



Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

- a. March 26, 2024 Regular Meeting Minutes

7. Town Council Meeting Representative

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

9. Zone Map Change Petitions

- a. Holly Springs Operations Campus Rezoning (23-REZ-07) and Development Plan (23-DP-12)

10. UDO Text Amendments

- a. Outdoor Advertising Signs UDO Text Amendment 24-UDO-03

11. Other Business

- a. Town Council Official Action Overview
- b. Committee Reports
- c. Development Services Report
- d. Other Business

12. Adjournment

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

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



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.a.

New Business

Title: March 26, 2024 Regular Meeting Minutes

Strategic Priority Area:

Staff Resource:

Action(s):

- Approve March 26, 2024 Minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. Mar_26_2024_PB_Minutes

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 26, 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 **March 26, 2024**. At 7:00 p.m. after determining a quorum was present, **Rick Madoni** called the meeting to order.

Staff Members Present: Chris Hills, Development Services Director
 Cheryl Caines, Senior Planner
 Aaron Prichard, Senior Planner – Long Range
 Brett Gosney, Planner
 Catherine Jacobs, Engineering Manager
 Nikki St. Pierre, Board Clerk

The Board completed roll call.

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

Members Absent: None

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

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. February 27, 2024 Minutes

Motion:

Motion to approve the February 27, 2024 Minutes.

Motion by: Mr. Prizer

Second by: Mr. Carpico

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

Agenda Item #7: Organizational Meeting

Chair and Vice Chairperson

Motion:

Motion to elect Rick Madoni as Chair and Thomas Urquhart as Vice Chair.

Motion by: Mr. Carpico

Second by: Mr. Bess

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 26, 2024 - 7:00 p.m.

Land Use Advisory Committee (LUAC) Representatives

Motion:

Motion to elect Roger Bess as Primary and Josh Prizer as alternate.

Motion by: Mr. Carpico

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

Tree Advisory Committee (TAC) Representatives

Motion:

Motion to elect Joanna Holder as Primary and Joseph Cuccurullo as alternate.

Motion by: Mr. Prizer

Second by: Mr. Urquhart

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

Agenda Item #8: Town Council Representative

- a. Planning Board Representation for Town Council
 - April 16, 2024 – Rick Madoni

Public Comment Period

Robert Rousseau
6428 Cross Ridge Dr.
Holly Springs, NC

Short presentation on the Cape Fear Railroad and its application for a Historical Marker.

Agenda Item #9:

- a. **Eagle's Landing Park (23-REZ-06) - Zone Map Change**
- b. **Eagle's Landing Park (23-DP-11) – Development Plan**

Mr. Gosney presents the Staff report to the Board

Ms. Jacobs continues to present the Staff report to the Board

Planning Board members ask Staff about Traffic as well as parking for Eagle's Landing Park.

Applicant / Speaker:

Zak Pierce
CLH Design
400 Regency Forest Dr., suite 120
Cary, NC 27158

For the Town:

Matt Beard, Parks & Rec
Carrie Kennedy, Utilities & Infrastructure
Aaron Levitt, Utilities & Infrastructure

Owner/Developer:

Town of Holly Springs

Mr. Beard answers Planning Board questions pertaining to pedestrian safety. Mentioning adding food trucks to the Park.

Mr. Carpico encourages the park to remain secure during after-hours.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 26, 2024 - 7:00 p.m.

The Planning Board asks how will the Town curb “Free Parking” mainly for the students?

Mr. Bess asks what is the reason to reduce the amount of electronic parking spots?

Mr. Beard confirms Advanced Energy was brought in to provide guidance in EV parking. From the study, the consultant suggested less EV parking spaces with the option to add more if the future proves the need for more EV spaces are needed.

Mr. Crandall asks if Solar panels were discussed with the 3rd party during the cost benefit analysis? Including Solar panel EV charging shelters.

Mr. Beard confirms this was not suggested nor recommended by Advanced Energy, the Towns 3rd Party consultant. Solar panels are included in the plans for the buildings only, to assist with heavy HVAC usage.

The Planning Board ask Staff about timelines of Construction as well sidewalks and parking.

Motion:

Motion to adopt the Plan Consistency Statement

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.

Motion by: Mr. Urquhart

Second by: Mr. Carpico

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

Motion:

Motion that the Planning Board recommend the Town Council **approve Zone Map Change Petition 23-REZ-06** to change the zoning of 55.9 acres of Wake County PINs 0648333740 & 0648239301 from RR Rural Residential to RR-CD Rural Residential Conditional District.

Motion by: Ms. Kempin

Second by: Mr. Carpico

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

Motion:

Motion that the Planning Board recommend the Town Council **approve Development Plan 23-DP-11** for Eagles Landing Park as submitted by CLH Design, dated 03/08/24, with the conditions in the staff report.

Motion by: Mr. Carpico

Second by: Mr. Bess

Action: The Planning Board voted in favor of the motion (9-1).

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 26, 2024 - 7:00 p.m.

*Mr. Crandall, suggest Town Council request a Cost Benefit Analysis to add Solar panels to the EV parking structures using Solar power to provide no cost to the Town.
Suggest Town Council review the Cost Benefit Analysis in reduction in EV parking spaces*

Agenda Item #10: Other Business

a. 2035 Wake Transit Plan Update & Stakeholder Appointment

Mr. Prichard presents Staff report to the Planning Board

Motion:

Appoint Ernie Carpico to serve on the 2035 Wake Transit Plan Update Stakeholder Advisory Committee.

Motion by: Mr. Urquhart

Second by: Ms. Holder

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

b. Historical Markers Application Review

Ms. Caines presents to the Planning Board

The Planning Board discuss' and asks for clarity to who reviews the applications?

How is this program relayed to the community?

Ms. Caines confirms the applications are reviewed by Town Management and a representative with Development Services, Communications, Parks and Rec, and Town Clerk. The program is relayed to the community via the Town website.

Motion:

Motion to **approve** the **First Baptist Church** Historic Marker application.

Motion by: Mr. Bess

Second by: Ms. Holder

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

Motion:

Motion to **approve** the **Cape Fear and Norther Railroad** Historic Marker application (*should additional funding be available*).

Motion by: Mr. Urquhart

Second by: Mr. Carpico

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

c: Town Council Official Action Overviews

- Green Oaks Tech Center PUD | Major Amendment – Approved

d. Committee Reports

LUAC – Thomas Urquhart / Rick Madoni

- Last meeting – March 5
1432 Avent Ferry - Rezoning
- Next meeting April 2 – CANCELLED

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 26, 2024 - 7:00 p.m.

TAC – Joanna Holder

- Last meeting – January 8
- Next meeting – April 8
- Arbor Day Tree Planting – April 27

e. Development Services Report

- Orientation & Appreciation Dinner

f. Other Business

Mr. Crandall reminds the Planning Board and Staff that March 31 is 'National Backup Your Computer Day'

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Mr. Carpico

Second by: Mr. Prizer

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

Time: 900pm

Nikki St. Pierre
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

New Business

Title: Holly Springs Operations Campus Rezoning (23-REZ-07) and Development Plan (23-DP-12)

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Rezoning 23-REZ-07 from RR Rural Residential to HI-CD Heavy Industrial Conditional Zoning District, thereby amending the Future Land Use Map (23-CPA-05).
- Recommend the Town Council approve/deny Development Plan 23-DP-12 for Holly Springs Operations Campus with the conditions listed in the staff report.

Explanation:

- The Town has received a Rezoning and Development Plan request to allow for the development of a new Town Operations Center on a 30.95 acre site at the intersection of Bumgartner Road and a future public collector road yet to be named. The future road is being constructed by NC Department of Transportation along a portion of the site frontage.
- The campus will include a staff office building, a Public Works operations building, equipment/vehicle storage, greenway trailhead, and a yard waste convenience center.

Background:

- The 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. 23REZ07_HSOps_RezoningPBStaffReport_042324
2. 23DP12_HSOps_DevPlanPBStaffReport_042324
3. 23REZ07_HSOps_RezoningApplication
4. 23DP12_HSOps_DevPlanApplication
5. 23REZ07_HSOps_RezoningPlans
6. 23REZ07_HSOps_RezoningDevDesign Manual
7. 23DP12_HSOps_DevelopmentPlans

Planning Board Meeting
April 23, 2024



Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:

☒ 23-CPA-05

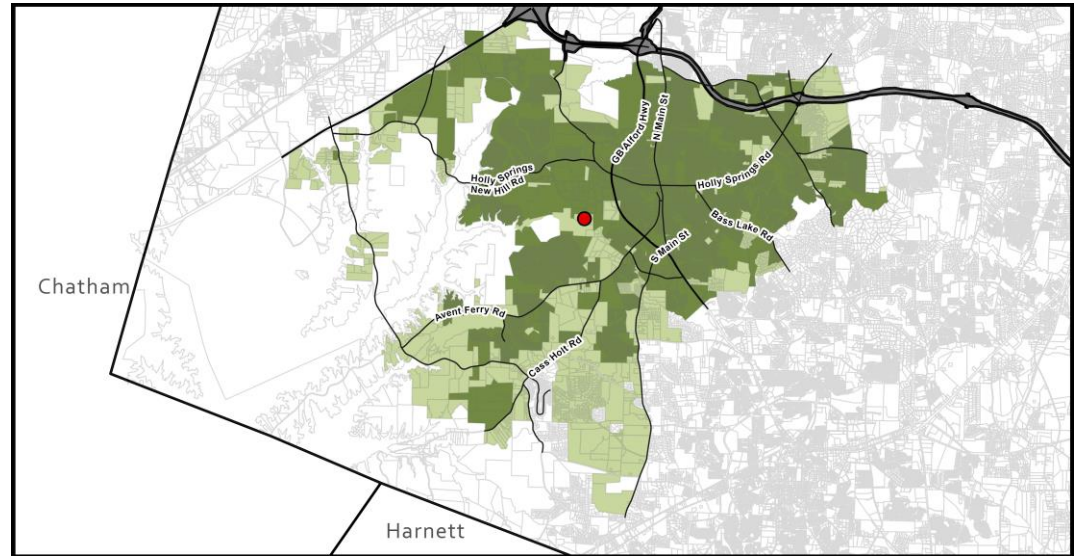
Applicant / Petitioner:

Rachel Watson/CLH Design
(See Petition)

Property Address:

0 Irving Pkwy.

Property Area: 30.95 ac.



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

Project Summary:

A rezoning of 30.95 acres from RR Rural Residential to HI-CD Heavy Industrial Conditional Zoning District location south of the intersection of Green Oaks Parkway and Bumgartner Road.

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.

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 6
Parks, Recreation, & Greenways Information	Page 8
Community Facilities Information	Page 9
Utility & Infrastructure Information	Page 10
Natural Resources & Open Space Information	Page 12
Conditional Zoning District Information	Page 13
Decision-Making Information	Page 17



Case Summary

Current Zoning:

RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:

HI Heavy Industrial

☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:

Places to Preserve

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Natural Area

Staff Analysis:

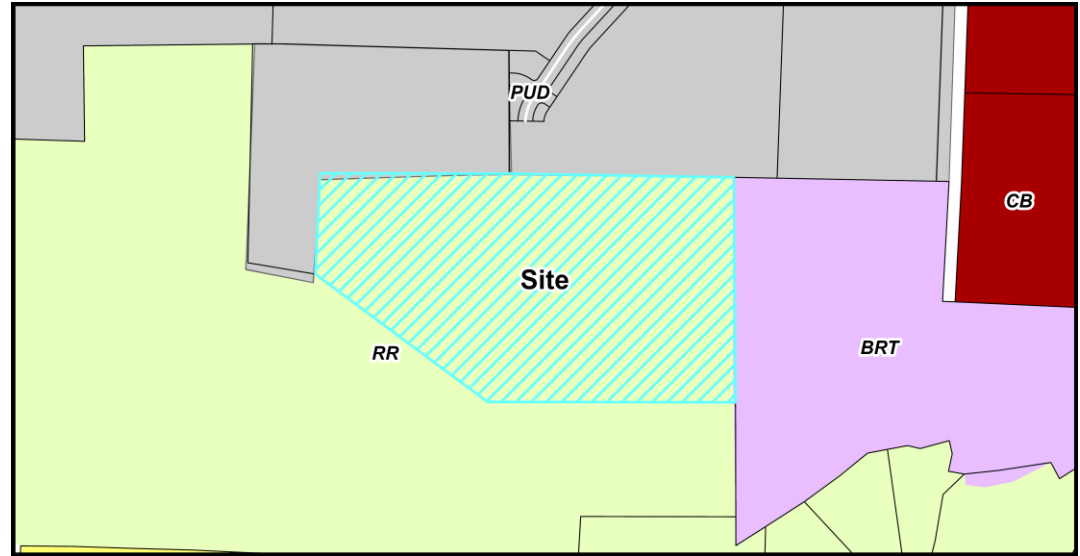
The requested Zoning Map Amendment is: ☐ Consistent with Adopted Plans ☒ Inconsistent with Adopted Plans

The site was subdivided from a large, undeveloped Duke Energy parcel that extends west to Harris Lake. Lands inside the high lake level and buffer area for Shearon Harris Nuclear Power Plant on Harris Lake are designated Natural Area on the Future Land Use Map, along with parks, conservation areas, and 100-year floodplains. While the requested zoning district is technically inconsistent with the current designation of Natural Area, this site is adjacent to the Holly Springs Business Park and the Town's wastewater facility (Utle Creek Water Reclamation Facility) and gains access from streets within the Business Park (Green Oaks Parkway and Bumgardner Road) and is well suited for industrial development. The proposed Conditional Zoning District allows a development pattern that reinforces the Town's goals outlined in Section 1 of the Comprehensive Plan, Land Use & Character Plan as it concentrates employment uses in the business park, utilizes existing infrastructure, and helps provide better services to our residents by consolidating Town operations. The proposed rezoning is reasonable and in the public interest as it will provide a community facility to better serve the entire Town of Holly Springs.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0649206441	RR	30.95 ac.
Total Area		30.95 ac



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR Rural Residential	Vacant
North	PUD Planned Unit Development	Vacant/Distribution Center
South	RR Rural Residential	Vacant
East	BRT Business & Research Technology	Wastewater Treatment Facility
West	PUD Planned Unit Development	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 Preserve

Future Land Use: Natural Area

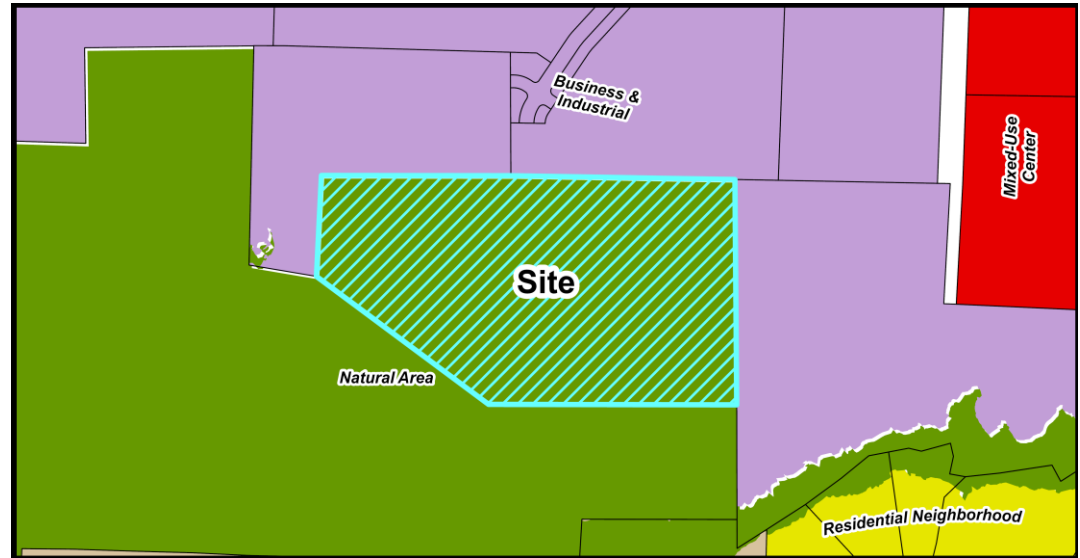
Small Area Plan: N/A

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 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 include:

- Large parcels with no discernible blocks.
- Prioritize preservation of open space, topography, and natural resources.
- Single dwelling residential houses are permitted.
- Rural road character and primarily auto-oriented transportation network. May have some trails or bike paths.

Small Area Plan: N/A

Historic Structures: ☒ None

Future Land Use Staff Analysis:

The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent

The site was subdivided from a large, undeveloped Duke Energy parcel that extends west to Harris Lake. Lands inside the high lake level and buffer area for Shearon Harris Nuclear Power Plant on Harris Lake are designated Natural Area on the Future Land Use Map, along with parks, conservation areas, and 100-year floodplains. While the requested zoning district is technically inconsistent with the current designation of Natural Area, this site is adjacent to the Holly Springs Business Park and the Town's wastewater facility (Utle Creek Water Reclamation Facility), gains access from streets within the Business Park (Green Oaks Parkway and Bumgardner Road), and is well suited for industrial development. The proposed Conditional Zoning District allows a development pattern that reinforces the Town's goals outlined in Section 1 of the Comprehensive Plan, Land Use & Character Plan as it concentrates employment uses in the business park, utilizes existing infrastructure, and helps provide better services to our residents by consolidating Town operations.



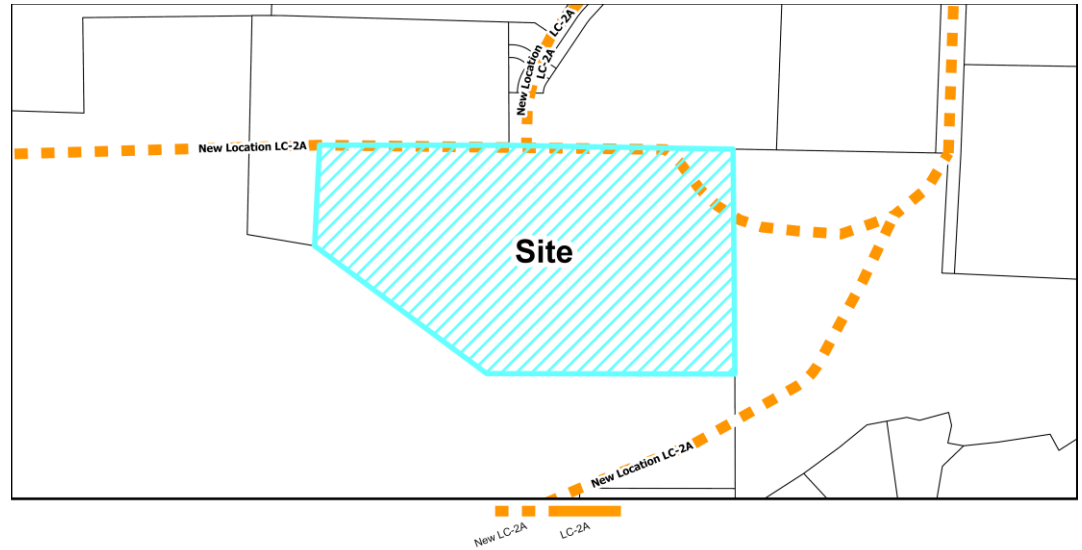
Transportation Information

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:

The project parcel does not have property frontage along any existing roadways.

New Location Roadways:

There are two new CTP roadways affecting this property. The first is the southern extension of the existing Bumgardner Drive to the property and the second is an east/west connector known as the Southern Access Road. The design and construction of the Southern Access Road is an NCDOT project and will not be part of this development.

Hotspot/Safety Study Location:

There are no Hot Spot Studies impacting this project.

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:

Bumgardner Drive at Green Oaks Parkway:

- Provide an exclusive northbound left-turn with 100 feet of storage and appropriate taper.

Transportation Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

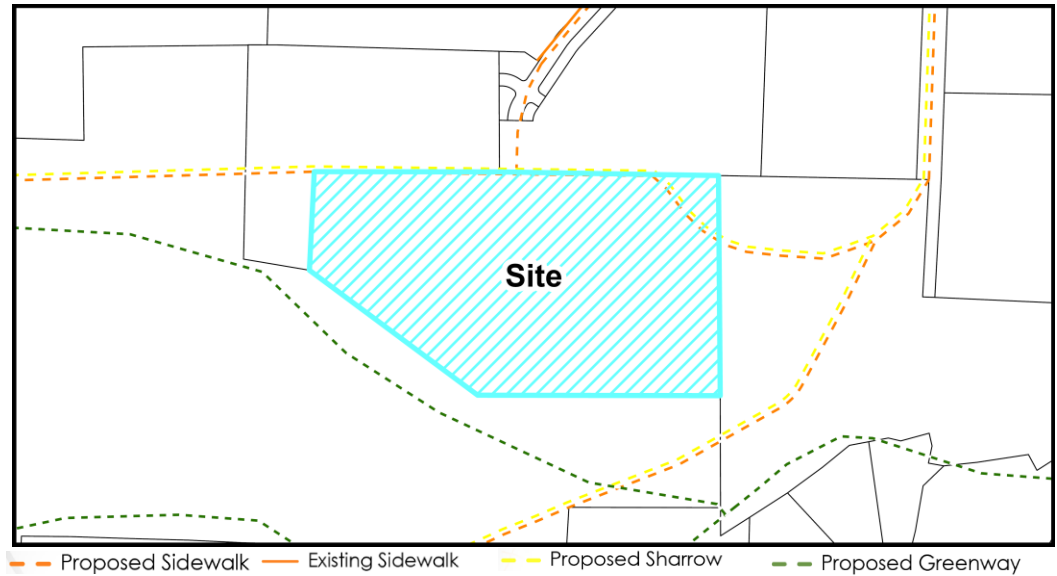
The Traffic Study and associated mitigation improvements are consistent with the Comprehensive Plan.



Parks, Recreation, & Greenways Information

Park Search Area

☐ Yes

☒ No


Active Transportation Map

Required Active Transportation Improvements

☒ Greenway

☐ Sidepath

The Comprehensive Transportation Plan's Active Transportation Plan shows a Greenway in the vicinity of this project. This project will link a 10' Greenway path from the public parking area near the future Southern Access Road to the current Town of Holly Springs Utley Creek Phase 2 Greenway project, providing an accessible parking area and direct access to the future Greenway corridor.

Parks, Recreation, & Greenways Summary

This project is non-residential and not subject to any Parkland Dedication requirements. The proposed development meets all Greenway development standards of the Town's UDO.

Parks, Recreation, & Greenways Staff Analysis:

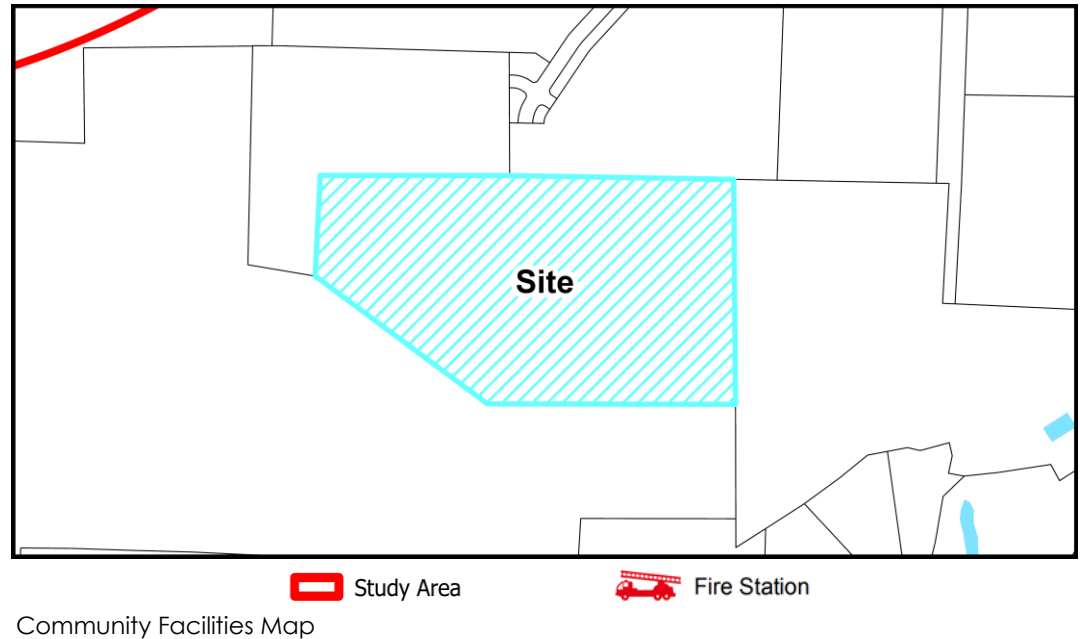
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The requested amendment is consistent with the Comprehensive Plan as it provides the greenway connection through this area of town shown on the Comprehensive Transportation Plan's Active Transportation 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 Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

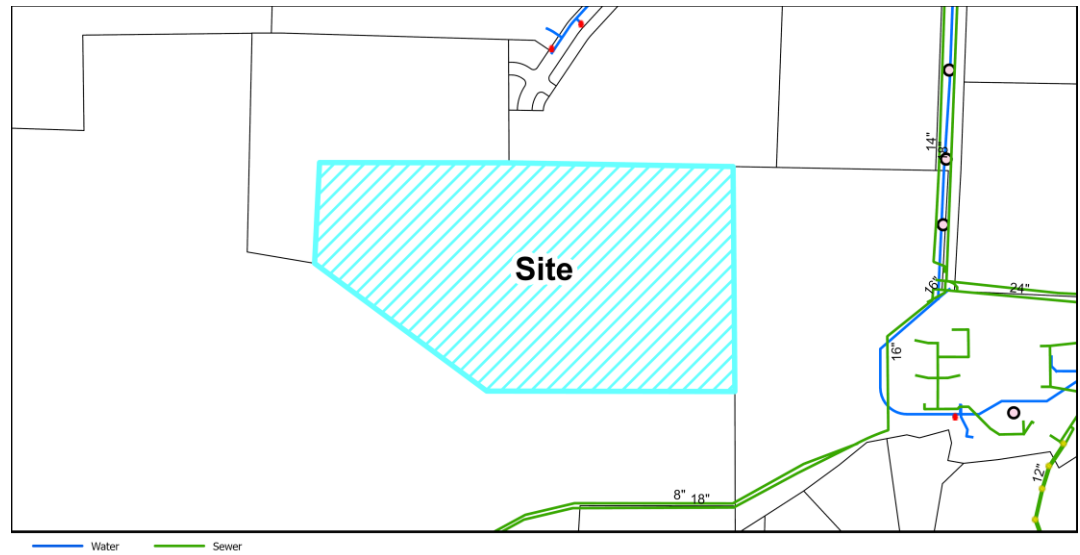
The project location is within existing service areas for the Town's public safety departments and does not exist within one of the search areas for a new public safety station shown on the Community Facilities Map. The proposed civic building uses will not have an impact on the school system.



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 the extension of Bumgardner Drive and along the Southern Access Road (by others) across the width of the property in accordance with the Town's Long-Range Water plan. These waterlines will be installed by the developer in accordance with Town Policies.

Sanitary Sewer:

While not currently available to the property, sewer service will be provided via an onsite private pump station and forcemain to tie into the existing sanitary sewer infrastructure located in Green Oaks Parkway. This development will discharge to the existing Holly Springs Business Park Pump Station. Easement acquisition and construction associated with the forcemain route 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 within the Town's Reclaim Water Service Area. The project is required to tie to and extend Town reclaimed water facilities to serve the proposed development. Watermain extensions are proposed along the extension of Bumgardner Drive and along the Southern Access Road (by others) across the width of the property. These waterlines will be installed by the developer in accordance with Town Policies.

**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: 17,450 gallons per day

Staff Determination: There is 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

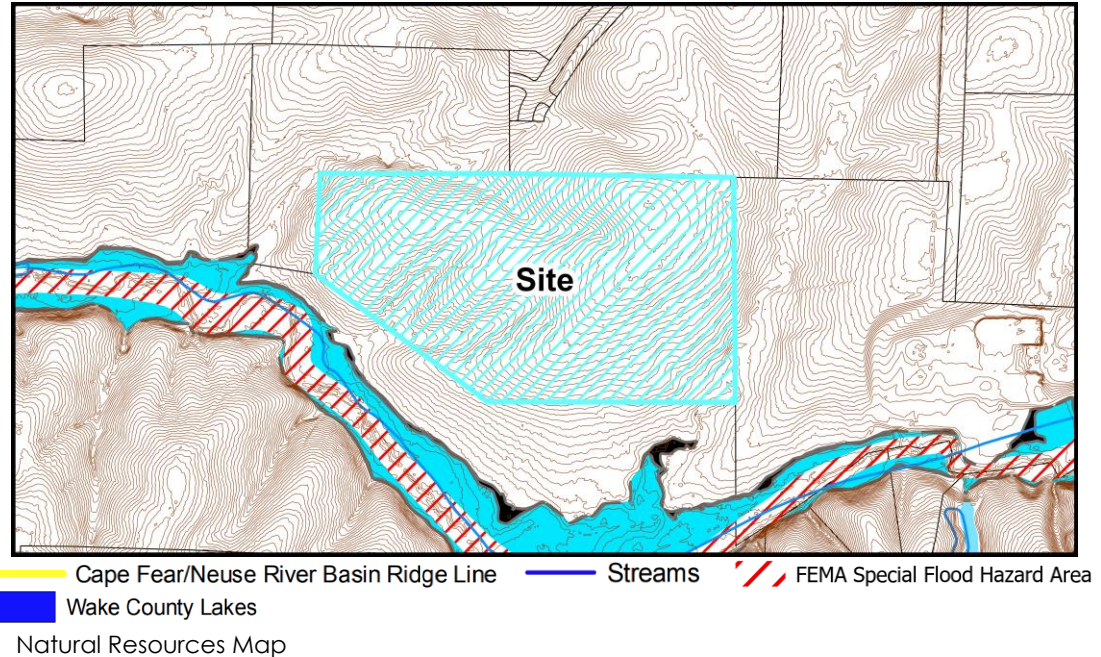
The proposed utility connections and extensions are consistent with the Town's Comprehensive Plan.



Natural Resources & Open Space Information

Total Required Open Space*	.78 ac.
Tree Preservation Area	0% or 0 ac.
Active Recreation Area	2% or .52 ac.
Urban Civic Space	0% or 0 ac.
Flexible Space	1% or .26 ac.

*(Based on 26.19 acres after Southern Access Road right-of-way dedication)



Natural Resources & Open Space Summary

Open Space:

The project is providing tree preservation in the stream buffer in the site's SE corner, outdoor space for staff recreation and breaks, walking paths with benches, and a greenway trailhead to meet the open space requirements. A greenway connection is also proposed along the western and southern property lines as required by the Parks, Recreation, & Greenways Master Plan.

Stormwater:

The project is located within the Cape Fear River Basin proposing to treat all new impervious surfaces onsite with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site 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 Modified Standards Summary

Development Standards (UDO Section 2):

Perimeter Buffer (width)	UDO Standard	Proposed Standard
Adjacent to Residential Use Districts	150 ft	20 ft
Adjacent to Commercial & Mixed-Use Districts	150 ft	20 ft
Adjacent to Employment/Campus Use Districts	100 ft	20 ft
Adjacent to Planned Unit Development Districts	N/A	25 ft

Building Height	UDO Standard	Proposed Standard
Maximum Building Height with CD Zoning	--	50 ft

**Permitted Uses (UDO Section 3):**

	UDO Standard	Proposed Standard
Civic Building	PS	PS
Office Use	P	P
Vehicle Service (Major) a. Fleet Maintenance & Wash Area	P	P
Fueling Station (Town Fleet Vehicles Only)	A	A
Warehousing	P	P
Neighborhood Recycling Collection Point a. Yard Waste Collection Area	P	P

Landscaping (UDO Section 5):

Perimeter Buffer	UDO Standard	Proposed Standard
Perimeter Buffer abutting PUD (Western Property Line)	Type A	25 ft modified Type A (includes 20' Duke Access Easement)
Thoroughfare Buffer (Northern Property Line)	Type A	20 ft modified Type A (additional shrubs)
Interior Vehicle Parking Area	One landscape island for 10 parking spaces	One landscape island for 25 parking spaces

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

Building & Site Design Standards	UDO Standard	Proposed Standard
Building Materials	Type 3 Materials: high quality, smooth finish metal panel or similar Note N5: Limited to 10% of the building facade	Type 3 Materials: high quality, smooth finish metal panel or similar Note N5: Shall be permitted same as Type 2 Materials
Loading	Off-street loading shall be located on the rear or interior side of the building	Off-street loading shall be allowed on the front, street elevation of the Operations building

**Additional Standards****Streets, Utilities & Other Infrastructure (UDO Section 7)**

Sidewalks, Sidepaths, and Greenways	UDO Standard	Proposed Standard
Greenway Easement	30 ft unless otherwise approved by Town Council	20 ft

Greenway easement width standards cannot be modified through the Conditional District Rezoning process, however, the UDO allows Town Council to approve an easement less than 30 feet. The applicant has requested to reduce the easement to 20 ft to preserve an existing cemetery and allow adequate room for planting buffers.

Signs (UDO Section 9)

	UDO Standard	Proposed Standard
Waiver of Signs: Logo Signs	5 ft max in any dimension	12 ft 6 in

A waiver of sign regulation may be requested in conjunction with a Conditional District Rezoning upon making the following findings:

1. The proposed Signs are harmonious to the buildings and sites which they occupy;
2. The proposed Signs will not create a hazard to motorists or pedestrians resulting from the sign location, size or configuration;
3. The proposed Signs will not increase the total combined Sign Surface Area allowed for the Front Sign Zone and Building Signs on the Lot, Outlot, Integrated Center, Business Park, industrial park, Subdivision or Building served by the proposed Signs;
4. The proposed Signs will result in an overall pattern of signs for the Lot, Outlot, Integrated Center, Business Park, industrial park, Subdivision or Building which is equivalent to or superior to that achievable under the applicable regulations;
5. The proposed Signs will be compatible with and will enhance the use or value of area properties;
6. The proposed Signs are consistent with the intent of the Comprehensive Plan; and,
7. The proposed Signs are consistent with the intent and purpose of this UDO.

Conditional Zoning District Standards Staff Analysis

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



The site was subdivided from a large, undeveloped Duke Energy parcel that extends west to Harris Lake. Lands inside the high lake level and buffer area for Shearon Harris Nuclear Power Plant on Harris Lake are designated Natural Area on the Future Land Use Map, along with parks, conservation areas, and 100-year floodplains. While the requested zoning district is technically inconsistent with the current designation of Natural Area, this site is adjacent to the Holly Springs Business Park and the Town's wastewater facility (Utley Creek Water Reclamation Facility), gains access from streets within the Business Park (Green Oaks Parkway and Bumgardner Road), and is well suited for industrial development. The proposed Conditional Zoning District allows a development pattern that reinforces the Town's goals outlined in Section 1 of the Comprehensive Plan, Land Use & Character Plan as it concentrates employment uses in the business park, utilizes existing infrastructure, and helps provide better services to our residents by consolidating Town operations.



Decision-Making Information

Zoning Map Amendment (Rezoning) Staff Analysis

The site was subdivided from a large, undeveloped Duke Energy parcel that extends west to Harris Lake. Lands inside the high lake level and buffer area for Shearon Harris Nuclear Power Plant on Harris Lake are designated Natural Area on the Future Land Use Map, along with parks, conservation areas, and 100-year floodplains. While the requested zoning district is technically inconsistent with the current designation of Natural Area, this site is adjacent to the Holly Springs Business Park and the Town's wastewater facility (Utley Creek Water Reclamation Facility), gains access from streets within the Business Park (Green Oaks Parkway and Bumgardner Road), and is well suited for industrial development. The proposed Conditional Zoning District allows a development pattern that reinforces the Town's goals outlined in Section 1 of the Comprehensive Plan, Land Use & Character Plan as it concentrates employment uses in the business park, utilizes existing infrastructure, and helps provide better services to our residents by consolidating Town operations. The proposed rezoning is reasonable and in the public interest as it will provide a community facility to better serve 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: 8/1/2023

Summary of Issues: No issues and no attendees.

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 site was subdivided from a large, undeveloped Duke Energy parcel that extends west to Harris Lake. Lands inside the high lake level and buffer area for Shearon Harris Nuclear Power Plant on Harris Lake are designated Natural Area on the Future Land Use Map, along with parks, conservation areas, and 100-year floodplains. While the requested zoning district is technically inconsistent with the current designation of Natural Area, this site is adjacent to the Holly Springs Business Park and the Town's wastewater facility (Utleigh Creek Water Reclamation Facility) and gains access from streets within the Business Park (Green Oaks Parkway and Bumgardner Road) and is well suited for industrial development. The proposed Conditional Zoning District allows a development pattern that reinforces the Town's goals outlined in Section 1 of the Comprehensive Plan, Land Use & Character Plan as it concentrates employment uses in the business park, utilizes existing infrastructure, and helps provide better services to our residents by consolidating Town operations. The proposed rezoning is reasonable and in the public interest as it will provide a community facility to better serve 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-07 to change the zoning of 30.95 acres of Wake County PIN #0649206441 from RR: Rural Residential to HI-CD: Heavy Industrial Conditional Zoning District, thereby amending the Future Land Use Map for these parcels to Business & Industrial (Case #23-CPA-05), as submitted by CLH Design.

Next Steps

Legislative Public Hearing

Anticipated Town Council Public Hearing Date: 5/21/2024

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:

☐ n/a

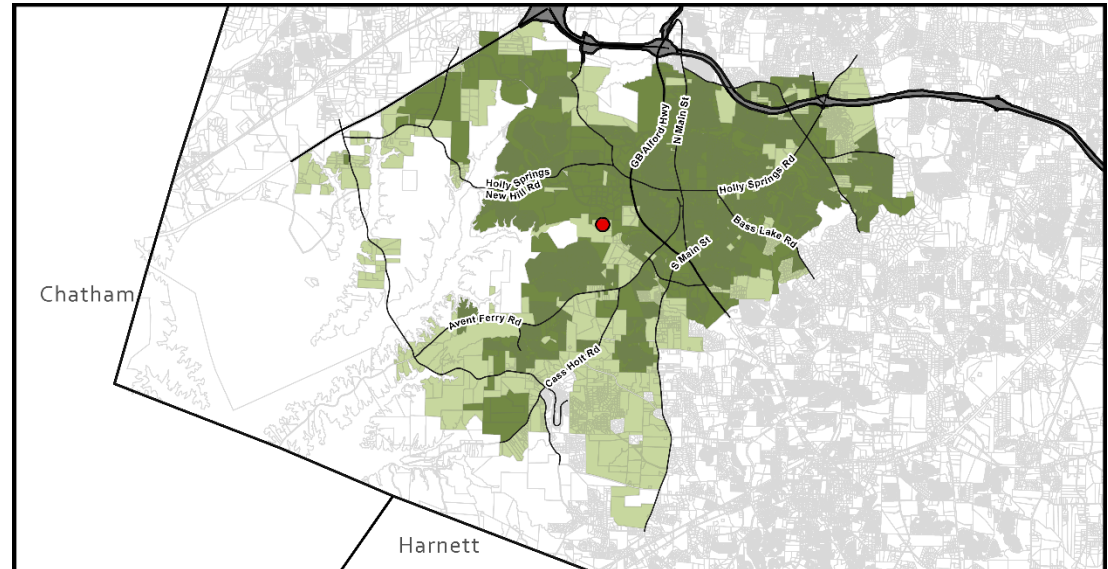
Applicant / Petitioner:

Rachel Watson / CLH Design (See Petition)

Property Address:

0 Irving Pkwy.

Property Area: 30.95 ac.



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

Project Summary:

- A Development Plan for a Town administration and operations facility south of the intersection of Green Oaks Parkway and Bumgartner Road.

Requested Action:

Quasi-Judicial Decision: The Town Council must hold a quasi-judicial hearing to collect facts and then make a decision based on the written and oral evidence presented and adopted town policies and procedures.

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 6
Parks, Recreation & Greenways Information	Page 8
Community Facilities Information	Page 9
Infrastructure & Utility Information	Page 10
Natural Resources Information	Page 12
Development Standards	Page 13
Decision-Making Information	Page 17



Case Summary

Current Zoning:

HI Heavy Industrial

☒ Conditional Zoning District

Current Major Subdivision Plan:

None



Aerial Photograph

Growth Strategy Map:

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Business & Industrial

Staff Analysis:

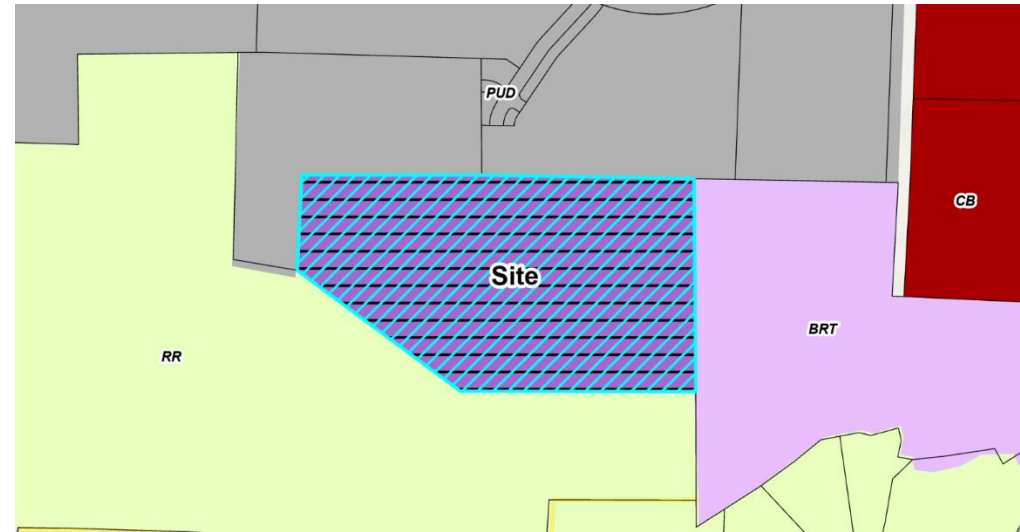
The requested Plan is: ☒ Consistent with Adopted Plans /Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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
0649206441	HI Heavy Industrial	26.19 ac.
Total Area		26.19 ac.



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	HI Heavy Industrial	Vacant
North	PUD Planned Unit Development	Vacant/Distribution Center
South	RR Rural Residential	Vacant
East	BRT Business & Research Technology	Wastewater Treatment Facility
West	PUD Planned Unit Development	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

Rezoning Number: 23-REZ-07
 Original Zoning: RR Rural Residential
 Approved Zoning: HI-CD Heavy Industrial Conditional Zoning District
 Approval Date: Pending Town Council Approval

Land Use & Character Information

Town of Holly Springs Development Services



Growth Strategy Map: Places to Enhance

Future Land Use: Business & Industrial

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 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 multidwelling) 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.

Future Land Use: Business & Industrial

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

Key Characteristics:

- Large blocks and may not have discernible structure.
- Parking is off-street surface lots or parking decks screened from view from the street.
- Preservation of resources is not prioritized.
- Not typically designed as walkable but may include formal open spaces for the use by employees.
- Building placement and lot size varies depending on scale or use, but buildings should face the street where possible.
- Building types are primarily office and industrial.,
- Streets are auto-oriented and with sidewalks providing internal connectivity within development sites and to adjacent uses.

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. Proposed uses concentrate employment uses and are compatible with the surrounding area.



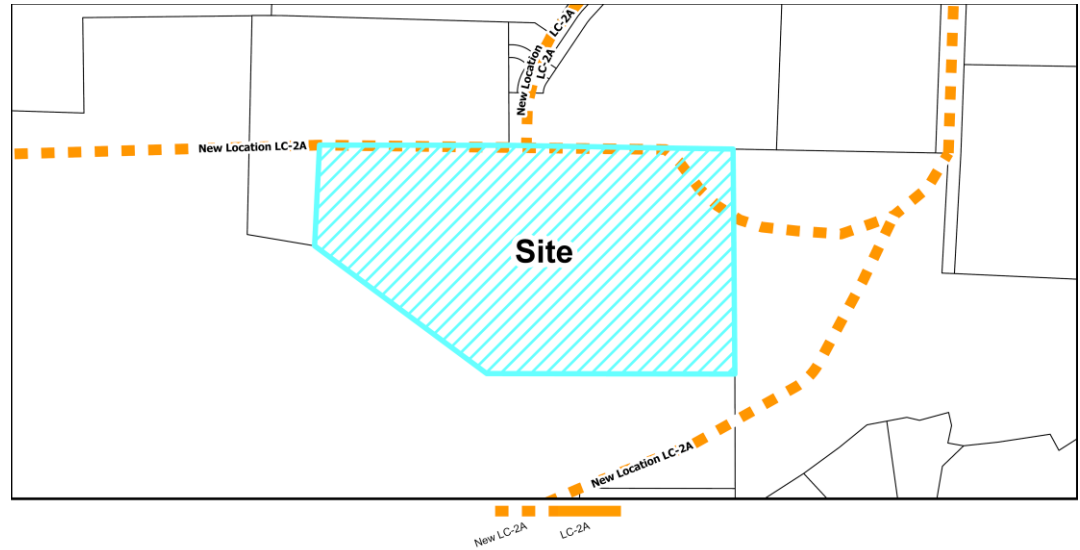
Transportation Information

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:

The project parcel does not have property frontage along any existing roadways.

New Location Roadways:

There are two new CTP roadways affecting this property. The first is the southern extension of the existing Bumgardner Drive to the property and the second is an east/west connector known as the Southern Access Road. The design and construction of the Southern Access Road is an NCDOT project and will not be part of this development.

Hotspot/Safety Study Location:

There are no Hot Spot Studies impacting this project.

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 will be required to adhere to and construct all recommended improvements within the approved TIA as follows:

Bumgardner Drive at Green Oaks Parkway:

- Provide an exclusive northbound left-turn with 100 feet of storage and appropriate taper.

Transportation Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

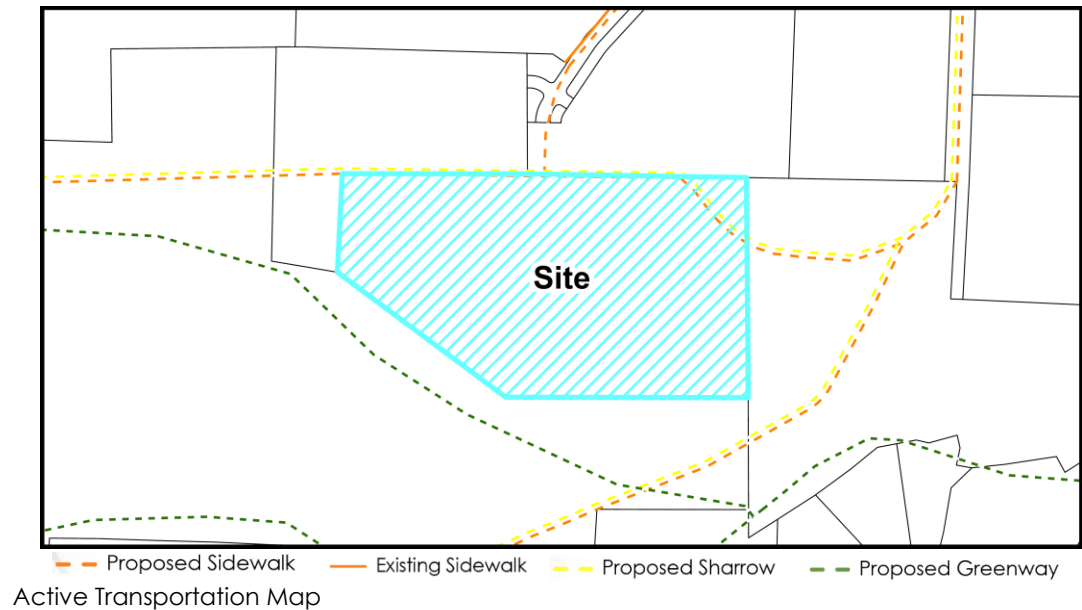
The mitigation improvements shown on the Development Plan are consistent with the Comprehensive Plan as well as the Traffic Study and Transportation Mitigation Agreement associated with the Rezoning petition.



Parks, Recreation & Greenways Information

Park Search Area

☐ Yes

☒ No


Required Active Transportation Improvements

☒ Greenway

☐ Sidepath

The Comprehensive Transportation Plan's Active Transportation Plan shows a Greenway in the vicinity of this project. This project will link a 10' Greenway path from the public Parking area near the future Southern Access Road to the current Town of Holly Springs Utley Creek Phase 2 Greenway project, providing an Accessible parking area and direct access to the future Greenway corridor.

Parks, Recreation, & Greenways Summary

This project is non-residential and not subject to any Parkland Dedication requirements. The proposed development meets all Greenway development standards of the Town's UDO.

Parks, Recreation, & Greenways Staff Analysis:

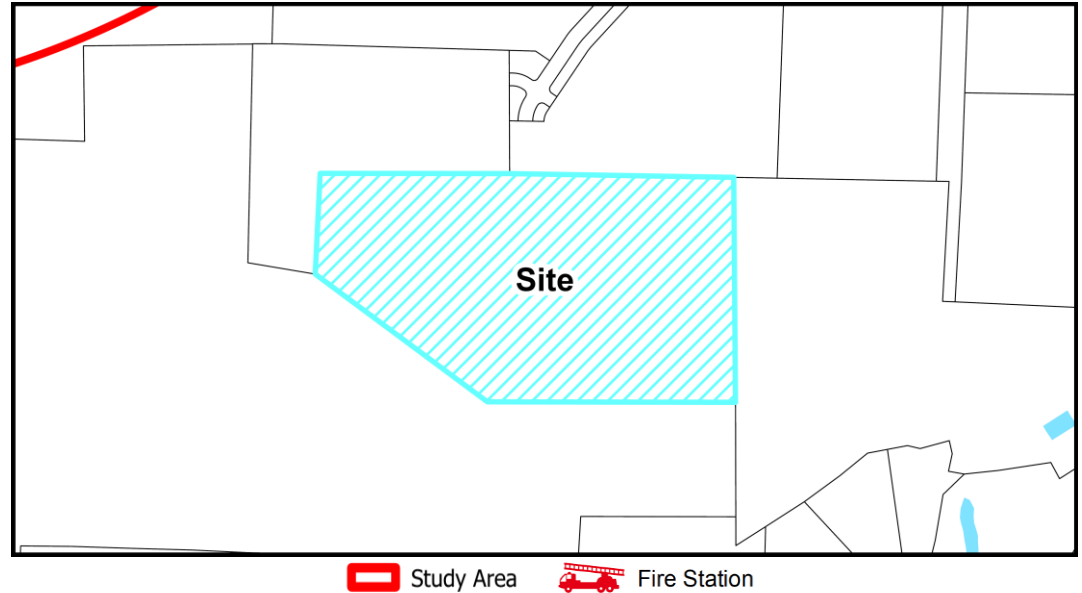
The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The requested amendment is consistent with the Comprehensive Plan as it provides the greenway connection through this area of town shown on the Comprehensive Transportation Plan's Active Transportation 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

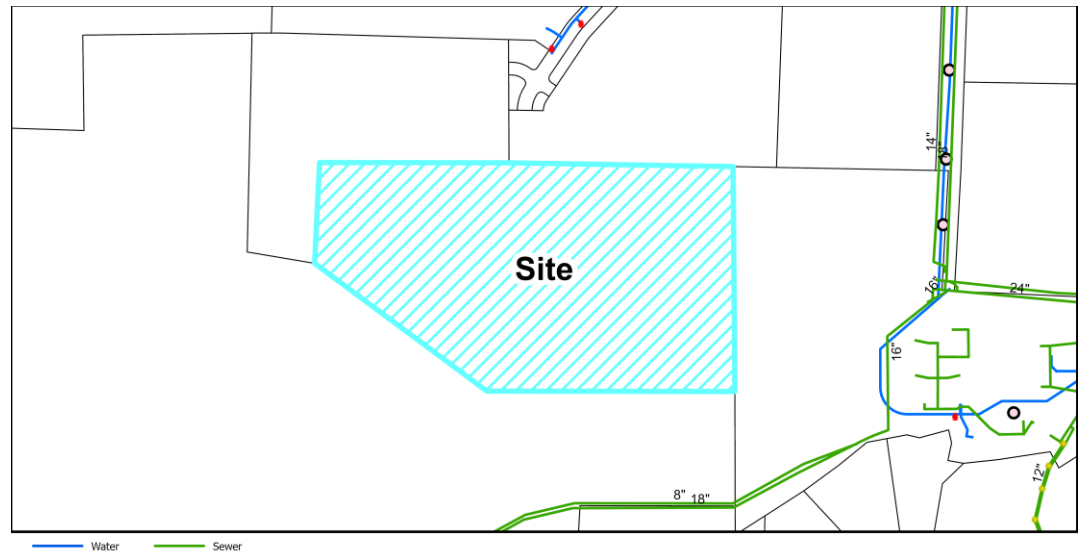
The project location is within existing service areas for the Town's public safety departments and does not exist within one of the search areas for a new public safety station shown on the Community Facilities Map. The proposed civic building uses will not have an impact on the school system.



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. Watermains extensions are proposed along the extension of Bumgardner Drive and along the Southern Access Road (by others) across the width of the property in accordance with the Town's Long-Range Water plan. These waterlines will be installed by the developer in accordance with Town 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 onsite private pump station and forcemain to tie into the existing sanitary sewer infrastructure located in Green Oaks Parkway. This development will discharge to the existing Holly Springs Business Park Pump Station. Easement acquisition and construction associated with the forcemain route 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 within the Town's Reclaim Water Service Area. The project is required to tie to and extend Town reclaimed water facilities to serve the proposed development. Watermains extensions are proposed along the extension of Bumgardner Drive and along the Southern Access Road (by others) across the width of the property. These waterlines will be installed by the developer in accordance with Town Policies.



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 the project rezoning request (23-REZ-07).

Utility Allocation Summary

Priority Level: Priority Level 1

Allocation Assignment: Operational Reserves

Allocation Requested: 17,450 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

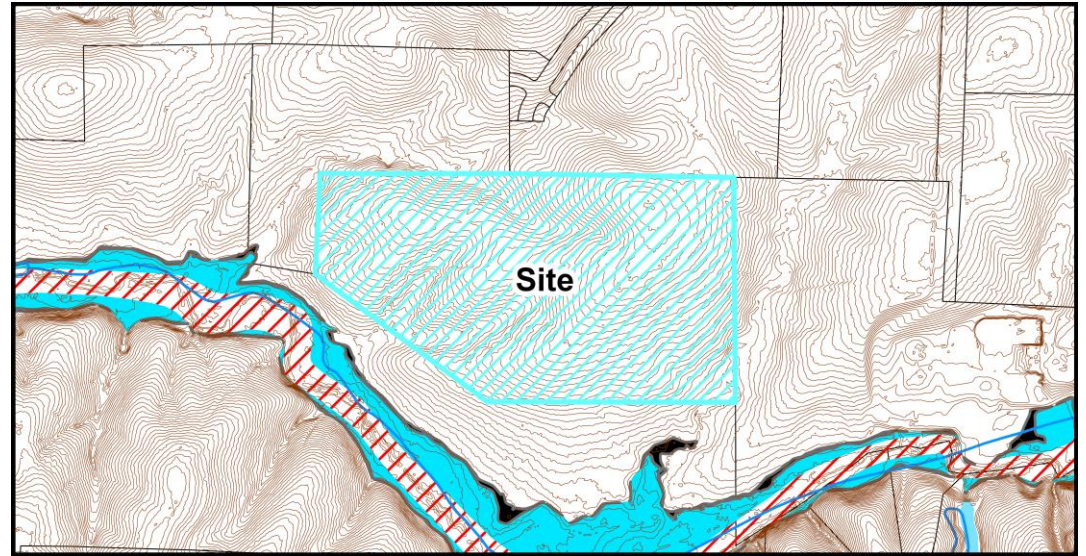
The proposed utility connections and extensions are consistent with the Comprehensive Plan as well as the Engineering Studies associated with the Rezoning and Development Plan Petitions.



Natural Resources & Open Space Information

On-site Private Open Space 3% (34,847 sq ft)

Tree Preservation Area	0%
Active Recreation Area	2% (23,086 sq ft)
Urban Civic Space	0%
Flexible Space	1% (11,761 sq ft)



— Cape Fear/Neuse River Basin Ridge Line
— Streams

▨ FEMA Special Flood Hazard Area
■ Wake County Lakes

Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The project is providing tree preservation in the stream buffer in the site's SE corner (flexible space), outdoor space for staff recreation and breaks, walking paths with benches, and a greenway trailhead to meet the open space requirements. A greenway connection is also proposed along the western and southern property lines as required by the Parks, Recreation, & Greenways Master Plan.

Stormwater:

The project is located within the Cape Fear River Basin proposing to treat all new impervious surfaces onsite with 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 the Holly Springs Operations Campus.



Development Standards

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and 22-REZ-07 Holly Springs Operations Campus Conditional District.

Development Standards Summary

Development Standards (UDO Section 2 & Rezoning):

Building Placement	Standard	Proposed
Thoroughfare Setback (front)	30 ft	45 ft
Side – Corner Setback	30 ft	228 ft
All Other Setbacks (Side and Rear)	5 ft	258 ft

Building Height	Standard	Proposed
Maximum Building Height	50 ft	32' 8"

Open Space and Conservation (UDO Section 4):

Minimum On-Site Private Open Space	Standard	Proposed
Total Minimum Required:	3% (34,224 sq ft)	3% (34,847 sq ft)
Tree Preservation	0%	-
Active Recreation Area	2% (22,816 sq ft)	2% (23,086 sq ft)
Flexible Space	1% (11,408 sq ft)	1% (11,761 sq ft)

Landscaping (UDO Section 5):

	Standard	Proposed
Perimeter Buffers		
Thoroughfare Buffer (North)	20' Type A-2	20' Type A-2
West	25' Type A-1	25' Type A-1
East	20' Type A	20' Type A
South	20' Type C	20' Type C
Foundation (per lineal ft of building facade)		
Trees	1 canopy tree / 75 ft. or 2 understory trees / 75 ft.	1 canopy tree / 75 ft. and 2 understory trees / 75 ft. ¹
Shrubs	Large: 1 / 5 ft Medium 1.5 / 5 ft Small: 3 / 5 ft	1 / 5 ft large shrubs ¹



¹ Operations building foundation landscaping has been relocated to north and east of the building along the site fence line per Administrative Alternate Landscape Plan.

Interior Vehicle Parking Area

	1 landscape island with one tree and 4 shrubs/25 parking spaces	1 landscape island with one tree and 4 shrubs/25 parking spaces
--	---	---

Street Trees

	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Street trees provided on property within 5 ft of the right-of-way
--	---	---

Parking (UDO Section 6):

	Standard	Proposed
Vehicle Parking Locations	Unrestricted	Parking proposed mostly to the rear of buildings; some parking between Operations building and street
Minimum Parking ²	95 spaces Administration 80 spaces Operations	127 spaces Administration 80 spaces Operations
Bike Parking	21 spaces	22 spaces
EV Parking	5% EVSE: 10 spaces 15% EVSE Ready: 31 spaces	EVSE: 14 spaces EVSE Ready: 38 spaces

²Study provided to demonstrate required parking. Parking does not include areas provided for Town vehicles & equipment.

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

	Proposed
Building Design Administration Building – Medium Sized, Commercial/Mixed Use Building Standards Operations Building – Medium Sized, Industrial & Warehouse Building Standards	
Building Materials	Administration and Operations Building - proposed materials include two styles of modular thin brick, metal panels, aluminum/wood composite materials, and aluminum curtainwalls and trim. Façade facing areas with vehicle and pedestrian traffic include glazing features. A trellis system is provided on an interior facing façade between the administration and operations building where windows cannot be provided. The mix of materials provides a variety of textures and colors.
Horizontal Variation	Horizontal variations are provided to discern a building base, middle, and top. Administration Building - the base is predominantly a darker brick veneer with soldier course below the first story windows. Brick veneer, metal panels, and a wider aluminum cap create a building top.



	Operations Building – a darker brick veneer is provided for the base. Metal and wood panels create a building top.
Vertical Variation	Distinct building bays are created through material changes, façade articulation, and garage bay openings. - Administration Building – vertical variations provided every 50 ft or less per standard. - Operations Building – vertical variations provided every 75 ft or less per alternative standard. Canopies are provided as an additional human scale design element to allow the alternative standard.
Roof Expression	Breaks or changes in roofline are provided to create a varied roof expression. - Administration Building - roofline variation provided every 100 ft or less per alternative standard. Vertical recesses and pedestrian scale light fixtures provided as additional human scale design elements to allow the alternative standard. - Operations Building – roofline variation provided every 60 ft or less per standard.
Site Design	
Off-street Loading	Off-street loading is proposed on the front and rear sides of the Operations building as is allowed per the Conditional District Rezoning (23-REZ-07). Additional landscaping is provided along the street to minimize visual impacts.
Pedestrian Access & Circulation	Sidewalks provide connections to the public street (future collector), through the parking lot, and to the greenway.

Development Standards Staff Analysis

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 land uses proposed are compatible with the surrounding area including employment uses in the Holly Springs Business Park and the Town's Utley Creek Water Reclamation Facility.
- Perimeter buffers and screening are provided to mitigate any off-site or visual impacts.



- Open space is being provided by a walking path open to all visitors near the Administration building, recreation and break space for employees, and tree preservation/conservation areas around Utley Creek where it crosses the site in the far SE corner. In addition, a greenway connection and trailhead are also provided through the site in-line with the Comprehensive Plan.
- Public streets and utilities are being constructed to serve the site and adjacent areas for future development and connectivity.
- The design of the project furthers the goals of the Comprehensive Plan by concentrating employment uses in the business park, utilizing existing infrastructure, and providing better services to residents by consolidating Town operations.



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: 9/20/2023

Summary of Issues: No meeting attendees.

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-12 for Holly Springs Operations Campus as submitted by CLH Design, dated Revised 3/14/2024 with staff recommended conditions.

CONDITIONS:

1. All conditions of approval for Holly Springs Operations Campus Conditional Zoning District apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. The following must be submitted with the first Construction Drawing submittal:



- a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 7.02 shall be submitted to and approved by Development Services.
 - b. Provide bike parking space dimensions per UDO Section 6.5.3.E. & G.
 - c. Show all locations and screening for ground mounted mechanical equipment, utility boxes, HVAC, etc.
 - d. Show final location of the flag poles on site and landscape plan sheets.
 - e. Provide a decorative crosswalk detail that finalizes the exact colors, materials, and patterns to be used.
 - f. Provide screening from the greenway path for the proposed pump station.
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. Sign permits are required prior to sign Installation for permanent signage.
5. 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.
6. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
7. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
8. 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.
9. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
10. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
11. All Special Studies must be finalized prior to being scheduled for Planning Board.
12. 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.
13. The revised sewer study must be completed and finalized prior to first Civil Construction Drawing approval.

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 5/21/2024



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 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: Holly Springs Operations Campus

Project Location: 0 Irving Parkway

Use street address. If none, use the closest intersection

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

PIN: 0649206441

Real Estate ID: 0481411

Project Acreage: (Rounded to nearest tenth) 30.9 Partial Parcel: ☒ No ☐ Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: _____

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

Petition Request

Current Zoning: RR Rural Residential

Proposed Zoning: HI CD - Heavy Industrial Conditional District

Current Future Land Use Designation: Natural Area

Proposed Future Land Use Designation: Business & Industrial

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 Zak Pierce Company CLH design, p.a.

Mailing Address 400 Regency Forest Drive, STE 120,

City Cary State NC Zip 27540

Telephone # (919) 319-6717 E-Mail zpierce@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 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
0649206441

Date

8/16/2023

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: Holly Springs Operations Campus

Proposed Zoning District: HI CD Heavy Industrial Conditional District

Proposed Land Use/Density: Business & Industrial

Future Land Use Plan Map Designation: Natural Area

Future Land Use Plan Designation Land Use/Density: Natural Area

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 an Operations Campus to serve the growing community. The campus is adjacent to the Uteley Creek Water Reclamation Facility in the Holly Springs Business Park and includes a convenience center for residents to drop off yard waste, greenway, trailhead, construction laydown yard, office and meeting space for Public Works teams including administration, solid waste collection, and other accessory uses to support Town operations. Staff from Utilities & Infrastructure and other administrative departments also will be based on the campus. The site is within the Holly Springs Business Park. The current zoning of Rural Residential does not allow for uses consistent with business parks. Heavy Industrial Conditional District will allow for efficient use of the site within the Holly Springs Business Park.

