 back then) was also sent to the State Banking Commission and several well-known local banks asking for consideration.

The Raleigh Times newspaper picked up the story, as did the United Press International. Hancock was interviewed by radio stations as far away as Washington D.C.

John Trotman, head of the State Banking Commission, was impressed with the display of community interest and stated that if any bank should seek approval of a branch in Holly Springs, such a petition would be given every consideration.

The call was answered by the Fidelity Bank of Fuquay-Varina, and an application was received and was scheduled to be reviewed at a hearing of the State Banking Commission on January 25, 1978.

A mobile bank unit was moved onto the lot on the corner of Center and Main Streets, and the Fidelity Bank opened for business on May 1, 1978. Its first customer was, appropriately, Mayor Hancock.

Branch Manager Jimmy Ray Turner was quoted as saying "We're not a stranger in town, Holly Springs residents have been going to Fidelity Bank in Fuquay-Varina and to other branches in other towns for many years to do their banking." The Fidelity Bank was the first bank in Holly Springs since the Depression Days of the '30s.

WAKE COUNTY, NC 41
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/03/2023 15:38:11

BOOK:019448 PAGE:01495 - 01497

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$0.00
Parcel ID:	102955
Mail/Box to:	Grantee
Prepared by:	Stam Law Firm, PLLC, P.O. Box 1600, Apex, NC 27502
Brief description for the Index:	Lot 1, BM 2023- <u>1734</u>

THIS GENERAL WARRANTY DEED ("Deed") is made on the 2nd day of October, 2023, by and between:

GRANTOR	GRANTEE
Trustees of First Baptist Church of Holly Springs 208 Grigsby Avenue Holly Springs, NC 27540	First Baptist Church of Holly Springs, a NC non-profit corporation 208 Grigsby Avenue Holly Springs, NC 27540

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land in the Holly Springs Township, Wake County, North Carolina and more particularly described as follows (the "Property"):

BEING Lot 1, containing 37,569 square feet as shown on a map and survey prepared by Smith & Smith Surveyors, P.A., entitled "Survey for First Baptist Church of Holly Springs," dated September 19, 2023 and recorded in Book of Maps 2023, page 1734, Wake County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 145, Page 442; and Book 1164, Page 192, Wake County Registry.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 1954 page 64, Wake County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. All easements, restrictions and rights of way of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Trustees of First Baptist Church of Holly Springs:

Willis Lunsford

Willis Lunsford, Chairman of Trustees

Rosella Norris-Hasan

Rosella Norris-Hasan, Trustee Secretary

Andrew Burt

Andrew Burt, Trustee

Jean Mangum

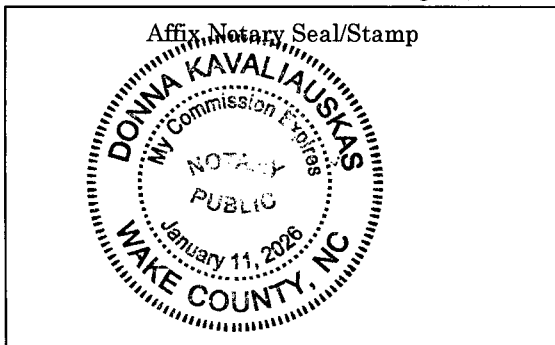
Jean Mangum, Trustee

Meta Harris

Meta Harris, Trustee

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I Donna Kavaliauskas, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 2nd day of October 2023 and acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Willis Lunsford, Rosella Norris-Hasan, Andrew Burt, Jean Mangum, and Meta Harris, Trustees of First Baptist Church of Holly Springs



Donna Kavaliauskas

Notary Public (Official Signature)

My commission expires: 1-11-2026



BOOK:019448 PAGE:01495 - 01497



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Tammy L. Brunner

Register of Deeds

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

3 # of Pages *BW*

BOOK 1164 PAGE 192

NORTH CAROLINA

WAKE COUNTY

THIS DECLARATION AGREEMENT, Made and entered into this 27 day of August, 1954, by and between E. G. Brewer and wife, Myrtle H. Brewer; and the Trustees of the Colored Christian Church at Holly Springs, namely: Lattie R. Rogers, Ernest Booker, Bernice Lassiter, Malcus Thomas, Green Prince; also, the Trustees of the Colored Baptist Church at Holly Springs, namely: E. A. Betts, J. N. Cotton, Harry Betts, German Collier, A. L. McLean, J. N. Norris and G. T. Grisby;

W I T N E S S E T H

ROBERT A. COTTEN
ATTORNEY AT LAW
HOLLY SPRINGS, N. C.

That whereas E. G. Brewer and wife, Myrtle H. Brewer own a parcel of property joining the Colored Christian Church and the Colored Baptist Church in the Town of Holly Springs; and whereas for a number of years the definite lines between the properties of the Colored Baptist Church and the Colored Christian Church and E. G. Brewer and wife, Myrtle H. Brewer have not been established; and whereas at a church conference of the Colored Christian and the Baptist Churches, the Trustees of these churches were authorized and directed to confer with E. G. Brewer and his wife, Myrtle H. Brewer, and to employ the services of a competent surveyor to establish these lines; and whereas all the parties hereto agree that E. C. Smith, the Wake County Surveyor, be employed to go on these premises and definitely establish, mark off, and stake out the correct boundary lines; and whereas on April 27, 1954, the said E. C. Smith, County Surveyor, went on these premises in company with E. G. Brewer and a representative from the Colored Christian Church and the Colored Baptist Church and there and then definitely established all the lines of the property of the parties herein. That the said E. C. Smith,

BOOK 1164 PAGE 193

ROBERT A. COTTEN
ATTORNEY AT LAW
FUYUAY SPRINGS, N. C.

County Surveyor, prepared a drawing or plat of said property, which plat is recorded in the Office of the Register of Deeds of Wake County in Book of Maps 1954, page 64; and whereas the said E. G. Brewer and his wife, Myrtle H. Brewer do hereby covenant and agree and in consideration of the sum of One Dollar to them in hand paid, by the Colored Christian Church and the Colored Baptist Church at Holly Springs, the receipt os which is hereby acknowledged, do covenant, agree and declare that the lines with courses and distances as appears on the plat and recorded in Book of Maps 1954, page 64, is the true, accurate and correct lines of their property and boundary between their property and the Colored Christian Church and the Colored Baptist Church and the said Trustees hereinbefore named and having been authorized by a church conference do hereby agree and covenant with the said E. G. Brewer and wife, Myrtle H. Brewer, their heirs and assigns that the courses and distances that appear on said map and recorded in Book of Maps 1954, page 64, is a true, accurate and exact map of the property of said Colored Christian Church of Holly Springs. That the said Trustees as hereinbefore named of the Colored Baptist Church at Holly Springs do hereby acknowledge, agree and covenant that the courses and distances as appear on the plat recorded in Book of Maps 1954, page 64, of Wake County, and the true, accurate and correct lines of the Colored Baptist Church at Holly Springs.

That the said E. G. Brewer and wife Myrtle H. Brewer do hereby bind themselves, their heirs and assigns, in this declaration to the end that the property described in said map hereinbefore referred to is true, accurate and correct.

That the Trustees of the Colored Christian Church do hereby bind themselves and their successors and assigns in this declaration to the end that the property described in said map hereinbefore referred to is true, accurate and correct.

BOOK 1164 PAGE 194

That the Trustees of the Colored Baptist Church do hereby bind themselves and their successors and assigns in this declaration to the end that the property described in said map hereinbefore referred to is true, accurate and correct.

Parties hereto in the execution of this Declaration Agreement do state that they will hereafter forever abide by the description of the property as indicated on said map.

IN TESTIMONY WHEREOF said parties hereto have hereunto set their hands and seals, the day and year first above written.

ROBERT A. COTTEN
ATTORNEY AT LAW
PUQUAY SPRINGS, N. C.

E. G. Brewer (SEAL)
E. G. Brewer
Myrtle H. Brewer (SEAL)
Myrtle H. Brewer

COLORED CHRISTIAN CHURCH AT HOLLY SPRINGS

By Lattie R. Rogers (SEAL)
Lattie R. Rogers, Trustee
Ernest Booker (SEAL)
Ernest Booker, Trustee
Bernice Lassiter (SEAL)
Bernice Lassiter, Trustee
Malcus Thomas (SEAL)
Malcus Thomas, Trustee
Green Prince (SEAL)
Green Prince, Trustee

COLORED BAPTIST CHURCH AT HOLLY SPRINGS

By E. A. Betts (SEAL)
E. A. Betts, Trustee
J. N. Cotton (SEAL)
J. N. Cotton, Trustee
Harry Betts (SEAL)
Harry Betts, Trustee
German Collier (SEAL)
German Collier, Trustee
A. L. McLean (SEAL)
A. L. McLean, Trustee
J. M. Norris (SEAL)
J. M. Norris, Trustee
G. T. Grisby (SEAL)
G. T. Grisby, Trustee

RECORD OF POOR QUALITY
DUE TO CONDITION OF
ORIGINAL DOCUMENT

BOOK 1164 PAGE 195

NORTH CAROLINA
WAKE COUNTY

I, Paul E. Cummings, a Notary Public in said County and State do hereby certify that E. G. Brewer and wife, Myrtle Holt Brewer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument of writing for the purposes therein expressed.

