



## **Agenda**

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of June 22, 2020 meeting agenda

**PUBLIC COMMENT PERIOD** **Notes on the Comment Period** -Due to the current restrictions on mass gatherings, public comment will be received in writing and delivered to Council Members prior to this meeting.

### **PUBLIC HEARINGS**

5. Carolina Springs Master Plan 19-MAS-03-A01 / 20-SEU-01 / 20-SEU-02

### **CONSENT**

6. 2020 Refinancing, Refunding, and New Debt Funding Projects
7. Fiscal Year 2019-2020 Year-End Budget Amendment

### **NEW BUSINESS**

8. Carolina Springs Pump Station #1 Preliminary Site Plan
9. Selection of Town Council's UDO Steering Committee Representative
10. Park Ordinance Update
11. COVID-19 Community Response

### **OTHER BUSINESS**

### **MANAGER'S REPORT**

### **CLOSED SESSION -**

### **ADJOURNMENT**

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

[linda.mckinney@hollyspringsnc.us](mailto:linda.mckinney@hollyspringsnc.us) 919-557-3900



# Holly Springs Town Council

## Town Council Meeting Agenda Cover Sheet

### Agenda Item#: 5.

#### Public Hearings

**Title:** Carolina Springs Master Plan 19-MAS-03-A01 / 20-SEU-01 / 20-SEU-02

**Strategic Priority Area:** Responsible & Balanced Growth

**Staff Resource:** Sean Ryan, Planning & Zoning, Rachel Jones, Engineering

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#### Action(s):

1. Conduct Quasi-Judicial Public Hearing.
2. Adopt resolution 20-14 to make and accept the Findings of Fact for consideration of and to approve Special Exception Uses to allow for pump stations in the Neighborhood District. (*Quasi-Judicial determination with simple majority*)
3. Approve/deny/table Major Amendment to Master Plan 19-MAS-03-A01 for Carolina Springs Detailed Master Plan with the conditions stated in the attachment. (*Administrative determination with simple majority*)

#### Explanation:

- The proposed Detailed Master Plan is the first step in dividing the Planned Unit Development (PUD) into the proposed development districts as outlined in the PUD land use plan.
- A Detailed Master Plan establishes the primary transportation network, utility layout, common landscaping, and tree preservation areas for the entire project area. If the Detailed Master Plan is approved, the next step in the development process will be detailed development plans for nonresidential and multifamily components of the project or preliminary subdivision plans for the residential components of the project.
- Included with the Detailed Master Plan are two Special Exception Use (SEU) requests for sewer pump stations on the property. In accordance with the approved land use table for the PUD, sewer pump stations require an SEU to be granted prior to construction. The sewer pump stations will allow sewer service to be provided to the development as well as service upstream properties for future growth in the sewer basin.

#### Planning Board Recommendation:

The Planning Board discussed the following issues and concerns on May 26, 2020:

- The location of the pump stations.
- Traffic impact analysis and proposed road improvements.
- Traffic flow and interconnectivity and whether the roadways are adequate.
- Street tree requirements and concerns about adequate growth area.
- Broadband internet utility installation in the project.

Planning Board Recommendation:

The Planning Board recommended approval (9-0-0)

#### Background:

- Carolina Springs Master Plan 19-MAS-03 for the Architectural Design Guidelines was

Town Council Business Meeting  
June 22, 2020



approved on February 18, 2020.

- Carolina Springs Planned Unit Development (PUD) is located on approximately 396 acres of land south of the interchange of Old Holly Springs Apex Road/Veridea Parkway and NC 540.
- The PUD, approved in May 2019, is a mixed use development consisting of commercial/retail, office, multifamily housing and single family housing.
- As part of the previously approved Infrastructure Reimbursement Agreement, Parks and Recreation fees have been reduced to support the developer dedicating park land as well as designing and constructing a Greenway connection leading south from Carolina Springs to the western terminus of the 12 Oaks Greenway.
- No action is necessary at this moment on this particular item, but it was the desire of Parks and Recreation to verify that both the Town and Developer are aware of this agreement.

Next steps:

- The Master Plan does not authorize the construction of any structures, only authorizes the construction of the roads and utilities, including off-site improvements, associated with Carolina Springs.
- Individual development plans and subdivision plans will follow that will authorize the construction of individual commercial/mixed-use buildings and residential neighborhoods or multi-family developments.
- In accordance with the Infrastructure Construction and Fee Reimbursement Agreement, prior to the first final plat, the developer is obligated to plat a 3-5 acre lot for a future Town fire station.

**Funding Source(s):**

N/A

**Attachment(s):**

1. 19MAS03A01 Carolina Springs Conditions
2. 19MAS03A01 Carolina Springs Petitions and Plans
3. Resolution 20-14 19MAS03A01 Carolina Springs Resolution



THE TOWN OF

# Holly Springs

## Master Plan and Special Exception Uses 19-MAS-03-A01, 20-SEU-01, and 20-SEU-02 for Carolina Springs

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### **Motion and Conditions of Approval:**

Make and accept the Findings of Fact for consideration of and to approve Special Exception Uses as specified in the Carolina Springs Planned Unit Development to allow for a public utility use (sewer pump station) in the Neighborhood District identified as Pump Station #1 (20-SEU-01) and #2 (20-SEU-02) on the Carolina Springs Detailed Master Plan Overall Site Plan, dated revised May 1, 2020, at the property located at 7300 Woods Creek Rd, Wake County PIN 0730533724, with the following conditions:

#### Special Exception Use 20-SEU-01

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-01.

#### Special Exception Use 20-SEU-02

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-02.

Approve / deny / defer #19-MAS-03-A01 for Carolina Springs Detailed Master Plan as submitted by WithersRavenel, Project Number 02190372.10, dated Revised May 1, 2020 with the following conditions:

1. All previous conditions of approval for *Carolina Springs PUD* 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. Each individual phase of construction is required to meet all requirements in the Town of Holly Springs NPDES Phase II Post Construction Stormwater Ordinance.
3. The Preliminary Site Plan for Pump Station #2 must be submitted to the Engineering Department for review and approval prior to or with the associated preliminary subdivision plan or development plan in that sewer basin that triggers the requirement for pump station #2 in order to receive sewer service and plan approval.

*Office of the Mayor*

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4. Continue coordination with the E-51 school and WCPSS to finalize the location of the Pump Station #2 and associated forcemain route shown on the Carolina Springs Master Plan.
5. Continue coordination with WCPSS and E-51 school on final location of site driveways on Woods Creek Road for approval by NCDOT and the Town.
6. The transfer of future maintenance responsibility and ownership from NCDOT to the Town for the section of Woodfield Dead End Road that goes from the northern R/W line of Woods Creek Rd to the property limits of Carolina Springs is being requested with this project. The request must be presented to Town Council for approval. The resolution shall be submitted to the NCDOT Board of Transportation for review and approval.
7. The following is required prior to or with the first submittal of any development plan or preliminary subdivision plan:
  - a. A Traffic Impact Analysis (TIA) memorandum is required to be submitted to determine if the proposed development is within the previously approved parameters in the TIA approved with the PUD and to identify the required improvements to be constructed with each plan. This must be reviewed and approved by the Town with each plan submittal. If it is determined that a TIA update is required, the document must be reviewed and approved by the Town and NCDOT.
  - b. Any new traffic signal required in accordance with the approved TIA for this project shall be designed and installed per Town's ordinances and standards and NCDOT standards; including fiber utility connection/extension if required and mast are pole construction.
  - c. A Sewer Study Evaluation Report memorandum is required to be submitted to the Engineering Department to determine if the proposed development is within the previously approved parameters in the report approved with this Master Plan. This must be reviewed and approved by the Town. If it is determined that a study update is required, the updated document must be reviewed and approved by the Town at that time.
  - d. Submit a Hydraulic Water Model and Fire Flow Analysis to the Engineering Department for review and approval.
  - e. Submit information for a detailed hydraulic report for any proposed reclaimed water main extension. This report must be finalized prior to construction drawing submittal.
  - f. Comply with both FEMA regulated floodplain and/or floodway regulations and local requirements for impacts. Submit a written plan for permitting these impacts.
  - g. Submit a draft flood study.
  - h. Submit a draft Stormwater Management Plan.
8. With the submittal of any development plan or preliminary subdivision plan submittal the following is required for any existing pond on-site:
  - a. Provide 100-yr water surface elevation area of the pond.
  - b. Show 20' maintenance easement surrounding pond and dam if it encroaches on the property.
  - c. Verify that pond meets NCDENR Dam Safety requirements.
9. The following items must be addressed prior to or with the first construction drawing submittal for each development plan or preliminary subdivision plan:
  - a. Thoroughfares, collectors and boulevards will require a calculated pavement design and will require NCDOT approval.
  - b. Documentation of dedicated offsite right-of-way must be provided in the form of a recorded plat.

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- c. Offsite sewer and utility easements must be documented in the form of a recorded plat unless an exception is made by the Director of Engineering. Then the plat is required to be recorded prior to construction drawing approval.
  - d. Final Gravity Sewer Line Sizing Report is required for all lines that are stubbed to adjacent upstream properties unless previously documented in an approved Sewer Study Evaluation Report and no changes have been made.
  - e. All items listed on the Stormwater Submittal Checklist, Form #16003.
  - f. Provide a sealed engineer's report including calculations to verify hydraulic capacity of existing pond. Identify primary and secondary outlet structures and/or spillways.
  - g. Provide a sealed engineer's report and recommendations to verify structural integrity of dam(s).
  - h. The following note must be clearly reflected on the plats and construction drawings for adjacent lots: "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
  - i. Fiber utility connection/extension is required with pump station installation and construction. Final design feasibility shall be coordinated during the construction drawing review.
10. The following must be addressed prior to issuance of construction drawing approval and/or land disturbance permit for any development plan or preliminary subdivision plan:
- a. Any off site sewer facilities needed to serve this project that are not completed and accepted by the Town at the time of approval of the preliminary subdivision plan, must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party.
  - b. Approval of the Stormwater Management Plan.
  - c. Payment of the Stormwater Fee-in-Lieu.
  - d. All environmental permits must be obtained.
  - e. Stormwater sureties for the residential phases are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.
  - f. Stormwater sureties for the commercial phases are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.
  - g. Pump station site must be platted and conveyed by deed to the Town of Holly Springs before pump station final acceptance.

*Office of the Mayor*



## Town of Holly Springs Staff Report to the Planning Board

### REQUEST FOR DETAILED MASTER PLAN & SPECIAL EXCEPTION USE CAROLINA SPRINGS DETAILED MASTER PLAN 19-MAS-03-A01 / 20-SEU-01 / 20-SEU-02

**PETITIONER(S):**

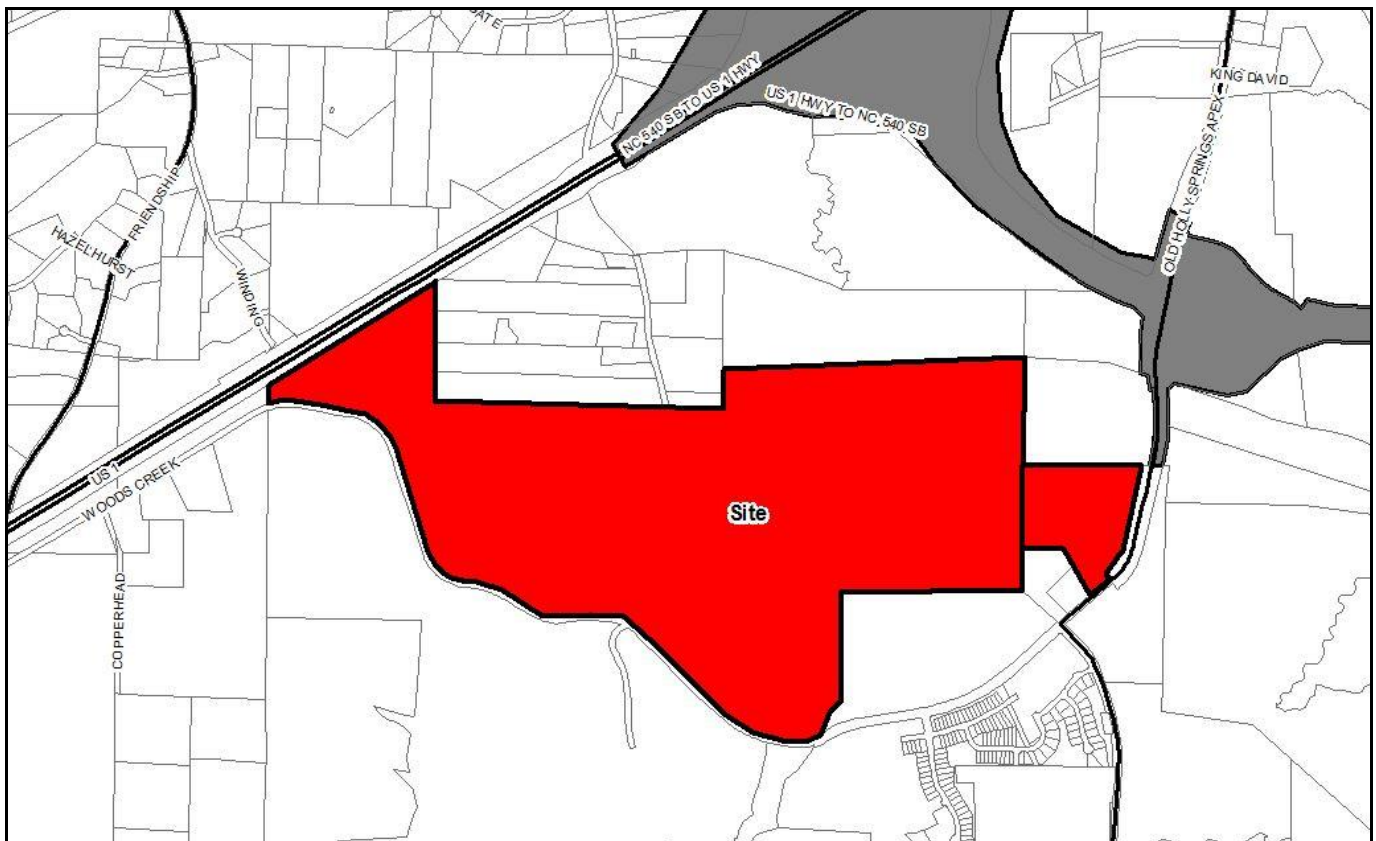
Debbie Ferm  
WithersRavenel

**DESIGN PROFESSIONAL:**

Debbie Ferm  
WithersRavenel

**DEVELOPER:**

Stephen Dorn  
Lennar  
Capital Properties of Raleigh  
Duke Energy Progress LLC



**LOCATION:** ☒ Within Corporate Limits of Holly Springs ☐ Within Holly Springs ETJ ☐ Annexation Pending

**ANTICIPATED REVIEW SCHEDULE:**

Planning Board: May 26, 2020  
Town Council Action: June 23, 2020

**STAFF CONTACTS:** Sean Ryan, Planner II  
Rachel Jones, Development Review Engineer

**ATTACHMENTS:** Petition, Special Exception Use Findings of Fact, Plans

| PARCEL INFORMATION            |                         |                       |                      |
|-------------------------------|-------------------------|-----------------------|----------------------|
| OWNER                         | PARCEL #                | ZONING                | AREA                 |
| Lennar Carolinas LLC          | 0730533724              | PUD: Carolina Springs | 211 ± acres          |
| Duke Energy Progress LLC      | 0730712692<br>(portion) | PUD: Carolina Springs | 31 ± acres           |
| Capital Properties of Raleigh | 0730834534              | PUD: Carolina Springs | 72 ± acres           |
| Capital Properties of Raleigh | 0730842712              | PUD: Carolina Springs | 59 ± acres           |
| Capital Properties of Raleigh | 07400362625             | PUD: Carolina Springs | 23 ± acres           |
| <b>TOTAL</b>                  |                         |                       | <b>396.05± acres</b> |

| ADJACENT PROPERTY SITE DATA |                                                                  |                                                                                      |
|-----------------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|                             | ZONING                                                           | EXISTING LAND USE                                                                    |
| <b>Subject Property</b>     | PUD: Carolina Springs                                            | Vacant                                                                               |
| <b>North</b>                | R-30 Residential<br>(Apex) SD-CZ<br>(Apex) RR                    | Vacant<br>Future Veridia mixed use development                                       |
| <b>South</b>                | PUD Twelve Oaks<br>(Wake County) R-80                            | Single Family (under construction)<br>Vacant                                         |
| <b>East</b>                 | R-30 Residential<br>PUD Twelve Oaks<br>(Apex) SD-CZ<br>(Apex) RR | Vacant<br>Future Veridia mixed use development<br>Single Family (under construction) |
| <b>West</b>                 | (Apex) RR<br>(Wake County) R-80                                  | Vacant                                                                               |

## PROPERTY HISTORY

### Annexation History

PIN: 0730634462  
 Project Number: A02-02  
 Description: Annexation of 425 acres  
 Approved by Town Council on: 01/15/2002

### Rezoning History

PIN: 0730634462  
 Original Zoning: Wake County R-80  
 Proposed Zoning: R-20  
 Approved by Town Council on: 02/19/2002

### Planned Unit Development History

Project Number: 18-PUD-01  
 Description: Mixed Use PUD Master Plan  
 Approved by Town Council on: 05/21/2019

Project Number: 18-REZ-01

Original Zoning: R-30, R-20, and LB  
 Proposed Zoning: PUD  
 Approved by Town Council on: 05/21/2019

### Master Plan History

Project Number: 19-MAS-03  
 Description: Architectural Design Guidelines  
 Approved by Town Council on: 02/18/2020

## SPECIAL EXCEPTION USE

- 20-SEU-01: Request to allow for a Special Exception Use as specified in the Carolina Springs Planned Unit Development to allow for a public utility use (sewer pump station) in the Neighborhood District identified as Pump Station #1 on the Carolina Springs Detailed Master Plan Overall Site Plan, dated revised May 1, 2020, at the property located at 7300 Woods Creek Rd, Wake County PIN 0730533724.**

2. **20-SEU-02: Request to allow for a Special Exception Use as specified in the Carolina Springs Planned Unit Development to allow for a public utility use (sewer pump station) in the Neighborhood District identified as Pump Station #2 on the Carolina Springs Detailed Master Plan Overall Site Plan, dated revised May 1, 2020, at the property located at the property located at 7300 Woods Creek Rd, Wake County PIN 0730533724.**

**Special Exception Use Findings of Fact:**

**A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:**

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

## STAFF ANALYSIS

### PROJECT OVERVIEW

Carolina Springs Planned Unit Development (PUD) is located on approximately 396 acres of land south of the interchange of Old Holly Springs Apex Road/Verida Parkway and NC540. The PUD, approved in May 2019, is a mixed use development consisting of commercial/retail, office, multifamily housing and single family housing.

The proposed Detailed Master Plan is the first step in dividing the PUD into the proposed development districts as outlined in the PUD land use plan. A Detailed Master Plan establishes the primary transportation network, utility layout, common landscaping, and tree preservation areas for the entire project area. If the Detailed Master Plan is approved, the next step in the development process would

be detailed development plans for nonresidential and multifamily components of the project or preliminary subdivision plans for the residential components of the project.

Included with the Detailed Master Plan are two Special Exception Use requests for sewer pump stations on the property. In accordance with the approved land use table for the PUD, sewer pump stations require a Special Exception Use to be granted prior to construction. The sewer pump stations will allow sewer service to be provided to the development as well as service upstream properties for future growth in the sewer basin.

## **PLANNING & ZONING**

### **Vision Holly Springs Comprehensive Plan**

#### **Land Use & Character**

The project area is designated as Natural Area, Mixed Residential Neighborhood, and Regional Center on the Future Land Use Map.

##### *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.

##### *Mixed Residential Neighborhood*

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

In a Mixed Residential Neighborhood, homes are oriented toward the street with on-street parking in front of more dense housing options. Some neighborhoods may mix housing types on the same block, or provide accessory dwelling units. Smaller blocks and a grid street network support a well-connected, cohesive community. New Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provide gathering space; preserve large tree stands; and help manage stormwater run-off. These neighborhoods are organized around a neighborhood-scale park which can serve as a central gathering place, within a five-minute walk of all homes. Smaller open spaces like pocket parks and community gardens are distributed throughout the neighborhood, within a shorter walk of homes.

The density of Mixed Residential Neighborhoods is highest around the central gathering place, where attached and multi-dwelling housing types like townhomes, apartments and condo buildings define the space. Moving out from the center, lots transition from smaller to larger, and become exclusively single dwelling detached. If a Mixed Residential Neighborhood is built adjacent to an existing conventional neighborhood, this variation from more dense to less dense will provide an appropriate transition.

Some of the areas shown on the FLUM as Mixed Residential Neighborhood are small pockets of previously undeveloped land adjacent to existing development. In these cases, the types of housing introduced should be compatible with the adjacent neighborhoods, and appropriate transitions should be provided between different housing types.



### *Regional Center*

A Regional Center is a hub for entertainment and employment, located immediately off the 540 interchange at Holly Springs Road and at Old Holly Springs Apex Road. These areas are envisioned as energized centers containing a mix of business, entertainment, civic, and cultural activities with a mix of housing types within and surrounding the center. As a magnet to surrounding towns and neighborhoods, a regional center becomes an iconic symbol and exciting focal point in southern Wake County. Buildings may stand two to ten stories tall in the immediate center of the development, and the public spaces between buildings should be designed for active living, community gathering, and interesting street life. Residential units or office space may be found above storefronts. Parking should be satisfied using on-street parking, structured parking, and shared rear-lot parking strategies.

A Regional Center may be surrounded by one or more Residential Neighborhoods or Mixed Residential Neighborhoods. The design, scale, character, and intensity of development in the Regional Center should be compatible with, and transition to, adjacent land uses; and the character of existing adjacent neighborhood should be preserved.

### **Part 1: Special Exception**

A Special Exception Use is a Permitted Use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting a Special Exception Use, must be able to demonstrate that all required Findings of Fact are being met. The Town Council through the public hearing and sworn testimony must be able to make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a Fact cannot be met or adhered to, then the Special Exception should be denied.

### **Part 2: Detailed Master Plan**

#### **Development Standards**

##### Gross Density/Lot Area/Lot Size:

The proposed Master Plan does not change any of the required densities, lot areas, or lot sizes established the PUD.

##### District Area:

Town Center District: 20.9 acres ±  
Innovation District: 36.5 acres ±  
Village Square District: 77.4 acres ±  
Neighborhood District: 134.1 acres ±

##### Maximum Density:

Town Center District: 8 units per acre  
Innovation District: 8 units per acre  
Village Square District: 15 units per acre  
Neighborhood District: 4.5 units per acre  
Overall Density: 4.5 units per acre, not to exceed 1,700 units

##### Minimum Yards/Interior Yards (Landscape Screen):

Perimeter yards around the project area are provided as follows:

Along US 1: 100' HWY Landscape Screen  
Along Woods Creek Road: 30' Landscape Screen  
Along Old Apex Holly Springs Road: 30' Landscape Screen  
Along north property line of Neighborhood District: 30' Landscape Screen

Along north property line of Village Square District: 30' Landscape Screen  
Along north and east property line of Innovation District: 30' Landscape Screen  
Along north and south property line of Town Center District: 30' Landscape Screen  
Along south and east property lines shared with 12 Oaks: 30' Landscape Screen

**Building Setbacks:**

Building setbacks shall be regulated by PUD and are not modified by this Master Plan

**Building Height:**

Building heights shall be regulated by PUD and are not modified by this Master Plan

**Landscape Requirements:**

**Perimeter Yard/Bufferyard**

Preservation of existing vegetation will be used to satisfy minimum landscape yard and bufferyard requirements. When existing vegetation is not sufficient, as demonstrated with a tree survey at time of site specific Development Plan or Preliminary Subdivision Plan submittal, the yard or bufferyard will be supplanted to meet the minimum required PUV. This Master Plan established a typical planting detail for all yards to ensure consistency and compatibility.

Along US 1: 100' HWY Undisturbed Landscape Screen  
Along Woods Creek Road: 30' Type B Landscape Screen  
Along Old Apex Holly Springs Road: 30' Type A Landscape Screen  
Along north property line of Neighborhood District: 30' Type B Landscape Screen  
Along north property line of Village Square District: 30' Type B Landscape Screen  
Along north and east property line of Innovation District: 30' Type C Landscape Screen  
Along north and south property line of Town Center District: 30' Type C Landscape Screen  
Along south and east property lines shared with 12 Oaks: 30' Undisturbed Landscape Screen

**Tree Preservation**

Required: 15% of project area (per PUD)  
Provided: 20.10 % of project area

**Street Trees**

Street trees will be provided along all internal streets. Detailed locations and species will be provided at time of site specific Development Plan or Preliminary Subdivision Plan.

**Developed Recreational Open Space Requirements (UDO Section 2.06, B.; 2.07, B.):**

Detailed locations and specifications will be provided at time of site specific Development Plan or Preliminary Subdivision Plan in conformance with the requirements of the PUD.

**Architectural and Site Design Requirements**

**Building Materials, Colors, Textures, Architecture, Roof Treatment, and Façade Modulation:**

Individual building elevation and site design requirements will be addressed for each portion of the project as it is submitted. The previously approved Architectural Design Guidelines will be used to review these projects.

**Master Sign Plan:**

A Master Sign Plan has not been submitted for this project. A Master Sign Plan can be submitted in the future if desired by the applicant.

## **PARKS & RECREATION**

### **Greenways (UDO Section 7.06, C.):**

Pedestrian connections via Greenway are being made to 12 Oaks as well as multiple points along Woods Creek Rd, including a trail head at the proposed pump station and one further west within the Neighborhood District. Pedestrian connections via greenway are made to the north adjacent properties within the Innovation District, Village Square and Neighborhood District. The two arterial greenway trails meet within the proposed twenty-five (25) acre Town Park, which is centrally located within the project. Crosswalks are shown at all greenway street crossings.

Greenway trails are designed to be a ten (10) foot wide paved pathways within a thirty (30) foot wide Greenway Easements, this easement width exceeds the Town minimum width of twenty (20) feet provided in the Engineering, Design and Construction Standards.

## **ENGINEERING**

### **Water Service:**

With the development of this Master Plan, a connection will be made to existing watermain on Woods Creek Road and Old Holly Springs Apex Road and extended across the entire project property frontages. New watermain will be extended throughout the project site, and pump station sites, to serve the development and stubbed to adjacent properties for future connection.

### **Reclaimed Water Service:**

With the development of this Master Plan, a connection will be made to an existing reclaimed watermain on Woods Creek Road and Old Holly Springs Apex Road and extended across the entire project property frontage. New Reclaimed watermain will be extended throughout the project site to serve the development and stubbed to adjacent properties for future connection.

### **Sewer Service:**

There is no existing sewer service available to the project site. With the development of this Master Plan, two (2) pump stations are being proposed and will discharge to the Town's Water Reclamation Facility (WRF) through the proposed forcemain network that require off-site easements. The associated Preliminary Site Plan for Pump Station #1 has been submitted at the time of the Master Plan and will be presented at Town Council for approval. The Preliminary Site Plan for Pump Station #2 will be submitted once the location has been finalized in coordination with the adjacent WCPSS development on Woods Creek Road. A Sewer Study and Pump Station Report have been completed with the Master Plan. Adjacent properties upstream of the project site have been provided sewer stubs for connection and service in the future when those properties develop.

### **Transportation**

A Traffic Impact Analysis (TIA) was completed and approved with the Carolina Springs PUD. The Master Plan re-submitted the phasing memo that detailed how the transportation improvement recommendations from the TIA would be phased in with construction. Each development plan and preliminary subdivision plan is required to submit a TIA memorandum to evaluate the impact from their development and identify the transportation improvements being constructed with that development.

With the development of this Master Plan, Woods Creek Road and Old Holly Springs Apex Road will be widened across the project's property frontage to ½ of the ultimate cross section in accordance with the Town's UDO, CTP and ED&CS. The cross section for Woods Creek Road and Old Holly Springs Apex Road is a 4-lane median divided thoroughfare. Woodfield Deadend Road will be will be widened to the full ultimate cross section according to the proposed cross section shown in the Master Plan and PUD and is planned to be transferred from a NCDOT road to a Town road with this project.

#### Connectivity:

With the development of this Master Plan, adjacent properties have been stubbed with vehicular and pedestrian connections to promote interconnectivity in accordance with the UDO and ED&CS. Sidewalk is provided along the property frontages with the thoroughfare widening that is required with this development. Throughout the site, in the residential and commercial components, all street cross sections include a minimum 5' width sidewalk and greenway trails are woven throughout the master plan in accordance with Town ordinances and standards.

#### Environmental

This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance and is located in the Neuse River Basin and will be subject to all applicable requirements of that basin.

### REQUESTED ACTION

#### ACTION #1: SPECIAL EXCEPTION USES

Motion that the Planning Board recommend the Town Council **approve / deny** the following Special Exception Uses:

1. 20-SEU-01: Request to allow for a Special Exception Use as specified in the Carolina Springs Planned Unit Development to allow for a public utility use (sewer pump station) in the Neighborhood District identified as Pump Station #1 on the Carolina Springs Detailed Master Plan Overall Site Plan, dated revised May 1, 2020, at the property located at 7300 Woods Creek Rd, Wake County PIN 0730533724.
2. 20-SEU-02: Request to allow for a Special Exception Use as specified in the Carolina Springs Planned Unit Development to allow for a public utility use (sewer pump station) in the Neighborhood District identified as Pump Station #2 on the Carolina Springs Detailed Master Plan Overall Site Plan, dated revised May 1, 2020, at the property located at the property located at 7300 Woods Creek Rd, Wake County PIN 0730533724.

as submitted by WitherRavenel with the following conditions:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-01 and 20-SEU-02.

#### ACTION #2: DETAILED MASTER PLAN

Motion that the Planning Board recommend the Town Council **approve / deny** #19-MAS-03-A01 for Carolina Springs Detailed Master Plan as submitted by WithersRavenel, Project Number 02190372.10, dated Revised May 1, 2020 with the following conditions:

1. All previous conditions of approval for *Carolina Springs PUD* 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. Each individual phase of construction is required to meet all requirements in the Town of Holly Springs NPDES Phase II Post Construction Stormwater Ordinance.
3. The Preliminary Site Plan for Pump Station #2 must be submitted to the Engineering Department for review and approval prior to or with the associated preliminary subdivision plan or

development plan in that sewer basin that triggers the requirement for pump station #2 in order to receive sewer service and plan approval.

4. Continue coordination with the E-51 school and WCPSS to finalize the location of the Pump Station #2 and associated forcemain route shown on the Carolina Springs Master Plan.
5. Continue coordination with WCPSS and E-51 school on final location of site driveways on Woods Creek Road for approval by NCDOT and the Town.
6. The transfer of future maintenance responsibility and ownership from NCDOT to the Town for the section of Woodfield Dead End Road that goes from the northern R/W line of Woods Creek Rd to the property limits of Carolina Springs is being requested with this project. The request must be presented to Town Council for approval. The resolution shall be submitted to the NCDOT Board of Transportation for review and approval.
7. The following is required prior to or with the first submittal of any development plan or preliminary subdivision plan:
  - a. A Traffic Impact Analysis (TIA) memorandum is required to be submitted to determine if the proposed development is within the previously approved parameters in the TIA approved with the PUD and to identify the required improvements to be constructed with each plan. This must be reviewed and approved by the Town with each plan submittal. If it is determined that a TIA update is required, the document must be reviewed and approved by the Town and NCDOT.
  - b. Any new traffic signal required in accordance with the approved TIA for this project shall be designed and installed per Town's ordinances and standards; including fiber utility connection/extension if required and mast are pole construction.
  - c. A Sewer Study Evaluation Report memorandum is required to be submitted to the Engineering Department to determine if the proposed development is within the previously approved parameters in the report approved with the this Master Plan. This must be reviewed and approved by the Town. If it is determined that a study update is required, the updated document must be reviewed and approved by the Town.
  - d. Submit a Hydraulic Water Model and Fire Flow Analysis to the Engineering Department for review and approval.
  - e. Submit information for a detailed hydraulic report for any proposed reclaimed water main extension. This report must be finalized prior to construction drawing submittal.
  - f. Comply with both FEMA regulated floodplain and/or floodway regulations and local requirements for impacts. Submit a written plan for permitting these impacts.
  - g. Submit a draft flood study.
  - h. Submit a draft Stormwater Management Plan.
8. With the submittal of any development plan or preliminary subdivision plan submittal the following is required for any existing pond on-site:
  - a. Provide 100-yr water surface elevation area of the pond.
  - b. Show 20' maintenance easement surrounding pond and dam if it encroaches on the property.
  - c. Verify that pond meets NCDENR Dam Safety requirements.
9. The following items must be addressed prior to or with the first construction drawing submittal for each development plan or preliminary subdivision plan:
  - a. Thoroughfares, collectors and boulevards will require a calculated pavement design and will require NCDOT approval.
  - b. Documentation of dedicated offsite right-of-way must be provided in the form of a recorded plat.
  - c. Offsite sewer and utility easements must be documented in the form of a recorded plat
  - d. Final Gravity Sewer Line Sizing Report is required for all lines that are stubbed to adjacent upstream properties unless previously documented in an approved Sewer Study Evaluation Report.
  - e. All items listed on the Stormwater Submittal Checklist, Form #16003.
  - f. Provide a sealed engineer's report including calculations to verify hydraulic capacity of existing pond. Identify primary and secondary outlet structures and/or spillways.