Section 1: Future Land Use & Community Character

The Future Land Use of the surrounding parcels is 'Business and Industrial'. The current Future Land Use designation is 'Natural Area'. The proposed Future Land Use of 'Business and Industrial' for this project will be consistent with the surrounding development in the Holly Springs Business Park. The proposed zoning is HI CD (Heavy Industrial Conditional District). The surround adjacent uses include a water treatment plant to the east, industrial to the north, and vacant uses to the south and west. This site is within the Holly Springs Business Park. The site will be buffered around the perimeter. The buildings are proposed to face the Southern Access Road while the parking is towards the rear of the site, screened from the street. Exterior gathering spaces have been designed for staff use during breaks and work functions. While the streets and road network are auto-oriented, there will be a proposed trailhead and greenway on-site.

Section 2: Transportation / Comprehensive Transportation Plan

The comprehensive transportation plan identifies a thoroughfare along the northern property line of this site. The road is currently called the Southern Access Road NCDOT is currently designing this road. The proposed site design will accommodate the installation of this road and is proposing two driveways to connect to this road along. This project also proposes to extend Bumgardner Road to complete the connection from the Southern Access Road to Green Oaks Parkway.

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

The project proposes to include a section of greenway that is identified on the 'Parks, Recreation, and Greenways Master Plan > Proposed Greenway Trails' document in the comprehensive plan.

Section 4: Community Facilities

The proposed project will include a convenience center for residents to drop off yard waste when they have excessive amounts or want to dispose of waste ahead of their scheduled collection day.

Section 5: Infrastructure and Utilities

A public domestic water main and reclaimed water main will be extended from the existing Bumgardner Road to the project site. These water mains will also be provided within the Southern Access Road right of way across the project site frontage and be stubbed for future project extensions to serve the expected growth of the Town. The project proposes to connect to the existing Town sanitary sewer system. A sewer study is required and any improvements recommended by the study will be designed and constructed with this development.

Section 8: Natural Resources

An environmental engineering consultant performed a stream and wetland delineation in our project boundary. No on-site streams or wetlands will be impacted. The extension of Bumgardner Road does cross a stream. This crossing has been permitted through the State and USACE.

Plan Consistency Response Prepared by:

Preparer's Signature(s)



Date

August 18, 2023



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

January 19, 2024

PROJECT: Holly Springs Operations Campus
RE: Conditional Zoning District Design Goals per UDO 2.4.3.A

The Town of Holly Springs is proposing an Operations Campus to serve the growing community. The campus is adjacent to the Utley Creek Water Reclamation Facility in the Holly Springs Business Park and includes a convenience center for residents to drop off yard waste, office and meeting space for Public Works teams including administration, solid waste collection, street repairs, and concrete. Staff from Utilities & Infrastructure and other administrative departments will also be based on the campus.

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. Modifications to the UDO will allow advanced utilization of this site while not adversely impacting the natural features and surrounding development. Optimizing the space on site will provide the ability to keep their growing community clean and functioning efficiently. 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:

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

- a. The site is heavily wooded with challenging topography and multiple streams and wetland features. The site plan has been intentionally and thoughtfully prepared to let these valuable site characteristics drive the design and avoids or limits disturbances to these natural resources. Bumgardner Road extension crosses the existing creek perpendicularly to limit disturbances. The proposed site design avoids the stream and wetlands at the southeast corner of 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 primary objective of this development is to conserve the natural integrity of the Utley Creek corridor situated to the south, while also skillfully harmonizing with the established land use patterns within the Holly Springs Business Park.

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

Both Town staff members and visitors are presented with a thoughtful and sustainable option, allowing them to bypass the need for vehicular transportation and instead, seamlessly access this site via alternative means. The prospect of a forthcoming greenway connector to the Utley Creek Greenway presents an exciting avenue for individuals to immerse themselves in a scenic and eco-friendly journey, connecting with nature while traversing to their destination. Alternatively, those who prefer a more direct route can rely on the well-maintained sidewalks along Green Oaks Parkway and Bumgardner Road, ensuring safe and convenient pedestrian passage. This foresighted approach not only encourages reduced carbon emissions and promotes healthier modes of transportation but also reflects the Town's commitment to fostering accessible and environmentally conscious infrastructure.

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. NCDOT will be constructing the Southern Access Road along the northern boundary. This development will connect to this new road. A section of greenway is planned along the southern boundary of the site which will connect to the collective Town greenway system.

There are no plans for public streets within the site. Instead, the North Carolina Department of Transportation (NCDOT) is slated to oversee the construction of the Southern Access Road, running along the northern boundary. This upcoming thoroughfare will serve as a pivotal link to this development, seamlessly integrating it with the broader road network. On a complementary note, a dedicated stretch of greenway is envisioned along the southern edge of the site. This greenway section is designed to seamlessly dovetail into the Town's expansive greenway system, thereby fostering enhanced connectivity and accessibility for residents and visitors alike.

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

Situated outside of a substantial watershed area, this site benefits from its unique positioning that is conducive to safeguarding water quality. Recognizing the paramount importance of maintaining pristine water conditions, a comprehensive strategy is being orchestrated within the site design. This strategy entails the seamless integration of a multitude of stormwater control measures, each meticulously tailored to effectively manage and mitigate the potential impact of stormwater runoff.

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

This innovative project showcases a remarkable blend of creativity and efficiency, ingeniously harmonizing various Town facilities and operational components within a single, strategically chosen parcel of land. The project not only optimizes the utilization of space but also fosters a synergistic environment where different functions can coexist and collaborate with the ability to modify the UDO standards. Modifying the perimeter buffers and landscape island placements affords the opportunity to efficiently position Town maintenance equipment and materials to effectively serve the Town's infrastructure and citizens. This approach underscores a forward-thinking perspective that seeks to enhance the overall functionality and accessibility of the Town's services while fostering a sense of unity and connectivity among its various operations. Phasing the installation of electric vehicle charging stations allows the Town to use valuable resources responsibly and install them when demand warrants. As a result, this endeavor stands as a testament to the Town's commitment to progressive urban planning, smart resource allocation, and a vision for a more streamlined and cohesive community.

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

The goals of the Town of Holly Springs Operations Campus are intended to consolidate the functions of various town public services into a more secluded part of the town. Combining these departments inherently creates efficiencies in the building distribution and overall campus design.

The total flat roof area will make approximately 50,000 square feet available for photovoltaic solar collectors and rainwater harvesting.

Using reflective white roofing membrane throughout will lower the building heating load and reduce the project heat island effect. The extensive use of skylights and shaded insulating curtain wall glass systems will provide natural light throughout the project, lowering lighting loads and enhancing the well-being of occupants.

Using smooth finish metal panels provides a durable, long lasting material that will save the Town's valuable maintenance and financial resources.

Interior and exterior common spaces within the site, a pedestrian link to a nearby greenway, a fitness area, and other amenities are provided.

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

The scope of this project encompasses the establishment of designated parking areas alongside a carefully designed greenway segment, constructed to adhere to Town specifications. Serving a dual purpose, this greenway segment is poised to serve as a trailhead, fulfilling the crucial role of facilitating seamless pedestrian connectivity across various parts of the Town. The proposed easement width is narrowed in order to support the development of new planting buffers, to preserve the existing cemetery, and to allow for placement of the greenway in the most desirable location. Visitors to the administration building will be offered a walking path and benches around the vegetated rain garden. Staff will have access to a private courtyard with picnic tables and fixed cornhole boards.

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

The site does not include any plans for housing 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 and wetlands). 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 proposed greenway alignment and grading will preserve the existing cemetery.



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

August 18, 2023

PROJECT NAME: Holly Springs Operations Campus
RE: Statement of Comprehensive Plan & Future Land Use Compatibility

Current Zoning District: Rural Residential
Proposed Zoning District: Heavy Industrial (HI) Conditional Zoning District (CD)
Proposed Land Use/Density: Employment / Campus Use District
(Office, Civic Building, Warehouse, Outdoor Storage Areas, Yard Waste Convenience Center, Vehicle Wash Area, Vehicle Fleet Maintenance)
Proposed Future Land Use Map Designation: Business & Industrial

Compatibility Statement

The proposed rezoning aligns with the planned growth of the Town and the goals of the Comprehensive Plan. The site is situated within the Holly Springs Business Park. The site is currently zoned Rural Residential but does not immediately adjoin any residential lots. The property to the southwest is owned by Duke Energy. The property to the west and north is the Planned Unit Development (PUD) of the Holly Springs Business Park. To the west is the water treatment plant on land that is zoned Business Research Technology (BRT). The proposed HI-CD zoning for this site compliments the surrounding uses.

The project proposes a Comprehensive Plan Amendment to change the Future Land Use designation from Natural Area to Business and Industrial. Utley Creek is not located on the proposed site. The Natural Area designation encompasses the buffered area between the proposed site and Utley Creek.

Buildings face the proposed Southern Access Road. The building types are primarily office and industrial. Parking is provided off-site in surface parking lots at the rear of the property and screened from view from the Southern Access Road. These design strategies align with the Comprehensive Plan.

The rezoning and comprehensive plan amendment will allow the Town of Holly Springs to construct the Operations Campus to serve the growing community. The campus is adjacent to the Utley Creek Water Reclamation Facility in the Holly Springs Business Park and includes a convenience center for residents to drop off yard waste, office and meeting space for Public Works teams including administration, solid waste collection, street repairs, and concrete. Staff from Utilities & Infrastructure and other administrative departments will also be based on the campus.

In summary, the proposed Rezoning and Comprehensive Plan Amendment align seamlessly with the Town's growth strategy. Located within the Holly Springs Business Park, the transition to HI-CD zoning complements the area's character. These changes position Holly Springs for sustained success, fostering essential facilities and accommodating future growth.

WAIVER/FLEXIBILITY/ALTERNATE COMPLIANCE PETITION

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



Waiver/Flexibility/Alternate Compliance Type (check one)

- ☐ UDO Chapter 4- Design Flexibility for Tree Protection Area Requirements
☐ UDO Chapter 5- Alternate Landscape Plan Approval
☐ UDO Chapter 8- Historic Preservation Incentives
☒ UDO Chapter 9- Waiver of Sign Regulations
☐ UDO Chapter 11- Waiver of Voluntary Annexation

For Ds Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Flexibility/Alternate Compliance request

PLRZ202300216/23REZ07

Associated Project Name: Holly Springs Operations Campus Associated Project Number: PLD202300258/23-DP-12

Waiver/ Flexibility /Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Request waiver of Section 9.4.C.1.a – Calculation of Sign Area Copy for Wall Signs (logos) to increase the size of
 four (4) wall sign logos. Please see the attached.

Contact Information

Waiver/ Flexibility/Alternate Compliance Contact

Name Paul Bonsall, AIA Company ADW Architects, P.A.

Mailing 2815 Coliseum Centre Drive, Suite 500

City Charlotte State NC Zip 28217

Telephone (704) 562-3402 E-Mail pbonsall@adwarchitects.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

UDO CHAPTER 9: WAIVER OF SIGN REGULATIONS FINDINGS



Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

(1) The Proposed Signs are Harmonious with the buildings and sites they occupy:

The logo changes are integral to the design of the buildings and are the Town's adopted logo. The size has been adapted by our design team to be appropriate to the massing of the buildings and to be recognizable from the campus entrances and roadways.

For DS Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

(2) The Proposed Signs will not create a hazard to motorists or pedestrians resulting from the sign location, size or configuration:

As wall signs located well away from roadways and sidewalks, the logos will have no effect on pedestrians or motorists.

(3) The Proposed Signs will not increase the total combined sign surface area allowed for the front sign zone, interior sign zone and building signs on the lot, out lot, integrated center, business park, industrial park, subdivision or building served by the proposed signs:

The combined sign surface area in all cases is less than the allowable.

Please see the attached sign surface area calculations.

(4) The Proposed Signs will result in an overall pattern of signs for the lot, out lot, integrated center, business park, industrial park, subdivision or building which is equivalent or superior to that achievable under the applicable regulations:

The logos are to be used on both buildings to unify their designs in the campus. The logos are an integral part of the overall composition using similar adjacent materials. By including the Town logo as a major component the design enhances the visibility of the Town's centrality in providing Public Works services to the community.

Please see the elevations attached to the Comprehensive Plan Development Review submittal.

(5) The proposed signs will be compatible with and will enhance the use or value of area properties.

As a Business and Industrial Use property, the signage communicates the Town's active participation in the community. The content, scope, and scale of the signage is appropriate to the location and the surrounding properties.

(6) **The proposed signs are consistent with the intent of the Comprehensive Plan:**

In keeping with the *Statement of Comprehensive Plan & Future Land Use Compatibility*, the signage supports the proposed Business and Industrial Use with HI-CD zoning by communicating the campus use as a part of the Town's overall growth strategy.

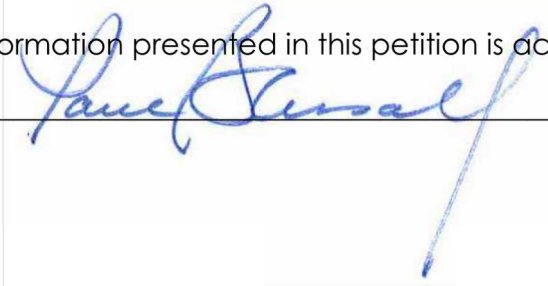
(7) **The proposed signs are consistent with the intent and purpose of this UDO:**

The logos and the entire signage package are consistent with the ten purpose and intent statements in the UDO, section 9.1. The package clearly communicates the campus identity and purpose with consistent, restrained elements in a campus signage composition that enhances the community image for a facility that is essential to future growth.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____



Date: February, 15, 2024

Request for Waiver for Exterior Signage per Section 9.2.D of the UDO.

We are seeking relief from the maximum size of logos as described in Section 9.4.C.1.a of the UDO. We feel that the request satisfies the conditions 1 through 7 of Section 9.2.D.

As it pertains to the logos in particular, we submit the following:

1. Given the distance from public spaces, the 60" restriction creates logos that are too small and complex to be adequately recognized as the Town logo.
2. The size of the requested logo is proportional to the massing of the buildings.
3. The presence of the logo on the buildings is important to the branding goals of Town.

Administration Building

North Elevation (6,337 s.f.) Signage 316.85 sf (5%) allowable by UDO.

One (1) Wall Sign Town Logo	73.17 sf	max dimension: 12'-6" (60" UDO max.)
One (1) Wall Sign "Operations Campus"	5.74 sf	7" high x 9'-10" long
One (1) Wall Sign "HOLLY SPRINGS"	<u>8.19 sf</u>	10" high x 9'-10" long
	87.1 sf	Total Signage Area < allowable

West Elevation (4,917 s.f.) Signage 147.51 sf (3%) allowable by UDO.

One (1) Wall Sign Town Logo	73.17 sf	max dimension: 12'-6" (60" UDO max.)
One (1) Wall Sign "Operations Campus"	5.74 sf	7" high x 9'-10" long
One (1) Wall Sign "HOLLY SPRINGS"	<u>8.19 sf</u>	10" high x 9'-10" long
	87.1 sf	Total Signage Area < allowable

South Elevation (6,620 s.f.) Signage 198.6 sf (3%) allowable by UDO.

One (1) Wall Sign Town Logo	73.17 sf	max dimension: 12'-6" (60" UDO max.)
One (1) Wall Sign "Operations Campus"	5.74 sf	7" high x 9'-10" long
One (1) Wall Sign "HOLLY SPRINGS"	8.19 sf	10" high x 9'-10" long
One (1) Canopy Sign "ADMINISTRATON BUILDING - 1001"	<u>18.00 sf</u>	9" high x 24' long

105.10 sf Total Signage Area < allowable

Operations Building (4,354 s.f.) Signage 130.62 sf (3%) allowable by UDO

West Elevation

One (1) Wall Sign Town Logo	43.94 sf	max dimension: 9'-4" (60" UDO max.)
One (1) Wall Sign "Operations Campus"	2.44 sf	4" high x 7'-4" long
One (1) Wall Sign "HOLLY SPRINGS"	3.67 sf	6" high x 7'-4" long
One (1) Canopy Sign "OPERATONS BUILDING - 1002"	<u>18.00 sf</u>	9" high x 24' long
	68.05 sf	Total Signage Area < allowable

Site Signage Two signs of 24 sf maximum each for Front Sign Zone per UDO.

Two (2) Ground Signs

East Entrance 24 sf allowable

One (1) Ground Sign "HOLLY SPRINGS"	7.78 sf	10" high x 9'-4" long
One (1) Ground Sign "Operations Campus"	4.67 sf	7" high x 8'-0" long
One (1) Ground Sign "1000"	<u>1.17 sf</u>	7" high x 2'-0" long
	13.62 sf	Total Signage Area < allowable

West Entrance 24 sf allowable

One (1) Ground Sign "HOLLY SPRINGS"	7.78 sf	10" high x 9'-4" long
One (1) Ground Sign "Operations Campus"	4.67 sf	7" high x 8'-0" long
One (1) Ground Sign "1000"	<u>1.17 sf</u>	7" high x 2'-0" long
	13.62 sf	Total Signage Area < allowable

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: August 1, 2023
Time: 4:00 pm
Location: Virtual

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: July 17, 2023

Conduct of Meetings:

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

Summary of Issues: No neighbors attended the meeting.

Attach Additional Sheets as needed

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

n/a

Attach Additional Sheets as needed

Additional attachments required for the report:

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

no neighbors attended the meeting.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

8/4/2023

July 17, 2023

Dear Property Owner,

On behalf of the Town of Holly Springs, I would like to invite you to participate in a neighborhood information meeting concerning the development of the proposed Holly Springs Operations Campus. The proposed site is located south of Green Oaks Parkway at the end of Bumgardner Road. The meeting participation options are as follows:

1. **An online virtual meeting to be held on Tuesday, August 1, 2023 at 4:00pm.** If you do not already have the necessary software installed on your home computing device, you may find it here:

<https://us02web.zoom.us/j/82919265644?pwd=eDFqMUNNSVU3V1I1UnkrMTZGd2NGUT09>

Meeting ID: 829 1926 5644

Passcode: 5R4Wzv

2. **A toll-free conference call in number for the virtual meeting is available.** Simply dial 1-646-931-3860 enter in Meeting ID: 829 1926 5644 Passcode: 456451 about five (5) minutes prior to the aforementioned date and time.

If you encounter any technical difficulties, please contact Zak Pierce at 919-319-6716 or via email at zpierce@clhdesignpa.com.

The project seeks to rezone the property from RR (Rural Residential) to either SP (Special District) or HI (Heavy Industrial). The project also seeks to amend the Town's Comprehensive Plan to change the land use designation from 'Natural Area' to 'Business & Industrial'.

Per Town of Holly Springs ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for neighborhood meetings for development projects. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to develop the land. You are encouraged to ask questions and express concerns so that we may help you to more fully understand the proposed project.

Town Planning staff will not attend this meeting. If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to leave comments for our consideration, please feel free to contact me at 919-319-6716 or zpierce@clhdesignpa.com.

Sincerely,



Zak Pierce, PLA, ASLA, LEED AP
CEO
CLH design, p.a.

PARCEL_PK	REID	PIN_EXT	DEED_ACR	PLANNING	OWNER	ADDR1	ADDR2	ADDR3	SITE_ADDRESS	FULL_STREET_NAME	ZIPNUM
485887	371952	0	14.36	HS	301 GREEN 351 GREEN HOLLY SPRINGS NC 27540-6179				351 GREEN OAKS PKWY	GREEN OAKS PKWY	27540
410594	36550	0	15	HS	301 GREEN 351 GREEN HOLLY SPRINGS NC 27540-6179				301 GREEN OAKS PKWY	GREEN OAKS PKWY	27540
94035	5476	0	14.46	HS	SEQRUS II 475 GREEN HOLLY SPRINGS NC 27540-7976				0 HOLLY SPRINGS NEW HILL RD	HOLLY SPRINGS NEW HILL RD	27540
351311	352005	0	2.56	HS	SUTTON, C 4034 BERN HOLLY SPRINGS NC 27540-6946				4034 BERMAN EDGE RD	BERMAN EDGE RD	27540
5728	32286	0	35	HS	HOLLY SPR TOWN ATT PO BOX 8			HOLLY SPRINGS NC 27540-0008	150 TREATMENT PLANT RD	TREATMENT PLANT RD	27540
526725	239448	0	1323.42	WC	DUKE ENEL TAX DEPT · 550 S TRYON ST			CHARLOTTE NC 28202-4200	0 AVENT FERRY RD	AVENT FERRY RD	27540
155667	296759	0	10	HS	KEOGH, BF 4042 BERN HOLLY SPRINGS NC 27540-6946				4042 BERMAN EDGE RD	BERMAN EDGE RD	27540
516908	490436	0	0.08	HS	FERGUSON 12500 JEFF NEWPORT NEWS VA 23602-4314				201 BUMGARDNER DR	BUMGARDNER DR	27540
516906	14412	0	16.53	HS	FERGUSON 12500 JEFF NEWPORT NEWS VA 23602-4314				100 BUMGARDNER DR	BUMGARDNER DR	27540
516907	490435	0	0.54	HS	FERGUSON 12500 JEFF NEWPORT NEWS VA 23602-4314				101 BUMGARDNER DR	BUMGARDNER DR	27540
516909	490437	0	0.16	HS	FERGUSON 12500 JEFF NEWPORT NEWS VA 23602-4314				200 BUMGARDNER DR	BUMGARDNER DR	27540
516910	490438	0	0.32	HS	FERGUSON 12500 JEFF NEWPORT NEWS VA 23602-4314				104 BUMGARDNER DR	BUMGARDNER DR	27540
507006	481411	0	30.95	HS	TOWN OF PO BOX 8 HOLLY SPRINGS NC 27540-0008				0 IRVING PKWY	IRVING PKWY	27540
351312	352006	0	3.23	HS	DAY, JERE 4030 BERN HOLLY SPRINGS NC 27540-6946				4030 BERMAN EDGE RD	BERMAN EDGE RD	27540

Property Select

Draw a polygon on the map by clicking each point and double clicking to finish

Cancel

Buffer distance

500

ft

A satellite map showing a residential and commercial area. A yellow polygon is drawn on a large, dark, wooded area. A black circular buffer is also visible, centered on a point within the wooded area. The map includes a scale bar indicating 0.3 miles and a north arrow. The text 'NCCGIA, Maxar' is visible in the bottom left corner of the map area.

Page 64 of 138
Powered by Esri

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

Zak Pierce of CLH design, p.a.
(Name of Representative) (Name of Company)

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

RR: Rural Residential to HI: Heavy Industrial
(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.

For DS Use only

Project # _____

Date Received: _____

Signature of Owner(s):

Randy J. McKinney

Wake County PIN/REID:

0649206441/0481411

State of NC

County of Wake

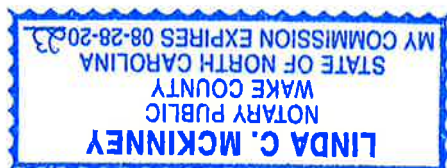
Sworn to and subscribed before me the 16th day of August, 2023.

Notary Public in and for the State of North Carolina. My Commission expires: _____

Linda C. McKinney
Notary Public

Linda C. McKinney
Printed

Seal



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: Holly Springs Operations Campus - Phase 1b

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: 0 Irving Parkway

Use street address. If none, use the closest intersection

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

PIN: 0649206441

Real Estate ID: 0481411

Project Acreage (rounded to nearest tenth): 30.9 Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: RR (rezoning to HI) Proposed Use (see UDO Table 3.2.A): Civic Buildings, Office, Warehouse

Open Space [See UDO Section 7.06(F)(4)]: ☒ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A

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

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

Sketch Plan Review (Pre-Submittal) Meeting Date: 8/10/2023

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 Zak Pierce Company CLH design, p.a.

Mailing Address 400 Regency Forest Drive - STE 120

City Cary State NC Zip 27518

Telephone # (919) 319-6716 E-Mail zpierce@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 Paul Bonsall, AIA Company ADW Architects
Mailing Address 2815 Colliseum Center Drive STE 500
City Charlotte State NC Zip 28217
Telephone # (704) 379-1919 E-Mail pbonsall@ADWArchitects.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 Rachel Watson Company CLH design, p.a.
Mailing Address 400 Regency Forest Drive - STE 120
City Cary State NC Zip 27518
Telephone # (919) 319-6716 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

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

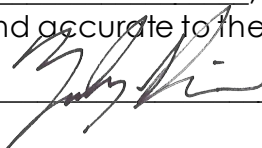
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) _____ Alternate Telephone # (_____)
Fax # (_____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices?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

Property Owner - Required

Name Randy Harrington Company Town of Holly Springs
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

Certificate of Submittal Completion

I, Zak Pierce, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 9-22-2023

Parking Study for the

Town of Holly Springs Operations Campus Phase 1

March 14, 2024

Introduction:

The project is a 31-acre campus that will combine an **Operations Building** that provides storage, parking, maintenance, and support for the Town's various Public Works, Utilities and Infrastructure, and Information Technology departments with an **Administration Building** that accommodates the office needs of the Town's Development Services and Utilities and Infrastructure departments.

Methodology:

Parking for the **Administration Building** is based on the numbers of actual staff that are allocated space in the building for Phase 1 of the project. There will be very few visitors to the building during business hours. There will also be instances during off-hours where the Multi-Purpose Room(s) will be used. The parking for those functions is based on the net capacity of those rooms. Note that the provided parking spaces exceed the required number of spaces to allow for future growth.

Parking for the **Operations Building** has Four components distributed between paved areas adjacent to the Operations Building and more remote gravel parking areas:

1. Staff Parking
2. Town Vehicles
3. Equipment
4. Large Town Trucks

The quantity of *Operations Staff Parking* is determined by the number of personnel that have been anticipated by the Town to be working from the facility for the next 15 years. Note that most of the Operations Personnel do not work in the building at assigned work stations.

The number of *Town Vehicles* are determined from a list of existing vehicles and other equipment.

The quantity of pieces of *Equipment* is determined from a list of existing vehicles and other equipment.

The number of *Large Town Trucks* are determined from a list of existing vehicles and other equipment that cannot fit within a standard 10' x 20' parking space, but have been assigned to 12' x 40' spaces.

Executive Summary:

Total Spaces:

Parking Required:

Administration Building: 95 spaces (staff)

Operations Building:

256 spaces (staff, town vehicles, equipment)

35 spaces (large town trucks)

Parking Provided:

Administration Building: 127 spaces (staff)

Operations Building:

(Staff, town vehicles, equipment): 126 spaces (paved)

130 spaces (gravel)

(Large town trucks): 21 spaces (paved)

33 spaces (gravel)

Phase 1 Project Requirements:

Administration Building

Town Personnel	95 spaces required
----------------	--------------------

Operations Building

Staff Parking Required	80 spaces
------------------------	-----------

Town Vehicles, Trucks, and Equipment Spaces per Department

Engineering	15	all 10 x 20
Development Services	8	all 10 x 20
Public Utilities – Admin	1	10 x 20
Public Works – Distributions	27	(12) 12 x 40, (15) 10 x 20
Public Works – General	1	(1) 10 x 20

Public Works – Streets	35	(8) 10 x20 vehicles, (15) 10 x 20 equipment, (12) 12 x 40
Public Works – Powell Bill	8	(3) 10 x 20 vehicles, (2) 10 x 20 equipment, (3) 12 x 40
Public Works – Solid Waste	28	(6) 10 x 20 vehicles, (22) 12 x 40
Public Works – Collections	13	(4) 10 x 20 vehicles, (4) 10 x 20 equipment, (5) 12 x 40
Meters/Cross Connections	4	all 10 x 20
Facilities Maintenance	4	all 10 x 20
Trucks/Equipment Totals:		
10 x 20 Town Vehicles	69	
10 x 20 Equipment	21	
12 x 40 Large Town Trucks	54	

Electric Vehicle (EV) Parking Spaces: For serving Phase 1 Staff Parking only:

Administration Building: 127 Total Spaces require 5% EVSE spaces per UDO Section 6.6, which will translate to 6 spaces served by 3 chargers. See below for breakdown of provided Electric Vehicle (EV) Parking Spaces for the Administration Building:

Provided

6 Spaces – EVSE 5% of 127 Spaces

8 Spaces – EV-R (Electric Vehicle Ready, Wiring & Breaker Only)

10 Spaces- EV-RCO (Electric Vehicle Ready, Conduit Only)

18 Spaces Total for Electric Vehicle Ready – 14% of 127 Spaces

Operations Building: The Town proposes to provide EV spaces only for Staff parking spaces on the paved areas around the Operations Building. 80 Total Spaces require 5% EVSE spaces per the UDO Section 6.6, which will translate to 4 spaces served by 2 chargers. The 76 remaining spaces require 15% EV-R spaces per the UDO, which translates to 12 spaces served by 6 chargers. See below for breakdown of provided Electric Vehicle (EV) Parking Spaces for the Operations Building:

Provided

8 Spaces – EVSE 10% of 80 Spaces

4 Spaces – EV-R (Electric Vehicle Ready, Wiring & Breaker Only)

16 Spaces – EV-RCO (Electric Vehicle Ready, Conduit Only)

20 Spaces Total for Electric Vehicle Ready 25% of 80 Spaces

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: 9/20/2023
Time: 4:00pm
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: 9/7/2023

Conduct of Meetings:

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

Summary of Issues:

No neighbors attended the meeting.

Attach Additional Sheets as needed

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

N/A

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

9/22/2023

TOWN OF HOLLY SPRINGS
OPERATIONS CAMPUS - PHASE 1B

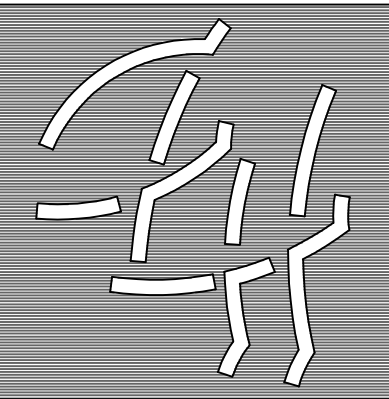
CONDITIONAL DISTRICT MASTER PLAN

REZONING AND COMPREHENSIVE PLAN AMENDMENT

#23-REZ-07/PLRZ202300216

FEBRUARY 16, 2024

adwarchitects
environmentsforlife.



CLH DESIGN, P.A.
400 Regency Forest Drive
Suite 120
Cary, North Carolina 27518
Phone: (919)319-6716
Fax: (919)319-7516
LA: C-106, PE: C-1595

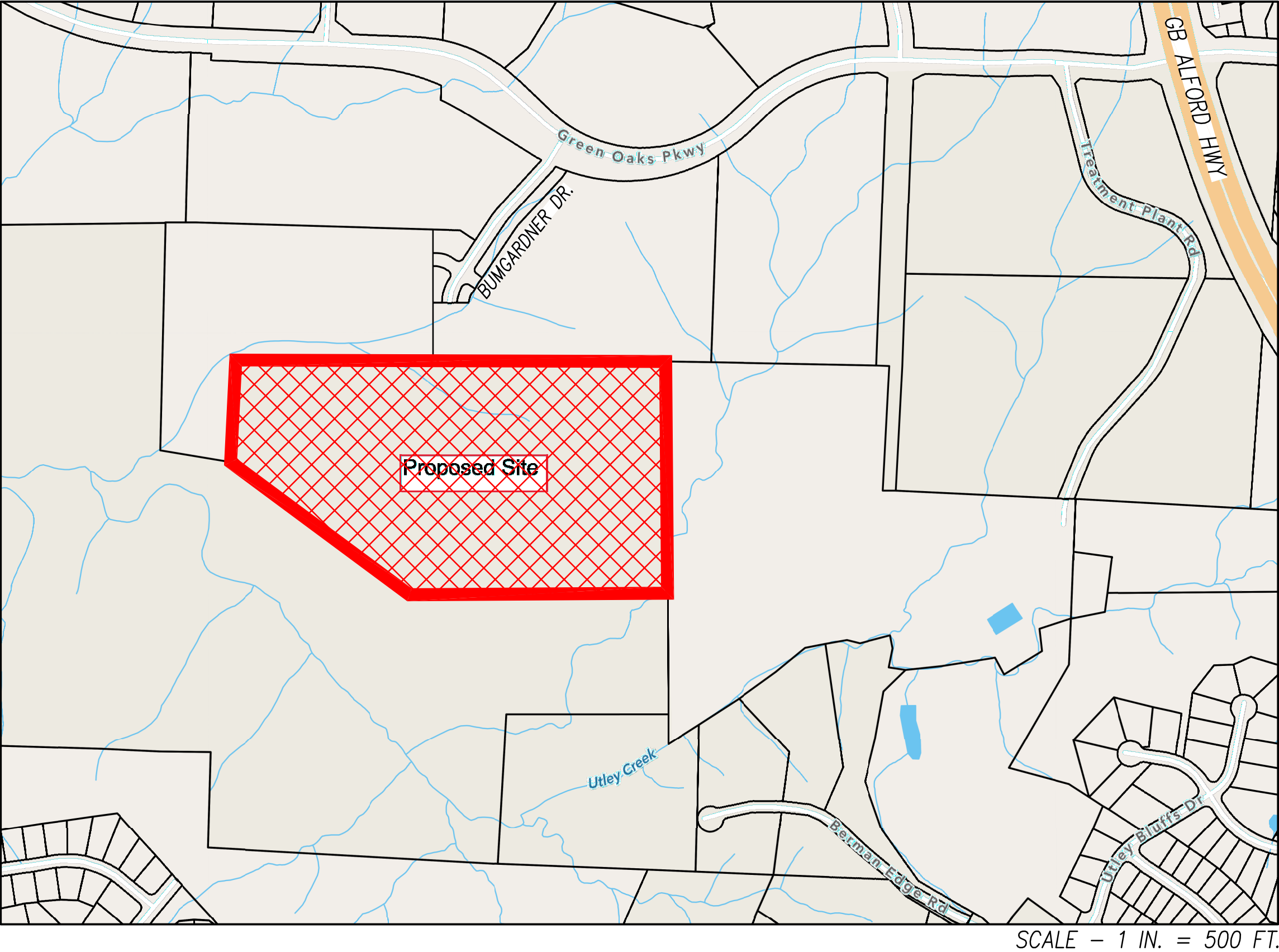
SITE DATA:

PROJECT:	TOWN OF HOLLY SPRINGS - PHASE 1B
PROJECT NUMBER:	#23-REZ-07/PLRZ202300216
OWNER:	TOWN OF HOLLY SPRINGS
OWNER CONTACT:	KIMBERLY KEYES - SENIOR PROJECT MANAGER
	125 S. MAIN ST.
	HOLLY SPRINGS, NC 27540
	PHONE: 919-557-2929
LANDSCAPE ARCHITECT/CIVIL ENGINEER:	CLH DESIGN, PA
DESIGNER CONTACT:	ZAK PERCE - PLA, ASLA, LEED AP
	400 REGENCY FOREST DR., SUITE 120
	CARY, NC 27518
	PHONE: 919-319-6716
	FAX: 919-319-7516
ARCHITECT:	ADW ARCHITECTS
DESIGNER CONTACT:	PAUL BONSALL - AIA
	2815 COLISEUM CENTER
	CHARLOTTE, NC 28217
	PHONE: 704-749-5568
PROJECT ADDRESS:	0 IRVING PARKWAY
	HOLLY SPRINGS, NC 27540
HOLLY SPRINGS PROJECT NO.:	PLRZ2023000871 & PRDC202301694
PIN NUMBER:	0649206441
WAKE CO REAL ID:	0481411
EXISTING USE:	VACANT, WOODED
PROPOSED USE:	CIVIC BUILDING
TRACT AREA:	30.95 ACRES

DRAWING INDEX:

C-0.0	COVER
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

VICINITY MAP



TOWN OF HOLLY SPRINGS
OPERATIONS CAMPUS - PHASE 1B
#23-REZ-07/PLRZ202300216

C-0.0

HOLLY SPRINGS
OPERATIONS
CAMPUS

PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

SCHEMATIC DESIGN

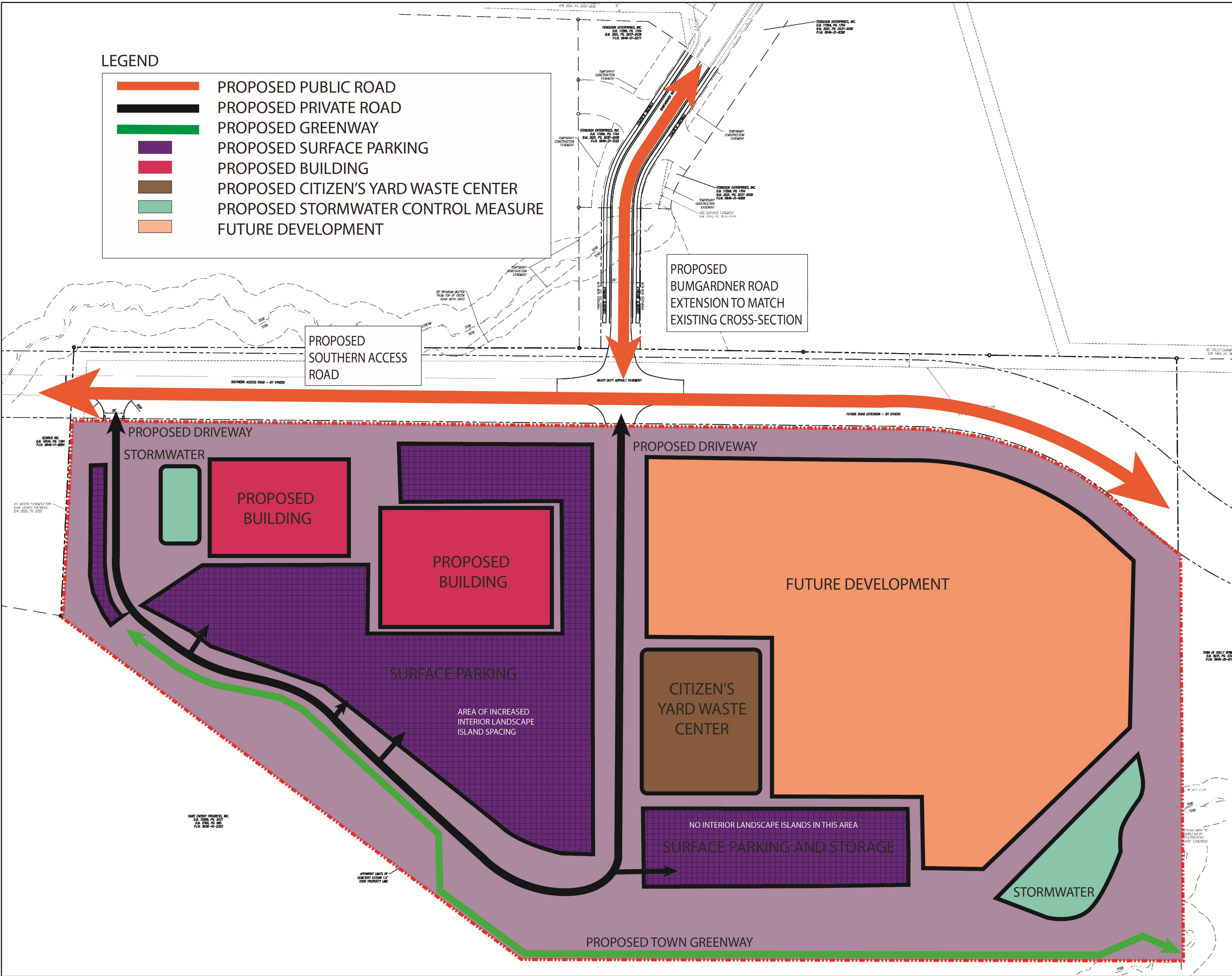
DATE	8.18.2023	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND
SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT
SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY
OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW
ARCHITECTS, P.A.

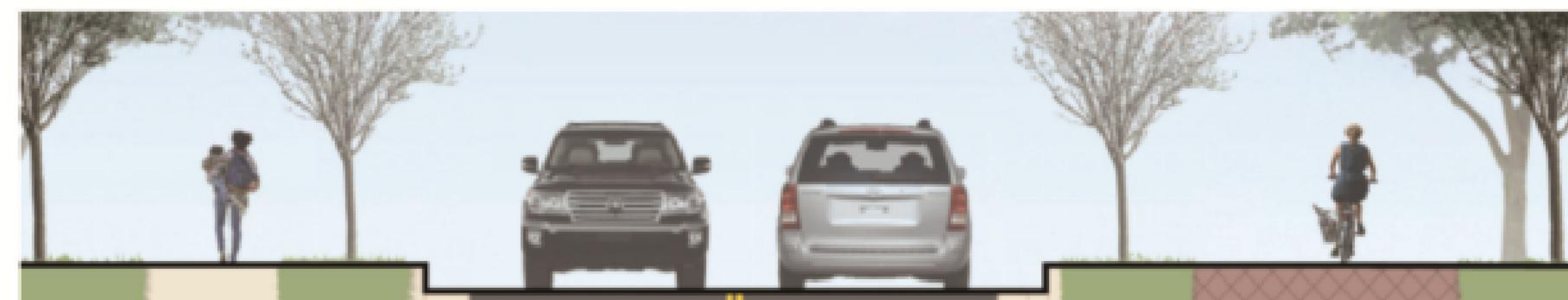
PRELIMINARY PLANS
FOR REVIEW ONLY

OVERALL
CONCEPT PLAN

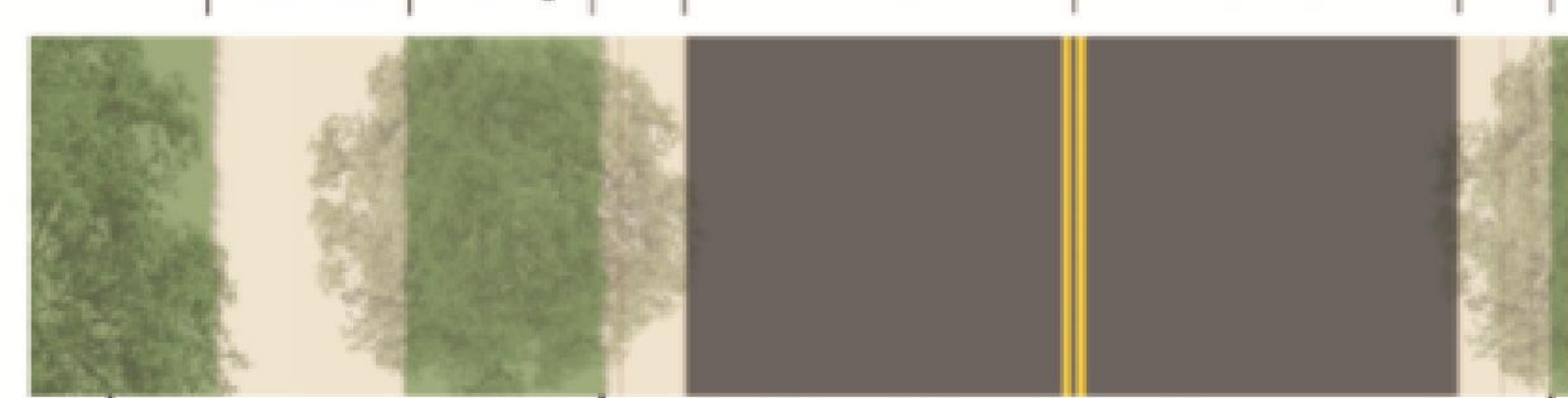
SHEET NUMBER
C-0.1



LC-2A Alt 2 Minimum



5' Sidewalk 5' Planting 2.5' C+G 10' Travel Lane 10' Travel Lane 2.5' C+G 5' Planting 10' Sidewalk



B/B per Land Use
RURAL 29' SUBURBAN 33' URBAN 25' B&I 29'

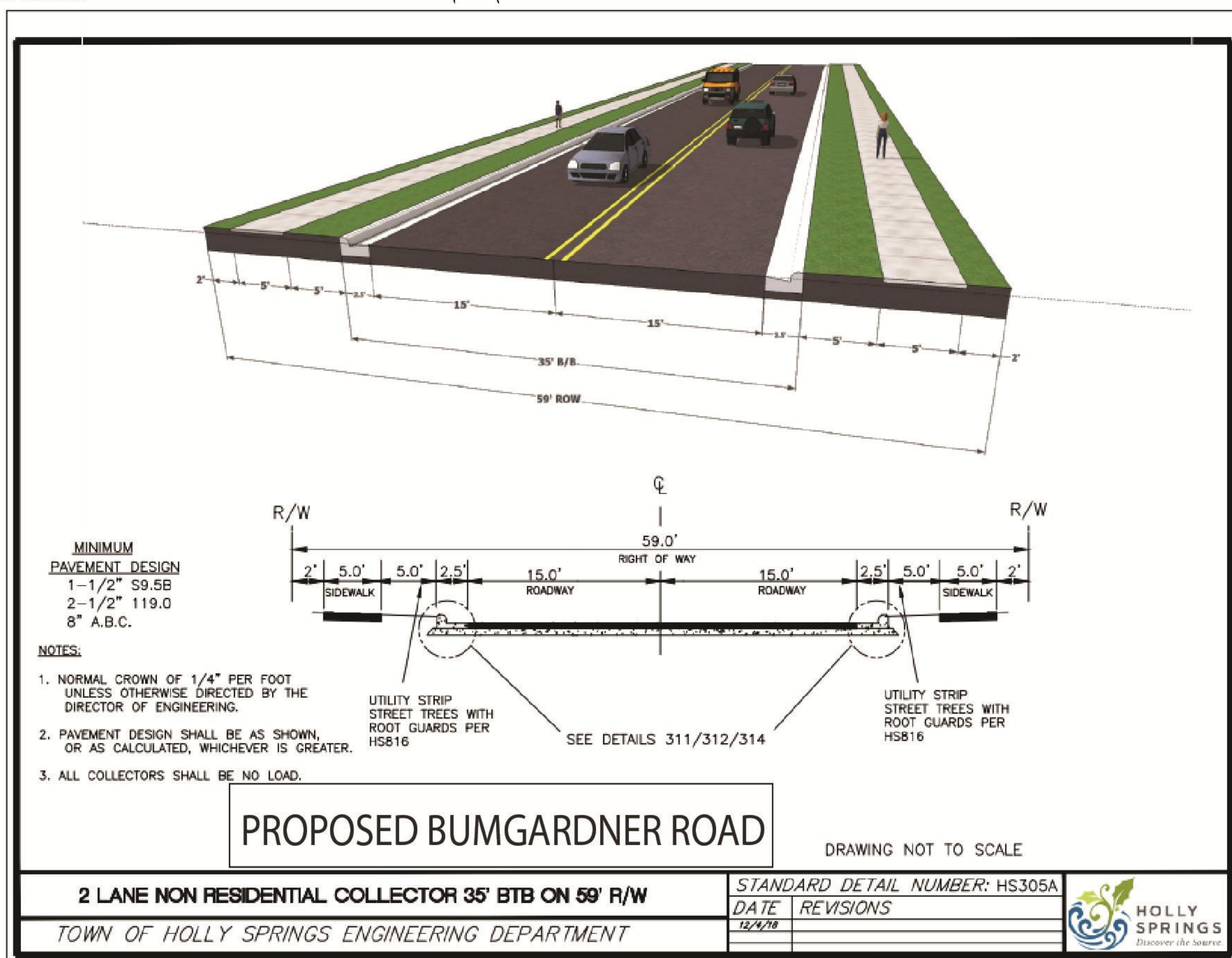
Minimum ROW

L-2A Design Elements	Element Included	Minimum Dimension	Land Use Character Area			
			Rural	Suburban	Urban	Business & Industrial
Right-of-Way (ROW)	Yes	65'	29'	65'	25'	55'
Back of Curb to Back of Curb (B/B)	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
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	Varies	-	-	Informal Parking	-	-
Sidewalk	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*	-	-	Included in Travel Lane	-	-

PROPOSED SOUTHERN ACCESS ROAD

PROPOSED SOUTHERN ACCESS ROAD

PROPOSED BUMGARDNER ROAD EXTENSION TO MATCH EXISTING CROSS-SECTION



PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

PROPOSED BUILDING

PROPOSED BUILDING

ALL RECOMMENDED IMPROVEMENTS IN THE TIA WILL BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT.

NO PUBLIC STREETS PROPOSED WITHIN SPECIAL DISTRICT

HEAVY INDUSTRIAL (HI)

PROPOSED TOWN GREENWAY

LEGEND

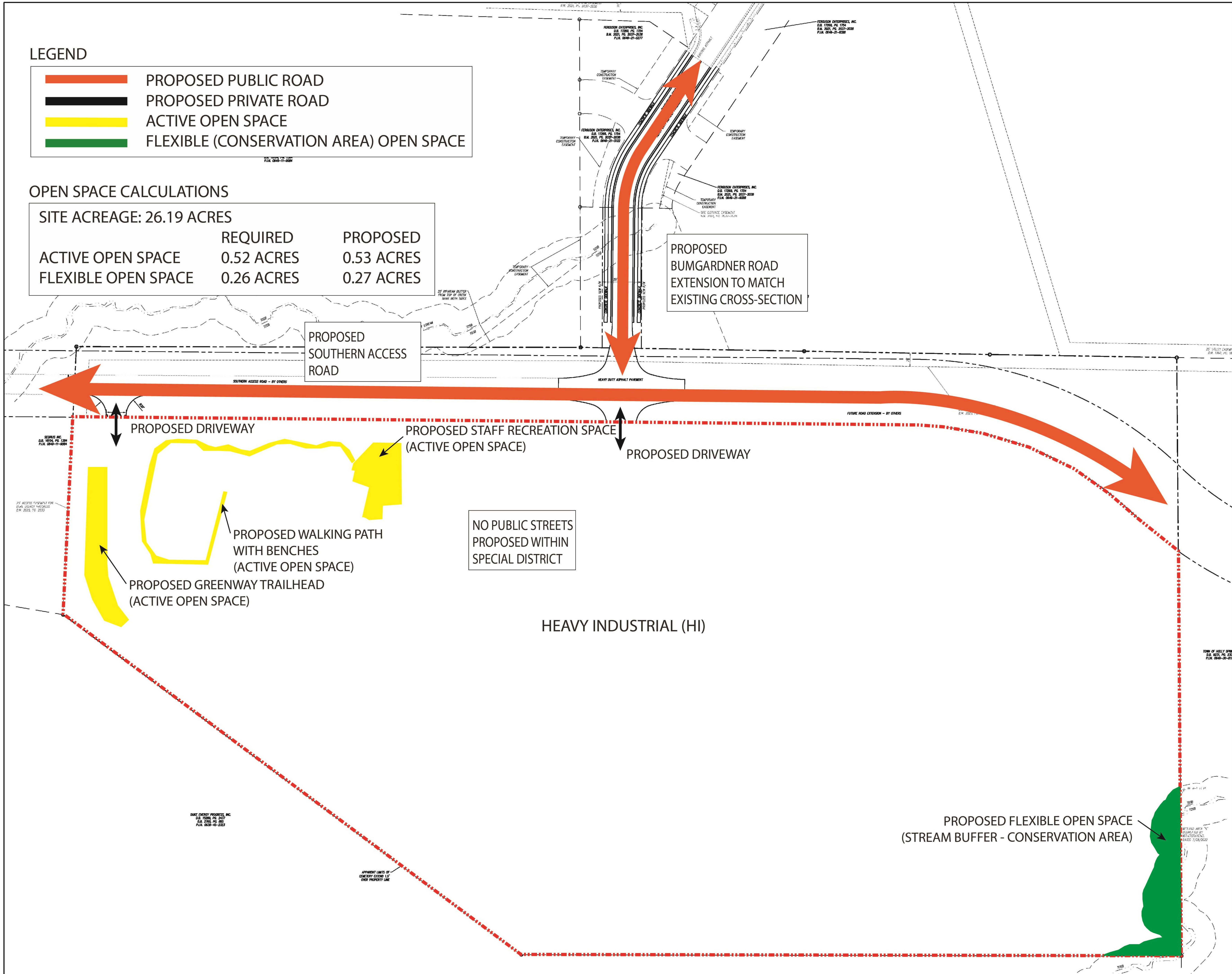
- PROPOSED PUBLIC ROAD
- FUTURE FULL BUILD-OUT PUBLIC ROAD
- PROPOSED PRIVATE ROAD
- PROPOSED SIDEWALK
- PROPOSED GREENWAY
- PROPOSED BUILDING

LEGEND

- PROPOSED PUBLIC ROAD
- PROPOSED PRIVATE ROAD
- ACTIVE OPEN SPACE
- FLEXIBLE (CONSERVATION AREA) OPEN SPACE

OPEN SPACE CALCULATIONS

SITE ACREAGE: 26.19 ACRES		
ACTIVE OPEN SPACE	REQUIRED 0.52 ACRES	PROPOSED 0.53 ACRES
FLEXIBLE OPEN SPACE	REQUIRED 0.26 ACRES	PROPOSED 0.27 ACRES



HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

HOLLY SPRINGS, NORTH CAROLINA

SCHEMATIC DESIGN

DATE	8.18.2023	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

PRELIMINARY PLANS
FOR REVIEW ONLY

SEAL
OPEN SPACE AND PRESERVATION PLAN

SHEET NUMBER
C-0.3

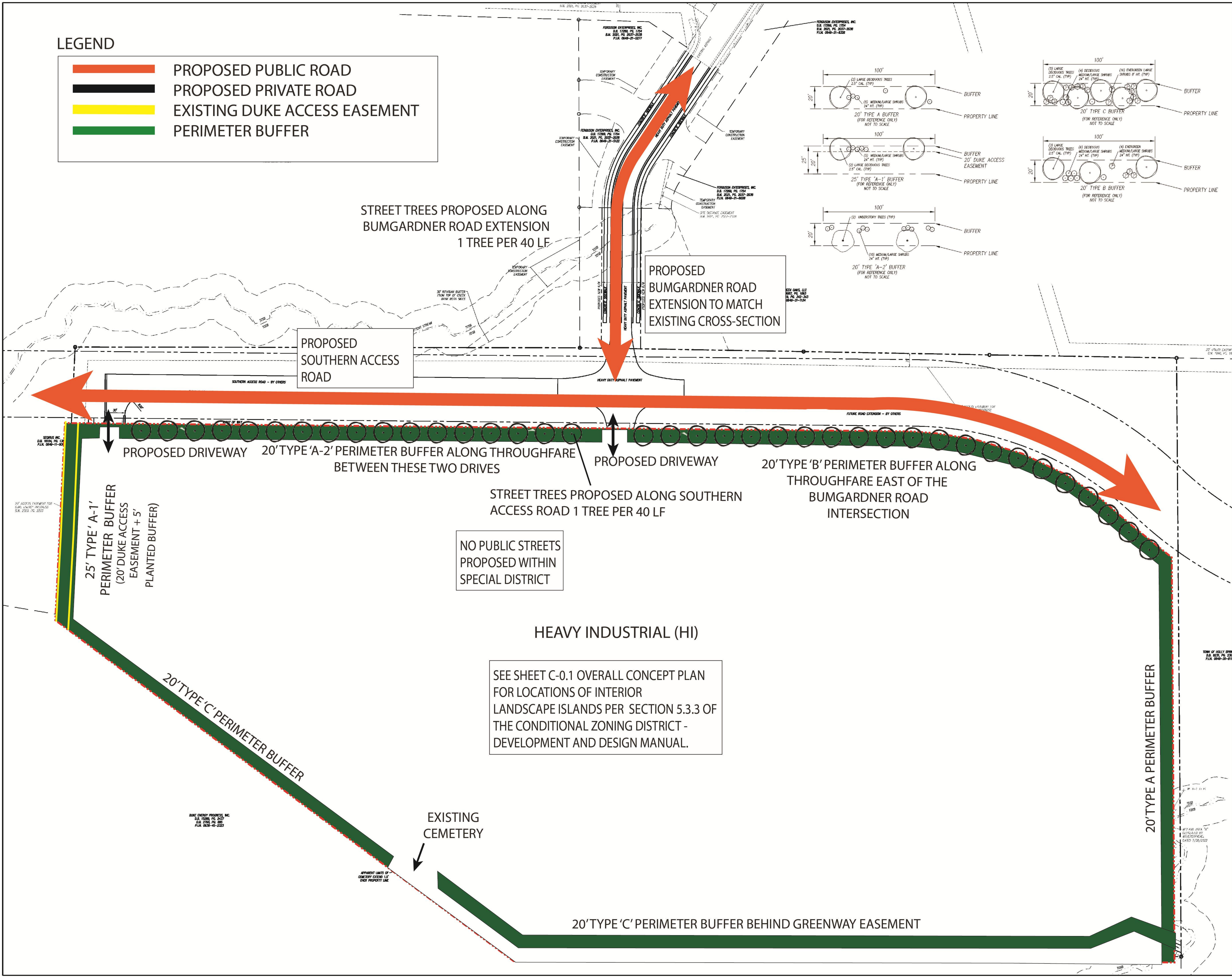
LEGEND

PROPOSED PUBLIC ROAD

PROPOSED PRIVATE ROAD

EXISTING DUKE ACCESS EASEMENT

PERIMETER BUFFER



HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

SCHEMATIC DESIGN

DATE	8.18.2023	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

PRELIMINARY PLANS
FOR REVIEW ONLY

LANDSCAPING
PLAN

SHEET NUMBER
C-0.4

HOLLY SPRINGS
OPERATIONS
CAMPUS

PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

SCHEMATIC DESIGN

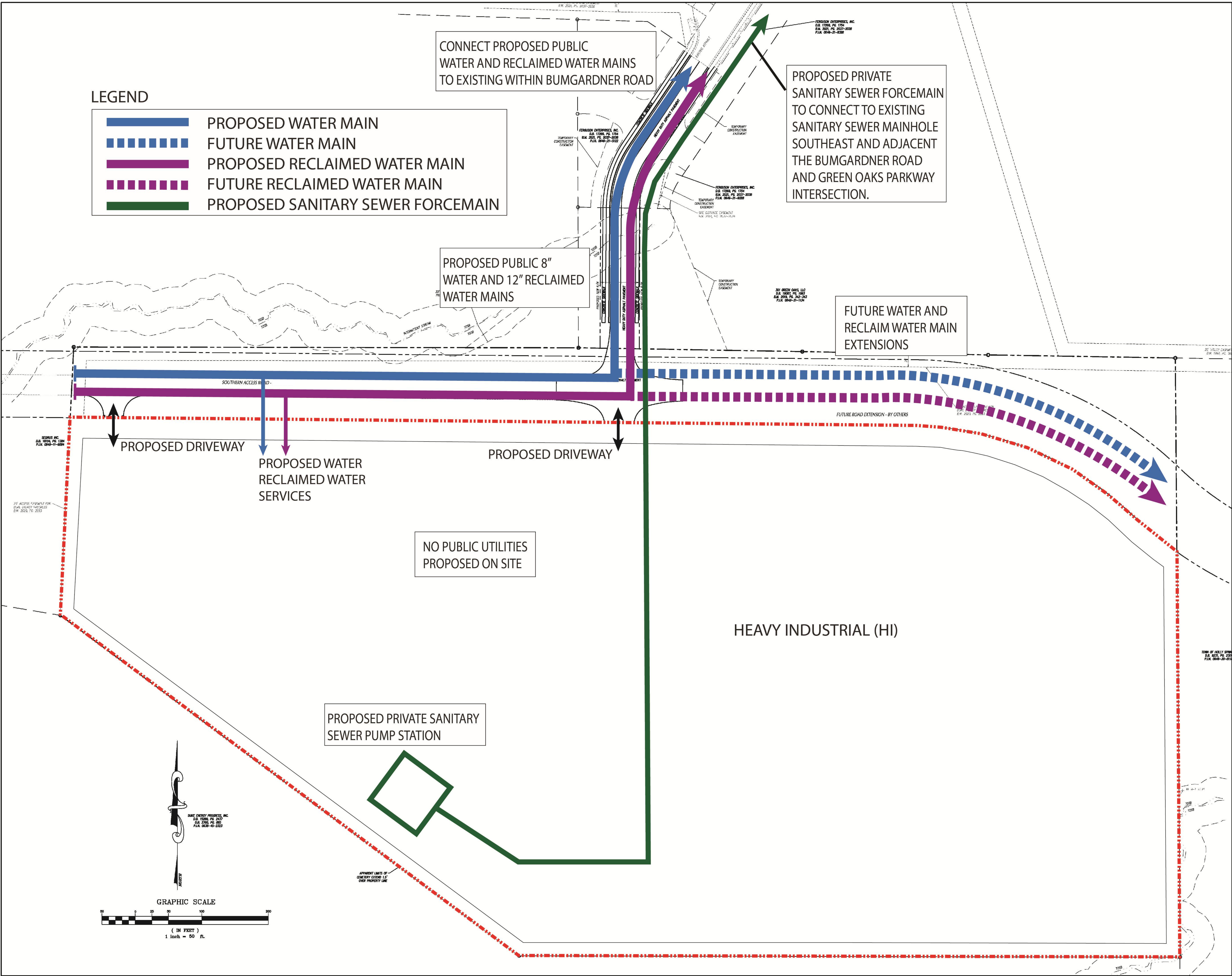
DATE	8.18.2023	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND
SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT
SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY
OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW
ARCHITECTS, P.A.

PRELIMINARY PLANS
FOR REVIEW ONLY

SEAL
UTILITY PLAN

SHEET NUMBER
C-0.5





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

March 14, 2024

PROJECT: Holly Springs Operations Campus
RE: Development and Design Manual per UDO 11.6.1.B.3

HI HEAVY INDUSTRIAL (CONDITIONAL ZONING DISTRICT ONLY)

Heavy Industrial Districts may only be established or expanded using the Conditional Zoning District (CD) process. The Heavy Industrial District accommodates the development of manufacturing and processing facilities or facilities which may require substantial amounts of outdoor storage or outdoor operations including both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings. Permitted uses in this district tend to generate heavy traffic and require extensive community facilities. These districts are heavily separated from adjacent uses by large tree preservation areas or planted buffers but maintain great flexibility in internal operations within the district.

1. Land Use

- a. The Town of Holly Springs is proposing an Operations Campus to serve the growing community. The campus is adjacent to the Utley Creek Water Reclamation Facility in the Holly Springs Business Park and includes a convenience center for residents to drop off yard waste, office and meeting space for Public Works teams including administration, solid waste collection, street repairs, and concrete. Staff from Utilities & Infrastructure and other administrative departments also will be based on the campus.
- b. Future Land Use Map
 - i. Existing: Natural Area
 - ii. Proposed: Business & Industrial
- c. Zoning Map
 - i. Existing: Rural Residential (RR)
 - ii. Proposed: Heavy Industrial- Conditional Zoning District (HI-CD)
- d. Proposed Uses
 - i. Primary Use
 1. Civic Building
 - ii. Accessory Use
 1. Office Use
 2. Warehouse

3. Outdoor Storage Area for Vehicles, Equipment and Materials
4. Yard Waste Convenience Center
5. Fueling Station (*for Town Fleet Vehicles only*)
6. Vehicle Service (Major)
 - a. Vehicle Wash Area
 - b. Vehicle Fleet Maintenance

2. UDO Section 2: Districts

a. 2.2 District Standards (Table 2.2.3-A)

i. Perimeter Buffer

Perimeter Buffers	Required	Proposed
Adjacent to Residential Use Districts	150-ft	20-ft ¹
Adjacent to Commercial & Mixed Use Districts	150-ft	20-ft
Adjacent to Employment/Campus Use Districts	100-ft	20-ft
Adjacent to Planned Unit Development Districts	N/A	25-ft ²

1. The 20-ft perimeter buffer shall be located behind the 20-ft Town Greenway Easement when the greenway is adjacent to the property line.
2. Comprised of a 20-ft Duke Energy Access Easement and a 5-ft planted buffer along the western property line.

ii. Building Height

1. This project proposes a maximum building height of 50-ft.

3. UDO Section 3: Use Provisions

a. Permitted Uses (Table 3.2-A)

- i. This project proposes the following uses on this property. Note some uses may be in future phases.
 1. Civic Building
 2. Office Use
 3. Vehicle Service (Major)
 - a. Fleet Maintenance and Wash Area
 4. Fueling Station
 5. Warehouse
 6. Neighborhood Recycling Collection Point
 - a. Yard Waste Collection Area

4. UDO Section 5: Landscaping

a. 5.3.1 Perimeter Buffer

i. Table 5.3.1-B Required Perimeter Buffer

1. 25-ft wide perimeter buffer when abutting PUD property has an existing 20-ft Duke Energy Access easement along the property line. The remaining 5-ft will be planted to Type A buffer standards.