That Lattie R. Rogers, Ernest Booker, Bernice Lassiter, Marcus Thomas and Green Prince personally appeared before me this day and after being by me duly sworn depose and say that they are the duly elected and are now acting as Trustees of the Colored Christian Church at Holly Springs; and that they acknowledge the due execution of the foregoing instrument of writing for the purposes therein expressed.

That E. A. Betts, J. N. Cotton, Harry Betts, German Collier, A. L. McLean, J. N. Norris and G. T. Grisby personally appeared before me this day and after being by me duly sworn depose and say that they are the duly elected and are now acting as Trustees of the Colored Baptist Church at Holly Springs, and that they acknowledge the due execution of the foregoing instrument of writing for the purposes therein expressed.

ROBERT A. COTTEN
ATTORNEY AT LAW
FUYOAY SPRINGS, N. C.

Witness my hand and notarial seal, this 14th day of September 1954.



Paul E. Cummings
Notary Public

My commission expires: 4-26-55

STATE OF NORTH CAROLINA
Wake County

The foregoing certificate of *Paul E. Cummings* for Registration at 12:10 o'clock P. M. SEP. 16 1954 and is adjudged to be correct and the instrument with the certificates, be registered.

WITNESS my hand this the 14 day of September 1954
Frank Lewis
Clerk Superior Court

Registered in the Office of the Register of Deeds of Wake County, North Carolina, in Book 1164 Page 192
H. R. ...
Register of Deeds

The original of this from to together with the bond that accompanies the same with the endorsement of payment and "satisfaction" entered thereon, the same is hereby cancelled and the entry of "Satisfaction" is hereby made as required, and in accordance with Chapter 180 of the Public Laws of 1891.

hereby acknowledge the satisfaction of this from to the provisions of the same having been fully complied with. This day of , A. D. 1 (Seal.)

Register of Deeds, Wake County, N. C. Deputy, &c.

Register of Deeds, Deputy, &c.

instruments heretofore executed and appurtenances thereto in any wise appertaining or belonging to him the said Patten his heirs and assigns.
And the said Johnson for himself, his heirs Executors administrators and assigns Commands (Subject to the \$400 Mortgage upon said lot from him to Ernest Haywood Executor and Trustee registered in said Office in Book 143 at page 139) that he is the owner of said lot in fee simple is lawfully in possession of the same and has good right to convey the same in fee simple, that the same be free from all liens and incumbrances; that the said Patten his heirs and assigns shall jointly enjoy and possess the same and they will warrant and defend the title to the same to him the said Patten his heirs and assigns against the claims of all persons whatsoever;
In testimony of all of which the said Johnson has hereunto set his hand and seal the day and year first above written
William F. Kellington J. A. Johnson (Seal)

State of North Carolina } Superior Court before
Wake County } Daniel H. Young Clerk
The execution of the foregoing instrument was this day proven before me by the oath and examination of F. K. Ellington, the subscribing witness thereto. Let the same with this certificate be registered within my hand this 7th day of Oct 1897.
D. H. Young Clerk Superior Court

Filed for Registration at 10 o'clock AM Oct 15 1897 and registered in the Office of the Register of Deeds for Wake County in Book 145 Page 441 Oct 15 1897
J. J. Rogers Register of Deeds

Deed from
J. W. F. Rogers and wife
to
Trustees Hoxey Spring Col. Baptist Church
North Carolina }
Wake County } This deed made this 4th day of September A. D. 1897 by J. W. F. Rogers and his wife Mary Rogers of Wake County State of North Carolina parties of the first part to Robert Ferguson Mark Betts Quinton Jones W. H. Paddy and W. H. McAllister Trustees of Hoxey Spring Colored Baptist Church all of Wake County State of second parties of the Second part, Witnesseth that whereas parties of the first part are satisfied that the parties of the Second part or their predecessor as Trustees of Hoxey Spring Colored

from

to

day of

1

Per

Deputy, &c.

Register of Deeds, Wake County, N. C.

hereby acknowledge the satisfaction of this

to

day of

1

Per

Deputy, &c.

Register of Deeds.

from

to

day of

1

Per

Deputy, &c.

Register of Deeds, Wake County, N. C.

together with the bond that accompanies the same with the endorsement of payment and "satisfaction" entered thereon, the same is hereby cancelled and the entry of "Satisfaction" is hereby made as required, and in accordance with Chapter 180 of the Public Laws of 1891.

This the

day of

1

Per

Deputy, &c.

Register of Deeds, Wake County, N. C.

Baptist Church did have a Deed to the premises hereinafter described either from the parties of the first part or from the party who at that time held the legal title which deed was executed upon a valid Consideration paid by said Trustees aforesaid, and whereas said parties of the first part are also satisfied that said Deed so obtained and held by said parties of the second part or their predecessor Trustees aforesaid has been destroyed or misplaced and whereas said deed was not recorded in the office of Register of Deeds for Wake County as appears from the records in said Office, and whereas said parties of the first part desire that said parties of the second part shall quietly and peaceably enjoy the possession of said premises free from the claims of the parties of the first part, or any person through under or by them; Now therefore said parties of the first part in consideration of the above recited facts and at the request of said parties of the second part have released, remised and forever quitclaimed and by these presents do remise, release and forever quitclaim to Robert Ferguson Mack Beets Quinton Jones W H Peady and W H McAllister Trustees of Holly Spring Colored Baptist Church and their Successors in office all their right title interest and estate as they have in and to that parcel or lot of land situated and being in the town of Holly Spring in Holly Springs Township Wake County N.C. and known as the Colored Baptist Church lot adjoining the lands of Christian Church Wk Masonic Lodge lot of J J Norris Lemon Lynch and others and bounded as follows: Beginning at a stake corner of Christian Church lot, thence along the same north 5° East 2.34 chains to a rock corner of the Colored Masonic Lodge lot, thence along the same and J J Norris line North 27° East 2.81 chains to a rock on the south side of the McAllister road 15 links from the center of the same, thence along said road South 20° East 2.92 chains, South 12° East 2.27 Chains to a stake Lemon Lynches corner, thence along the same North 89° West 3.18 chains to the beginning enclosing One Hundred and fifty (150) Square Perches or 10/16 of an acre, To Have and to Hold the same together with improvements and appurtenances thereunto in any wise appertaining to them the said Robert Ferguson Mack Beets Quinton Jones W H Peady and W H McAllister Trustees of the Holly Springs Colored Baptist Church and their Successors in Office forever, free and discharged from any and all claims of the parties of the first part, or of any person through under or by them, In testimony whereof said parties of the first part have hereunto set their hands and Seals the day and year first above written

Witness

J C Bourne

J W F Rogers (Seal)

M A Rogers (Seal)

The original of this...
to...
from...
together with the bond that accompanies the same with the endorsement of payment and "satisfaction" entered thereon, the same is hereby cancelled and the entry of "Satisfaction" is hereby made as required, and in accordance with Chapter 180 of the Public Laws of 1891.
This the... day of...
1
Per... Deputy, &c.
Register of Deeds Wake County, N. C.

For the State of North Carolina,
Wake County } J. C. Burns Justice of the Peace for
Wake County do hereby certify that J. W. & Rogers and Mary A. Rogers his wife personally appeared before me this day and acknowledged the due execution of the annexed conveyance and the said Mary A. Rogers being by me privately examined separately and apart from her said husband touching her voluntary execution of the same each state that she signed the same freely and voluntarily without fear or compulsion of her said husband or any other person and that she doth still voluntarily assent thereto. Witness my hand and private seal this 4th day of September, 1897. J. M. C. Burns (P. Seal)

State of North Carolina
Wake County } The foregoing Certificate of J. C. Burns
a Justice of the Peace of Wake County is adjudged to be correct.
Let the instrument with the certificate be registered.
Witness my hand this 15th day of October 1897.
J. H. Young Clerk Superior Court

Filed for Registration at 12 o'clock M Oct 15 1897 and
registered in the office of the Register of Deeds for Wake County
in Book 145 Page 442 Oct 16 1897.
Jos J. Rogers Register of Deeds

O X

Lease
St Union Dewey

The Davis Bagon Machine Tool Company -
This agreement is made this thirteenth day of September 1897 between the Davis Bagon Machine Tool Company of Cincinnati Ohio the lessor and St Union Dewey the lessee that the Davis Bagon Machine Tool Company has let & hired for use unto St Union Dewey the following described machinery and personal property for the term of twelve months from date at the rent or hire of \$775.00 for the said period payable as follows. 225.00 Right draft with bill lading 260.00 Two months note with interest at 6% 260.00 Four " " " " " " Said notes shall not be considered payment until paid in cash. Any extension of term of payment granted or evidenced by renewal note or notes shall not invalidate this agreement. The lessee is to furnish at his own cost suitable foundation for and sit in place said machine for use in his place of business in the city of Raleigh

hereby acknowledge the satisfaction of this...
to...
from...
the provisions of the same having been fully complied with. This... day of...
A. D. 1...
(Seal.)
Per... Deputy, &c.
Register of Deeds.