- g. Provide a sealed engineer's report and recommendations to verify structural integrity of dam(s).
  - h. The following note must be clearly reflected on the plats and construction drawings for adjacent lots: "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
  - i. Fiber utility connection/extension is required with pump station installation and construction.
  - j. The following note must be clearly reflected on the plats and construction drawings for the adjacent lots: "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
10. The following must be addressed prior to issuance of construction drawing approval and/or land disturbance permit for any development plan or preliminary subdivision plan:
- a. Any off site sewer facilities needed to serve this project that are not completed and accepted by the Town at the time of approval of the preliminary subdivision plan, must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party.
  - b. Approval of the Stormwater Management Plan.
  - c. Payment of the Stormwater Fee-in-Lieu.
  - d. All environmental permits must be obtained.
  - e. Stormwater sureties for the residential phases are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.
  - f. Stormwater sureties for the commercial phases are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.
  - g. Pump station site must be platted and conveyed by deed to the Town of Holly Springs before pump station final acceptance.
11. Prior to moving forward to June 16, 2020 Town Council Meeting, the following must be addressed:
- a. The remaining comments on the Sewer study and Pump station Report must be finalized by June 2, 2020.

| Agenda Item Completeness Checklist |                           |    |          |          |
|------------------------------------|---------------------------|----|----------|----------|
|                                    | Approved for Distribution |    |          |          |
| Staff Member                       | Yes                       | No | Initials | Comments |
| Sean Ryan                          | X                         |    | SR       |          |
| Parks & Rec                        | X                         |    | MBB      |          |
| Engineering                        | X                         |    | RDJ      |          |
| Melissa Sigmund                    | X                         |    | MS       |          |

## DEVELOPMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:  
<http://www.hollyspringsnc.us/planning>



## Petition Type:

☐ Master Plan

- ☐ New Detailed ☐ New Schematic  
☐ Major Amendment ☐ Minor Amendment\*

☐ Preliminary Plan- Major Subdivision

- ☐ New ☐ Major Amendment ☐ Minor Amendment\*

☒ Development Plan (check all that apply)

- ☒ New ☐ Major Amendment ☐ Minor Amendment\*  
☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area \_\_\_\_\_  
☒ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area 300 SF  
☐ Multifamily  
☐ Residential Development Options or Infill Development Options

☒ Special Exception Use

- ☒ New ☐ Family Child Care Home

\* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # 19-MAS-03-A01

Fees Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_

☐ Initial ☐ Revised ☐ Final

## Project Information:

Project Name: Carolina Springs Sewage Pump Station and Force Main

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

PUD/Master Plan/Subdivision Carolina Springs Shopping Center/Lot# \_\_\_\_\_

Project Location: Woods Creek Road

Use street address. If none, use the closest intersection

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

PIN: 0730533724 (Pump Station Site) Real Estate ID: 0292227 (Pump Station Site)

Project Acreage (rounded to nearest tenth): 1 Partial Parcel: ☐ No ☐ Yes (additional fee)

Current Zoning: PUD Proposed Use (see UDO Primary Use List): Sewage Pump Station

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

Scoping Meeting Date: 12/13/2019 Concept Meeting Date: 01/09/2020

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept 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 David A. McClure, P.E. Company WithersRavenel

Mailing Address 115 MacKenan Drive

City Cary State NC Zip 27511

Telephone # ( 919 ) 469-3340 E-Mail dmcclure@withersravenel.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 Stephen Dorn Company Lennar  
Mailing Address 1100 Perimeter Park Drive, Suite 112  
City Morrisville State NC Zip 27560  
Telephone # ( 919 ) 224-9922 E-Mail stephen.dorn@lennar.com  
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

**Architect**

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

**Landscape Architect**

Name Daniel Whatley Company WithersRavenel  
Mailing Address 115 MacKenan Drive  
City Cary State NC Zip 27511  
Telephone # ( 919 ) 469-3340 E-Mail dwhatley@withersravenel.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)

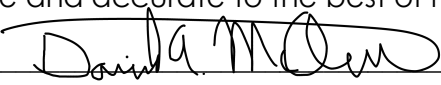
Name \_\_\_\_\_ Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone # ( ) Alternate Telephone # ( )  
Fax # ( ) E-Mail \_\_\_\_\_  
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail  
How would you like to receive Official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

**Property Owner - Required**

Name Lennar Carolinas Company Lennar Carolinas  
Mailing Address 100 Perimeter Park Drive, Suite 112  
City Morrisville State NC Zip 27560  
Telephone # ( ) E-Mail \_\_\_\_\_  
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

**Certificate of Submittal Completion**

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

Signature:  Date: 01.23.2020



# SPECIAL EXCEPTION USE FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

## Project Information:

Project Name: Carolina Springs

## Special Exception Use:

UDO Section No.: 9.10

Special Exception Use: Pump Station Use

Specific Special Exception Use Request:

Two pump stations to be located within the Neighborhood District of the Carolina Springs PUD.

For DPZ Use only

Project # 20-SEU-01

Date Received:

**Pump Station #1**

## Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

- (1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:**

The proposed pump stations do not pose any threats to public health, safety, comfort, community standards, convenience, or general welfare. In fact, this use will promote the public health, safety and welfare by providing convenient wastewater disposal services and treatment.

- (2) The proposed use will not injure or adversely affect the adjacent area or property values therein:**

The proposed use will not injure or adversely affect adjacent property values. Pump stations such as the ones proposed in this application are often located in or adjacent to residential areas. Further, as shown on the attached site plans, the pump stations will be buffered from future residential uses.

- (3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:**

The proposed pump station use is consistent with the district land uses within the neighborhood district. A pump station is ancillary to residential use and, as mentioned earlier, such a use is frequently a part of similar residential developments.

- (4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):**

As shown on the attached site plans, the proposed pump stations conform to all relevant and applicable development standards.

- (5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:**

Access to the pump station will comply with relevant DPM standards and will meet the Town requirements for auto and pedestrian safety and convenience, as well as for adequate ingress and egress for emergency vehicles

- (6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

As shown on the attached site plans, service and parking elements of the pump station sites will be located so as to be safe, convenient, and accessible, and will minimize glare, odor, economic, and other impacts to adjoining and surrounding properties.

- (7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

No restroom or cooking facilities are proposed or required. The pump stations will meet all applicable building safety requirements, and will not have any persons working on site.

- (8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

The proposed use will have no impact on utilities, schools, fire, police, or other facilities and services.

- (9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:

The arrangement of the site plan for each pump station will meet the Town's requirements for screening, buffering and landscaping to provide harmony to adjoining properties. The sites will be screened from view from adjacent properties.

- (10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:

The proposed pump stations, as shown on attached site plans, are not designed to be larger or more intense than is required for the Carolina Springs PUD. This use will not attract people to the site and will not have adverse impacts to adjoining properties or the neighborhood.

## Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

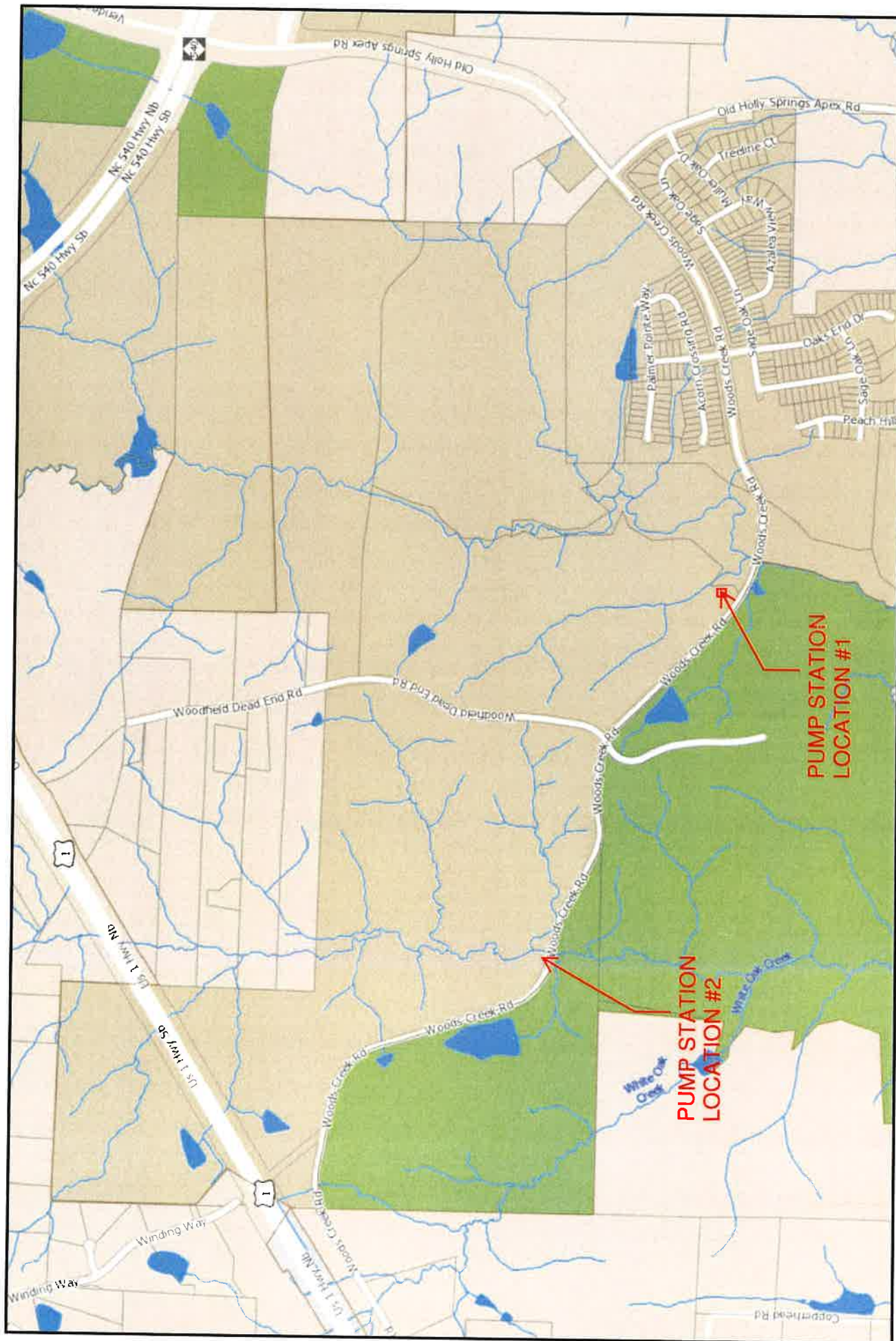
Signature of Applicant: 

Date: 01/21/2020

Signature of Owner: 

Date: 01/21/2020





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

## CAROLINA SPRINGS PUMP STATION LOCATION MAP

# SPECIAL EXCEPTION USE FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

## Project Information:

Project Name: Carolina Springs

## Special Exception Use:

UDO Section No.: 9.10

Special Exception Use: Pump Station Use

Specific Special Exception Use Request:

Two pump stations to be located within the Neighborhood District of the Carolina Springs PUD.

For DPZ Use only

Project # 20-SEU-02

Date Received:

**Pump Station #2**

## Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

**(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:**

The proposed pump stations do not pose any threats to public health, safety, comfort, community standards, convenience, or general welfare. In fact, this use will promote the public health, safety and welfare by providing convenient wastewater disposal services and treatment.

**(2) The proposed use will not injure or adversely affect the adjacent area or property values therein:**

The proposed use will not injure or adversely affect adjacent property values. Pump stations such as the ones proposed in this application are often located in or adjacent to residential areas. Further, as shown on the attached site plans, the pump stations will be buffered from future residential uses.

**(3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:**

The proposed pump station use is consistent with the district land uses within the neighborhood district. A pump station is ancillary to residential use and, as mentioned earlier, such a use is frequently a part of similar residential developments.

**(4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):**

As shown on the attached site plans, the proposed pump stations conform to all relevant and applicable development standards.

**(5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:**

Access to the pump station will comply with relevant DPM standards and will meet the Town requirements for auto and pedestrian safety and convenience, as well as for adequate ingress and egress for emergency vehicles.

- (6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

As shown on the attached site plans, service and parking elements of the pump station sites will be located so as to be safe, convenient, and accessible, and will minimize glare, odor, economic, and other impacts to adjoining and surrounding properties.

- (7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

No restroom or cooking facilities are proposed or required. The pump stations will meet all applicable building safety requirements, and will not have any persons working on site.

- (8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

The proposed use will have no impact on utilities, schools, fire, police, or other facilities and services.

- (9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:

The arrangement of the site plan for each pump station will meet the Town's requirements for screening, buffering and landscaping to provide harmony to adjoining properties. The sites will be screened from view from adjacent properties.

- (10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:

The proposed pump stations, as shown on attached site plans, are not designed to be larger or more intense than is required for the Carolina Springs PUD. This use will not attract people to the site and will not have adverse impacts to adjoining properties or the neighborhood.

### Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant:



Date:

01/21/2020

Signature of Owner:

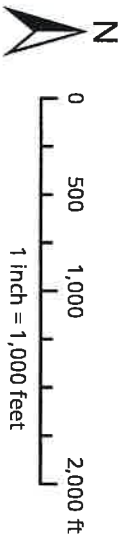


Date:

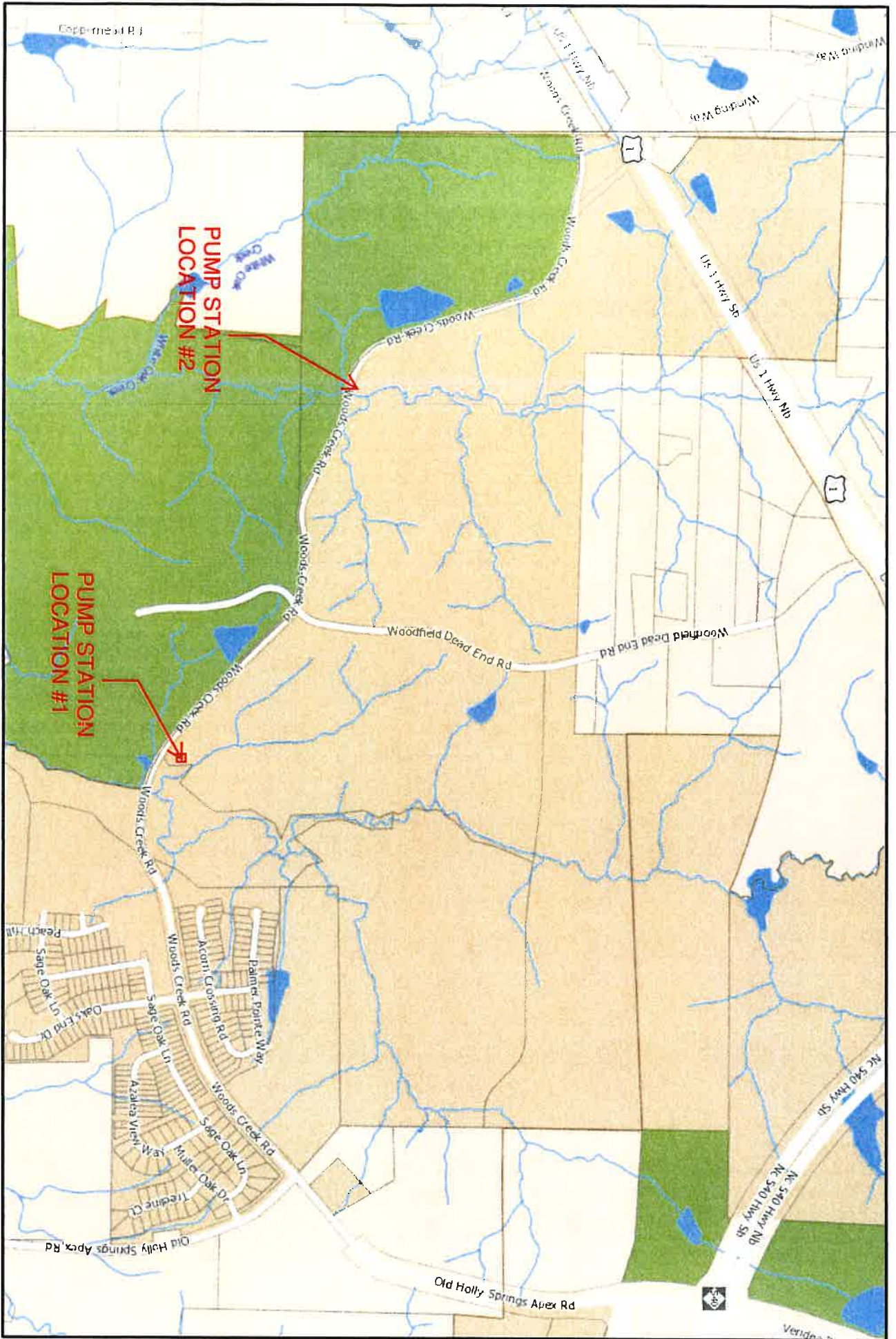
01/21/2020



# CAROLINA SPRINGS PUMP STATION LOCATION MAP



**Disclaimer**  
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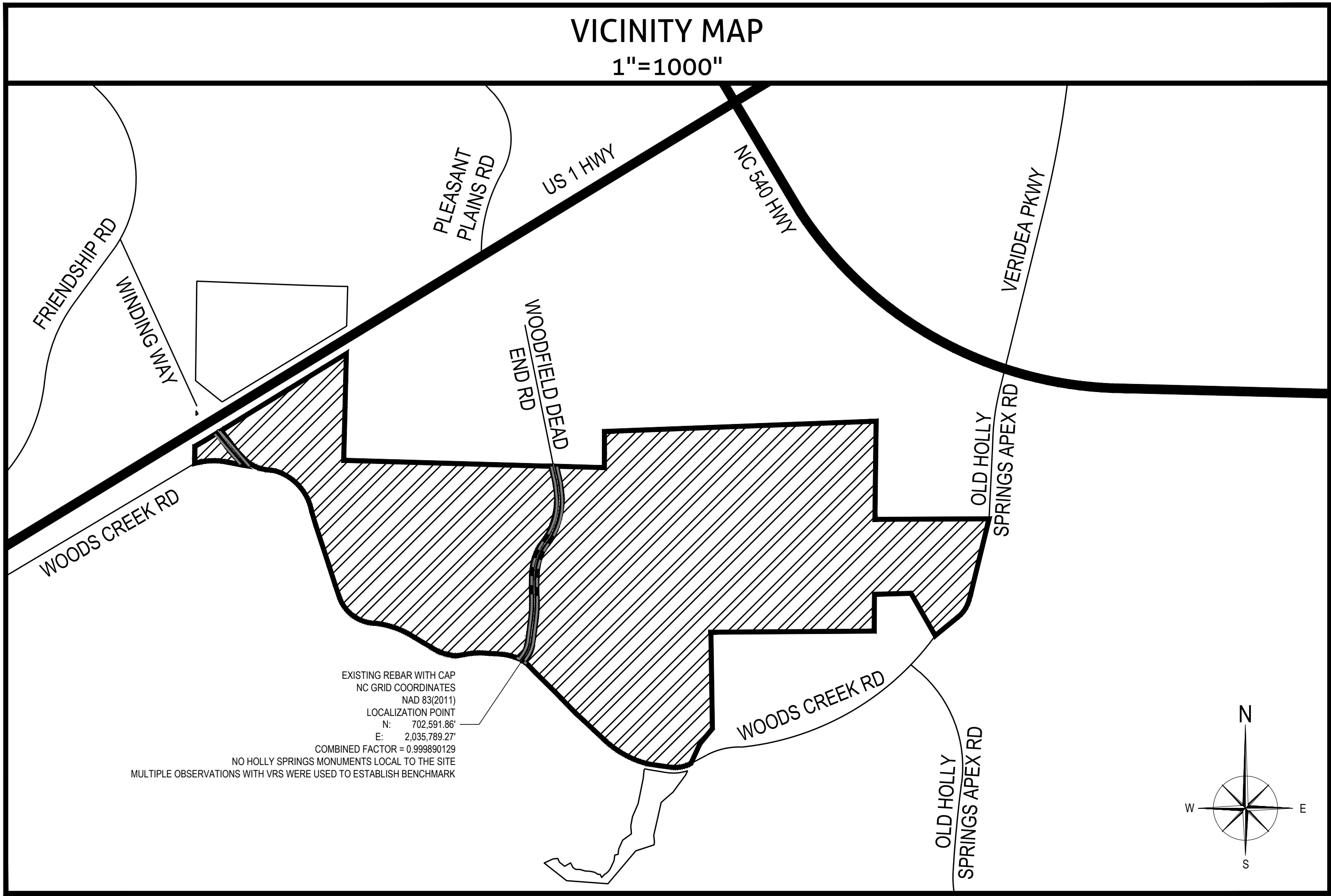
INDEX OF SHEETS

| Sheet Number | Sheet Title               |
|--------------|---------------------------|
| C0.0         | COVER SHEET               |
| C1.0         | EXISTING CONDITIONS       |
| C1.1         | EXISTING CONDITIONS       |
| C2.0         | OVERALL SITE PLAN         |
| C2.1         | SITE PLAN                 |
| C2.2         | SITE PLAN                 |
| C2.3         | SITE PLAN                 |
| C2.4         | SITE PLAN                 |
| C2.5         | SITE PLAN                 |
| C2.6         | SITE PLAN                 |
| C2.7         | SITE PLAN                 |
| C2.8         | SITE PLAN                 |
| C2.9         | SITE PLAN                 |
| C2.10        | SITE PLAN                 |
| C2.11        | SITE PLAN                 |
| C2.12        | SITE PLAN                 |
| C2.10        | Land Use Plan             |
| C3.0         | OVERALL UTILITY PLAN      |
| C3.1         | UTILITY PLAN              |
| C3.2         | UTILITY PLAN              |
| C3.3         | UTILITY PLAN              |
| C3.4         | UTILITY PLAN              |
| C3.5         | UTILITY PLAN              |
| C3.6         | UTILITY PLAN              |
| C3.7         | UTILITY PLAN              |
| C3.8         | UTILITY PLAN              |
| C3.9         | UTILITY PLAN              |
| C3.10        | UTILITY PLAN              |
| C3.11        | UTILITY PLAN              |
| C3.12        | UTILITY PLAN              |
| C4.0         | OVERALL GRADING PLAN      |
| C4.1         | GRADING AND DRAINAGE PLAN |
| C4.2         | GRADING AND DRAINAGE PLAN |
| C4.3         | GRADING AND DRAINAGE PLAN |
| C4.4         | GRADING AND DRAINAGE PLAN |
| C4.5         | GRADING AND DRAINAGE PLAN |
| C4.6         | GRADING AND DRAINAGE PLAN |
| C4.7         | GRADING AND DRAINAGE PLAN |
| C4.8         | GRADING AND DRAINAGE PLAN |
| C4.9         | GRADING AND DRAINAGE PLAN |
| C4.10        | GRADING AND DRAINAGE PLAN |
| C4.11        | GRADING AND DRAINAGE PLAN |
| C4.12        | GRADING AND DRAINAGE PLAN |
| C5.0         | TYPICAL STREET SECTIONS   |
| FM-1         | FORCEMAIN PLAN            |
| FM-2         | FORCEMAIN PLAN            |
| FM-3         | FORCEMAIN PLAN            |
| FM-4         | FORCEMAIN PLAN            |
| FM-5         | FORCEMAIN PLAN            |
| FM-6         | FORCEMAIN PLAN            |
| FM-7         | FORCEMAIN PLAN            |
| L1.0         | LANDSCAPE PLAN            |
| L2.0         | LANDSCAPE DETAILS         |
| L3.0         | TREE PRESERVATION PLAN    |
| L3.1         | TREE PRESERVATION AERIAL  |

DETAILED MASTER PLAN FOR  
CAROLINA  
SPRINGS  
HOLLY SPRINGS, NORTH CAROLINA

19-MAS-03-A01

PUD APPROVAL (18-PUD-01): MAY 7, 2019  
FIRST SUBMITTAL: JANUARY 24, 2020  
SECOND SUBMITTAL: FEBRUARY 27, 2020  
THIRD SUBMITTAL: APRIL 3, 2020  
FOURTH SUBMITTAL: MAY 1, 2020



SITE DATA TABLE

|                            |                                                        |
|----------------------------|--------------------------------------------------------|
| WAKE COUNTY PIN:           | 0730 53 3724, 0730 83 4534, 0730 84 2712, 0740 03 2625 |
| TOTAL SITE ACREAGE:        | 396.05                                                 |
| TOTAL PUD ACREAGE:         | 380.85                                                 |
| REQUIRED OPEN SPACE:       | 39.20                                                  |
| TOTAL PROVIDED OPEN SPACE: | 100.00                                                 |
| ACREAGE IN FLOOD PLAIN:    | 47.90                                                  |
| ACREAGE IN R/W:            | 15.20                                                  |
| EXISTING LAND USE:         | STATE ASSESSED, SINGLE FAMILY                          |
| PROPOSED LAND USE:         | MIXED USE COMMERCIAL RESIDENTIAL                       |
| MAXIMUM UNITS/LOTS:        | 1,700                                                  |
| MAXIMUM GROSS DENSITY:     | 4.5 Units/Acre                                         |

NOTE:  
THE DISTRIBUTION PER PHASE OF THE TOTAL NUMBER OF DWELLING UNITS AND COMMERCIAL SQUARE FOOTAGE IS SUBJECT TO CHANGE. THE TOTAL OVERALL PROPOSED NUMBERS SHALL NOT CHANGE.

- NOTES:
- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
  - CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT. MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
  - DEVELOPED OPEN SPACE PER UDO SECTION 7.1.
  - PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

DEVELOPER/OWNER

LENNAR CAROLINAS  
1100 PERIMETER PARK DRIVE, SUITE 112  
MORRISVILLE, NC 27560  
PHONE: (919) 465-5925  
EMAIL: STEPHEN.DORN@LENNAR.COM  
ATTN: STEPHEN DORN

OWNERS

CAPITAL PROPERTIES OF RALEIGH II LLC  
3724 NATIONAL DRIVE, SUITE 220  
RALEIGH, NC 27612  
PHONE: (919) 618-2060  
EMAIL: DAVID@SHENANDOAHHOMES.US  
ATTN: DAVID STALLINGS

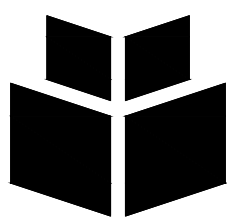
DUKE ENERGY

PIN: 0730712692  
DB 015289, PG 02437

PRELIMINARY UTILITY/SEWER FLOWS

| Discharge Facility                               | Design Units | Flow Unit<br>(gpd) | Carolina Springs |         |         |         |         | Future Wake<br>County Schools | Future HS<br>Commercial | Future Apex<br>Commercial | Total     |
|--------------------------------------------------|--------------|--------------------|------------------|---------|---------|---------|---------|-------------------------------|-------------------------|---------------------------|-----------|
|                                                  |              |                    | Phase 1          | Phase 2 | Phase 3 | Phase 4 | Total   |                               |                         |                           |           |
| Residential Unit                                 | Dwelling     | 255                | 413              | 880     | 407     |         | 1,700   |                               |                         |                           | 1,700     |
| Schools with cafeteria, gym and showers          | student      | 15                 | 419              |         |         |         |         | 1,280                         |                         |                           | 1,280     |
| Schools with cafeteria                           | student      | 12                 |                  |         |         |         |         | 800                           |                         |                           | 800       |
| Shopping centers and malls with food service     | sq ft        | 0.13               | 60,000           | 250,000 |         | 200,000 | 510,000 |                               | 500,000                 | 400,000                   | 1,410,000 |
| Stores and shopping centers without food service | sq ft        | 0.10               | 60,000           | 250,000 |         | 200,000 | 510,000 |                               | 500,000                 | 400,000                   | 1,410,000 |
| Total Average Daily Flow (gpd)                   |              |                    | 125,400          | 281,900 | 103,785 | 46,000  | 550,800 | 28,800                        | 115,000                 | 92,000                    | 786,600   |
| Total Average Daily Flow (gpm)                   |              |                    | 87               | 196     | 72      | 32      | 383     | 20                            | 80                      | 64                        | 546       |
| Total Peak Flow (gpm) (2.5 Peaking Factor)       |              |                    | 218              | 489     | 180     | 80      | 956     | 50                            | 200                     | 160                       | 1,366     |
| Pump Station 1 Flow Rate (gpm)                   |              |                    |                  |         |         |         |         |                               |                         |                           | 1,366     |
| Pump Station 2 Flow Rate (gpm)                   |              |                    |                  |         |         |         |         |                               |                         |                           | 430       |

PREPARED BY:

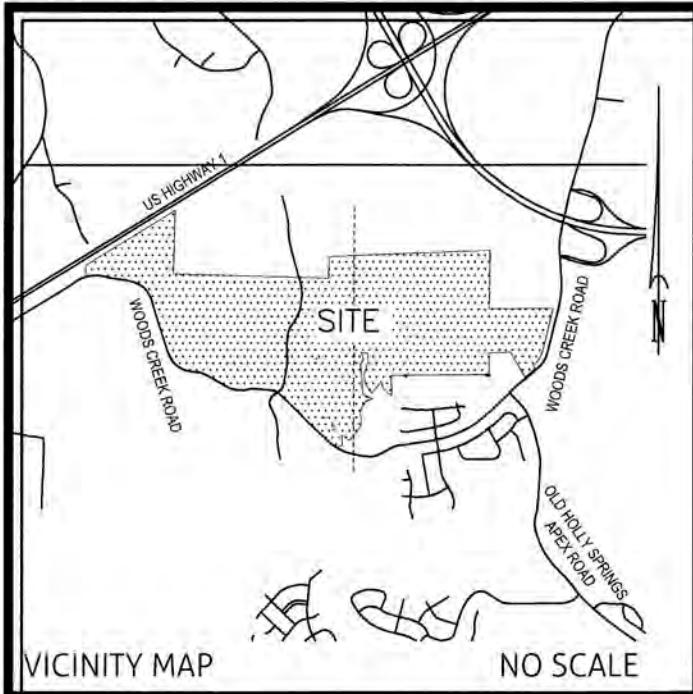


WithersRavenel  
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com







| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 54°12'58" W | 165.86   |
| L2   | N 82°43'41" W | 184.96   |
| L3   | S 82°13'55" W | 120.35   |
| L4   | N 58°59'23" W | 259.90   |
| L5   | N 78°32'34" W | 168.27   |
| L6   | N 62°48'05" W | 87.05    |
| L7   | N 17°29'12" W | 221.49   |
| L8   | N 78°40'29" W | 263.79   |
| L9   | N 78°40'29" W | 248.94   |
| L10  | N 00°34'08" E | 31.78    |
| L11  | N 00°19'16" E | 52.88    |
| L12  | N 00°56'20" E | 132.05   |
| L13  | S 01°30'13" W | 278.79   |
| L14  | S 01°28'57" W | 305.69   |
| L15  | S 01°31'07" W | 297.03   |
| L16  | S 01°33'54" W | 285.30   |
| L17  | S 88°25'03" E | 31.39    |
| L18  | S 39°16'09" E | 87.72    |
| L19  | S 50°26'17" W | 185.42   |
| L20  | S 50°16'11" W | 20.28    |
| L21  | S 50°25'17" W | 46.17    |
| L22  | N 29°42'41" W | 328.78   |
| L23  | N 29°42'41" W | 206.33   |
| L24  | S 86°28'42" W | 399.90   |
| L25  | N 47°46'34" W | 220.45   |
| L26  | N 14°22'23" W | 119.38   |
| L27  | S 36°42'14" W | 275.67   |
| L28  | N 34°26'14" W | 221.90   |
| L29  | N 05°26'38" W | 142.95   |
| L30  | N 05°29'08" W | 34.93    |
| L31  | N 17°45'05" E | 234.87   |
| L32  | N 01°41'58" W | 155.25   |
| L33  | N 84°03'39" W | 127.73   |
| L34  | S 23°22'37" E | 119.54   |
| L35  | S 26°03'51" W | 131.52   |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L36  | S 08°34'38" E | 162.48   |
| L37  | S 02°21'23" E | 38.77    |
| L38  | S 02°21'20" E | 348.38   |
| L39  | S 66°25'47" E | 194.89   |
| L40  | S 67°51'04" W | 127.38   |
| L41  | S 30°29'35" W | 204.97   |
| L42  | S 05°53'00" E | 181.57   |
| L43  | S 01°36'15" W | 105.92   |
| L44  | S 39°05'38" W | 237.21   |
| L45  | S 38°55'42" W | 95.61    |
| L46  | N 59°20'07" W | 173.98   |
| L47  | S 03°38'53" E | 162.81   |
| L48  | S 52°37'51" W | 109.64   |
| L49  | S 89°44'29" W | 101.32   |
| L50  | N 44°34'30" W | 192.71   |
| L51  | N 82°08'29" W | 317.50   |
| L52  | N 82°08'29" W | 426.78   |
| L53  | S 08°07'35" E | 71.42    |
| L54  | S 12°43'16" E | 177.53   |
| L55  | S 17°44'40" W | 18.20    |
| L56  | S 23°37'45" W | 75.80    |
| L57  | S 21°48'05" W | 93.40    |
| L58  | S 20°08'11" W | 138.59   |
| L59  | S 15°31'27" W | 152.17   |
| L60  | S 48°23'55" W | 48.02    |
| L61  | S 59°16'19" W | 69.63    |
| L62  | S 42°52'44" W | 82.92    |
| L63  | S 32°28'16" W | 55.59    |
| L64  | S 42°30'37" W | 70.05    |
| L65  | S 08°27'45" W | 52.80    |
| L66  | S 08°07'49" E | 61.38    |
| L67  | S 13°23'33" W | 93.69    |
| L68  | S 14°02'10" E | 53.69    |
| L69  | S 28°33'55" E | 87.35    |
| L70  | S 32°56'39" W | 39.40    |

| CURVE | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|------------|---------------|--------------|
| C1    | 900.00   | 143.13     | N 49°39'37" W | 142.98       |
| C2    | 350.00   | 229.83     | N 63°54'58" W | 226.72       |
| C3    | 850.00   | 223.13     | S 89°45'05" W | 222.49       |
| C4    | 400.00   | 178.31     | N 84°59'53" W | 176.84       |
| C5    | 853.55   | 199.52     | N 65°36'31" W | 199.08       |
| C6    | 750.00   | 255.55     | N 69°45'58" W | 254.11       |
| C7    | 550.00   | 151.10     | N 70°40'21" W | 150.62       |
| C8    | 300.00   | 237.27     | N 40°08'40" W | 231.14       |
| C9    | 500.00   | 333.97     | N 40°04'50" W | 308.95       |
| C10   | 850.00   | 341.48     | S 89°16'51" W | 337.86       |
| C11   | 300.00   | 239.20     | N 67°25'01" W | 232.91       |
| C12   | 300.00   | 235.22     | N 67°02'11" W | 229.24       |
| C13   | 1,000.00 | 129.39     | N 85°49'10" W | 128.30       |
| C14   | 1,000.00 | 106.91     | N 85°12'16" W | 106.86       |

- GENERAL NOTES
1. BASIS OF BEARINGS: NC STATE PLANE GRID COORDINATES, NAD83(2011).
  2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
  3. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
  4. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
  5. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 37200730001 DATED MAY 2, 2009.
  6. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  7. UNDATED BOUNDARY AND GAS LINE EASEMENT INFORMATION PROVIDED AND PERFORMED BY BATEMAN CIVIL SURVEY COMPANY. WITHERSRAVENEL ASSUMES NO LIABILITY BASED ON THIS PROVIDED INFORMATION.