Modified Buffers	Required Perimeter Buffer	Required	Proposed
A-1	Buffer when abutting PUD property determined by Administrator.	5 ft. Type A	25-ft with 20' Duke Energy Access Easement and 5-ft Type A Plantings
A-2	Northern Property Line – Buffer when abutting PUD property determined by Administrator.	20 ft. Type A. 2 Canopy Trees. 5 shrubs	20-ft. 2 Understory Trees. 10 shrubs

- ii. Type C Perimeter Buffer may be placed adjacent to the greenway easement where the greenway easement is located along the site perimeter.

b. 5.3.3.A Interior Vehicle Parking Area

- i. One Interior landscape island for 25 parking spaces around the Administration and Operations buildings.
- ii. Interior landscape islands shall not be required in open gravel storage lots south and southeast of the citizen's yard waste center.

5. UDO Section 7: Streets, Utilities and Other Infrastructure

a. 7.6.6.B Greenways

- i. The proposed greenway easement is reduced to 20 feet in order to support the development of new planting buffers, to preserve the existing cemetery, and to allow for placement of the Greenway in the most desirable location.

6. UDO Section 8: Building, Site & Subdivisions Lot Design Standards

a. 8.2.G.2.a.ii Façade Standards

i. Table 8.2.A – Type 3 Materials for Commercial/Mixed Use Building Types

1. The use of smooth finish metal panels (Type 3 material) shall be permitted the same as a Type 2 material on Commercial/Mixed-Use and Industrial and Warehouse building types.

UDO Standard	Modified Standard
Type 3 Materials: high quality, smooth finish metal panel or similar material determined by the Administrator.	Type 3 Materials: high quality, smooth finish metal panel or similar material determined by the Administrator.
N5: Limited to 10% of the building facade	N5: Shall be permitted same as Type 2 Materials

b. 8.4.C.2 Off-street Loading

- i. Off-street loading shall be allowed on the front, street-side elevation of the Operations Building to allow for efficient use of the site and building.

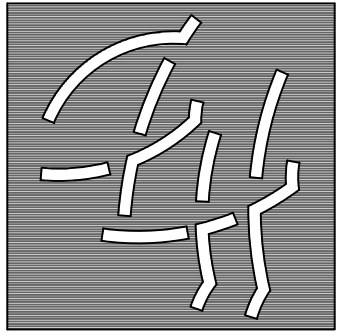
TOWN OF HOLLY SPRINGS OPERATIONS CAMPUS - PHASE 1B

DEVELOPMENT PLAN - SUBMITTAL #5

23-DP-12/PLDP202300258

23-REZ-07/PLRZ202300216

MARCH 14, 2024



CLH DESIGN, P.A.
400 Regency Forest Drive
Suite 120
Cary, North Carolina 27518
Phone: (919)319-8716
Fax: (919)319-7516
LA: C-106, PE: C-1595

adwarchitects
environmentsforlife.

SITE DATA:

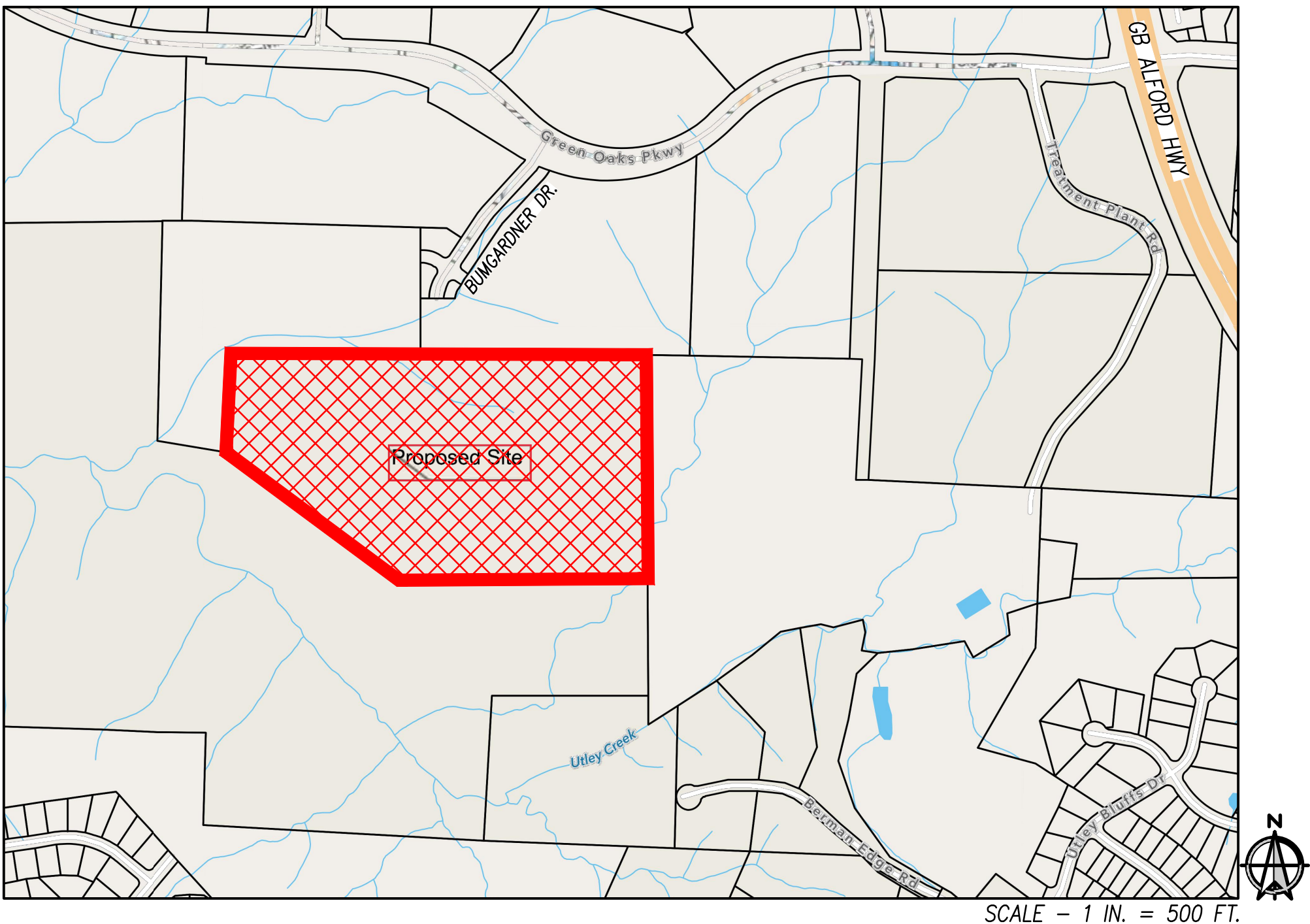
PROJECT:	TOWNS OPERATIONS CENTER - PHASE 1B
OWNER:	TOWN OF HOLLY SPRINGS
OWNER CONTACT:	KIMBERLY KEYES - SENIOR PROJECT MANAGER 128 S. MAIN ST. HOLLY SPRINGS, NC 27540 PHONE: 919-507-2829
LANDSCAPE ARCHITECT/CIVIL ENGINEER:	CLH DESIGN, P.A.
DESIGNER CONTACT:	ZAK PIERCE - PLA, ASLA, LEED AP 400 REGENCY FOREST DR., SUITE 120 CARY, NC 27518 PHONE: 919-319-6716
ARCHITECT:	ADW ARCHITECTS
DESIGNER CONTACT:	PAUL BOWSHALL - AIA 2815 COLISEUM CENTER CHARLOTTE, NC 28217 PHONE: 704-749-3568
PROJECT ADDRESS:	0 IRVING PARKWAY HOLLY SPRINGS, NC 27540
HOLLY SPRINGS PROJECT NO.:	
PIN NUMBER:	0649206441
WAKE CO REAL ID:	0481411
ZONING:	HEAVY INDUSTRIAL- CONDITIONAL ZONING DISTRICT
EXISTING USE:	VACANT, WOODED
PROPOSED USE:	OPERATIONS CENTER
TRACT AREA:	26.19 ACRES (1,140,836 SF)
DISTURBED AREA:	12 ACRES
BUILDING GFA:	42,258 SF (ADMIN BUILDING) 38,769 SF (OPERATIONS BUILDING)
BUILDING HEIGHT PERMITTED:	50' PER THE CONDITIONAL ZONING DISTRICT
BUILDING HEIGHT PROPOSED:	33' (ADMIN BUILDING) 26' 11-1/2" (OPERATIONS BUILDING)
BUILDING SETBACKS:	FRONT - 30' REAR - 5' SIDE - 5'
CONSTRUCTION TYPE:	II-B
PROPOSED SEWER FLOW:	17,500 GPD FULL BUILD-OUT (SEE SEWER STUDY FOR CALCULATIONS)
PROPOSED FIRE FLOW:	1,500 GPM
PROPOSED IMPERVIOUS SURFACE AREA:	405,143 SF ON-SITE
OPEN SPACE REQUIREMENTS:	
ACTIVE OPEN SPACE REQUIRED:	1,140,836 * .02 = 22,816 SF (2% OF TOTAL SITE)
ACTIVE OPEN SPACE PROVIDED:	23,086 SF
FLEXIBLE OPEN SPACE REQUIRED:	1,140,836 * .02 =11,408 SF (1% OF TOTAL SITE)
FLEXIBLE OPEN SPACE PROVIDED:	11,761 SF
TOWN OF HOLLY SPRINGS PARKING REQUIREMENTS:	
PARKING REQUIRED:	ADMINISTRATION BUILDING: 95 SPACES (STAFF) OPERATIONS BUILDING: 256 SPACES (STAFF, TOWN VEHICLES, EQUIPMENT) 35 SPACES (LARGE TOWN TRUCKS)
PARKING PROVIDED:	ADMINISTRATION BUILDING: 127 SPACES (STAFF) OPERATIONS BUILDING: (STAFF, TOWN VEHICLES, EQUIPMENT): 126 SPACES PAVED 130 SPACES GRAVEL (LARGE TOWN TRUCK): 21 SPACES PAVED 33 SPACES GRAVEL
TOTAL H/C STAFF SPACES REQ'D:	ADMINISTRATION BUILDING: 127 STAFF SPACES (5 H/C SPACES) OPERATIONS BUILDING: 80 STAFF SPACES (4 H/C SPACES)
TOTAL H/C STAFF SPACES PROVIDED:	ADMINISTRATION BUILDING: 5 H/C SPACES OPERATIONS BUILDING: 4 H/C SPACES
EV CHARGER STAFF SPACES REQUIRED:	ADMINISTRATION BUILDING: 127 STAFF SPACES 6 SPACES- EVSE 5% OF 127 SPACES 19 SPACES- EVSE-READY 15% OF 127 SPACES OPERATIONS BUILDING: 80 STAFF SPACES 4 SPACES- EVSE 5% OF 80 SPACES 12 SPACES- EVSE-READY 15% OF 80 SPACES
EV CHARGER STAFF SPACES PROVIDED:	ADMINISTRATION BUILDING: 127 STAFF SPACES 6 SPACES- EVSE 5% OF 127 SPACES 8 SPACES- EV-R (ELECTRIC VEHICLE READY, WIRING & BREAKER ONLY) 10 SPACES- EV-RCD (ELECTRIC VEHICLE READY, CONDUIT ONLY) 18 SPACES TOTAL FOR ELECTRIC VEHICLE READY- 14% OF 127 SPACES OPERATIONS BUILDING: 80 STAFF SPACES 8 SPACES- EVSE 10% OF 80 SPACES 4 SPACES- EV-R (ELECTRIC VEHICLE READY, WIRING & BREAKER ONLY) 16 SPACES- EV-RCD (ELECTRIC VEHICLE READY, CONDUIT ONLY) 20 SPACES TOTAL FOR ELECTRIC VEHICLE READY- 25% OF 80 SPACES
BIKE SPACES REQUIRED:	21 (CALCULATED FROM ADMIN BLDG. (127 SPACES) AND OPS BUILDING (80)
BIKE SPACES PROVIDED:	22 SPACES (11 BIKE RACKS)
NOTE:	PLAN SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

DRAWING INDEX:

SITE- CIVIL	
C-0.0	COVER
C-0.1	OVERALL PLAN
C-1.1	STAKING PLAN AREA 1
C-1.2	STAKING PLAN AREA 2
C-1.3	STAKING PLAN AREA 3
C-1.4	STAKING PLAN AREA 4
C-2.0	EXISTING CONDITIONS & DEMOLITION PLAN OVERALL
C-2.1	EXISTING CONDITIONS & DEMOLITION PLAN AREA 1
C-2.2	EXISTING CONDITIONS & DEMOLITION PLAN AREA 2
C-2.3	EXISTING CONDITIONS & DEMOLITION PLAN AREA 3
C-2.4	EXISTING CONDITIONS & DEMOLITION PLAN AREA 4
C-3.0	GRADING & DRAINAGE PLAN OVERALL
C-3.1	GRADING & DRAINAGE PLAN AREA 1
C-3.2	GRADING & DRAINAGE PLAN AREA 2
C-3.3	GRADING & DRAINAGE PLAN AREA 3
C-3.4	GRADING & DRAINAGE PLAN AREA 4
C-4.0	LANDSCAPE OVERALL PLAN
C-4.1	LANDSCAPE PLAN AREA 1
C-4.2	LANDSCAPE PLAN AREA 2
C-4.3	LANDSCAPE PLAN AREA 3
C-4.4	LANDSCAPE PLAN AREA 4
C-4.5	PLANT SCHEDULE & LANDSCAPE CALCULATIONS
C-5.0	UTILITY OVERALL PLAN
C-5.1	UTILITY PLAN AREA 1
C-5.2	UTILITY PLAN AREA 2
C-5.3	UTILITY PLAN AREA 3
C-5.4	UTILITY PLAN AREA 4
C-8.0	STAKING DETAILS
C-8.1	STAKING DETAILS
C-8.2	STAKING DETAILS
C-8.3	STAKING DETAILS
C-8.4	LANDSCAPING DETAILS
C-8.5	PUMP STATION DETAILS
ARCHITECTURAL	
ADMINISTRATION BUILDING	
DR200	UDO COMPLIANCE
DR201	UDO COMPLIANCE
OPERATIONS BUILDING	
DR200	UDO COMPLIANCE
DR201	UDO COMPLIANCE
DR202	OVERALL BUILDING SITE PERSPECTIVE VIEW
DR300	BUILDING SITE PERSPECTIVE VIEWS
DR301	OVERALL BUILDING SITE PERSPECTIVE VIEW
A202	MISCELLANEOUS DETAILS
A406	DUMPSTER ENCLOSURE PLANS, ELEVATIONS AND DETAILS

SURVEY MONUMENT AND CONTROL POINT:	1. BASIS OF BEARINGS: NC STATE PLANE GRID COORDINATES, NAD83 (2011) VERTICAL DATUM: NAVD 88 POSITIONAL ACCURACY: 0.05' (H), 0.07' (V) CLASS OF SURVEY: A DATE OF SURVEY: JUNE 21, 2022 DATUM/EPOCH: NAD83/NSRS2011 GEOID MODEL: 2016 COMBINED GRID FACTOR: 0.999720433 UNITS: US SURVEY FEET 2. ALL TOPO INFORMATION OBTAINED FROM THE USE OF UNMANNED AIRCRAFT SYSTEMS (UAS) EQUIPPED WITH LIDAR AND POSITIONED WITH GPS RESOLVED FROM DOUBLE OCCUPIED VRS AVERAGED GPS GROUND CONTROL NAILS IN NAD83 2011 STATE PLANE COORDINATES. FLIGHT DATA OBTAINED AT 100 FT. OF ALTITUDE. UAS DATA CHECKED TO CONTROL AND GROUND GPS CHECK POINTS SPREAD THROUGH THE SITE.
------------------------------------	---

VICINITY MAP



TOWN OF HOLLY SPRINGS OPERATIONS CAMPUS - PHASE 1B

TOWN OF HOLLY SPRINGS
FACILITIES DESIGN AND CONSTRUCTION

C-0.0

CLH PROJECT NO.

22-137

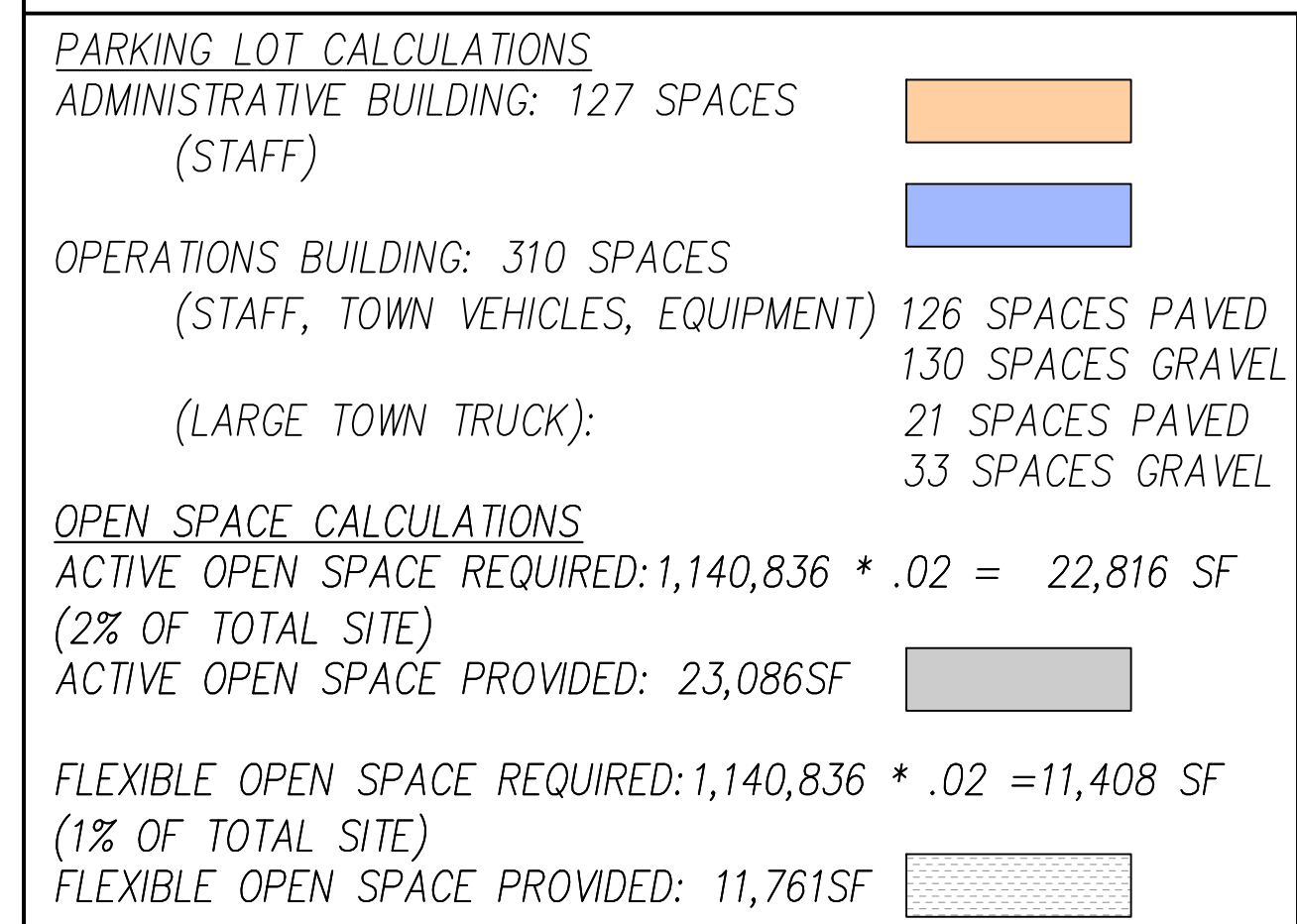
PHASE 1B

DEVELOPMENT
PETITION
SUBMITTAL #5

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

Seal of the North Carolina Department of Transportation (NCDOT). The seal features a circular design with the text "NORTH CAROLINA" at the top and "LANDSCAPE" at the bottom. In the center, it says "PRELIMINARY PLANS FOR REVIEW ONLY" with two stars on either side. The date "03/14/24" is handwritten in the bottom right corner.

SHEET NAME	OVERALL SITE PLAN
SHEET NUMBER	C-0.1



NOTE:

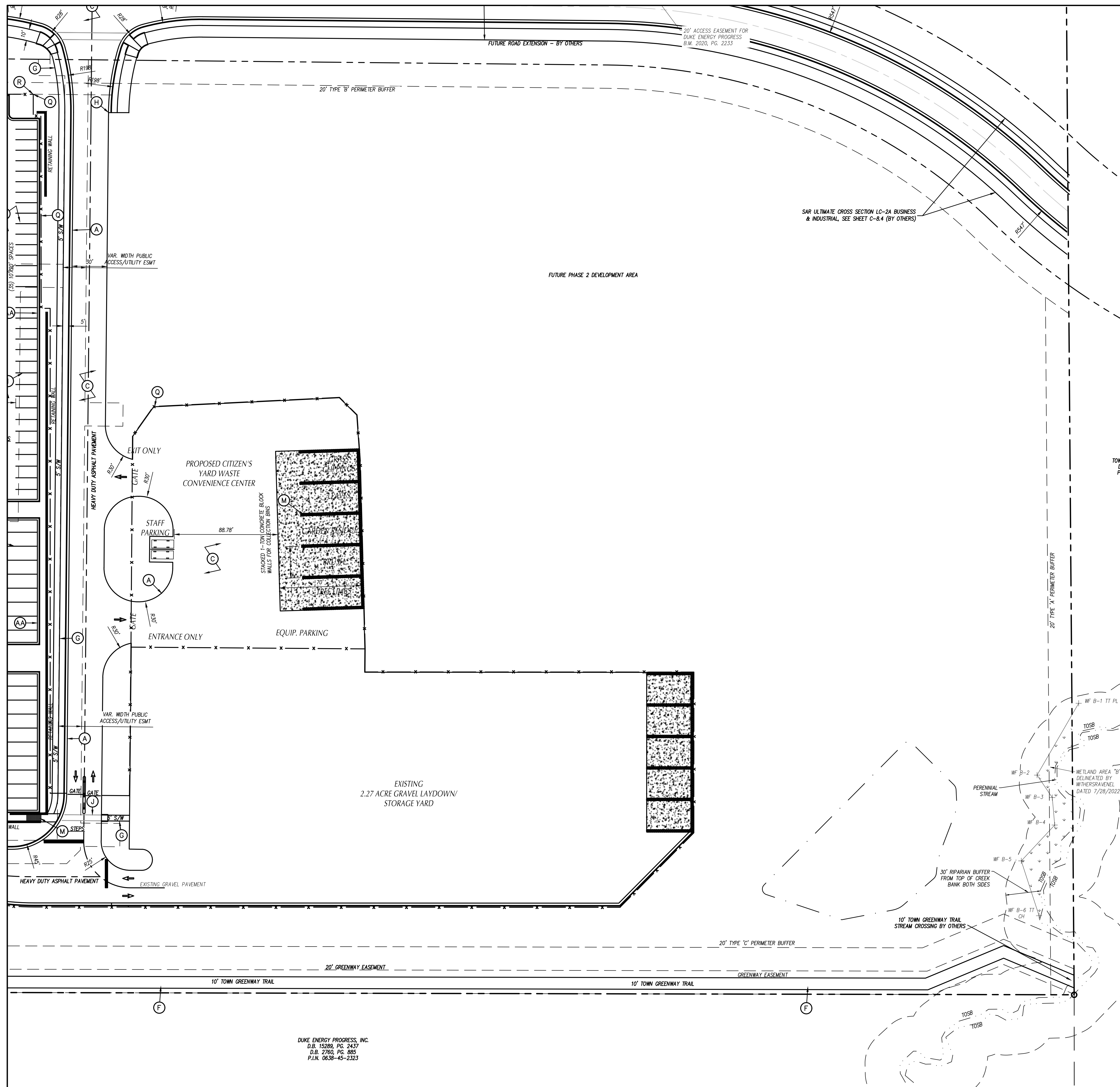
- 1. ALL ROADWAYS WILL BE PRIVATE DRIVES.
- 2. WITHIN STORAGE AREAS:
 - 2.1. ENCLOSE WITH 8' FENCE
 - 2.2. MATERIALS STORED WILL NOT EXCEED THE HEIGHT OF FENCE.

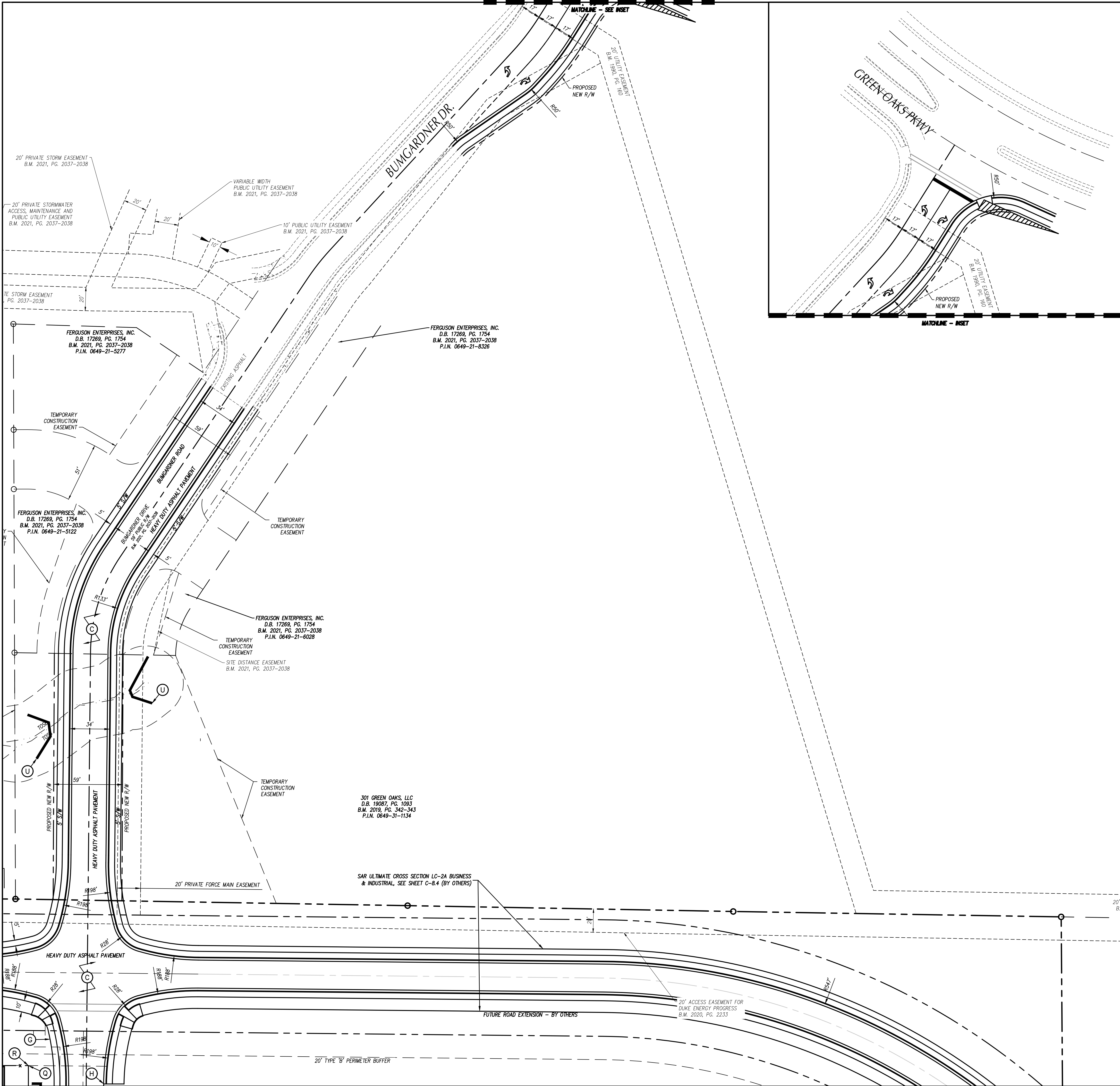
PHASE 1B

DEVELOPMENT
PETITION
SUBMITTAL #5

Page 85 of 138

Page 85 of 138





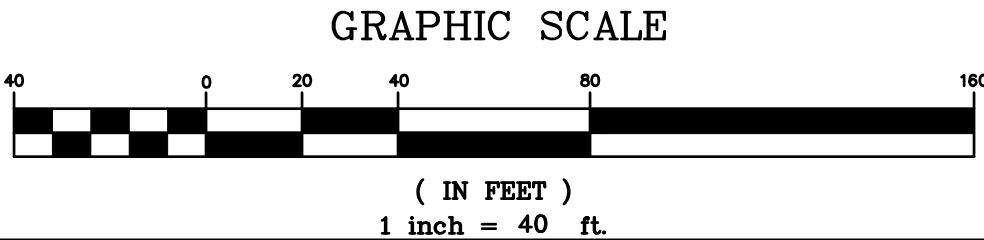
- GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
 2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.
 4. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ANY PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 6. 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.
 7. ELECTRIC VEHICLE NOMENCLATURE:
EYSE - ELECTRIC VEHICLE SUPPLY EQUIPMENT
EYSE/AC - ELECTRIC VEHICLE SUPPLY EQUIPMENT HANDICAP ACCESSIBLE
EYSE/VAC - ELECTRIC VEHICLE SUPPLY EQUIPMENT HANDICAP VAN ACCESSIBLE
EY-R - ELECTRIC VEHICLE READY, WIRING & BREAKER ONLY
EY-RCO - ELECTRIC VEHICLE READY, CONDUIT ONLY

- KEY NOTES
- (A) 30" CURB AND GUTTER, SEE DETAIL SHEET C-8.2
 - (AA) 24" CURB AND GUTTER, SEE DETAIL SHEET C-8.4
 - (B) CONCRETE PAVEMENT, SEE DETAIL SHEET C-8.0
 - (BB) TRANSITION FROM 30" CURB AND GUTTER TO 24" CURB AND GUTTER
 - (C) "HEAVY" DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-8.0
 - (D) "LIGHT" DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-8.0
 - (E) STAMPED CONCRETE SIDEWALK, SEE DETAIL SHEET C-8.1
 - (F) ASPHALT GREENWAY TRAIL, SEE DETAIL SHEET C-8.1
 - (G) CONCRETE SIDEWALK, SEE DETAIL SHEET C-8.1
 - (H) STANDARD METHOD OF ENDING CURB & GUTTER, SEE DETAIL SHEET C-8.2
 - (I) PAVEMENT MARKING, SEE TRAFFIC CONTROL NOTES ON THIS SHEET.
 - (J) STANDARD CROSSWALK, SEE TRAFFIC CONTROL NOTES ON THIS SHEET. SEE DETAIL SHEET C-8.1
 - (K) TRAFFIC SIGN, SEE TRAFFIC CONTROL NOTES ON THIS SHEET.
 - (L) CURB RAMP, SEE DETAIL SHEET C-8.1 & C-8.3
 - (M) SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN/STRUCTURAL WALLS, BUILDING COLUMNS, LOADING DOCK, RAMPS, STAIRS, HANDRAILS, GUARDRAILS, BOLLARDS, AND MECHANICAL SERVICE YARD.
 - (N) BENCH, SEE SPECIFICATIONS.
 - (O) OUTDOOR TABLE, SEE SPECIFICATIONS.
 - (P) BIKE RACK, SEE DETAIL SHEET C-8.1
 - (Q) 8" VINYL COATED CHAIN LINK FENCE, SEE DETAIL SHEET C-8.0
 - (R) 8" ORNAMENTAL FENCE, SEE DETAIL SHEET C-8.2
 - (S) GREENWAY BENCH, SEE DETAIL SHEET C-8.2
 - (T) DECORATIVE CROSSWALK, SEE DETAIL SHEET C-8.4
 - (U) CULVERT HEADWALL

- TRAFFIC CONTROL NOTES
1. ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE	NOTES
STOP	R1-1	30"x30"	SEE DETAIL SHEET C8.3
DO NOT ENTER (ONE)	RS-1	30"x30"	SEE DETAIL SHEET C...
 2. ALL SIGNS SHALL BE MOUNTED WITH 7'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3" DIA. POWDER COATED ALUMINUM POST SET IN 3'-FT DEEP x 12"-IN DIA. CONCRETE FOOTING.
 3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.

MARKING	NCDOT STD.	SIZE	COLOR
PARKING SPACES	-	4'-IN	WHT.
STOP BAR	-	24'-IN	WHT.
CROSSWALK	1205.07(STANDARD)	8'-IN	WHT.
DIRECTIONAL ARROWS	1205.08	STD.	WHT.
 4. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE LINES WHICH SHALL BE ALKYD-RESIN TYPE PAINT.
 5. ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY CLH DESIGN PRIOR TO SIGN INSTALLATION.
 6. COORDINATE FIRE LANE MARKINGS WITH TOWN OF HOLLY SPRINGS FIRE MARSHAL.
 7. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM REFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.



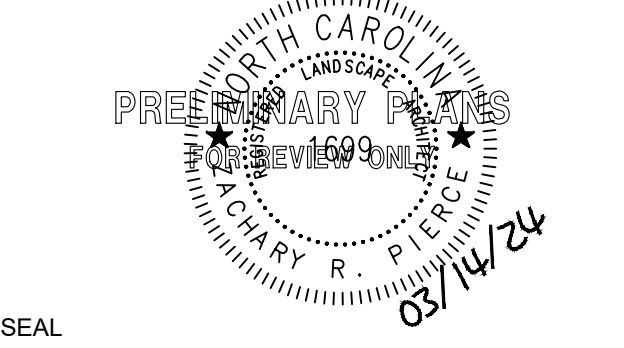
HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

HOLLY SPRINGS, NORTH CAROLINA DEVELOPMENT PETITION SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



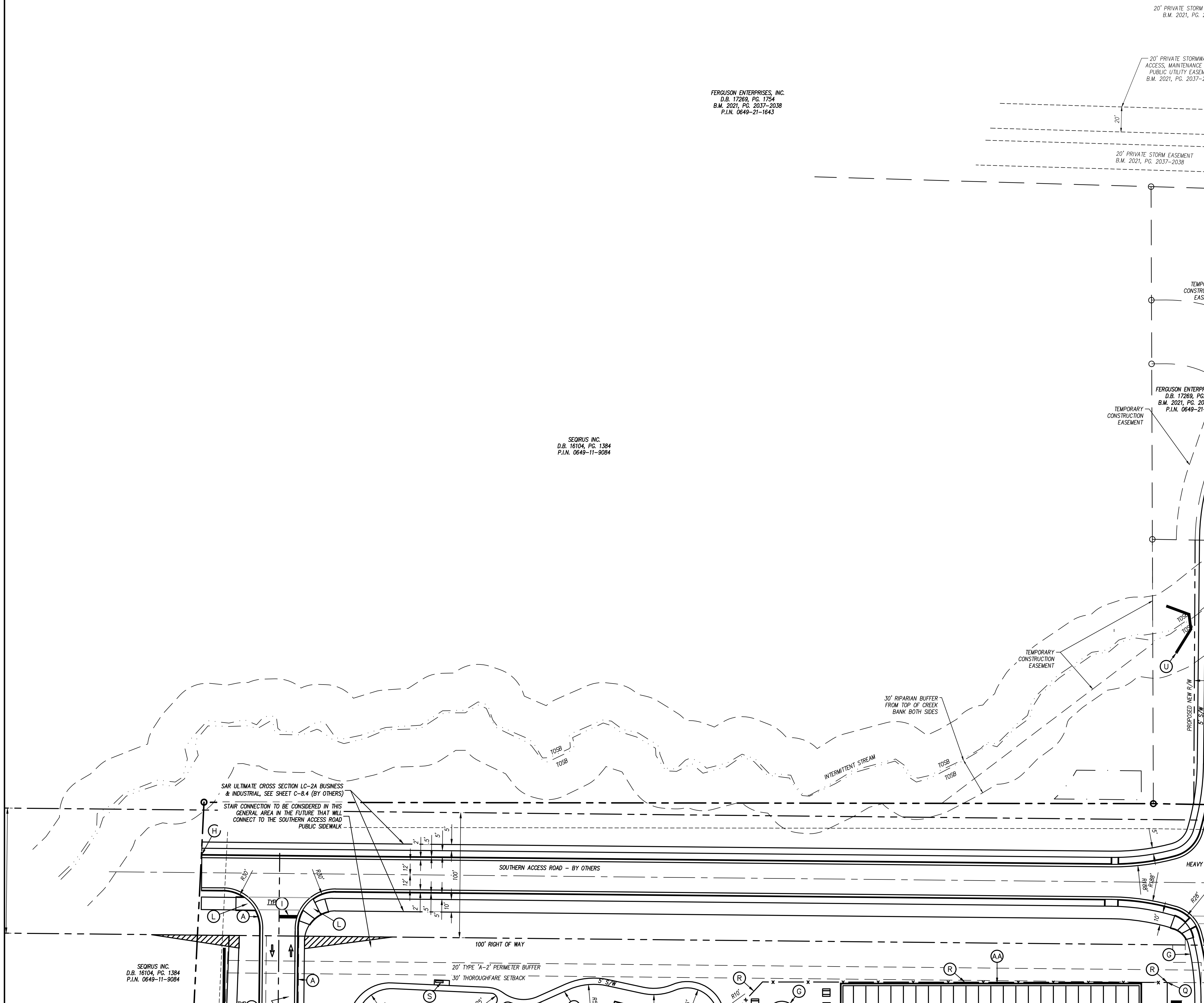
SEAL	
SHEET NAME	STAKING PLAN AREA 2
SHEET NUMBER	C-12

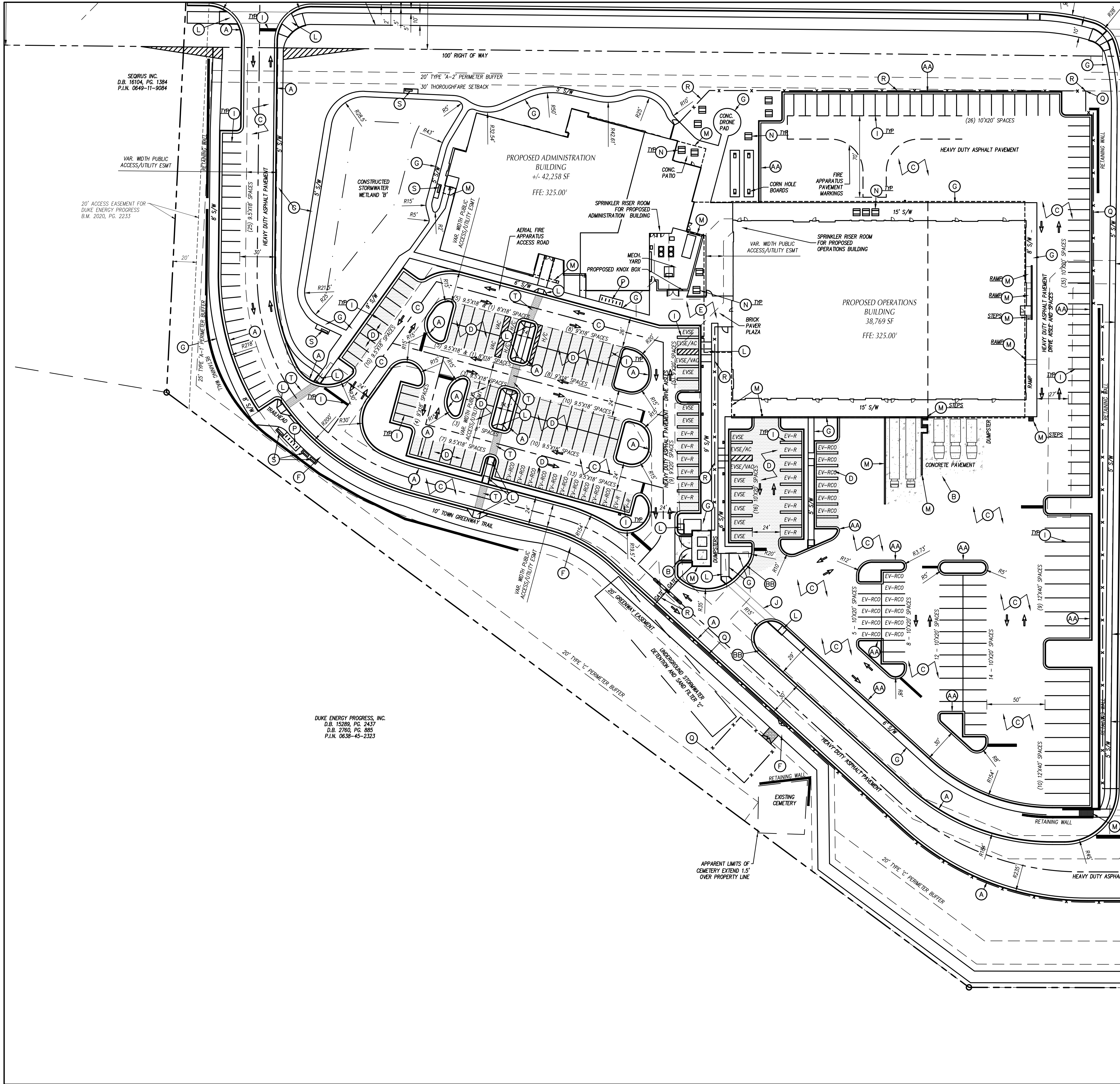
PHASE 1B

DEVELOPMENT
PETITION
SUBMITTAL #5

[illegible]

SHEET NUMBER C-1.3





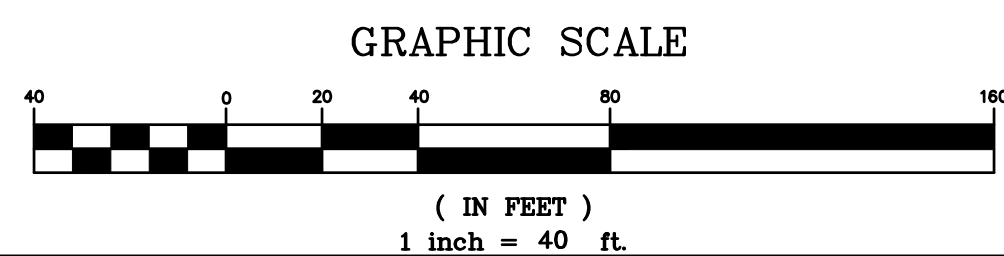
- GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
 2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.
 4. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ANY PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 6. 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.
 7. ELECTRIC VEHICLE NOMENCLATURE:
EVSE - ELECTRIC VEHICLE SUPPLY EQUIPMENT
EVSE/AC - ELECTRIC VEHICLE SUPPLY EQUIPMENT HANDICAP ACCESSIBLE
EVSE/VAC - ELECTRIC VEHICLE SUPPLY EQUIPMENT HANDICAP VAN ACCESSIBLE
EV-R - ELECTRIC VEHICLE READY, WIRING & BREAKER ONLY
EV-RCO - ELECTRIC VEHICLE READY, CONDUIT ONLY

- KEY NOTES
- (A) 30" CURB AND GUTTER, SEE DETAIL SHEET C-8.2
 - (AA) 24" CURB AND GUTTER, SEE DETAIL SHEET C-8.4
 - (B) CONCRETE PAVEMENT, SEE DETAIL SHEET C-8.0
 - (BB) TRANSITION FROM 30" CURB AND GUTTER TO 24" CURB AND GUTTER
 - (C) "HEAVY" DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-8.0
 - (D) "LIGHT" DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-8.0
 - (E) STAMPED CONCRETE SIDEWALK, SEE DETAIL SHEET C-8.1
 - (F) ASPHALT GREENWAY TRAIL, SEE DETAIL SHEET C-8.1
 - (G) CONCRETE SIDEWALK, SEE DETAIL SHEET C-8.1
 - (H) STANDARD METHOD OF ENDING CURB & GUTTER, SEE DETAIL SHEET C-8.2
 - (I) PAVEMENT MARKING, SEE TRAFFIC CONTROL NOTES ON THIS SHEET.
 - (J) STANDARD CROSSWALK, SEE TRAFFIC CONTROL NOTES ON THIS SHEET. SEE DETAIL SHEET C-8.1
 - (K) TRAFFIC SIGN, SEE TRAFFIC CONTROL NOTES ON THIS SHEET.
 - (L) CURB RAMP, SEE DETAIL SHEET C-8.1 & C-8.3
 - (M) SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN/STRUCTURAL WALLS, BUILDING COLUMNS, LOADING DOCK, RAMPS, STAIRS, HANDRAILS, GUARDRAILS, BOLLARDS, AND MECHANICAL SERVICE YARD.
 - (N) BENCH, SEE SPECIFICATIONS.
 - (O) OUTDOOR TABLE, SEE SPECIFICATIONS.
 - (P) BIKE RACK, SEE DETAIL SHEET C-8.1
 - (Q) 8" VINYL COATED CHAIN LINK FENCE, SEE DETAIL SHEET C-8.0
 - (R) 8" ORNAMENTAL FENCE, SEE DETAIL SHEET C-8.2
 - (S) GREENWAY BENCH, SEE DETAIL SHEET C-8.2
 - (T) DECORATIVE CROSSWALK, SEE DETAIL SHEET C-8.4
 - (U) CULVERT HEADWALL

- TRAFFIC CONTROL NOTES
1. ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE	NOTES
STOP	R1-1	30"x30"	SEE DETAIL SHEET C8.3
DO NOT ENTER (ONE)	RS-1	30"x30"	SEE DETAIL SHEET C...
 2. ALL SIGNS SHALL BE MOUNTED WITH 7'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3" DIA. POWDER COATED ALUMINUM POST SET IN 3'-FT DEEP x 12"-IN DIA. CONCRETE FOOTING.
 3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.

MARKING	NCDOT STD.	SIZE	COLOR
PARKING SPACES	-	4"-IN	WHT.
STOP BAR	-	24"-IN	WHT.
CROSSWALK	1205.07(STANDARD)	8"-IN	WHT.
DIRECTIONAL ARROWS	1205.08	STD.	WHT.
 4. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE LINES WHICH SHALL BE ALKYD-RESIN TYPE PAINT.
 5. ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY CLH DESIGN PRIOR TO SIGN INSTALLATION.
 6. COORDINATE FIRE LANE MARKINGS WITH TOWN OF HOLLY SPRINGS FIRE MARSHAL.
 7. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM REFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.



HOLLY SPRINGS OPERATIONS CAMPUS

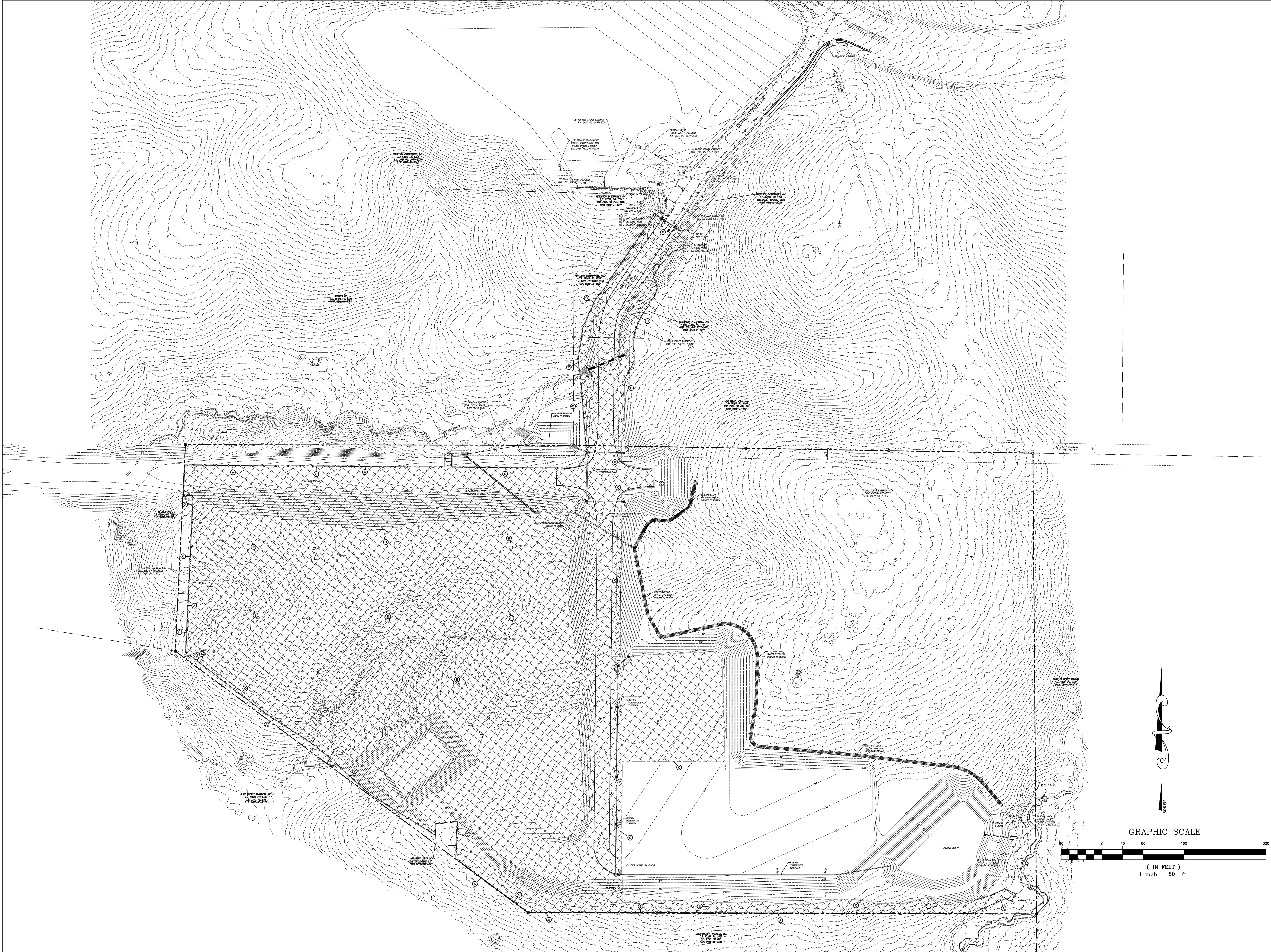
PHASE 1B

HOLLY SPRINGS, NORTH CAROLINA DEVELOPMENT PETITION SUBMITTAL #5

DATE 03.14.2024
ADW PROJECT NO 21028
CLH PROJECT NO 22-137
REVISIONS
NUM. DATE DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.





HOLLY SPRINGS OPERATIONS CAMPUS

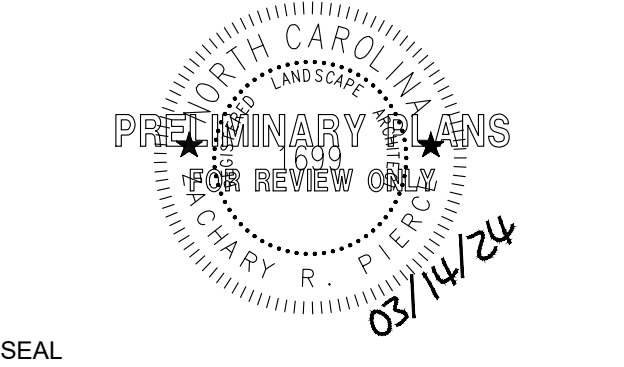
PHASE 1B

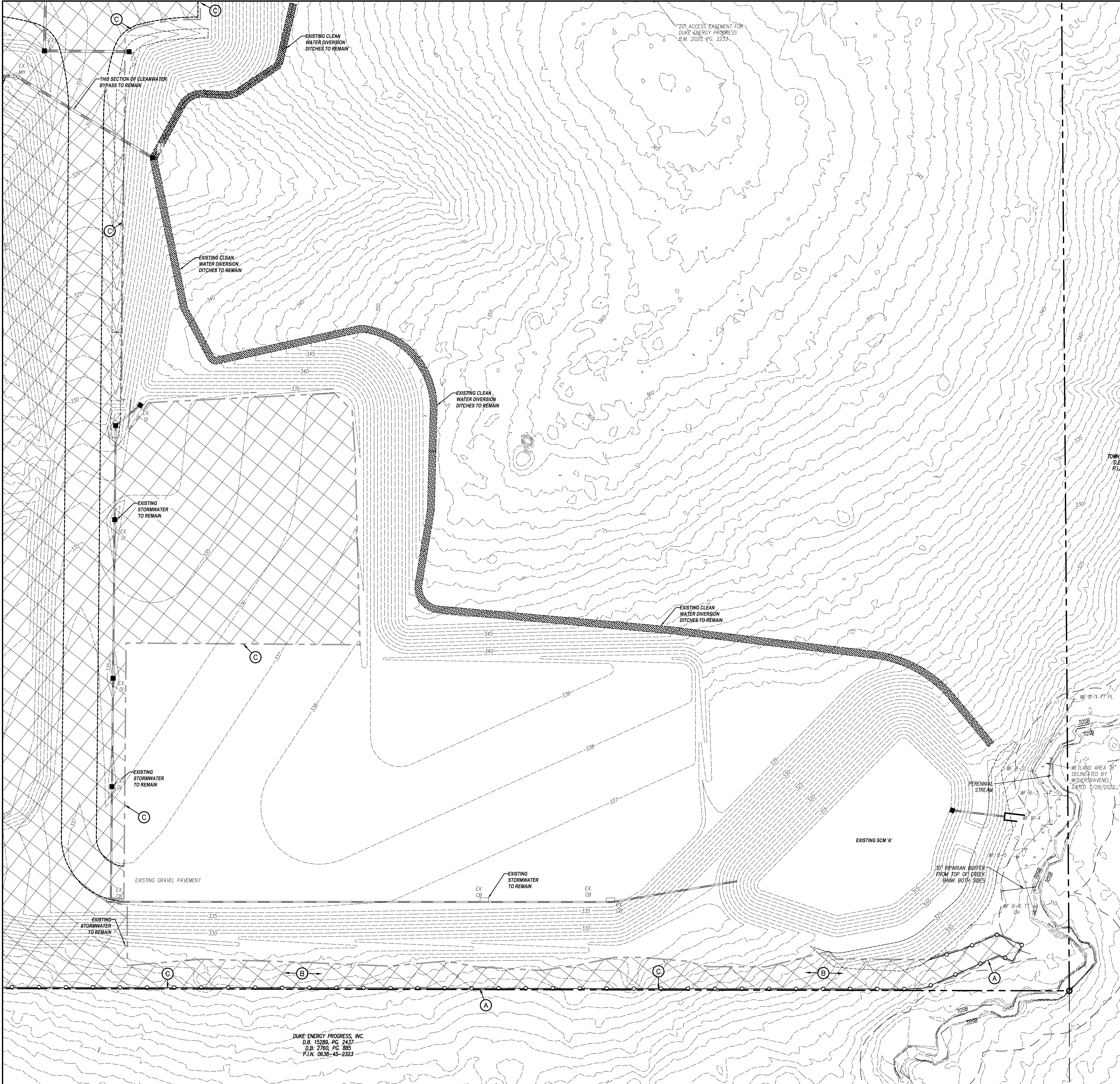
HOLLY SPRINGS,
NORTH CAROLINA

DEVELOPMENT
PETITION
SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.





LEGEND

CONSTR./CLEARING LIMITS	---	CLEARING AND GRUBBING.	XXXXXX
TREE PROTECTION FENCE	○—○		

KEY NOTES

- (A) TEMPORARY TREE PROTECTION FENCE, SEE DETAIL SHEET C-50
- (B) CLEAR AND GRUB, STRIP TOPSOIL WITHIN CONSTRUCTION LIMITS
- (C) PHASE 1B CONSTRUCTION LIMITS

- 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 7/20/2022. 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. AREAS TO BE PROTECTED, REPAIRED AND CLEANED SHALL ALSO INCLUDE ANY STAGING AREAS, ACCESS ROUTES AND OTHER EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS THAT ARE TO REMAIN.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE.
 - THIS SITE IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON F.I.E.M. MAPS 3720064900K and 3720064900K, BOTH DATED JULY 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.

adwarchitects
environmentsforlife

architecture planning interiors

six coliseum centre
2815 coliseum centre drive, suite 500
charlotte, north carolina 28217
tj 704 379 1919
tj 704 379 1920
www.adwarchitects.com

CLH DESIGN, P.A.
400 Regency Forest Drive
Suite 120
Gary, North Carolina 27518
Phone: (919)319-6716
Fax: (919)319-7616
LA: C-106, PE: C-1695

HOLLY SPRINGS
North Carolina

HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

HOLLY SPRINGS, NORTH CAROLINA

DEVELOPMENT PETITION SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

SEAL

PRIMARY REVIEW
1699
FOR REVIEW ONLY
03/14/24

SHEET NAME	EXISTING CONDITIONS & DEMOLITION PLAN - AREA 1
SHEET NUMBER	C-21

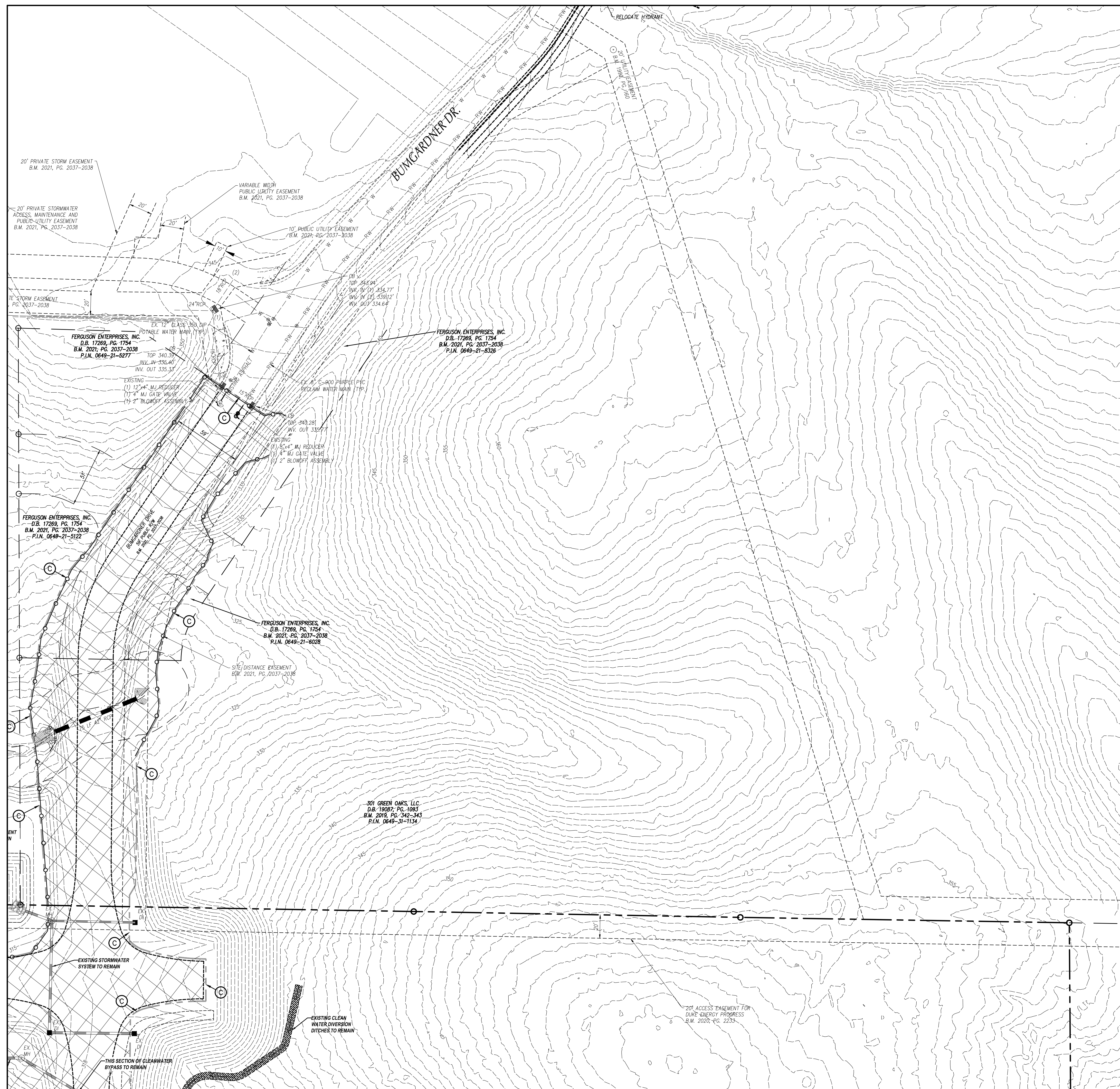


PHASE 1 B

DEVELOPMENT
PETITION
SUBMITTAL #5

NUM.	DATE	DESCRIPTION:
------	------	--------------

SHEET NAME	EXISTING CONDITIONS & DEMOLITION PLAN - AREA 2
SHEET NUMBER	C-2.2

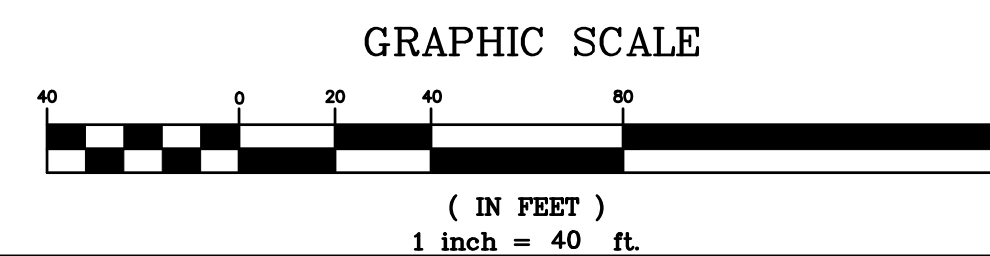


CONSTR./CLEARING LIMITS CLEARING AND GRUBBING:

TREE PROTECTION FENCE

- (A) TEMPORARY TREE PROTECTION FENCE, SEE DETAIL SHEET C-5.0
- (B) CLEAR AND GRUB, STRIP TOPSOIL WITHIN CONSTRUCTION LIMITS
- (C) PHASE 1B CONSTRUCTION LIMITS

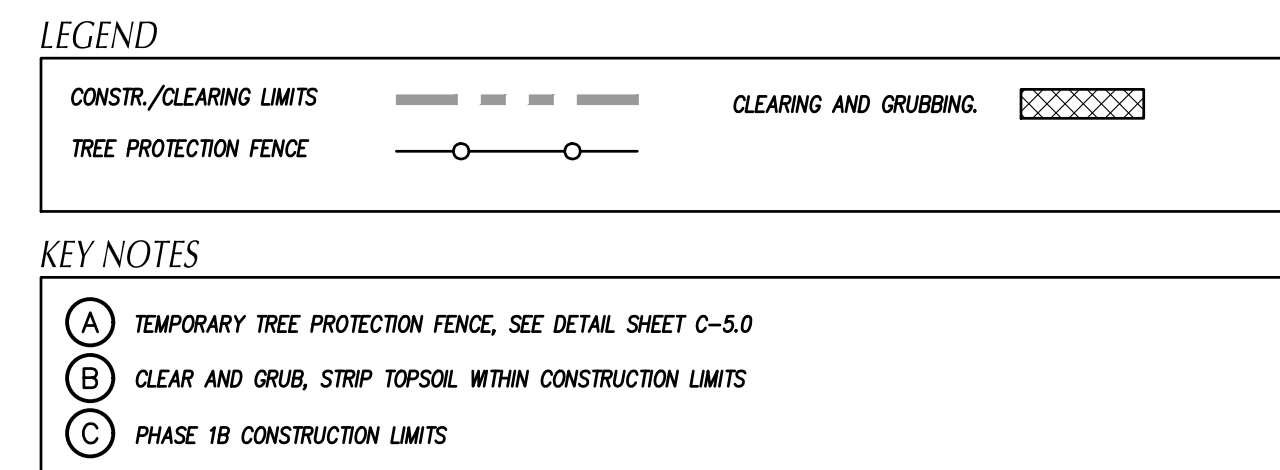
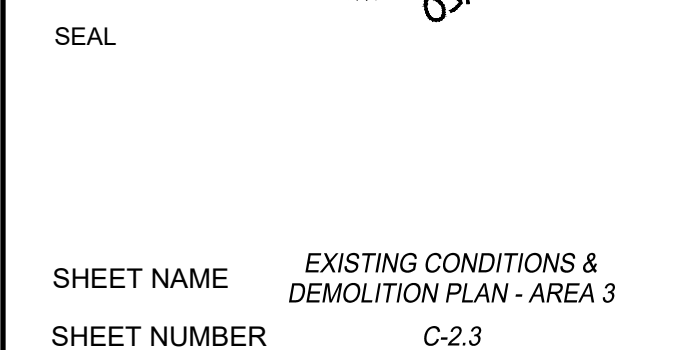
1. ALL EXISTING STRUCTURES AND UTILITIES SHALL BE REMOVED AS NEEDED TO ALLOW NEW CONSTRUCTION. IN GENERAL, FEATURES INDICATED IN BOLD ON THIS PLAN SHALL BE REMOVED.
2. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT FOR NEW PAVEMENT, SIDEWALK, OR CURB AND GUTTER, ETC. ANY EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. THAT MAY REMAIN AFTER 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).
3. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
4. ALL WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
5. EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM SURVEY BY WITHERSPAVEN/ENR PERFORMED 7/20/2022. 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.
6. 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. REMOVE 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.
7. TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE INTERIOR EDGE OF CLEARING LIMITS, THE CONTRACTOR SHALL CUT AT A 45 DEGREE ANGLE TO THE LIMITS OF DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR, ROOTS.
8. 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.
9. 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 REQUIRE MODIFICATION TO THE PROPOSED DESIGN.
10. CONTACT UTILITY LOCATING SERVICE AT LEAST 48-HRS PRIOR TO EXCAVATION.
11. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, REPAIR IMMEDIATELY AS DIRECTED BY THE ARCHITECT. AREAS TO BE PROTECTED, REPAIRED AND LEASED SHALL BE INDICATED BY THE ARCHITECT. ACCESS ROUTES AND OTHER EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS THAT ARE TO REMAIN.
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
13. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FLOOR FINISH GRADE.
14. THIS SITE IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON F.I.R.M. MAPS 3720064900K AND 3720064900K, BOTH DATED JULY 11, 2022 AS BEING WITHIN ZONE "X-OTHER AREA".
15. 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.