First Baptist Church of Holly Springs

After the Civil War, slaves living in the vicinity of Holly Springs found themselves free men and women following the Emancipation Proclamation. In 1865 there were a group of approximately 50 freed men who pooled their resources together and purchased a half-acre plot of land between the fork of Buckhorn and Fuquay Roads for a Colored Baptist Church.

The original services were held in a log cabin until a new building was constructed. The original church structure burned, and all documents were lost. The new site, as we know it today, is now First Baptist Church of Holly Springs, was moved to its present location on "Grigsby Avenue".

The present structure was built in 1880, was faced in brick in the early 1950's with Memorial windows.





TOWN OF HOLLY SPRINGS

Application for Historic Marker



Subject of proposed marker (person, place, or event):

(If an individual, please include the dates of birth and death of said individual.)

____ Cape Fear & Northern Railroad / Durham & Southern Railroad

Relationship to Holly Springs' history: _____

Railroad was first chartered by Holly Springs resident George Benton Alford in 1892. First shovelful of dirt to begin construction was turned over in Holly Springs. _____

Contributions to the Town of Holly Springs, or consequence of the subject on Holly Springs' history:

____ At the turn of the century, railroads were noted for their economic impact on local towns. This was recognized by town residents and a charter was procured. Residents greatly benefited from the availability of freight and passenger service to other local communities nationwide. In addition, mail and package delivery service would be handled from the town depot. "He and 20 other Holly Springs men helped bring the railroad to town. He wrote a weekly editorial in which he bragged on the community to the rest of the state by extolling the virtues of residing in the community. By 1877 he petitioned the North Carolina General Assembly to incorporate the town of Holly Springs to a one-mile square that remained for more than 110 years."

Is the subject related to a historically underrepresented group? __ yes __X__ not If yes, specify: _____

Is the subject already marked with an existing monument or marker by another organization? (i.e. DAR, National Historic Register, etc.) __ yes __X__ not If yes, specify: _____

Proposed Location (use street address; if none, use the closest intersection)

Name of Applicant: ____ Robert Rousseau _____

Mailing Address: ____ 6428 Cross Ridge Drive, Holly Springs, NC 27540 _____

Telephone: ____ 919-368-0586 _____ Email: ____ railroad@nc.rr.com _____

Name of property owner(s): ____ Town of Holly Springs _____

Mailing Address: ____ 128 S Main Street

P.O. Box 8

Holly Springs, NC 27540 _____

Telephone: ____ 919-577-3111 _____ Email: _____

If multiple owners, please attach information for all owners on a separate page

Required attachments:

- ✓ Written permission from property owner(s)
- ✓ Narrative history
- ✓ Bibliography of primary and secondary sources used

- ✓ Historic texts that support the facts alleged (books, newspapers, government or church records, etc.)
- ✓ Historic photos, maps, or drawings
- ✓ Other documentation, including signed statements from interviewees if their statements are used to support your application
- ✓ Proposed text (limit of 784 characters, including spaces)

My signature below is a certification that the information presented as part of this application is true and correct to the best of my ability to determine.

Robert Rousseau
Applicant's signature

Date: Jan. 5, 2024

<https://www.hollyspringsnc.gov/266/Historical-Marker-Program>

Subject of proposed marker:

Cape Fear & Northern Railroad / Durham & Southern Railroad

Relationship to Holly Springs' history:

Railroad was first chartered by Holly Springs resident George Benton Alford in 1892. First shovelful of dirt to begin construction was turned over in Holly Springs.

Contributions to the Town of Holly Springs, or consequence of the subject on Holly Springs' history:

At the turn of the century, railroads were noted for their economic impact on local towns. This was recognized by town residents and a charter was procured. Residents greatly benefited from the availability of freight and passenger service to other local communities nationwide. In addition, mail and package delivery service would be handled from the town depot. "He and 20 other Holly Springs men helped bring the railroad to town. He wrote a weekly editorial in which he bragged on the community to the rest of the state by extolling the virtues of residing in the community. By 1877 he petitioned the North Carolina General Assembly to incorporate the town of Holly Springs to a one-mile square that remained for more than 110 years."¹

Proposed Marker Text:

DURHAM & SOUTHERN RAILROAD

Chartered by Holly Springs resident George Benton Alford in 1892 as the Cape Fear & Northern Railroad. First shovelful of dirt thrown by Miss Mattie V. Alford on July 27th, 1898. The CF&N was sold to the Durham & Southern Railroad in 1906.

Narrative History:

Holly Springs businessman George Benton Alford, having recognized the importance of railroads during his service in the Civil War chartered the Cape Fear & Northern Railroad in 1892. Unfortunately money could not be secured for construction and the charter was extended in 1893, 1895 and 1896. However that soon changed with the backing of the Duke family. Mr. Alford was ceremoniously the first president, but soon after Mr. B. N. Duke was elected president with J. C. Angier as manager.

Construction continued, connecting Apex to Angier by the end of 1899. In 1903 the line was completed to Dunn. A branch line was also built to the then-named town of Duke (later Erwin) for the large denim mill there.

In December 1905, the Directors of the newly formed Durham & Southern Railroad authorized purchase of the CF&N which occurred in January 1906.

Trackwork to Durham was completed in 1906 with the first train running from Dunn to Durham on June 6th, 1906.

The formal dissolution of the Cape Fear & Northern was on January 12, 1907.

On September 15, 1981 the Durham & Southern Railway was officially merged into the Seaboard Coast Line Railroad (SCL).

Holly Springs was served by a combined freight and passenger depot measuring 30' x 60' with two passenger rooms, a ticket office heated by a stove, a 5' x 72' freight platform, a 15' x 58' cotton platform and a two-stall outhouse.¹

In 1972, a commemorative Bicentennial paint scheme was applied to a D&S diesel locomotive which included local towns named on the engine.

The last train ran through Holly Springs on April 15th, 1981.¹

Bibliography:

1. Dr. Cary Franklin Poole, Service with Courtesy: The Story of the Durham & Southern Railway (2015)
2. Moses Amis, Historical Raleigh: With Sketches of Wake County and its Important Towns (1913)
3. Richard Prince, Norfolk Southern Railroad Old Line Dominion Line and Connections (1972)
4. Town of Holly Springs, Images of America: Holly Springs (2008)