SURVEYOR'S CERTIFICATE

I, BENJAMIN E. DAYTON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE MAP PAGE THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE MAP PAGE THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:20,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.160).

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 27th DAY OF FEBRUARY 2020.

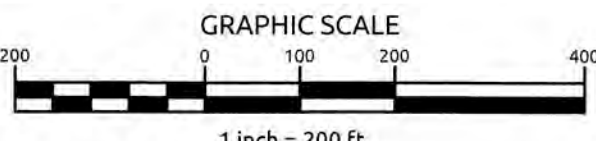
BENJAMIN E. DAYTON, PLS L-4390



GPS NOTE:

CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.05'  
DATE OF SURVEY: NOVEMBER 27, 2019  
DATUM/EPOCH: NAD83/MSR2011  
GEOID MODEL: 12B  
COMBINED GRID FACTOR: 0.999990129  
UNITS: US SURVEY FEET

| LOT No.                          | ACREAGE       |
|----------------------------------|---------------|
| TRACT 2 (AREA LESS PUBLIC R/W)   | 211.95 ACRES  |
| TRACT 2 (AREA WITHIN PUBLIC R/W) | 7.95 ACRES    |
| TRACT 3                          | 59.574 ACRES  |
| TRACT 4                          | 72.784 ACRES  |
| REMAINING TRACT                  | 18.32 ACRES   |
| TRACT 2 "LOW RIDGE, LLC"         | 23.551 ACRES  |
| TOTAL ACREAGE                    | 394.129 ACRES |



EXISTING REBAR WITH CAP  
NC GRID COORDINATES  
NAD83(2011)  
LOCALIZATION POINT  
N 702.991 86  
E: 2,035.789 27  
COMBINED FACTOR = 0.999990129  
NO HOLLY SPRINGS MONUMENTS LOCAL TO THE SITE  
MULTIPLE OBSERVATIONS WITH VRS WERE USED TO ESTABLISH BENCHMARK

**WithersRavenel**  
Engineers | Planners | Surveyors

CAROLINA SPRINGS  
MASTER PLAN

EXISTING CONDITIONS

Job No. 02190372.10  
Date 01/24/2020  
Drawn By WR  
Designer WR

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

Revisions

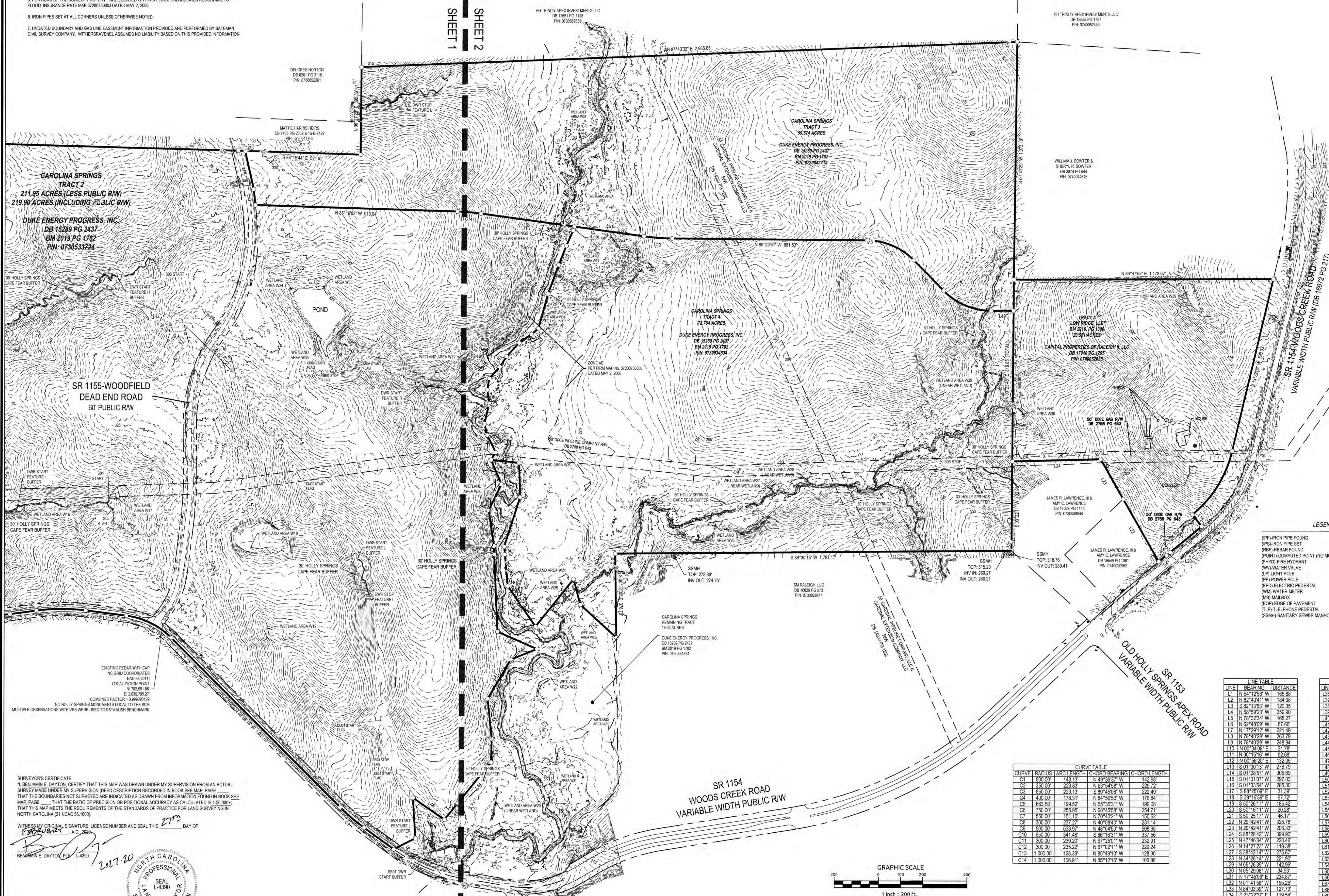
|   |                   |          |
|---|-------------------|----------|
| 1 | PER TOHS COMMENTS | 02/27/20 |
|---|-------------------|----------|

Sheet No.  
**C1.0**



- GENERAL NOTES
1. BASIS OF BEARINGS: NC STATE PLANE GRID COORDINATES, NAD83(2011).
  2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
  3. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
  4. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
  5. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 172073000J DATED MAY 2, 2006.
  6. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  7. UNDATED BOUNDARY AND GAS LINE EASEMENT INFORMATION PROVIDED AND PERFORMED BY BATEMAN CIVIL SURVEY COMPANY. WITHERSRAVENEL ASSUMES NO LIABILITY BASED ON THIS PROVIDED INFORMATION.

MATCH LINE  
SHEET 2  
SHEET 1



N.C. GRID NORTH MAG. DECR. 11'

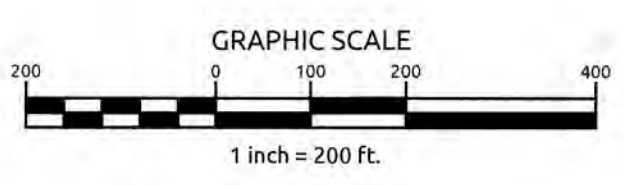
SR 1154 WOODS CREEK ROAD  
VARIABLE WIDTH PUBLIC R/W (DB 18872 PG 217)

LEGEND

- (IPF)-IRON PIPE FOUND
- (IPS)-IRON PIPE SET
- (RFB)-REBAR FOUND
- (POINT)-COMPUTED POINT (NO MONUMENT FOUND OR SET)
- (PHYD)-FIRE HYDRANT
- (WH)-WATER VALVE
- (LP)-LIGHT POLE
- (PP)-POWER POLE
- (EPP)-ELECTRIC PEDESTAL
- (WM)-WATER METER
- (MB)-MAILBOX
- (EOP)-EDGE OF PAVEMENT
- (TLP)-TELEPHONE PEDESTAL
- (SSMH)-SANITARY SEWER MANHOLE

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 54°12'58" W | 165.88   |
| L2         | N 82°43'21" W | 184.98   |
| L3         | S 82°13'53" W | 120.35   |
| L4         | N 58°59'23" W | 253.90   |
| L5         | N 78°32'34" W | 168.27   |
| L6         | N 62°48'02" W | 81.26    |
| L7         | N 17°29'12" W | 221.49   |
| L8         | N 78°40'29" W | 263.79   |
| L9         | N 78°40'29" W | 248.54   |
| L10        | N 00°34'08" E | 31.78    |
| L11        | N 00°15'16" W | 52.68    |
| L12        | N 00°58'20" E | 132.05   |
| L13        | S 01°31'13" W | 278.73   |
| L14        | S 01°28'57" W | 305.69   |
| L15        | S 01°31'07" W | 297.03   |
| L16        | S 01°33'54" W | 265.30   |
| L17        | S 88°25'08" E | 31.39    |
| L18        | S 39°16'39" E | 67.72    |
| L19        | S 50°26'17" W | 185.42   |
| L20        | S 50°16'11" W | 23.28    |
| L21        | S 50°25'17" W | 46.17    |
| L22        | N 29°42'41" W | 326.78   |
| L23        | N 29°42'41" W | 205.33   |
| L24        | S 88°25'08" E | 39.90    |
| L25        | N 47°46'34" W | 220.45   |
| L26        | N 14°27'23" W | 119.38   |
| L27        | S 38°42'14" W | 275.67   |
| L28        | N 34°29'14" W | 221.50   |
| L29        | N 05°26'39" W | 142.99   |
| L30        | N 05°29'08" W | 34.93    |
| L31        | N 17°45'08" E | 234.97   |
| L32        | N 01°41'58" W | 155.25   |
| L33        | N 84°03'39" W | 127.73   |
| L34        | S 23°22'37" E | 119.54   |
| L35        | S 32°56'39" W | 131.52   |

| CURVE TABLE |          |            |               |
|-------------|----------|------------|---------------|
| CURVE       | RADIUS   | ARC LENGTH | CHORD BEARING |
| C1          | 900.00   | 143.13     | N 49°39'37" W |
| C2          | 350.00   | 228.83     | N 63°54'58" W |
| C3          | 850.00   | 223.15     | S 89°49'09" W |
| C4          | 400.00   | 178.31     | N 84°59'53" W |
| C5          | 863.68   | 199.42     | N 65°36'31" W |
| C6          | 750.00   | 266.35     | N 98°45'58" W |
| C7          | 350.00   | 191.10     | N 70°40'21" W |
| C8          | 300.00   | 237.27     | N 40°08'40" W |
| C9          | 500.00   | 533.97     | N 48°04'50" W |
| C10         | 850.00   | 341.46     | S 85°16'31" W |
| C11         | 300.00   | 235.20     | N 67°25'01" W |
| C12         | 300.00   | 235.22     | N 67°02'11" W |
| C13         | 1,000.00 | 128.39     | N 85°49'10" W |
| C14         | 1,000.00 | 106.91     | N 85°12'16" W |

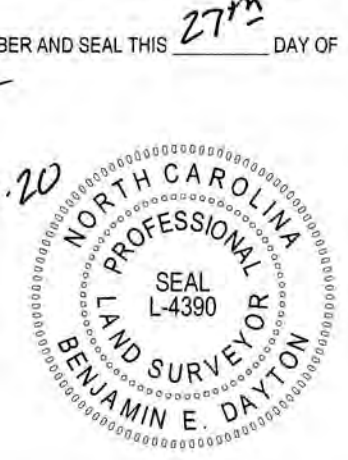


SURVEYOR'S CERTIFICATE

I, BENJAMIN E. DAYTON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE MAP, PAGE THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE MAP, PAGE THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:20,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 27th DAY OF FEBRUARY, A.D. 2024.

BENJAMIN E. DAYTON, PLS. L-4390



**WithersRavenel**  
Engineers | Planners | Surveyors

**CAROLINA SPRINGS  
MASTER PLAN**

**EXISTING CONDITIONS**

Job No. 02190372.10  
Date 01/24/2020  
Drawn By WR  
Designed By WR

**PRELIMINARY**  
NOT APPROVED FOR  
CONSTRUCTION

Revisions

|   |                   |          |
|---|-------------------|----------|
| 1 | PER TOHS COMMENTS | 02/27/20 |
|---|-------------------|----------|

Sheet No.  
**C1.1**











LEGEND:

|           |                                           |
|-----------|-------------------------------------------|
| [Pattern] | EXISTING WETLAND                          |
| [Pattern] | TREE PRESERVATION AREA                    |
| [Pattern] | 30' TYPE A LANDSCAPE SCREEN - A-75        |
| [Pattern] | 30' TYPE B LANDSCAPE SCREEN - B-40        |
| [Pattern] | 30' TYPE B LANDSCAPE SCREEN - B-75        |
| [Pattern] | 100' UNDISTURBED LANDSCAPE SCREEN - C-225 |
| [Pattern] | 30' TYPE C LANDSCAPE SCREEN - C-75        |
| [Pattern] | 30' TYPE B LANDSCAPE SCREEN - B-225       |

1  
12.0'

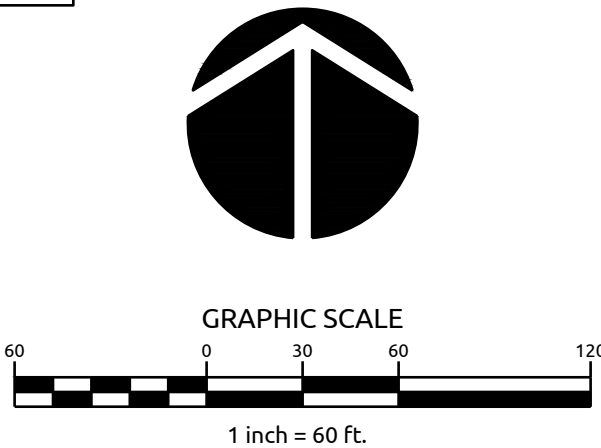
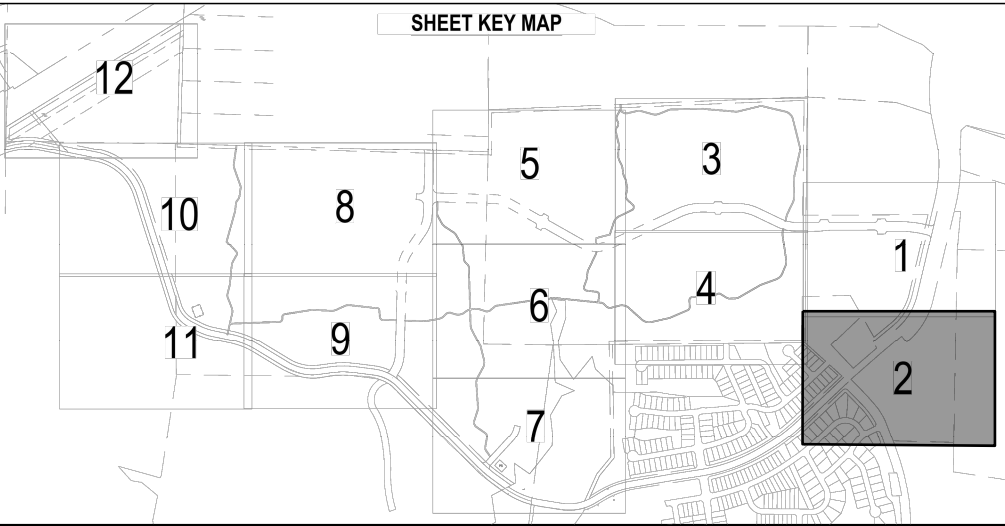
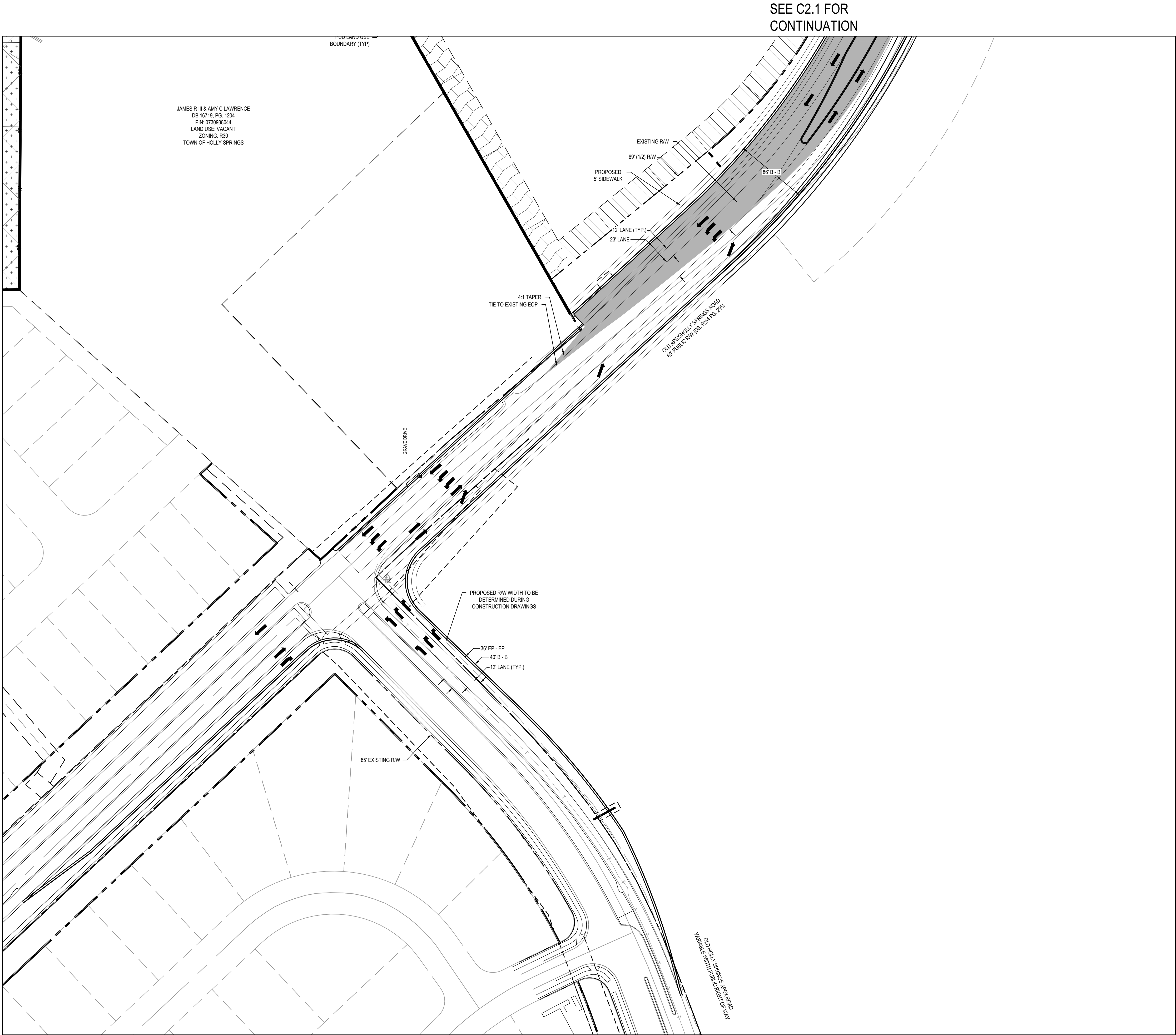
2  
12.0'

3  
12.0'

4  
12.0'

5  
12.0'

6  
12.0'



CAROLINA SPRINGS  
MASTER PLAN

SITE PLAN

|         |             |          |    |
|---------|-------------|----------|----|
| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

Debra F. W.

04/03/2020

| Revisions                    |
|------------------------------|
| 1 PER TOHS COMMENTS 02/27/20 |
| 2 PER TOHS COMMENTS 04/03/20 |
| 3 PER TOHS COMMENTS 05/01/20 |

Sheet No.

C2.2



**LEGEND:**

|  |                                           |
|--|-------------------------------------------|
|  | EXISTING WETLAND                          |
|  | TREE PRESERVATION AREA                    |
|  | 30' TYPE A LANDSCAPE SCREEN - A-75        |
|  | 30' TYPE B LANDSCAPE SCREEN - B-40        |
|  | 30' TYPE B LANDSCAPE SCREEN - B-75        |
|  | 100' UNDISTURBED LANDSCAPE SCREEN - C-225 |
|  | 30' TYPE C LANDSCAPE SCREEN - C-75        |
|  | 30' TYPE B LANDSCAPE SCREEN - B-225       |

1  
12.0'

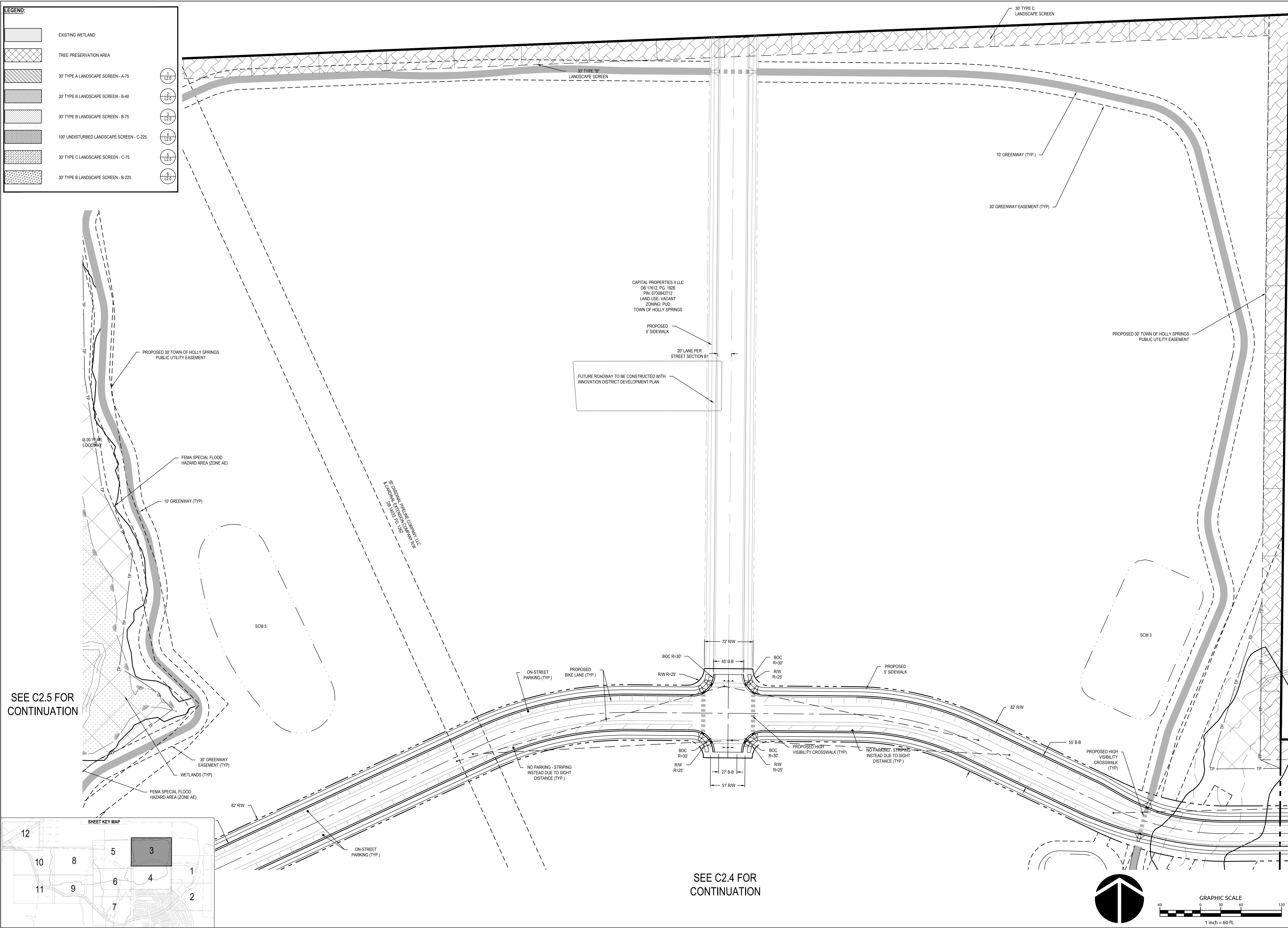
2  
12.0'

3  
12.0'

4  
12.0'

5  
12.0'

6  
12.0'



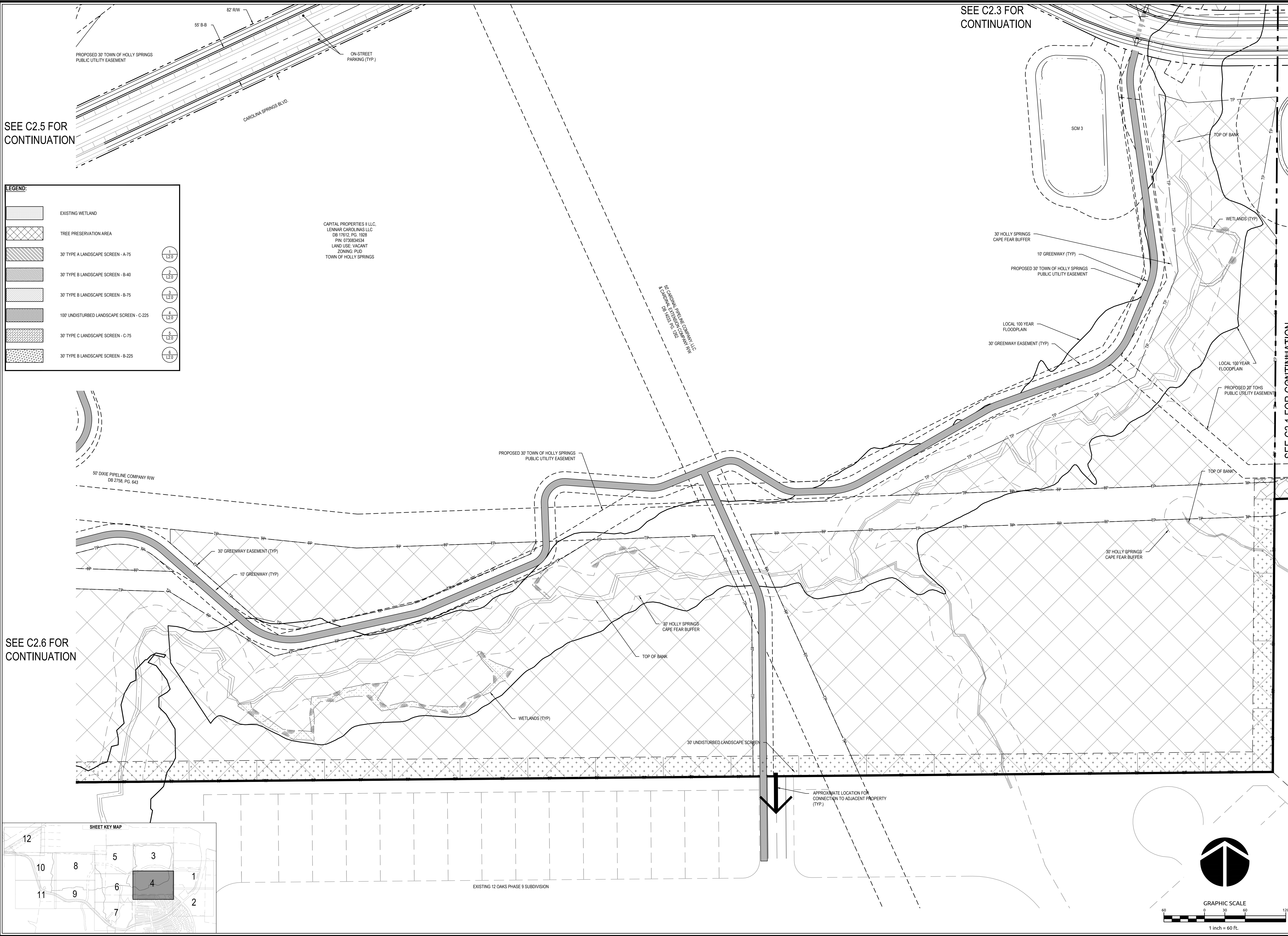
|         |             |          |    |
|---------|-------------|----------|----|
| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |

**PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION**

Debra Form 4/9/2020

| Revisions                    |
|------------------------------|
| 1 PER TOHS COMMENTS 02/27/20 |
| 2 PER TOHS COMMENTS 04/03/20 |
| 3 PER TOHS COMMENTS 05/01/20 |





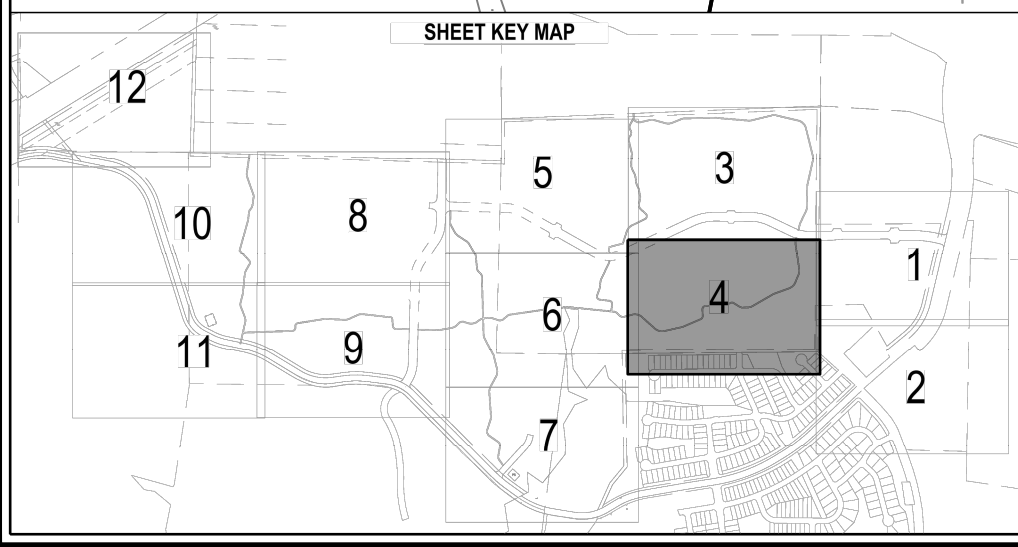
**LEGEND:**

|  |                                           |
|--|-------------------------------------------|
|  | EXISTING WETLAND                          |
|  | TREE PRESERVATION AREA                    |
|  | 30' TYPE A LANDSCAPE SCREEN - A-75        |
|  | 30' TYPE B LANDSCAPE SCREEN - B-40        |
|  | 30' TYPE B LANDSCAPE SCREEN - B-75        |
|  | 100' UNDISTURBED LANDSCAPE SCREEN - C-225 |
|  | 30' TYPE C LANDSCAPE SCREEN - C-75        |
|  | 30' TYPE B LANDSCAPE SCREEN - B-225       |

|   |      |
|---|------|
| 1 | 12.0 |
| 2 | 12.0 |
| 3 | 12.0 |
| 4 | 12.0 |
| 5 | 12.0 |
| 6 | 12.0 |

CAPITAL PROPERTIES II LLC,  
LENNAR CAROLINAS LLC  
DB 17612, PG. 1928  
PIN: 073083434  
LAND USE: VACANT  
ZONING: PUD  
TOWN OF HOLLY SPRINGS

50' CAROLINA PIPELINE COMPANY LLC  
& DIXIE PIPELINE COMPANY R/W  
DB 18083, PG. 125



**WithersRavenel**  
Engineers | Planners | Surveyors

**CAROLINA SPRINGS  
MASTER PLAN**

**SITE PLAN**

|                     |              |
|---------------------|--------------|
| Job No. 02190372.10 | Drawn By WJR |
| Date 04/03/20       | Designer WJR |

**PRELIMINARY**  
NOT APPROVED FOR  
CONSTRUCTION  
Designed by: *Debra M. Fern* 04/09/2020

Revisions

|   |                   |          |
|---|-------------------|----------|
| 1 | PER TOHS COMMENTS | 02/27/20 |
| 2 | PER TOHS COMMENTS | 04/03/20 |
| 3 | PER TOHS COMMENTS | 05/01/20 |

Sheet No.  
**C2.4**

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# SITE PLAN

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**NORTH CAROLINA  
PROFESSIONAL  
PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION  
ENGINEER  
DEBRA M. FERM  
5/9/2020**

Sheet No.