PHASE 1 B

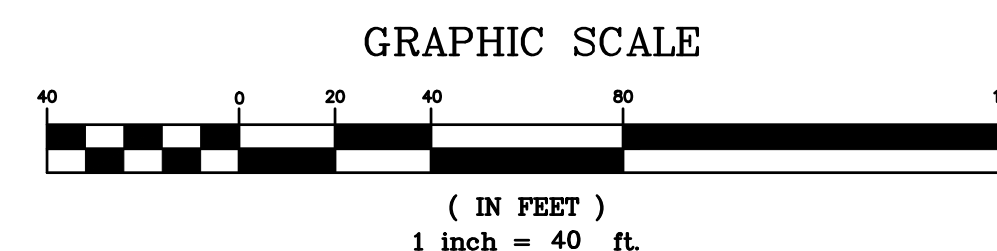
DEVELOPMENT
PETITION
SUBMITTAL #5

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



GENERAL NOTES

1. 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.
2. 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 IS NOT TO BE NEW CONSTRUCTION SHALL BE LEFT IN PLACE UNLESS OTHERWISE REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH PRE-CONSTRUCTION CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED).
3. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
4. ALL MATERIALS DERIVED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
5. EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM SURVEY BY TRIVERNAPER/RENNELT 7/20/2022. 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.
6. 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. CROWN TRIMMING, BRANCHES, SHROUBS 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.
7. TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE INTERIOR EDGE OF CLEARING LIMITS, THE CONTRACTOR SHALL CONSIDER KEEPING TREES ALONG THE LIMITS OF CLEARANCE, SO AS TO NOT CUT THEM OFF AT THE ROOTS.
8. 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.
9. VERIFY ALL UTILITIES, 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.
10. CONTACT UTILITY LOCATING SERVICE AT LEAST 48-HRS PRIOR TO EXCAVATION.
11. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, REPAIR IMMEDIATELY AS DIRECTED BY THE ARCHITECT. AREAS TO BE PROTECTED, REPAIRED AND/OR RELOCATED SHALL BE SHOWN ON THE SITE ACCESS ROUTES AND OTHER EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS THAT ARE TO REMAIN.
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
13. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE.
14. THIS SITE IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON F.I.R.M. MAPS 3720064900K and 3720064900K, BOTH DATED JULY 19, 2022 AS BEING WITHIN ZONE "X"-OTHER AREA.
15. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAY OR ADJACENT PROPERTIES UNLESS THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.





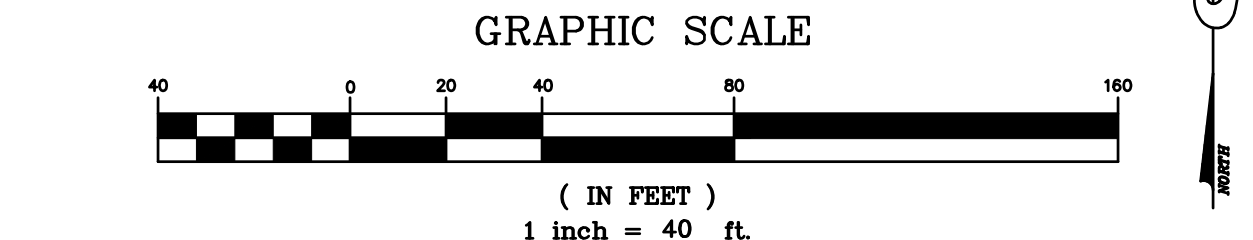
LEGEND

CONSTR./CLEARING LIMITS	---	CLEARING AND GRUBBING.	XXXXXX
TREE PROTECTION FENCE	○—○		

KEY NOTES

- (A) TEMPORARY TREE PROTECTION FENCE, SEE DETAIL SHEET C-5.0
- (B) CLEAR AND GRUB, STRIP TOPSOIL WITHIN CONSTRUCTION LIMITS
- (C) PHASE 1B CONSTRUCTION LIMITS

- 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 7/20/2022. 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. AREAS TO BE PROTECTED, REPAIRED, AND CLEANED SHALL ALSO INCLUDE ANY STAGING AREAS, ACCESS ROUTES AND OTHER EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS THAT ARE TO REMAIN.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE.
 - THIS SITE IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON F.I.E.M. MAPS 3720064900K and 3720064900K, BOTH DATED JULY 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.



adwarchitects
environmentsforlife

architecture planning interiors

six coliseum centre
2815 coliseum centre drive, suite 500
charlotte, north carolina 28217
tj 704 379 1919
tj 704 379 1920
www.adwarchitects.com

CLH DESIGN, P.A.
400 Regency Forest Drive
Suite 120
Gary, North Carolina 27518
Phone: (919)319-6716
Fax: (919)319-7516
LA: C-106, PE: C-1695

HOLLY SPRINGS
North Carolina

HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

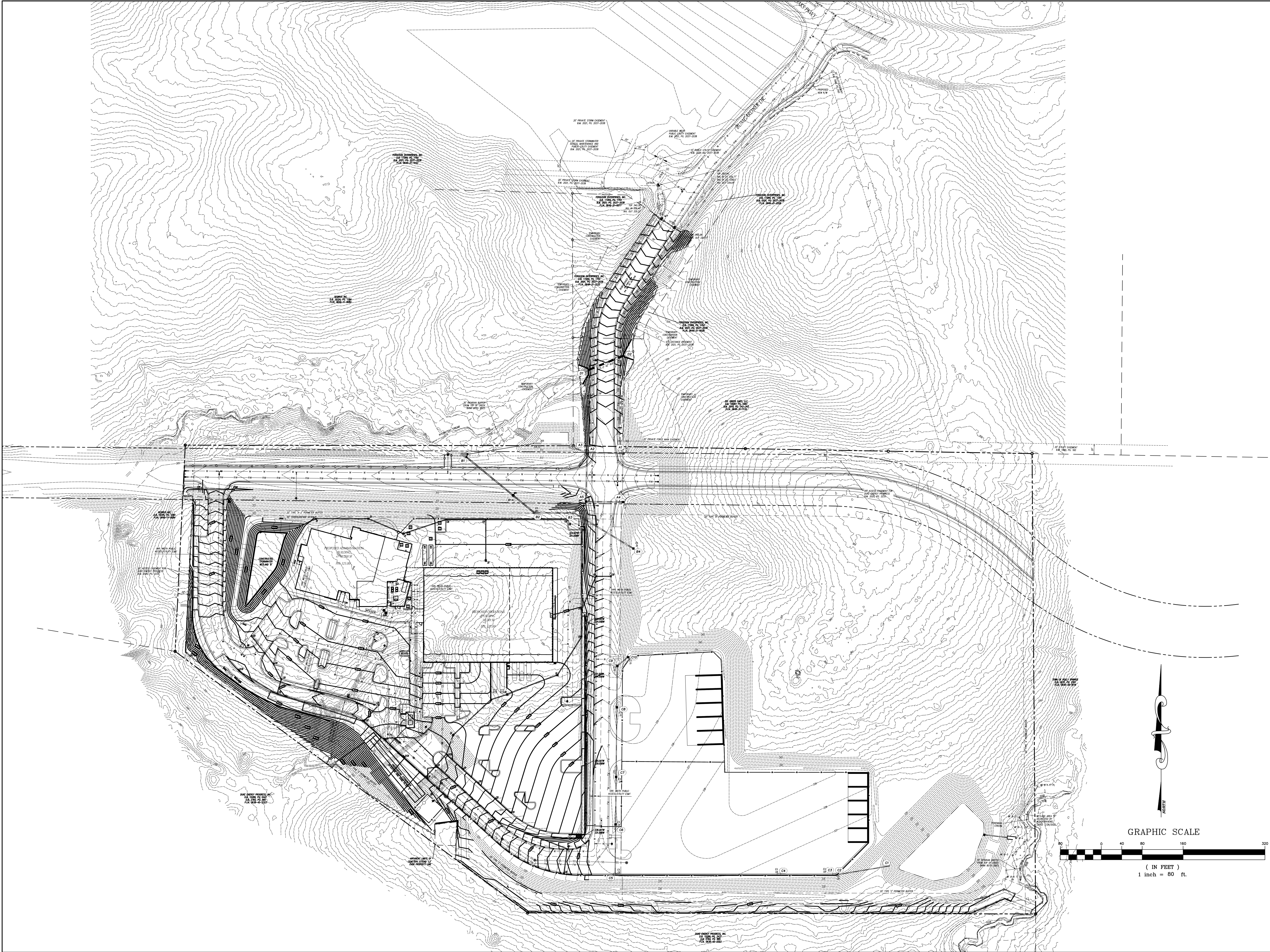
HOLLY SPRINGS, NORTH CAROLINA DEVELOPMENT PETITION SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SEAL	
SHEET NAME	EXISTING CONDITIONS & DEMOLITION PLAN - AREA 4
SHEET NUMBER	C-24



HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

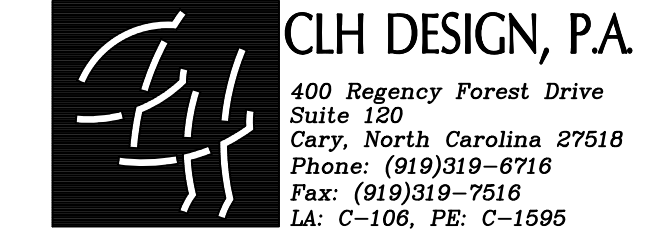
DEVELOPMENT
PETITION
SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



www.adwarchitects.com



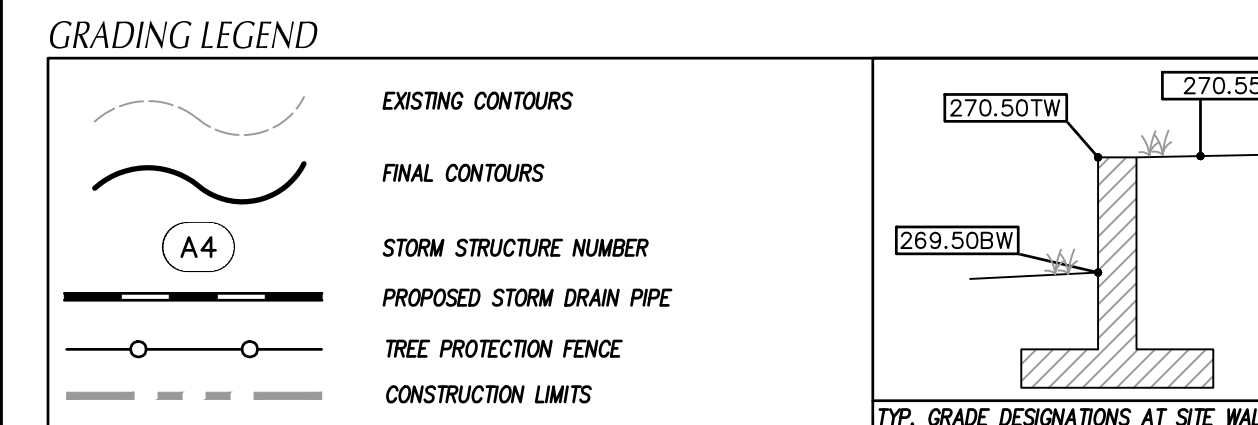
PHASE 1 B

DEVELOPMENT
PETITION
SUBMITTAL #5

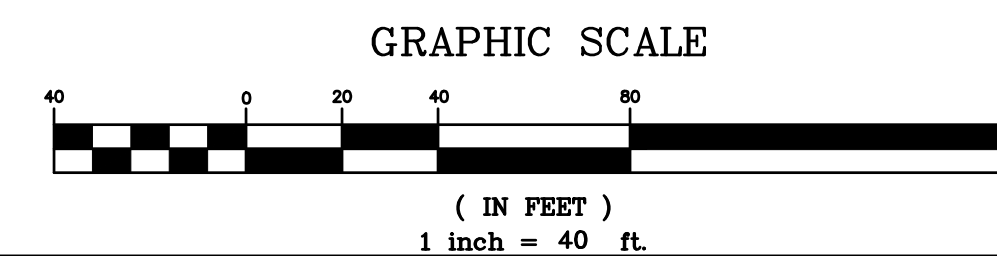
NUM.	DATE	DESCRIPTION:
------	------	--------------

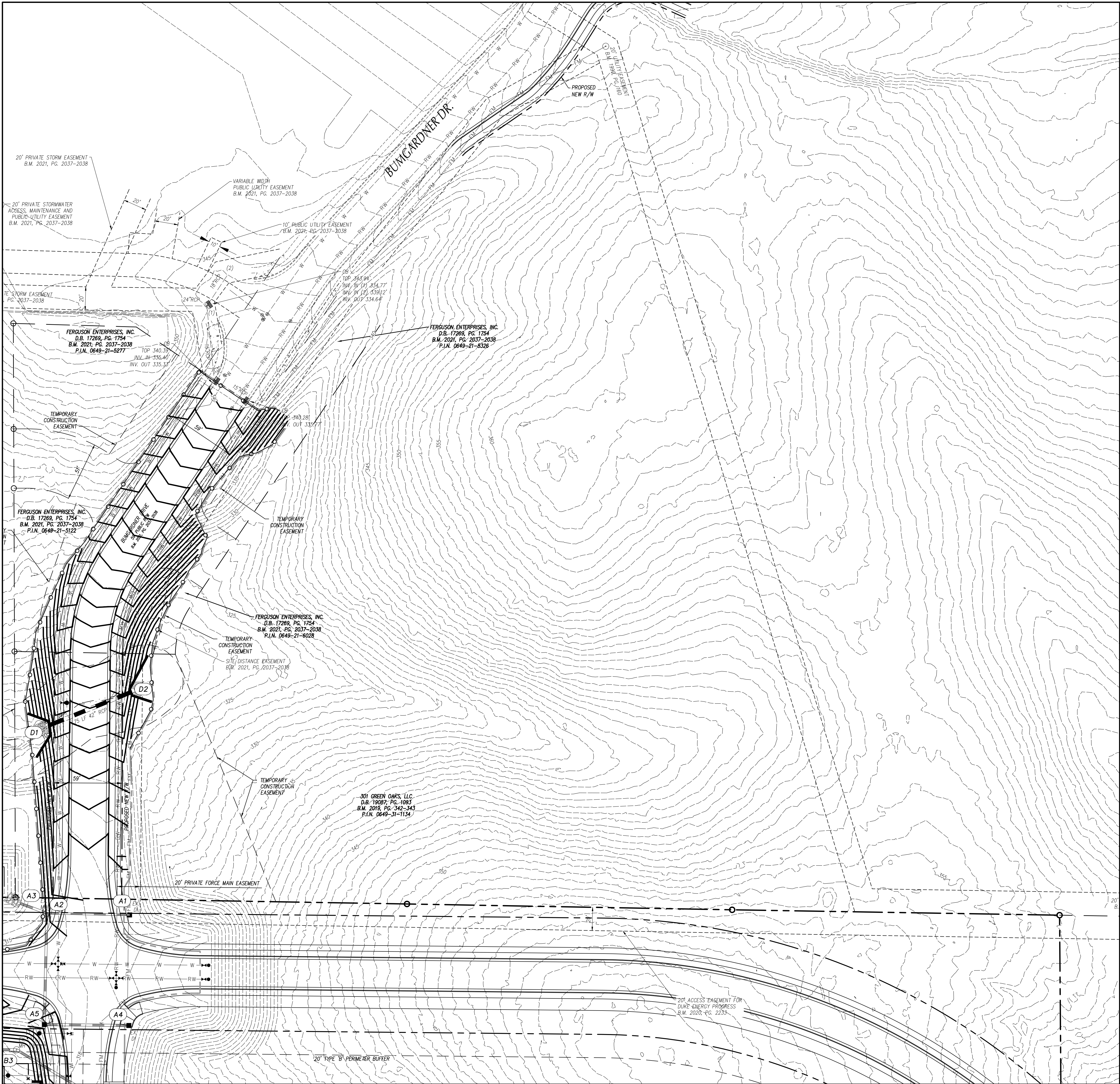


SHEET NUMBER C-3.1



1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF 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 ADDITIONAL DENOTED AREA IS 10 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.
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.
10. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY STATE AUTHORITIES OR THE ARCHITECT.
11. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR THE STOCKPILES AND/OR EXPOSED AREAS.
12. CONTRACTOR SHALL ADVISE OWNER OF ANY EXISTING ELEVATIONS WHERE NEW CONSTRUCTION JOIN OR CONNECT TO EXISTING PAVEMENT, CURB AND OTHER ROAD STRUCTURES. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.





GRADING LEGEND

	EXISTING CONTOURS
	FINAL CONTOURS
	STORM STRUCTURE NUMBER
	PROPOSED STORM DRAIN PIPE
	TREE PROTECTION FENCE
	CONSTRUCTION LIMITS

TYP. GRADE DESIGNATIONS AT SITE WALLS

270.50TW	270.55
269.50BW	

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL SPOT ELEVATIONS INDICATED AT CURB AND GUTTER AND ARE DENOTED TO TOP OF CURB, UNLESS OTHERWISE SHOWN.
 - TOTAL ADDITIONAL DEDUDED AREA = 10 AC
 - CONTRACTOR SHALL ADJUST ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. AS NEEDED TO MATCH FINISH GRADE.
 - ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNERS INDEPENDENT TESTING LABORATORY. (SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION)
 - ALL STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY.
 - EXISTING VEGETATION WITHIN TREE PROTECTION AREAS SHALL REMAIN UNDISTURBED, UNLESS NOTED OTHERWISE.
 - 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.
 - THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE.
 - THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY STATE AUTHORITIES OR THE ARCHITECT.
 - THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
 - CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS WHERE NEW CONSTRUCTION JOIN OR CONNECT TO EXISTING PAVEMENT, CURB AND OTHER RIGID STRUCTURES. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

SEAL

CHARY R. PIERCE

03/14/24

SHEET NAME GRADING & STORM DRAINAGE PLAN - AREA 2

SHEET NUMBER C-32

adwarchitects
environmentsforlife

architecture planning interiors

six coliseum centre
2815 coliseum centre drive, suite 500
charlotte, north carolina 28217
tj 704 379 1919
tj 704 379 1920
www.adwarchitects.com

CLH DESIGN, P.A.
400 Regency Forest Drive
Suite 120
Gary, North Carolina 27618
Phone: (919)319-6716
Fax: (919)319-7516
LA: C-106, PE: C-1695

HOLLY SPRINGS
North Carolina

HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

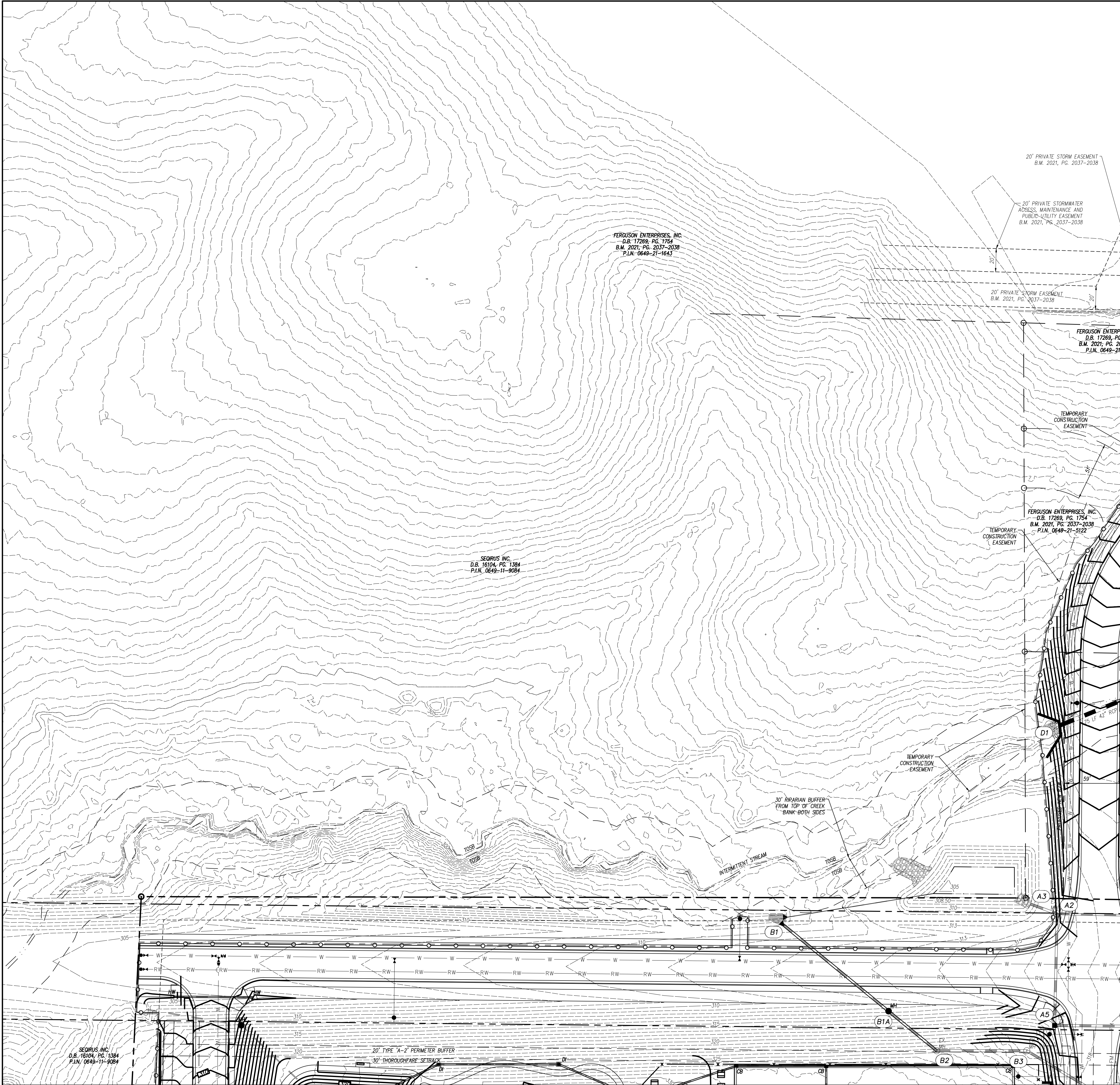
HOLLY SPRINGS, NORTH CAROLINA

DEVELOPMENT PETITION SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.





GRADING LEGEND

EXISTING CONTOURS

FINAL CONTOURS

STORM STRUCTURE NUMBER

PROPOSED STORM DRAIN PIPE

TREE PROTECTION FENCE

CONSTRUCTION LIMITS

- GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF 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 ADDITIONAL DEDUDED AREA = 10 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.

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.

10. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY STATE AUTHORITIES OR THE ARCHITECT.

11. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.

12. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS WHERE NEW CONSTRUCTION JOIN OR CONNECT TO EXISTING PAVEMENT, CURB AND OTHER RIGID STRUCTURES. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.

architecture planning interiors

six coliseum centre
2815 coliseum centre drive, suite 500
charlotte, north carolina 28217
tj 704 379 1919
tj 704 379 1920
www.adwarchitects.com

CLH DESIGN, P.A.

400 Regency Forest Drive
Suite 120
Cary, North Carolina 27518
Phone: (919)319-6716
Fax: (919)319-7516
LA: C-106, PE: C-1695



HOLLY SPRINGS
OPERATIONS
CAMPUS

PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

DEVELOPMENT
PETITION
SUBMITTAL #5

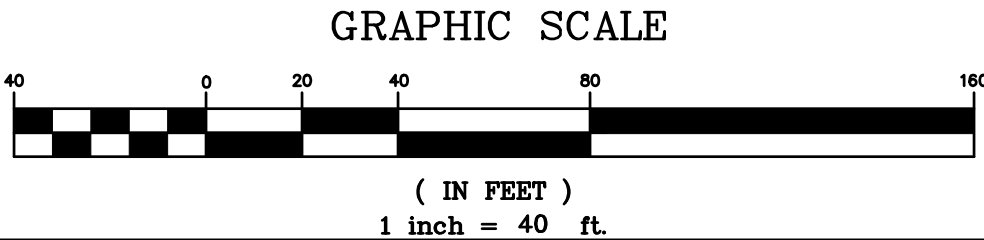
DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

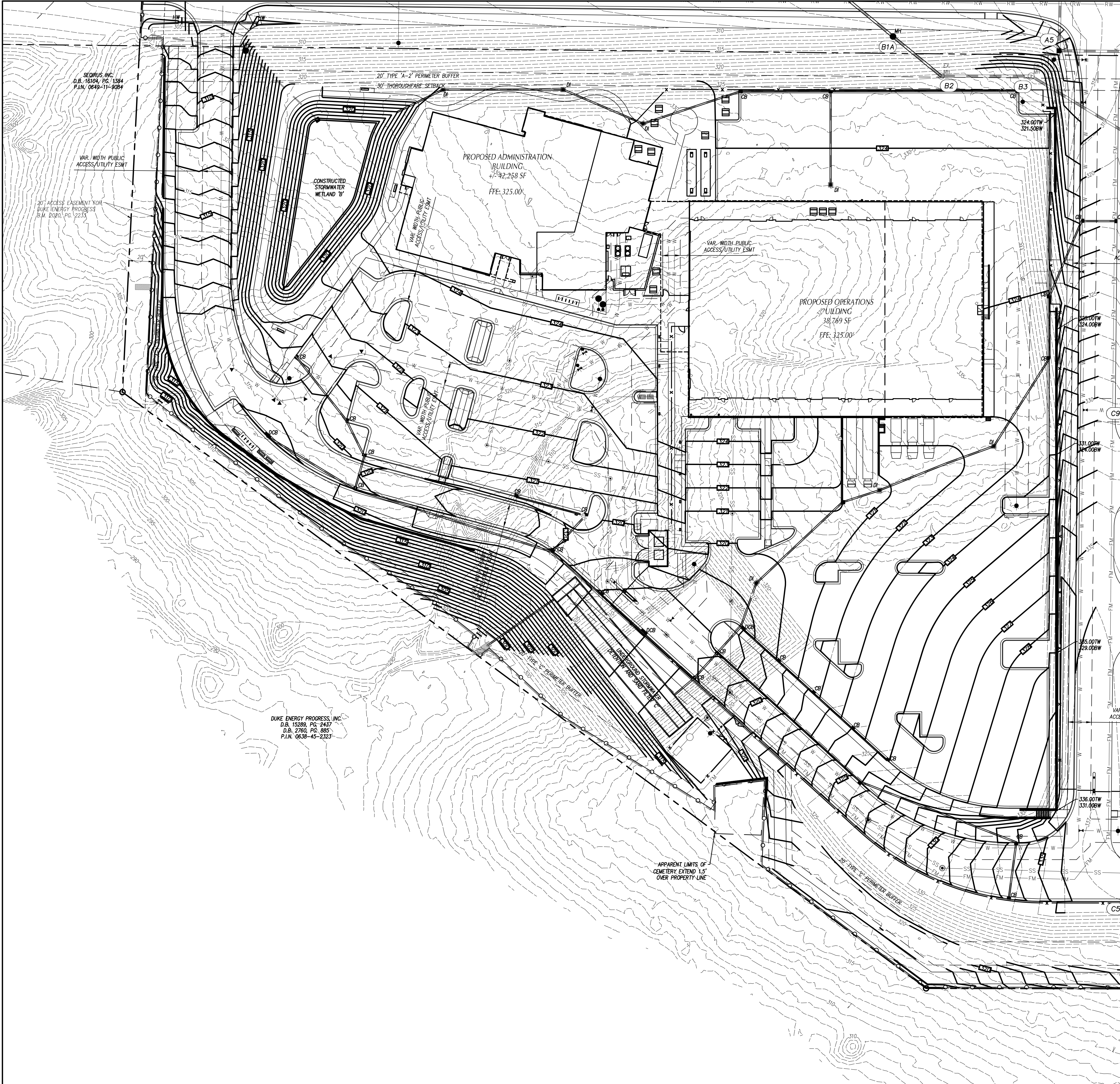
THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SEAL

SHEET NAME	GRADING & STORM DRAINAGE PLAN - AREA 3
SHEET NUMBER	C-3.3





GRADING LEGEND

EXISTING CONTOURS

FINAL CONTOURS

STORM STRUCTURE NUMBER

PROPOSED STORM DRAIN PIPE

TREE PROTECTION FENCE

CONSTRUCTION LIMITS

TYP. GRADE DESIGNATIONS AT SITE WALLS

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL SPOT ELEVATIONS INDICATED AT CURB AND GUTTER AND ARE DENOTED TO TOP OF CURB, UNLESS OTHERWISE SHOWN.
 - TOTAL ADDITIONAL DEDUDED AREA = 10 AC
 - CONTRACTOR SHALL ADJUST ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. AS NEEDED TO MATCH FINISH GRADE.
 - ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNERS INDEPENDENT TESTING LABORATORY. (SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION)
 - ALL STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY.
 - EXISTING VEGETATION WITHIN TREE PROTECTION AREAS SHALL REMAIN UNDISTURBED, UNLESS NOTED OTHERWISE.
 - 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.
 - THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE.
 - THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY STATE AUTHORITIES OR THE ARCHITECT.
 - THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
 - CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS WHERE NEW CONSTRUCTION JOIN OR CONNECT TO EXISTING PAVEMENT, CURB AND OTHER RIGID STRUCTURES. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.

architecture planning interiors

six coliseum centre
2815 coliseum centre drive, suite 500
charlotte, north carolina 28217
t| 704 379 1919
f| 704 379 1920
www.adwarchitects.com

CLH DESIGN, P.A.
400 Regency Forest Drive
Suite 120
Cary, North Carolina 27518
Phone: (919)319-6716
Fax: (919)319-7516
LA: C-106, PE: C-1695



HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

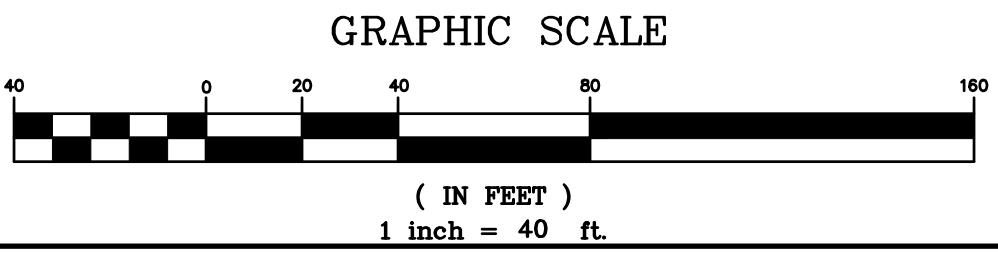
DEVELOPMENT
PETITION
SUBMITTAL #5

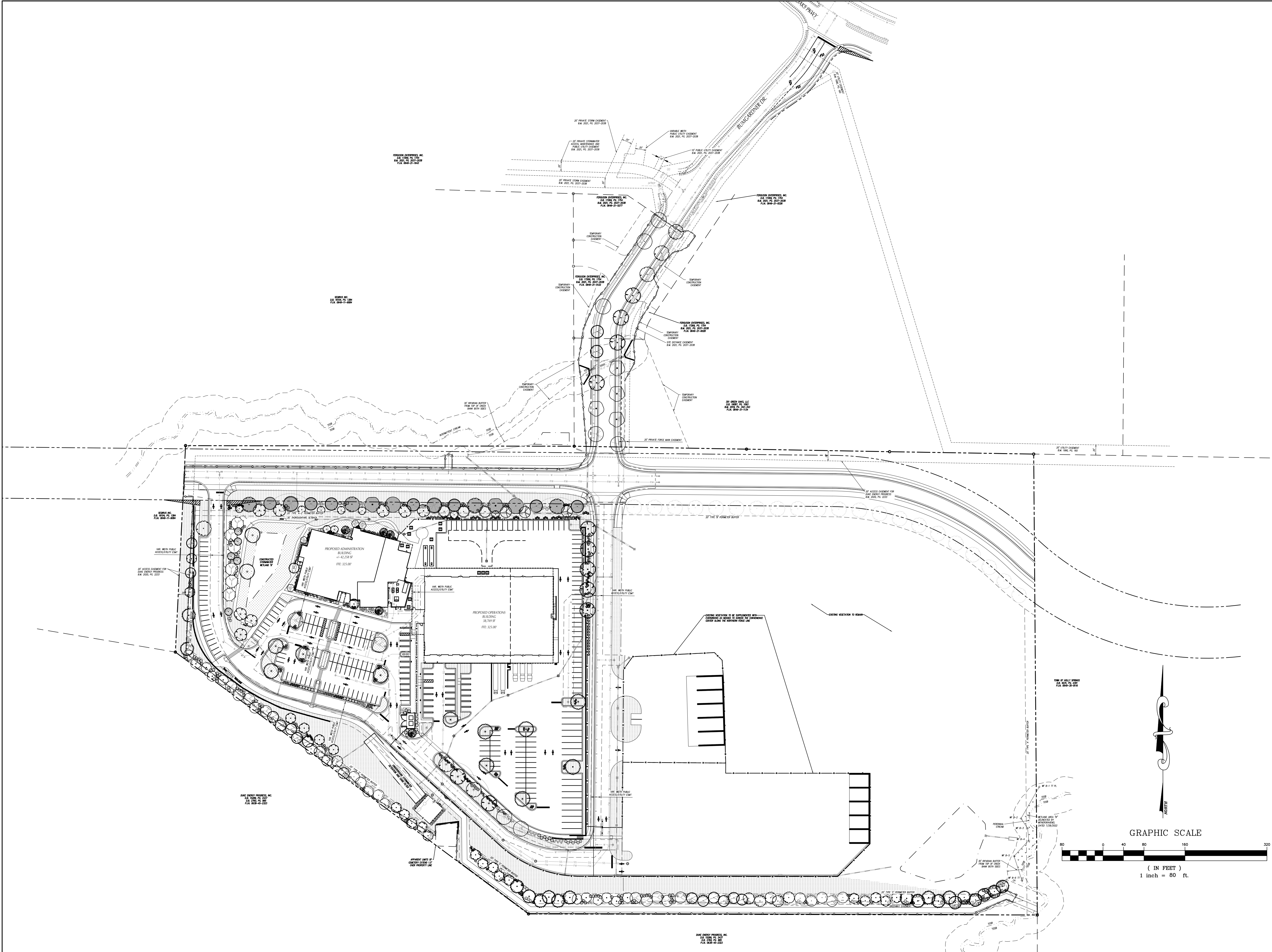
DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SEAL





HOLLY SPRINGS OPERATIONS CAMPUS

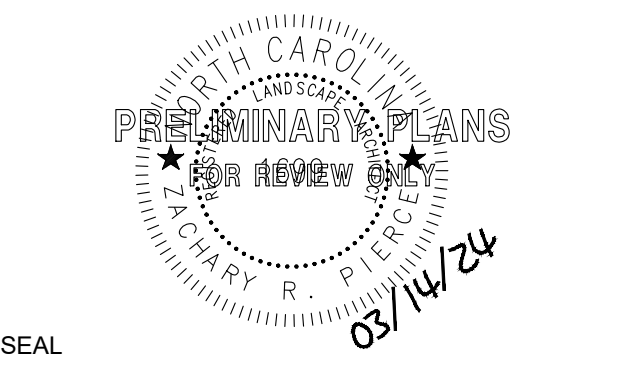
PHASE 1B

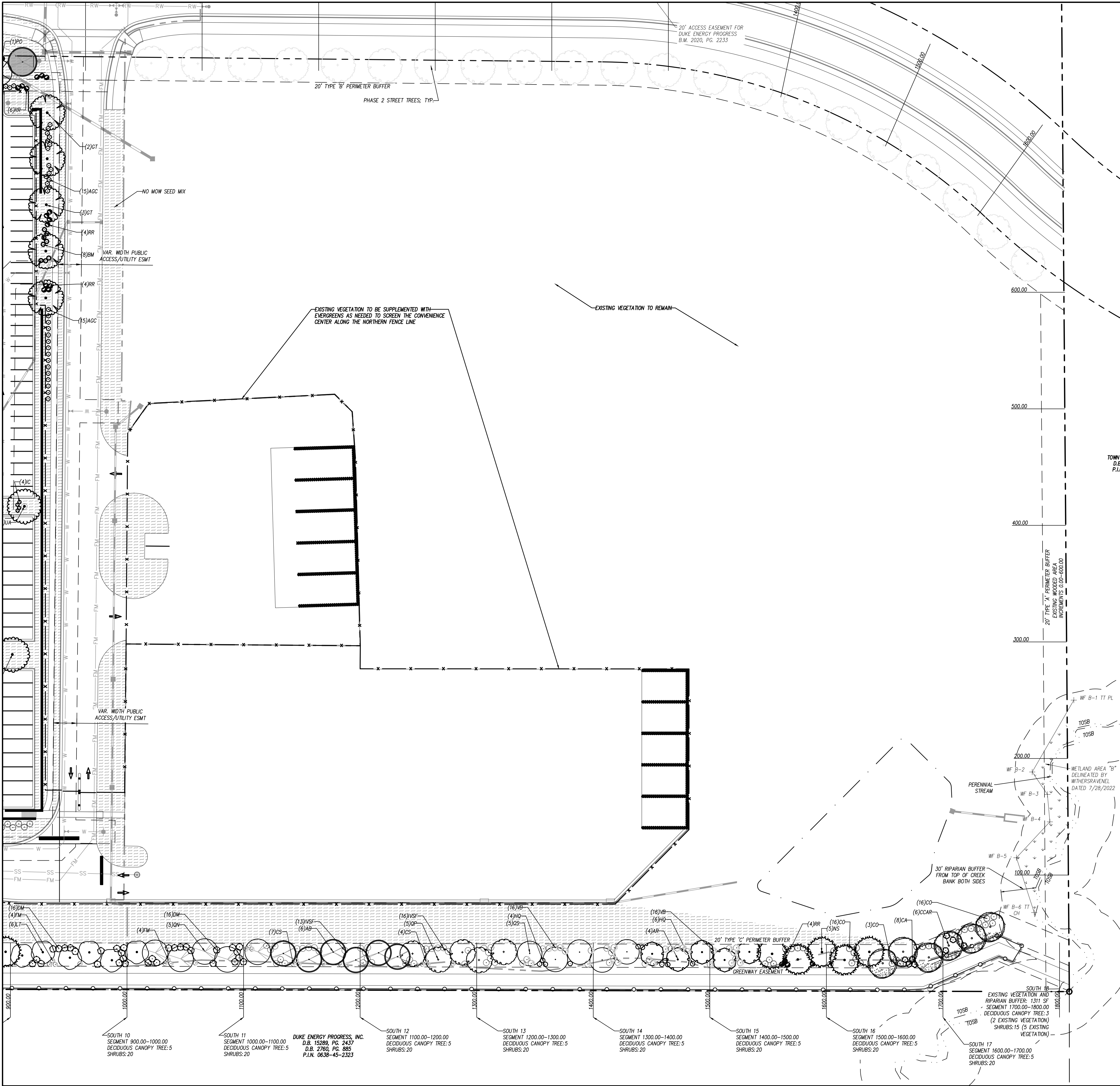
HOLLY SPRINGS,
NORTH CAROLINA

DEVELOPMENT
PETITION
SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.





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 AS SHOWN ON THE PLAN.
3. ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN AND THE WRITTEN SPECIFICATIONS.
4. ALL PLANT MATERIAL (SHRUBS/TREES) 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 DYED BROWN DOUBLE SHREDDED HARDWOOD MULCH SHALL BE USED AROUND ALL PLANTINGS WITH 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. ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
8. DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS. (I.e. HOLES WHICH, WHEN FILLED WITH WATER, DO NOT COMPLETELY DRAIN WITHIN TWO HOURS.) SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
9. LAWN AREAS SHALL BE SEEDED WITH RIVERA OR SUNSTAR BERMUDA GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED 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 INTERVALS:
 - 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 ON THE SITE 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 AREAS AT HIS COST FROM HIS OWN WATER SOURCE INCLUDING 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 KEEPING ALL EQUIPMENT & SUBCONTRACTORS AWAY FROM SEEDED AREAS. IF DAMAGE OCCURS, THROUGH NO FAULT OF THE OWNER, AREAS SHALL BE REGRADED AND RESEEDED 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. SUBSTITUTIONS OF PLANT MATERIAL SHALL ONLY BE ACCEPTED 60 DAYS PRIOR TO COMMENCEMENT 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. SUBSTITUTIONS WILL REQUIRE TOWN OF HOLLY SPRINGS DEVELOPMENT SERVICES APPROVAL.
15. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO REVIEW GRADING ONE WEEK PRIOR TO SEEDING. IF THE LANDSCAPE CONTRACTOR AND 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 CONFLICTS OCCUR BETWEEN WRITTEN SPECIFICATIONS AND THE DRAWINGS, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.
17. GENERAL LAWN AREAS SHALL BE SEEDED WITH RIVERA OR SUNSTAR BERMUDA. SEE PLANTING PLAN FOR LIMITS.
18. ALL 3:1 SLOPES SHALL BE STABILIZED WITH "NO-MOW" 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 PROJECT. SEE EROSION CONTROL PLANS FOR ADDITIONAL INFORMATION.

HOLLY SPRINGS OPERATIONS CAMPUS

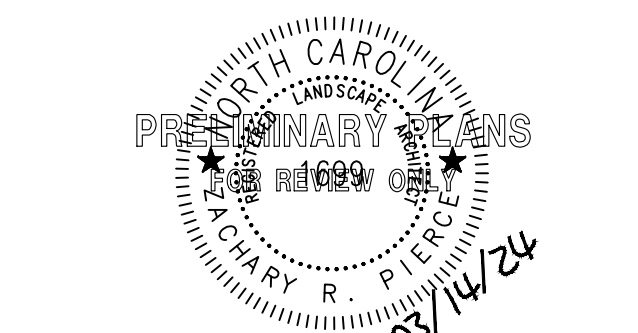
PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

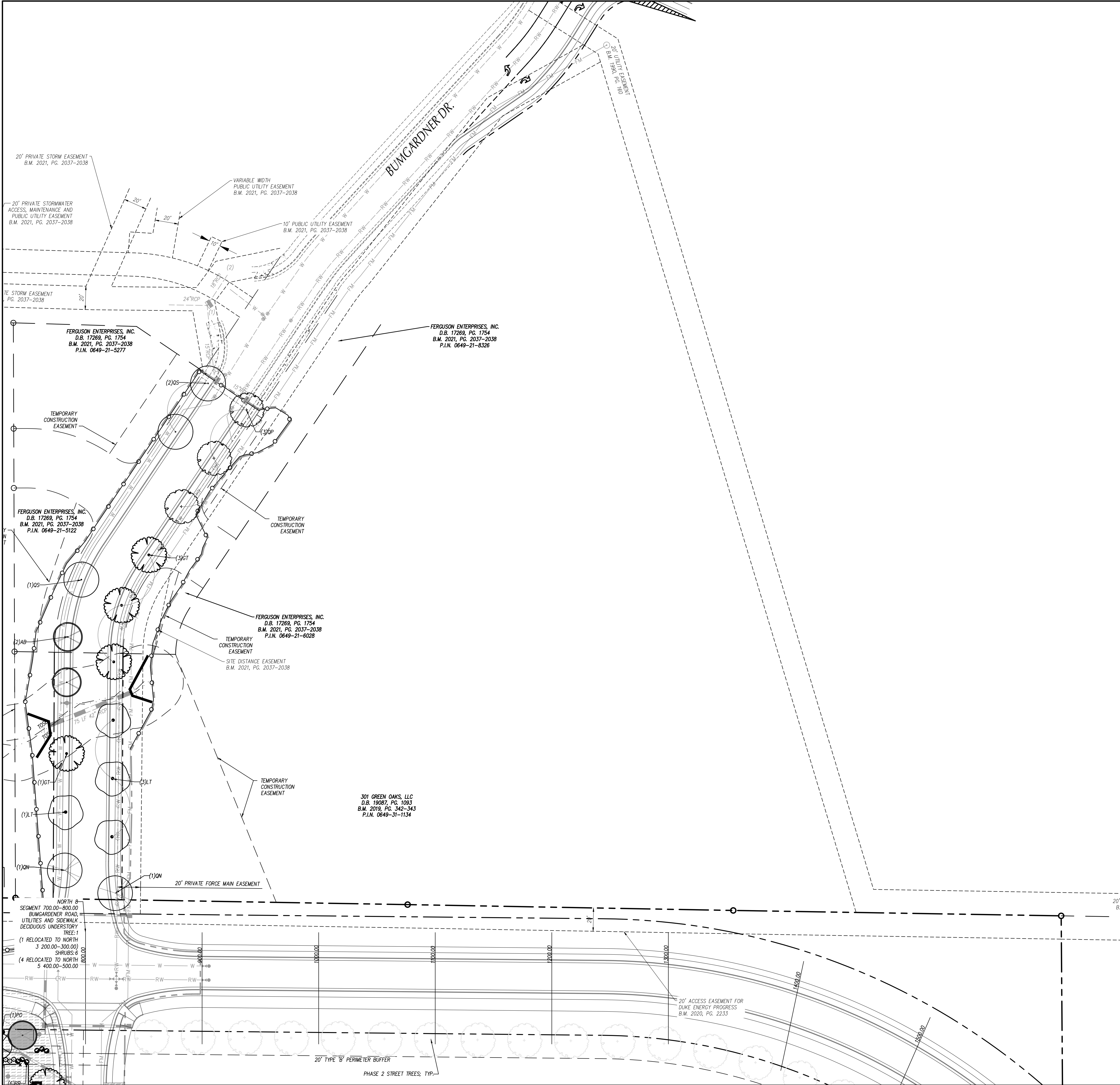
DEVELOPMENT PETITION SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

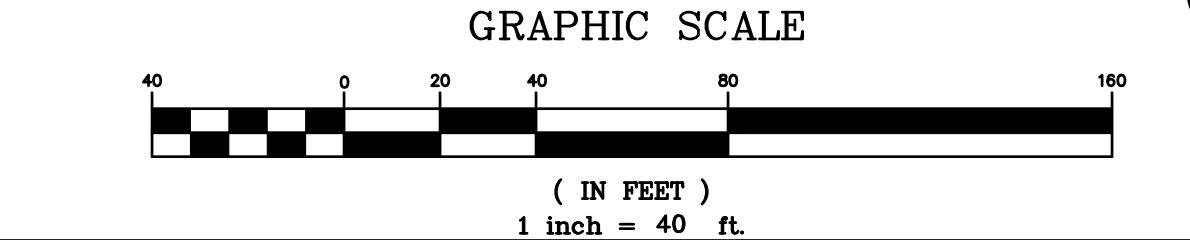
THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SEAL



- 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 AS SHOWN ON THE PLAN.
 3. ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN AND THE WRITTEN SPECIFICATIONS.
 4. ALL PLANT MATERIAL (SHRUBS/TREES) 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 DYED BROWN DOUBLE SHREDDED HARDWOOD MULCH SHALL BE USED AROUND ALL PLANTINGS WITH 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. ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
 8. DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS. (I.e. HOLES WHICH, WHEN FILLED WITH WATER, DO NOT COMPLETELY DRAIN WITHIN TWO HOURS.) SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
 9. LAWN AREAS SHALL BE SEEDED WITH RIVERA OR SUNSTAR BERMUDA GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED 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 INTERVALS:
 - 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 ON THE SITE 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 AREAS AT HIS COST FROM HIS OWN WATER SOURCE INCLUDING 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 KEEPING ALL EQUIPMENT & SUBCONTRACTORS AWAY FROM SEEDED AREAS. IF DAMAGE OCCURS, THROUGH NO FAULT OF THE OWNER, AREAS SHALL BE REGRADED AND RESEEDED 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. SUBSTITUTIONS OF PLANT MATERIAL SHALL ONLY BE ACCEPTED 60 DAYS PRIOR TO COMMENCEMENT 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. SUBSTITUTIONS WILL REQUIRE TOWN OF HOLLY SPRINGS DEVELOPMENT SERVICES APPROVAL.
 15. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO REVIEW GRADING ONE WEEK PRIOR TO SEEDING. IF THE LANDSCAPE CONTRACTOR AND 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 CONFLICTS OCCUR BETWEEN WRITTEN SPECIFICATIONS AND THE DRAWINGS, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.
 17. GENERAL LAWN AREAS SHALL BE SEEDED WITH RIVERA OR SUNSTAR BERMUDA. SEE PLANTING PLAN FOR LIMITS.
 18. ALL 3:1 SLOPES SHALL BE STABILIZED WITH "NO-MOW" 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 PROJECT. SEE EROSION CONTROL PLANS FOR ADDITIONAL INFORMATION.



HOLLY SPRINGS OPERATIONS CAMPUS

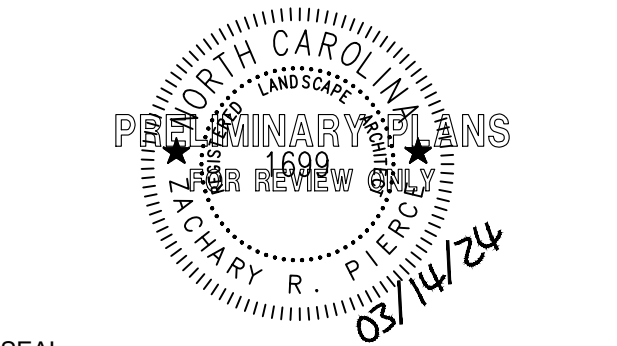
PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

DEVELOPMENT
PETITION
SUBMITTAL #5

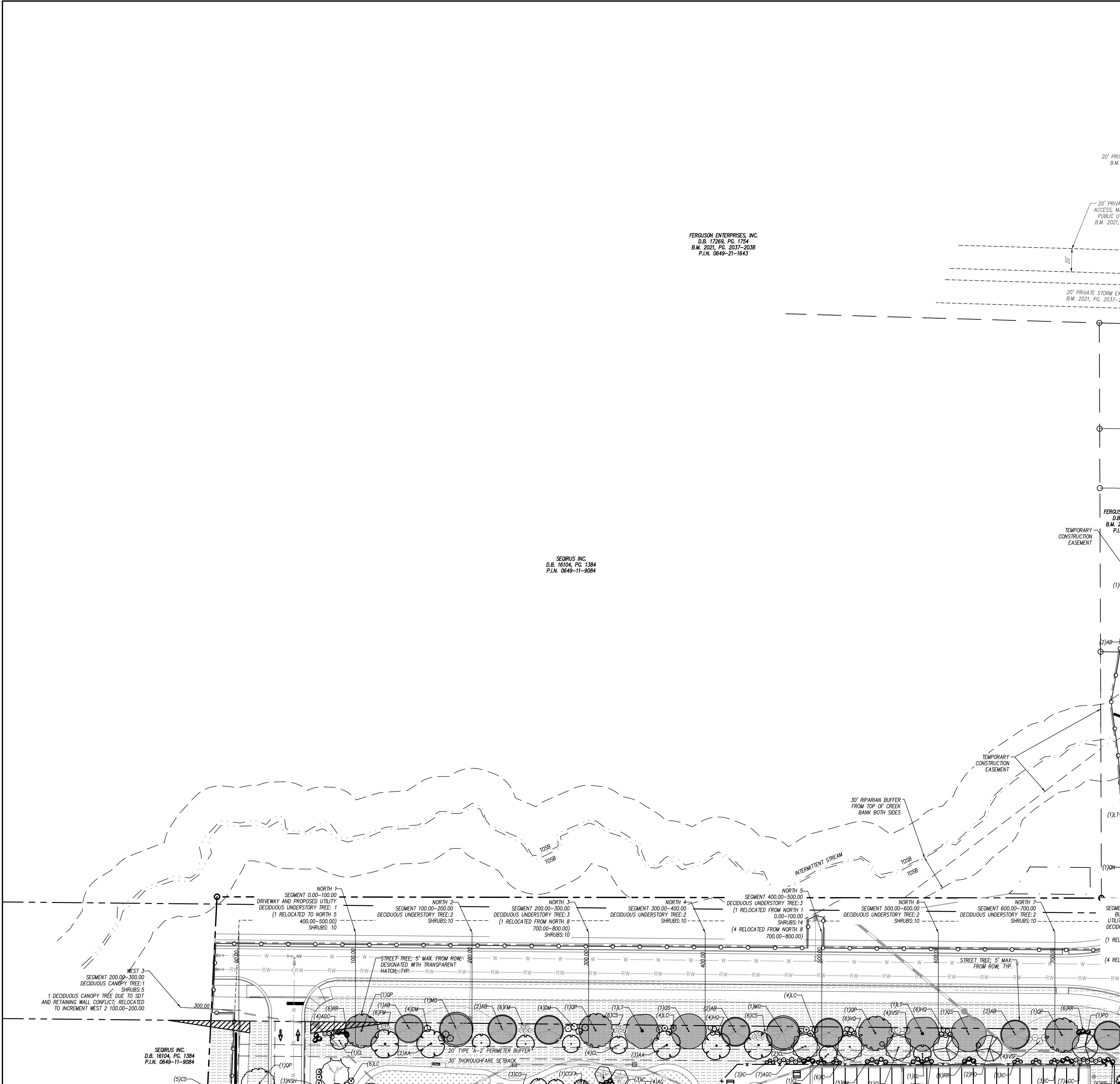
DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SEAL

SHEET NAME LANDSCAPE PLAN - AREA 2
SHEET NUMBER C-4.2



- 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 AS SHOWN ON THE PLAN.
 3. ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN AND THE WRITTEN SPECIFICATIONS.
 4. ALL PLANT MATERIAL (SHRUBS/TREES) 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 DYED BROWN DOUBLE SHREDDED HARDWOOD MULCH SHALL BE USED AROUND ALL PLANTINGS WITH 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. ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
 8. DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS. (I.e. HOLES WHICH, WHEN FILLED WITH WATER, DO NOT COMPLETELY DRAIN WITHIN TWO HOURS.) SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
 9. LAWN AREAS SHALL BE SEEDED WITH RIVERA OR SUNSTAR BERMUDA GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED 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 INTERVALS:
 - 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 ON THE SITE 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 AREAS AT HIS COST FROM HIS OWN WATER SOURCE INCLUDING 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 KEEPING ALL EQUIPMENT & SUBCONTRACTORS AWAY FROM SEEDED AREAS. IF DAMAGE OCCURS, THROUGH NO FAULT OF THE OWNER, AREAS SHALL BE REGRADED 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. SUBSTITUTIONS OF PLANT MATERIAL SHALL ONLY BE ACCEPTED 60 DAYS PRIOR TO COMMENCEMENT 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. SUBSTITUTIONS WILL REQUIRE TOWN OF HOLLY SPRINGS DEVELOPMENT SERVICES APPROVAL.
 15. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO REVIEW GRADING ONE WEEK PRIOR TO SEEDING. IF THE LANDSCAPE CONTRACTOR AND 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 CONFLICTS OCCUR BETWEEN WRITTEN SPECIFICATIONS AND THE DRAWINGS, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.
 17. GENERAL LAWN AREAS SHALL BE SEEDED WITH RIVERA OR SUNSTAR BERMUDA. SEE PLANTING PLAN FOR LIMITS.
 18. ALL 3:1 SLOPES SHALL BE STABILIZED WITH 'NO-MOW' 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 PROJECT. SEE EROSION CONTROL PLANS FOR ADDITIONAL INFORMATION.



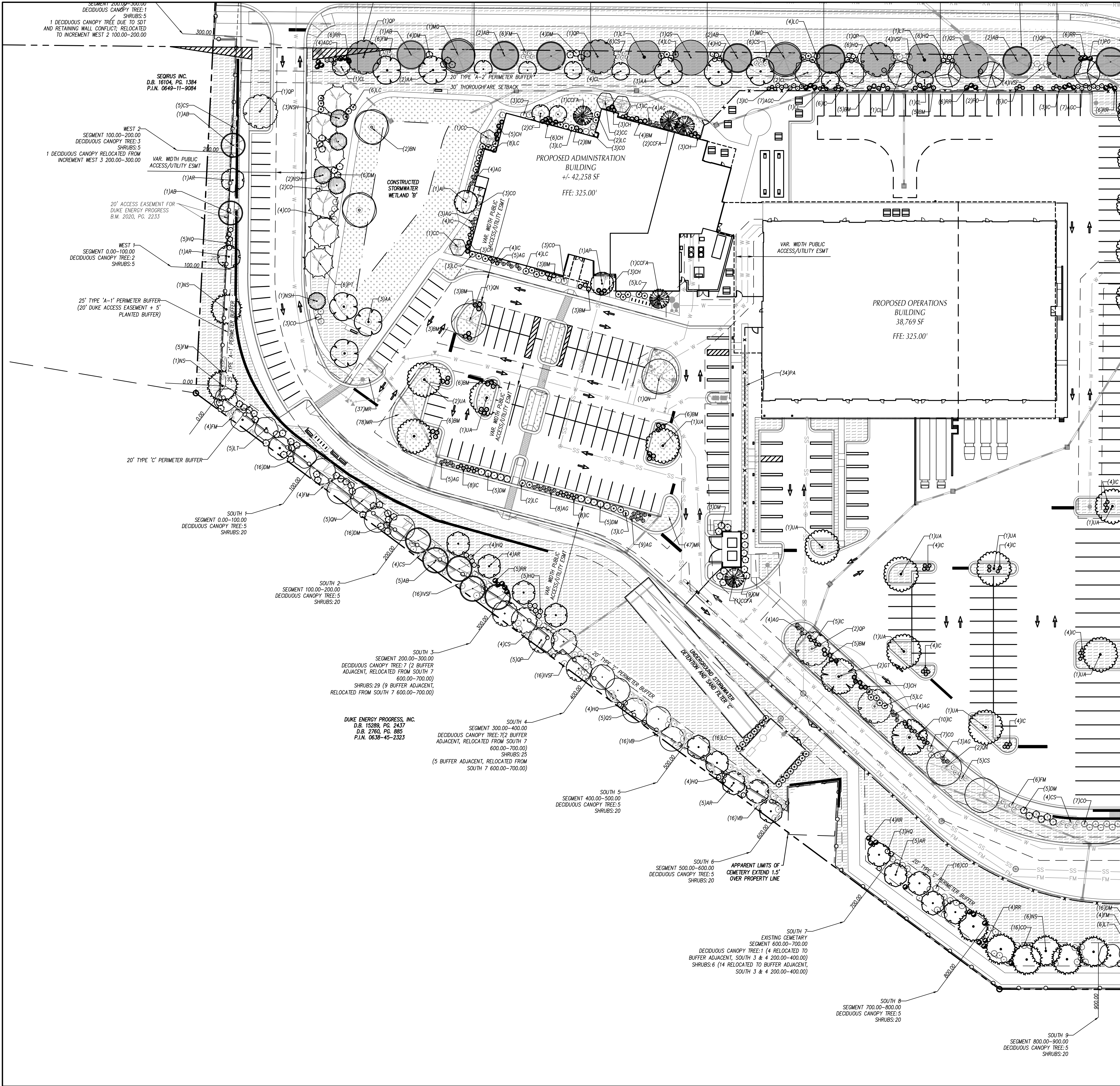
HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

HOLLY SPRINGS, NORTH CAROLINA DEVELOPMENT PETITION SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



- 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. LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS SHOWN ON THE PLAN.
 2. ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN AND THE WRITTEN SPECIFICATIONS.
 3. ALL PLANT MATERIAL (SHRUBS/TREES) 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.
 4. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED. 3" OF DYED BROWN DOUBLE SHREDDED HARDWOOD MULCH SHALL BE USED AROUND ALL PLANTINGS WITH THE EXCEPTION OF BUFFER PLANTINGS.
 5. APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO INSTALLATION OF MULCH.
 6. ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
 7. DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS. (I.E. HOLES WHICH, WHEN FILLED WITH WATER, DO NOT COMPLETELY DRAIN WITHIN TWO HOURS.) SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
 8. LAWN AREAS SHALL BE SEED WITH RIVERA OR SUNSTAR BERMUDA GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED PRIOR TO FINAL INSPECTION. SEE DETAIL SHEET FOR RATES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 9. CONTACT THE LANDSCAPE ARCHITECT FOR INSPECTION 48 HOURS IN ADVANCE OF THE SCHEDULED SITE VISIT AND AT THE FOLLOWING INTERVALS:
 - 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 ON THE SITE 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 AREAS AT HIS COST FROM HIS OWN WATER SOURCE INCLUDING 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 KEEPING ALL EQUIPMENT & SUBCONTRACTORS AWAY FROM SEEDING AREAS. IF DAMAGE OCCURS, THROUGH NO FAULT OF THE OWNER, AREAS SHALL BE REGRADED AND RESEED 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. SUBSTITUTIONS OF PLANT MATERIAL SHALL ONLY BE ACCEPTED 60 DAYS PRIOR TO COMMENCEMENT 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. SUBSTITUTIONS WILL REQUIRE TOWN OF HOLLY SPRINGS DEVELOPMENT SERVICES APPROVAL.
 15. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO REVIEW GRADING ONE WEEK PRIOR TO SEEDING. IF THE LANDSCAPE CONTRACTOR AND 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 CONFLICTS OCCUR BETWEEN WRITTEN SPECIFICATIONS AND THE DRAWINGS, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.
 17. GENERAL LAWN AREAS SHALL BE SEED WITH RIVERA OR SUNSTAR BERMUDA. SEE PLANTING PLAN FOR LIMITS.
 18. ALL 3:1 SLOPES SHALL BE STABILIZED WITH "NO-MOW" NATURALIZED SEED MIX AND EROSION CONTROL MATING.
 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 PROJECT. SEE EROSION CONTROL PLANS FOR ADDITIONAL INFORMATION.



HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA
DEVELOPMENT
PETITION
SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



PLANT SCHEDULE						
TREES (CANOPY)	%	QTY	BOTANICAL / COMMON NAME	CONT.	CAL	SIZE
AB	3.25 %	22	<i>Acer buergeranum</i> / Trident Maple	B&B, STRAIGHT TRUNK, FULL CROWN	2.0" CAL	10' HT MIN.
AR	12.65 %	21	<i>Acer rubrum</i> 'October Glory'/ October Glory Red Maple	B&B, STRAIGHT TRUNK, FULL CROWN	2.5" CAL	12' HT MIN.
BN	1.20 %	2	<i>Betula Nigra</i> 'Dura Heat'/ River Birch	B&B, STRAIGHT TRUNK, FULL CROWN	B&B, STRAIGHT TRUNK, FULL CROWN	12' HT MIN.
CCAR	3.61 %	6	<i>Carpinus caroliniana</i> / American Hornbeam	B&B, STRAIGHT TRUNK, FULL CROWN	2.5" CAL	12' HT MIN.
GT	6.62 %	11	<i>Quercus bicolor</i> 'Shademaster'/ Shademaster Honeylocust	B&B, STRAIGHT TRUNK, FULL CROWN	1.5" CAL	8' HT MIN.
LT	10.24 %	17	<i>Liriodendron tulipifera</i> / Tulip Tree	B&B, STRAIGHT TRUNK, FULL CROWN	2.5" CAL	10' HT MIN.
MG	1.20 %	2	<i>Magnolia grandiflora</i> Kay Parris'/ Kay Parris Magnolia	B&B	1.5" CAL	8' HT MIN.
NS	7.83 %	13	<i>Nyssa sylvatica</i> / Black Gum	B&B, STRAIGHT TRUNK, FULL CROWN	2.5" CAL	12' HT MIN.
PT	3.61 %	6	<i>Pinus Taeda</i> / Loblolly Pine	B&B, STRAIGHT TRUNK, FULL CROWN	2.5" CAL	12' HT MIN.
QN	12.04 %	20	<i>Quercus nuttallii</i> / Nuttall Oak	B&B, STRAIGHT TRUNK, FULL CROWN	2.5" CAL	12' HT MIN.
QP	12.04 %	20	<i>Quercus phellos</i> / Willow Oak	B&B, STRAIGHT TRUNK, FULL CROWN	2.5" CAL	10' HT MIN.
QS	9.03 %	15	<i>Quercus shumardii</i> / Shumard Oak	B&B, STRAIGHT TRUNK, FULL CROWN	2.5" CAL	12' HT MIN.
UA	6.62 %	11	<i>Ulmus americana</i> 'Princeton'/ American Elm	B&B, STRAIGHT TRUNK, FULL CROWN	2.0" CAL	
TREES (UNDERSTORY)	%	QTY	BOTANICAL / COMMON NAME	CONT.	CAL	SIZE
AA	21.05 %	8	<i>Alnus incana</i> arborea/ Serviceberry	B&B, STRAIGHT TRUNK, FULL CROWN	1" CAL	8' HT MIN.
AP	5.26 %	2	<i>Acer palmatum</i> 'Bloodgood'/ Bloodgood Japanese Maple	B&B, STRAIGHT TRUNK, FULL CROWN	1" CAL	8' HT MIN.
CL	23.6 8 %	9	<i>Carpinus Caroliniana</i> 'Colynal'/ Collynair American Hornbeam	B&B, STRAIGHT TRUNK, FULL CROWN	1" CAL	8' HT MIN.
CC	10.52 %	4	<i>Cercis Canadensis</i> 'Hearts of Gold'/ Hearts of Gold Redbud			
CF	5.26 %	2	<i>Cornus Florida</i> 'Cherokee Princess'/ Cherokee Princess Dogwood	B&B, STRAIGHT TRUNK, FULL CROWN	2" CAL	8' HT MIN.
CCFA	13.15 %	5	<i>Cercis canadensis</i> 'Forest Pansy' / Redbud	B&B, STRAIGHT TRUNK, FULL CROWN	1" CAL	8' HT MIN.
NSH	13.15 %	5	<i>Ilex x 'Nellie Stevens</i> /Nellie Stevens Holly	B&B, STRAIGHT TRUNK, FULL CROWN	1" CAL	8' HT MIN.
PO	7.89 %	3	<i>Prunus x 'Okame'</i> / Okame Cherry	B&B, STRAIGHT TRUNK, FULL CROWN	1" CAL	8' HT MIN.
SHRUBS	%	QTY	BOTANICAL / COMMON NAME	CONT.	CAL	SIZE
AG	5.74 %	50	<i>Abelia x grandiflora</i> 'Kaleidoscope'/ Kaleidoscope Glossy Abelia	FULL PLANTS, MATCHING; 4" O.C.		15" HT MIN.
AGC	5.51 %	48	<i>Abelia x grandiflora</i> 'Canyon Creek'/ Canyon Creek Abelia	FULL PLANTS, MATCHING; 4" O.C.		15" HT MIN.
BM	6.78 %	59	<i>Buxus microphylla</i> / Japanese Boxwood	FULL PLANTS, MATCHING; 4" O.C.		15" HT MIN.
CA	.91 %	8	<i>Clethra alnifolia</i> 'Hummingbird'/ Hummingbird Clethra	FULL PLANTS, MATCHING; 4" O.C.		15" HT MIN.
CH	3.21 %	28	<i>Cephalotaxus harringtonia</i> 'Duke Garden'/ Duke Gardens Plum Yew	#3 CONT., FULL SPACE AS SHOWN		18" HT MIN.
CO	11.14 %	97	<i>Chamaecyparis obtusa</i> / Hinoki Cypress	FULL PLANTS, MATCHING; 4" O.C.		18" HT MIN.
CS	5.40 %	47	<i>Cornus sericea</i> 'Bailey'/Bailey's Red Twig Dogwood	FULL PLANTS, 8" O.C.		15" HT MIN.
DM	12.18 %	106	<i>Distylium myricoides</i> 'Athena Tower' / Athen's Tower Distylium			
FM	4.48 %	39	<i>Fothergilla major</i> 'Mt Airy'/ Mt. Airy Fothergilla	FULL PLANTS, MATCHING; 4" O.C.		18" HT MIN.
HQ	5.51 %	48	<i>Hydrangea quercifolia</i> 'Pee Wee'/ Pee Wee Oakleaf Hydrangea	FULL PLANTS, MATCHING; 4" O.C.		18" HT MIN.
IC	9.65 %	84	<i>Ilex cornuta</i> 'Carissa'/ Carissa Holly	#3 CONT.;FULL SPACE AS SHOWN		18" HT MIN.
IVSF	8.62 %	75	<i>Ilex vomitoria</i> 'Shadows Female'/ Shadow's Female Yaupon Holly			
LC	7.47 %	65	<i>Loropetalum chinensis</i> 'Purple Diamond'/ Purple Diamond Loropetalum			
RR	5.97 %	52	<i>Rhododendron x 'Roblex</i> /Autumn Lily Encore Azalea	FULL PLANTS, SPACE AS SHOWN		18" HT MIN.
VB	7.35 %	64	<i>Viburnum x burkwoodii</i> / Burkwood Viburnum			
ORNAMENTAL GRASSES AND GROUNDCOVER	%	QTY	BOTANICAL / COMMON NAME	CONT.	CAL	SIZE
MR	82.63 %	162	<i>Muhlenbergia reverchonii</i> / Rose Muhly	FULL PLANTS MATCHING; 3" O.C.		3 GAL CONT.
PA	17.34 %	34	<i>Pennisetum alopecuroides</i> 'Cassian'/ Cassian Dwarf Fountain Grass	FULL PLANTS MATCHING; 5" O.C.		1 GAL CONT.
+			SOD			
SEED			SEED			

LANDSCAPE CALCULATIONS

STREET TREE REQUIREMENTS:

1 TREE EVERY 40' MIN. ON AVERAGE.

PROPOSED SOUTHERN ACCESS ROAD (ROAD DESIGN BY OTHERS)–1529LF APROX. WEST OF BUMGARDNER – TREES REQUIRED 17, PROVIDED 17 EAST OF BUMGARDNER (PHASE 2) – TREES REQUIRED 21, PROVIDED 21

FOUNDATION LANDSCAPING REQUIREMENTS:

ADMINISTRATION BUILDING (476 LINEAR FEET)

REQUIRED: 12 UNDERSTORY TREES 95 SHRUBS

PROVIDED: 12 UNDERSTORY TREES 95 SHRUBS

OPERATIONS BUILDING (502 LINEAR FEET)

REQUIRED: 6 CANOPY TREES 100 SHRUBS

PROVIDED (RELOCATED NORTH AND EAST OF OPERATIONS BUILDING ALONG FENCE LINE) 5 CANOPY TREES – EAST 2 UNDERSTORY TREES – NORTH 100 SHRUBS – NORTH AND EAST

DUMPSTER ENCLOSURE (62 LINEAR FEET)

REQUIRED: 12 LARGE SHRUBS

PROVIDED: 12 LARGE SHRUBS 1 UNDERSTORY TREE

PROPOSED PRIVATE PUMPSTATION (80 LINEAR FEET)

REQUIRED: 16 LARGE SHRUBS

PROVIDED: 16 LARGE SHRUBS

FENCING AT OUTDOOR STORAGE

RELOCATED TO EXISTING WOODED AREA

INTERIOR PARKING LANDSCAPING:

ADMINISTRATION BUILDING: 127 PARKING SPACES (1 ISLAND / 25 PARKING SPACES)

TOTAL TREES REQUIRED: 5

TOTAL TREES PROVIDED: 6

TOTAL SHRUBS REQUIRED: 20

TOTAL SHRUBS PROVIDED: 24

OPERATIONS BUILDING – 139 PARKING SPACES (1 ISLAND / 25 PARKING SPACES)

TOTAL TREES REQUIRED: 6

TOTAL TREES PROVIDED: 7

TOTAL SHRUBS REQUIRED: 24

TOTAL SHRUBS PROVIDED: 24

PERIMETER BUFFER CALCULATIONS

NORTH– 20' TYPE 'A–2' PERIMETER BUFFER

STREET TREES EXCLUDED FROM PERIMETER BUFFER CALCULATIONS 873 LINEAR FEET OF EXISTING VEGETATION INCREMENTS 800.00 (BUMGARDNER DRIVE)–1600.00+93.66

NORTH 1 (PROPOSED DRIVEWAY AND UTILITY ROUTING)

DECIDUOUS UNDERSTORY TREE: 1 (1 RELOCATED TO NORTH 5 400.00–500.00) SHRUBS: 10

NORTH 2

DECIDUOUS UNDERSTORY TREE: 2 SHRUBS: 10

NORTH 3

DECIDUOUS UNDERSTORY TREE: 3 (1 RELOCATED FROM NORTH 8 700.00–800.00) SHRUBS: 10

NORTH 4

DECIDUOUS CANOPY TREE: 2 SHRUBS: 10

NORTH 5

DECIDUOUS CANOPY TREE: 3 (1 RELOCATED FROM NORTH 1 0.00–100.00) SHRUBS: 14 (4 RELOCATED FROM NORTH 8 700.00–800.00)

NORTH 6

DECIDUOUS CANOPY TREE: 2 SHRUBS: 10

NORTH 7

DECIDUOUS CANOPY TREE: 2 SHRUBS: 10

NORTH 8 (BUMGARDNER DRIVE/SAR INTERSECTION, UTILITES AND SIDEWALK)

DECIDUOUS CANOPY TREE: 1 (1 RELOCATED TO NORTH 3 200.00–300.00) SHRUBS: 6 (4 RELOCATED TO NORTH 5 400.00–500.00)

EAST– 20' TYPE 'A' PERIMETER BUFFER

583 LINEAR FEET OF EXISTING WOODED AREA INCREMENTS 0.00–600.00

WEST– 25' TYPE 'A–1' PERIMETER BUFFER (20' DUKE ACCESS EASEMENT + 5' PLANTED BUFFER

WEST 1 DECIDUOUS CANOPY TREE: 2 SHRUBS 5

WEST 2

DECIDUOUS CANOPY TREE: 3 SHRUBS 5 1 DECIDUOUS CANOPY RELOCATED FROM INCREMENT WEST 3 200.00–300.00

WEST 3

DECIDUOUS CANOPY TREE: 1 SHRUBS 5 1 DECIDUOUS CANOPY TREE DUE TO SDT AND RETAINING WALL CONFLICT; RELOCATED TO INCREMENT WEST 2 100.00–200.00

SOUTH– 20' TYPE 'C' PERIMETER BUFFER

SOUTH 1 DECIDUOUS CANOPY TREE: 5 SHRUBS 20

SOUTH 2

DECIDUOUS CANOPY TREE: 5 SHRUBS 20

SOUTH 3

DECIDUOUS CANOPY TREE: 7 (2 BUFFER ADJACENT, RELOCATED FROM SOUTH 7 600.00–700.00) SHRUBS: 29 (9 BUFFER ADJACENT, RELOCATED FROM SOUTH 7 600.00–700.00)

SOUTH 4

DECIDUOUS CANOPY TREE: 7 (2 BUFFER ADJACENT, RELOCATED FROM SOUTH 7 600.00–700.00) SHRUBS: 25 (5 BUFFER ADJACENT, RELOCATED FORM SOUTH 7 600.00–700.00)

SOUTH 5

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

SOUTH 6

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

SOUTH 7 (EXISTING CEMETERY)

DECIDUOUS CANOPY TREE: 1 (4 RELOCATED TO BUFFER ADJACENT; SOUTH 3 & 4 200.00–400.00) SHRUBS: 6 (14 RELOCATED TO BUFFER ADJACENT, SOUTH 3 & 4 200.00–400.00)

SOUTH 8

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

SOUTH 9

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

SOUTH 10

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

SOUTH 11

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

SOUTH 12

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

SOUTH 13

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

SOUTH 14

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

SOUTH 15

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

SOUTH 16

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

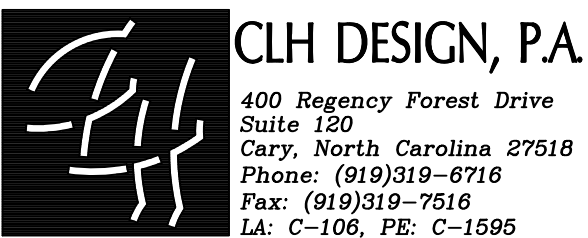
SOUTH 17

DECIDUOUS CANOPY TREE: 5 SHRUBS: 20

SOUTH 18

EXISTING VEGETATION AND RIPARIAN BUFFER: 1311 SF DECIDUOUS CANOPY TREE: 3 (2 EXISTING VEGETATION) SHRUBS: 15 (5 EXISTING VEGETATION)

six coliseum centre
2815 coliseum centre drive, suite 500
charlotte, north carolina 28217
tj 704 379 1919
tj 704 379 1920
www.adwarchitects.com



HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

HOLLY SPRINGS, NORTH CAROLINA

DEVELOPMENT PETITION SUBMITTAL #5

DATE 03.14.2024

ADW PROJECT NO 21028

CLH PROJECT NO 22-137

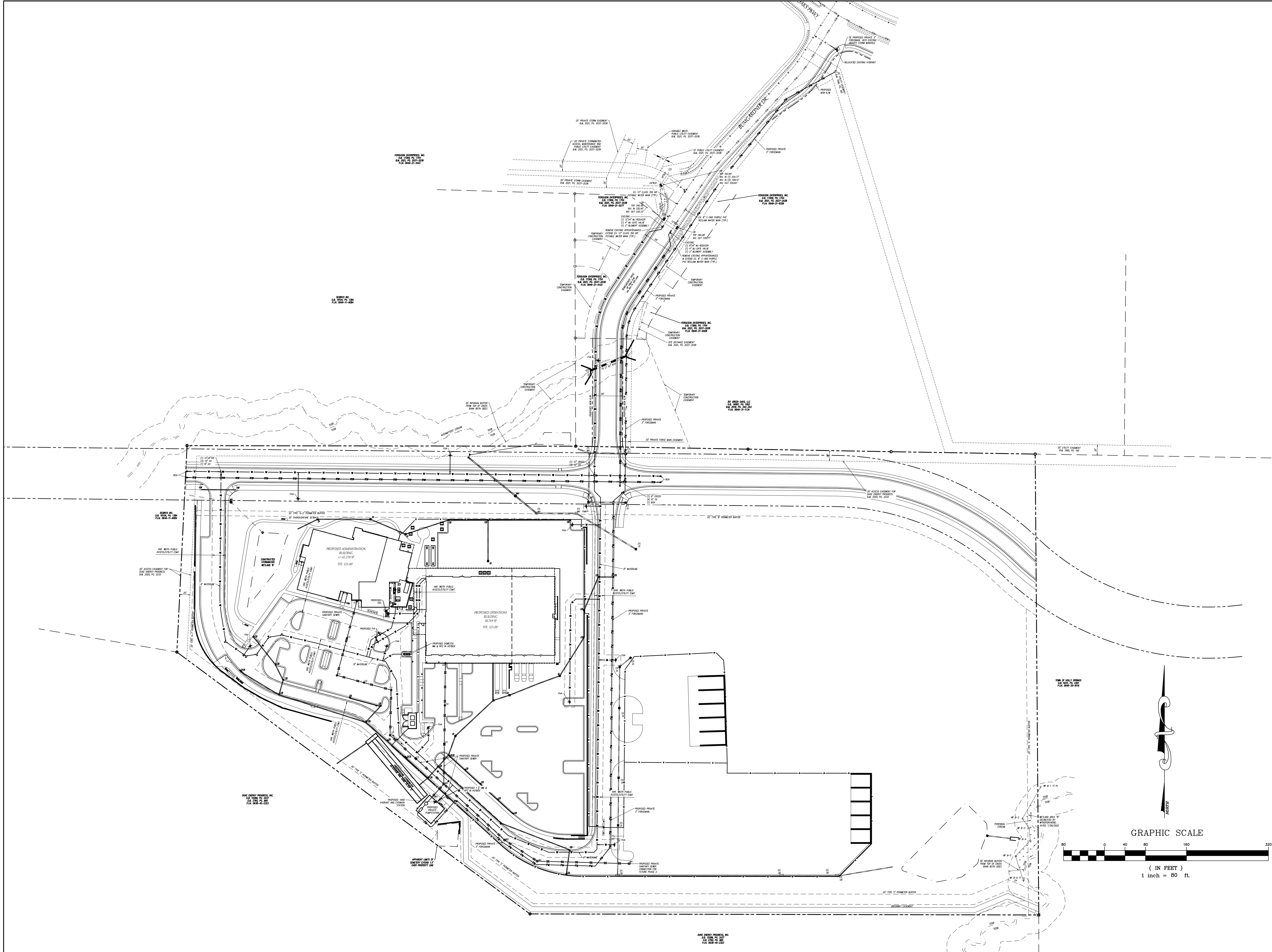
REVISIONS

NUM. DATE DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SEAL



HOLLY SPRINGS OPERATIONS CAMPUS

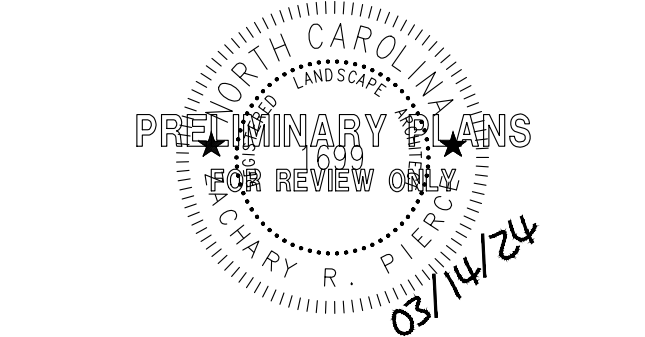
PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

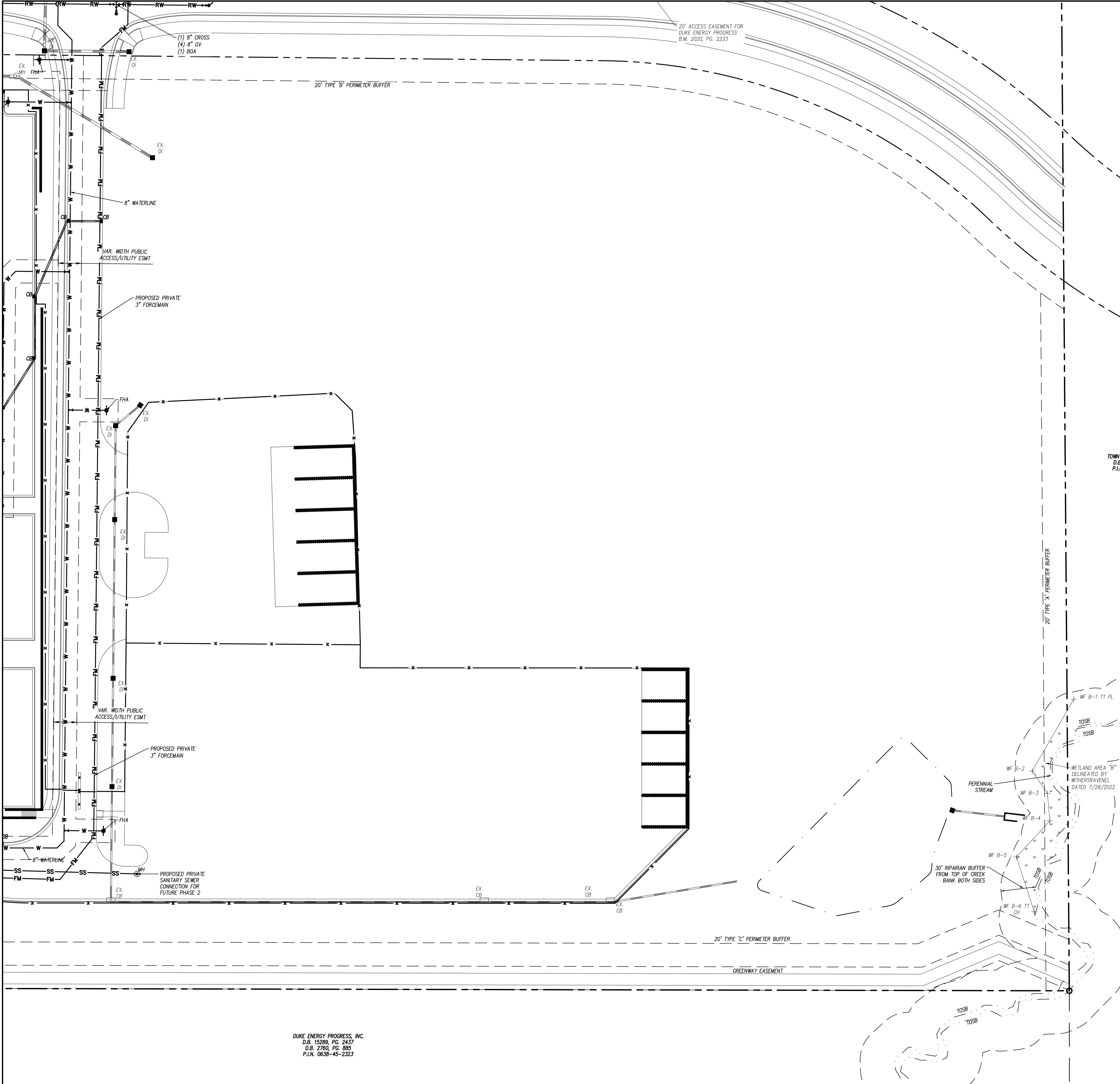
DEVELOPMENT
PETITION
SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

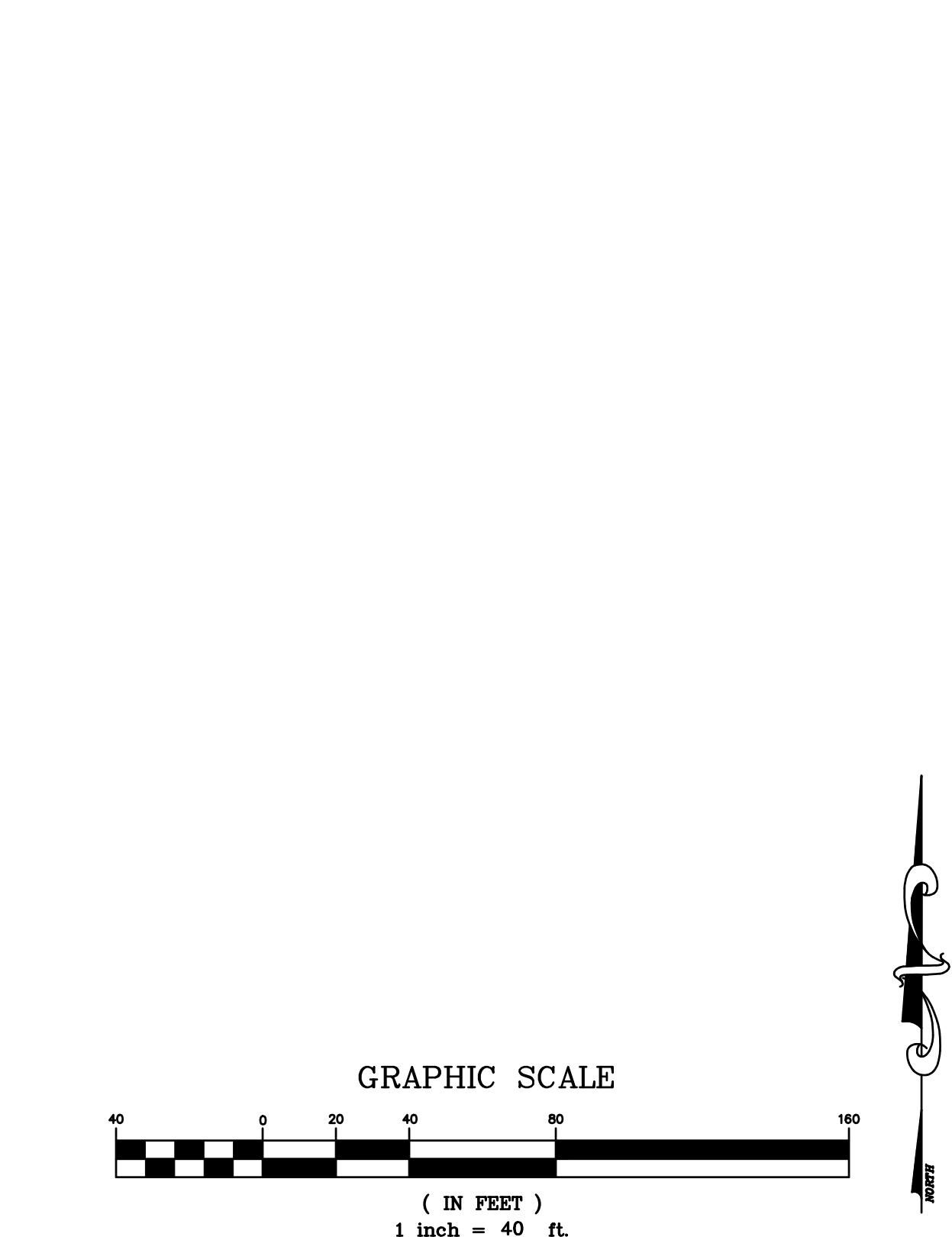


SEAL



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	==SD==	SD
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

- GENERAL NOTES-UTILITY
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF CARY AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
 - INSTALL WATERMAINS WITH A COVER OF NO LESS THAN 3'-FT.
 - 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.
 - SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
 - ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
 - ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
 - ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
 - 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.



HOLLY SPRINGS OPERATIONS CAMPUS

PHASE 1B

HOLLY SPRINGS, NORTH CAROLINA

DEVELOPMENT PETITION SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

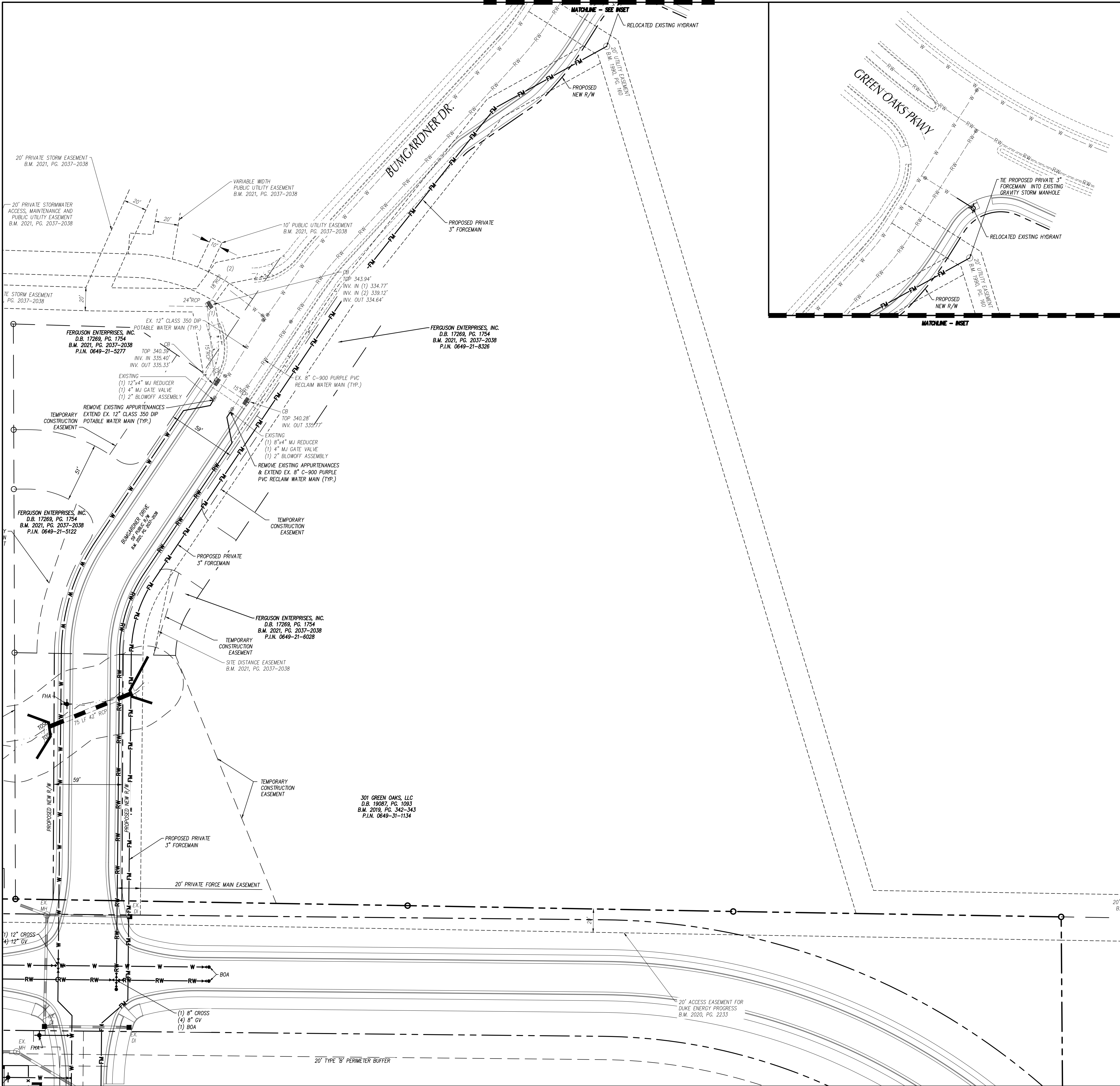
THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

SEAL

SHEET NAME UTILITY PLAN - AREA 1

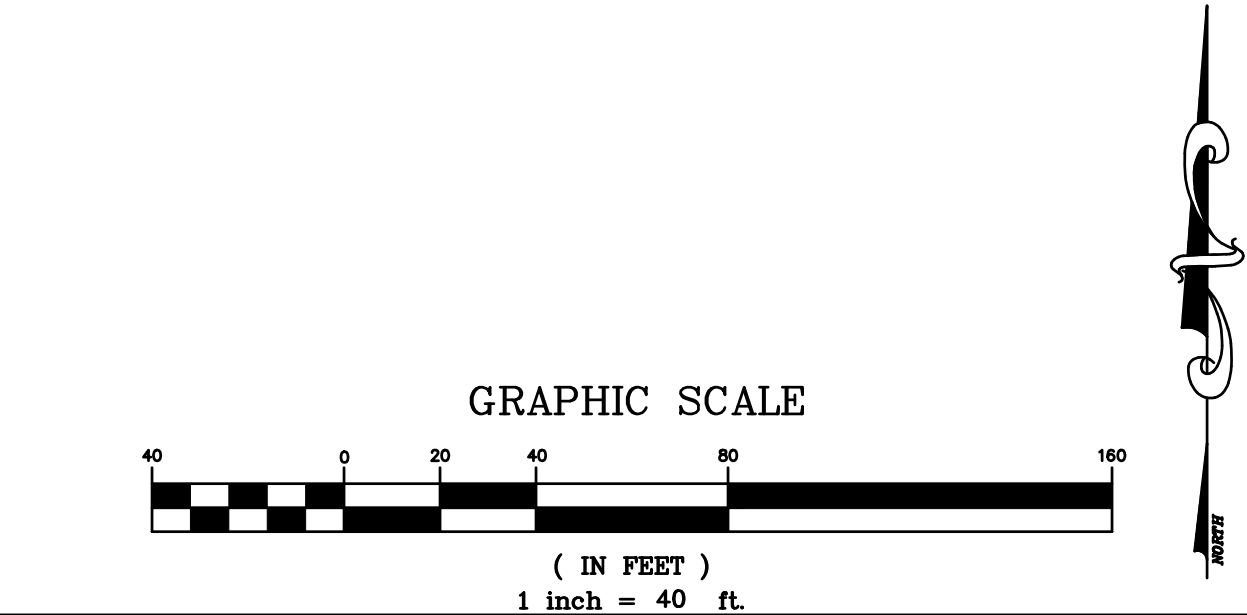
SHEET NUMBER C-5.1

DUKE ENERGY PROGRESS, INC.
D.B. 15289, PG. 2437
D.B. 2760, PG. 985
P.L.N. 0638-45-2323



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	==S==	S
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

- GENERAL NOTES-UTILITY
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF CARY AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
 - INSTALL WATERMAINS WITH A COVER OF NO LESS THAN 3'-FT.
 - 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, OFT-HOUR, TEMPORARY SHUT- DOWNS WITH THE OWNER.
 - SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
 - ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
 - ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
 - ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
 - 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.



HOLLY SPRINGS OPERATIONS CAMPUS

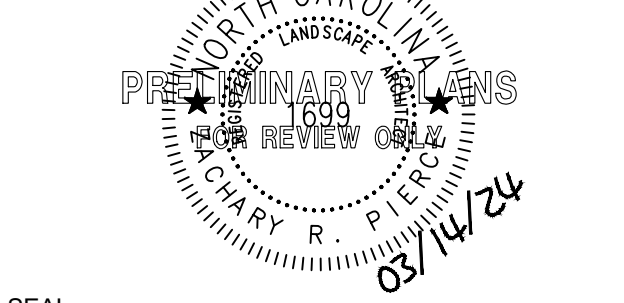
PHASE 1B

HOLLY SPRINGS, NORTH CAROLINA

DEVELOPMENT PETITION SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SEAL	
SHEET NAME	UTILITY PLAN - AREA 2
SHEET NUMBER	C-52



HOLLY SPRINGS OPERATIONS CAMPUS

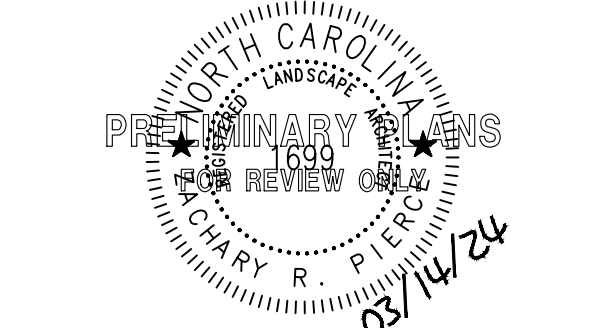
PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

DEVELOPMENT
PETITION
SUBMITTAL #5

DATE	03.14.2024	
ADW PROJECT NO	21028	
CLH PROJECT NO	22-137	
REVISIONS		
NUM.	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SEAL

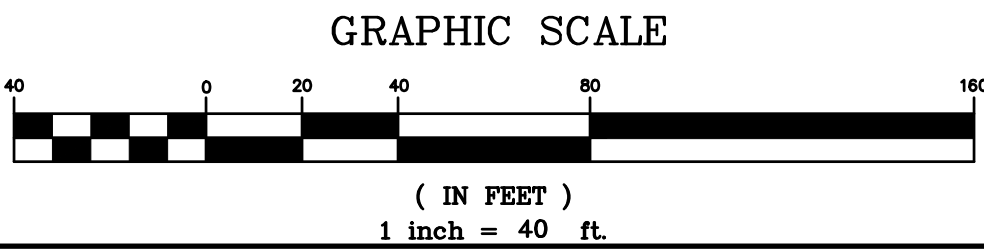
SHEET NAME *UTILITY PLAN - AREA 3*

SHEET NUMBER *C-5.3*

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

GENERAL NOTES-UTILITY

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF CARY AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
2. INSTALL WATERMANS WITH A COVER OF NO LESS THAN 3-FT.
3. 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.
4. INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
5. WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10-FT.
6. SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24-IN TO STORM DRAINAGE PIPES.
7. 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 CABLE.
8. VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
10. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSBC AND OSHA REQUIREMENTS.
11. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
12. 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.
13. SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND LATERAL MOVEMENT FOR UTILITY INSTALLATION.
14. ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
15. ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @ 0.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
16. ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
17. 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.



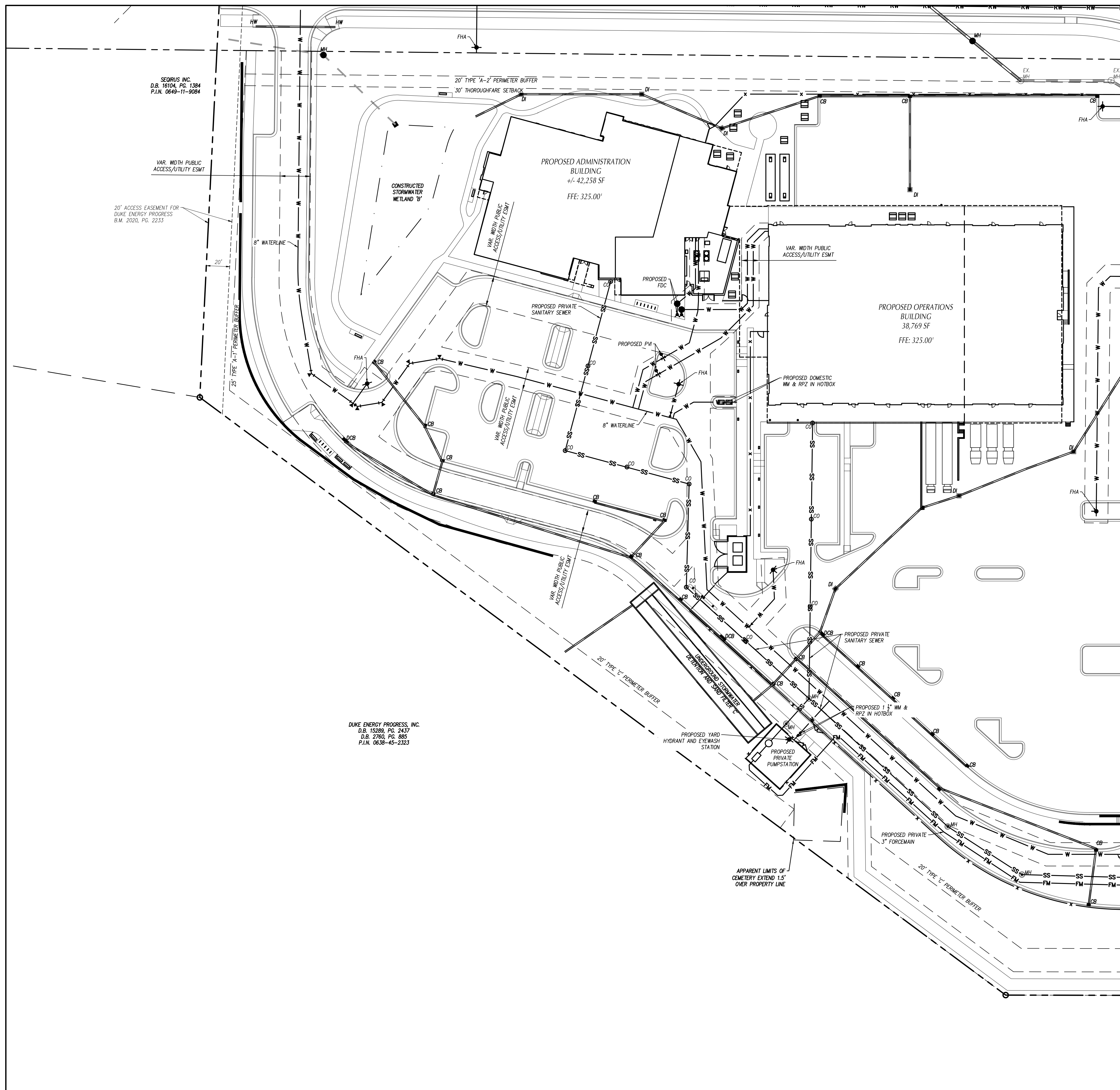


PHASE 1B

DEVELOPMENT
PETITION
SUBMITTAL #5

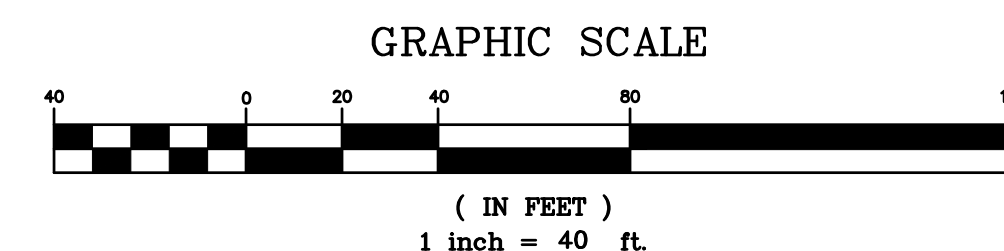
NUM.	DATE	DESCRIPTION:
------	------	--------------

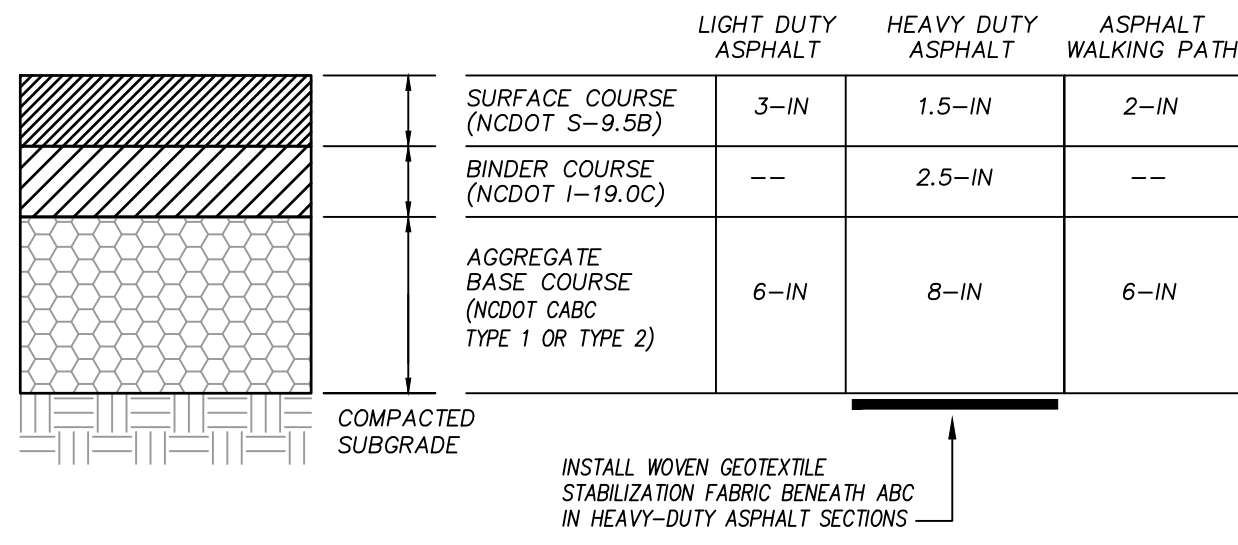
SHEET NUMBER C-5.4



	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

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF CARY AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. INSTALL WATERMANS WITH A COVER OF NO LESS THAN 3-FT.
3. 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.
4. INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
5. WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10-FT.
6. SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24-IN TO STORM DRAINAGE PIPES.
7. 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 CABLE.
8. VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
10. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSBG AND OSHA REQUIREMENTS.
11. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
12. 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.
13. SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
14. ALL ROAD DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
15. ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @ 0.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
16. ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
17. 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.

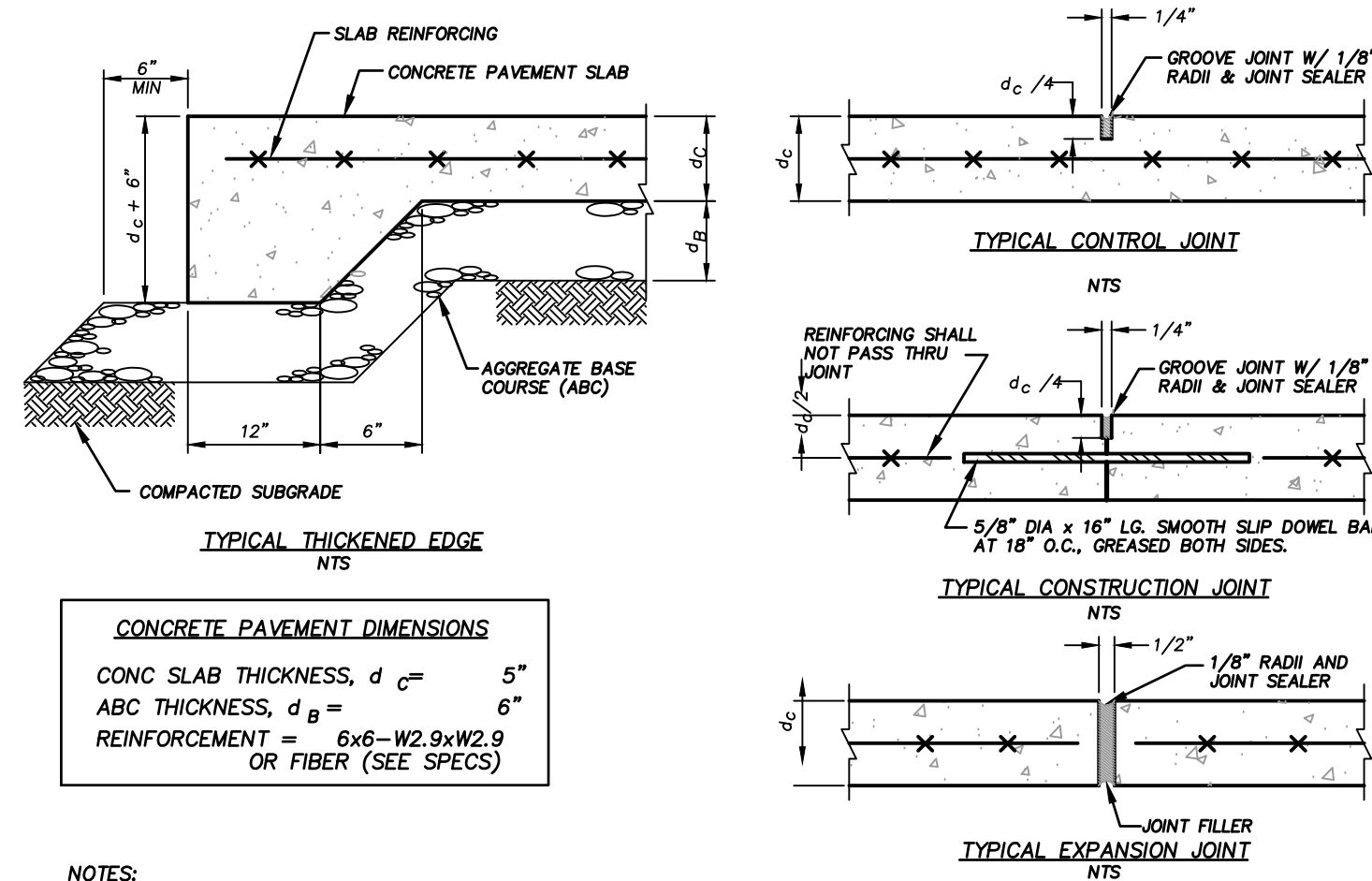




- SEE SPECIFICATIONS FOR PROFFROLLING, COMPACTION & TESTING REQUIREMENTS.
- DETAIL IS FOR ON-SITE PAVING OPERATIONS ONLY.
- THE CONTRACTOR MAY CHOOSE TO INSTALL INTERMEDIATE COURSES OF PAVEMENT TO STABILIZE THE SITE DURING CONSTRUCTION AT NO ADDITIONAL COST.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING 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.

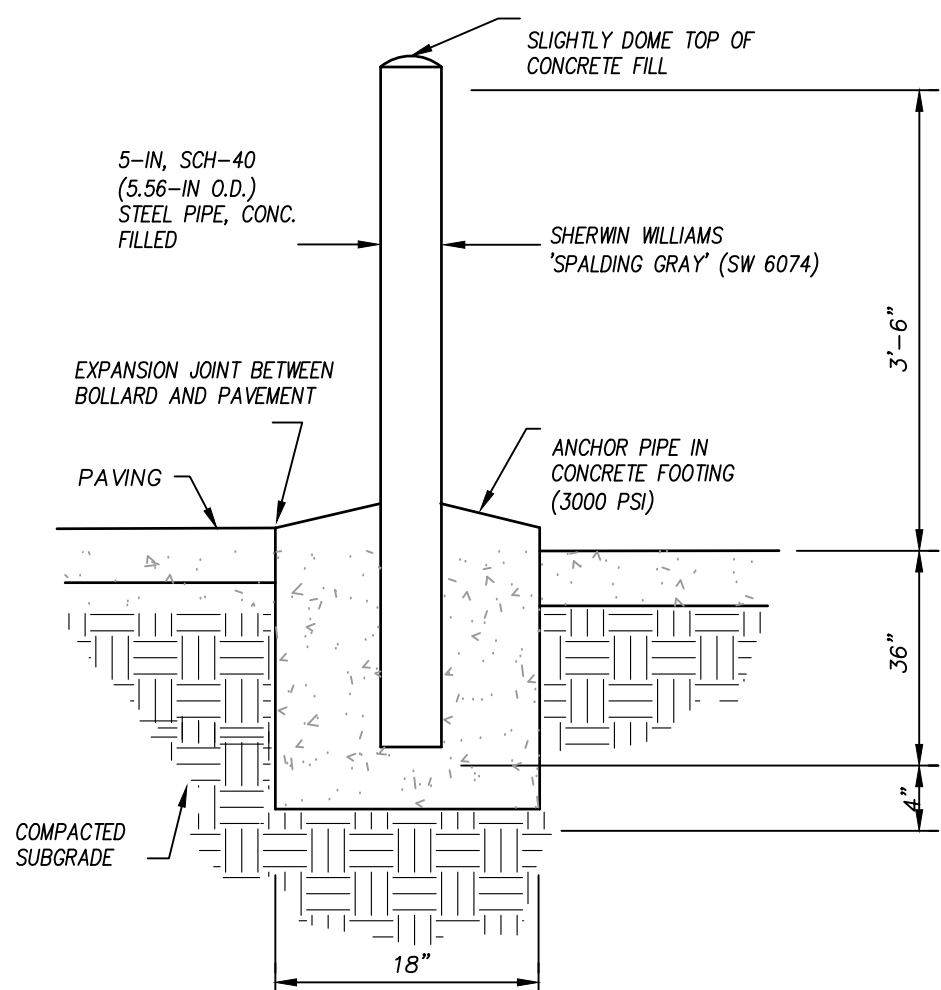


NOTES:

- 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

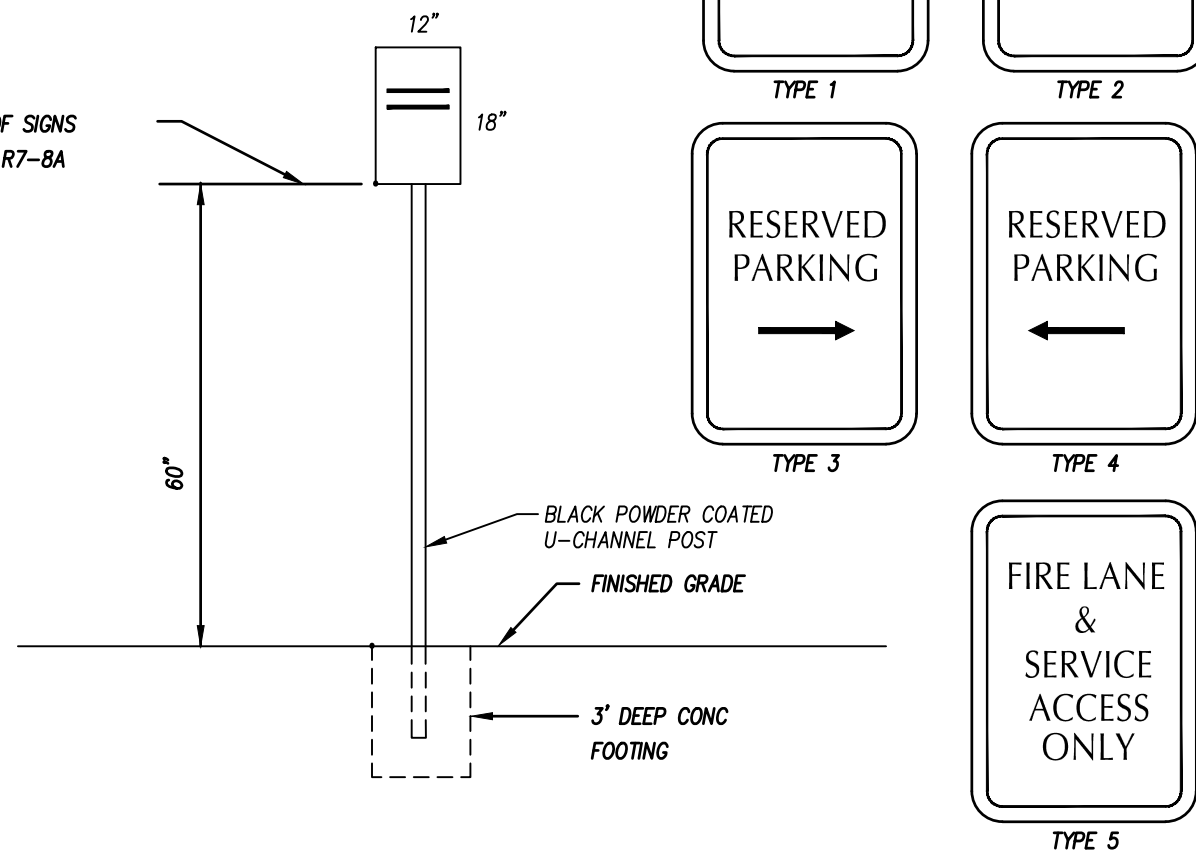
N.T.S.



STEEL BOLLARD

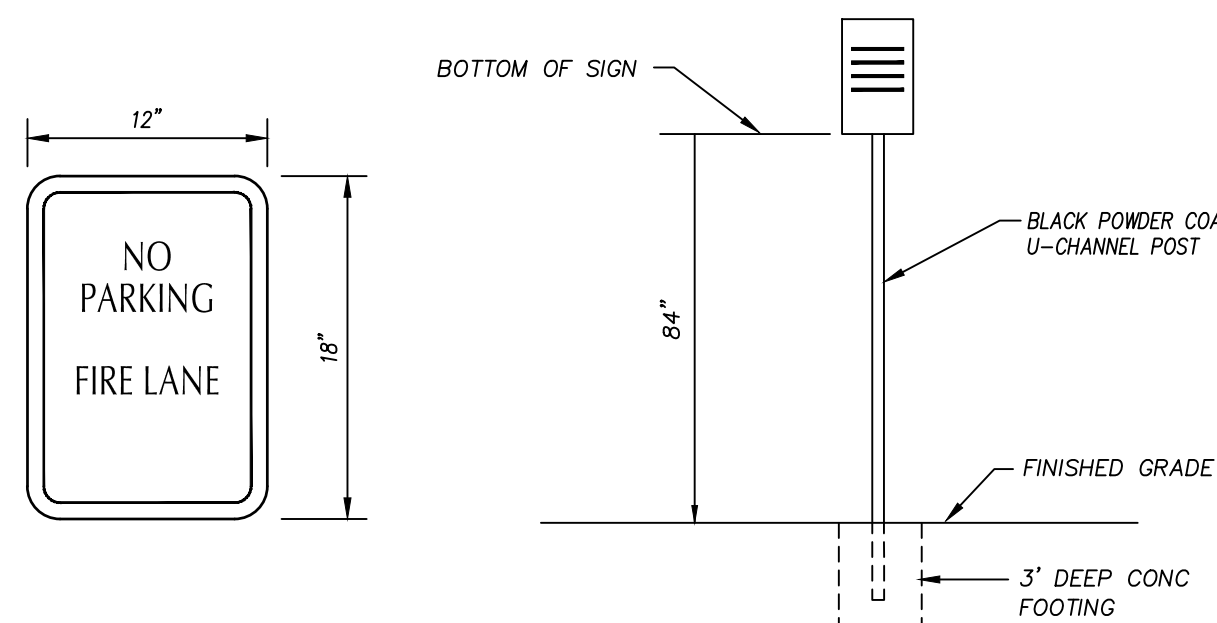
N.T.S.

BOTTOM OF SIGNS
R7-8 OR R7-8A



SPECIAL PARKING SIGNAGE

N.T.S.

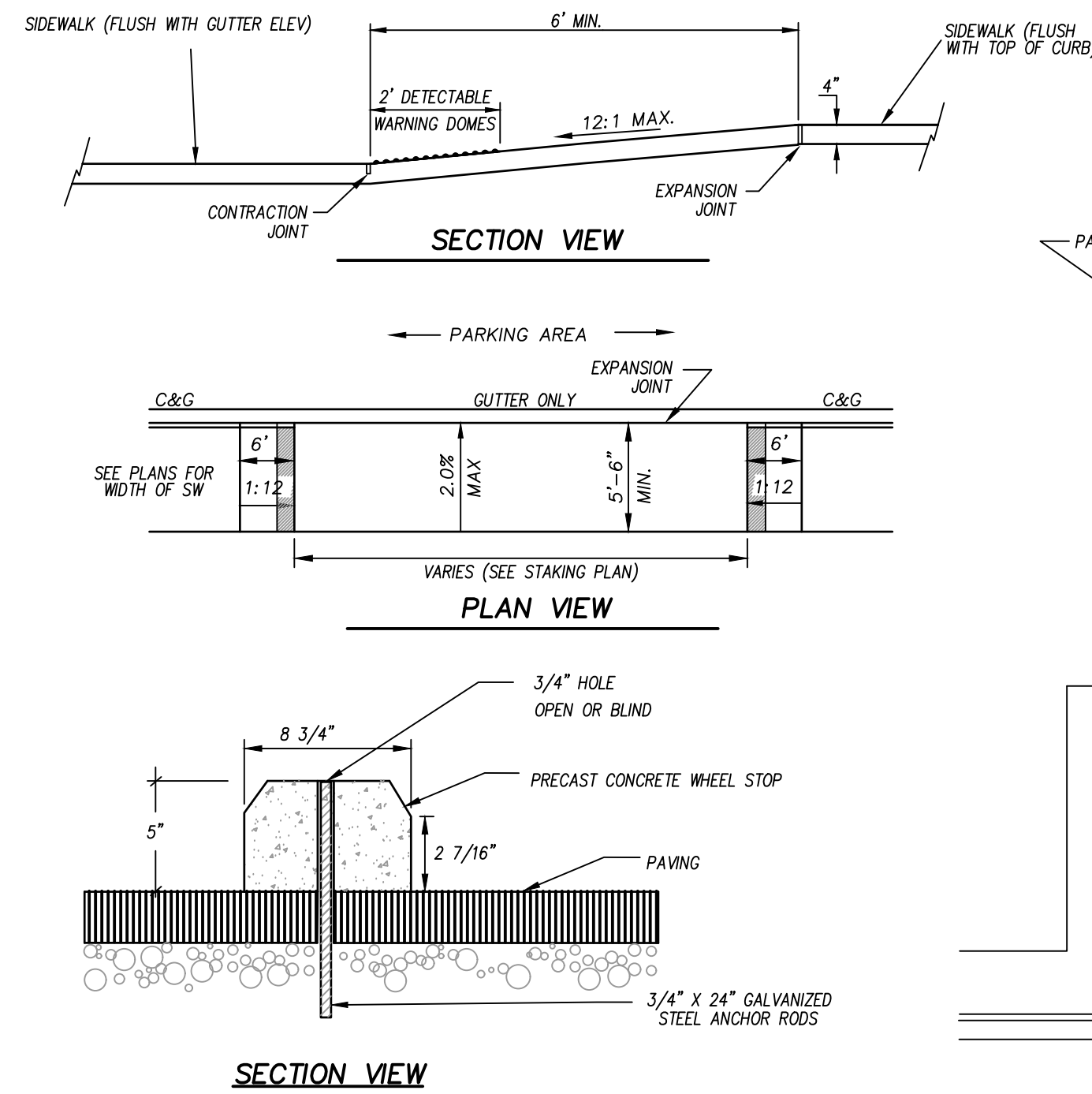


NOTES:

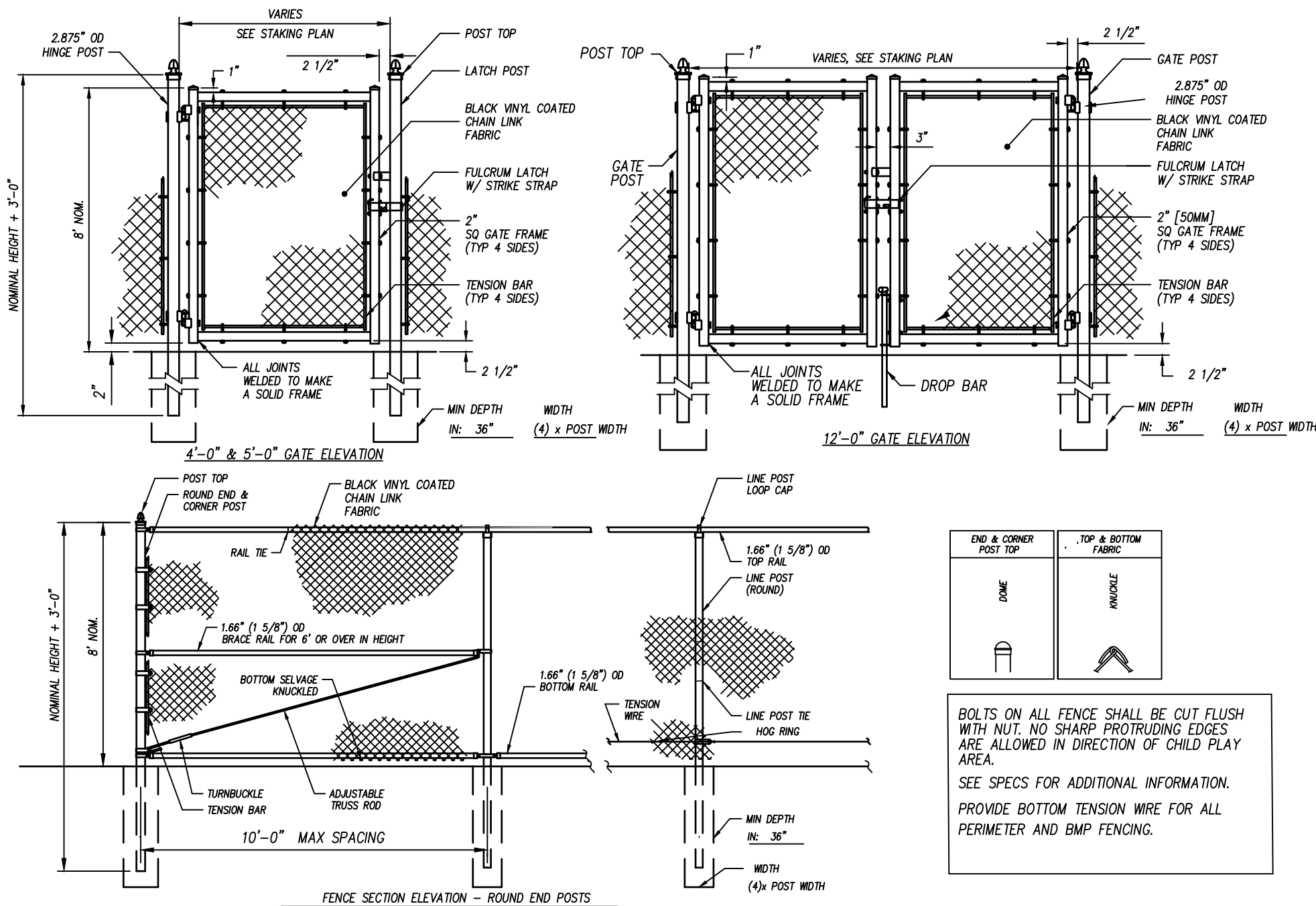
- ALL FIRE LANE SIGNS AND SIGN LOCATIONS SHALL CONFIRM TO THE NORTH CAROLINA FIRE CODE APPENDIX D, SECTION D103.6.
- SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH.
- LETTERS SHALL BE RED.
- SIGN BACKGROUND SHALL BE A REFLECTIVE WHITE.

FIRE LANE SIGNAGE

N.T.S.