First depot of Holly Springs



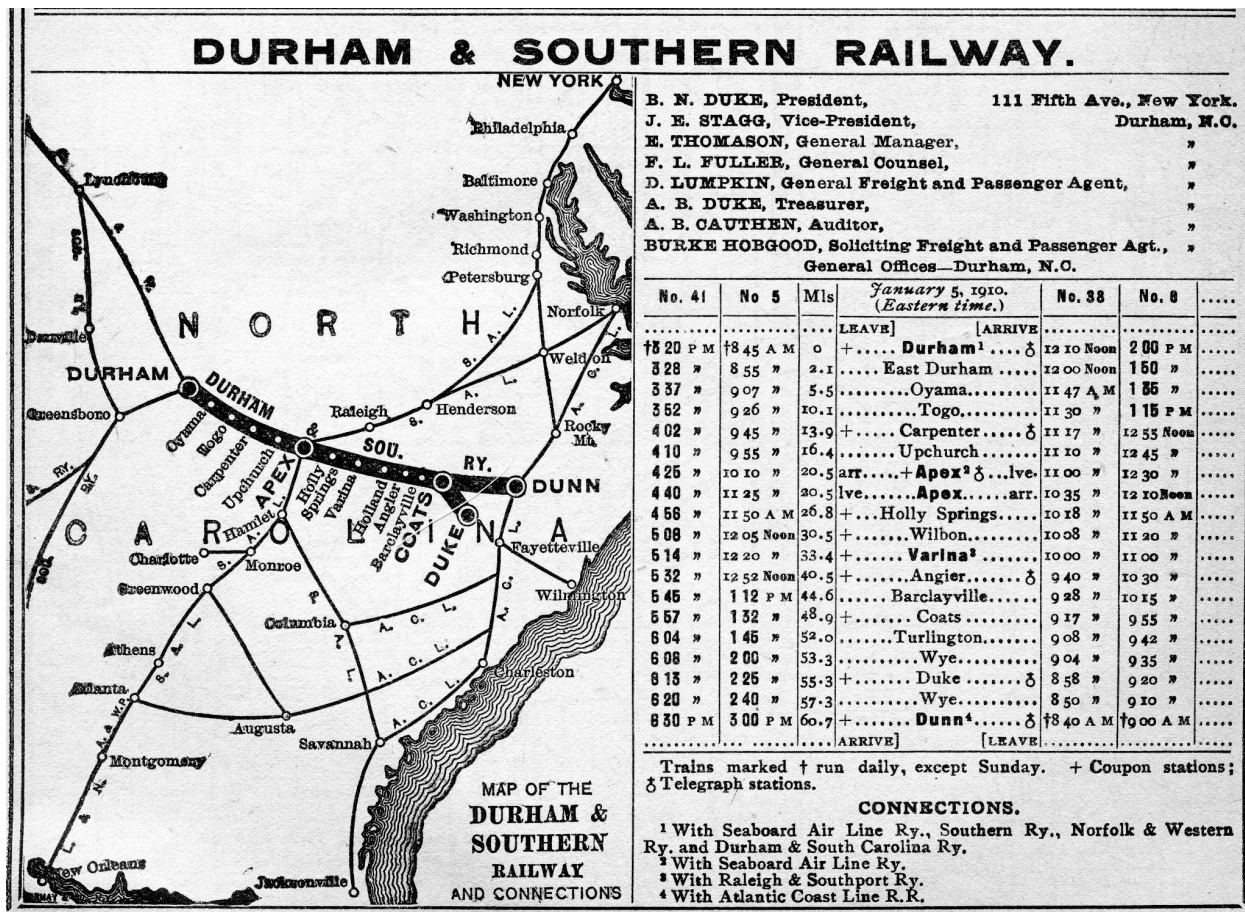
Ballentine Street crossing



Second depot of Holly Springs after the first one burned down. Seagraves Drugstore in background. Signal Maintainer Roy Wilson's motor car shed (see The Railroad Press article).



Last train through Holly Springs (operated by the Seaboard Coast Line Railroad).



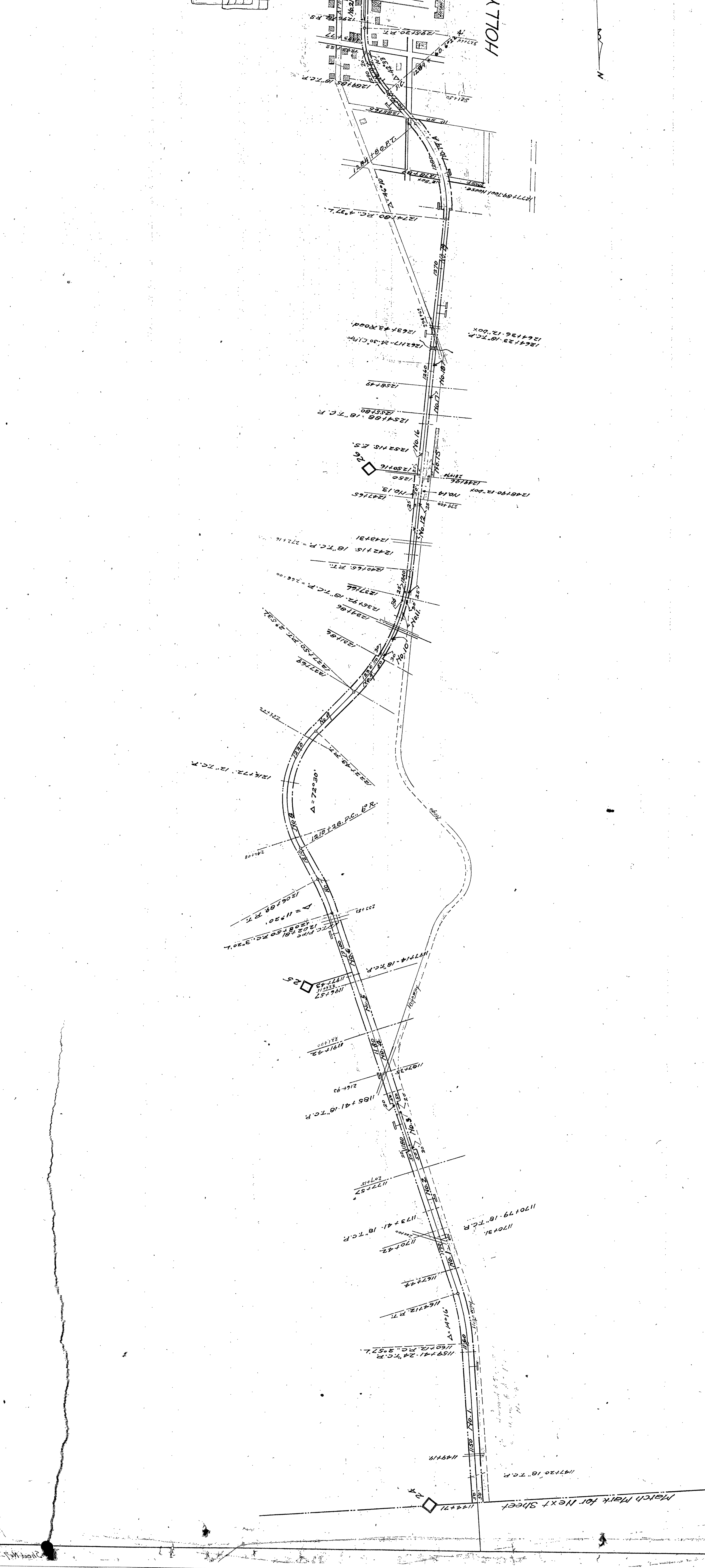
Durham & Southern Railway Timetable from 1910.



Durham & Southern Bicentennial locomotive #2000.

The work of extending the Cape Fear and Northern Railway south-eastward from Harnett county began this week. This road is owned by the wealthy Dukes of Durham. It will probaly be extended to Clinton in Sampson county.—Sanford Express. = This is news that had not reached the Enterprise.

Parcel No.	Grantor	Grantee	Instrument	Date	Record	Custs To	Remarks
1	W. H. Wood et al.	C. F. N. Ry. Co.	R. W. Deed	July 20, 1898	Sept 22, 1898, Book 147, p. 610	A-7, 1	W.W.
2	B. Montague	C. F. N. Ry. Co.	R. W. Deed	July 20, 1898	Dec 3, 1898, " " 147, p. 746	A-7, 2	
3	G. W. Uhey	C. F. N. Ry. Co.	R. W. Deed	July 20, 1898	Dec 3, 1898, " " 147, p. 746	A-7, 3	
4	P. A. Uhey	C. F. N. Ry. Co.	R. W. Deed	July 20, 1898	Sept 24, 1898, Book 147, p. 613	A-7, 4	
5	A. B. Hunter et al.	C. F. N. Ry. Co.	R. W. Deed	July 20, 1898	Sept 24, 1898, Book 147, p. 614	A-7, 5	
6	G. W. Uhey	C. F. N. Ry. Co.	R. W. Deed	Dec. 26, 1898	Oct 1, 1899, Book 151, p. 662	A-7, 6	Also Geo. Uhey Deed by G. B. Uhey.
7	A. M. Johnson	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Sept 22, 1898, " " 147, p. 707	A-7, 7	
8	T. B. Holt	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 8	
9	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 9	
10	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 10	
11	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 11	
12	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 12	
13	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 13	
14	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 14	
15	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 15	
16	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 16	
17	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 17	
18	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 18	
19	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 19	
20	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 20	
21	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 21	
22	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 22	
23	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 23	
24	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 24	
25	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 25	
26	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 26	
27	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 27	
28	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 28	
29	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 29	
30	M. H. McLean	C. F. N. Ry. Co.	R. W. Deed	Oct 1, 1899	Oct 1, 1899, " " 147, p. 706	A-7, 30	



Sheet No. 7 of a series of 15 primary sheets and 2 supplementary sheets of Mainline Division of Durham & Southern Ry. Co. from survey station 114471 to survey station 1355498.

RIGHT-OF-WAY AND TRACK MAP

DURHAM & SOUTHERN RY. CO.

STATION 114471 TO STATION 1355498

SCALE: 1"=400' JUNE 30, 1917

Durham, N. C.

WAKE COUNTY

SCHEDULE OF THE CAPEFEAR AND NORTHERN RAILWAY.

South.	North.
51.	52.
P.M.	A.M.
4:20	Lv. Apex 9:50
4:44.....	Lv. Holly Springs.....9:26
5:00.....	Lv. Duketon.9:10
5:08.....	Lv. Blanchard9:02
5:20.....	Lv. Holland.....8:50
5:40.....	Ar. Angier.....8:30
P.M.	A.M.

Connect with S.A.L. express mail
trains to and from Raleigh.

J.C. ANGIER, Gen. Manager.

Raleigh & Cape Fear R.R. SCHEDULE.