C2.5





K:\15\14\0701\000723\01\Lennox-Carolina Springs Master Plan\CD\Drawings\Site Master Plan\CD\2 - C2.2 SITE PLAN.dwg: Saturday, May 7, 2020 5:16:05 AM - PENTON, EMBIA





## SITE PLAN

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PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION  
NORTH CAROLINA  
PROFESSIONAL  
ENGINEER  
DEBRA M. FERM  
5/9/2020  
Debra Ferm

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## C2.7





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LEGEND:

EXISTING WETLAND

TREE PRESERVATION AREA

30' TYPE A LANDSCAPE SCREEN - A-75

30' TYPE B LANDSCAPE SCREEN - B-40

30' TYPE B LANDSCAPE SCREEN - B-75

100' UNDISTURBED LANDSCAPE SCREEN - C-225

30' TYPE C LANDSCAPE SCREEN - C-75

30' TYPE B LANDSCAPE SCREEN - B-225

1

12.0

2

12.0

3

12.0

4

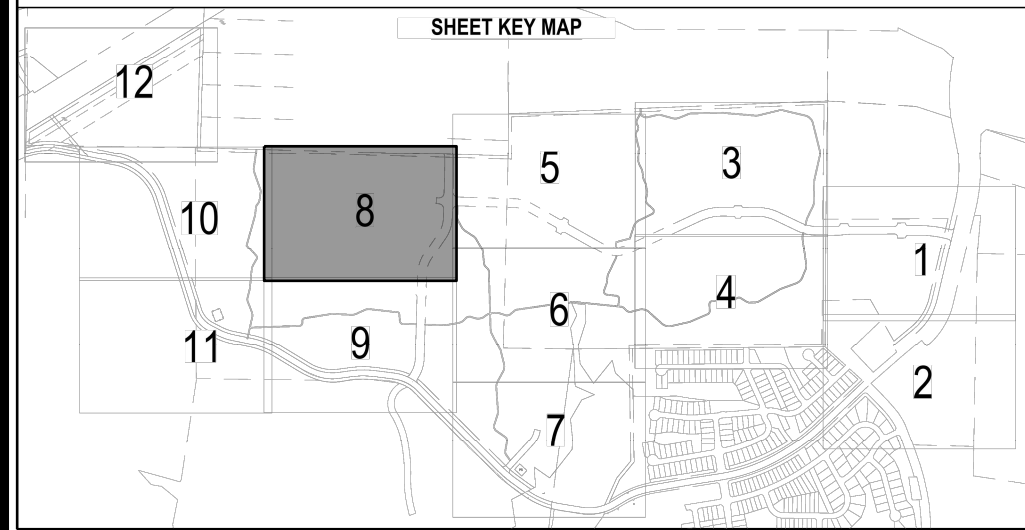
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5

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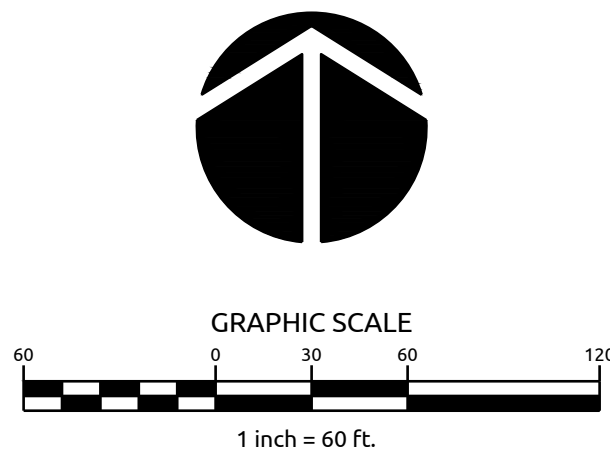
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12.0



LENNAR CAROLINAS LLC  
DB 17612, PG. 1928  
PIN: 0730533724  
LAND USE: VACANT  
ZONING: PUD  
TOWN OF HOLLY SPRINGS

SEE C2.9 FOR CONTINUATION



Job No. 02190372.10  
Date 04/03/20

Drawn By WR  
Designer WR

PROFESSIONAL SEAL  
NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
NOT APPROVED FOR CONSTRUCTION  
DESIGNED BY DEBRA M. FERN  
DATE 4/9/2020

Revisions

|   |                   |          |
|---|-------------------|----------|
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| 2 | PER TOHS COMMENTS | 04/03/20 |
| 3 | PER TOHS COMMENTS | 05/01/20 |
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Sheet No.  
**C2.8**

CAROLINA SPRINGS  
MASTER PLAN

SITE PLAN

WithersRavenel

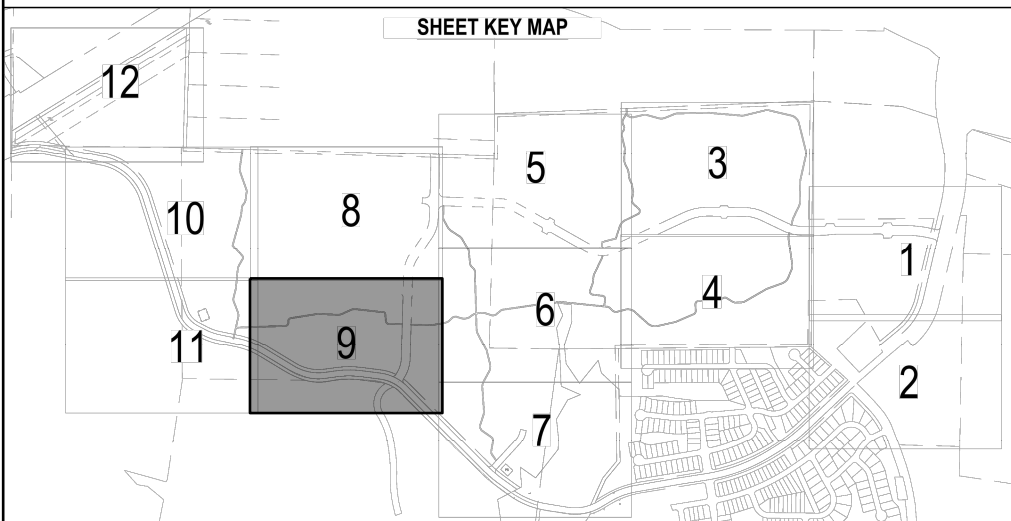
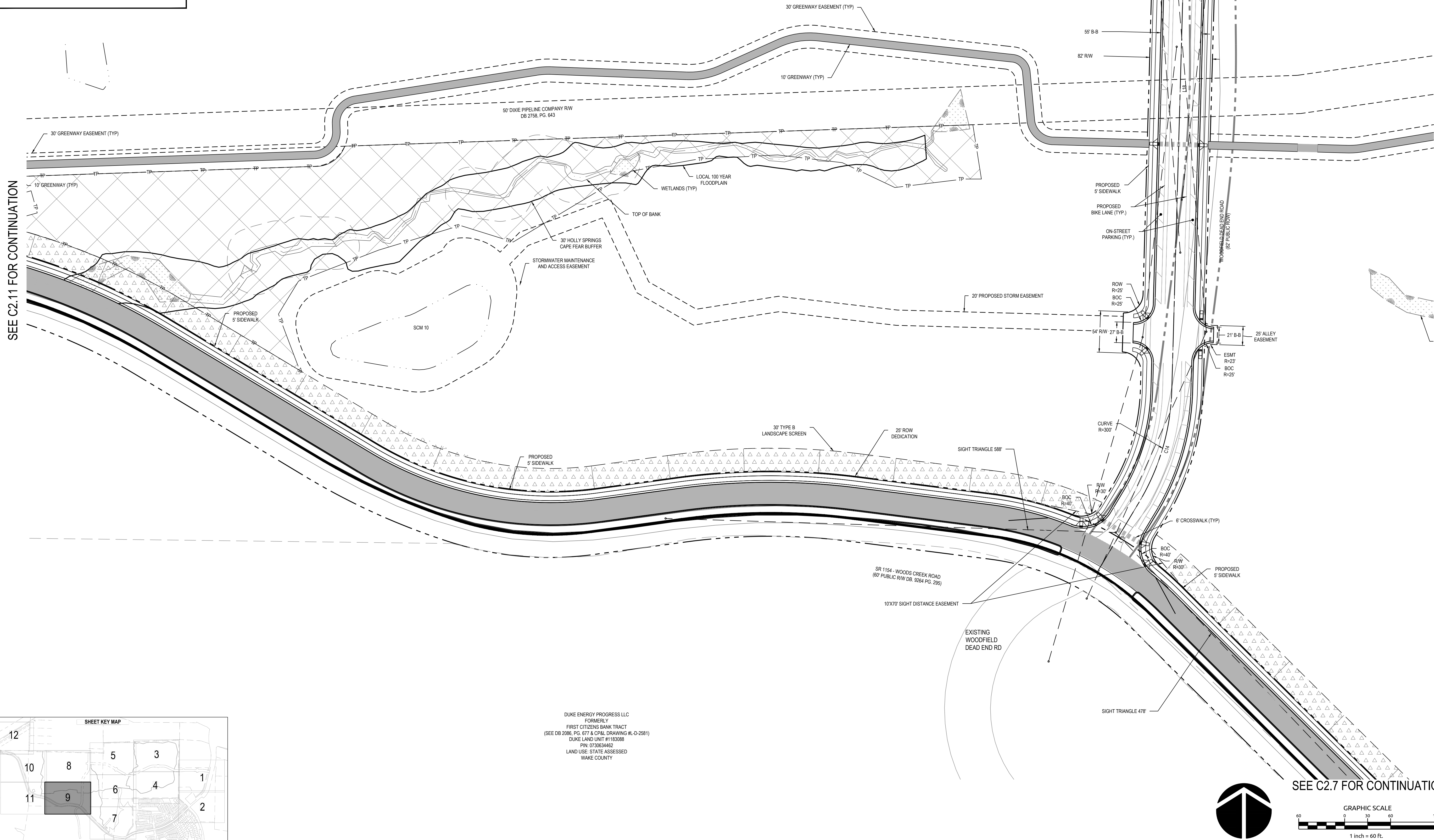
Engineers | Planners | Surveyors

115 McKernan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-8832 | www.withersravenel.com

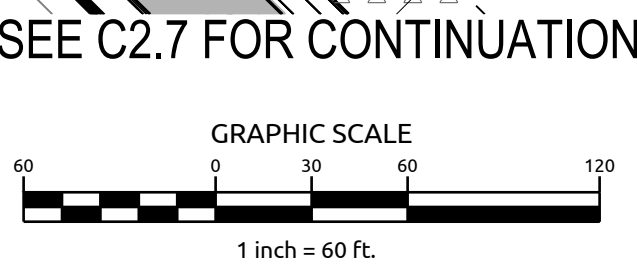
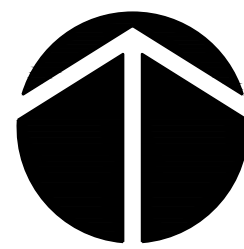


LEGEND:

|           |                                           |           |
|-----------|-------------------------------------------|-----------|
| [Pattern] | EXISTING WETLAND                          | 1<br>12.0 |
| [Pattern] | TREE PRESERVATION AREA                    | 2<br>12.0 |
| [Pattern] | 30' TYPE A LANDSCAPE SCREEN - A-75        | 3<br>12.0 |
| [Pattern] | 30' TYPE B LANDSCAPE SCREEN - B-40        | 4<br>12.0 |
| [Pattern] | 30' TYPE B LANDSCAPE SCREEN - B-75        | 5<br>12.0 |
| [Pattern] | 100' UNDISTURBED LANDSCAPE SCREEN - C-225 | 6<br>12.0 |
| [Pattern] | 30' TYPE C LANDSCAPE SCREEN - C-75        |           |
| [Pattern] | 30' TYPE B LANDSCAPE SCREEN - B-225       |           |



DUKE ENERGY PROGRESS LLC  
FORMERLY  
FIRST CITIZENS BANK TRACT  
(SEE DB 2086, PG. 677 & CP&L DRAWING #L-D-2581)  
DUKE LAND UNIT #1183088  
PIN: 0720634462  
LAND USE: STATE ASSESSED  
WAKE COUNTY



WithersRavenel

Engineers | Planners | Surveyors

CAROLINA SPRINGS  
MASTER PLAN

SITE PLAN

Job No. 02190372.10  
Date 04/03/20

Drawn By WR  
Designer WR

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

DocuSign  
04/03/2020 10:09:29 AM  
D. B. M. FERN

Revisions

1 PER TOHS COMMENTS 02/27/20

2 PER TOHS COMMENTS 04/03/20

3 PER TOHS COMMENTS 05/01/20

Sheet No.  
C2.9



K:\15\14\0701\00072310\Carroll County\Carroll County\Public\Plan\CD\Drawings\Site\Master Plans\CD2 - C2.12 SITE PLAN.dwg: Saturday, May 7, 2023 1:46:26 AM - PENTAC SYSTEMS



**CAROLINA SPRINGS  
MASTER PLAN**

**SITE PLAN**

|         |             |          |    |
|---------|-------------|----------|----|
| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION  
5/9/2020

| Revisions |                   |          |
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| 1         | PER TOHS COMMENTS | 02/27/20 |
| 2         | PER TOHS COMMENTS | 04/03/20 |
| 3         | PER TOHS COMMENTS | 05/01/20 |



LEGEND:

|           |                                           |
|-----------|-------------------------------------------|
| [Pattern] | EXISTING WETLAND                          |
| [Pattern] | TREE PRESERVATION AREA                    |
| [Pattern] | 30' TYPE A LANDSCAPE SCREEN - A-75        |
| [Pattern] | 30' TYPE B LANDSCAPE SCREEN - B-40        |
| [Pattern] | 30' TYPE B LANDSCAPE SCREEN - B-75        |
| [Pattern] | 100' UNDISTURBED LANDSCAPE SCREEN - C-225 |
| [Pattern] | 30' TYPE C LANDSCAPE SCREEN - C-75        |
| [Pattern] | 30' TYPE B LANDSCAPE SCREEN - B-225       |

1  
12.0

2  
12.0

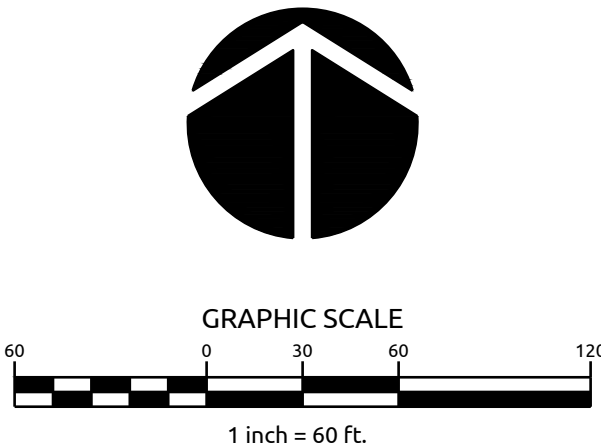
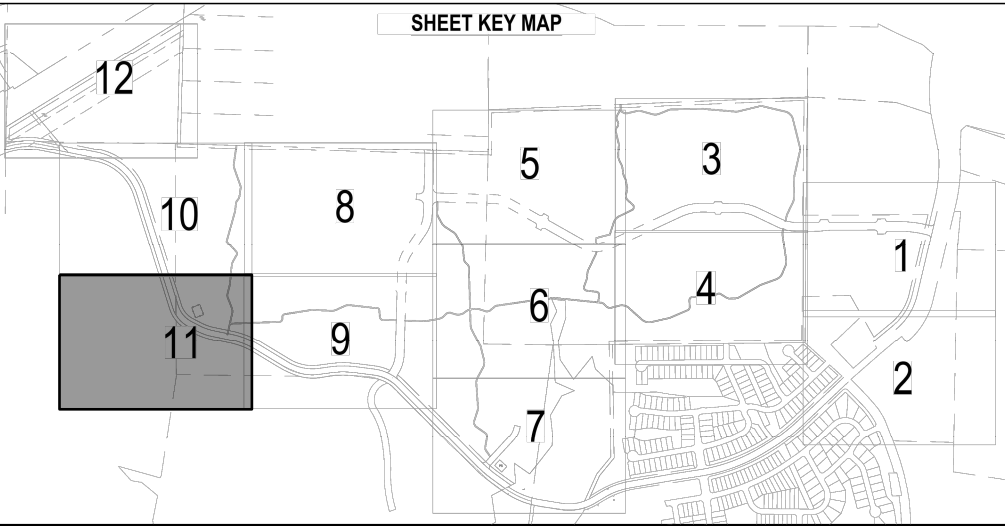
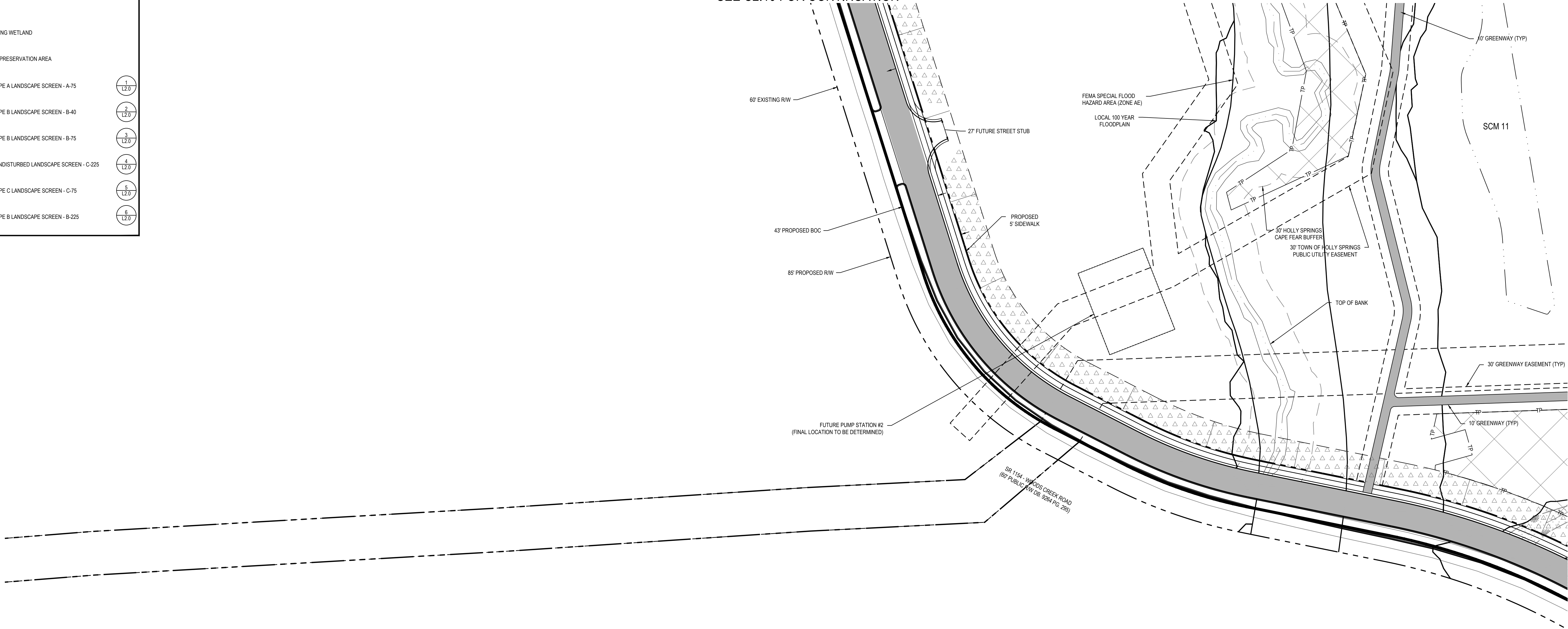
3  
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12.0

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SEE C2.10 FOR CONTINUATION



**WithersRavenel**  
Engineers | Planners | Surveyors

CAROLINA SPRINGS  
MASTER PLAN

SITE PLAN

|         |             |          |    |
|---------|-------------|----------|----|
| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

DocuSign  
04/03/2020

| Revisions                    |
|------------------------------|
| 1 PER TOHS COMMENTS 02/27/20 |
| 2 PER TOHS COMMENTS 04/03/20 |
| 3 PER TOHS COMMENTS 05/01/20 |

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# SITE PLAN

DocuSigned by  
Debra FERM

Sheet No. \_\_\_\_\_

Page 40 of 122











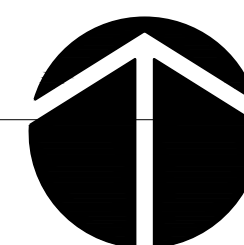


## UTILITY PLAN

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PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION  
NORTH CAROLINA  
PROFESSIONAL  
DEBRA M. FERM  
5/9/2020

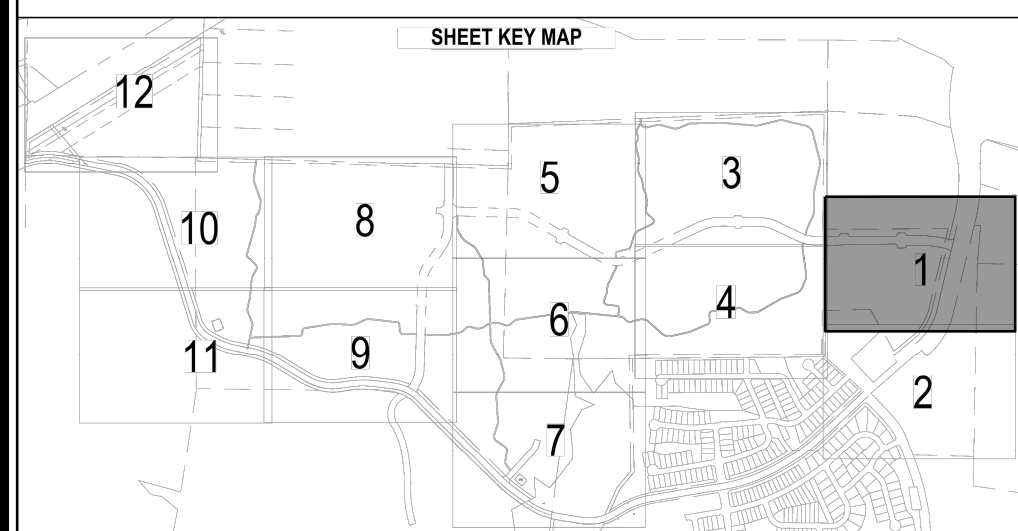
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### C3.1



GRAPHIC SCALE

1 inch = 60 ft.





JAMES R III & AMY C LAWRENCE  
 DB 16719, PG. 1204  
 PIN: 0730288044  
 LAND USE: VACANT  
 ZONING: R30  
 TOWN OF HOLLY SPRINGS

PROPOSED VARIABLE  
 WIDTH TOWN OF HOLLY SPRINGS  
 UTILITY EASEMENT

TAP EXISTING 6" PVC  
 RECLAIMED WATER LINE

PROPOSED 14" PVC FORCEMAIN

EXISTING 6" PVC RECLAIM WATERLINE

EXISTING RECLAIM WATERLINE FOR IRRIGATION

GRAVE DRIVE

4:1 TAPER  
 TIE TO EXISTING EOP

EXISTING RW

OLD HOLLY SPRINGS ROAD  
 (P PUBLIC RW (DB 628 PG. 289))

PROPOSED 12" WATERMAIN

TAP EXISTING 12" DIP  
 WATER LINE (BY OTHERS)  
 WITH 12" TAPPING SLEEVE

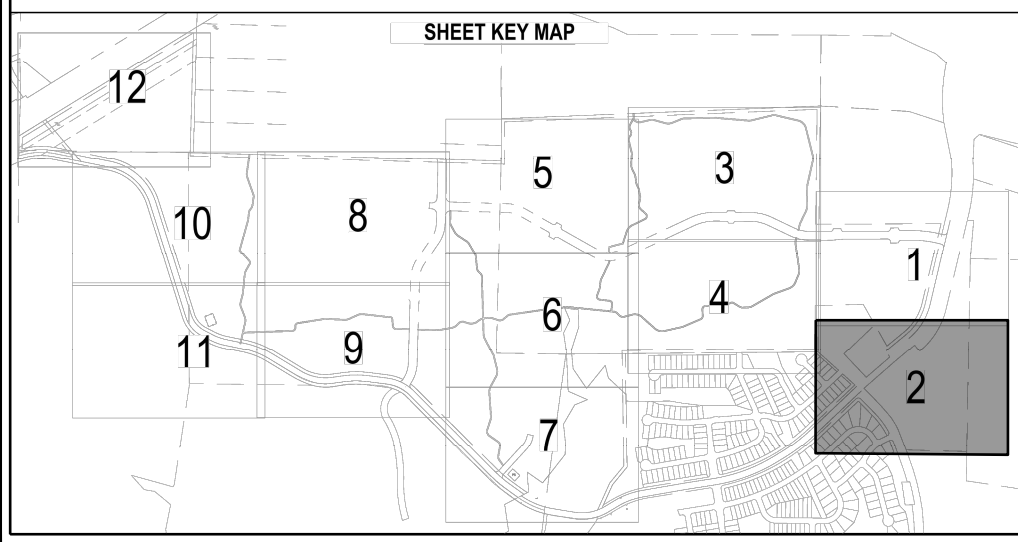
EXISTING 12" WATERMAIN

PROPOSED RW WIDTH TO BE  
 DETERMINED DURING  
 CONSTRUCTION DRAWINGS

85' EXISTING RW

PROPOSED 14" PVC FORCEMAIN  
 TO TREATMENT PLANT  
 SEE FM 1-7 FOR EXTENSION

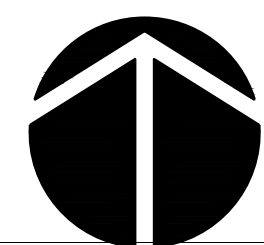
OLD HOLLY SPRINGS ROAD  
 (P PUBLIC RW (DB 628 PG. 289))



**GRAPHIC SCALE**

60      0      30      60      120

1 inch = 60 ft.