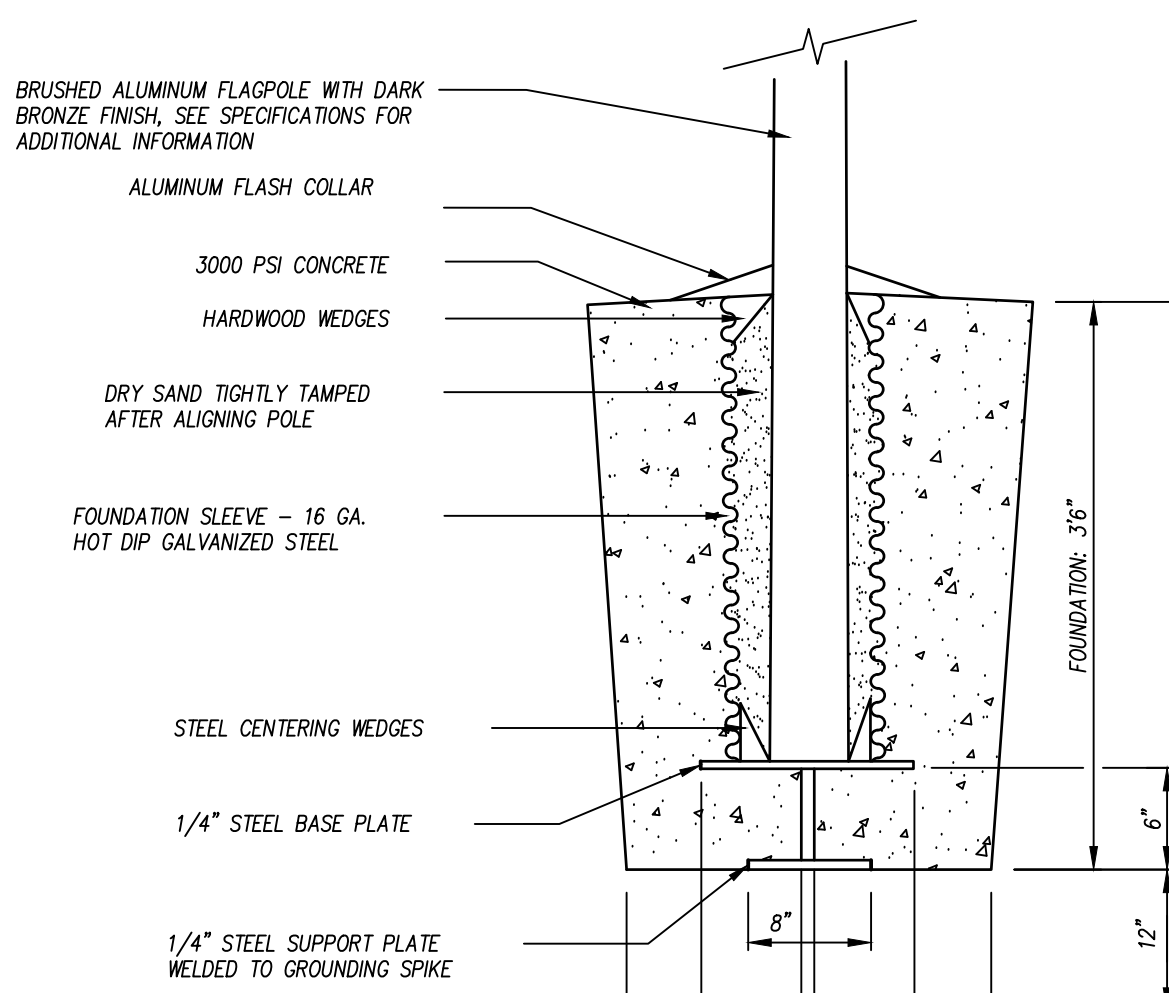


SECTION VIEW



VINYL COATED CHAIN LINK FENCE AND GATE

N.T.S.

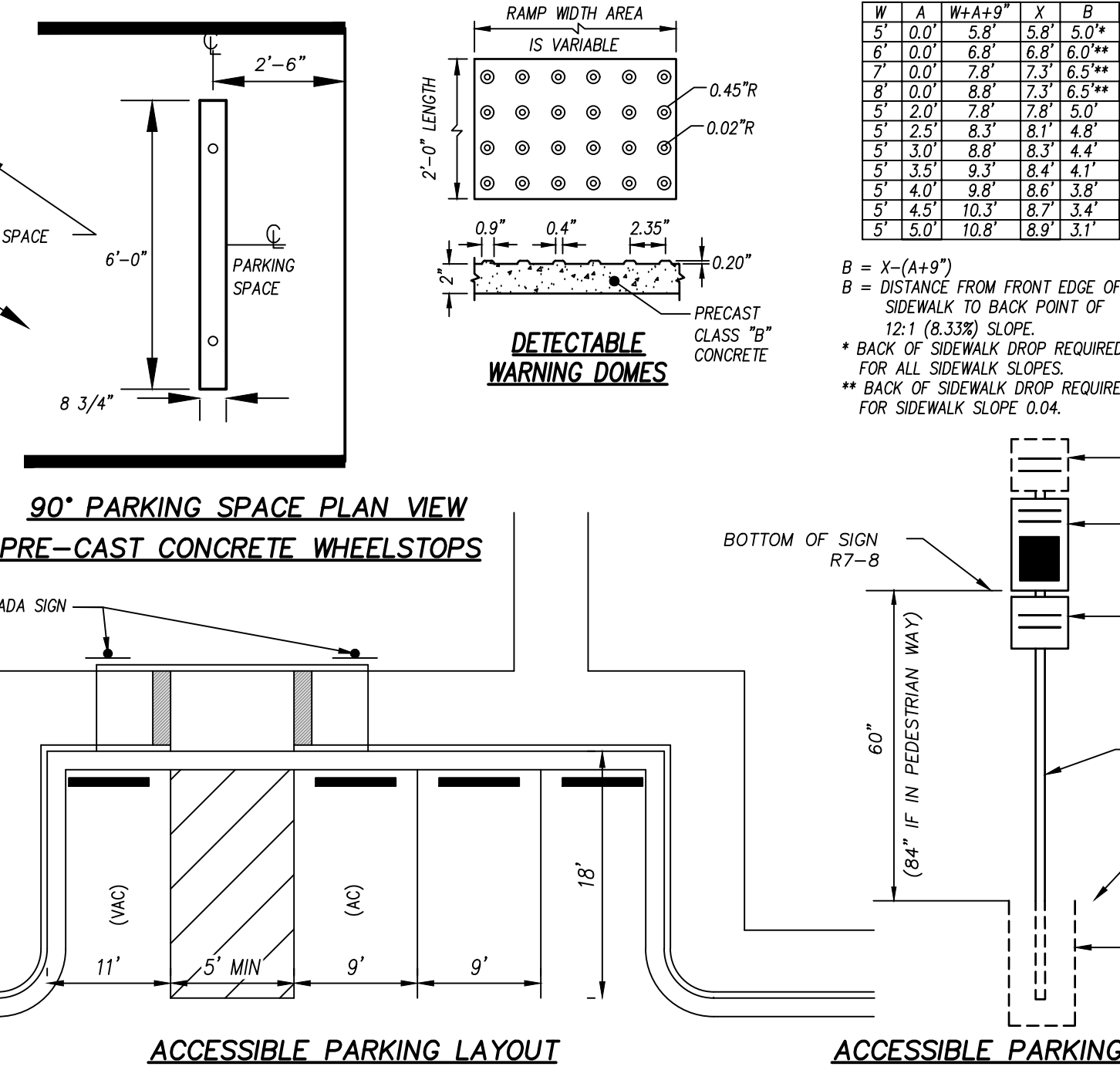


NOTES:

- 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 CLEAT SYSTEM, INTERNAL HAYLARD, TRUCK, COLLAR AND 8" DIAMETER LED BEACON DOWNLIGHTING. INSTALL PER MANUFACTURER.

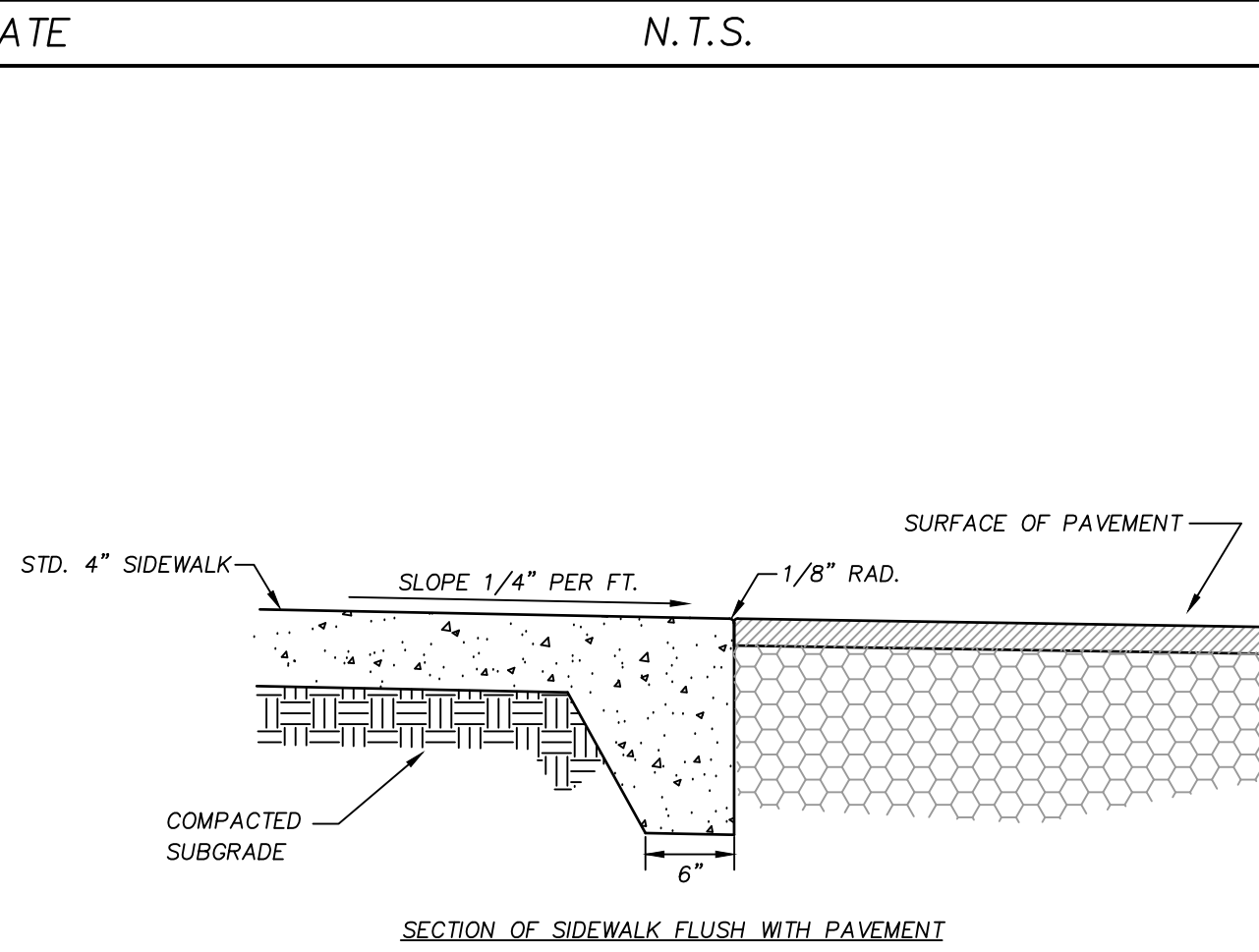
FLAG POLE BASE DETAIL

N.T.S.



ACCESSIBLE PARKING

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 84RD05 FOR ADDITIONAL INFORMATION.
 - RAMP SHALL HAVE BRUSHED SLIP RESISTANT SURFACE.
 - ALL CONCRETE SHALL BE 3000 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

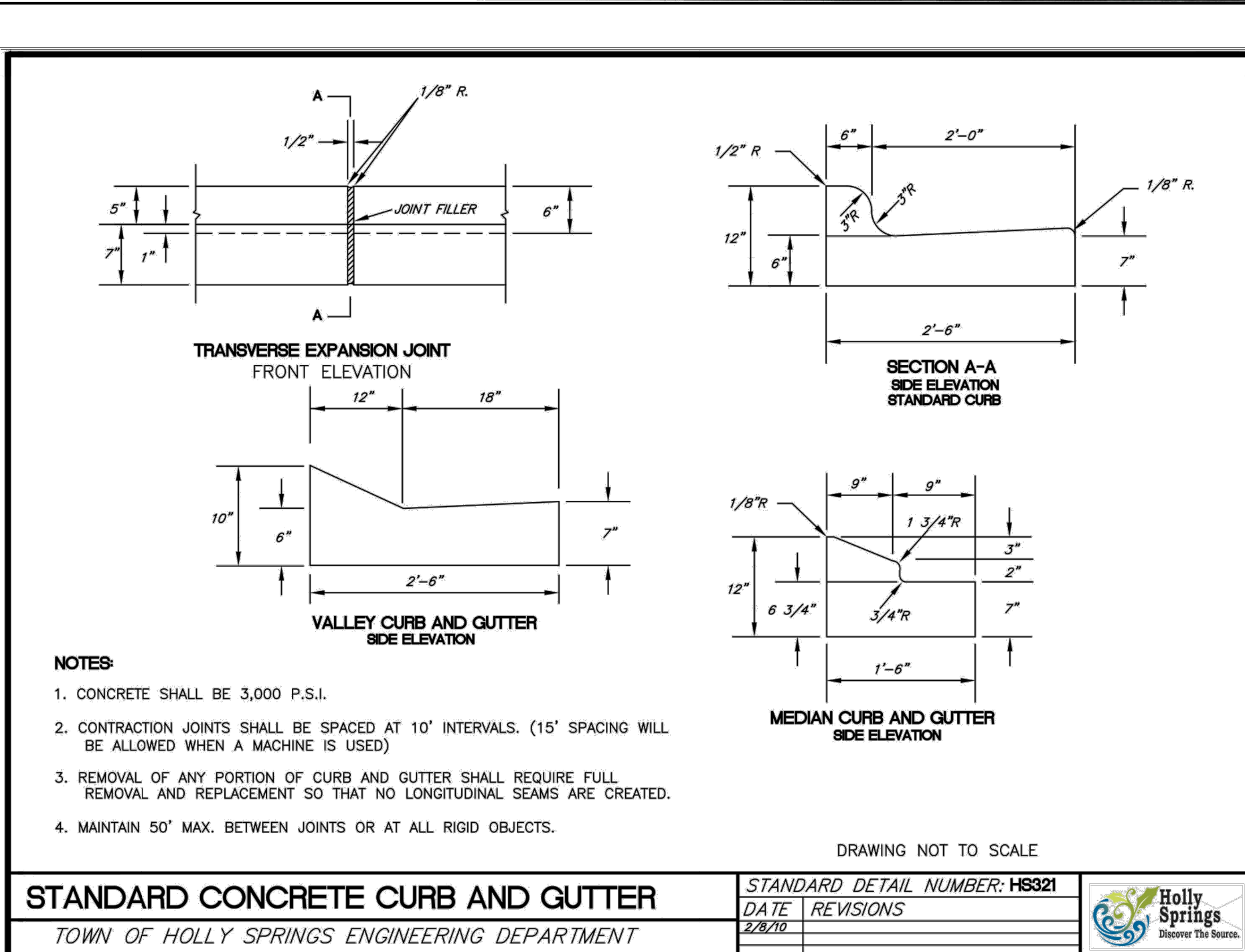
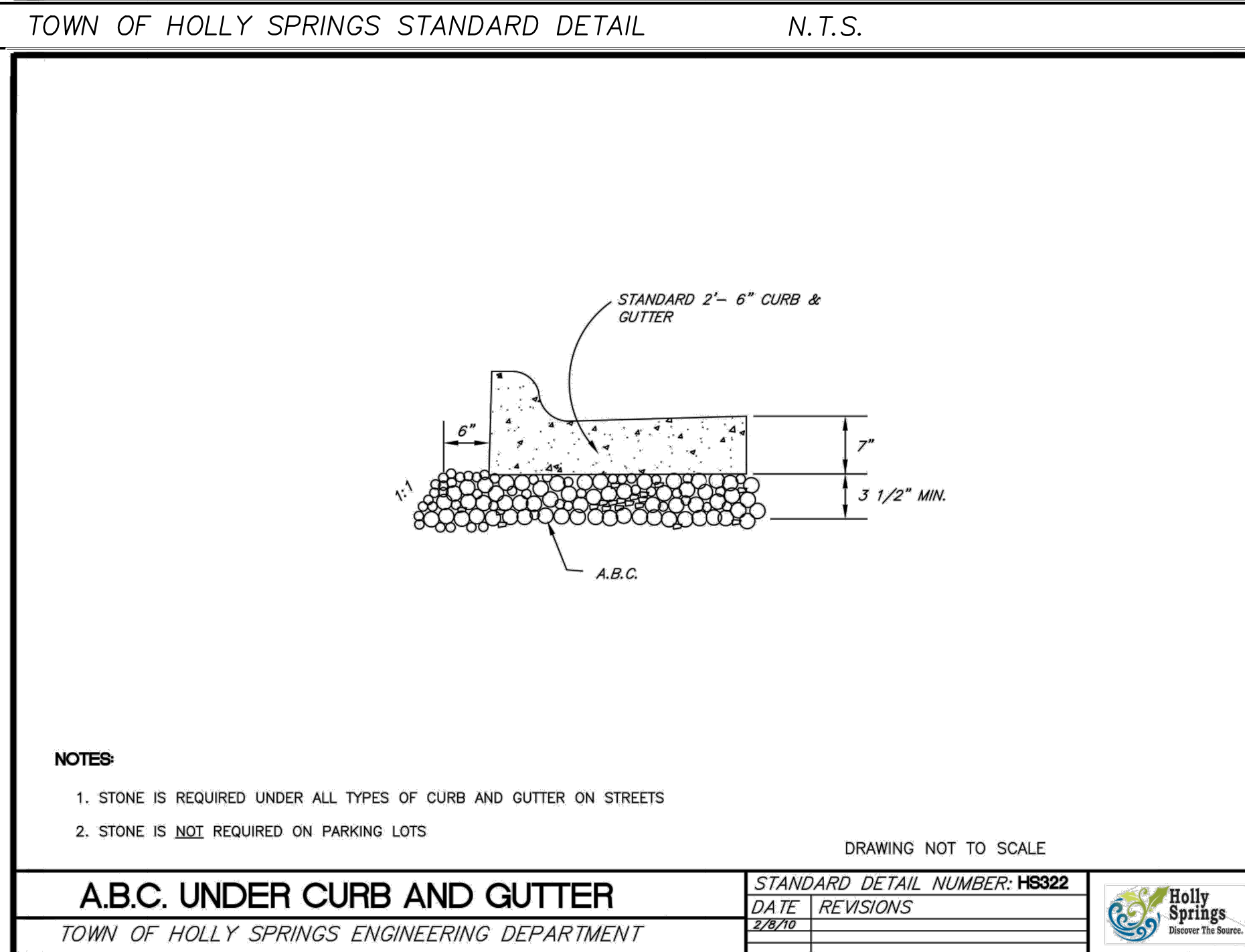
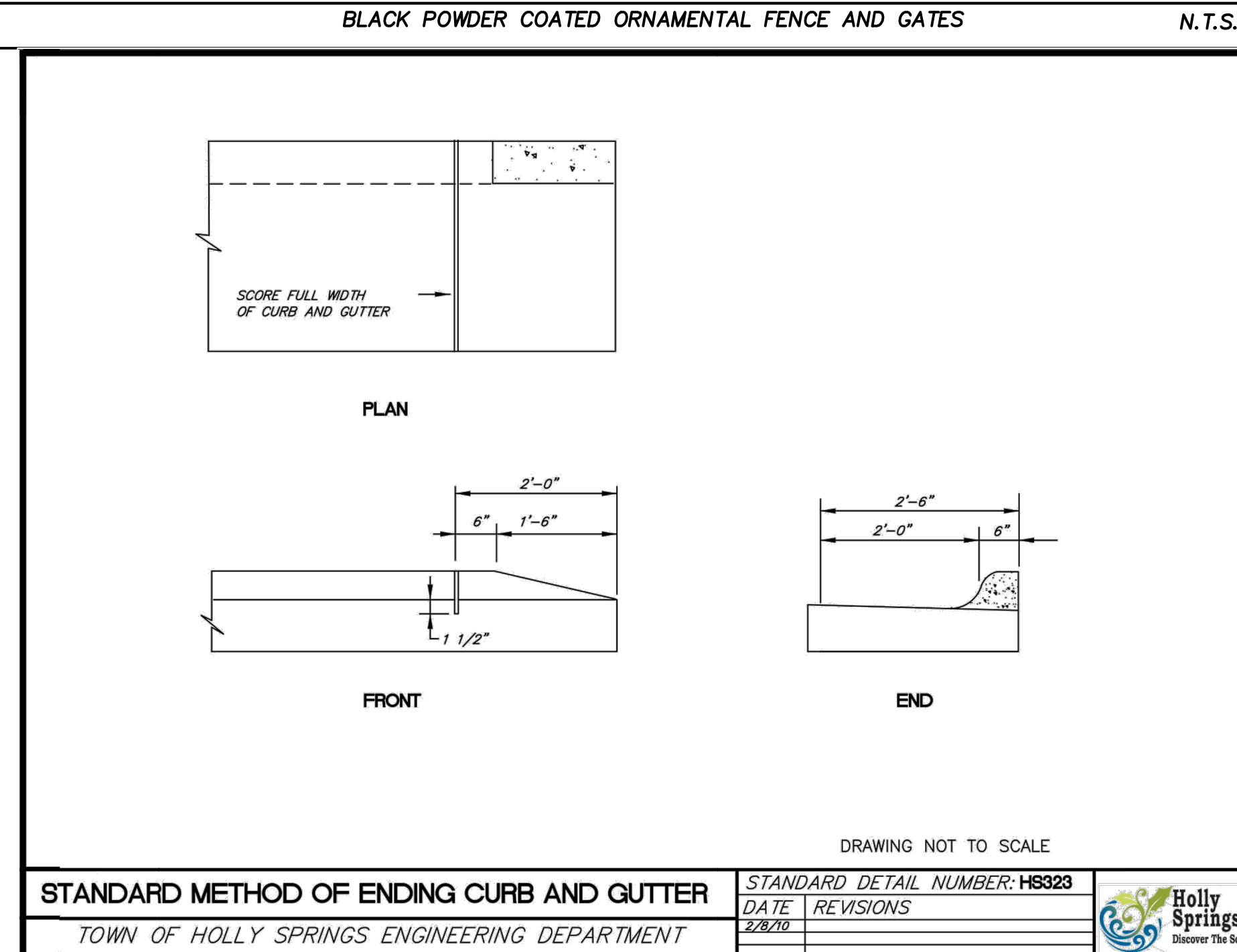
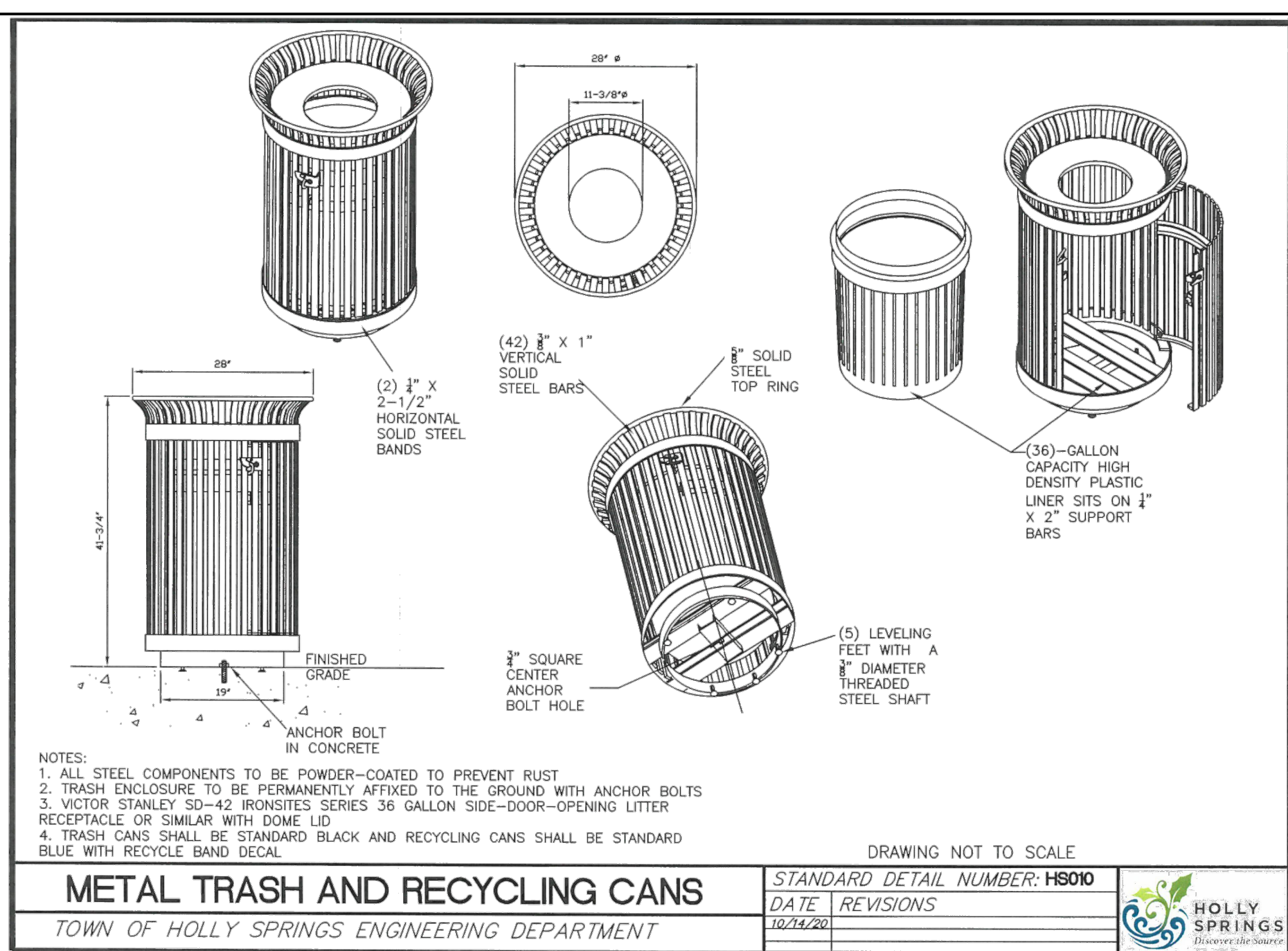
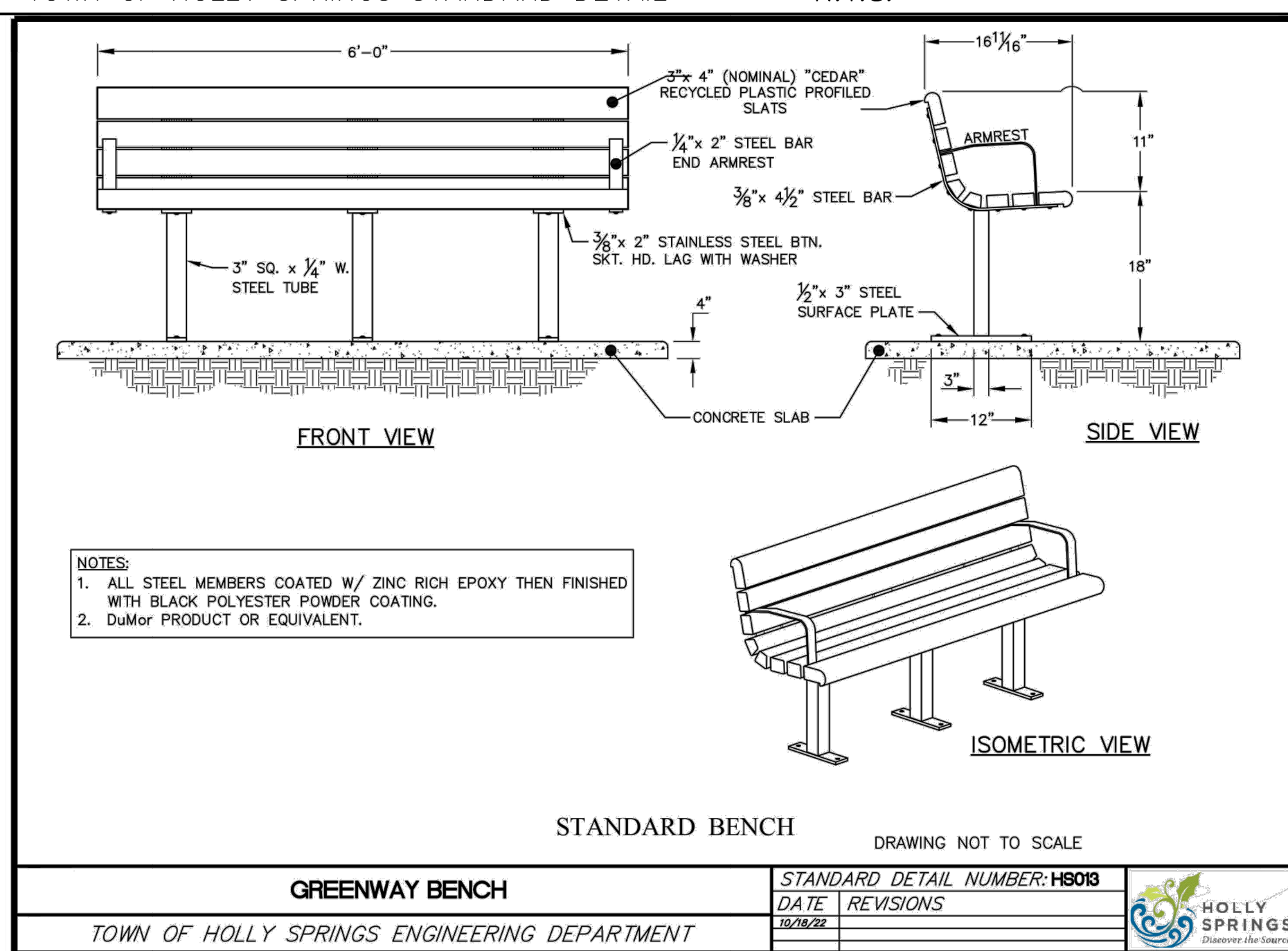
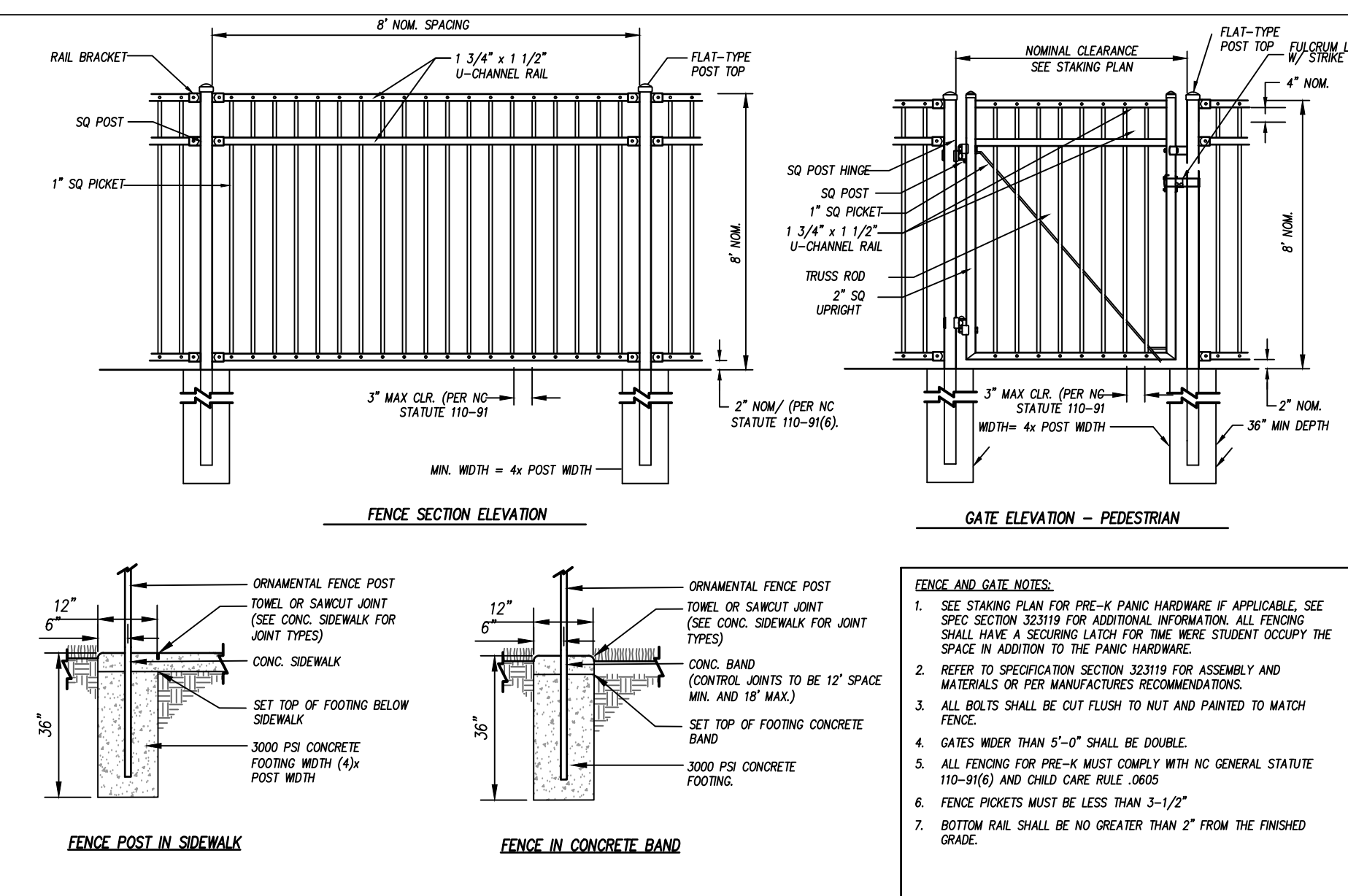
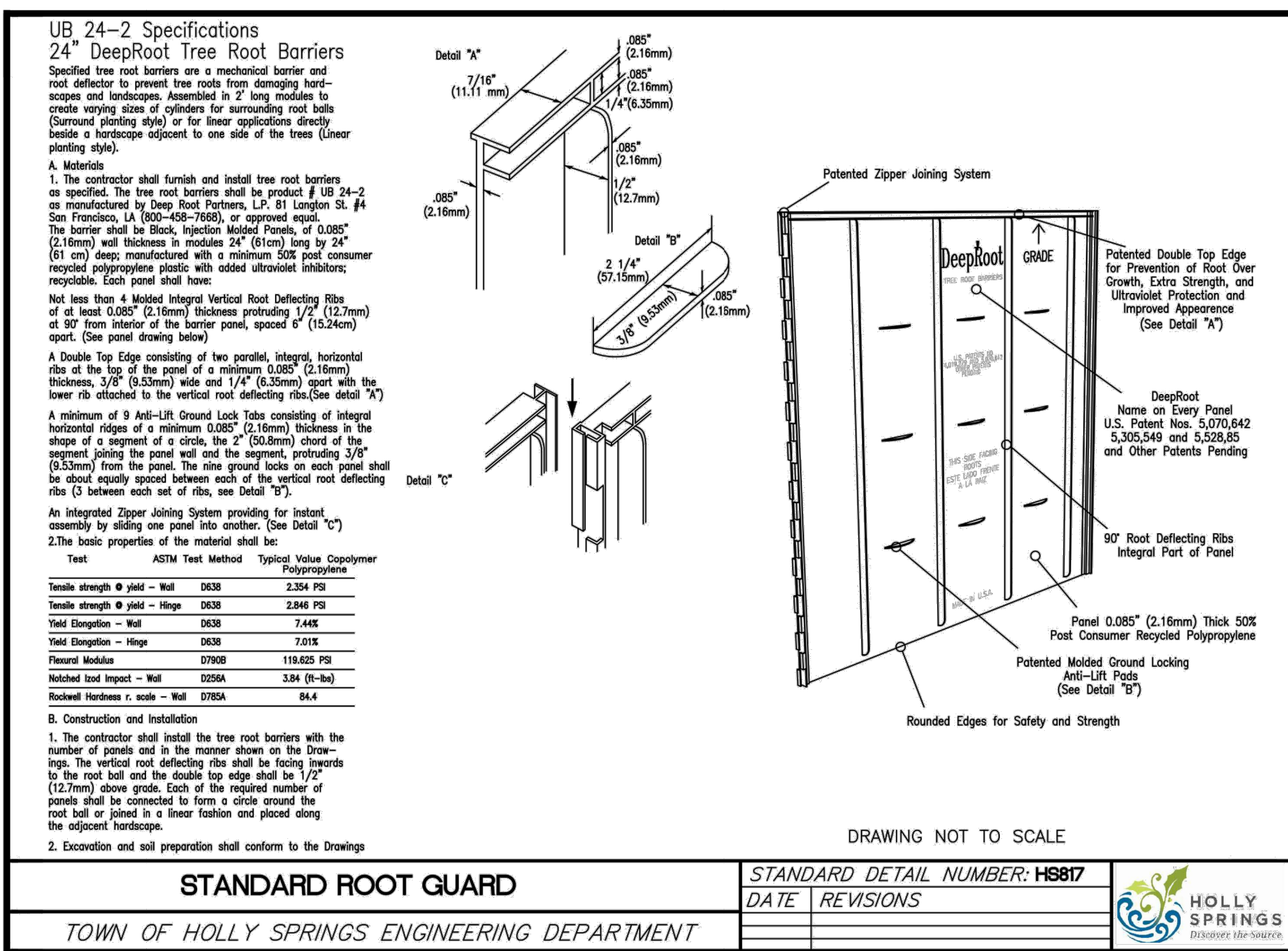
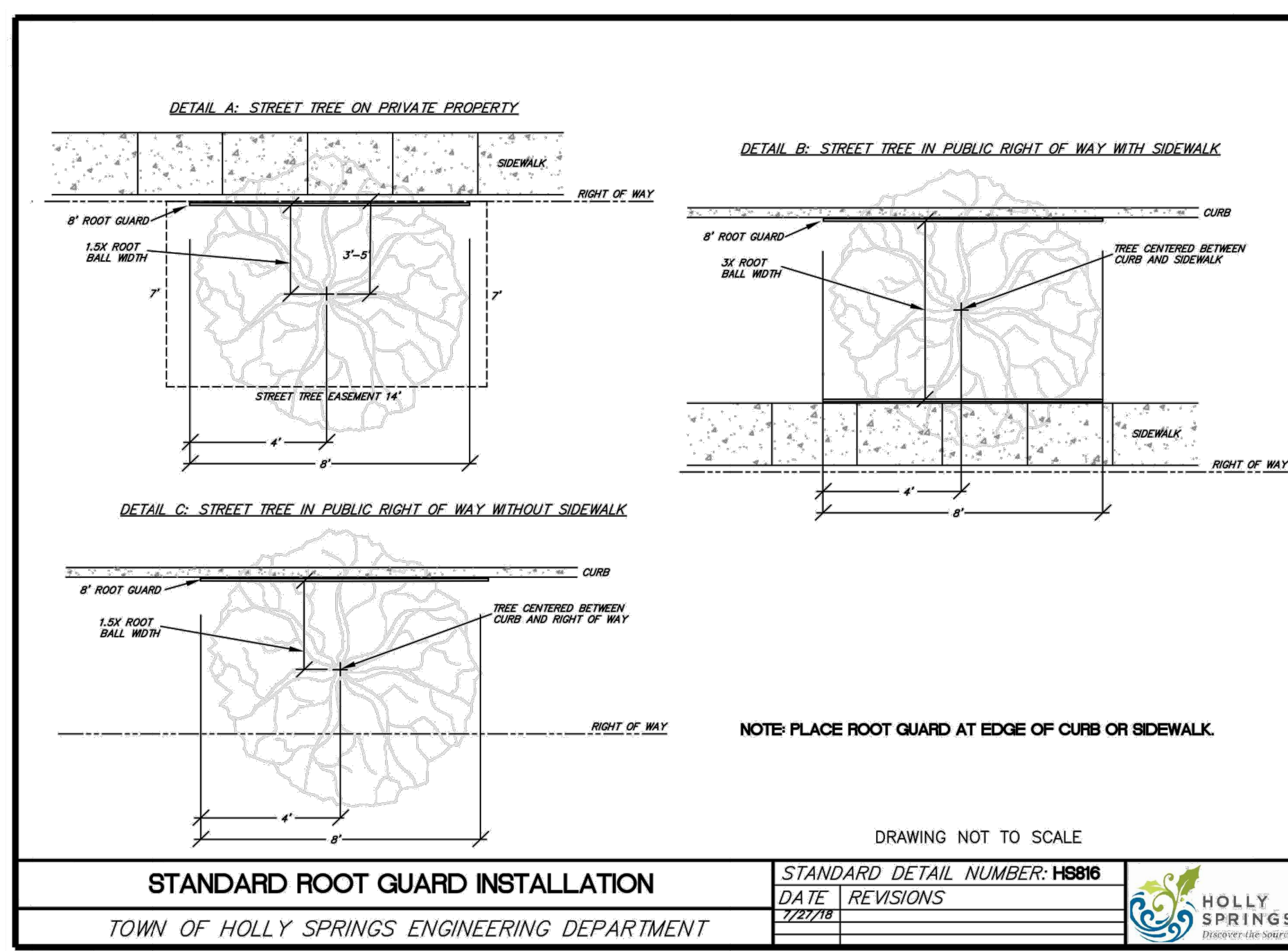
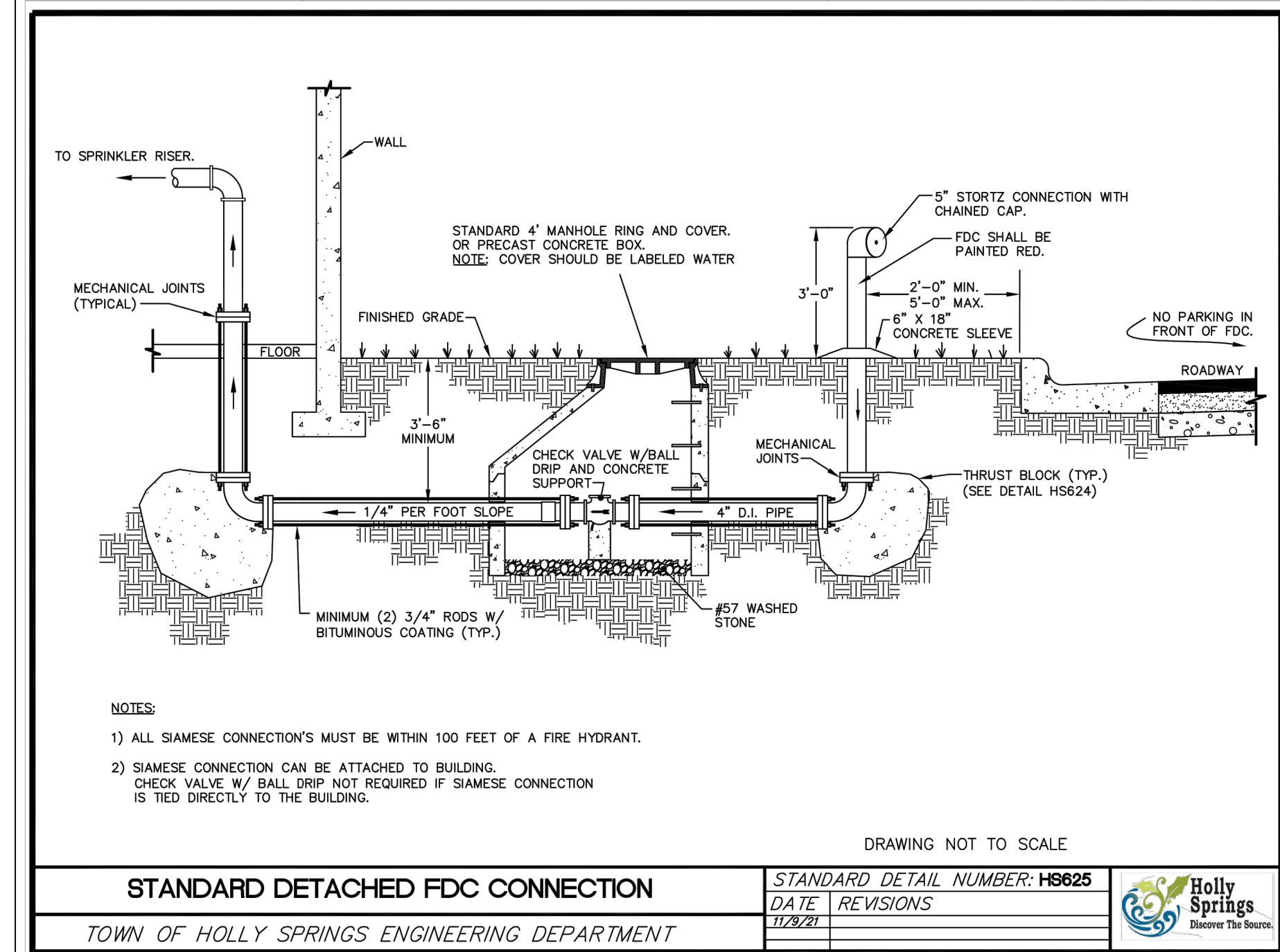


NOTE: MAXIMUM PENALTY (\$250) IS ESTABLISHED BY LEGISLATURE VIA GENERAL STATUTE 20-37.6

DEVELOPMENT
PETITION
SUBMITTAL #5

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

SHEET NAME	STAKING DETAILS
SHEET NUMBER	C-8.2



six coliseum centre
2815 coliseum centre drive, suite 500
charlotte, north carolina 28217
t) 704 379 1919
f) 704 379 1920
www.adwarchitects.com



HOLLY SPRINGS OPERATIONS CAMPUS

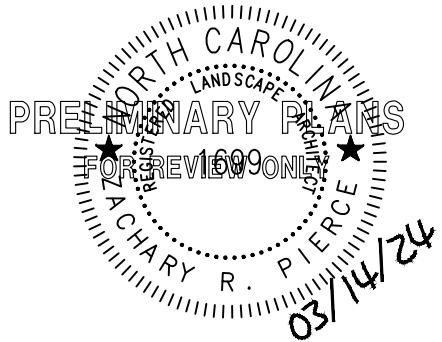
PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

DEVELOPMENT PETITION SUBMITTAL #5

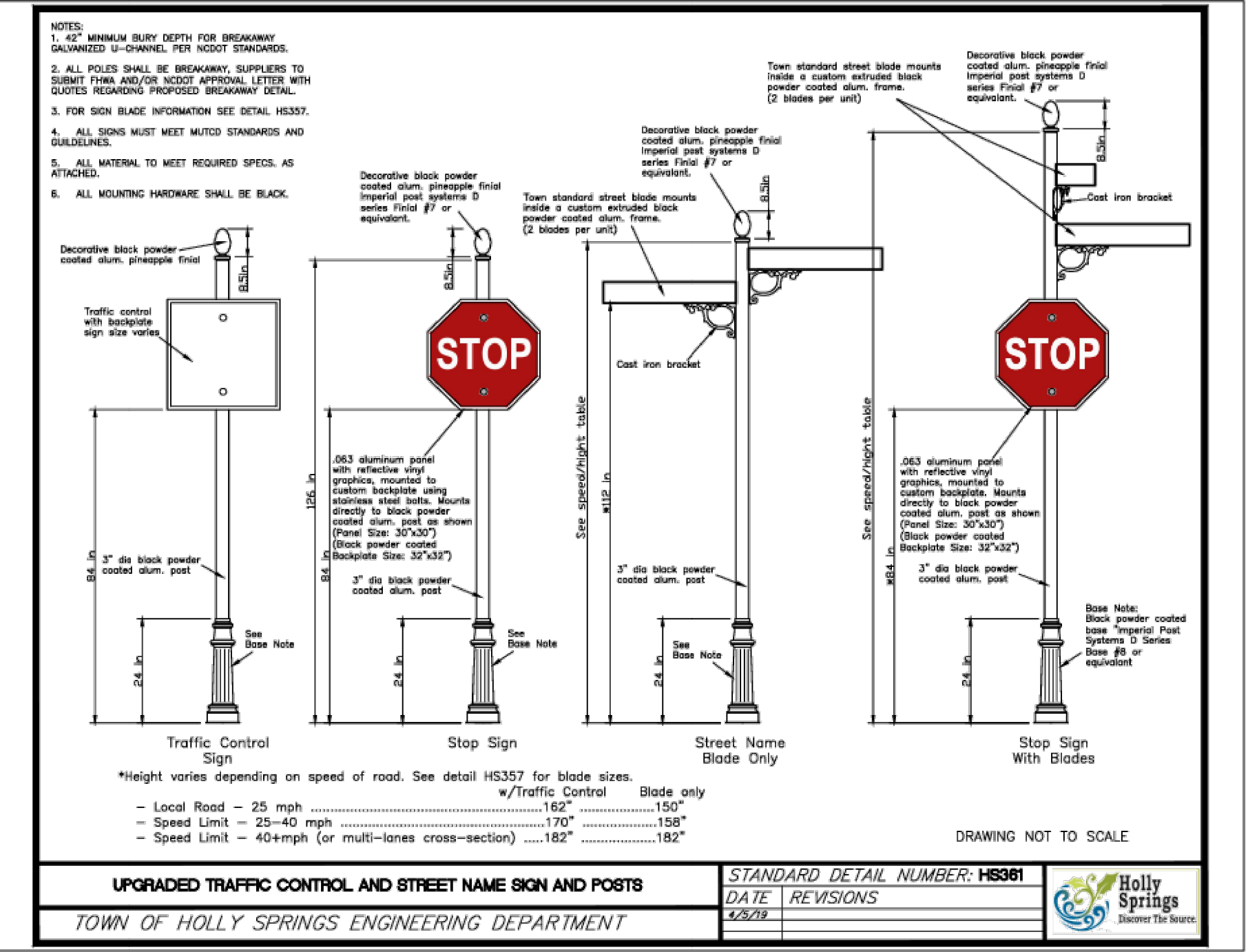
DATE 03.14.2024
ADW PROJECT NO 21028
CLH PROJECT NO 22-137
REVISIONS
NUM. DATE DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

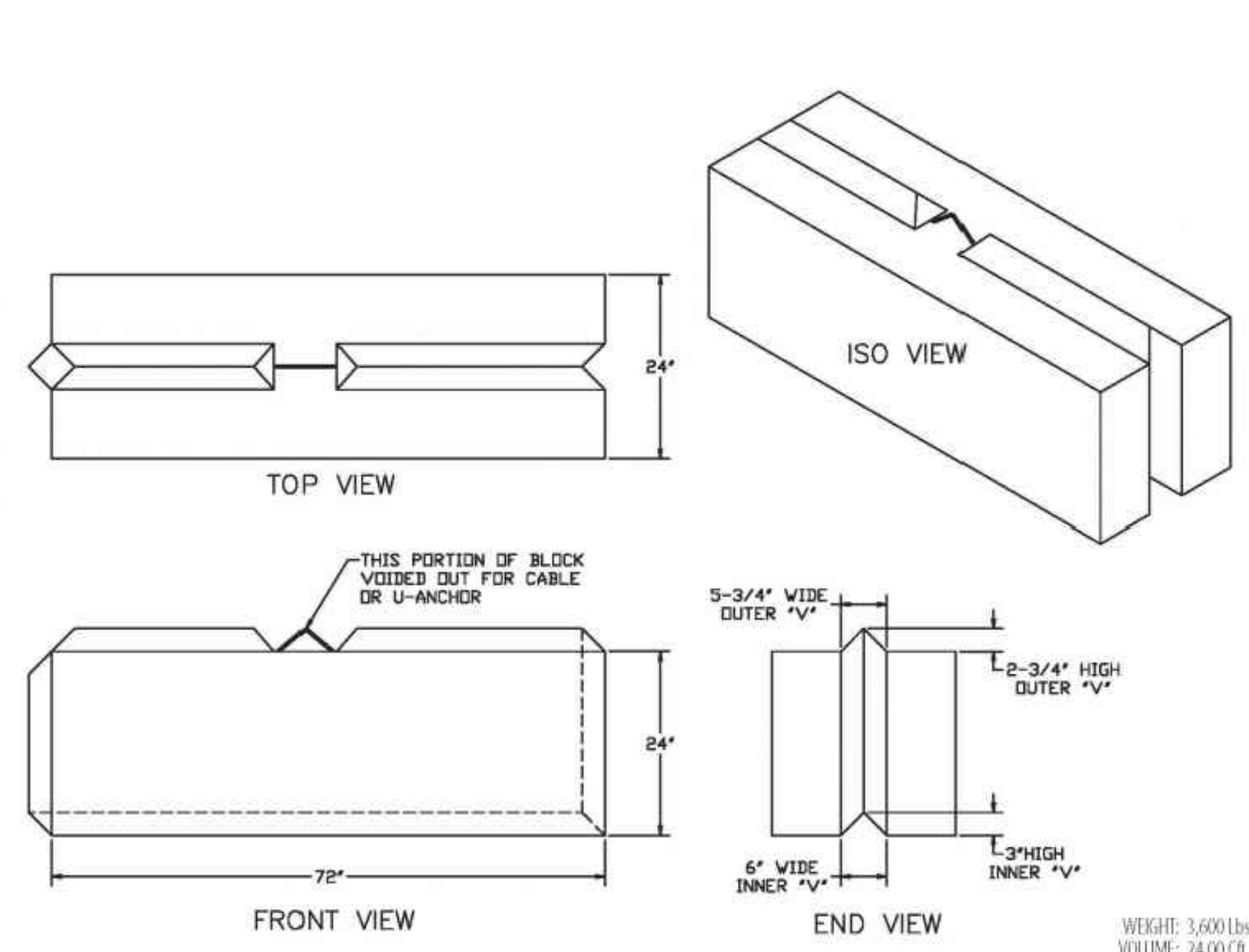


SEAL

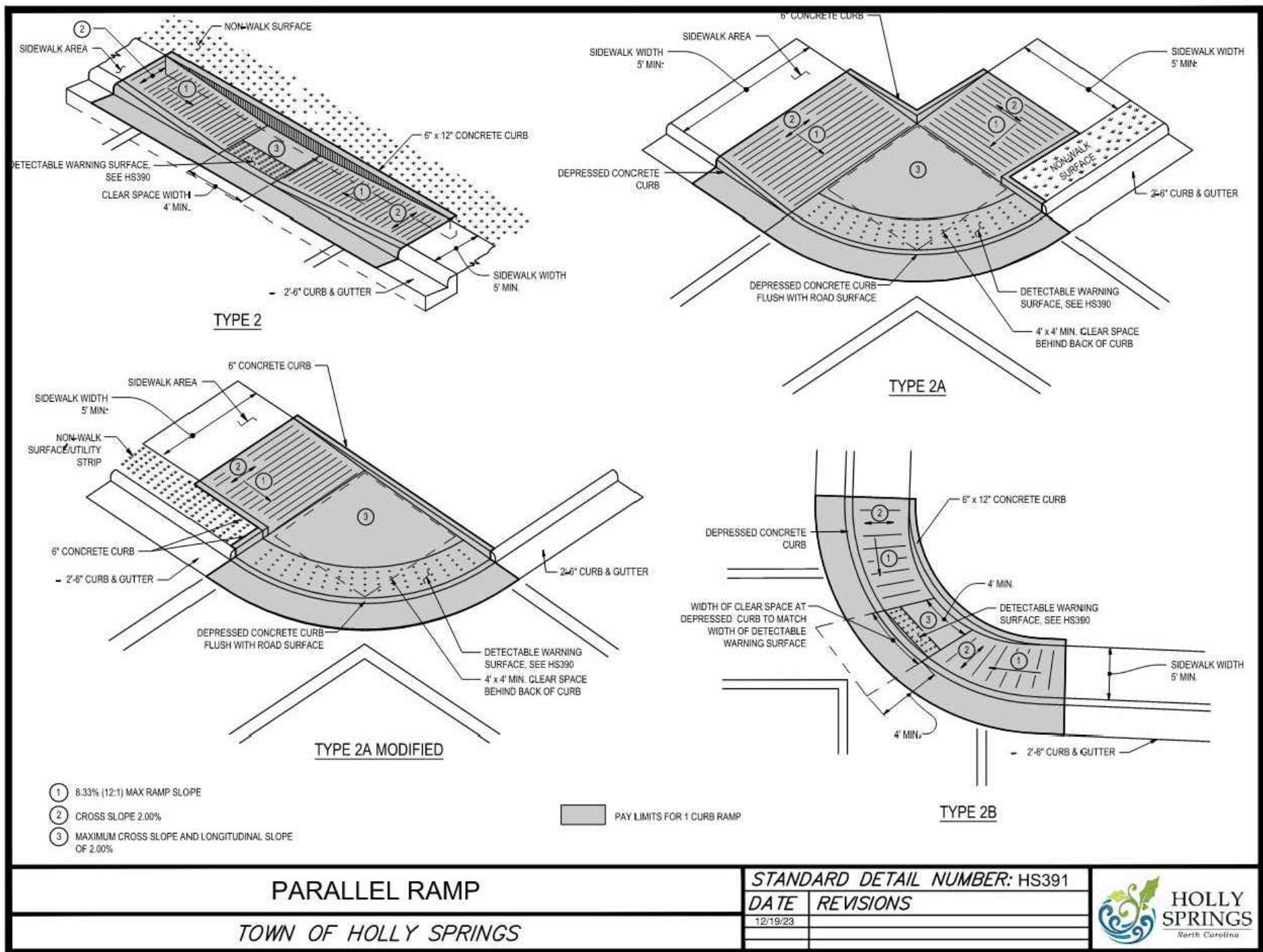
SHEET NAME STAKING DETAILS
SHEET NUMBER C-8.3



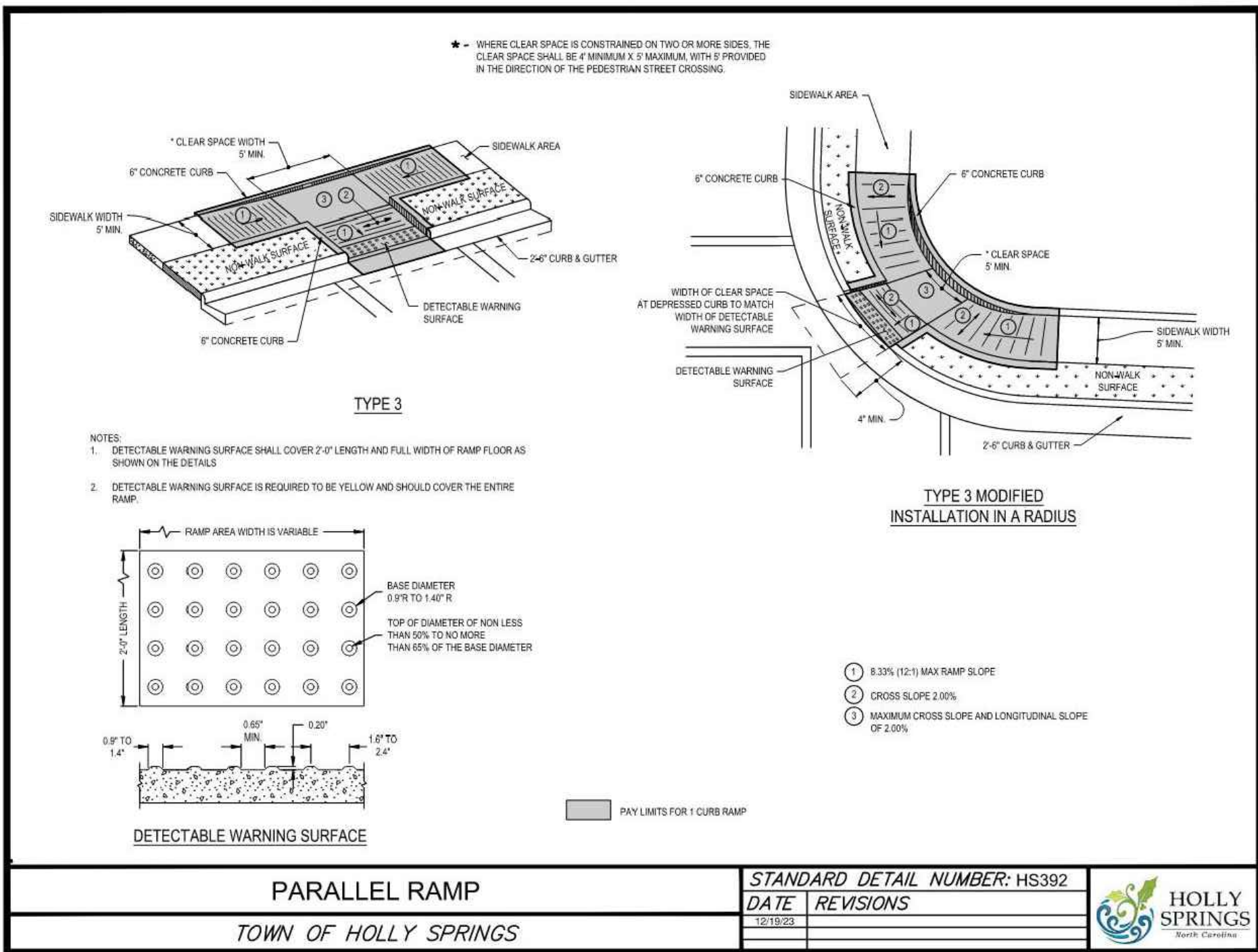
TOWN OF HOLLY SPRINGS STANDARD DETAIL N.T.S.



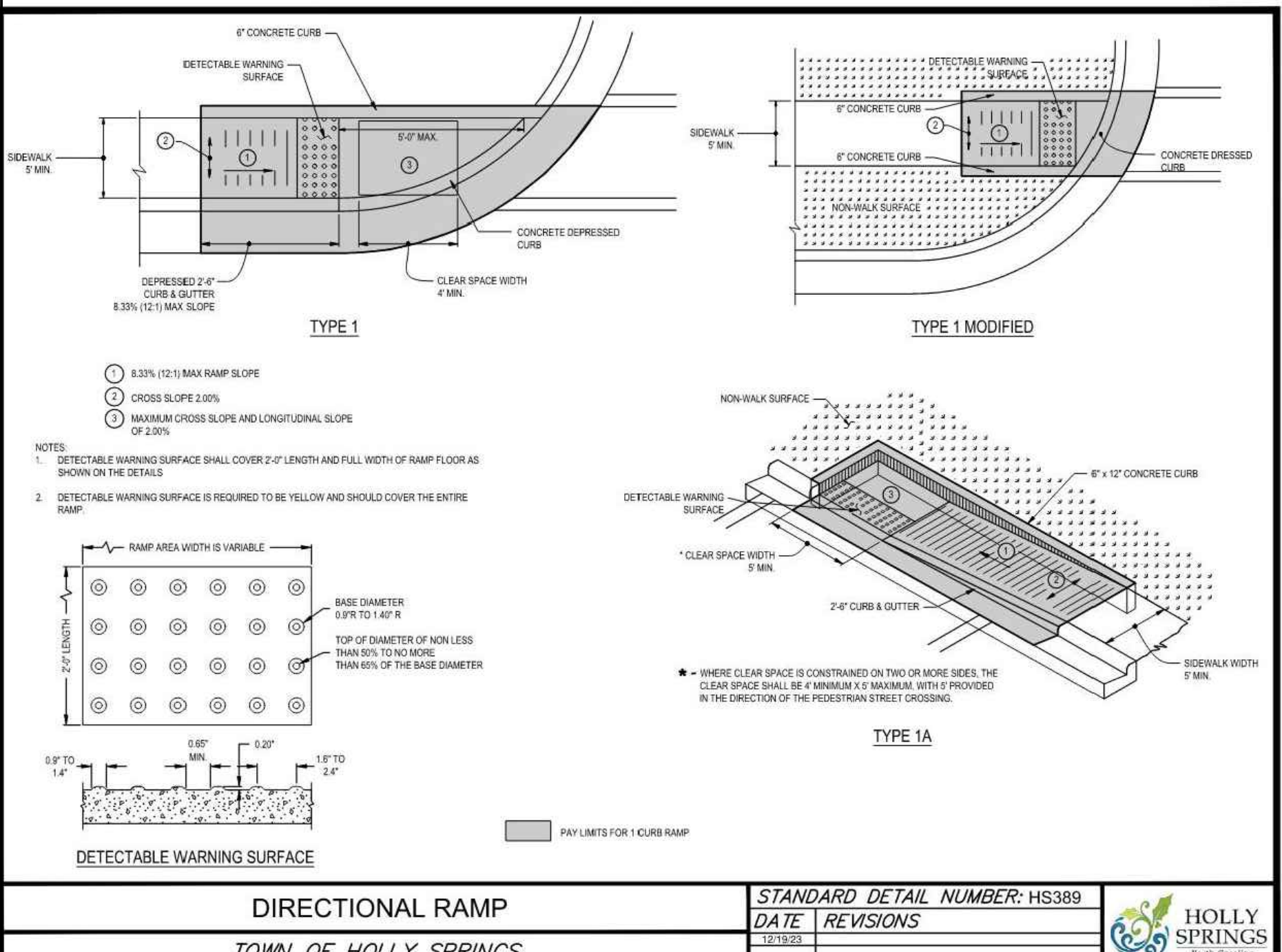
CONCRETE BIN BLOCK DETAIL N.T.S.