IN EFFECT 6:30 A.M. APRIL 24, 1899

No. 5-	No. 3.	No. 1-	No. 2.	No. 4	No. 6	
Mon.	Tues.	Tues.	Tues.	Tues.	Mon	
Wed.	Thurs.	Wed.	Thurs.	Thurs.	Wed.	
and	and	and	and	and	and	
Frid.	Satur.	Satur.	Satur.	Satur.	Frid	
Read Down.			Read Up			
A.M.	P.M.	A.M.	A.M.	P.M.	P.M.	
6.30	4.15	6.30	Lv. Raleigh Ar.	10.25	8.00	6.10
6.35	4.20	6.35	Caraleigh Junc.	10.30	7.55	6.00
5.40	4.25	6.40	Caraleigh Mills	10.40	7.45	5.55
6.50	4.35	6.50	Sylvalola	10.00	7.35	.40
7.00	4.40	7.00	Barnes'	9.55	7.30	.25
7.20	4.50	7.10	Hobby's	9.45	7.20	.10
7.45	5.00	7.20	McCuller's	9.40	7.15	5.15
7.50	5.10	7.25	Banks	9.35	7.05	5.45
7.55	5.15	7.30	Austin	9.30	7.00	4.3
8.20	5.25	7.45	Willow Springs	9.10	6.50	4.20
8.30	5.35	7.55	Sexton	9.00	6.40	4.15
8.40	5.45	8.10	Ar Sippahaw Lv	8.50	6.30	4.0

All schedule trains carry passengers.

Approved:

JOHN A. MILLS
PRESIDENT AND GEN. MANAGER.

LARGEST GENERAL MERCHANDISE BUSINESS IN THE COUNTRY.

Largest stock of new fall stuff ever opened here. Over \$5,000 worth of the newest styles and best selected. Polite clerks to show you through.

G. B. ALFORD,
HOLLY SPRINGS, N. C.

Just Arrived 

A new stock of finest oak finished furniture.

Surprisingly cheap. A nice stand for \$2.00.

Cook stoves, heating stoves and piping.

Spokes and rims for buggy and wagons.

A carload o 'White' Sewing Machines.

Our salesman, Mr. J. F. Jones, will wait on you promptly.

**To Arrive
Next Week** 

A CARGO OF PIEDMONT WAGONS

to arrive next week; also a new car of

RATTERMAN & LUTH BUGGIES.

We never fail to suit our customers in a buggy or wagon.

A NEW STOCK OF THE BEST HARNESS

To arrive next week. Don't fail to call; our prices are below others.

Carload of salt to arrive next week

There will be a grand Street Fair and Carnival held at Apex, on the 19 and 20th days of Dec. The admission is free to all and everybody should attend. The Cape Fear & Northern Railway has reduced rates from all points along their line, the fare for the round trip is about the usual fare for one way. The Oscar Rand Camp of Confederate Veterans, of Holly Springs will attend Wednesday the 19th. This department is under the leadership of Mr. Q. J. Hudson. The Fair is directed by the great Seaboard Air Line Railway who will spare neither time nor money to make a success. Don't forget the date.

Holly Springs Academy.

FOR BOYS AND GIRLS.

HOLLY SPRINGS, N- C-

The Fall Term begins August 7th, 1899. Board, four to seven dollars per month. Tuition \$5.00 to \$12.00 per term. Instrumental Music on Piano or Organ \$2.50 per month, or \$12.50 per term of five months. English, classical and business courses. Good and competent assistants.

Holly Springs is a moral healthy little town located on the Cape Fear & Northern Railroad, which connects with the S. A. L. R. R. at Apex, N. C.
For further particulars address the principal.

WALTER L. NORRIS.

HOLLY SPRINGS.

May it truly be called, for its dozen and more Springs of pure cool water falling from the heads of the different ravines, beneath the shade of its native oaks trees. Situated in the Southwest corner of Wake County, near the junction of Wake, Chatham and Harnett counties, fifteen miles from Raleigh, our beautiful capital city and county site, and connected now with the outside world by the new railway, C. F. & N., which runs through our town, and connects with the great S. A. L. system at Apex, N. C.

For health and good water, the village is not surpassed. Being situated in a town of two hundred inhabitants, the school is removed from the temptations and demoralizing influences of large towns. There is no bar-room nearer than ten or twelve miles. The high moral tone of its citizens and its church facilities render Holly Springs Academy a fit place to train the young.

Holly Springs Institute was founded about the year 1851, by the formation of a Board of Trustees, composed of the most enterprising farmers of the community, among whom

The C.F. & N. Ry., are making preparations to put up a 'phone line from Cary to Angier, they have commenced work, and will soon be talking from Cary to Angier.

Burbling Baldwins & a Bicentennial

Remembering the D&S by Dale W. Diacont

An early morning summer shower has made the surface of North Carolina Highway 55 treacherous as rush hour traffic approaching Apex creeps along at a snail's pace. In response to the prevailing conditions, CSX Signal Maintainer Roy Wilson gently squeezes the brake pedal of his nearly new hi-rail truck. Most of the commuters with whom which Roy is sharing the road are bound for the sprawling campus of the nearby Research Triangle Park.

After parking his truck next to the freight station, which once housed a joint Durham and Southern - Seaboard Air Line agency, Roy hustles inside to seek refuge from the downpour and plan his day's activities on what's left of the D&S. Fifteen miles of CSX's Aberdeen Subdivision is also included in Roy's territory.

Signal Maintainer Wilson's drive to work hasn't always been the daily challenge it has now become. Roy vividly recalls the years immediately after he hired out back in 1963, when Highway 55 was a lightly traveled two-lane road which meandered through the countryside, closely paralleling the 57-mile right of way of the Durham and Southern. Those days also predated the exodus to the Research Triangle Park by the likes of IBM, the Environmental Protective Agency, Northern Telecom, GE's Jet Aircraft Division, Glaxo, and a multitude of other research and technical concerns. The massive migration of new residents forever changed the landscape on the northern half of the D&S as countless subdivisions of fashionable homes now pepper the countryside in place of bean fields and tobacco barns.

In a manner similar to the Research Triangle Park's phenomenal growth and complicated lifestyles, Signal Maintainer Wilson now ponders the perplexities of a state of the art environment in his department at CSX. Motion sensing circuitry, microprocessors and the concept of centralized dispatching have all contributed to launch Roy's position as a maintainer and trouble-shooter in the field to a level which literally approaches rocket science. Even the new truck in which Roy makes his appointed rounds is a far cry from the open air motor car assigned to him after being hired by the D&S.

The readers of this article who may be familiar with the Durham and Southern are probably wondering what signals there were for Roy to maintain on the D&S. You are correct if you recall that the D&S was a single track railroad which relied on a timetable, train orders, train register stations' and yard limits in order to move its trains. The entire railroad was under the direction of Train Dispatcher Melvin Lynam who maintained his office in Durham.

From Monday through Saturday, two daily round trips were authorized to operate between Apex and Durham. A single crew that reported for duty at 10AM was responsible for both trips. This assignment was normally able to make the first round trip to Durham before the arrival of the daily round trip between Dunn and Apex. This allowed both trains to exchange traffic, thereby providing customers with single day service over the entire length of the D&S. The assignment operating out of Dunn also reported for work at 10AM, which positioned the train to forward any interchange traffic arriving

that morning on SCL's northbound local freight out of Fayetteville's Milan Yard. Additionally, since the D&S Shops were located in Dunn, the Mechanical Department was provided with the time necessary to completely service the motive power assigned to the train.

The D&S timetable also carded a "Sunday Only" round trip between Dunn and Durham. The Sunday movement was operated on an "as needed" basis and annulled when traffic didn't warrant the movement. Please remember that we cannot refer to the Sunday train as an "extra" because it was scheduled in the timetable. Retired D&S Conductor Fred Brown recalls one such Sunday movement in 1971 when the railroad's entire roster of seven Baldwin road switchers were coupled together in order to move 111 cars of coal between the N&W interchange in Durham and SCL in Apex!

Two railroad crossings at grade on the D&S were equipped with interlocking block signals, which protected movements on the intersecting lines. The Southern was responsible for maintaining the signals employed at the East Durham interlocking, and the SCL had a similar responsibility at Apex. Signal Maintainer Wilson's primary duty was maintaining the highway grade crossing lights and bells at 14 road crossings on the D&S.

At the time of SCL's 1975 takeover, no gate protection was in service on the D&S. The General Railway and Signal lights and bells were quite simple in design, and flashed and rang continuously whenever a movement approached the highway island from either side of a short stretch of bonded rail. The metal wheels and axle shunted the circuit and thus activated the lights and bells.

Changing hats when called upon, Signal Maintainer Wilson was also responsible for the Durham & Southern's telephone. Two slender strands of copper wire running alongside the main line linked all of the agencies and departments on the D&S. The system employed certainly predated the digital and cellular networks, which today allow mobile access. "Candlestick" type telephones inside wooden boxes at most sidings allowed train, engine and maintenance crews to correspond while on the line of road with the nerve centers at Durham and Dunn.

The telephone system on the D&S was similar to many block line systems employed on other railroads all over the country. In essence, the network was a party line running between two points with each station responding to an assigned number of short and long rings in a designated sequence. A crank in each telephone operated a generator, which, in turn, rang all of the telephones wired into the system. The system may sound primitive and indeed it was dated in the 1970's, but it was a tremendous improvement over the telegraph system it replaced and gave more employees access to the communication system.