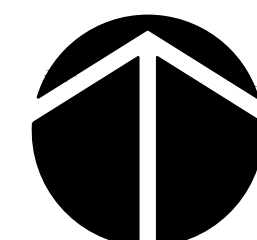


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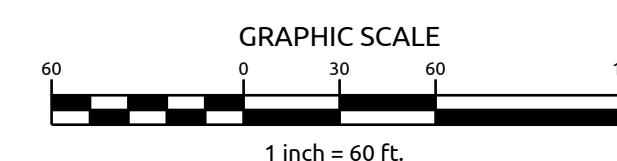


## UTILITY PLAN

### C3.3



NOTE: ALL OVERHEAD UTILITY LINES WILL NEED TO BE  
RELOCATED UNDERGROUND AS PART OF THIS PROJECT

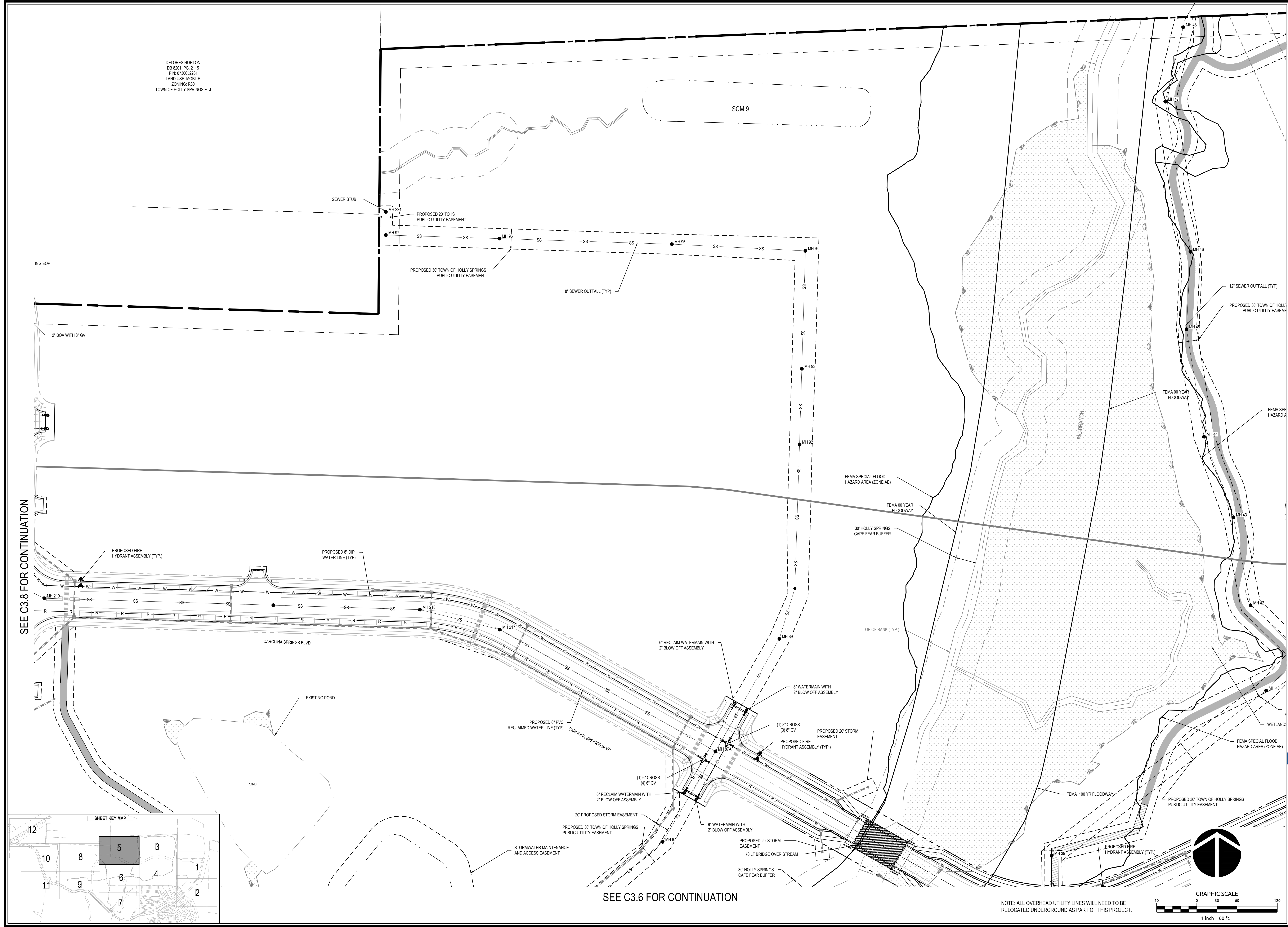








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DELORES HORTON  
DB 8201, PG. 2115  
PIN: 0730632261  
LAND USE: MOBILE  
ZONING: R30  
TOWN OF HOLLY SPRINGS ETJ

**CAROLINA SPRINGS  
MASTER PLAN**

**UTILITY PLAN**

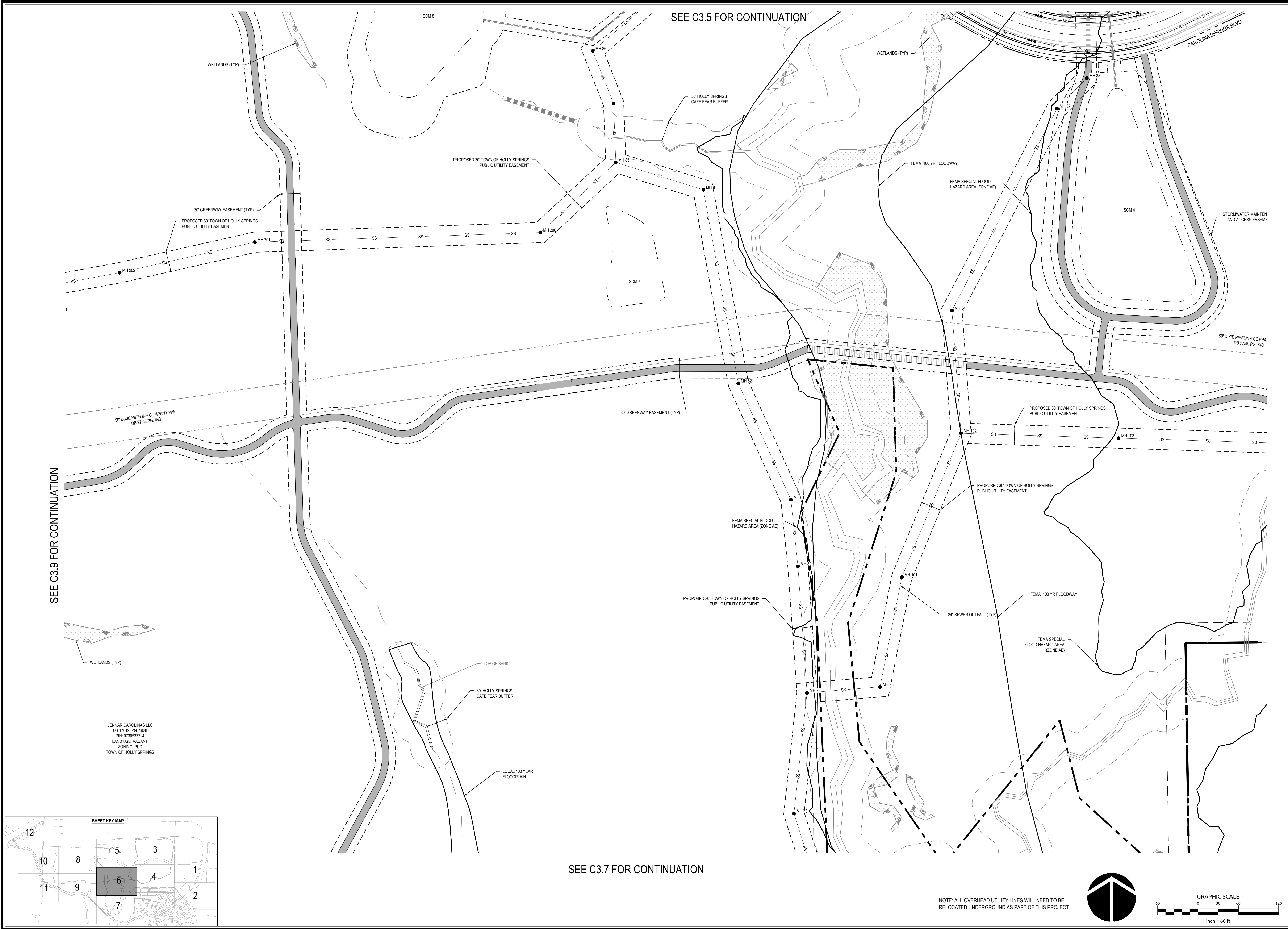
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| Date    | 04/03/20    | Designer | WR |

PROFESSIONAL SEAL  
NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
NOT APPROVED FOR CONSTRUCTION  
DORA M. FERNANDEZ  
05/9/2020

| Revisions |                   |          |
|-----------|-------------------|----------|
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| 2         | PER TOHS COMMENTS | 04/03/20 |
| 3         | PER TOHS COMMENTS | 05/01/20 |



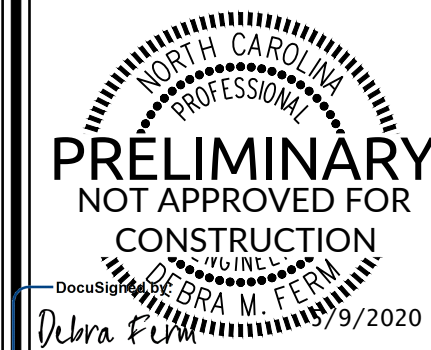
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**CAROLINA SPRINGS  
MASTER PLAN**

**UTILITY PLAN**

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|---------|-------------|----------|----|
| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |



| Revisions                    |
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| 2 PER TOHS COMMENTS 04/03/20 |
| 3 PER TOHS COMMENTS 05/01/20 |

Sheet No.

**C3.6**

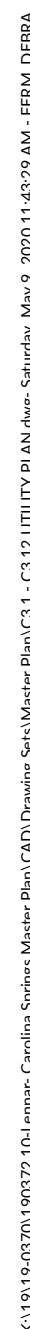


## UTILITY PLAN

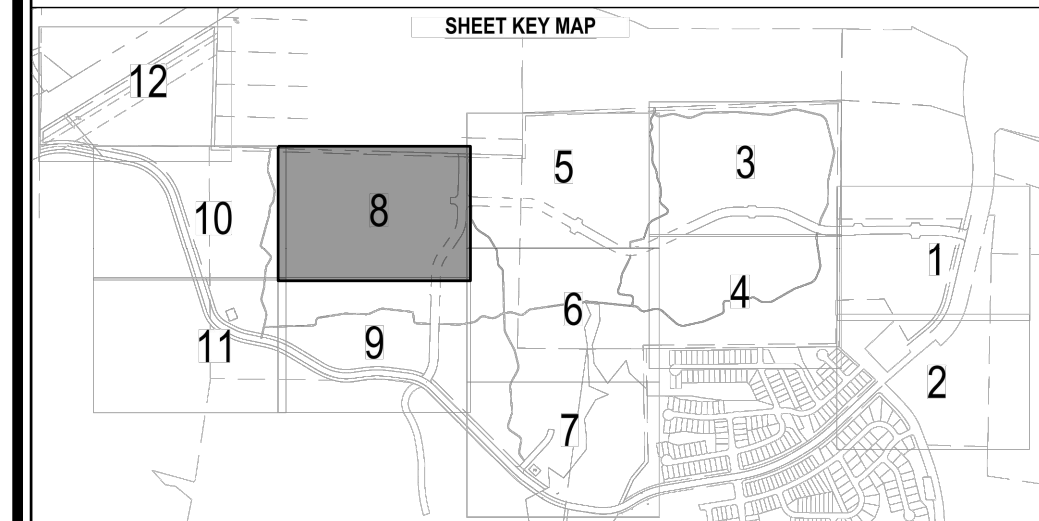
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NOT APPROVED FOR  
CONSTRUCTION  
NORTH CAROLINA  
PROFESSIONAL  
ENGINEER  
DEBRA M. FERM  
9/2020

Sheet N

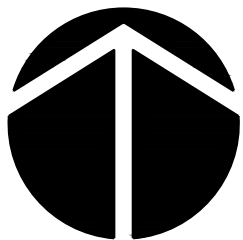
### C3.7







NOTE: ALL OVERHEAD UTILITY LINES WILL NEED TO BE  
RELOCATED UNDERGROUND AS PART OF THIS PROJECT



| Revisions |                   |          |
|-----------|-------------------|----------|
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| 2         | PER TOHS COMMENTS | 04/03/20 |
| 3         | PER TOHS COMMENTS | 05/01/20 |

Sheet No.

**C3.8**

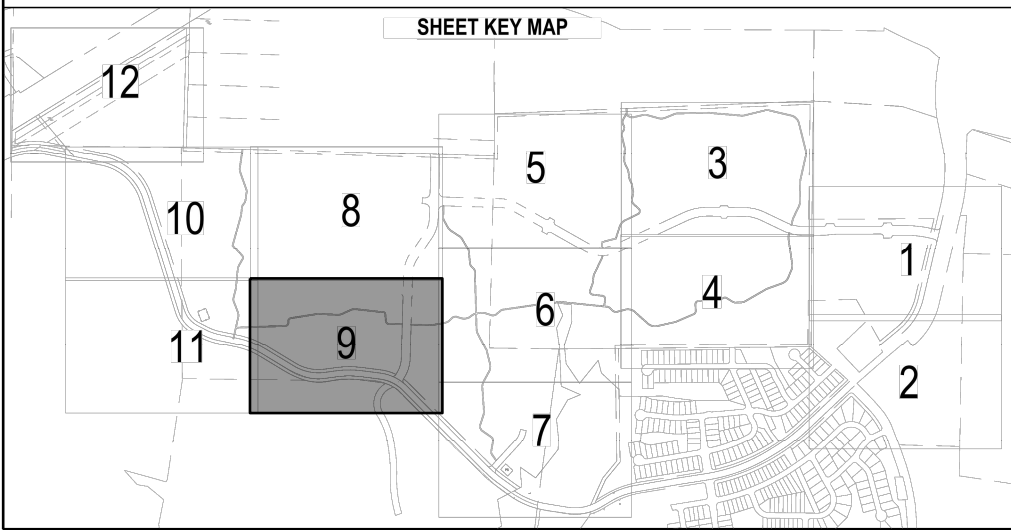
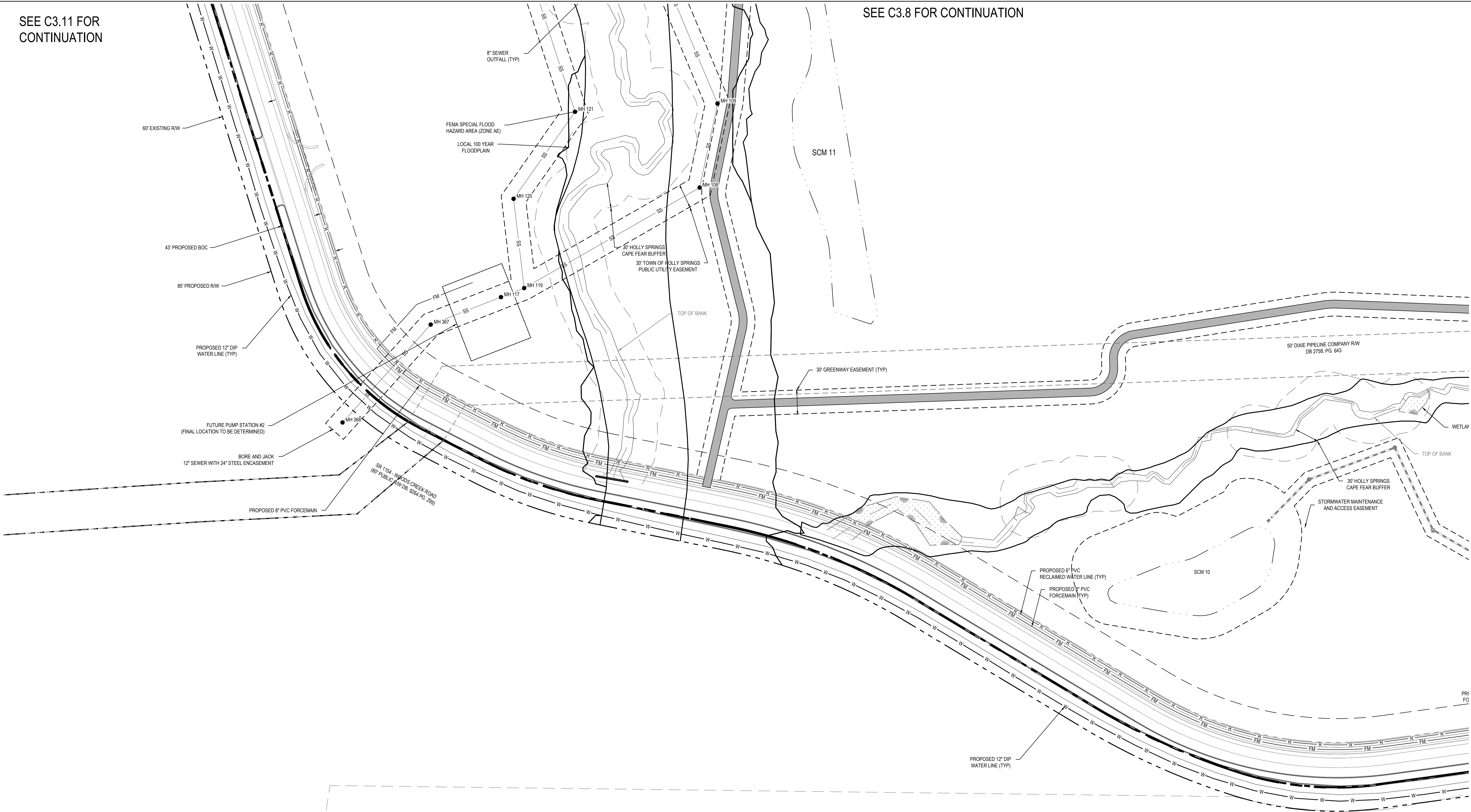
# UTILITY PLAN

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | [www.withersravenel.com](http://www.withersravenel.com)



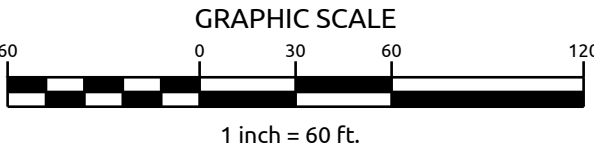
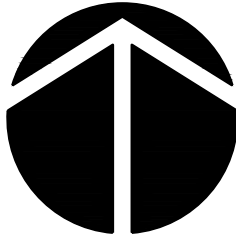
SEE C3.11 FOR  
CONTINUATION

SEE C3.8 FOR CONTINUATION

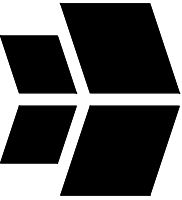


SEE C3.7 FOR CONTINUATION

NOTE: ALL OVERHEAD UTILITY LINES WILL NEED TO BE  
RELOCATED UNDERGROUND AS PART OF THIS PROJECT.



DUKE ENERGY PROGRESS LLC  
FORMERLY  
FIRST CITIZENS BANK TRACT  
(SEE DB 2086, PG. 677 & CP&L DRAWING #L-D-2581)  
DUKE LAND UNIT #1183088  
PIN: 0730634462  
LAND USE: STATE-ASSESSED  
WAKE COUNTY



WithersRavenel  
Engineers | Planners | Surveyors

115 Mackerran Drive | Cary, NC 27511 | T: 919.469.3300 | License #: C-8832 | www.withersravenel.com

CAROLINA SPRINGS  
MASTER PLAN

UTILITY PLAN

|         |             |          |    |
|---------|-------------|----------|----|
| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |



PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

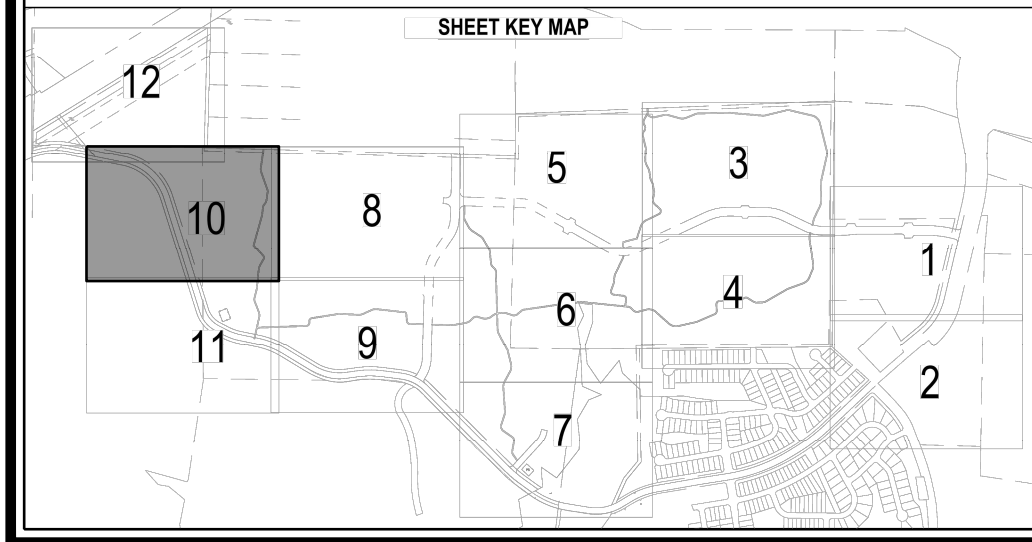
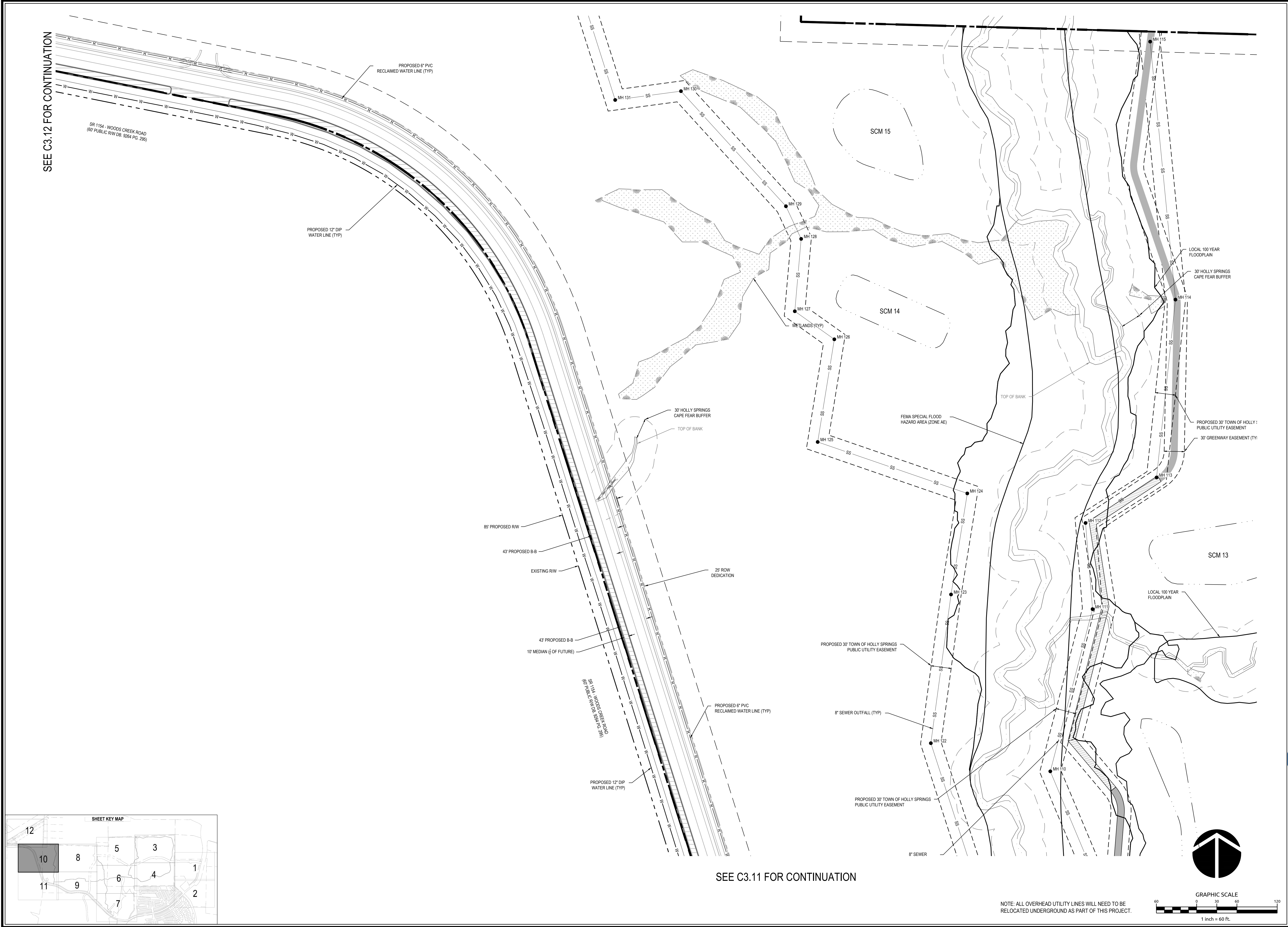
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| 2         | PER TOHS COMMENTS | 04/03/20 |
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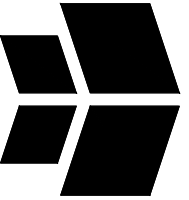
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Sheet No.  
**C3.9**



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WithersRavenel  
Engineers | Planners | Surveyors

CAROLINA SPRINGS  
MASTER PLAN

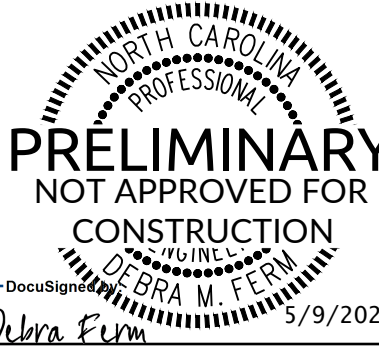
UTILITY PLAN

Job No. 02190372.10

Date 04/03/20

Drawn By WR

Designer WR



PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

DESIGNED BY: PETER DEBRA  
DATE: 9/9/2020

Revisions

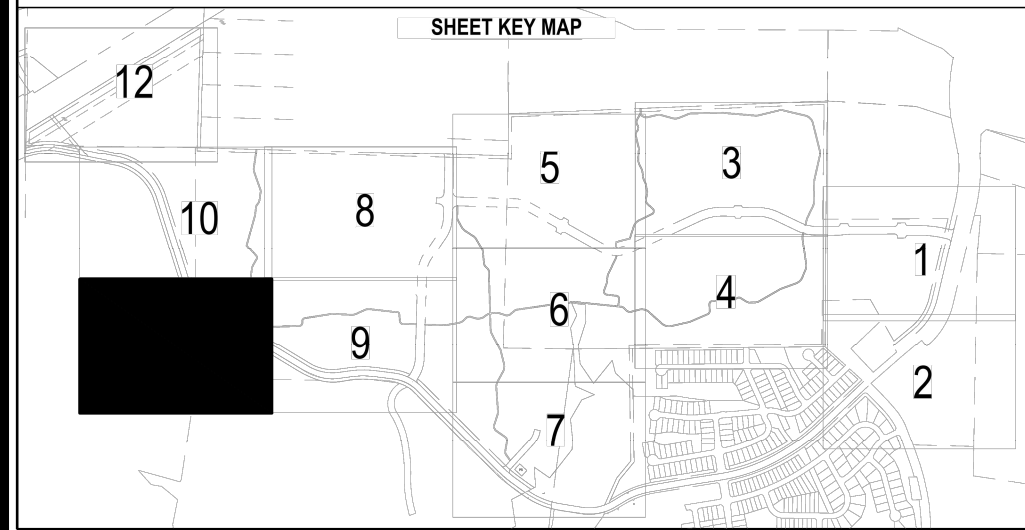
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Sheet No.  
**C3.10**

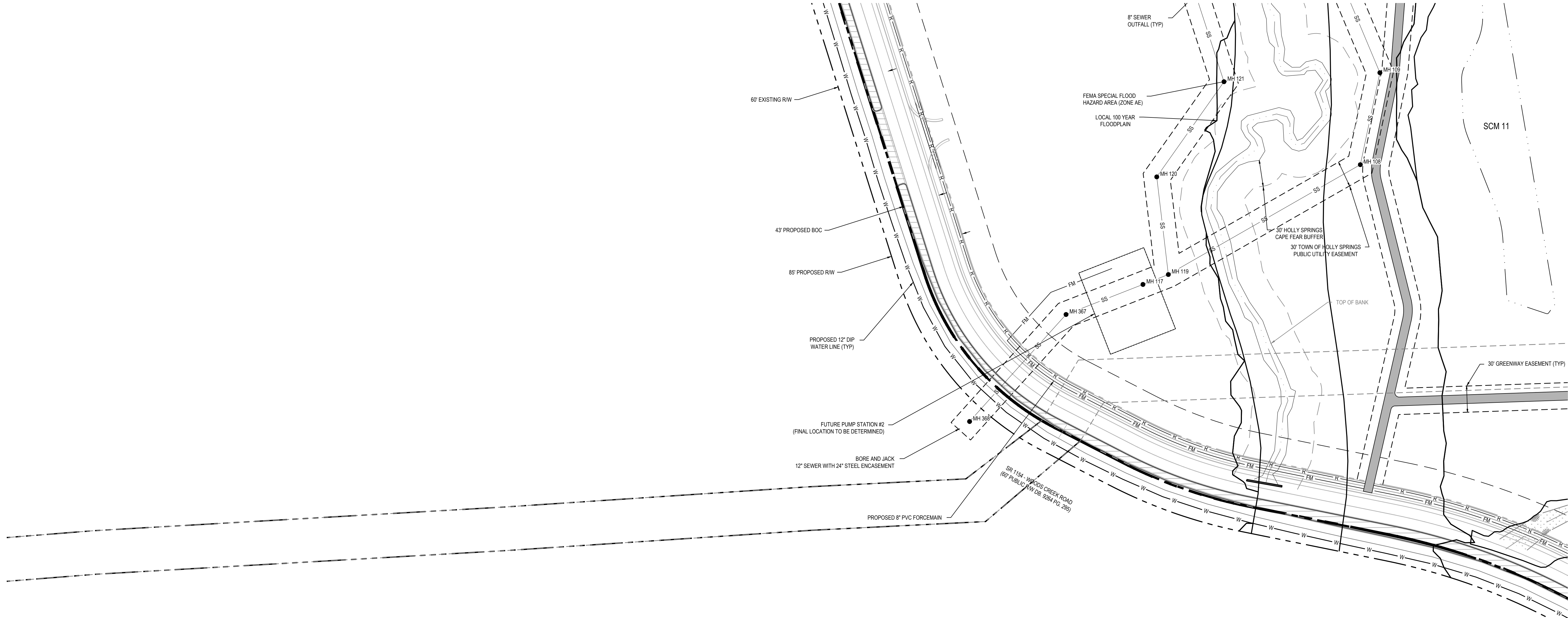
Page 52 of 122



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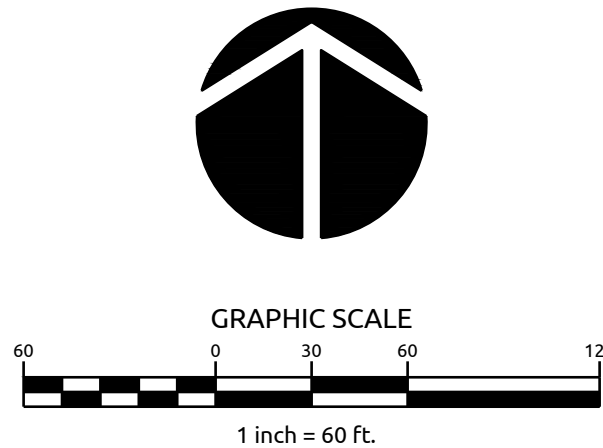


SEE C3.10 FOR CONTINUATION



SEE C3.9 FOR CONTINUATION

NOTE: ALL OVERHEAD UTILITY LINES WILL NEED TO BE RELOCATED UNDERGROUND AS PART OF THIS PROJECT.



WithersRavenel

Engineers | Planners | Surveyors

115 MacKinnon Drive | Cary, NC 27511 | T: 919.469.3940 | License #: C-8832 | www.withersravenel.com

CAROLINA SPRINGS

MASTER PLAN

UTILITY PLAN

Job No. 02190372.10

Date 04/03/20

Drawn By WR

Designer WR

PROFESSIONAL SEAL

NOT APPROVED FOR CONSTRUCTION

DESIGNED BY: DEBRA M. FERN

DATE: 04/03/2020

Revisions

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PER TOHS COMMENTS

02/27/20

2

PER TOHS COMMENTS

04/03/20

3

PER TOHS COMMENTS

05/01/20

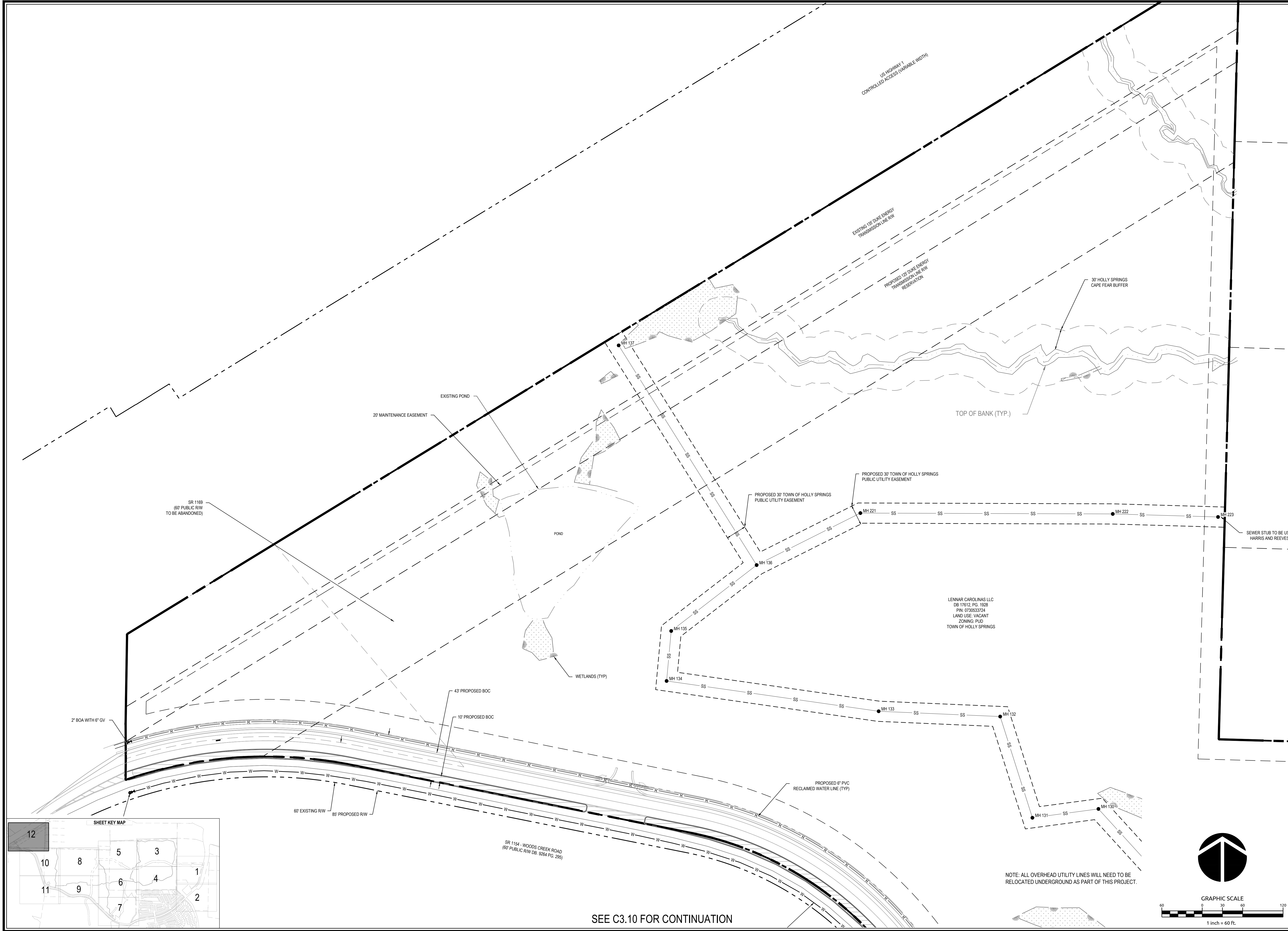
Sheet No.

C3.11

Page 53 of 122



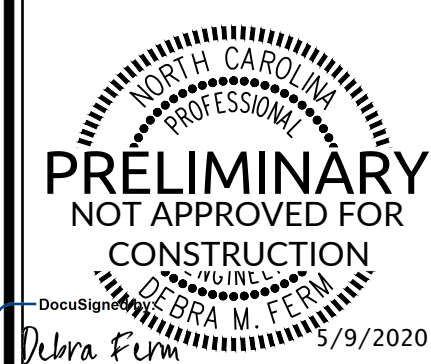
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**CAROLINA SPRINGS  
MASTER PLAN**

**UTILITY PLAN**

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| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |

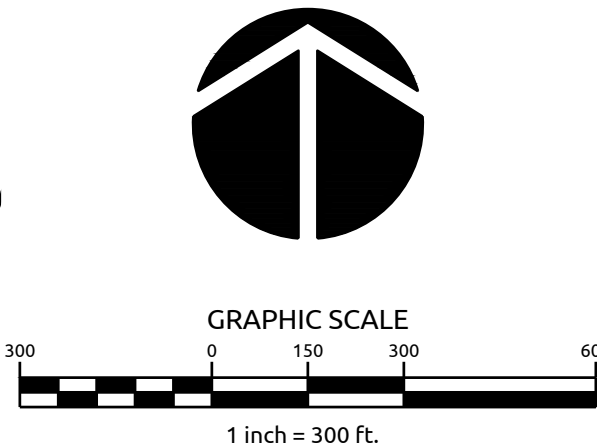


| Revisions                    |
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| 1 PER TOHS COMMENTS 02/27/20 |
| 2 PER TOHS COMMENTS 04/03/20 |
| 3 PER TOHS COMMENTS 05/01/20 |

Sheet No.