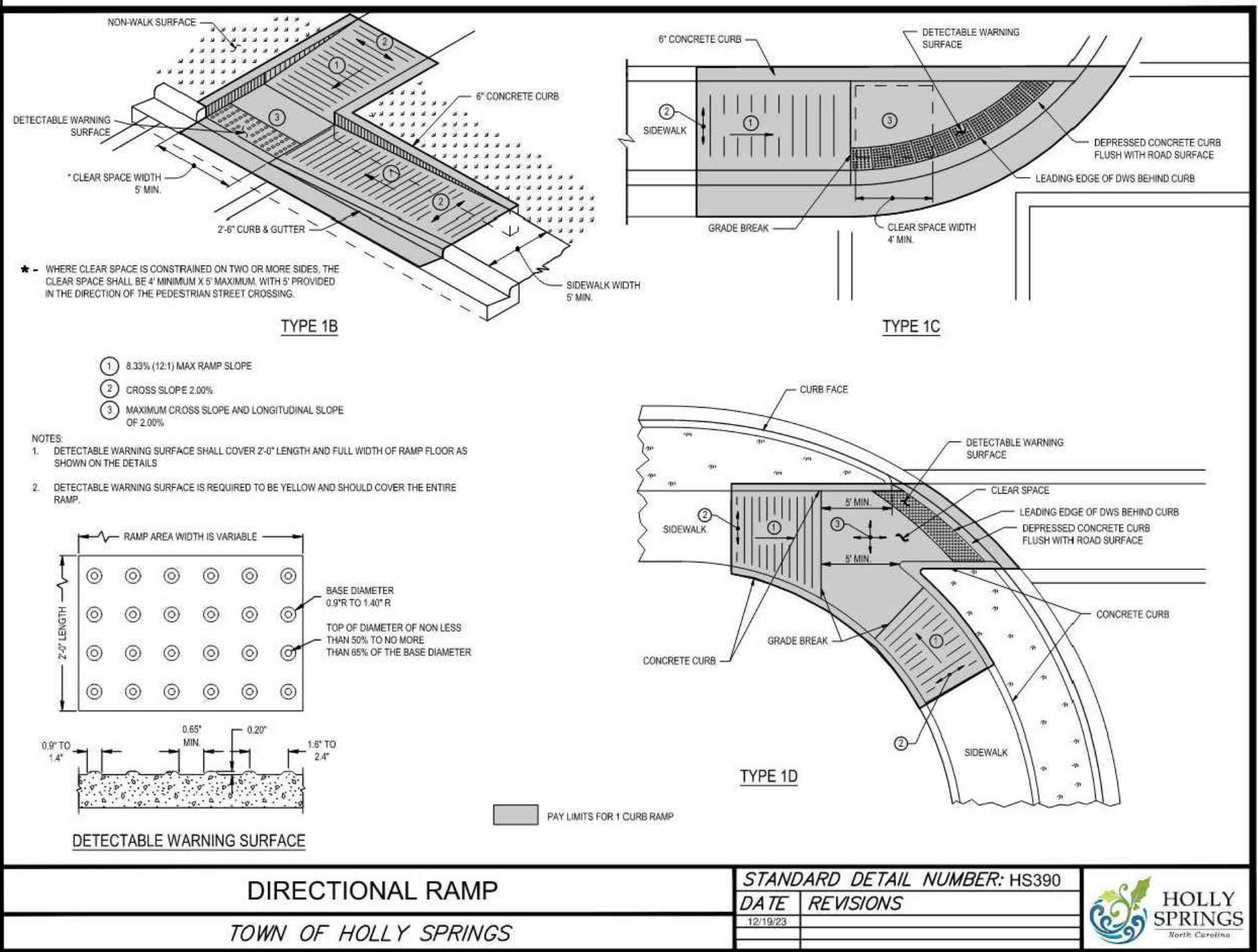
PARALLEL RAMP
TOWN OF HOLLY SPRINGS



PARALLEL RAMP
TOWN OF HOLLY SPRINGS



DIRECTIONAL RAMP
TOWN OF HOLLY SPRINGS

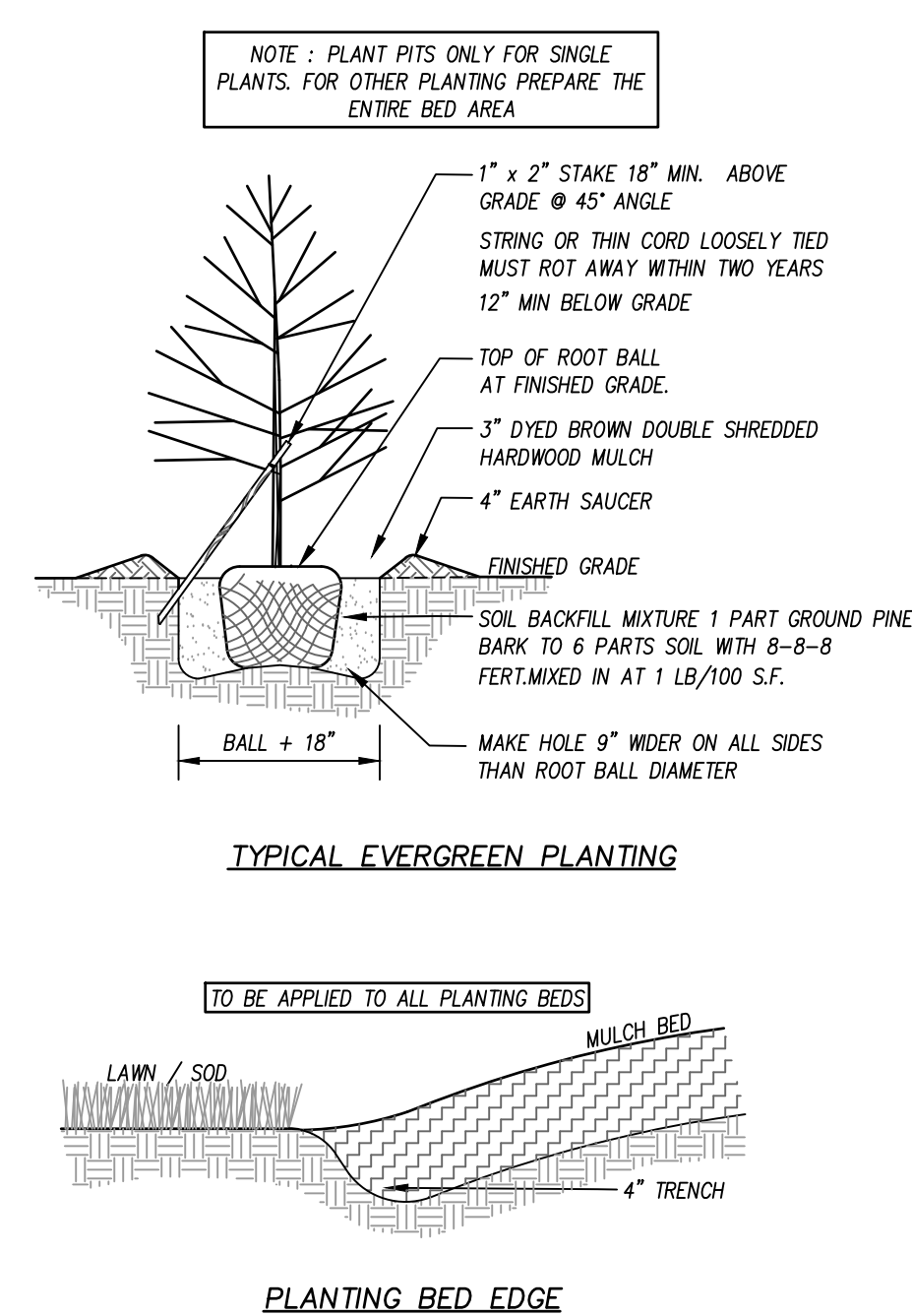
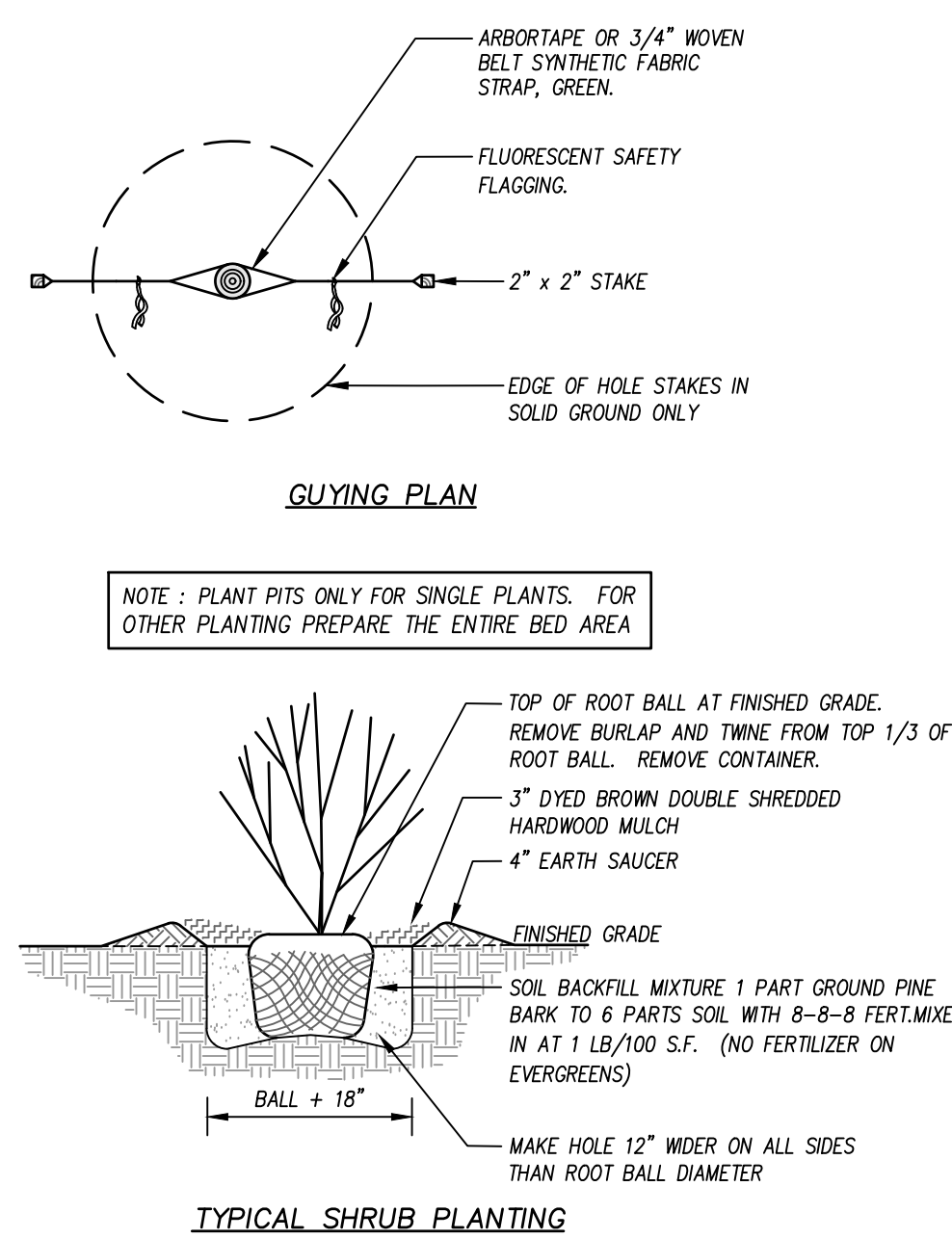
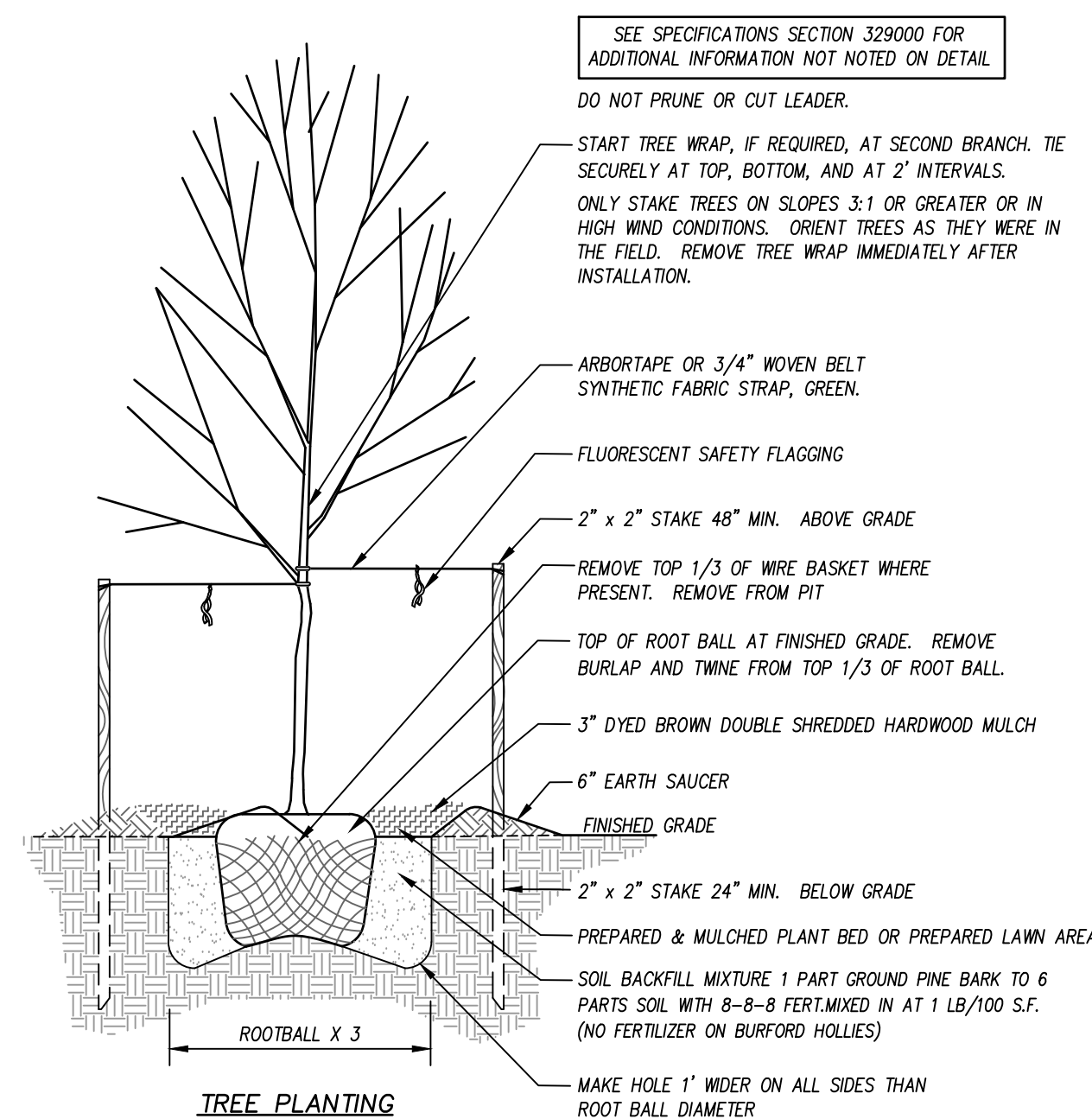


DIRECTIONAL RAMP
TOWN OF HOLLY SPRINGS

<u>DATE</u>	<u>TYPE</u>	<u>PLANTING RATE</u>
APR 15 - JULY 15 **	HULLED SUNSTAR OR RIVIERA BERMUDA	85 LBS/ACRE *
JULY 15 - AUG 15	SUNSTAR OR RIVIERA BERMUDA SPRIGS	5 BUSHELS/1,000 SF
AUG 15 - APR 15	TEMPORARY SEEDING APPLIES**	

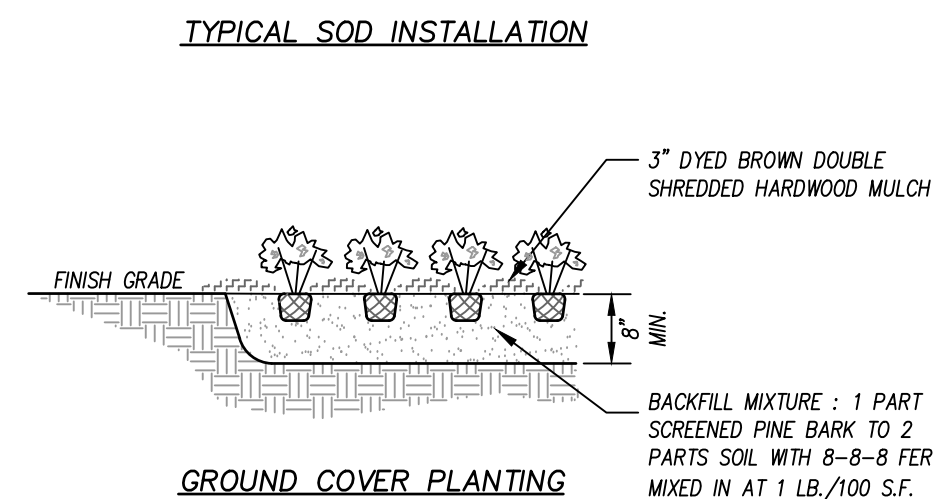
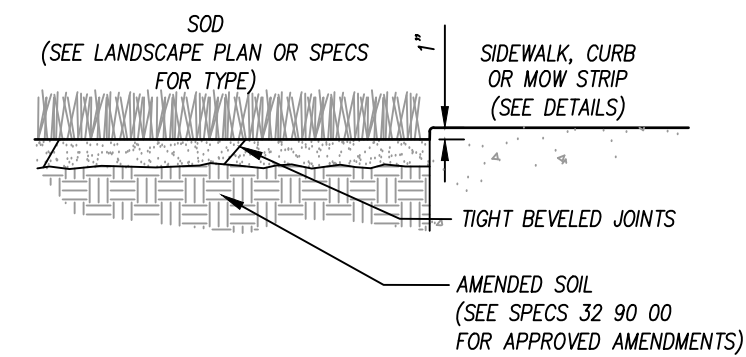
- * OR AS REQUIRED TO ACHIEVE 95% COVERAGE AS DETERMINED ON A PER SQUARE YARD BASIS PRIOR TO SUBSTANTIAL COMPLETION.

- LAWN MAINTENANCE NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE UNTIL FINAL COMPLETION.
 2. LAWN MUST BE AT 95% COVERAGE AT SUBSTANTIAL COMPLETION REVIEW TO BE ACCEPTED.
 3. IF NOT AT 95% SUBSTANTIAL COMPLETION WILL BE DELAYED UNTIL THE FOLLOWING GROWING SEASON.

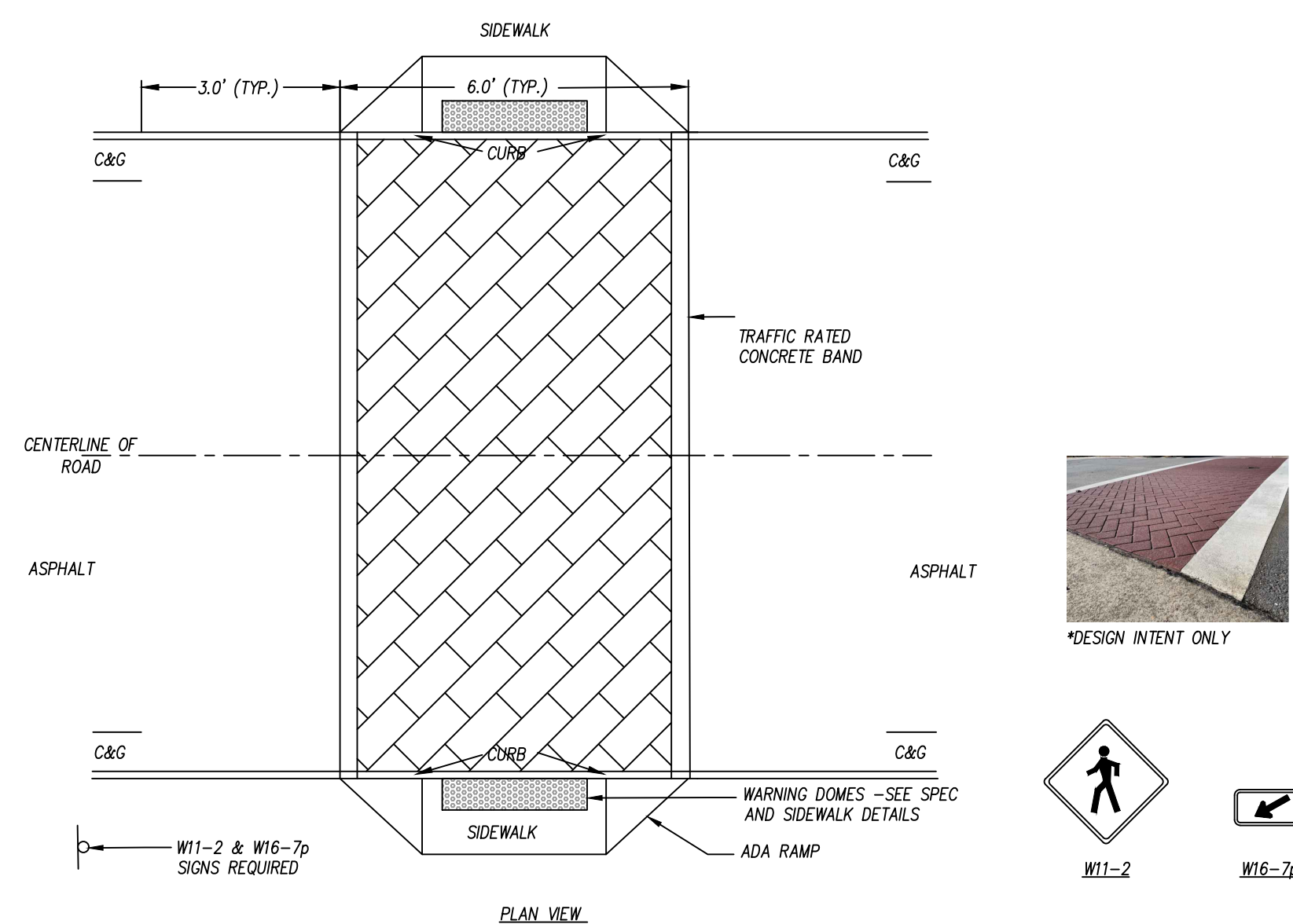


- SOD MAINTENANCE NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR SOD MAINTENANCE UNTIL FINAL COMPLETION.
 2. PLEASE REFER TO SPEC 32 90 00 FOR ALL SOD INSTALLATION REQUIREMENT, WARRANTIES AND MAINTENANCE TILL FINAL COMPLETION
 3. CONTRACTOR MUST MEET 95% SOD ESTABLISHMENT FOR FINAL COMPLETION. REFER TO SPEC 32 90 00 SECTION 1.9, & 1.12 FOR ALL APPLICABLE REQUIREMENTS.
 4. SOD INSTALLED INSTALLED OUTSIDE GROWING SEASON WILL NEED TO MEET THE FOLLOWING SECTION 329000 SECTIONS 1.9 & 1.12
 5. PLEASE REFER TO SPEC 329000 SECTION 1.10 FOR ALL WARRANTY REQUIREMENTS.

REMOVE NETTING PRIOR TO INSTALLATION



N.T.S.

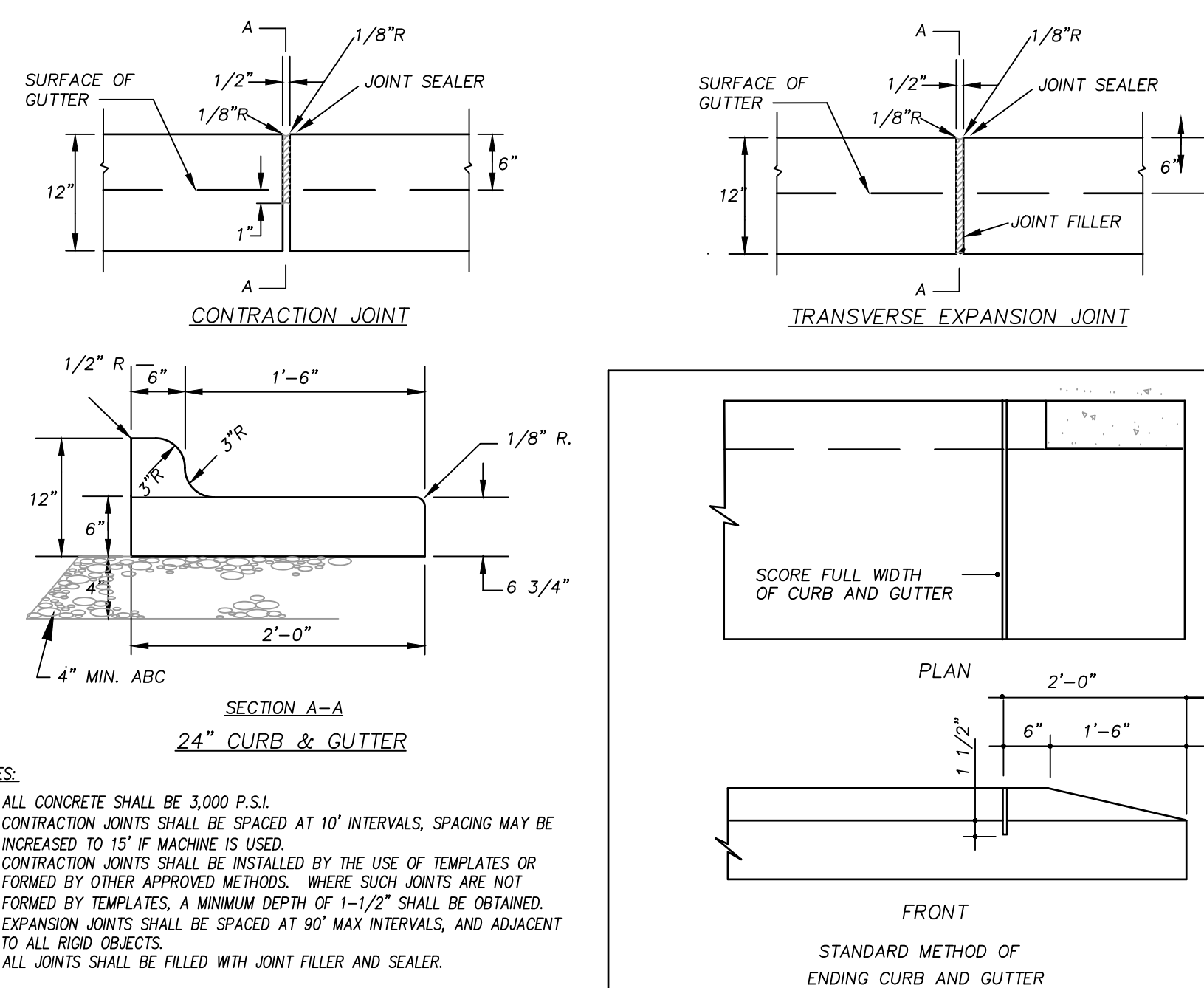


L-2A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way (ROW)	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb (B/B)	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
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	Varies	-	-	Informal Parking	-	-
Sidewalk	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*		Included in Travel Lanes			

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 in 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.

N.T.S.

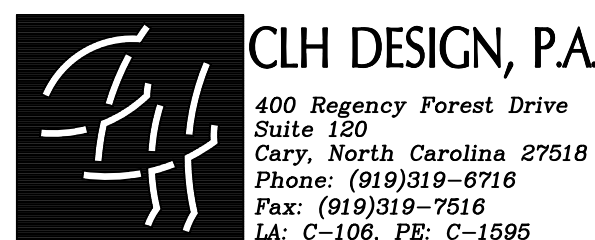


N.T.S.

architecture planning interiors

architecture planning interiors

six coliseum centre
2815 coliseum centre drive, suite 500
charlotte, north carolina 28217
t) 704 379 1919
f) 704 379 1920
www.adwarchitects.com



PHASE 1B

HOLLY SPRINGS,
NORTH CAROLINA

DEVELOPMENT
PETITION
SUBMITTAL #5

DATE 03.14.2024

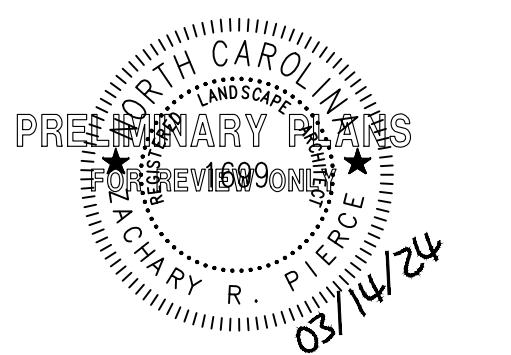
ADW PROJECT NO 21028

CLH PROJECT NO 22-137

REVISIONS

NUM.	DATE	DESCRIPTION:
------	------	--------------

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

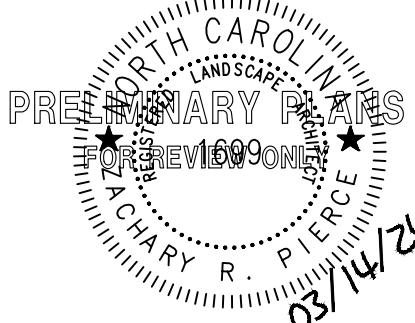


SEAL

SHEET NAME *LANDSCAPING DETAILS*

SHEET NUMBER C-8.4

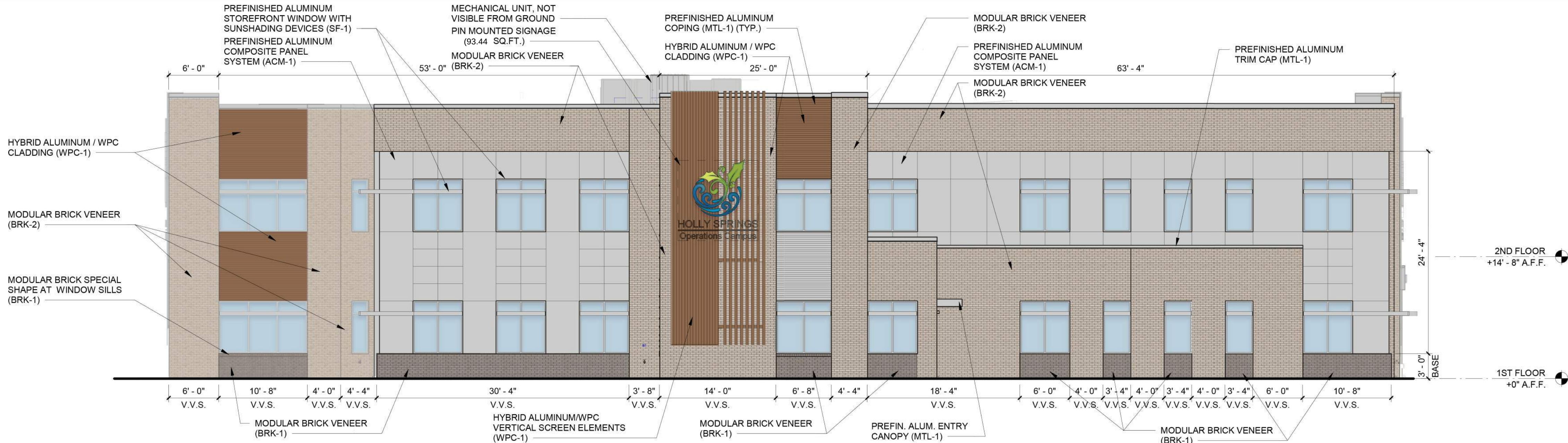
Page 115 of 138



COMMERCIAL MIXED-USE BUILDING STANDARDS
MEDIUM SCALE BUILDING

FACADE MATERIALS	
OVERALL FACADE:	4,917 S.F.
MINUS WINDOWS + DOORS	- 828 S.F.
NET FACADE AREA	4,089 S.F.
MATERIAL	
BRICK (TYPE 1)	2,385 S.F.
	58.3 %
METAL PANEL	1,550 S.F.
	38.0 %

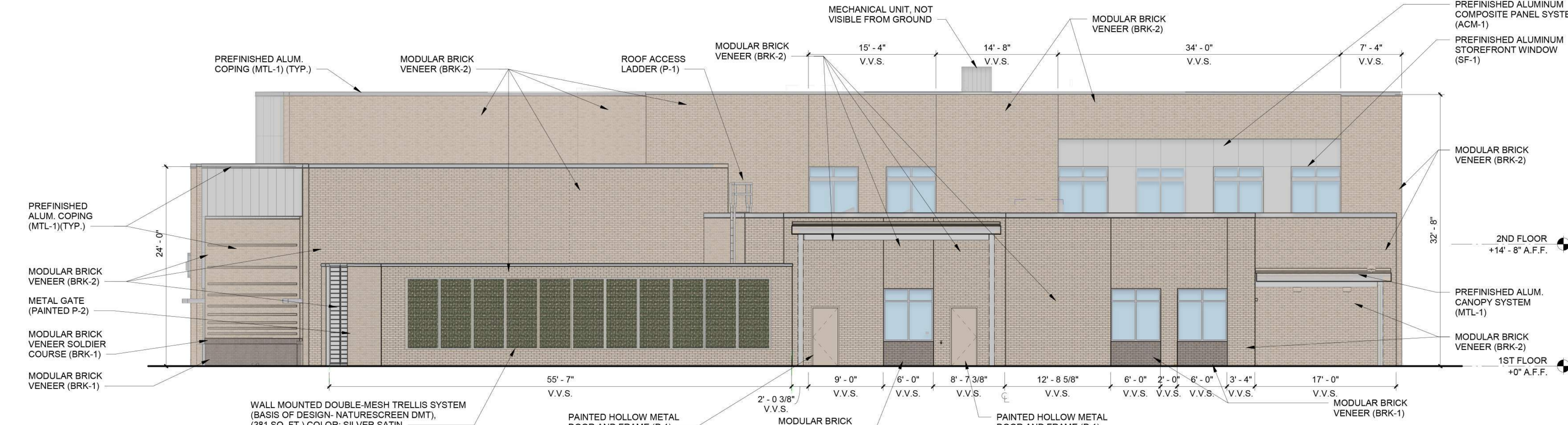
NOTE: GAS METER, SPRINKLER ALARM BELL, AND ANY PIPE OR CONDUIT MOUNTED ON EXTERIOR WALL TO BE PAINTED TO MATCH ADJACENT WALL.



PLAN WEST ELEVATION - UDO 1/8" = 1'-0" 4

FACADE MATERIALS	
OVERALL FACADE:	4,317 S.F.
MINUS WINDOWS + DOORS	- 342 S.F.
NET FACADE AREA	3,975 S.F.
MATERIAL	
BRICK (TYPE 1)	3,727 S.F.
	93.7 %
METAL PANEL	108 S.F.
	2.7 %

NOTE: GAS METER, SPRINKLER ALARM BELL, AND ANY PIPE OR CONDUIT MOUNTED ON EXTERIOR WALL TO BE PAINTED TO MATCH ADJACENT WALL.

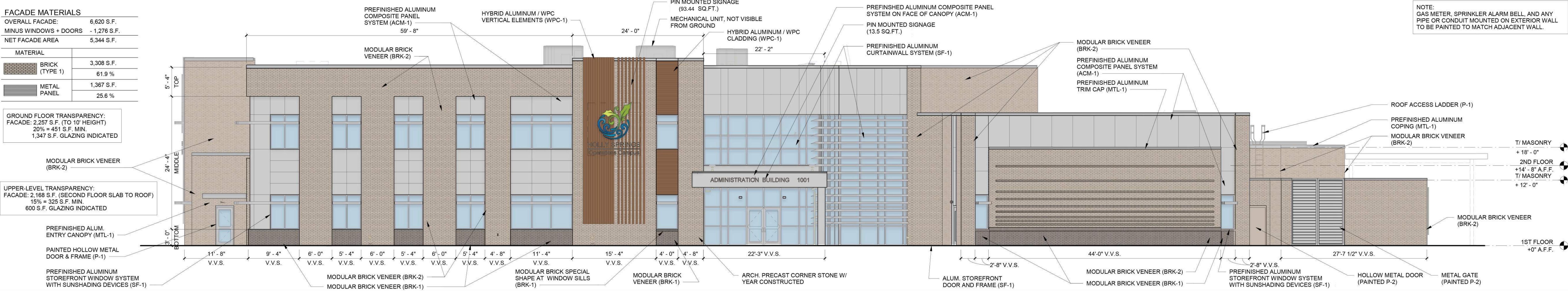


PLAN EAST ELEVATION - UDO 1/8" = 1'-0" 3

FACADE MATERIALS	
OVERALL FACADE:	6,620 S.F.
MINUS WINDOWS + DOORS	- 1,276 S.F.
NET FACADE AREA	5,344 S.F.
MATERIAL	
BRICK (TYPE 1)	3,308 S.F.
	61.9 %
METAL PANEL	1,367 S.F.
	25.6 %

GROUND FLOOR TRANSPARENCY:
FACADE: 2,257 S.F. (TO 10' HEIGHT)
20% = 451 S.F. MIN.
1,347 S.F. GLAZING INDICATED

UPPER-LEVEL TRANSPARENCY:
FACADE: 2,168 S.F. (SECOND FLOOR SLAB TO ROOF)
15% = 325 S.F. MIN.
600 S.F. GLAZING INDICATED

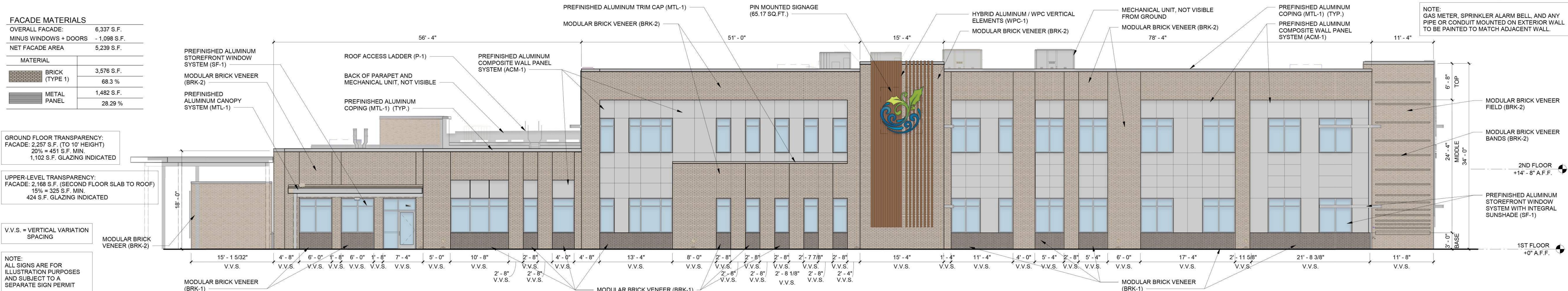


PLAN SOUTH ELEVATION - UDO 1/8" = 1'-0" 2

FACADE MATERIALS	
OVERALL FACADE:	6,337 S.F.
MINUS WINDOWS + DOORS	- 1,098 S.F.
NET FACADE AREA	5,239 S.F.
MATERIAL	
BRICK (TYPE 1)	3,576 S.F.
	68.3 %
METAL PANEL	1,482 S.F.
	28.29 %

GROUND FLOOR TRANSPARENCY:
FACADE: 2,257 S.F. (TO 10' HEIGHT)
20% = 451 S.F. MIN.
1,102 S.F. GLAZING INDICATED

UPPER-LEVEL TRANSPARENCY:
FACADE: 2,168 S.F. (SECOND FLOOR SLAB TO ROOF)
15% = 325 S.F. MIN.
424 S.F. GLAZING INDICATED



PLAN NORTH ELEVATION - UDO 1/8" = 1'-0" 1



Holly Springs
Operations
Campus

Administration
Building

Holly Springs, NC

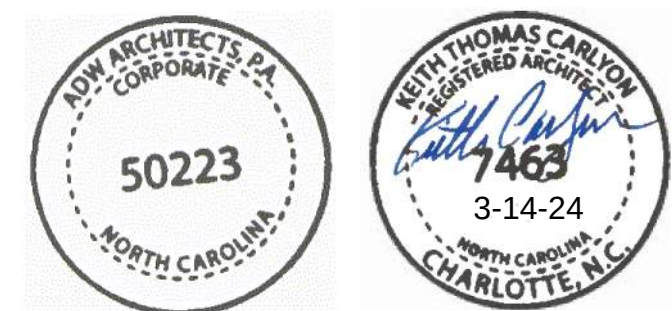
NOT FOR
CONSTRUCTION

UDO COMPLIANCE

DATE: 3.14.24
PROJECT NO: 21028

REVISIONS
NO: DATE: DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SHEET NUMBER

DR200

ADMINISTRATION BUILDING	Commercial and Mixed-Use Building Standards
Plan North Elevation	Medium Scale Building
Façade Materials- Commercial/Mixed Use (8.2.G.4.a.vii)	Proposing through CD Rezoning the use of smooth finish metal panel (Type 3 material) as a Type 2 material. Panel includes Aluminum Composite Metal (ACM) panel. Additional Public Realm Standard: #3 Ground floor open space with no fencing or barriers that is permanently open and accessible to the public.
Façade Materials- Commercial/Mixed Use -Alternate Compliance (8.2.G.4.a.x.a)	10% reduction in primary façade material- additional Public Realm Standard: #14 Pedestrian scale light fixtures (Section 8.3.B)
Façade Materials- Commercial/Mixed Use-Vertical Variations (8.2.G.4.b.iii.b)	50' maximum.
Façade Materials- Commercial/Mixed Use-Roof Expression (8.2.G.4.c.ii.b)	Alternate Maximum line (100')-additional human scale design element along subject façade: g. Vertical recesses
Façade Materials- Commercial/Mixed Use-Façade Activation-Blank Walls (8.2.G.4.d.i.a)	Blank walls may not exceed 20' in any direction.
Façade Materials- Commercial/Mixed Use-Façade Activation-Ground Floor Transparency (8.2.G.4.d.iii.a)	Required: 451 sq. ft. min.(20%); Provided: 1,102 sq. ft.
Façade Materials- Commercial/Mixed Use-Façade Activation-Upper Floor Transparency (8.2.G.4.d.iii.b)	Required: 325 sq. ft. min. (15%); Provided: 424 sq. ft.
Façade Materials- Commercial/Mixed Use-Façade Activation-Upper Floor Transparency-Alternate Compliance (8.2.G.4.d.iii.c)	Not required.
Human Scale Elements (8.2.4.e.i)	Minimum (2): b. Change in brick pattern / belt course, k. Shading devices. Alternate compliance: g. vertical recesses.
Public Realm Standard Options (8.3.B)	Minimum (1): 1. Provide a private courtyard facing onto a public right-of-way. Alternate compliance: 3. Provide ground floor open space with no fencing or barriers that is permanently open and accessible to the public. 14. Pedestrian scale light fixtures along sidewalks and pedestrian areas.

Plan South Elevation	
Façade Materials- Commercial/Mixed Use (8.2.G.4.a.vii)	Proposing through CD Rezoning the use of smooth finish metal panel (Type 3 material) as a Type 2 material. Panel includes Aluminum Composite Metal (ACM) panel. Additional Public Realm Standard: #3 Ground floor open space with no fencing or barriers that is permanently open and accessible to the public.
Façade Materials- Commercial/Mixed Use -Alternate Compliance (8.2.G.4.a.x.a)	10% reduction in primary façade material- additional Public Realm Standard: #14 Pedestrian scale light fixtures (Section 8.3.B)
Façade Materials- Commercial/Mixed Use-Vertical Variations (8.2.G.4.b.iii.b)	50' maximum.
Façade Materials- Commercial/Mixed Use-Roof Expression (8.2.G.4.c.ii.b)	Alternate Maximum line (100')- additional human scale design element along subject façade: g. Vertical recesses
Façade Materials- Commercial/Mixed Use-Façade Activation-Blank Walls (8.2.G.4.d.i.a)	Blank walls may not exceed 20' in any direction.
Façade Materials- Commercial/Mixed Use-Façade Activation-Ground Floor Transparency (8.2.G.4.d.iii.a)	Required: 451 sq. ft. min.(20%); Provided: 1,347 sq. ft.
Façade Materials- Commercial/Mixed Use-Façade Activation-Upper Floor Transparency (8.2.G.4.d.iii.b)	Required: 325 sq. ft. min. (15%); Provided: 600 sq. ft.
Façade Materials- Commercial/Mixed Use-Façade Activation-Upper Floor Transparency-Alternate Compliance (8.2.G.4.d.iii.c)	Not required.
Human Scale Elements (8.2.4.e.i)	Minimum (2): b. Change in brick pattern / belt course, k. Shading devices. Alternate compliance: g. vertical recesses.
Public Realm Standard Options (8.3.B)	Minimum (1): 1. Provide a private courtyard facing onto a public right-of-way. Alternate compliance: 3. Provide ground floor open space with no fencing or barriers that is permanently open and accessible to the public. 14. Pedestrian scale light fixtures along sidewalks and pedestrian areas.

Plan East Elevation	
Façade Materials- Commercial/Mixed Use (8.2.G.4.a.vii)	Proposing through CD Rezoning the use of smooth finish metal panel (Type 3 material) as a Type 2 material. Panel includes Aluminum Composite Metal (ACM) panel. Additional Public Realm Standard: #3 Ground floor open space with no fencing or barriers that is permanently open and accessible to the public.
Façade Materials- Commercial/Mixed Use -Alternate Compliance (8.2.G.4.a.x.a)	10% reduction in primary façade material- additional Public Realm Standard: #14 Pedestrian scale light fixtures (Section 8.3.B)
Façade Materials- Commercial/Mixed Use-Vertical Variations (8.2.G.4.b.iii.b)	50' maximum.
Façade Materials- Commercial/Mixed Use-Roof Expression (8.2.G.4.c.ii.b)	Alternate Maximum line (100')- additional human scale design element along subject façade: h. Horizontal extensions (canopy)
Façade Materials- Commercial/Mixed Use-Façade Activation-Blank Walls (8.2.G.4.d.i.a)	Blank walls may not exceed 20' in any direction. Wall mounted trellis system used (381 sq. ft. on face of mechanical yard enclosure wall).
Façade Materials- Commercial/Mixed Use-Façade Activation-Ground Floor Transparency (8.2.G.4.d.iii.a)	Not required.
Façade Materials- Commercial/Mixed Use-Façade Activation-Upper Floor Transparency (8.2.G.4.d.iii.b)	Not required.
Façade Materials- Commercial/Mixed Use-Façade Activation-Upper Floor Transparency-Alternate Compliance (8.2.G.4.d.iii.c)	Not required.
Human Scale Elements (8.2.4.e.i)	Minimum (2): b. Change in brick pattern / belt course, k. Shading devices; Alternate compliance: h. Horizontal extensions (canopy).
Public Realm Standard Options (8.3.B)	Minimum (1): 1. Provide a private courtyard facing onto a public right-of-way. Alternate compliance: 3. Provide ground floor open space with no fencing or barriers that is permanently open and accessible to the public. 14. Pedestrian scale light fixtures along sidewalks and pedestrian areas.

Plan West Elevation	
Façade Materials- Commercial/Mixed Use (8.2.G.4.a.vii)	Proposing through CD Rezoning the use of smooth finish metal panel (Type 3 material) as a Type 2 material. Panel includes Aluminum Composite Metal (ACM) panel. Additional Public Realm Standard: #3 Ground floor open space with no fencing or barriers that is permanently open and accessible to the public.
Façade Materials- Commercial/Mixed Use -Alternate Compliance (8.2.G.4.a.x.a)	10% reduction in primary façade material- additional Public Realm Standard: #14 Pedestrian scale light fixtures (Section 8.3.B)
Façade Materials- Commercial/Mixed Use-Vertical Variations (8.2.G.4.b.iii.b)	50' maximum.
Façade Materials- Commercial/Mixed Use-Roof Expression (8.2.G.4.c.ii.b)	Alternate Maximum line (100')- additional human scale design element along subject façade: g. Vertical recesses.
Façade Materials- Commercial/Mixed Use-Façade Activation-Blank Walls (8.2.G.4.d.i.a)	Blank walls may not exceed 20' in any direction.
Façade Materials- Commercial/Mixed Use-Façade Activation-Ground Floor Transparency (8.2.G.4.d.iii.a)	Not required.
Façade Materials- Commercial/Mixed Use-Façade Activation-Upper Floor Transparency (8.2.G.4.d.iii.b)	Not required.
Façade Materials- Commercial/Mixed Use-Façade Activation-Upper Floor Transparency-Alternate Compliance (8.2.G.4.d.iii.c)	Not required.
Human Scale Elements (8.2.4.e.i)	Minimum (2): b. Change in brick pattern / belt course, k. Shading devices; Alternate compliance: g. Vertical recesses.
Public Realm Standard Options (8.3.B)	Minimum (1): 1. Provide a private courtyard facing onto a public right-of-way. Alternate compliance: 3. Provide ground floor open space with no fencing or barriers that is permanently open and accessible to the public. 14. Pedestrian scale light fixtures along sidewalks and pedestrian areas.

EXTERIOR FINISH MATERIALS:



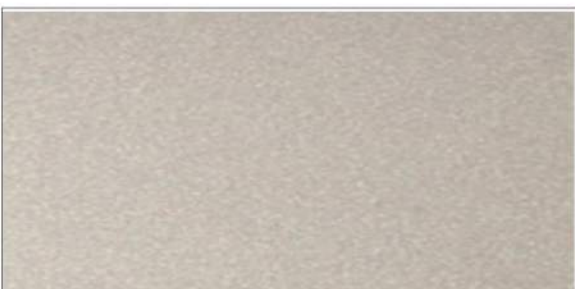
BRICK-1 MODULAR BRICK VENEER (TYPE 1 MATERIAL)
TO MATCH TAYLOR CLAY #321 'GRAY WIRECUT'



BRICK-2 MODULAR BRICK VENEER (TYPE 1 MATERIAL)
TO MATCH TAYLOR CLAY #319 'GRAY WIRECUT'



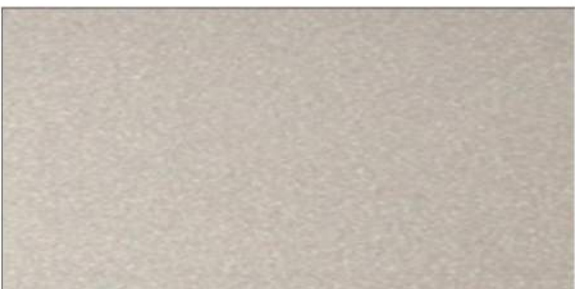
WPC-1: ALUMINUM/WOOD-PLASTIC COMPOSITE (TYPE 3 MATERIAL)
TO MATCH GEOLAM 'TEAK' (WOOD PATTERN/COLOR)



ACM-1: ALUMINUM COMPOSITE PANEL (TYPE 3 MATERIAL)
SMOOTH FINISH, COLOR TO MATCH ALPOLIC CMX CHMPGN MTLIC #083120



MTL-1: PREFINISHED ALUMINUM TRIM
COLOR TO MATCH PAC CLAD 'SILVERSMITH' (ALUM. GUTTERS, DOWNSPOUTS, COPINGS, CANOPIES, LOUVERS, MECHANICAL UNIT SCREEN WALLS)



SF-1: PREFINISHED ALUMINUM STOREFRONT & CURTAINWALL
COLOR TO MATCH EFCO 'WARM SILVER'



P-1: HOLLOW METAL DOORS & FRAMES
COLOR TO MATCH SHERWIN WILLIAMS 'VERSATILE GRAY' (SW 6072)



P-2: BOLLARDS
COLOR TO MATCH SHERWIN WILLIAMS 'SPALDING GRAY' (SW 6074)



Holly Springs
Operations
Campus

Administration
Building

Holly Springs, NC

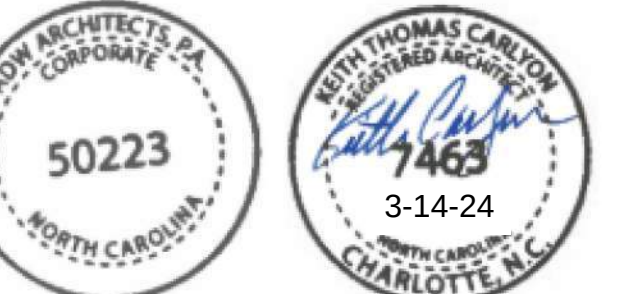
NOT FOR
CONSTRUCTION

UDO COMPLIANCE

DATE: 3-14-24
PROJECT NO: 21028

REVISIONS
NO: DATE: DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

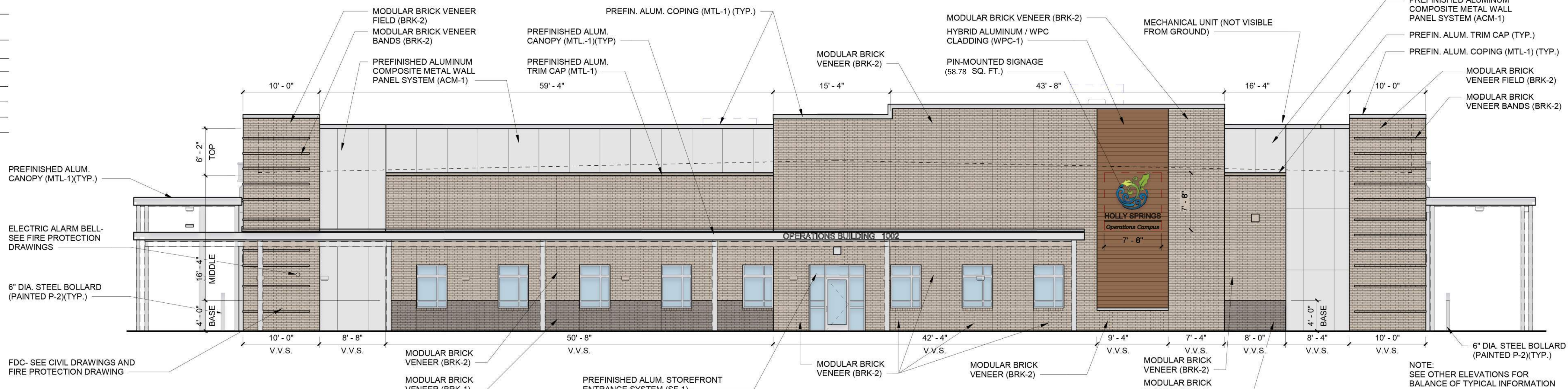


SHEET NUMBER

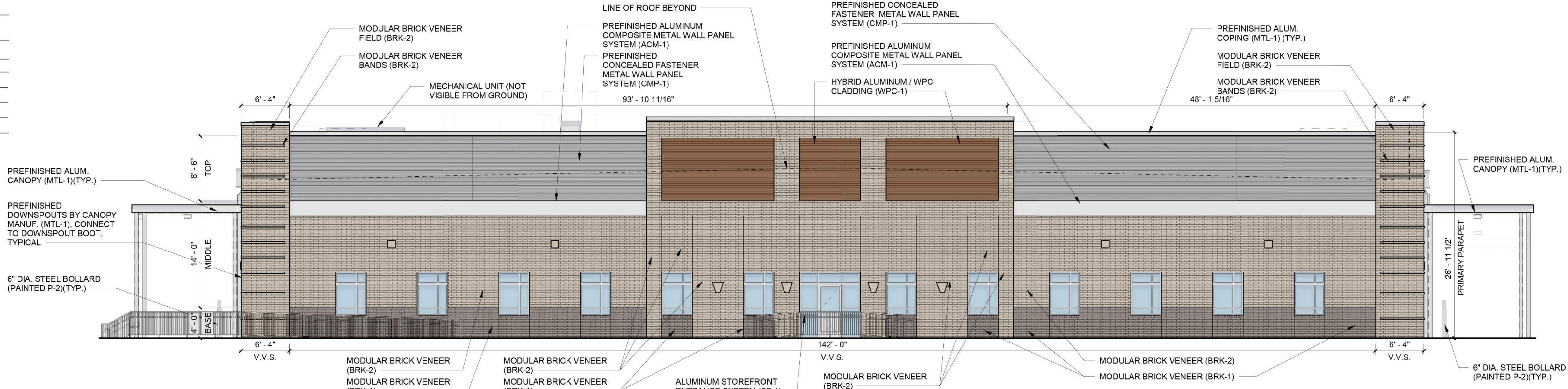
DR201

INDUSTRIAL AND WAREHOUSE BUILDING STANDARDS
MEDIUM SCALE BUILDING

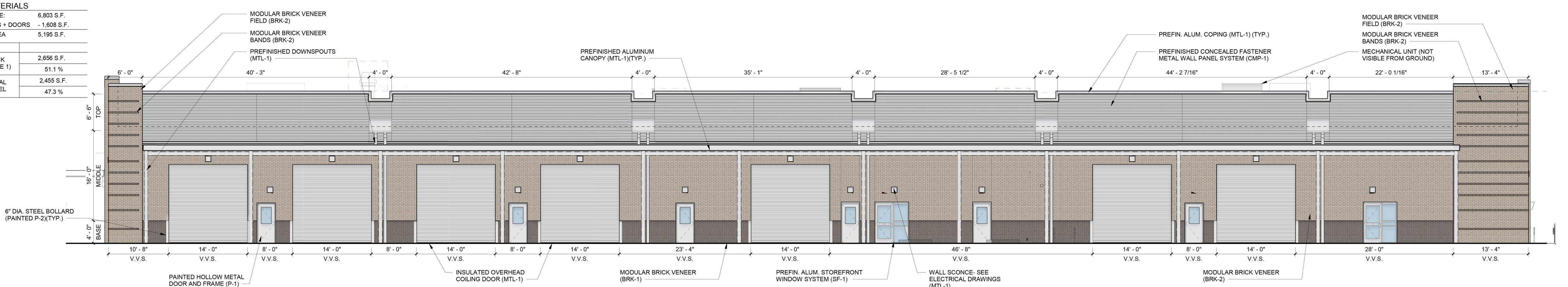
FACADE MATERIALS	
OVERALL FACADE:	4,354 S.F.
MINUS WINDOWS + DOORS	- 248 S.F.
NET FACADE AREA	4,106 S.F.
MATERIAL	
BRICK (TYPE 1)	2,981 S.F. 72.5 %
METAL PANEL	1,074 S.F. 26.1 %
GROUND FLOOR TRANSPARENCY: FACADE: 1,547 S.F. (TO 10' HEIGHT) 10% = 155 S.F. (MIN.) 248 S.F. GLAZING INDICATED	



FACADE MATERIALS	
OVERALL FACADE:	4,246 S.F.
MINUS WINDOWS + DOORS	- 340 S.F.
NET FACADE AREA	3,906 S.F.
MATERIAL	
BRICK (TYPE 1)	2,548 S.F. 65.2 %
METAL PANEL	1,307 S.F. 33.5 %

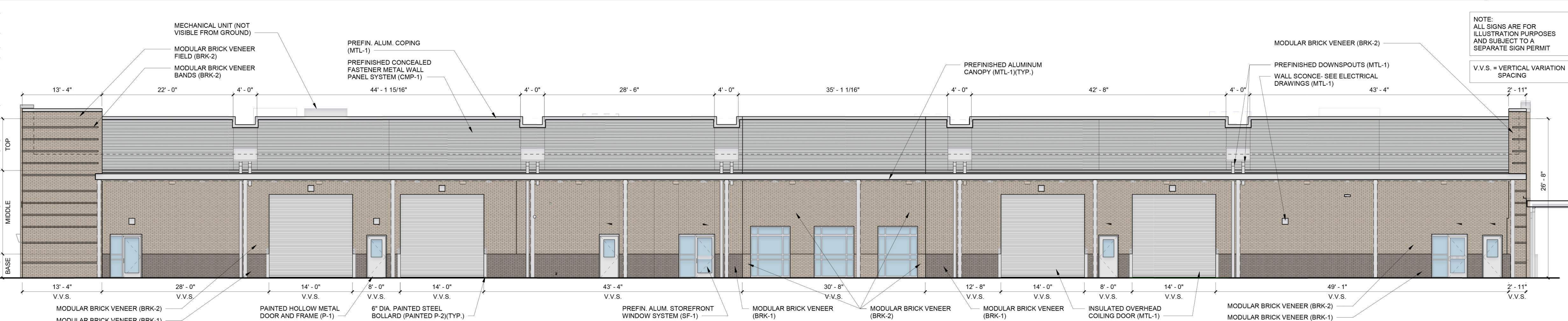


FACADE MATERIALS	
OVERALL FACADE:	6,803 S.F.
MINUS WINDOWS + DOORS	- 1,608 S.F.
NET FACADE AREA	5,195 S.F.
MATERIAL	
BRICK (TYPE 1)	2,656 S.F. 51.1 %
METAL PANEL	2,455 S.F. 47.3 %



FACADE MATERIALS	
OVERALL FACADE:	6,799 S.F.
MINUS WINDOWS + DOORS	- 1,215 S.F.
NET FACADE AREA	5,584 S.F.
MATERIAL	
BRICK (TYPE 1)	3,009 S.F. 53.9 %
METAL PANEL	2,491 S.F. 44.6 %

GROUND FLOOR TRANSPARENCY:
FACADE: 2,520 S.F. (TO 10' HEIGHT)
10% = 252 S.F. (MIN.)
281 S.F. GLAZING INDICATED



Holly Springs
Operations
Campus

Operations Building

Holly Springs, NC

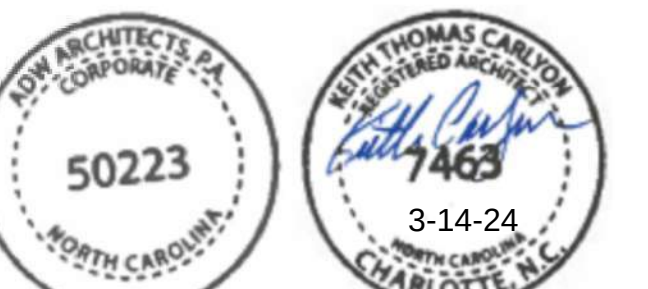
NOT FOR
CONSTRUCTION

UDO COMPLIANCE

DATE: 3.14.24
PROJECT NO: 21028

REVISIONS
NO: DATE: DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SHEET NUMBER
DR200

OPERATIONS BUILDING	Industrial & Warehouse Building Standards
Plan North Elevation	Medium Scale Building
Façade Materials-Industrial & Warehouse (8.2.G.4.a.viii)	Proposing through CD Rezoning the use of smooth finish metal panel (Type 3 material) as a Type 2 material. Panel includes Aluminum Composite Metal (ACM) panel. Additional Public Realm Standard: #3 Ground floor open space with no fencing or barriers that is permanently open and accessible to the public.
Alternate Compliance (8.2.G.4.a.x.a)	Not required.
Façade Materials-Industrial & Warehouse-Vertical Variations (8.2.G.4.b.iii.b)	Alternate maximum line (75')- additional human scale design element along subject façade: h. horizontal extensions (canopies)
Façade Materials-Industrial & Warehouse-Roof Expression (8.2.G.4.c.ii.b)	60' maximum
Façade Materials-Industrial & Warehouse-Façade Activation-Blank Walls (8.2.G.4.d.i.a)	Blank walls may not exceed 20' in any direction.
Façade Materials-Industrial & Warehouse-Façade Activation-Ground Floor Transparency (8.2.G.4.d.iv.a)	Required: 252 sq. ft. min.(10%); Provided: 281 sq. ft. (11.2%)
Façade Materials-Industrial & Warehouse-Façade Activation-Upper Floor Transparency (8.2.G.4.d.iv.b)	Not applicable.
Façade Materials-Industrial & Warehouse-Façade Activation-Ground Floor Transparency-Alternate Compliance (8.2.G.4.d.iv.c)	
Human Scale Elements (8.2.4.e.i)	Minimum (2): b. Change in brick pattern / belt course, k. Shading devices. Alternate compliance: h. Horizontal extensions (canopy)
Public Realm Standard Options (8.3.B)	Minimum (1): 1. Provide a private courtyard facing onto a public right-of-way. Alternate compliance: 3. Provide ground floor open space with no fencing or barriers that is permanently open and accessible to the public.