Signal Maintainer Wilson's base of operations was a small, wooden motor car shed at Holly Springs that also served to keep many of his tools, batteries and spare parts out of the weather. Holly Springs was strategically located an equal distance between the north and south ends of the railroad. Upon reporting for work at 7:30 AM, Roy could easily respond to trouble in either direction before the day's





Engineer Jimmy Mills has the head portion of his train over the top of the ruling southbound grade at Carpenter, North Carolina. Track in the foreground is still in place but out of service. The track once opened at both ends and was used to double whenever a southbound train would stall on the hill. The author of this article made a trip on this portion of the D&S with a single SCL SD35 and the locomotive's rigid six wheel trucks opened up the gauge of the siding when leaving the south end thus leading to the adoption of a stub end track. All photos in this article by Dale W. Diacont.

scheduled trains began to foul his passage. Yard limits in Durham, Apex, Fuquay - Varina, Angier, Coates and Dunn provided Roy and his motor car a safe haven when his main track time expired. Train operations within yard limits were made at a speed whereby the train could be stopped in half the range of vision, stopping short of any obstruction (including Roy's motor car), not exceeding 20MPH.

The motor car that the D&S assigned to Signal Maintainer Wilson was a Fairmont M-19. Many railfans actually own motor cars that once were employed by railroads. To those readers outside of that privileged fraternity, Roy's motor car was an open-air car with a windshield at the front end. The M-19 was a "pop - pop" car that was equipped with a single cylinder two-cycle engine whose crankshaft was equipped with two large flywheels. The centrifugal force of the rotating flywheels allowed the long, horizontal cylinder of the engine to fire only intermittently when the engine was not under load. Roy's Fairmont M-19 was incredibly kind on fuel to the extent that a single quart of oil thoroughly mixed in a five-gallon can of gasoline was sufficient to power a round trip over the entire length of the D&S. By contrast, Roy's new Company-provided Chevrolet signal maintainer's truck weighs in at around nine miles per gallon.

Life in an open-air motor car must have certainly had as many ups and downs as the D&S main line itself. Signal Maintainer Wilson was pleased indeed when the D&S shop forces in Dunn outfitted his

car with a makeshift plywood roof. The roof provided a degree of shelter from both the sun and rain, but there was no hiding from winter's wretched grip. Though not visibly apparent to the unknowing, insulated full-length undergarments were part of Roy's standard winter attire. Roy was indeed sad to witness the closing of the outmoded small town agencies at both Angier and Coates on the southern half of the D&S. Both station's free-standing, oil-fired stoves inside of the agent's office afforded Roy both the opportunity to warm up and catch up with what may have been going on with his co-workers. Following the closing of both of these stations, Roy could have easily likened that portion of the railroad to one in Siberia on those frigid days of winter.

Signal Maintainer Wilson was also responsible for the routine maintenance of his motor car. Roy could easily discern when his M-19 needed serious mechanical attention because the single cylinder engine would lose compression and have a more difficult time climbing the many hills between Durham and Dunn. Roy's father Levy worked in the Bridge and Building Maintenance Department for thirty-four years and would help Roy when it came time to overhaul the Fairmont's engine. Roy and Levy would install new piston rings, hone and polish the cylinder head, bolt it all back together, and the Fairmont would be good as new.

When matters relating to his department on the D&S were not

DURHAM AND SOUTHERN RAILWAY

SOUTHWARD

NORTHWARD

SECOND CLASS		Station Numbers	Actual Field M.P. Locations	TIME TABLE NO. 4		Station, Way, Car Capacity	Second Class	Third Class	
427	441			IN EFFECT			460	442	
Local Freight	Local Freight			December 15, 1976			Local Freight	Local Freight	
Ex. Sun.	Ex. Sun.			STATIONS			Ex. Sat.	Ex. Sun.	
P. M.	A. M.						A. M.	P. M.	
100		SB155 D0	S155.0 D&S1.2	L T	DURHAM	A Yard	O Y	1155	
110		D3	S153.9 D&S2.3		EAST DURHAM	X-SOU		1125	
120			3.8		D.&S.C. JUNCTION			1115	
125		D6	5.7		FEW		19	1110	
150		D14	14.2		CARPENTER		33P	1045	
A 215	L 700	D21	20.7		APEX	X-SCL	Yard	L1030	A1245
		715	26.9		HOLLY SPRINGS		37P		1210
		745	D33 33.4	T	FUQUAY VARINA	X-NS	Yard		1155
		800	D40 40.4		ANGIER		33		1130
		815	D48 48.8		COATS		20		1115
	A 830	D53	53.4		ERWIN JUNCTION		SPUR		L1030
		D61	56.8	T A	DUNN	L	72 Y		
P. M.	A. M.				55.5 Miles Durham to Dunn			A. M.	A. M.
Ex. Sun.	Ex. Sun.							Ex. Sat.	Ex. Sun.

pressing, Signal Maintainer Wilson and his motor car could usually be found in the vicinity of Fuquay - Varina. Fuquay and Varina were actually two separate towns located side by side in southern Wake County that merged to form a single municipality. Both the D&S and the original Norfolk Southern continued to call their stations in town "Varina," as they had been called before the town's merger. Until its closing after SCL's takeover, Mrs. Catherine Brown was the agent for the D&S at Varina, and attended to a considerable amount of interchange with the NS when not busy keeping Roy abreast of any changes in his authority for movement.

Fuquay - Varina was also the location of Davis' Service Center, one of the early pioneers of the convenience markets we all now frequent. Signal Maintainer Wilson married the daughter of the store's proprietor. The store was located adjacent to the D&S main line just inside the Yard Limits board guarding the southbound approach to the station at Varina. The first order of business each day for Roy's routine was to stop his motor car opposite of Davis' Service Center and ice down his galvanized zinc water cooler for the day. Most mornings Roy would also pick up a soft drink that would be enjoyed later in the day along with a sandwich wrapped in wax paper.

Operating a motor car on the D&S (or, for that matter, on any railroad) was certainly not without a degree of peril. Signal Maintainer Wilson was operating his motor car due south on one particular morning with instructions from Train Dispatcher Lynam to "look out for Section Foreman Whitmore operating northbound between Varina and Angier." Whitmore was operating a larger motor car that was equipped with an in-line four cylinder Minneapolis engine coupled to a four speed transmission.

The tool house at Dunn where Whitmore had begun his day's work was seemingly vacant; its contents loaded upon two push cars trailing the section foreman's motor car. Track jacks, tools of every kind, kegs of spikes, angle bars, a replacement rail and a gang of four men all made for a load that was sufficient to order a work train.

As fate would have it, no designated meeting point was set for the two opposing motor car movements. Signal Maintainer Wilson was approaching the bottom of an uphill grade leading into the yard limits at Angier when he observed Whitmore's outfit rounding a downhill curve from the opposite direction. Roy promptly stepped on his brake, stopped, and prepared to back up to the nearest switch in order to clear for Whitmore.

Signal Maintainer Wilson was just about to begin his back-up movement when, by chance, he glanced up in the direction of Section Foreman Whitmore's approach. To Roy's astonishment, Whitmore's men were unloading "on the fly" and heading out across an adjoining cotton patch as their movement failed to reduce speed. Whitmore's load was much too heavy to control with a single set of mechanical brakes on a descending grade. Thinking the better of going down with his ship, Roy also unloaded, turning loose of his motor car's grab iron a split second before impact.

The ensuing calamity could have been heard all over Harnett County but the damage that was inflicted was surprisingly limited. Fairmont built tough cars and the only damage to Roy's machine was a broken front handle. Whitmore's car lost a little paint on its front end but was no worse for wear, except for the section foreman's bruised ego. Thankfully, no one was hurt and, shortly after the track jacks, tools, spikes, angle bars and rail (which had recently become airborne) were reloaded on Whitmore's push cars, both parties continued about their appointed duties without incident.

Whenever Signal Maintainer Wilson needed to back up on his motor car, it was first necessary to stop the engine. The vehicle did not have a reverse gear but the two-cycle engine would run backwards. Since the engine would only crank forwards, this feat was accomplished when Roy turned the ignition switch to the "off" position. As the engine's flywheel was about to spin for a final time, Roy would flip the ignition switch "on" and after a brief hiccup, the motor would be running backwards. A belt that was tensioned by a bar in the middle of the car supplied the final drive.

Going backwards into time, Roy's predecessors went to work for a railroad which was originally chartered in 1899 as the Cape Fear and Northern. As projected, the railroad would link Durham's tobacco market in Central North Carolina with the aspiring new commercial waterfront venture at Southport. Fifty-seven miles of main line were constructed between Durham and Dunn, and a right of way was actually procured as far as Mt. Olive, on the original Wilmington and Weldon (ACL) main line.

The mighty Atlantic Coast Line must have thought very little of the notion of a short line crossing its busy double track main line at grade in Dunn. Since ACL's corporate tent was pitched in Wilmington, the Purple People thought even less of an upstart short line serving a proposed new port which would be in direct competition with their home team in Wilmington. Consequently, the Coast Line did everything they could in successfully stonewalling Durham & Southern's vision of grandeur, and Dunn remained the D&S's southernmost outpost.