**C3.12**





1. SURVEY PROVIDED BY WITHERSRAVENEL AND BATEMAN CIVIL SURVEYING DATED 01/10/2020.
2. FINAL GRADING FOR COLLECTOR/SPINE ROADS TO BE DETERMINED WITH CONSTRUCTION DRAWINGS.
3. SCM GRADING IS APPROXIMATE AT MASTER PLAN STAGE. GRADING AND FINAL DESIGN OF SCAMS WILL BE DONE AS PART OF THE CONSTRUCTION DRAWING PHASE.
4. ALL SCAMS SHALL HAVE A 20' MAINTENANCE AND ACCESS EASEMENT AROUND THEM.
5. STREAMS AND WETLANDS DELINEATED BY S&EC AND SURVEYED BY WITHERSRAVENEL.

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | [www.wITHERSRavenel.com](http://www.wITHERSRavenel.com)

# CAROLINA SPRINGS MASTER PLAN

## OVERALL GRADING PLAN

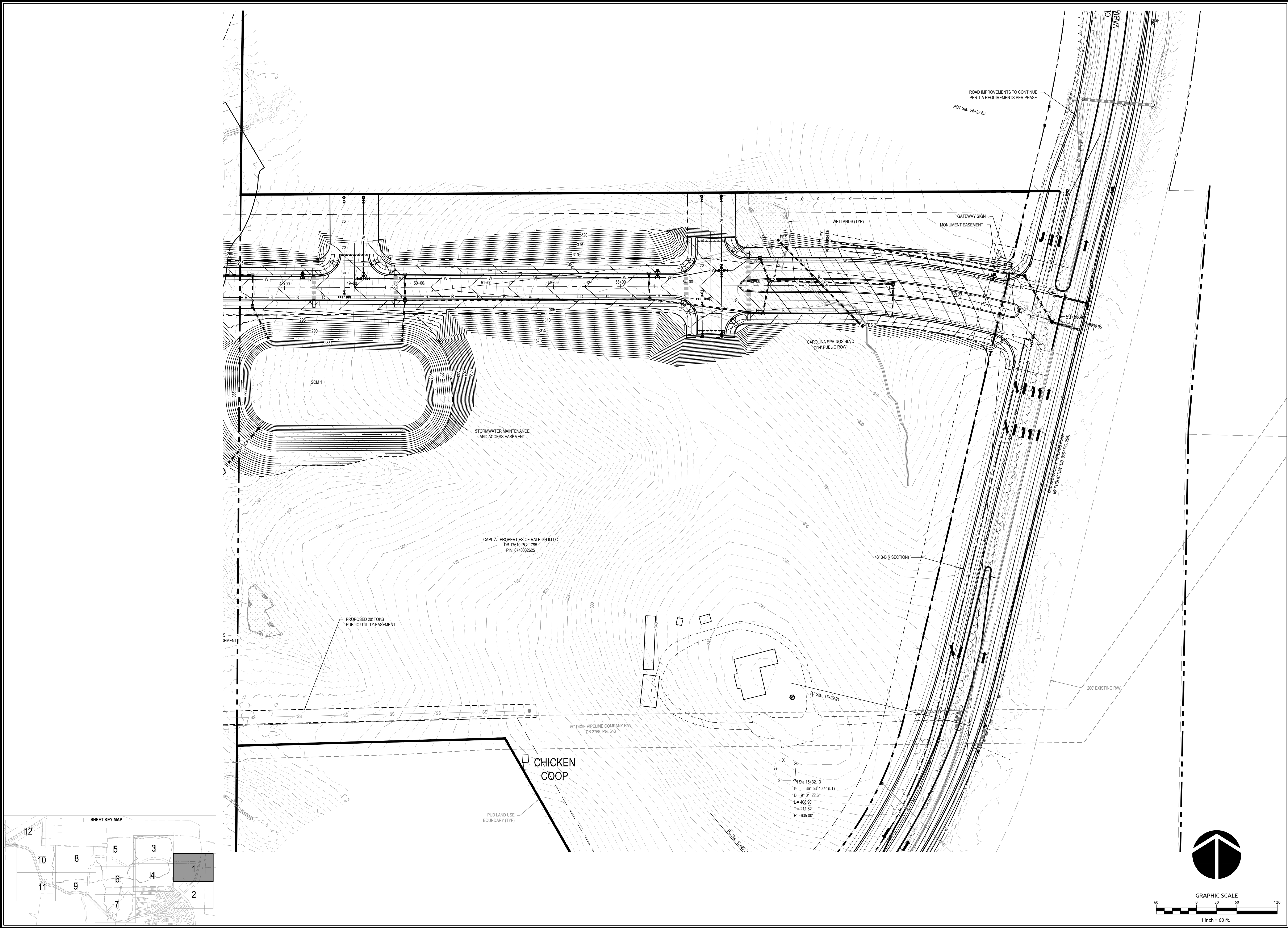
A circular professional seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "PROFESSIONAL" at the bottom. In the center, the word "PRELIMINARY" is prominently displayed in large, bold, capital letters. Below it, the text "NOT APPROVED FOR CONSTRUCTION" is written in smaller, bold, capital letters. At the bottom of the seal, the name "DEBRA M. FENN" is inscribed. To the left of the seal, the text "DocuSign" is visible. To the right, the date "5/9/2020" is stamped. The seal is partially overlaid by a signature that appears to read "Debra Fenn".

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# C4.0



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**CAROLINA SPRINGS  
MASTER PLAN**

**GRADING AND DRAINAGE  
PLAN**

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| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |



| Revisions                    |
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| 1 PER TOHS COMMENTS 02/27/20 |
| 2 PER TOHS COMMENTS 04/03/20 |
| 3 PER TOHS COMMENTS 05/01/20 |

Sheet No.

**C4.1**

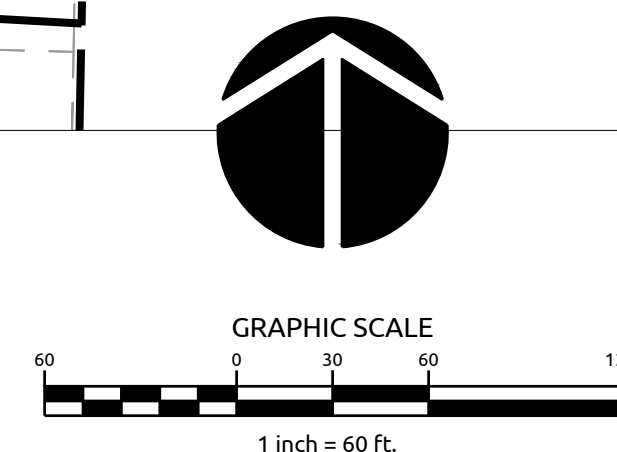


# GRADING AND DRAINAGE PLAN

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NORTH CAROLINA  
PROFESSIONAL  
DEBRA M. FERM  
9/9/2020

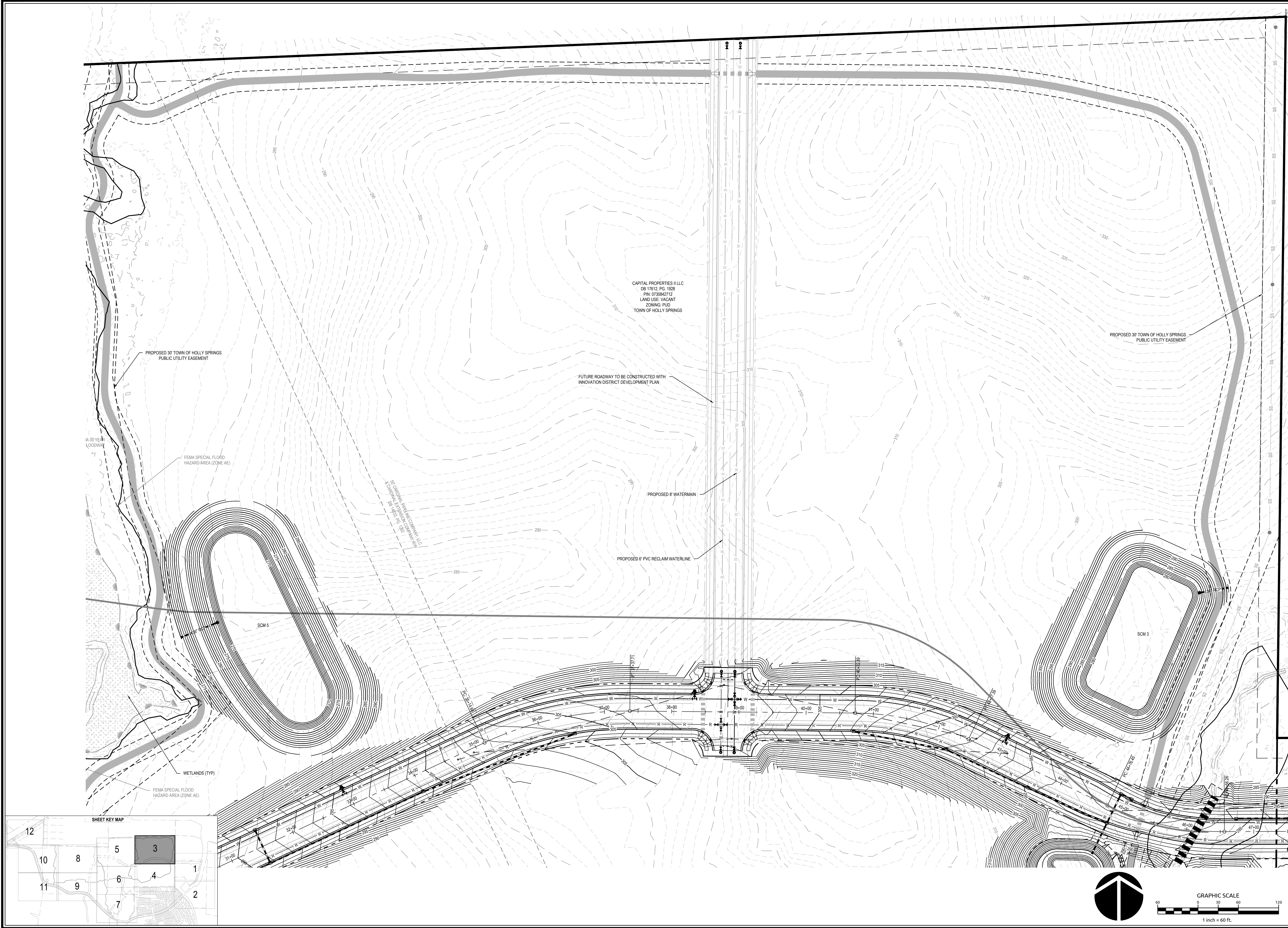
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## C4.2





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**CAROLINA SPRINGS  
MASTER PLAN**

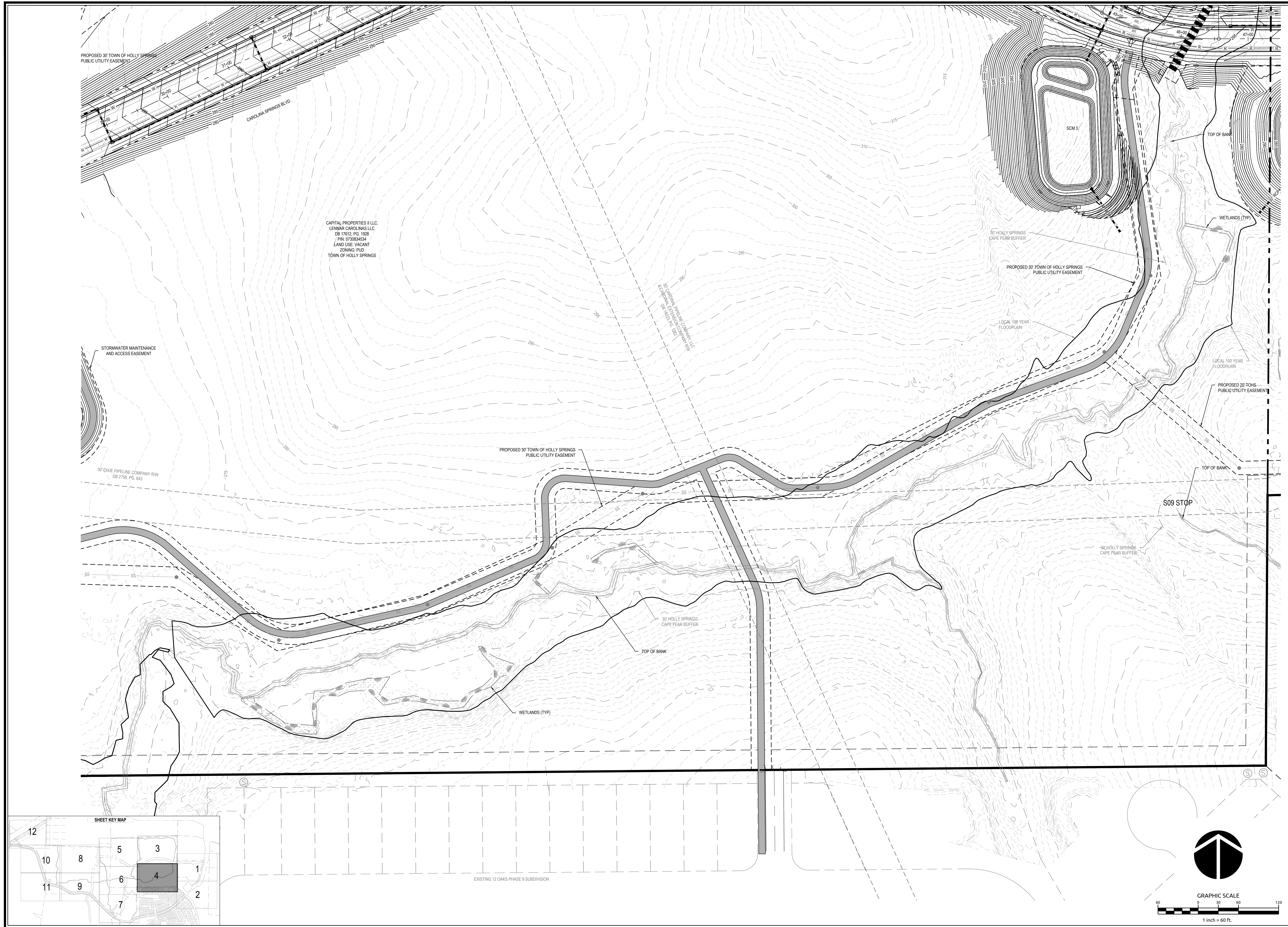
**GRADING AND DRAINAGE  
PLAN**

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| Date    | 04/03/20    | Designer | WR |

**PRELIMINARY**  
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CONSTRUCTION  
Designed by: *W. M. FERN* 2/9/2020

| Revisions                    |
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| 1 PER TOHS COMMENTS 02/27/20 |
| 2 PER TOHS COMMENTS 04/03/20 |
| 3 PER TOHS COMMENTS 05/01/20 |





# CAROLINA SPRINGS MASTER PLAN

# GRADING AND DRAINAGE PLAN

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| Job No. | 02190372.10 | Drawn By | WFR |
| Date    | 04/03/20    | Designer | WFR |

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| 1         | PER TOHS COMMENTS | 02/27/20 |
| 2         | PER TOHS COMMENTS | 04/03/20 |
| 3         | PER TOHS COMMENTS | 05/01/20 |



DELORES HORTON  
DB 8201, PG. 2115  
PIN: 0730632261  
LAND USE: MOBILE  
ZONING: R30  
TOWN OF HOLLY SPRINGS ETJ

TING EOP

DWR STOP  
FEATURE U  
BUFFER

PROPOSED 20' TOHS  
PUBLIC UTILITY EASEMENT

PROPOSED 30' TOWN OF HOLLY SPRINGS  
PUBLIC UTILITY EASEMENT

SCM 9

FEMA SPECIAL FLOOD  
HAZARD AREA (ZONE AE)

FEMA 00 YEAR  
FLOODWAY

30' HOLLY SPRINGS  
CAPE FEAR BUFFER

TOP OF BANK (TYP.)

PROPOSED 30' TOWN OF HOLLY  
PUBLIC UTILITY EASEMENT

FEMA SPE  
HAZARD A

FEMA SPECIAL FLOOD  
HAZARD AREA (ZONE AE)

WETLANDS

FEMA 100 YR FLOODWAY

PROPOSED 30' TOWN OF HOLLY SPRINGS  
PUBLIC UTILITY EASEMENT

20' PROPOSED STORM EASEMENT  
PROPOSED 30' TOWN OF HOLLY SPRINGS  
PUBLIC UTILITY EASEMENT

STORMWATER MAINTENANCE  
AND ACCESS EASEMENT

70' LE BRIDGE OVER STREAM

30' HOLLY SPRINGS  
CAPE FEAR BUFFER

SCM 8

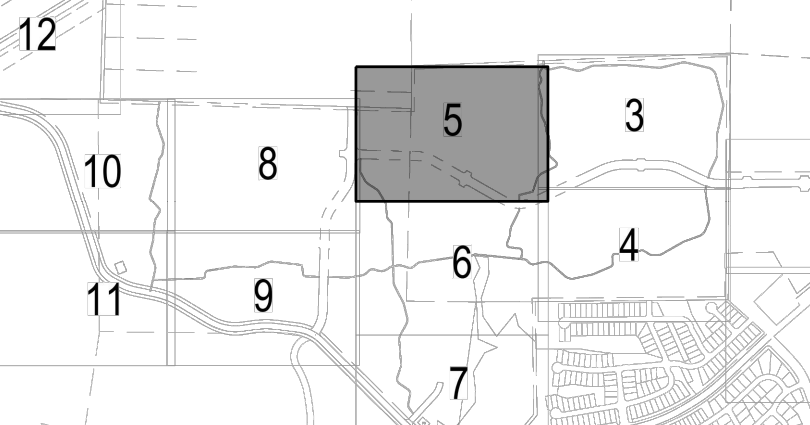
EXISTING POND

POND

CAROLINA SPRINGS BLVD.

CAROLINA SPRINGS BLVD.

SHEET KEY MAP



GRAPHIC SCALE

1 inch = 60 ft.

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| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |

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NOT APPROVED FOR  
CONSTRUCTION  
DESIGNED BY  
DEBRA M. FERN  
9/9/2020

| Revisions |                   |          |
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| 3         | PER TOHS COMMENTS | 05/01/20 |



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| Date    | 04/03/20    | Designer | WR |

**PRELIMINARY**  
NOT APPROVED FOR  
CONSTRUCTION  
Described by: DEBRA M. FERN  
04/19/2020

| Revisions                    |
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| 3 PER TOHS COMMENTS 05/01/20 |

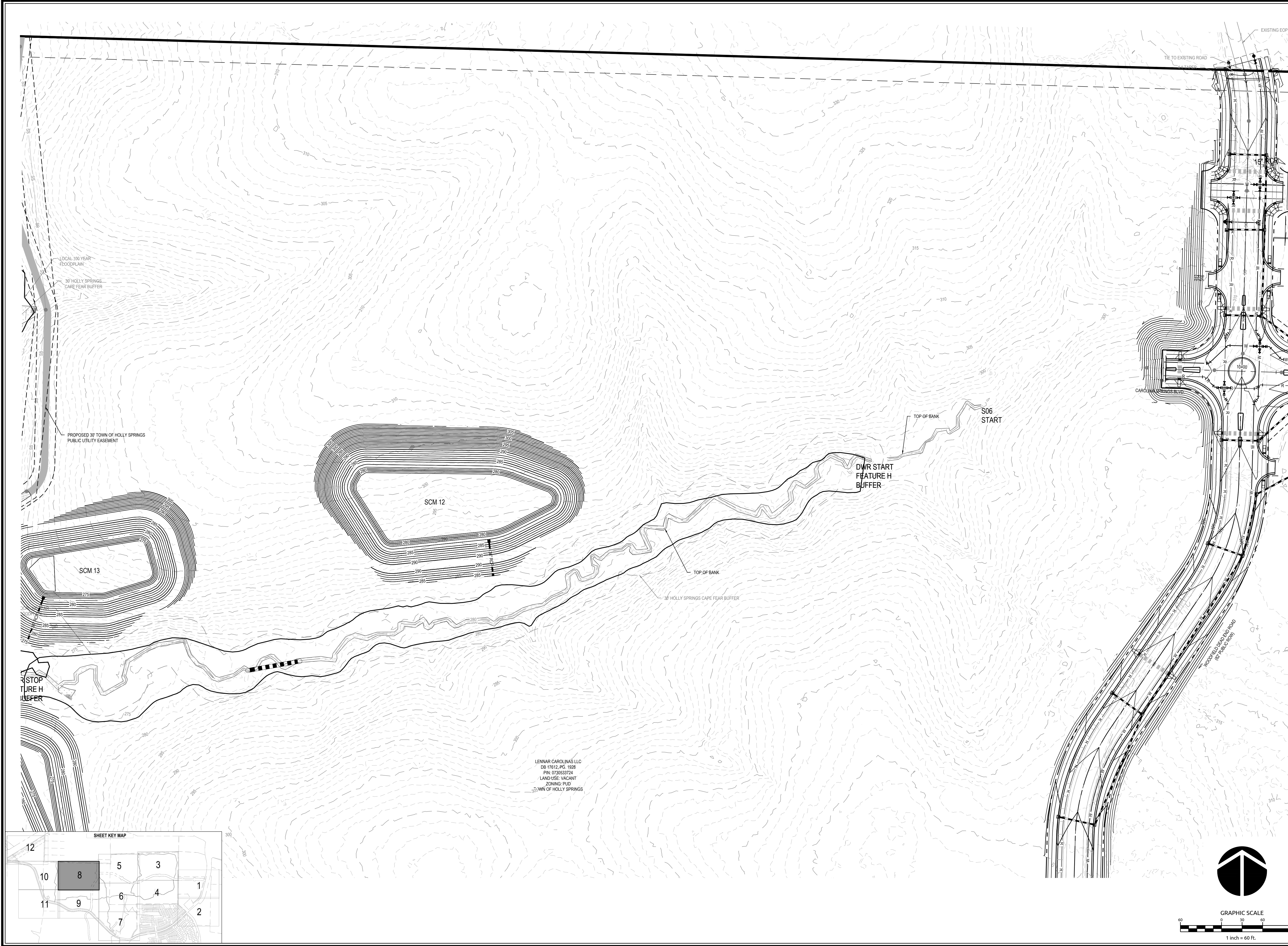
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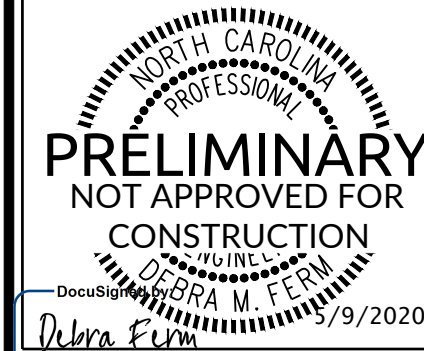
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**CAROLINA SPRINGS  
MASTER PLAN**

**GRADING AND DRAINAGE  
PLAN**

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| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |



| Revisions |                   |          |
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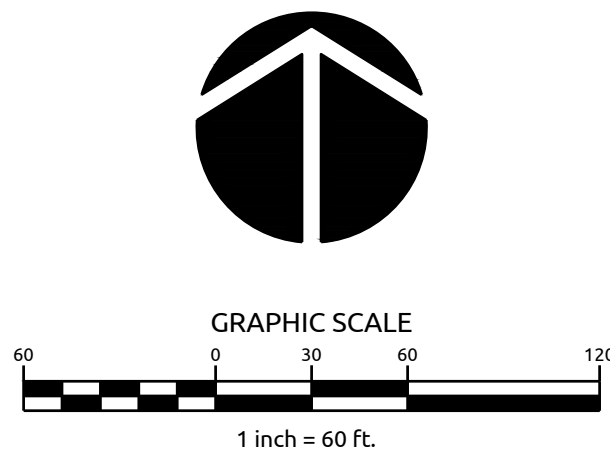
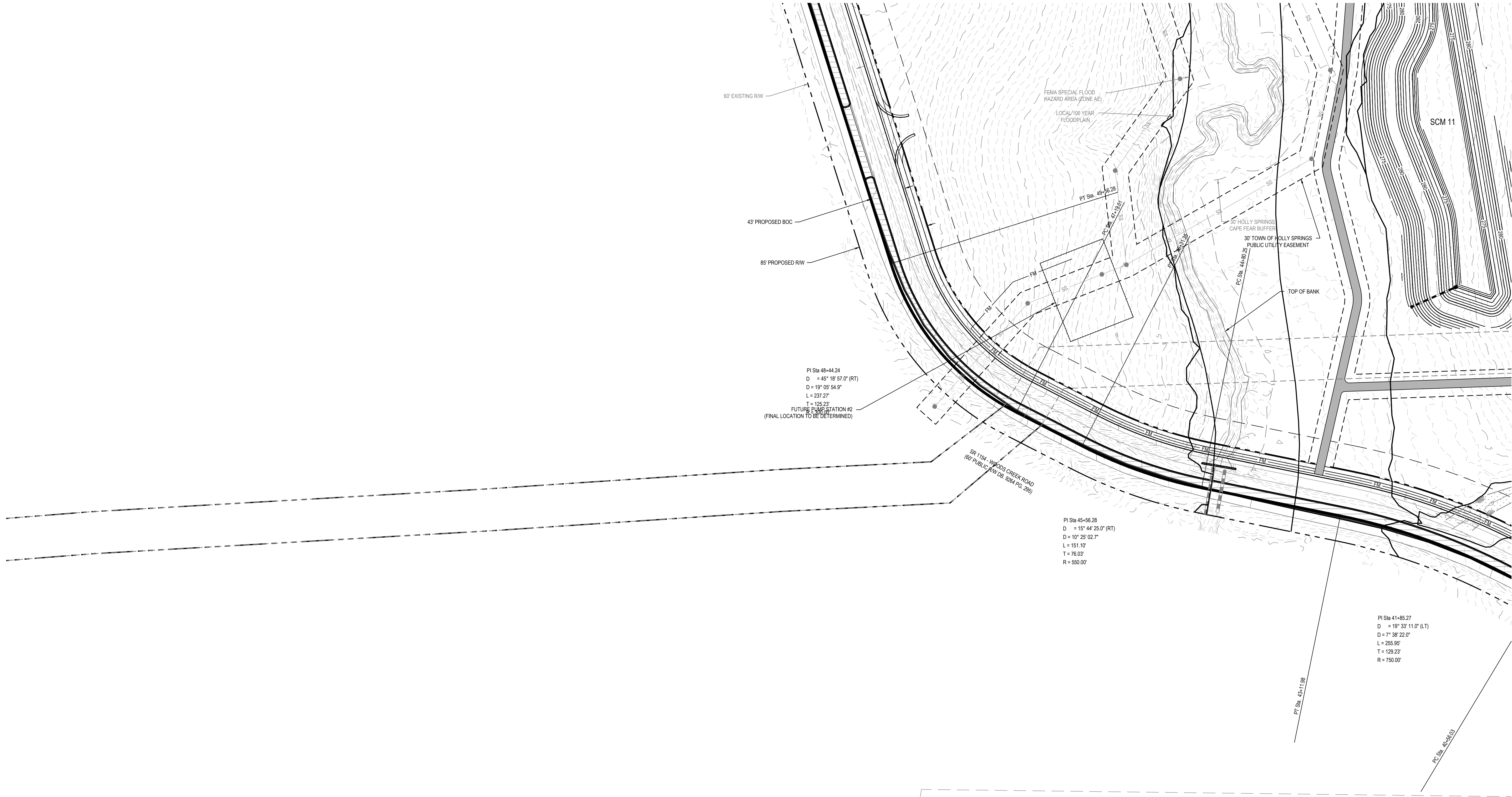
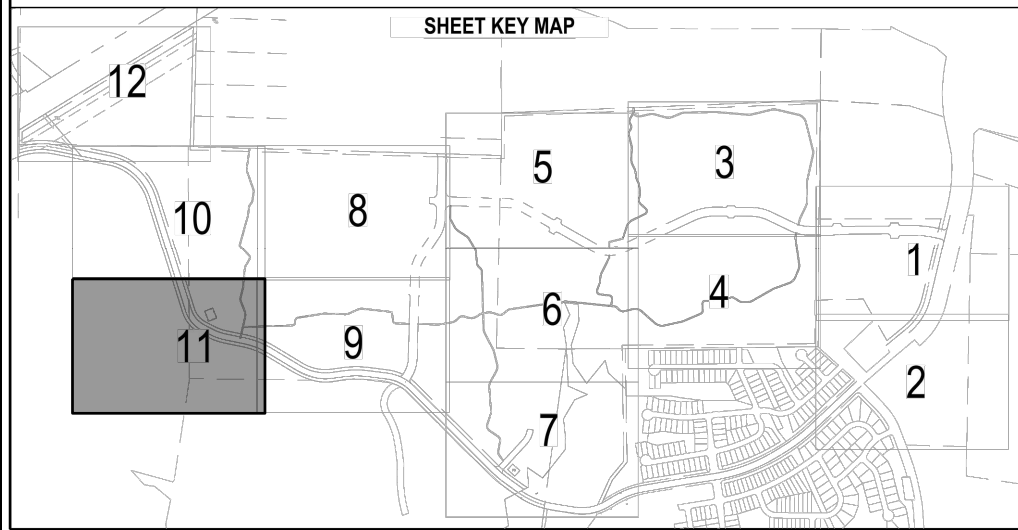








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**WithersRavenel**  
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**CAROLINA SPRINGS  
MASTER PLAN**

**GRADING AND DRAINAGE  
PLAN**

|         |             |          |    |
|---------|-------------|----------|----|
| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |

Revisions

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| 2 | PER TOHS COMMENTS | 04/03/20 |
| 3 | PER TOHS COMMENTS | 05/01/20 |

Sheet No.