Plan South Elevation	
Façade Materials-Industrial & Warehouse (8.2.G.4.a.viii)	Proposing through CD Rezoning the use of smooth finish metal panel (Type 3 material) as a Type 2 material. Panel includes Aluminum Composite Metal (ACM) panel. Additional Public Realm Standard: #3 Ground floor open space with no fencing or barriers that is permanently open and accessible to the public.
Alternate Compliance (8.2.G.4.a.x.a)	Not required.
Façade Materials-Industrial & Warehouse-Vertical Variations (8.2.G.4.b.iii.b)	Alternate maximum line (75')- additional human scale design element along subject façade: h. horizontal extensions (canopies)
Façade Materials-Industrial & Warehouse-Roof Expression (8.2.G.4.c.ii.b)	60' maximum
Façade Materials-Industrial & Warehouse-Façade Activation-Blank Walls (8.2.G.4.d.i.a)	Blank walls may not exceed 20' in any direction.
Façade Materials-Industrial & Warehouse-Façade Activation-Ground Floor Transparency (8.2.G.4.d.iv.a)	Not required.
Façade Materials-Industrial & Warehouse-Façade Activation-Upper Floor Transparency (8.2.G.4.d.iv.b)	Not required.
Façade Materials-Industrial & Warehouse-Façade Activation-Ground Floor Transparency-Alternate Compliance (8.2.G.4.d.iv.c)	
Human Scale Elements (8.2.4.e.i)	Minimum (2): b. Change in brick pattern / belt course, k. Shading devices. Alternate compliance: h. Horizontal extensions (canopy)
Public Realm Standard Options (8.3.B)	Minimum (1): 1. Provide a private courtyard facing onto a public right-of-way. Alternate compliance: 3. Provide ground floor open space with no fencing or barriers that is permanently open and accessible to the public.

Plan East Elevation	
Façade Materials-Industrial & Warehouse (8.2.G.4.a.viii)	Proposing through CD Rezoning the use of smooth finish metal panel (Type 3 material) as a Type 2 material. Panel includes Aluminum Composite Metal (ACM) panel. Additional Public Realm Standard: #3 Ground floor open space with no fencing or barriers that is permanently open and accessible to the public.
Alternate Compliance (8.2.G.4.a.x.a)	Not required.
Façade Materials-Industrial & Warehouse-Vertical Variations (8.2.G.4.b.iii.b)	50' maximum.
Façade Materials-Industrial & Warehouse-Roof Expression (8.2.G.4.c.ii.b)	60' maximum.
Façade Materials-Industrial & Warehouse-Façade Activation-Blank Walls (8.2.G.4.d.i.a)	Blank walls may not exceed 20' in any direction.
Façade Materials-Industrial & Warehouse-Façade Activation-Ground Floor Transparency (8.2.G.4.d.iv.a)	Not required.
Façade Materials-Industrial & Warehouse-Façade Activation-Upper Floor Transparency (8.2.G.4.d.iv.b)	Not required.
Façade Materials-Industrial & Warehouse-Façade Activation-Ground Floor Transparency-Alternate Compliance (8.2.G.4.d.iv.c)	
Human Scale Elements (8.2.4.e.i)	Minimum (2): b. Change in brick pattern / belt course, k. Shading devices.
Public Realm Standard Options (8.3.B)	Minimum (1): 1. Provide a private courtyard facing onto a public right-of-way. Alternate compliance: 3. Provide ground floor open space with no fencing or barriers that is permanently open and accessible to the public.

Plan West Elevation	
Façade Materials-Industrial & Warehouse (8.2.G.4.a.viii)	Proposing through CD Rezoning the use of smooth finish metal panel (Type 3 material) as a Type 2 material. Panel includes Aluminum Composite Metal (ACM) panel. Additional Public Realm Standard: #3 Ground floor open space with no fencing or barriers that is permanently open and accessible to the public.
Alternate Compliance (8.2.G.4.a.x.a)	Not required.
Façade Materials-Industrial & Warehouse-Vertical Variations (8.2.G.4.b.iii.b)	Alternate maximum line (75')- additional human scale design element along subject façade: h. horizontal extensions (canopies).
Façade Materials-Industrial & Warehouse-Roof Expression (8.2.G.4.c.ii.b)	60' maximum.
Façade Materials-Industrial & Warehouse-Façade Activation-Blank Walls (8.2.G.4.d.i.a)	Blank walls may not exceed 20' in any direction.
Façade Materials-Industrial & Warehouse-Façade Activation-Ground Floor Transparency (8.2.G.4.d.iv.a)	Required: 155 sq. ft. min. (10%); Provided: 248 sq. ft.
Façade Materials-Industrial & Warehouse-Façade Activation-Upper Floor Transparency (8.2.G.4.d.iv.b)	Not applicable.
Façade Materials-Industrial & Warehouse-Façade Activation-Ground Floor Transparency-Alternate Compliance (8.2.G.4.d.iv.c)	
Human Scale Elements (8.2.4.e.i)	Minimum (2): b. Change in brick pattern / belt course, k. Shading devices. Alternate compliance: h. Horizontal extensions (canopy)
Public Realm Standard Options (8.3.B)	Minimum (1): 1. Provide a private courtyard facing onto a public right-of-way. Alternate compliance: 3. Provide ground floor open space with no fencing or barriers that is permanently open and accessible to the public.

EXTERIOR FINISH MATERIALS:



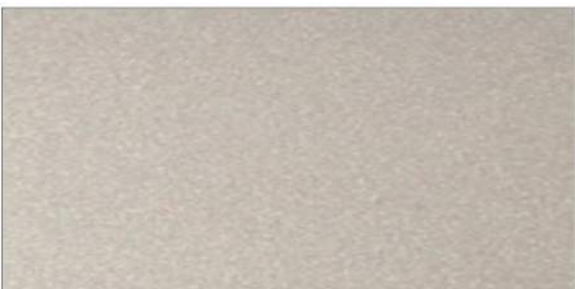
BRICK-1 MODULAR BRICK VENEER (TYPE 1 MATERIAL)
TO MATCH TAYLOR CLAY #321 'GRAY WIRECUT'



BRICK-2 MODULAR BRICK VENEER (TYPE 1 MATERIAL)
TO MATCH TAYLOR CLAY #319 'GRAY WIRECUT'



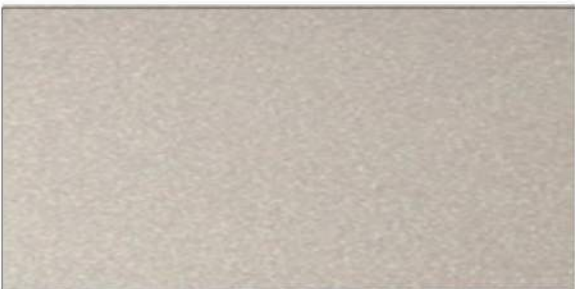
WPC-1: ALUMINUM/WOOD-PLASTIC COMPOSITE (TYPE 3 MATERIAL)
TO MATCH GEOLAM 'TEAK' (WOOD PATTERN/COLOR)



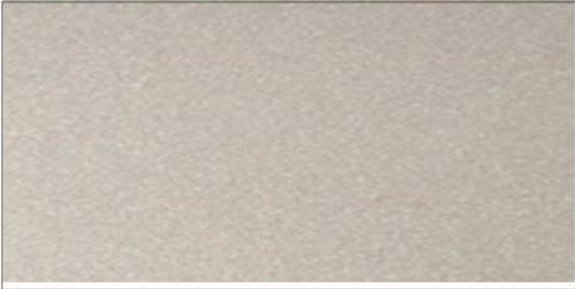
ACM-1: ALUMINUM COMPOSITE PANEL (TYPE 3 MATERIAL)
SMOOTH FINISH, COLOR TO MATCH ALPOLIC CMX CHMPGN MTLT #083120



CMP-1: CONCEALED FASTENER METAL PANEL (TYPE 3 MATERIAL)
SMOOTH FINISH, COLOR TO MATCH ATAS TITANIUM (35)



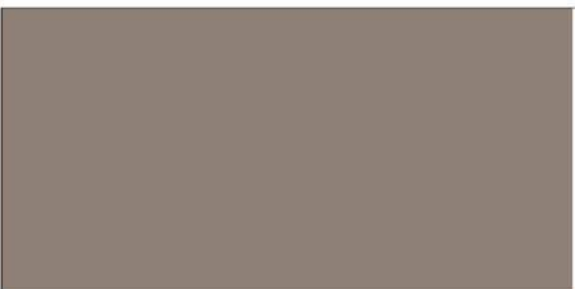
MTL-1: PREFINISHED ALUMINUM TRIM
COLOR TO MATCH PAC CLAD 'SILVERSMITH' (ALUM. GUTTERS, DOWNSPOUTS, COPINGS, CANOPIES, LOUVERS, MECHANICAL UNIT SCREEN WALLS, COILING METAL DOORS, WALL SCONCES)



SF-1: PREFINISHED ALUMINUM STOREFRONT & CURTAINWALL
COLOR TO MATCH EFCO 'WARM SILVER'



P-1: HOLLOW METAL DOORS & FRAMES
COLOR TO MATCH SHERWIN WILLIAMS 'VERSATILE GRAY' (SW 6072)



P-2: BOLLARDS
COLOR TO MATCH SHERWIN WILLIAMS 'SPALDING GRAY' (SW 6074)



Holly Springs
Operations
Campus

Operations Building

Holly Springs, NC

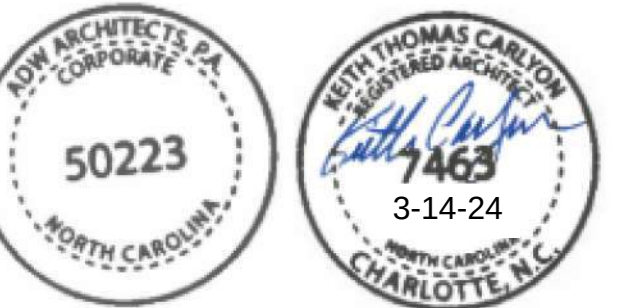
NOT FOR
CONSTRUCTION

UDO COMPLIANCE

DATE: 3-14-24
PROJECT NO: 21028

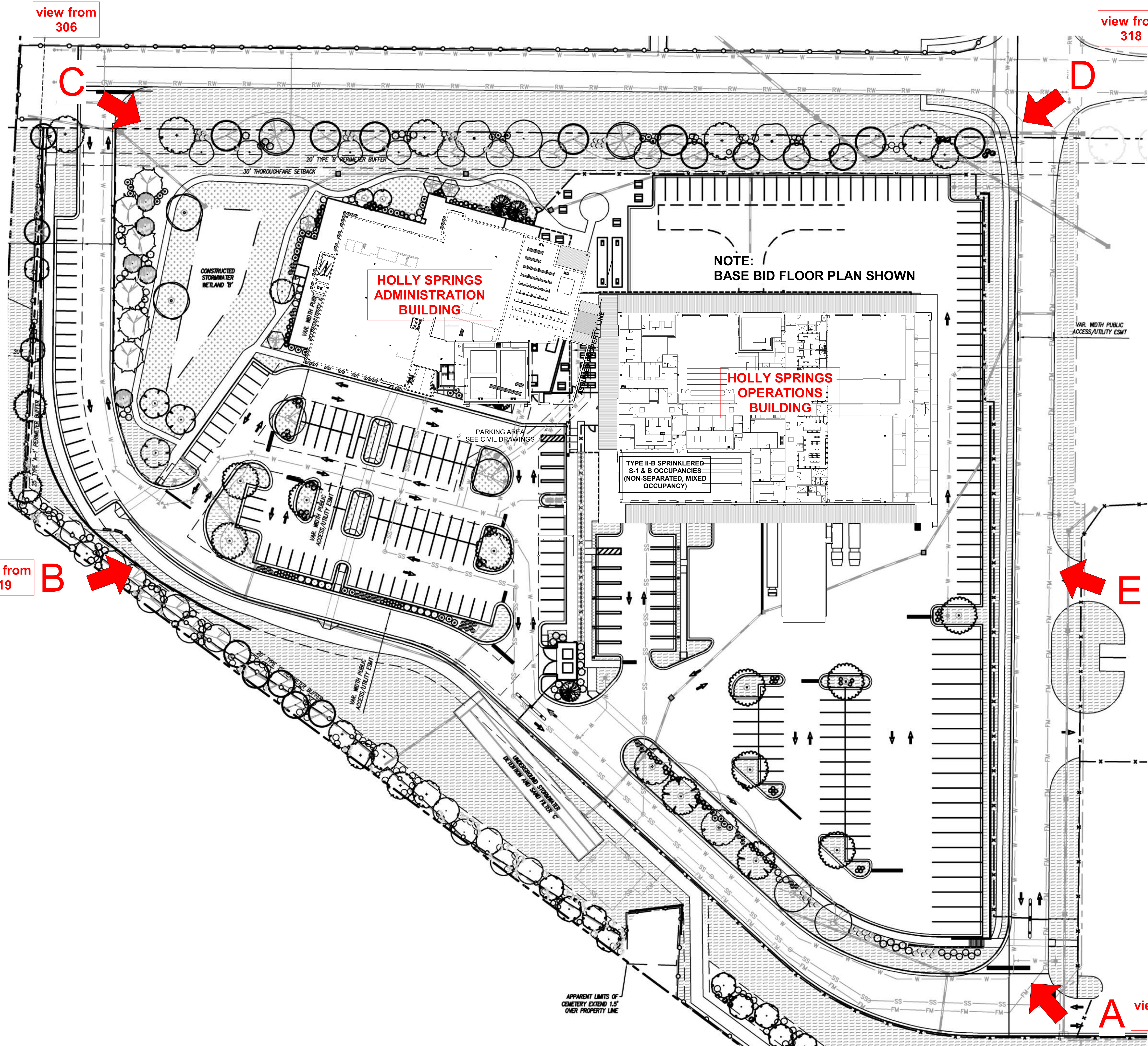
REVISIONS
NO: DATE: DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SHEET NUMBER

DR201



Holly Springs Operations Campus

Operations Building

Holly Springs, NC

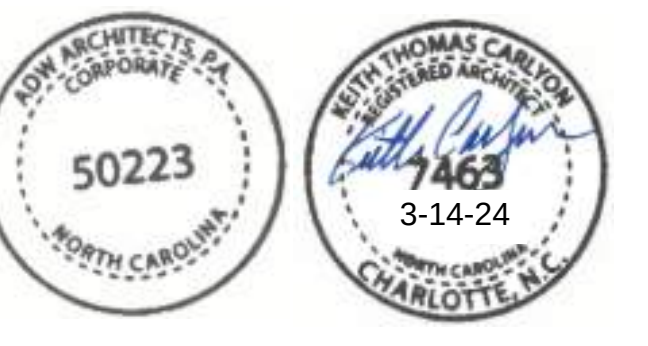
NOT FOR
CONSTRUCTION

OVERALL BUILDING SITE
PERSPECTIVE VIEW

DATE: 3-14-24
PROJECT NO: 21028

REVISIONS
NO: DATE: DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND
SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT
SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY
OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW
ARCHITECTS, P.A.



SHEET NUMBER

DR202



Holly Springs
Operations
Campus

Operations Building

Holly Springs, NC

NOT FOR
CONSTRUCTION

BUILDING SITE
PERSPECTIVE VIEWS

DATE: 3-14-24
PROJECT NO: 21028

REVISIONS
NO: DATE: DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

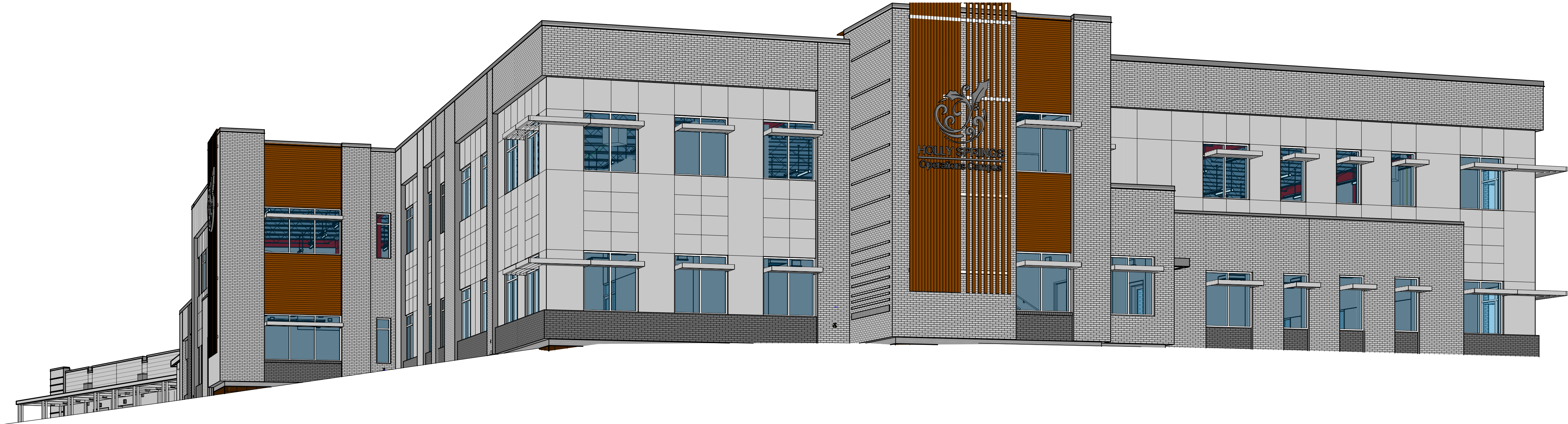


SHEET NUMBER

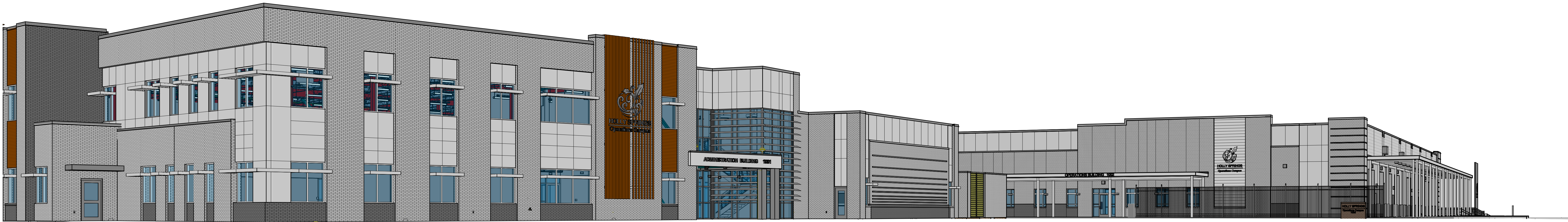
DR300



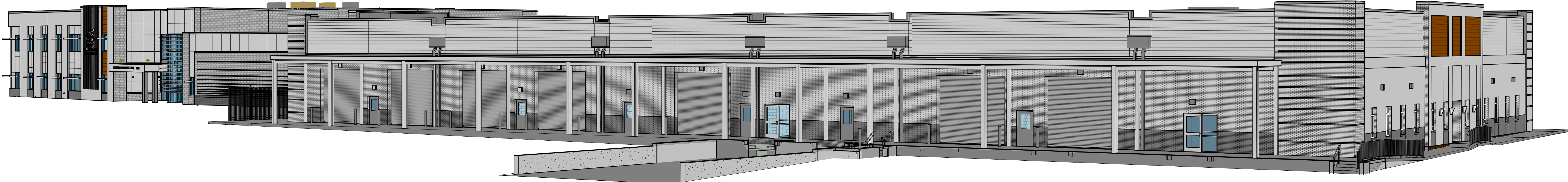
SITE PERSPECTIVE VIEW "D"



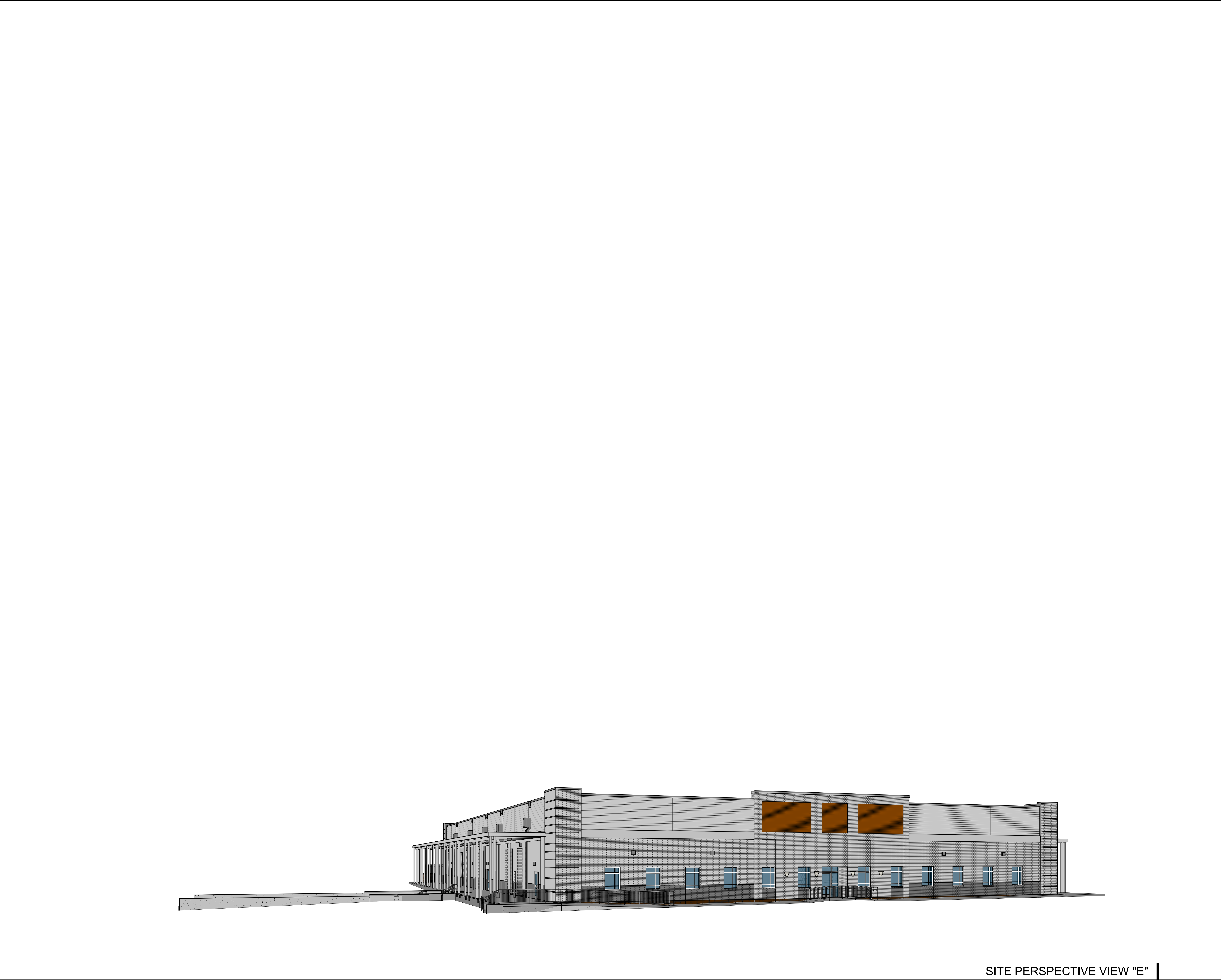
SITE PERSPECTIVE VIEW "C"



SITE PERSPECTIVE VIEW "B"



SITE PERSPECTIVE VIEW "A"



SITE PERSPECTIVE VIEW "E"



Holly Springs
Operations
Campus

Operations Building

Holly Springs, NC

NOT FOR
CONSTRUCTION

OVERALL BUILDING SITE
PERSPECTIVE VIEW

DATE: 3-14-24
PROJECT NO: 21028

REVISIONS

NO:	DATE:	DESCRIPTION:
-----	-------	--------------

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.



SHEET NUMBER

DR301



Holly Springs Operations Campus

Operations Building

Holly Springs, NC

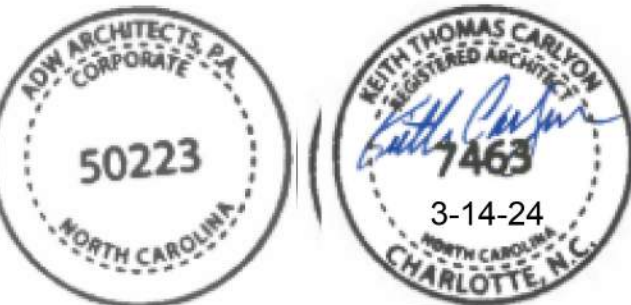
NOT FOR CONSTRUCTION

MISCELLANEOUS DETAILS

DATE: 3-14-24
PROJECT NO: 21028

REVISIONS
NO: DATE: DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, P.A.

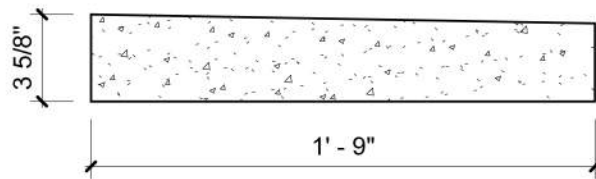


SHEET NUMBER

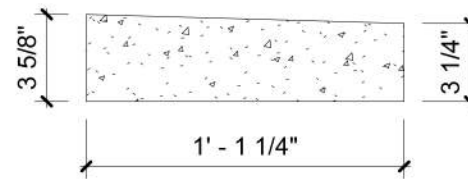
A202

PRECAST GENERAL NOTES

- ALL ITEMS SHALL BE ARCHITECTURAL PRECAST CONCRETE AND SHALL BE FINISHED ON ALL SIDES WHICH ARE VISIBLE U.N.O.
- PROVIDE CUSTOM SHAPES AS SHOWN IN LONGEST LENGTH POSSIBLE. ARCHITECTURAL PRECAST SHALL BE MANUFACTURED IN SIZES DESIGNED TO MINIMIZE THE NUMBER OF JOINTS. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS INDICATING JOINT LOCATIONS AND ANCHORING DETAILS AS RECOMMENDED BY MANUFACTURER, BUT NOT LESS THAN THOSE INDICATED OR SPECIFIED.
- ARCHITECTURAL PRECAST SHALL HAVE A SMOOTH FINISH & CUSTOM COLOR TO MATCH BRICK VENEER (BRK-2). SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO BUILDING MOCK-UP WALL.
- FASTEN COPINGS WITH MINIMUM 2 STAINLESS STEEL DOWELS PER PIECE TO CMU OF CONCRETE BELOW PER MANUFACTURER'S RECOMMENDATIONS.
- NOT USED.
- ADDITIONAL SUPPORT OR BLOCKING SHALL BE PROVIDED IF REQUIRED, WHETHER SHOWN OR NOT AT NO ADDITIONAL COST TO THE PROJECT.
- PROVIDE SPECIAL CORNER UNITS WHERE MASONRY RETURNS.
- CAREFUL HANDLING & SETTING OF PRECAST MATERIALS IS CRITICAL TO OBTAINING PROFESSIONAL RESULTS. ON-SITE PERSONNEL MUST BE FAMILIAR WITH THE PRECAST CONCRETE INSTITUTE'S RECOMMENDATIONS AND INSTALLATION GUIDELINES.
- SEE WALL SECTIONS FOR FLASHING LOCATIONS & DETAILS.
- RAKE MORTAR JOINT BACK AND INSTALL CUSTOM COLOR MATCHING SEALANT AT ALL JOINTS.

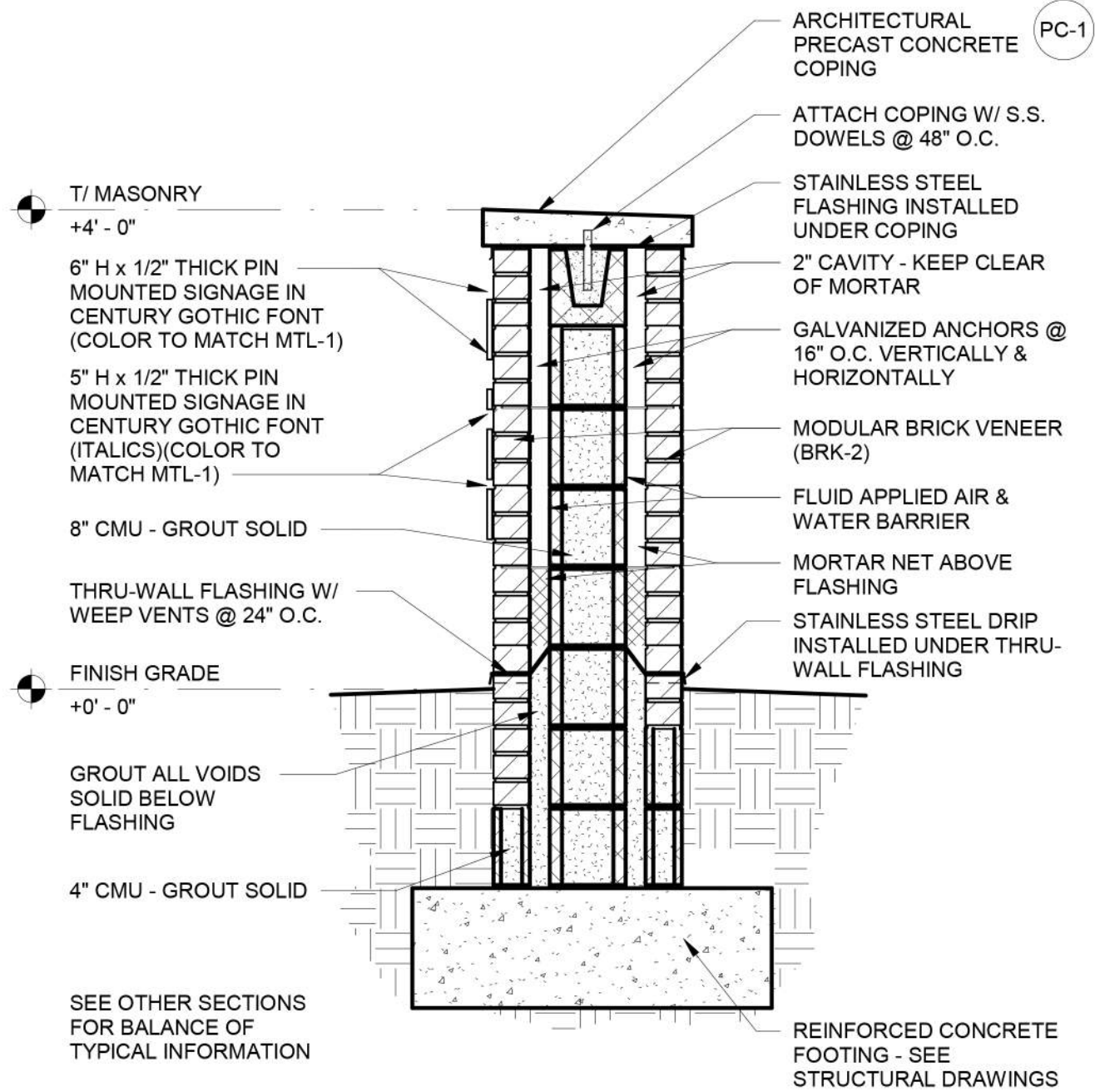


PC-1
COPING
(MONUMENT SIGN)

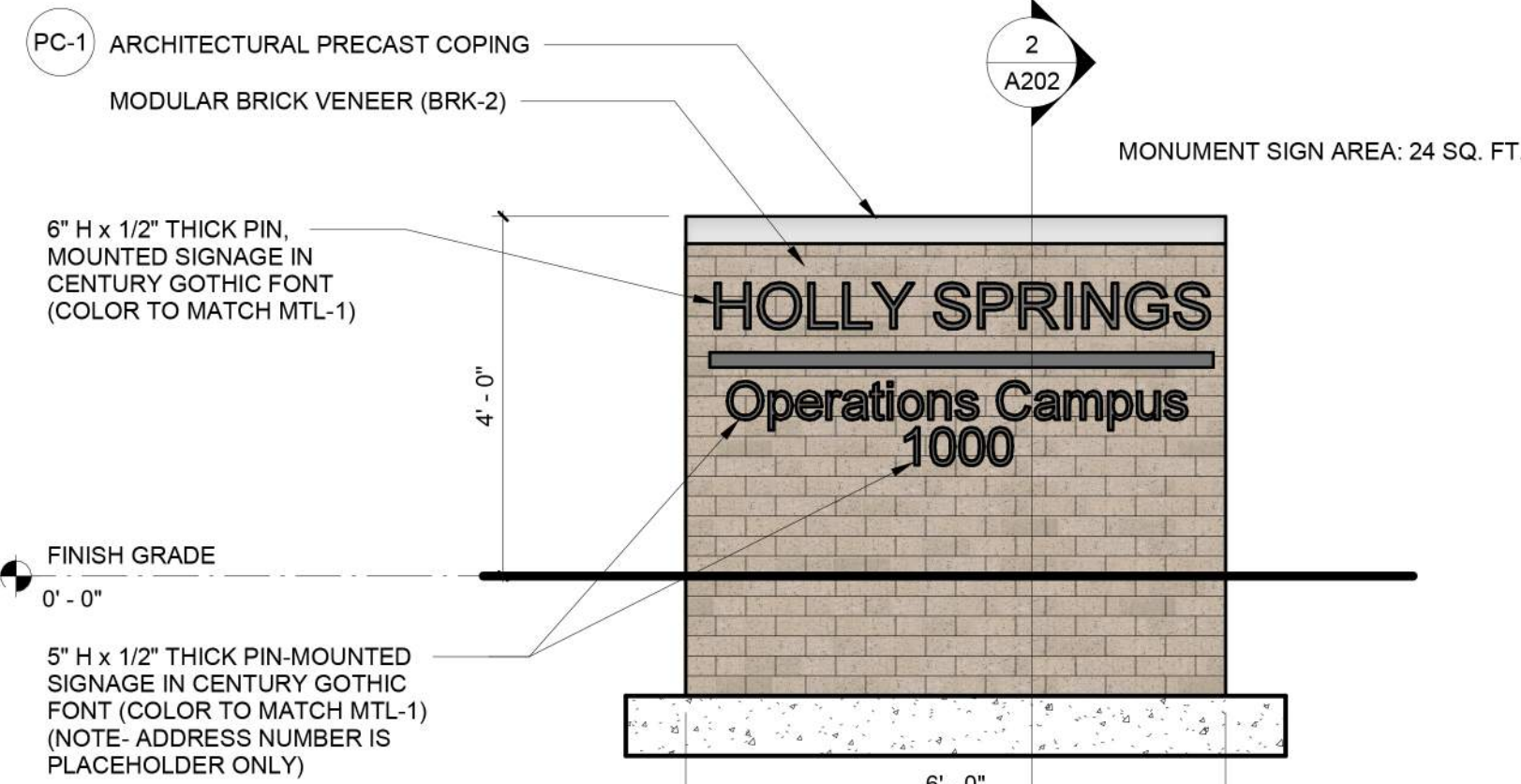


PC-2
COPING
(DUMPSTER ENCLOSURE)

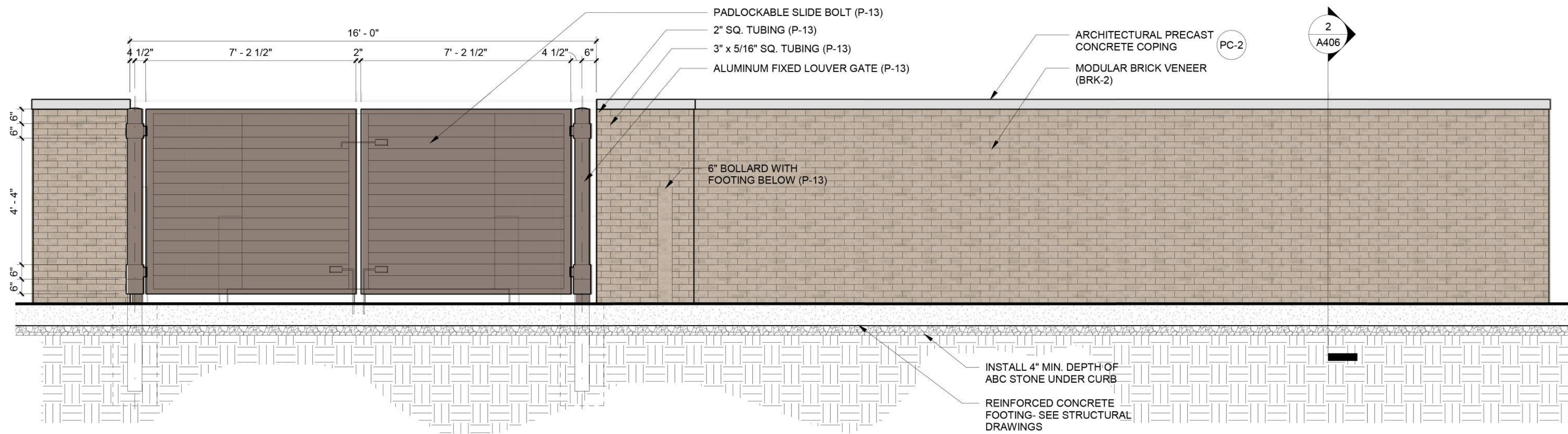
PRECAST NOTES AND DETAILS | 1 1/2" = 1'-0" 3



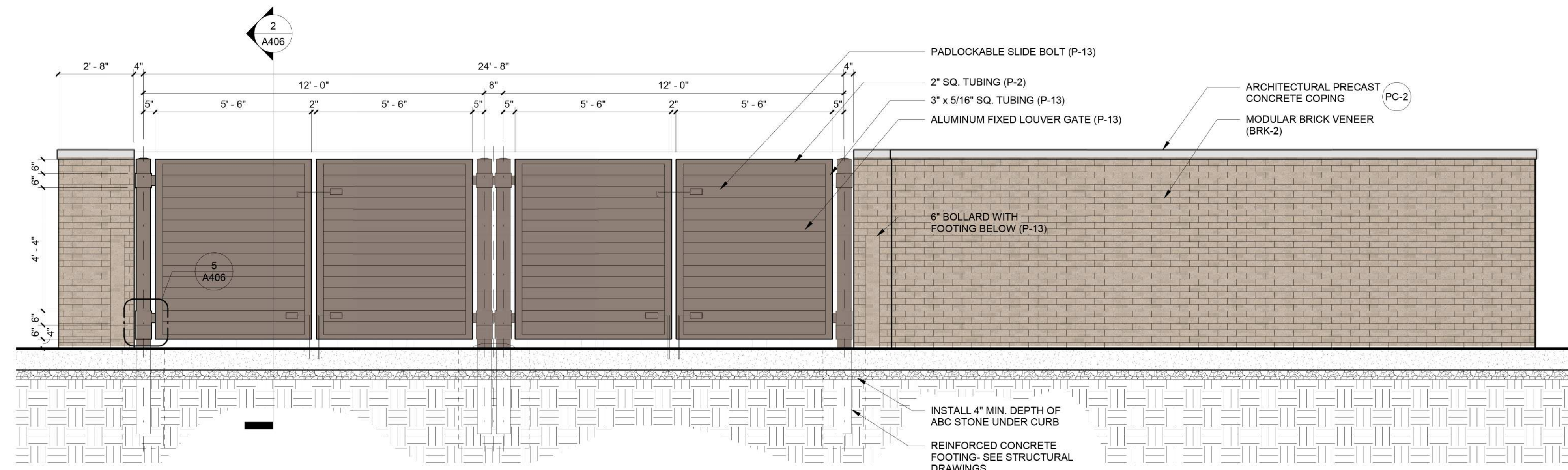
SECTION AT SIGNAGE | 3/4" = 1'-0" 2



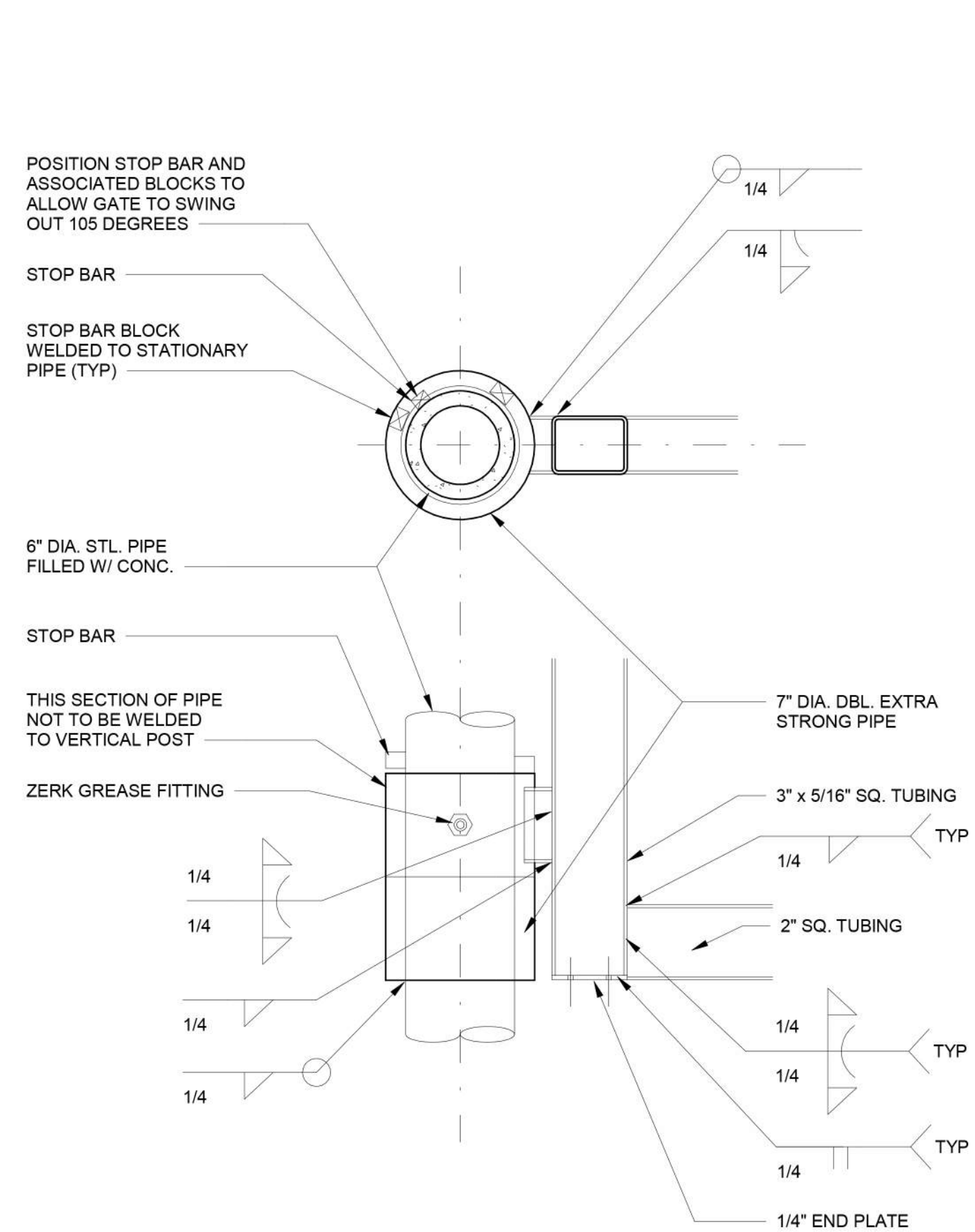
MONUMENTAL SIGN ELEVATION | 1/2" = 1'-0" 1



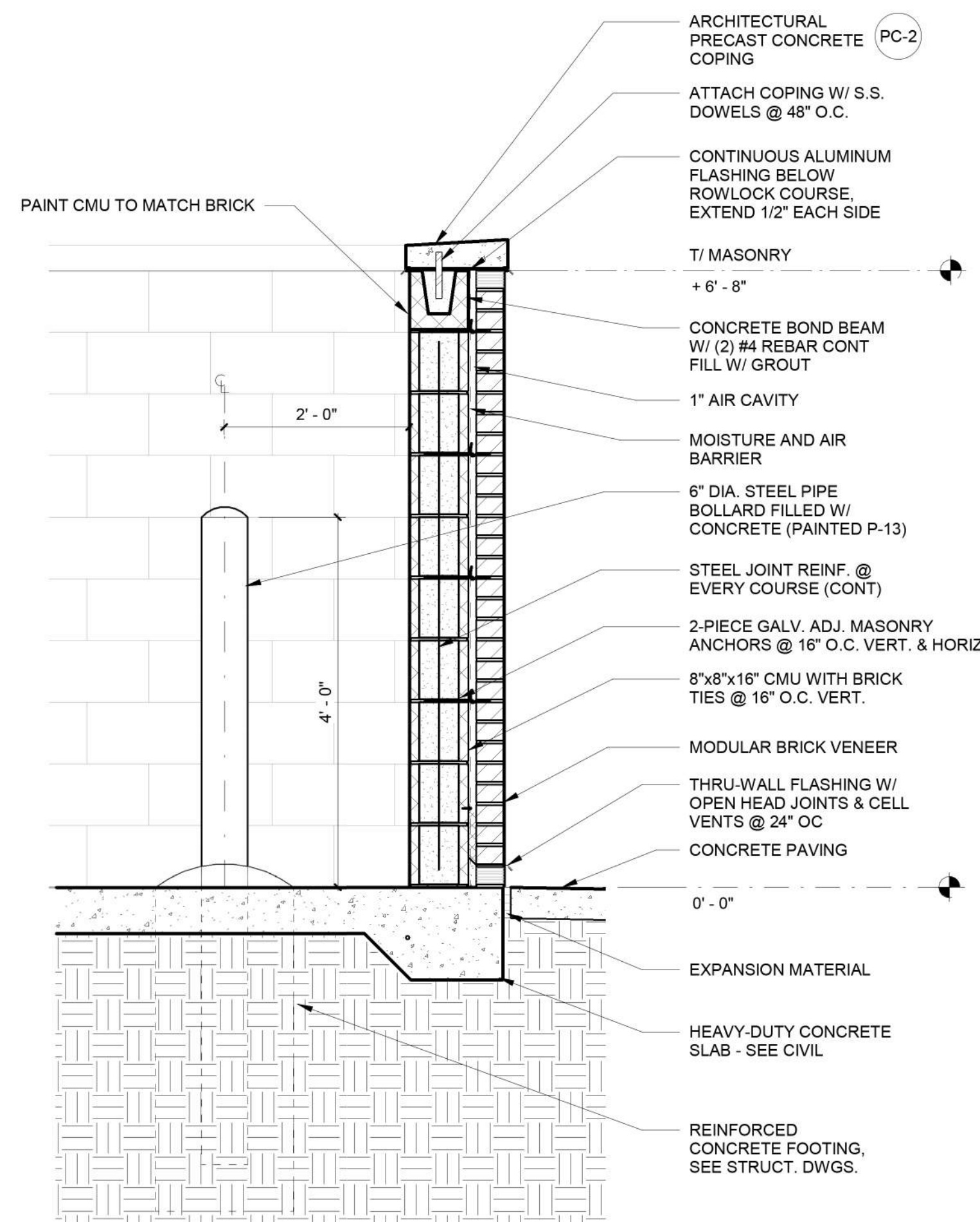
DUMPSTER ELEVATION 3/8" = 1'-0" 4



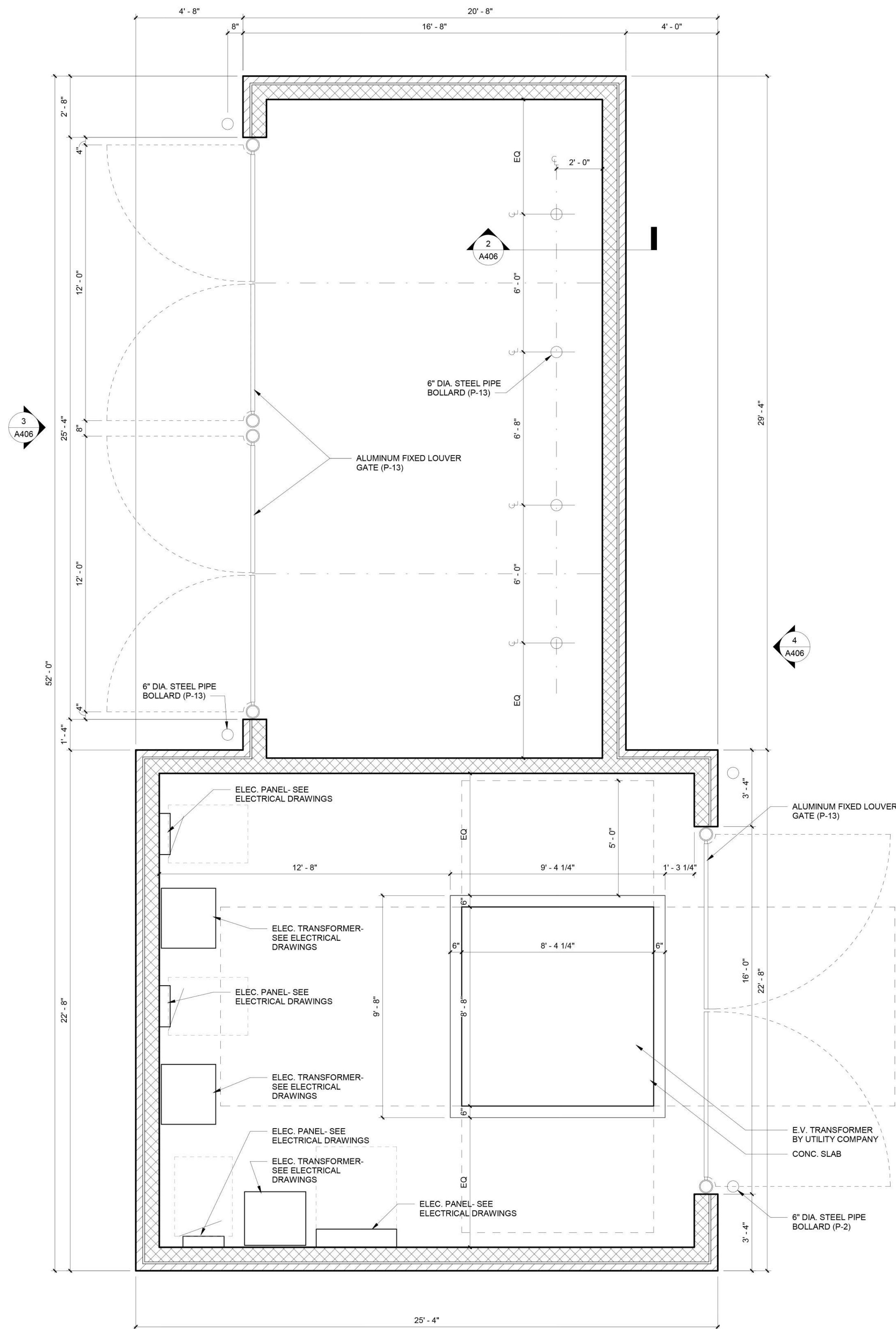
DUMPSTER ELEVATION 3/8" = 1'-0" 3



GATE DETAIL 3/4" = 1'-0" 5



WALL SECTION @ DUMPSTER 3/4" = 1'-0" 2



DUMPSTER PLAN 3/8" = 1'-0" 1



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.a.

New Business

Title: Outdoor Advertising Signs UDO Text Amendment 24-UDO-03

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny UDO Text Amendment 24-UDO-03.

Explanation:

- The Town Attorney has recommended a UDO Text Amendment to update the table of permitted uses to include Outdoor Advertising Signs as a permitted use.
- The proposed amendment adds Outdoor Advertising Signs and additional development standards to UDO Chapter 3.

Background:

- UDO Chapter 9 Signs typically regulates the location, number, and size of various sign types.

Funding Source(s):

Attachment(s):

1. 24UDO03_OutdoorAdvertising_PB04232024
2. 24UDO03_OutdoorAdvertising_ORD_PB04232024



Project Type: Unified Development Ordinance (UDO) Text Amendment

Applicant / Petitioner:

Town of Holly Springs

Amendment Overview

A proposed UDO text amendment to modify the table of permitted uses to add Outdoor Advertising Sign uses and additional standards. Detailed language of the proposed amendment can be found in the attached draft ordinance.

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 Unified Development Ordinance (UDO) Text Amendment petition.

Table of Contents:

Unified Development Ordinance (UDO) Text Amendment Information	Page 2
Decision-Making Information	Page 3



Unified Development Ordinance (UDO) Text Amendment Information

The proposed amendments table below provides a summary of the proposed changes to the Town of Holly Springs Unified Development Ordinance (UDO) and an explanation of why the change is needed.

Purpose of Amendment Key	
Legal Compliance	Change made to comply with North Carolina General Statutes or other legal change.
Clarification or Correction	Change made to provide clarification on UDO intent, prevent misinterpretations, or correct grammatical errors.
Minor Change	Minor changes made to further achieve goals and policies outlined in the Comprehensive Plan or changes made to better implement the established policy based on resident, business, and development community feedback.
Major Change	Major changes to support a specific town policy or substantially change current UDO regulations.

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
1	Legal Compliance	Add Outdoor Advertising Sign to permitted use table in the RMX and HI districts.
2	Legal Compliance	Provides additional standards for location, dimensions, prohibited features, and spacing.
3	Legal Compliance	Defines Outdoor Advertising Sign



Decision-Making Information

Unified Development Ordinance (UDO) Text Amendment Staff Analysis

The proposed UDO text amendment implements the character-based land use approach outlined in Section 1: Land Use & Character Plan which identifies that, in order to protect the character and authenticity of the Town, the community should focus on identifying, preserving, and perpetuating desirable development patterns, while making deliberate changes to areas that do not meet the community's expectations for character.

The proposed allowable zoning districts for Outdoor Advertising Signs are high intensity commercial and industrial zoning districts that are most compatible with Outdoor Advertising Signs and the standards on the location, size, design features, and spacing of such signs are reasonable and in the public interest to limit the impacts of Outdoor Advertising Signs on the community.

The proposed UDO Amendment is reasonable and in the public interest since it allows for the commercial use of private property adjacent to roads and highways for Outdoor Advertising, while maintaining the Town's ability to control and regulate such signs, in accordance with the community's expectations for character. The UDO text amendment will promote the safety, health, welfare and convenience and enjoyment of travel on and protection of the public investment in highways within the State and Town, prevent unreasonable distraction of operators of motor vehicles and prevent interference with the effectiveness of traffic regulations and promote safety on the highways, attract tourists and promote the prosperity, economic well-being and general welfare of the State and Town, preserve and enhance the natural scenic beauty of the highways and areas in the vicinity of the State highways, promote the reasonable, orderly and effective display of such signs, displays and devices, and secure the right of validly permitted outdoor advertising to be clearly viewed by the traveling public.

Staff Recommendation: ☒ Approve ☐ Deny

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 Unified Development Ordinance (UDO) Text Amendments are consistent with the Vision of Holly Springs Comprehensive Plan and are reasonable and in the public interest.

Action #1: Comprehensive Plan Consistency Statement

The proposed UDO text amendment implements the character-based land use approach outlined in Section 1: Land Use & Character Plan which identifies that, in order to protect the character and authenticity of the Town, the community should focus on identifying, preserving, and perpetuating desirable development patterns, while making deliberate changes to areas that do not meet the



community's expectations for character. The proposed allowable zoning districts for Outdoor Advertising Signs are high intensity commercial and industrial zoning districts that are most compatible with Outdoor Advertising Signs and the standards on the location, size, design features, and spacing of such signs are reasonable and in the public interest to limit the impacts of Outdoor Advertising Signs on the community. The proposed UDO Amendment is reasonable and in the public interest since it allows for the commercial use of private property adjacent to roads and highways for Outdoor Advertising, while maintaining the Town's ability to control and regulate such signs, in accordance with the community's expectations for character. The UDO text amendment will promote the safety, health, welfare and convenience and enjoyment of travel on and protection of the public investment in highways within the State and Town, prevent unreasonable distraction of operators of motor vehicles and prevent interference with the effectiveness of traffic regulations and promote safety on the highways, attract tourists and promote the prosperity, economic well-being and general welfare of the State and Town, preserve and enhance the natural scenic beauty of the highways and areas in the vicinity of the State highways, promote the reasonable, orderly and effective display of such signs, displays and devices, and secure the right of validly permitted outdoor advertising to be clearly viewed by the traveling public.

Action #2: Unified Development Ordinance (UDO) Text Amendment Petition Motion

Motion to recommend that the Town Council approve / deny Unified Development Ordinance (UDO) Text Amendment 24-UDO-03 to modify the Unified Development Ordinance as submitted by the Town of Holly Springs.

Next Steps**Legislative Public Hearing**

Anticipated Town Council Public Hearing Date: 5/21/2024

Prior to the Legislative Public Hearing:

- Published notice will be made twice in the News & Observer.

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 the Unified Development Ordinance (UDO). 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.



Ordinance No. 24-

Date Submitted:

Date Adopted:

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

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

WHEREAS, the Town of Holly Springs Town Council has maintained and updated *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* by adopting *Section 1: Land Use & Character Plan* in 2019; *Section 3: Parks, Recreation and Greenways Master Plan* in 2021; *Section 2: Comprehensive Transportation Plan* in 2022; *Section 1: Land Use & Character Plan Appendix E: Downtown Area Plan* in 2023; and *Section 1: Land Use & Character Plan Appendix F: Northeast Gateway Master Plan* in 2022, and

WHEREAS, Town of Holly Springs desires to amend the Unified Development Ordinance in accordance with the goals and policies contained within *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*; and

WHEREAS, the Holly Springs Planning Board has reviewed this request at a Public Meeting and recommended approval; and

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

WHEREAS, the Holly Springs Town Council finds that the proposed UDO amendments are consistent with the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement *Vision Holly Springs*. Specifically, the proposed UDO text amendment implements the character-based land use approach outlined in *Section 1: Land Use & Character Plan* which identifies that, in order to protect the character and authenticity of the Town, the community should focus on identifying, preserving, and perpetuating desirable development patterns, while making deliberate changes to areas that do not meet the community's expectations for character. The proposed allowable zoning districts for Outdoor Advertising Signs are high intensity commercial and industrial zoning districts that are most compatible with Outdoor Advertising Signs and the standards on the location, size, design features, and spacing of such signs are reasonable and in the public interest to limit the impacts of Outdoor Advertising Signs on the community. The proposed UDO Amendment is reasonable and in the public interest since it allows for the commercial use of private property adjacent to roads and highways for Outdoor Advertising, while maintaining the Town's ability to control and regulate such signs, in accordance with the community's expectations for character. The UDO text amendment will promote the safety, health, welfare and

convenience and enjoyment of travel on and protection of the public investment in highways within the State and Town, prevent unreasonable distraction of operators of motor vehicles and prevent interference with the effectiveness of traffic regulations and promote safety on the highways, attract tourists and promote the prosperity, economic well-being and general welfare of the State and Town, preserve and enhance the natural scenic beauty of the highways and areas in the vicinity of the State highways, promote the reasonable, orderly and effective display of such signs, displays and devices, and secure the right of validly permitted outdoor advertising to be clearly viewed by the traveling public; and,

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

Part 1: Chapter 3 Uses, Table 3.2-A Table of Permitted Uses; Other Uses.

Add text as indicated in **bold** creating a new use category “Other Uses” and specific use “Outdoor Advertising Sign” as a Permitted Use with Additional Standards (PS) as follows:

	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Other Uses														3.3.10
Outdoor Advertising Sign	--	--	--	--	--	--	--	CD	--	--	--	--	PS	
KEY: P - Permitted Use; PS - Permitted Use with Additional Standards; A - Accessory Use; SUP - Special Use Permit; CD - Conditional Zoning District Only														

Part 2: Section 3.3.10; Additional Use Provisions and Special Use Permit Standards; Other Uses – Additional Use Provisions.

Add text as indicated in **bold** to add Additional Standards (PS) for Outdoor Advertising Signs, as follows:

3.3.10 Other Uses – Additional Use Provisions.

A. Outdoor Advertising Sign.

1. Purpose and Intent. The purpose of this section is to establish regulations for Outdoor Advertising Signs that contain off-premise advertising and noncommercial messages to reduce visual clutter, reduce distractions for motorists, and reduce conflicts with traffic control signs. These regulations are designed to:

- a. Present and perpetuate uncluttered and natural views for the enjoyment and environmental enrichment of the citizens of Holly Springs, as well as visitors, in a manner that complies with the mandates of N.C.G.S. § 136-127, et. seq.
- b. Promote economic prosperity, civic pride, quality of life, and the general welfare of citizens.
- c. Enhance the aesthetic values of the Town.
- d. Protect property values.
- e. Promote safety of motorists.

2. Regulations. Outdoor Advertising Signs shall comply with the Sign regulations of Chapter 9 in unless otherwise modified by this Section.

- a. **Location Limitations.** Outdoor Advertising Signs shall only be permitted within 150' of the Right-of-Way along and facing US 1 and NC 540.
- b. **Maximum Number.** A maximum of 1 Outdoor Advertising Sign is permitted per lot.
- c. **Sign Type and Dimensional Regulations.** Outdoor Advertising Signs shall comply Table 3.3.10-A - Sign Regulations: Outdoor Advertising Signs.

TABLE 3.3.10-A – SIGN REGULATIONS: OUTDOOR ADVERTISING SIGNS							
Use Type	Use	Sign Type	Sign Regulations				
			Maximum Number	Sign Zone	Maximum Sign Surface Area (sf)	Maximum Height (ft)	Materials

Other Uses	Outdoor Advertising Signs	Freestanding (Single-Faced)	1	Front, shall not be located within required Setback	24	6	Ornamental metal, stone, brick, masonry, or other permanent material
------------	---------------------------	-----------------------------	---	---	----	---	--

3. Additional Limitations.

a. Prohibited Features.

- i. Moving, rotating, fluttering, blinking, and flashing elements.
- ii. Animation, video, audio, and pyrotechnic components.
- iii. Automatic changeable face Outdoor Advertising Signs.
- iv. Elements or messages delivered to personal electronic devices in the vicinity of the sign or structure.

b. Spacing. The distance between Outdoor Advertising Signs shall be measured from the nearest point of the Outdoor Advertising Sign as projected to the centerline of the Street upon which the Outdoor Advertising Sign is intended to be viewed to the nearest point of the other Outdoor Advertising Sign as measured to its closest centerline point along the same Street

- i. There shall be at least 2,500 linear feet between Outdoor Advertising Signs on the same side of the Street.
- ii. There shall be at least 1,000 linear feet from any other Outdoor Advertising Sign on the opposite side of the Street.
- ii. There shall be at least 20 linear feet between an Outdoor Advertising Sign Structure and an existing Building.

c. Historic District. No Outdoor Advertising Sign shall be located directly across the Street from, or within, a historic district.

Part 3: Definitions

Add text as indicated in **bold** to add definition for Outdoor Advertising Signs, as follows:

Sign, Outdoor Advertising. Any structure erected with the intent of directing attention to or promoting a business, product, service, event, or activity that is not sold, produced, manufactured, furnished, or conducted at the Lot upon which the Sign is located. Outdoor Advertising Signs may be static or electronic. Also known as a billboard or a

permanent off-premise advertising sign. An Outdoor Advertising Sign is also intended to be consistent with NCGS 136-128.

Part 4: REPEAL OF CONFLICTING ORDINANCES

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

Part 5: SEVERABILITY

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

Part 6: INCLUSION IN CODE

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

Part 7: EFFECTIVE DATE

The provisions of this ordinance shall become effective May 21, 2024 in accordance with the laws of the State of North Carolina.

Adopted this, the ____ day of _____ 2024.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk





Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 11.a.

New Business

Title: Town Council Official Action Overview

Strategic Priority Area:

Staff Resource:

Action(s):

- Receive project updates.
 - Eagles Landing Park and Development Plan

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 11.b.

New Business

Title: Committee Reports

Strategic Priority Area:

Staff Resource:

Action(s):

- Receive updates from Planning Board representatives for:
 - Land Use Advisory Committee (LUAC)
 - Tree Advisory Committee (TAC)
 - Wake Transit Plan Stakeholders

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 11.c.

New Business

Title: Development Services Report

Strategic Priority Area:

Staff Resource:

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 11.d.

New Business

Title: Other Business

Strategic Priority Area:

Staff Resource:

Action(s):

N/A

Explanation:

Background:

Funding Source(s):

Attachment(s):

None