No one on the face of this planet ever had a better vantage point than Signal Maintainer Wilson from which to witness the D&S prosper in the autumn of its corporate life. When Roy hired out in 1963, the three original 1,200 horsepower six cylinder Baldwin road switch-

OPPOSITE ABOVE: Before the arrival of four EMD GP38-2s, seven Baldwin road switchers powered the Durham and Southern's operations. Four of the Baldwins are pictured here in 1971 working the Atlantic Coast Line interchange at Dunn, North Carolina, in preparation for their departure for Apex, North Carolina. Ruling grades approaching the towns of Coates, Angier and Apex will certainly cause the traction motor armatures beneath the Baldwins to heat up in response to the drop in speed.

OPPOSITE BELOW: Secondary props surround Durham and Southern Engine No. 2001 as the crew switches a brickyard in what is now known as Durham's Research Triangle Park. For the purposes of originating waybills, this brickyard was referred to as Genlee, North Carolina. D&S liberally installed and maintained signs at off of their sidings, and main line switch targets were painted white and red.





Bicentennial Bull Durham Number One (a.k.a. D&S Eng. 2000) rattles the Seaboard diamond at Apex, North Carolina, with the arrival of the northbound freight from Dunn, North Carolina. Cement bound for Durham dominates the consist of the train as it rounds the curve at the legal ten miles per hour. Home signals and the crossing itself are now gone as is all track on the other side of the railroad crossing.

er units were celebrating their sixteenth birthday after displacing D&S steam power in a single volley. Under the direction and leadership of one time Seaboard Air Line Chief Dispatcher turned D&S General Manager H. A. McAllister, Roy witnessed traffic increase to the point where a second-hand Baldwin from Soo Line was added to the roster. Three similar units were acquired from the original Norfolk Southern soon after the Soo Line unit's arrival and were also placed in service. The former Soo Line unit maintained its original number 362 and the three Norfolk Southern units were renumbered in sequence behind the Soo Line unit (363 - 365).

Since no locomotives had been erected at Baldwin's Eddystone, Pennsylvania plant since 1957, an eighth Baldwin road switcher was acquired from Erie - Lackawanna and used solely as a source of hard to find spare parts. Business continued to blossom forth to a degree whereby tonnage began to take its toll on the D&S Baldwins. Master Mechanic Tommy Lee Matthews and his Mechanical Department employees logged long hours against seemingly impossible odds and kept the Baldwins in good running order. Spare parts for the Baldwins may have been hard to come by but ingenuity and hustle were never in short supply in Matthew's shop.

Signal Maintainer Wilson arrived on his motor car in Apex one morning in 1972 and noticed a strange pair of locomotives in the engine track across SCL's main line from the station. The foreign power turned out to be two Alco RS11's which had been leased from the Norfolk and Western. Roy and everyone else working on the D&S were surprised to learn that the railroad had placed a big league order with EMD for four brand new GP38-2 locomotives. The leased N&W Alcos helped the D&S Baldwins in keeping the railroad's traffic fluid until the new low nosed units from EMD arrived and were placed in service.

Weighing in at 245,000 pounds a piece, D&S Engines Nos. 2000 through 2003 were delivered in the traditional black and white livery that was tastefully highlighted by yellow trim on hand rails and the like. The locomotives were nicknamed "Bull Durham 1 through 4" after the tobacco product. The nickname also honored the most famous minor league baseball team in the country. D&S Engine 2000 was repainted in a red, white and blue costume to celebrate America's bicentennial. After being grafted into the Family Lines, the D&S Engines were renumbered as SCL Nos. 556 through 559, and found themselves in numerical sequence behind fifty-six GP38-2's already rostered by SCL.

Fans who enjoy watching short line power make a trip through the paint shop of a Class 1 railroad and be placed in service for a new owner would certainly had their hearts warmed one evening in June of 1997. CSX operates a northbound mixed freight between Hamlet,

North Carolina, and Rocky Mount, North Carolina, known as Train R406. On this particular evening, Train R406 departed Hamlet with CSX Engine No. 2558 leading a visiting Soo Line SD60 complete with a winterization hatch over one of its cooling fans. Although repainted in CSX new image paint with the tasteful yellow nose, Engine No. 2558 (ex-D&S Engine No. 2002) still cradled her tiny 1,700 gallon fuel tank beneath her frame, lacked the blister on the side of her hood characteristic to EMD units equipped with dynamic brakes, and looked nothing short of diminutive compared to Soo Line's six axle slugger. The size differential certainly didn't intimidate the former D&S unit as she triumphantly lead a manifest of nearly one hundred cars, and a state of the art heavyweight, six axle locomotive. All four former D&S GP38-2's continue to travel the far-flung corners of CSX's daily operation.

When Seaboard Coast Line took over the D&S in 1975, Signal Maintainer Wilson and all of his co-workers on the D&S received a huge increase in pay. Although D&S employees were represented by the various unions and bargained collectively, they were not a party to wage and work rules decisions reached on a national level. Roy was soon banking almost twice as much money as he had been when he was a D&S employee.

SCL provided an equitable employment opportunity to all of the people inherited after acquiring the D&S Railroad from its previous owner Nello Teer Construction Company. Some of the new positions offered to former D&S employees were in different departments and, in

some cases, at different locations. As with most mergers and consolidations, some D&S employees chose to consign railroading to their past and accept a separation allowance from SCL.

Signal Maintainer Wilson was one of the chosen few who was fortunate enough to remain in the same department on Seaboard Coast Line as he started out with originally on the Durham & Southern. All of the trainmen and conductors retained their previous positions and were added to the bottom of SCL's Trainman's Seniority Roster, and given prior rights on all assignments operated over the D&S. With all of the former employees taken care of, Seaboard Coast Line now began to turn its attention towards making the D&S a "more efficient" operation.

The D&S made a handsome living, by short line standards, hauling various aggregate materials such as sand, gravel and cement northbound into Durham. Southbound trains leaving Durham were usually heavily laden with coal delivered by N&W's old Lynchburg and Durham Railroad and consigned to movement south at Apex over SCL rails to Carolina Power and Light's fossil fuel burning Cape Fear Plant at Moncure, North Carolina. Some of the Moncure bound coal continued south of Apex over the D&S and was interchanged to

***Signal Maintainer
Wilson arrived on his
motor car in Apex one
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engine track***

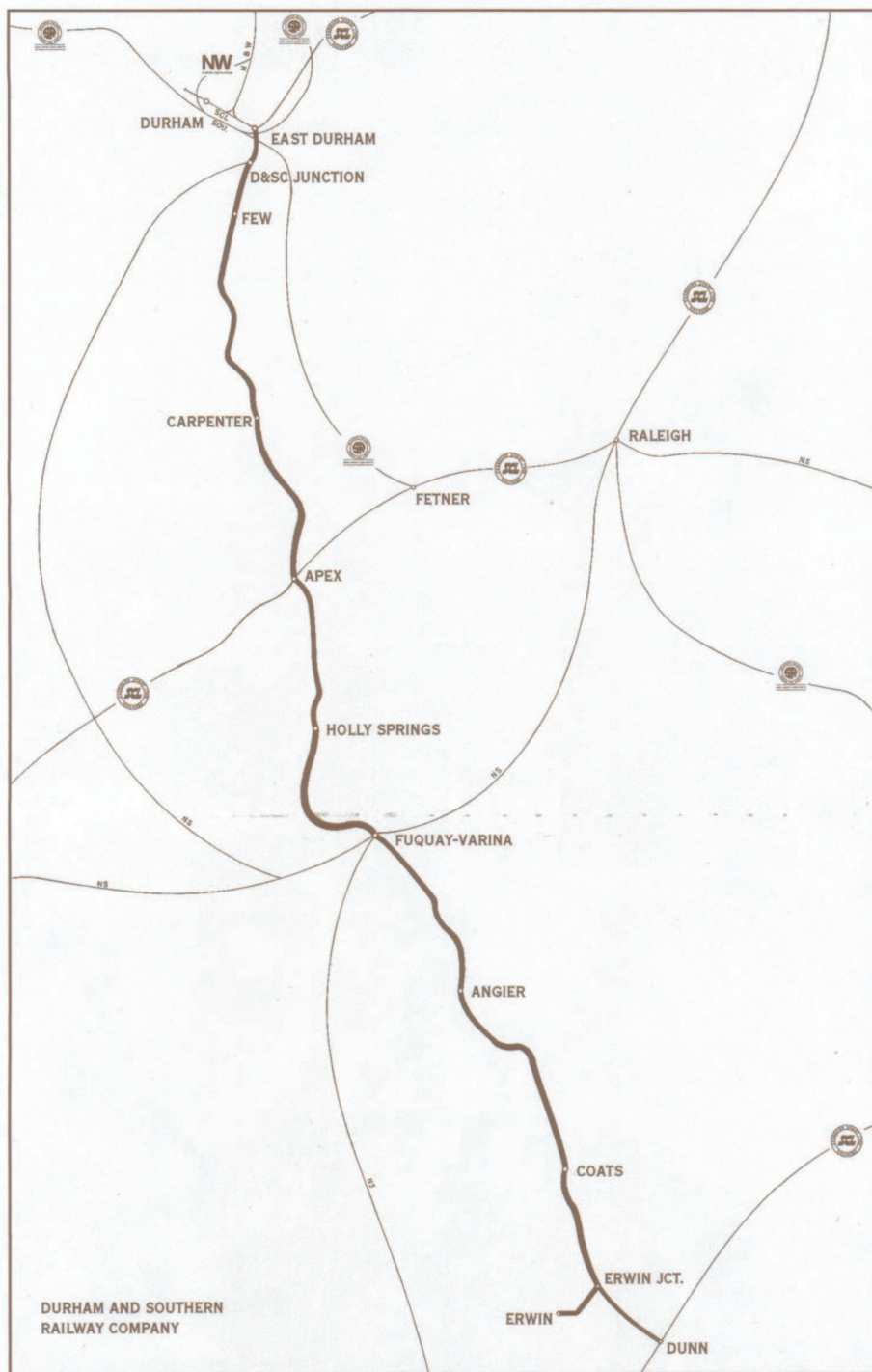
PAGE 16, ABOVE: Durham and Southern GP38-2 No. 2000 clad in the popular bicentennial paint scheme leads SCL Train No. 276 northbound on a double track segment just north of Raleigh. The four D&S locomotives were quickly integrated into SCL's operation. SCL engineers were annoyed by the fact that the newly acquired locomotives lacked dynamic brakes. Nicknamed "Bull Durham 1-4," the foursome continues to be gainfully employed by CSX Transportation. They're easy to spot; simply look for the small 1,700 gallon fuel tanks!