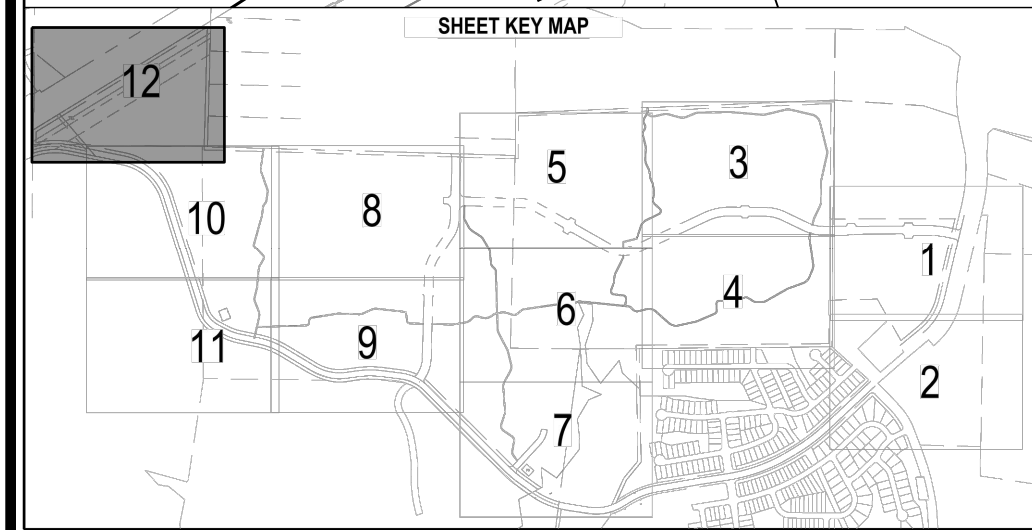
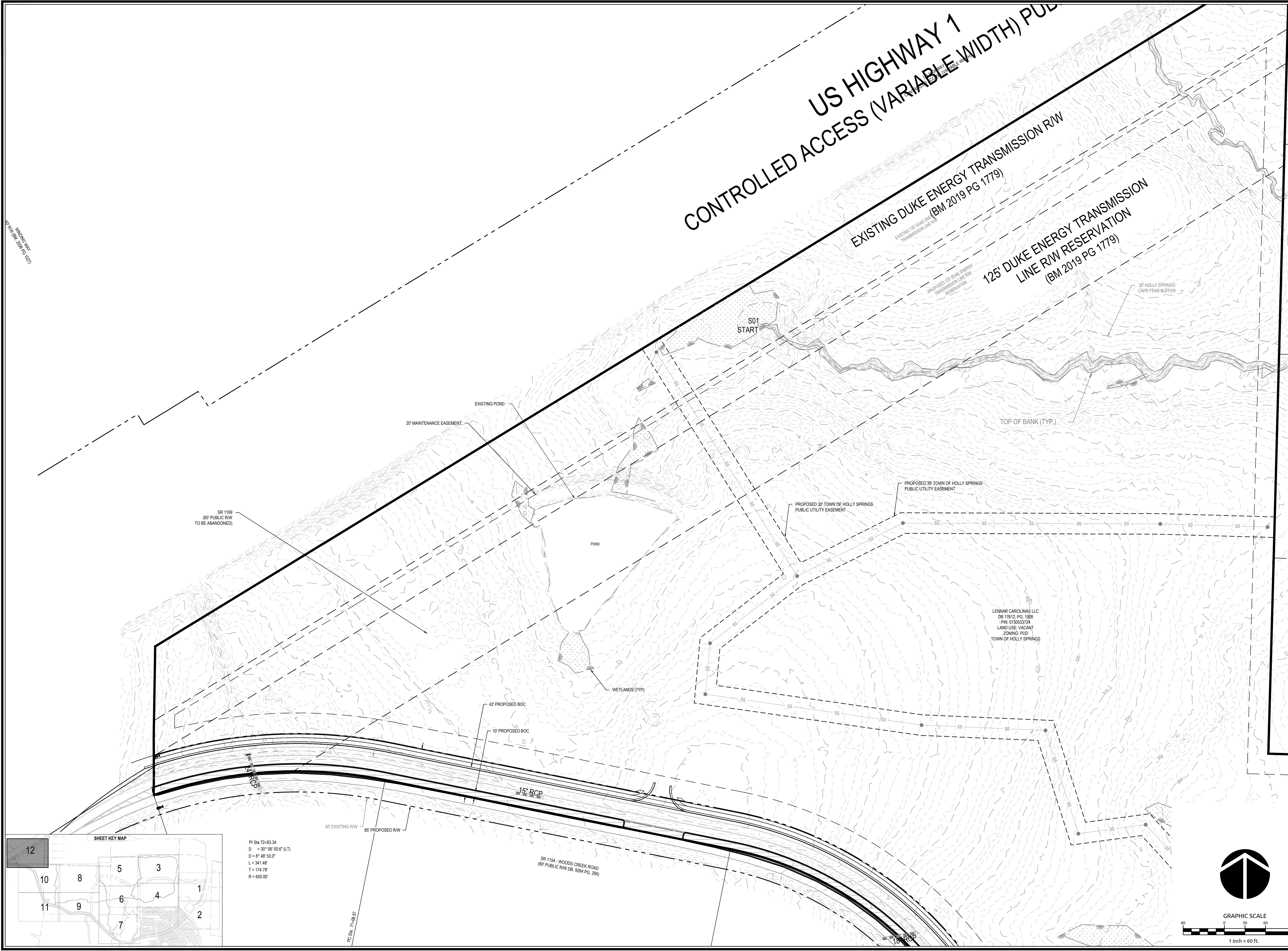
**C4.11**

Page 66 of 122



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11000'S 900'  
60' PUBLIC R/W DB: 9264 PG. 292



PI Sta 72+83.34  
D = 30° 06' 00.6" (LT)  
D = 8° 48' 53.0"  
L = 341.48'  
T = 174.78'  
R = 650.00'

60' EXISTING R/W

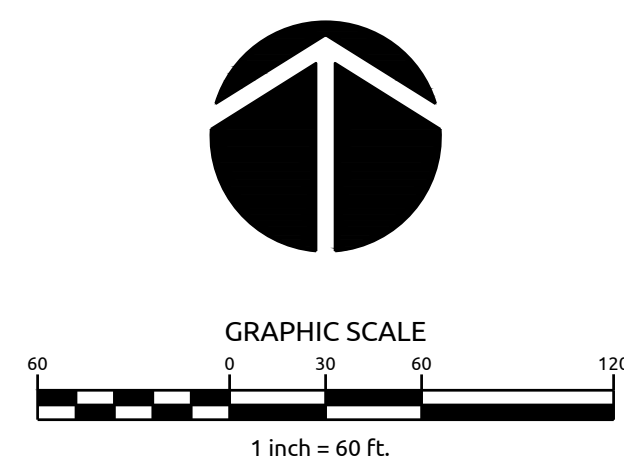
85' PROPOSED R/W

43' PROPOSED BOC  
10' PROPOSED BOC

15" RCP

SR 1154 - WOODS CREEK ROAD  
(60' PUBLIC R/W DB: 9264 PG. 295)

LENNAR CAROLINAS LLC  
DB 17612 PG. 1928  
PIN 072653724  
LAND USE: VACANT  
ZONING: PUD  
TOWN OF HOLLY SPRINGS



CAROLINA SPRINGS  
MASTER PLAN

GRADING AND DRAINAGE  
PLAN

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| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION  
9/9/2020

| Revisions |                   |          |
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| 1         | PER TOHS COMMENTS | 02/27/20 |
| 2         | PER TOHS COMMENTS | 04/03/20 |
| 3         | PER TOHS COMMENTS | 05/01/20 |

Sheet No.  
C4.12

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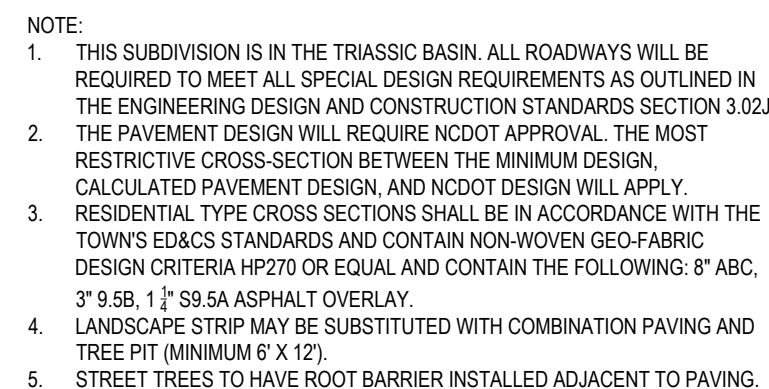
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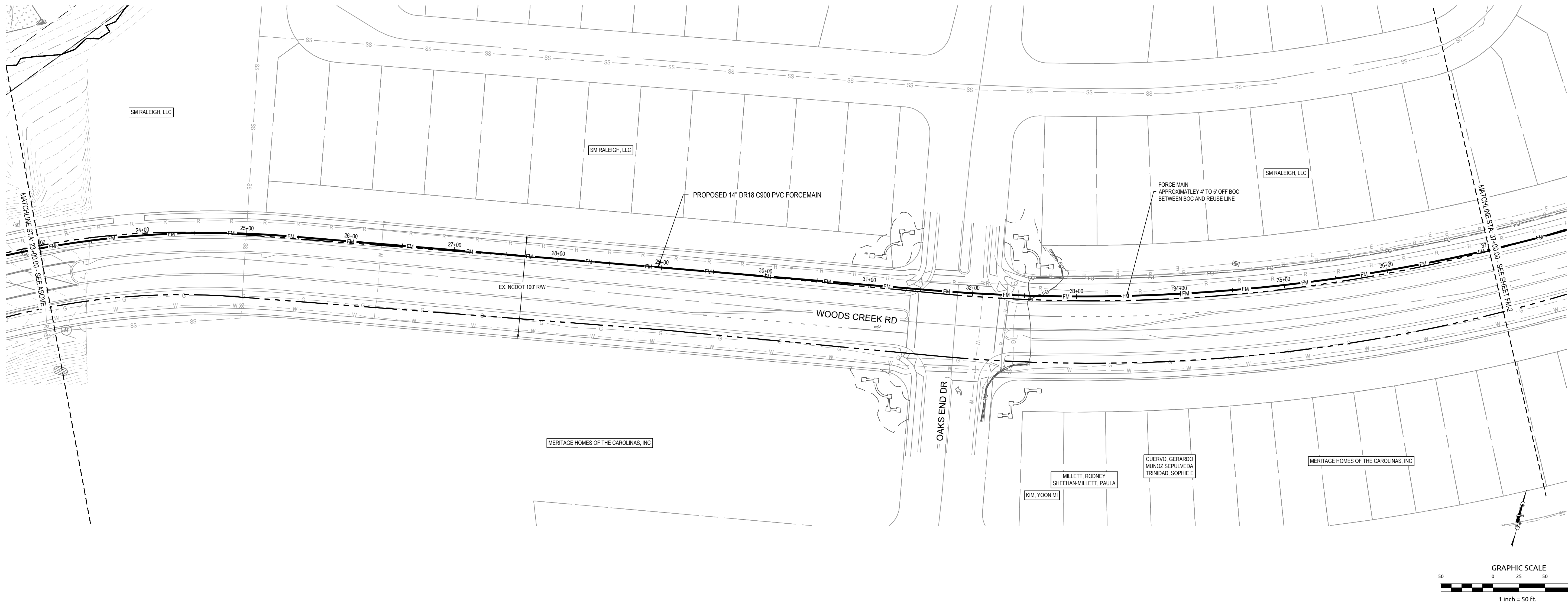
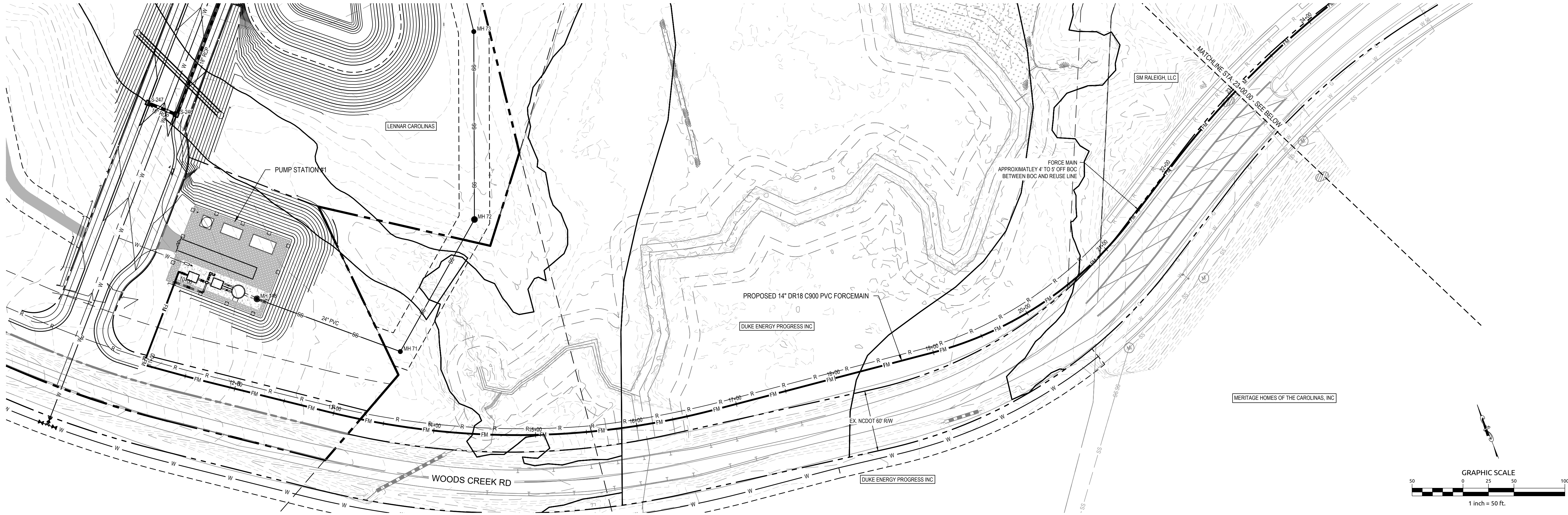
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Page 68 of 122





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**CAROLINA SPRINGS  
MASTER PLAN**

**FORCEMAIN PLAN**

Job No. 02190372.10 Drawn By WR  
Date 01/24/2020 Designer WR

2/27/2020  
**PRELIMINARY**  
NOT APPROVED FOR  
CONSTRUCTION  
*Donald McNeil*  
SD0771882C9405

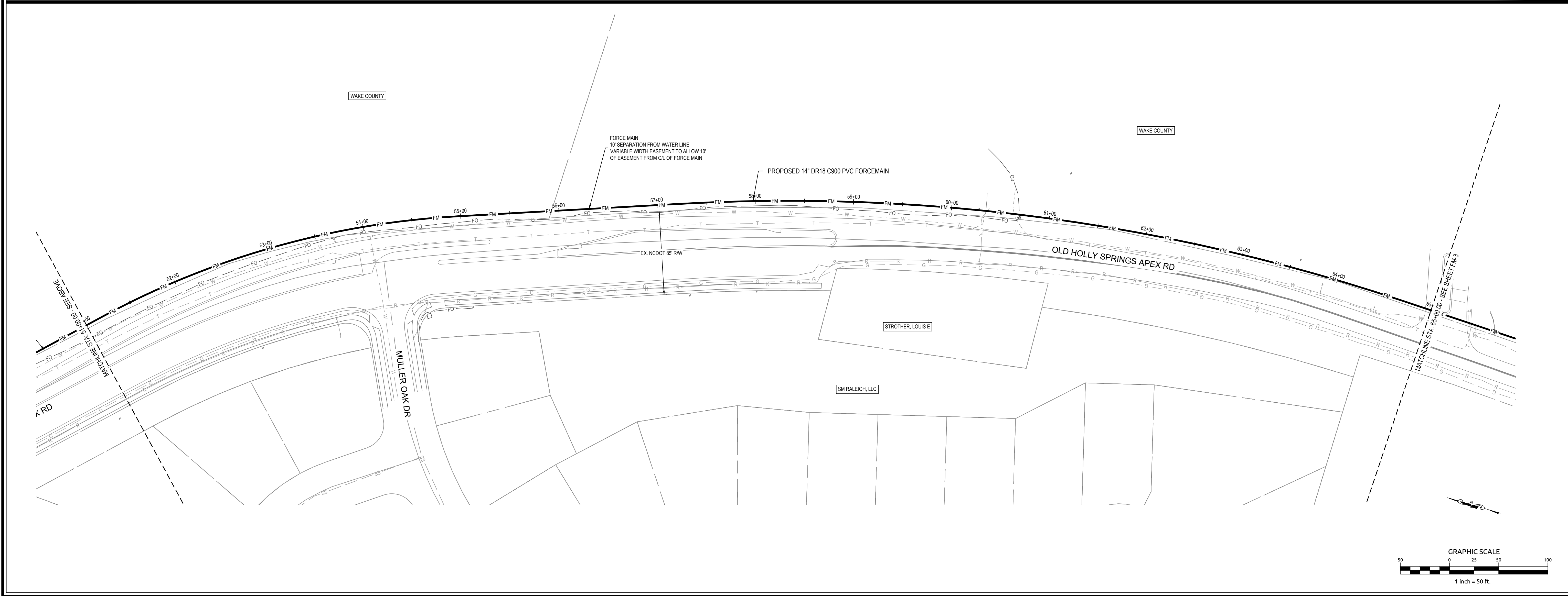
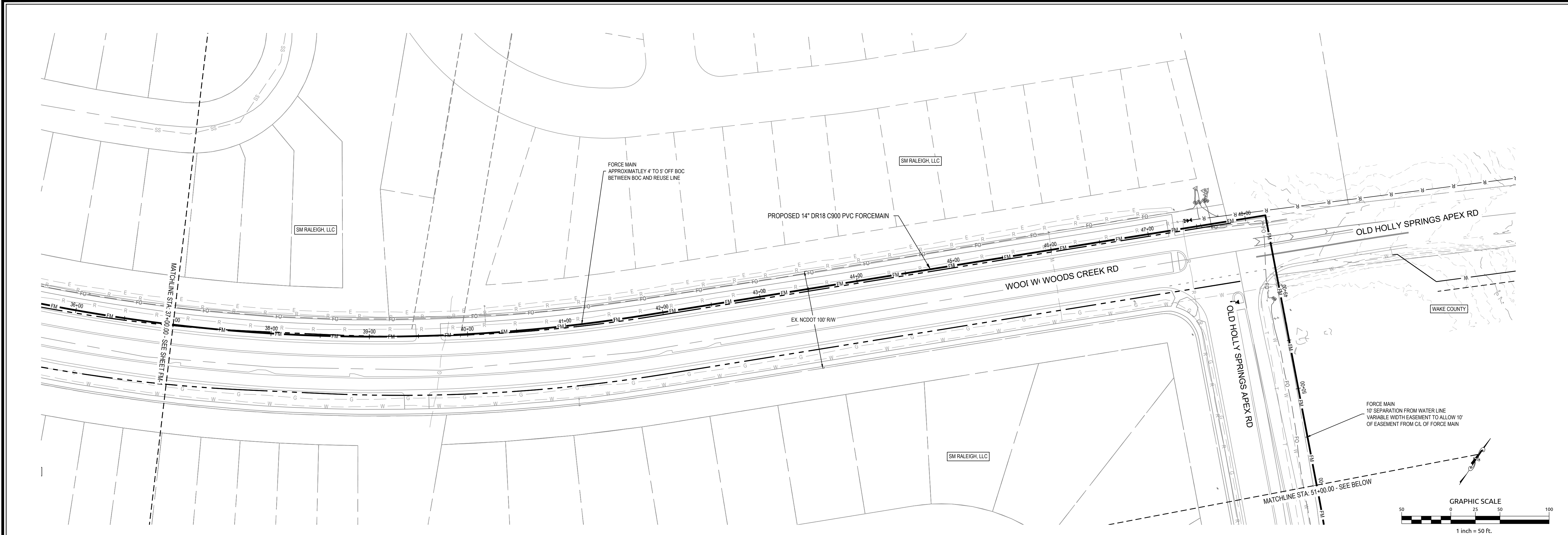
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Sheet No.

**FM-1**

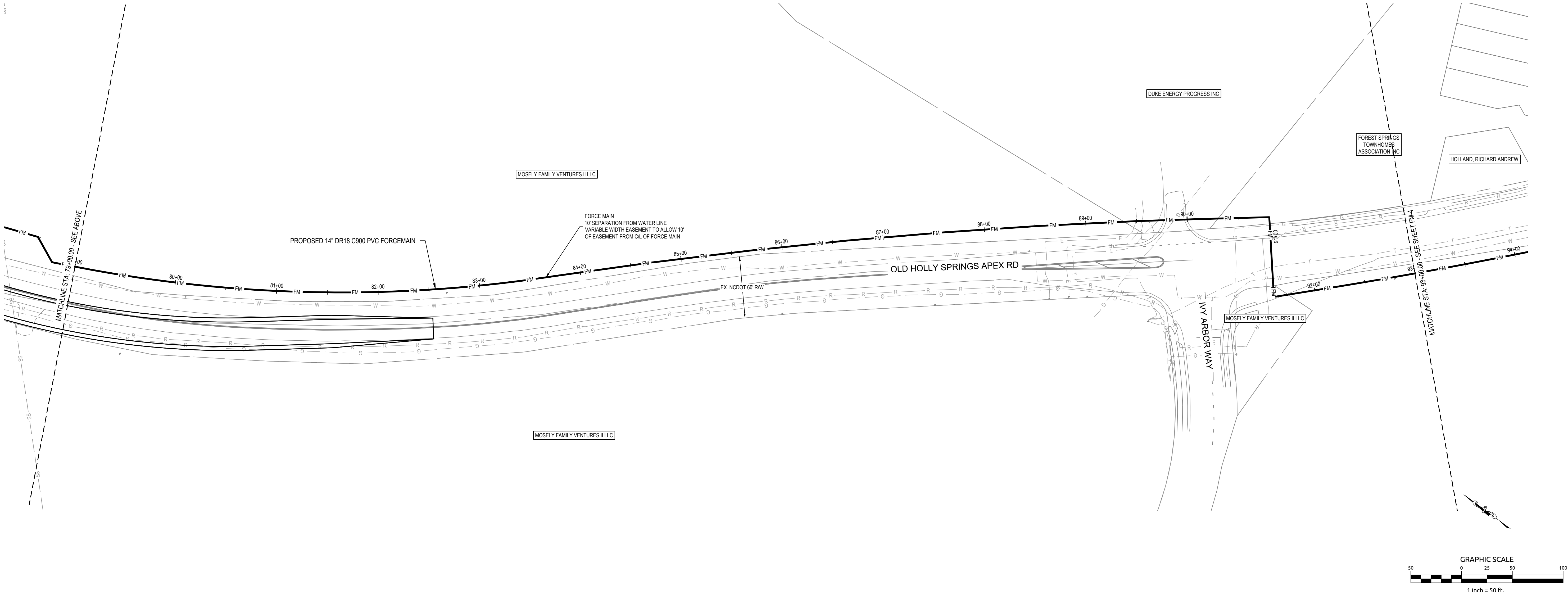
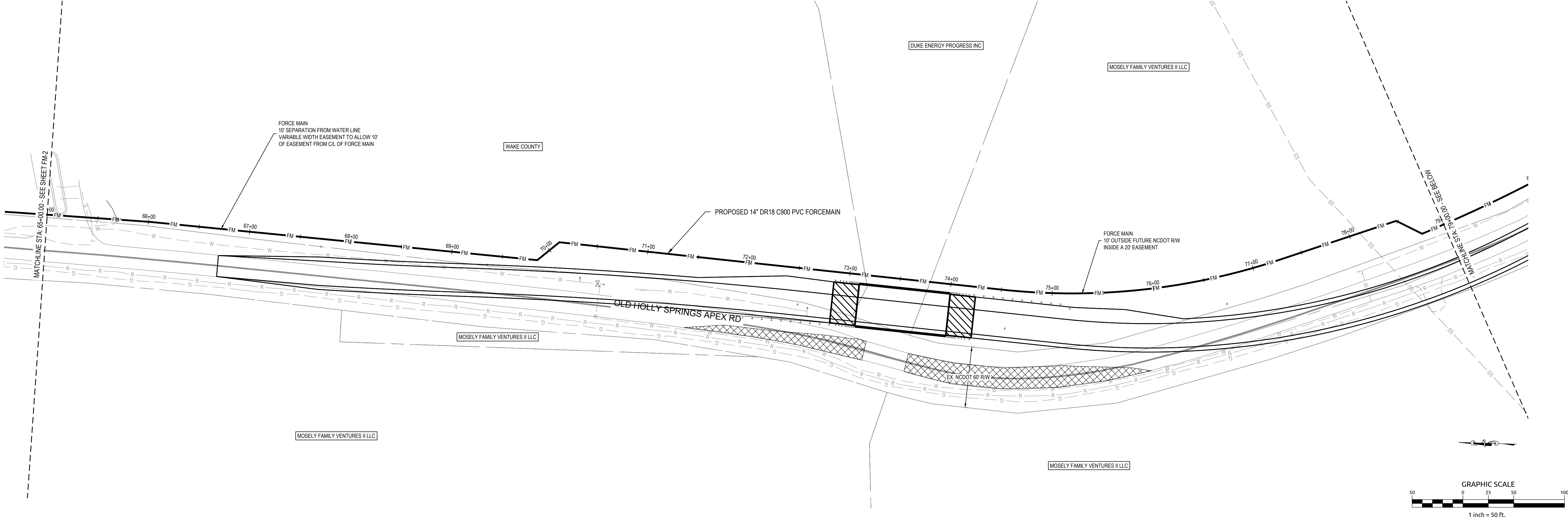


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CAROLINA SPRINGS  
MASTER PLAN

FORCEMAIN PLAN

Job No. 02190372.10 Drawn By WJR  
Date 01/24/2020 Designer WJR

2/27/2020  
NORTH CAROLINA  
PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION  
*Donald Peterson*  
SD0771B82C9A405

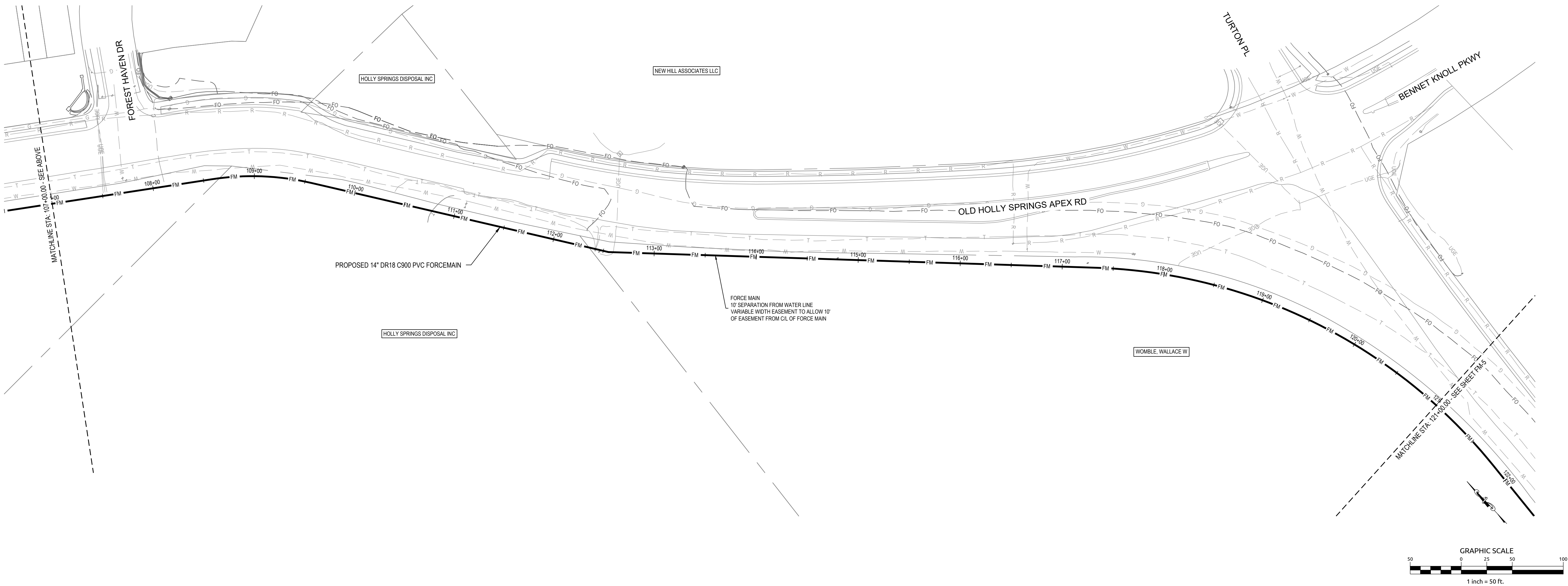
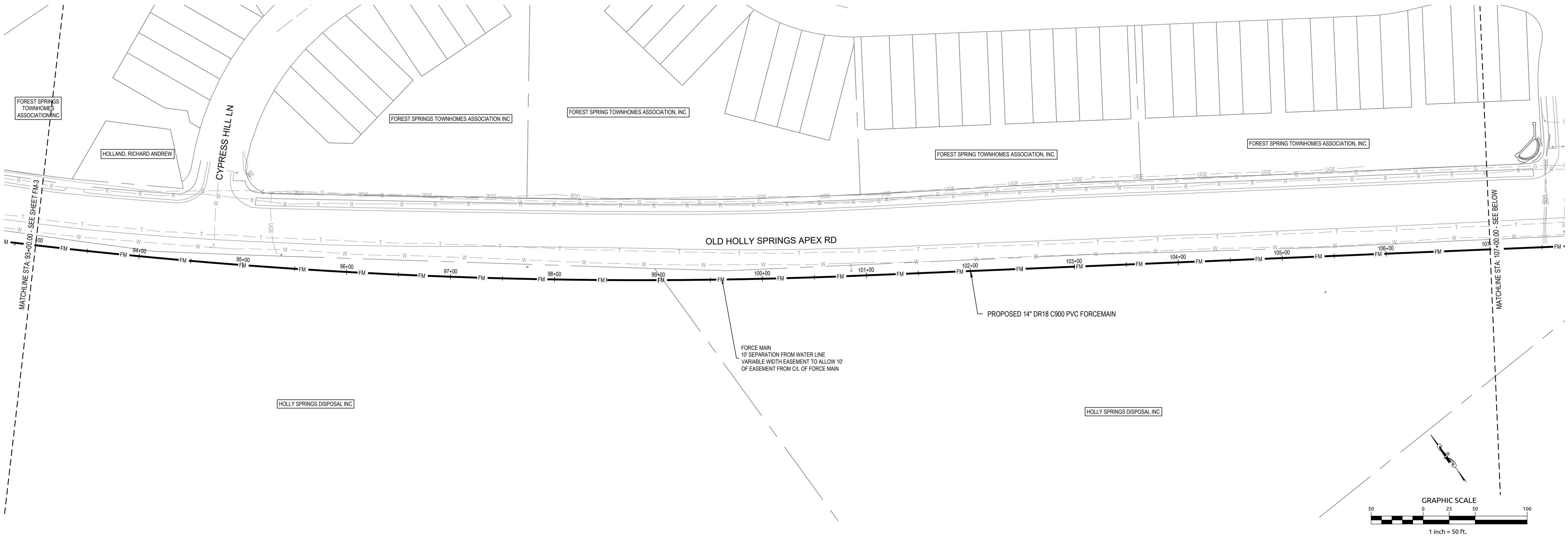
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Sheet No.