PAGE 16, BELOW: Wooden frame Durham and Southern caboose brings up the rear of one of the two daily round trips between Apex, North Carolina, and Durham, North Carolina. Seaboard Coast Line maintained a piggyback ramp on Ramsuer Street in downtown Durham and the D&S forwarded SCL's piggyback traffic to Apex where this particular traffic was advanced by one of SCL's afternoon fast freights. The old D&S overpass over a remnant of U.S. Highway 1 just north of Apex remains in pristine condition today.

PAGE 17: At your service is the crew of the Durham and Southern twice-daily local between Apex and Durham, North Carolina. Pictured on the front of two freshly scrubbed GP38-2s are Conductor C. W. Knott and the late Engineer Jimmy Mills on the top level, and Brakeman James Hooker and Flagman Kenny Ivey on the locomotive's pilot. The outfit takes a moment at Apex for a timeless portrait on an October 1975 afternoon between their runs.







the original Norfolk Southern at Varina for delivery to CP&L's Cape Fear Plant. One of these Varina bound coal trains derailed while climbing the hill into Holly Springs, and the errant stream of black diamonds and randomly strewn hoppers barely missed Signal Maintainer Wilson's motor car shed.

As the decade of the seventies began to draw to a close, SCL's managers decided that by rerouting existing traffic, the southern half of the D&S could be abandoned. Cement that had previously been delivered to the D&S at Dunn, was now routed through Hamlet, and delivered to the D&S

rails at Apex. Interchange between the D&S and the Southern (originally NS), which had taken place in Varina, was moved to Raleigh. A change of rates made the sand that was once loaded on the southern end of the D&S at Erwin more conducive to movement by truck.

The remaining traffic on the southern half of the D&S formed the traffic base for the Dunn - Erwin Railroad, which continues to handle coal between CSX at Dunn, and Burlington Industries textile mill at Erwin. The Dunn - Erwin enterprise is a satellite operation of the Aberdeen and Rockfish

Railroad, and an EMD switcher provides power. Rather than being isolated by the abandonment between Apex and Dunn, Signal Maintainer Wilson moved his base of operations to SCL's freight station at Apex.

The southern half of the D&S between Apex and Dunn was generally more interesting and picturesque than the more heavily traveled line between Apex and Durham. Rail weighing just 70 pounds per yard was employed on the southern half, and some sidings still used 56-pound rail. Less grading made the southern half of the D&S give the appearance of literally being built on top of the landscape. Although the southern half bridged no significant streams, the right of way was well drained, and its surface maintained to perfection.

During the days of steam, Durham & Southern's Decapods regularly put in fifty mile per hour performances when headed south towards Dunn in the afternoon. The Decapods were incredibly lightweight and their axle loadings were kind to the seventy pound rail between Apex and Dunn.

Perhaps a more contemporary tribute to the entire track structure on the southern half of the D&S occurred shortly before the SCL takeover was consummated. SCL sustained a derailment on the Rocky Mount Division's main line and managers were sent scurrying about in order to reroute some of Amtrak's trains caught in midstream behind the derailment. It was decided to reroute no less than Amtrak's Silver Meteor between Dunn and Apex. No one ever accused Amtrak's ponderous SDP40F's of being ballerinas, but the cowl units made the detour maneuver over the D&S at a maximum authorized speed of thirty-five miles per hour.

The remaining twenty miles of the D&S continues to prosper and is currently operated as the Durham Branch of CSX's Aberdeen Subdivision. Line speed for the remaining segment of the D&S is down to ten miles per hour due to the line's deferred state of maintenance. The once lucrative interchange with the N&W in Durham is now closed due to the abandonment of the old Lynchburg and Durham Line between Roxboro, North Carolina, and Durham. The N&W abandonment was a by-product of the N&W - Southern merger, and a change in traffic patterns which ensued following the merger's implementation. These changes in traffic patterns make it hard to comprehend that the D&S and the Seaboard interchanged with the N&W in Durham, and competed directly with the Winston - Salem Southbound and ACL for some of the same bridge line traffic.

Signal Maintainer Wilson continues to keep the crossing lights, bells and gates functioning properly on the remaining remnant

of the D&S between Apex and Durham. In addition, Roy has the additional responsibility of looking out for sixteen miles of CSX's Traffic Control System signaled, single-track main line. As Durham and Wake County, and the Research Triangle Park continue to mushroom alongside of the D&S, more and more once-rural road crossings at grade will require crossing signals. The chances are that Roy will be kept busy on his home railroad until the day he will be eligible for his pension.

Though relatively few in number when compared to train and engine service employees, signal maintainers play an essential role in the safe operation of the railroad. Their less visible role is similar to that of welders, car inspectors and track maintenance people, and the railroad would cease to function without the vital contribution of a collective group of people. When we take time to remember the Durham and Southern, we mustn't forget the people whose effort made the D&S a "spit 'n' polish" operation and, in particular, my friend Roy Wilson.

Grade Crossing Signals on the D&S when acquired by SCL

Pettigrew Street, Durham (1)	MP 2.7
Alston Avenue, Durham (1)	MP 4.9
Cornwallis Road, Research Triangle Park	MP 5.9
Alston Avenue, Durham Co. (1&2)	MP 9.8
Laura Duncan Road, Apex (3)	MP 20.9
Ten - Ten Road, Apex (3)	MP 21.1
NC Highway 55, Holly Springs (3)	MP 26.5
Wake Chapel Rd., Fuquay - Varina (3)	MP 32.7
US Highway 401, Fuquay - Varina (3)	MP 33.8
Main Street, Angier (3)	MP 40.4
NC Highway 27, Coates (3)	MP 48.2
Main Street, Coates (3)	MP 48.8
US Highway 301, Dunn (4)	MP 56.6
13th Street, Erwin (4)	MP 1.9

Notes:

Original General Railway and Signal crossing lights and bells as originally installed by D&S and remain in service today.

Crossing at D&S MP 9.8 is equipped with original GR&S lights and bells, but their installation predated commercially available electricity at this location. These units were powered by Edison series M-1000 wet cell batteries which used a solution of caustic soda for power. When water from a nearby creek was added to the glass container, the alkaline solution would become unstable and begin to boil. A small skim of Edison Battery Oil would effectively seal the solution so that it wouldn't evaporate entirely. Once stabilized, the cell was inserted, the lid closed and the wires connecting the cell to the circuit were attached. The M-1000 series batteries were replaced annually and eventually removed from service once electricity became available from Duke Power at this one time remote location.

Crossing signals removed from service with the abandonment of the southern half of the D&S.

Former D&S crossing signals that are now a part of the Dunn - Erwin Railroad's operation.

Where The Bulls Now Trod

In the years that followed SCL's acquisition of the Durham and Southern, the four GP38-2's belonging to the D&S were generally assigned to the old Raleigh Division and stayed close to their former home rails. The foursome always stuck out in a crowd with their small fuel tanks and the lack of the dynamic brake blister on the top side of their hood. Engine No. 2557 (and perhaps others) has been equipped with a larger fuel tank. When the Raleigh Division became a memory in the wake of CSX's system-wide reorganization, the "Bull Durham" units became more widely traveled.

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Proposed Historical Marker Text for Holly Springs

DURHAM & SOUTHERN RAILROAD

Chartered by Holly Springs resident George Benton Alford in 1892 as the Cape Fear & Northern Railroad. First shovelful of dirt thrown by Miss Mattie V. Alford on July 27th, 1898. The CF&N was sold to the Durham & Southern Railroad in 1906. Later merged into the Seaboard Coast Line on September 15, 1981.