FM-3



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**CAROLINA SPRINGS  
MASTER PLAN**

**FORCEMAIN PLAN**

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| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 01/24/2020  | Designer | WR |

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NOT APPROVED FOR  
CONSTRUCTION  
*David M. Lane*  
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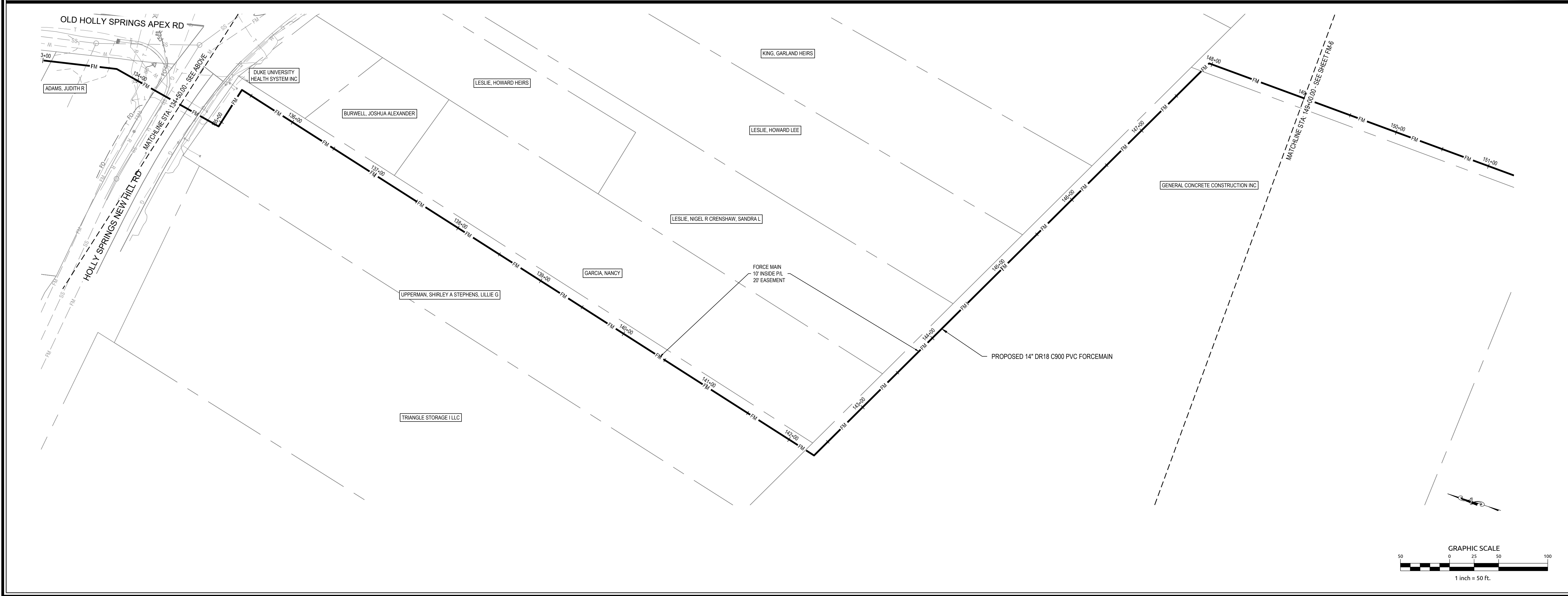
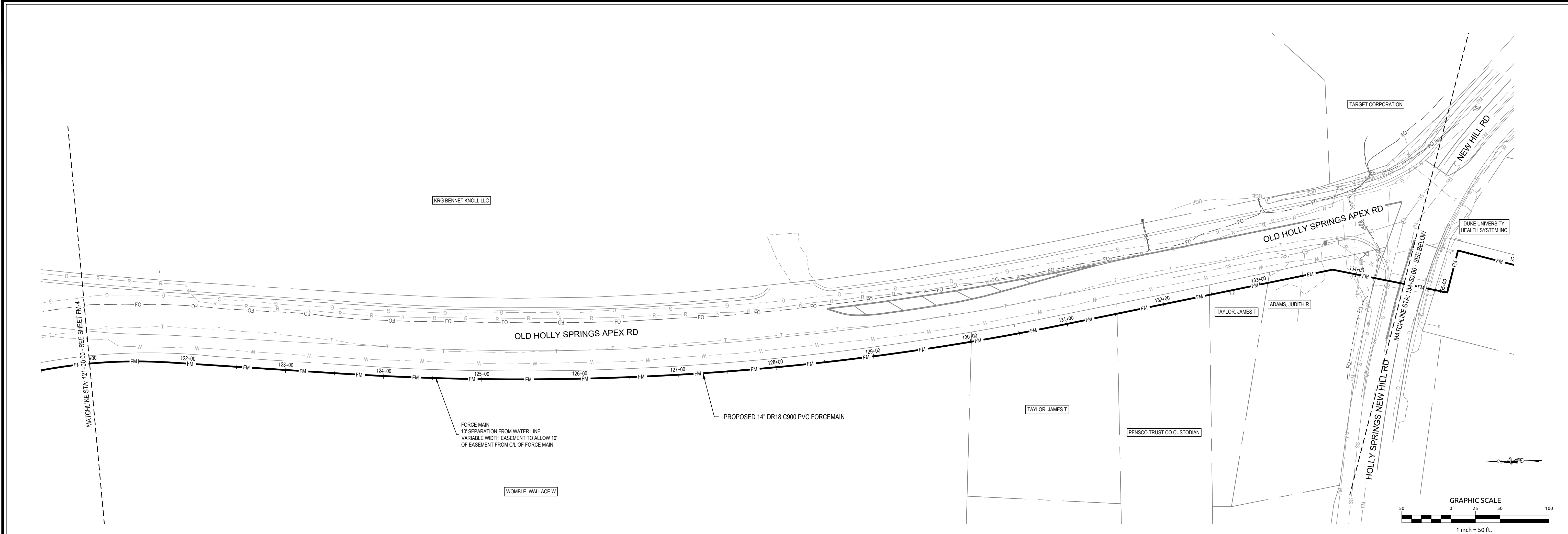
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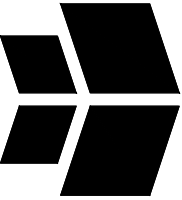
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**FM-4**



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CAROLINA SPRINGS  
MASTER PLAN

FORCEMAIN PLAN

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| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 01/24/2020  | Designer | WR |

2/27/2020

STATE OF NORTH CAROLINA

DEPARTMENT OF TRANSPORTATION

DESIGNATION

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

  
David H. McElroy  
3D0771B62C9A405

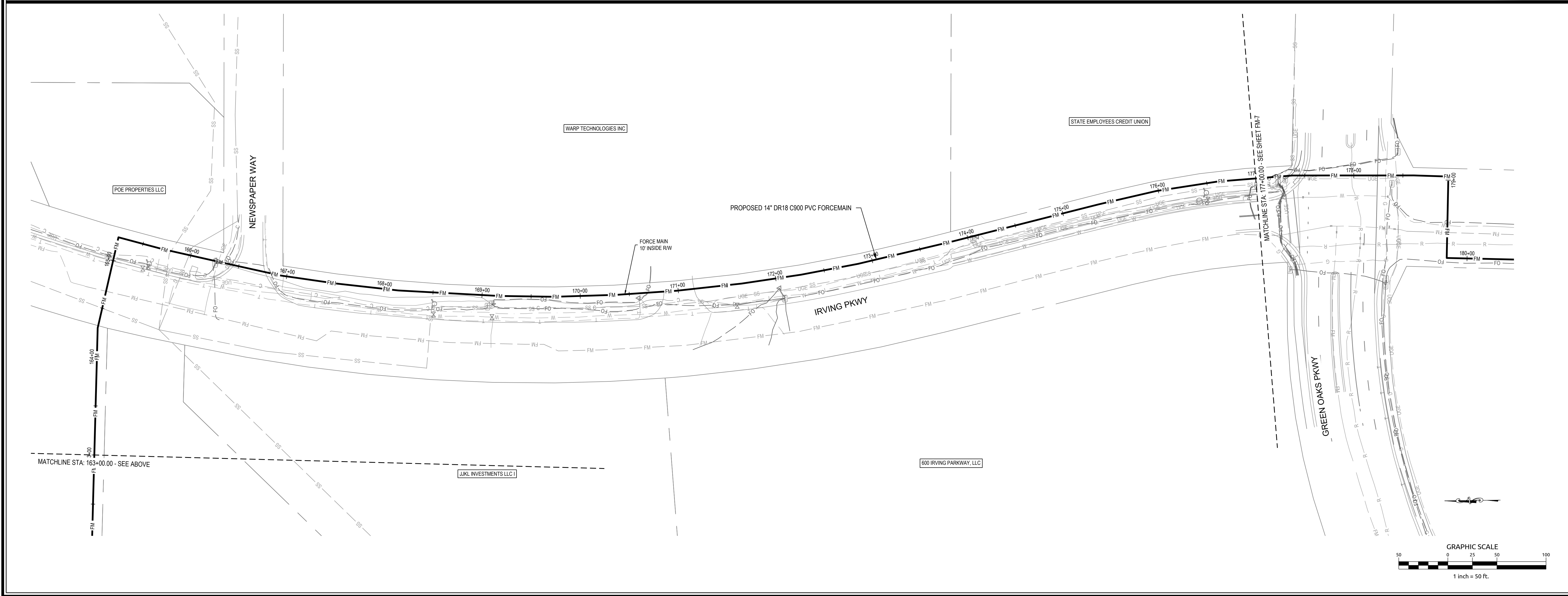
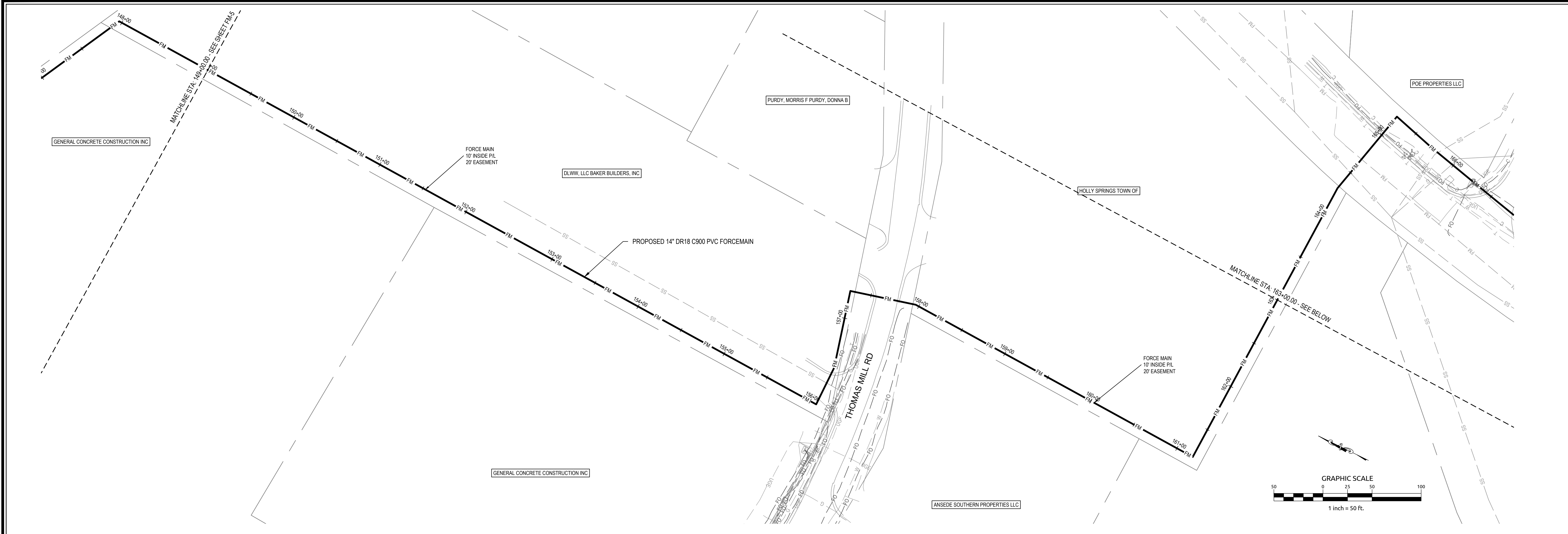
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Sheet No.  
**FM-5**

Page 73 of 122



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WithersRavenel

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CAROLINA SPRINGS

MASTER PLAN

FORCEMAIN PLAN

Job No. 02190372.10  
Date 01/24/2020

Drawn By WJR  
Designer WJR

2/27/2020

NORTH CAROLINA  
PROFESSIONAL  
ENGINEER

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

Donna Peterson  
300771882C0405

Revisions

1 PER TOHS COMMENTS 02/27/20

Sheet No.

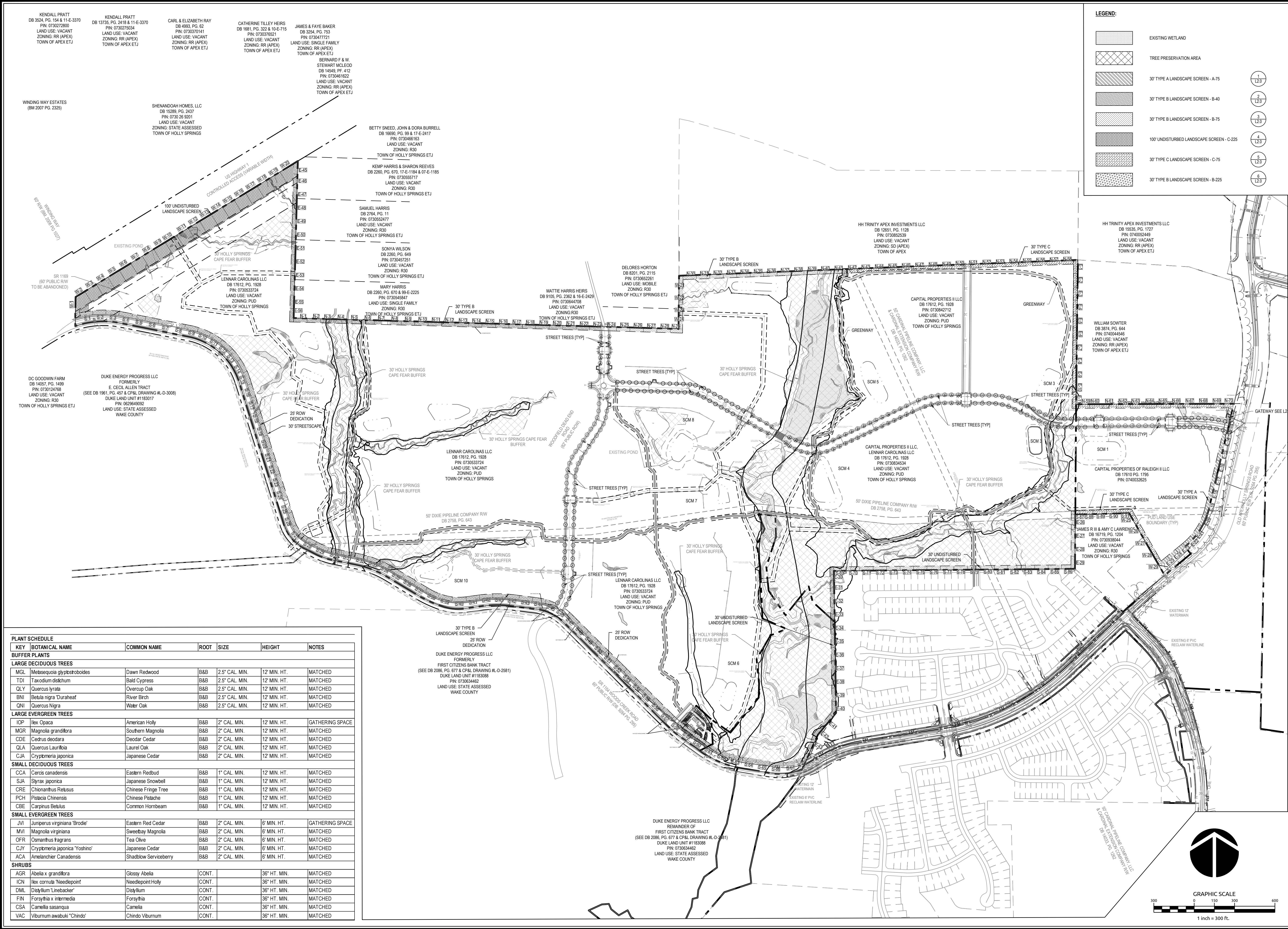
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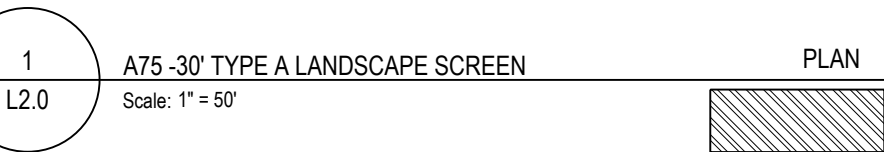
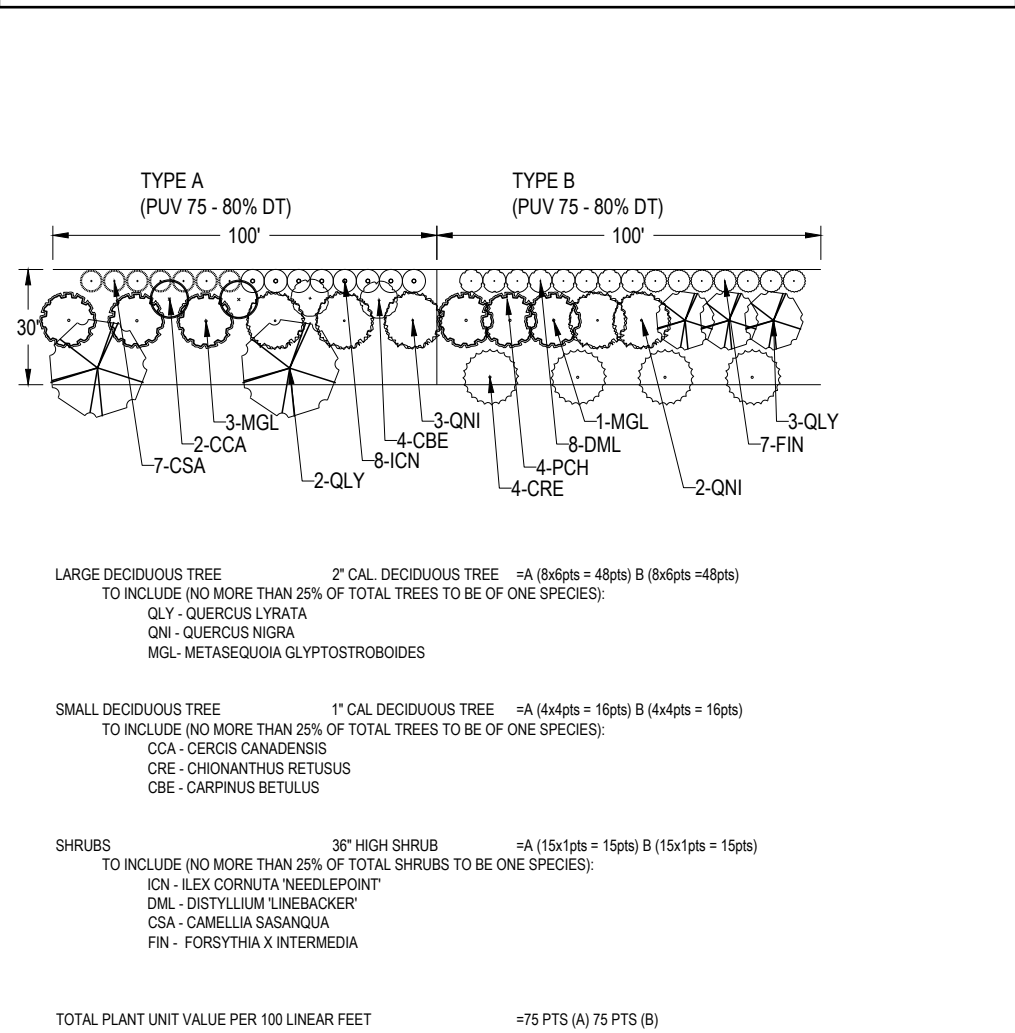
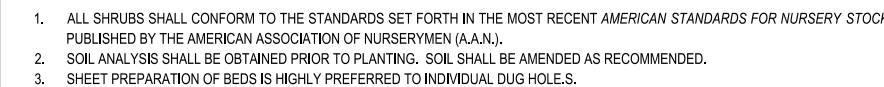




2. ALL STREET TREES SHALL BE LOCATED A MINIMUM OF 25' FROM THE BASE OF ALL STREET LIGHT POLES.
3. ALL TREES SHALL BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG NORMALLY SHAPED, HEAVY AND HEALTHY, WITH A MINIMUM OF 1 1/2" DBH. TREES WITH DEFECTS OR DEFECTIVE ROOT SYSTEMS, TREES MUST BE SELF SUPPORTING, WITH STRAIGHT TRUNKS AND WITH LEADERS INTACT, ALL WOUNDS PRESENT AT THE TIME OF DIGGING MUST EXHIBIT CALLUSING, WITH THE BARK AT THE EDGES OF ANY SUCH WOUND THICK AND INTACT, NO ABRASIONS OR UNUSUAL DISKS ARE ALLOWED ON THE TRUNKS OF TREES, ALL TREES FURNISHED SHALL BE FREE OF ANY INSEST INFESTATIONS.
4. ALL TREES PLANTED TO MEET THE STREET TREE REQUIREMENT MUST BE WELL MATCHED SPECIMENS, THE DEVELOPER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE PLANT MATERIAL MEETS THIS QUALITY REQUIREMENT AT THE TIME OF INSTALLATION.
5. IN ORDER TO MAINTAIN A HIGH QUALITY OF URBAN STREETSCAPE, EACH RESIDENTIAL STREET MUST CONTAIN A LEAST (2) SPECIES OF TREES WITH A SIMILAR CANOPY, MORE THAN 50% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET.
6. TREES SHALL BE PLANTED TO THE RIGHT OF THE SIDEWALK, BETWEEN THE SIDEWALK AND CURB OR CENTERED BETWEEN RIGHT-OF-WAY LINE AND CURB IF NO SIDEWALK IS PRESENT.
7. WHERE NOTE IS SO DEEMED NOT FEASIBLE AND PRACTICAL, THE DIRECTOR SHALL HAVE THE AUTHORITY TO MODIFY AND RELOCATE THE PLANTING OF TREES TO MEET THE STREET TREE REQUIREMENTS.
8. STREET TREES MUST BE INSTALLED PRIOR TO THE CERTIFICATE OF UDO COMPLIANCE FOR THE DWELLING ON THE LOT WHERE THE TREE IS LOCATED.
9. ALL TREES PLANTED TO MEET THE NURSERY TALLS MUST REMAIN ON THE STREET TREES AND WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING TO CERTIFY THE CORRECT SPECIES OF TREES HAVE BEEN INSTALLED.
10. ALL REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH TOWN POLICY STATEMENT #P-039.
11. NO SPECIES OF PLANT WITHIN ITS GIVEN CATEGORY SHALL EXCEED 25% OF THE TOTAL QUANTITY OF PLANTS WITHIN THAT CATEGORY.
12. FOR ALL LANDSCAPE SCREENING EXISTING VEGETATION CAN BE USED TO SATISFY THE PUV REQUIREMENT.
13. THE QUANTITY OF PUV WILL BE PROVIDED AT THE TIME OF PRELIMINARY PLAN OR DEVELOPMENT PLAN TO CONFIRM REQUIRED PUV HAS BEEN ACHIEVED WITH EXISTING VEGETATION.
14. FINAL DESIGN OF THE PERMIT VARYS YEARLY USE THE DETAIL, BUT THAT MODIFICATIONS CAN BE MADE TO ACCOMMODATE THE NEEDS OF THE DEVELOPER.
15. STREET TREES ARE REQUIRED AT DEVELOPMENT PLAN OR PRELIMINARY SUBDIVISION PLAN REVIEW
16. STREET TREE SPECIES SHALL ADHERE TO THE RECOMMENDATION OF THE TOWN OF HOLLY SPRINGS PROFFERED MATERIALS LIST 1201.
17. 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 TRAFFICS.
18. ALL PREVIOUS CONDITIONS OF CAROLINA SPRINGS PLANNED UNIT DEVELOPMENT SHALL APPLY TO THIS AMENDMENT EXCEPT FOR THE PREVIOUS CONDITIONS DESCRIBED HEREIN, THE DEVELOPER SHALL COMPLY WITH THE CURRENT AMOUNTS DUE PURSUANT TO THE TOWNS CURRENT ANNUAL BUDGET OR ANY UNEXPIRED DEVELOPMENT AGREEMENT.

18. ALL LANDSCAPING REQUIRED SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE REAL ESTATE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE OF THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN OF HOLLY SPRINGS. SHALL BE PROVIDED TO THE DIRECTOR, IN COMPLIANCE WITH THE PROVISIONS OF SECTION 9.6.5.6 - CONSTRUCTION DRAWINGS. ALL LANDSCAPING SHALL BE INSTALLED WITHIN THE FIRST (90) MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED.
19. THE MONTHS OF JUNE, JULY AND AUGUST ARE CONSIDERED SEASON OR WEATHER CONDITIONS WHICH ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING, UNLESS AN ADEQUATE IRRIGATION SYSTEM IS INSTALLED AND OPERATED AS PART OF THE LANDSCAPE PLAN.
20. ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE *AMERICAN LANDSCAPE ARCHITECTURE* AND THE *AMERICAN LANDSCAPE ARCHITECTURE* 2010 OR LATER EDITIONS.
21. ALL TREES AND SHRUBS SHALL BE FULL WELL BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
22. TOPSOIL SHALL BE SPREAD OVER THE ENTIRE MEDIAN LANDSCAPE AREA TO A DEPTH OF AT LEAST 3" IN LAWN AREAS AND IN PLANT BEDS.
23. THE TOPSOIL SHALL BE RIPPED AND SUB-SOILED TO A MINIMUM DEPTH OF 12 INCHES TO REDUCE COMPACTION AND RESTORE THE SOIL'S STRUCTURE. PLANT BEDS AND LAWN AREAS SHALL BE AMENDED WITH FERTILIZER AND LIME BASED ON SOIL SAMPLE RECOMMENDATIONS. THERE SHALL BE TILLED AND FINE GRADED.
24. ALL PERMANENT PLANTING AREAS SHALL BE DETAILED, BUT MODIFICATIONS CAN BE MADE TO ACCOMMODATE SITE FEATURES AND FIELD CONDITIONS AS NECESSARY.

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



1. ALL REQUIRED YARDS AND BUFFERYARDS SHALL BE LANDSCAPED IN COMPLIANCE WITH THE REQUIREMENTS IN TABLE 7.01 C - TYPE AND PLANT UNIT VALUE OF REQUIRED LANDSCAPING.
2. ALONG THOROUGHFARES, TREES SHALL BE PLANTED SO AS TO CREATE THE VISUAL APPEARANCE OF STREET TREES AS FOLLOWS:

- 2.1. DECIDUOUS TREES AS SPECIFIED IN SECTION 12.01 - PREFERRED LANDSCAPE MATERIALS OF THE TOWN OF HOLLY SPRINGS DEVELOPMENT PROCEDURES MANUAL, OR AS FURTHER SPECIFIED IN THE TOWN OF HOLLY SPRINGS COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN.  
WHERE EXISTING OR UTILITIES INTERFERE WITH PART OF THE LANDSCAPE AREA, THE LARGE TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.
3. REQUIREMENTS:  
LARGE DECIDUOUS TREE = 2" CAL. (40' O.C. ON AVERAGE)  
SMALL DECIDUOUS TREE = 1" CAL. (30' O.C. ON AVERAGE)
4. ALL TREES SHALL BE LOCATED A MINIMUM OF 5' FROM THE POINT OF TANGENCY OF CURVE RADI AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS' ENGINEERING DESIGN & CONSTRUCTION STANDARDS;
5. ALL TREES SHALL BE LOCATED 25' FROM THE BASE OF ALL LIGHT POLES.
6. ALL TREES SHALL BE LOCATED WITHIN 5' OF THE RIGHT-OF-WAY LINE ON THE PRIVATE PROPERTY SIDE.
7. AT THE TIME OF INSTALLATION, THE NURSERY TAGS MUST REMAIN ON THE TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.
8. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS' ENGINEERING DESIGN & CONSTRUCTION STANDARDS.

"NUMBER OF PLANTS PER 100 S.F."



| SPACING "D" | ROW "A" | PLANTS S.F. |
|-------------|---------|-------------|
| 6" oc       | 5.2'    | 4.61        |
| 8" oc       | 6.93'   | 2.60        |
| 10" oc      | 8.66'   | 1.66        |
| 12" oc      | 10.4'   | 1.15        |
| 15" oc      | 13.0'   | 0.73        |
| 18" oc      | 15.8'   | 0.51        |
| 24" oc      | 20.8'   | 0.29        |
| 30" oc      | 26.0'   | 0.18        |
| 36" oc      | 31.30'  | 0.12        |
| 4" oc       | 3.46'   | * 7.25      |
| 5" oc       | 4.33'   | * 4.61      |
| 6" oc       | 5.2'    | * 3.20      |
| 8" oc       | 6.93'   | * 1.80      |
| 10" oc      | 8.66'   | * 1.16      |

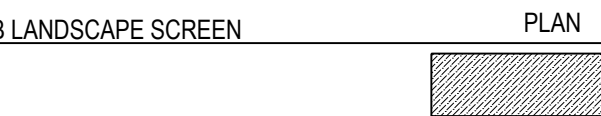
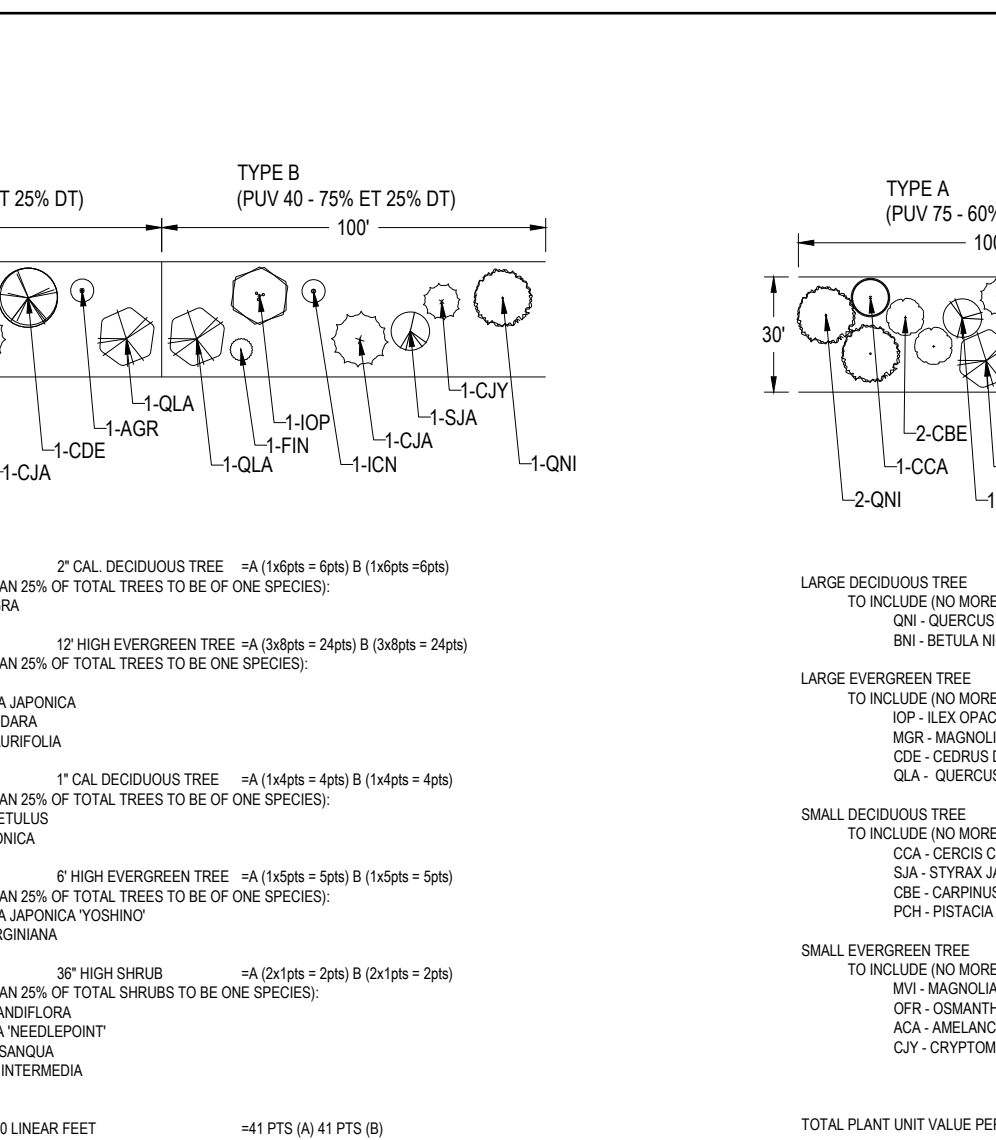
**PLANT SPACING CHART**

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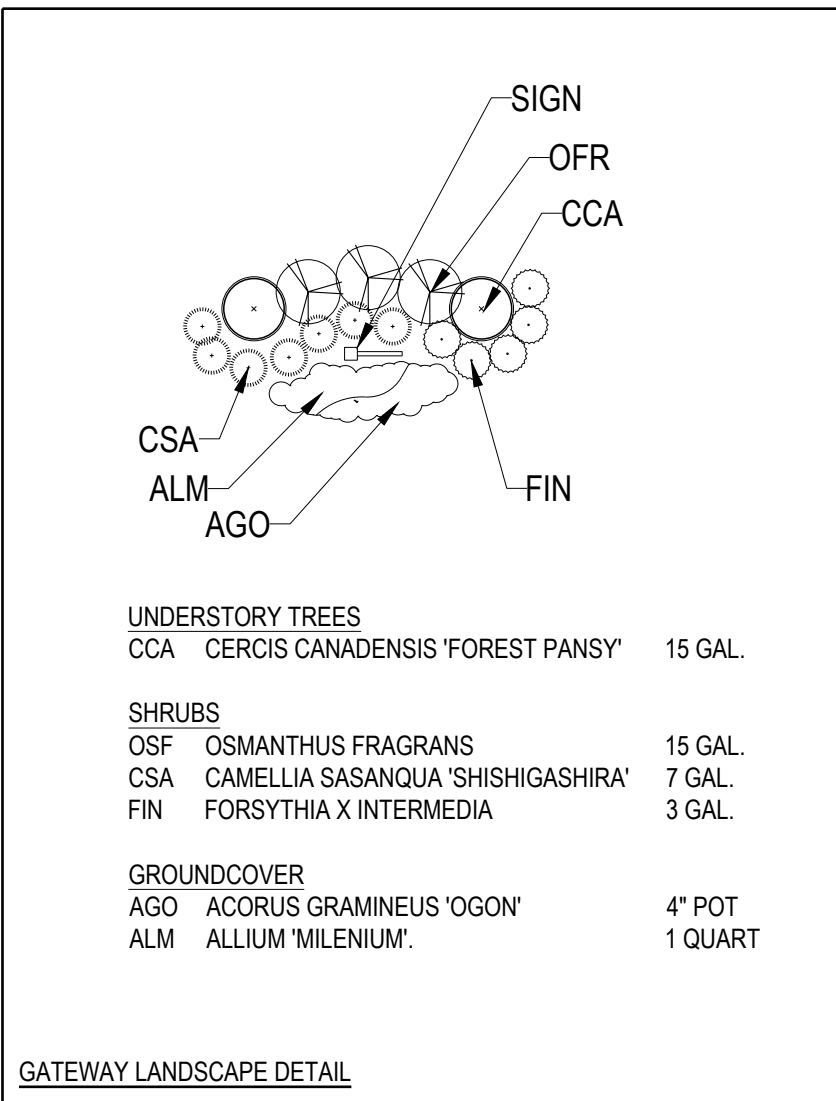
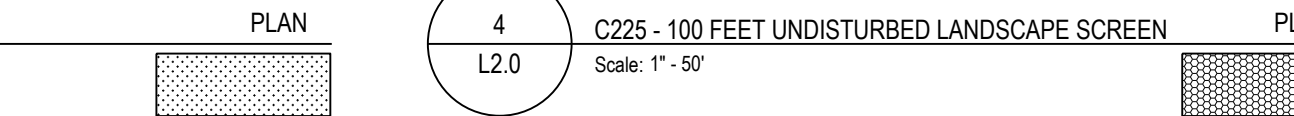
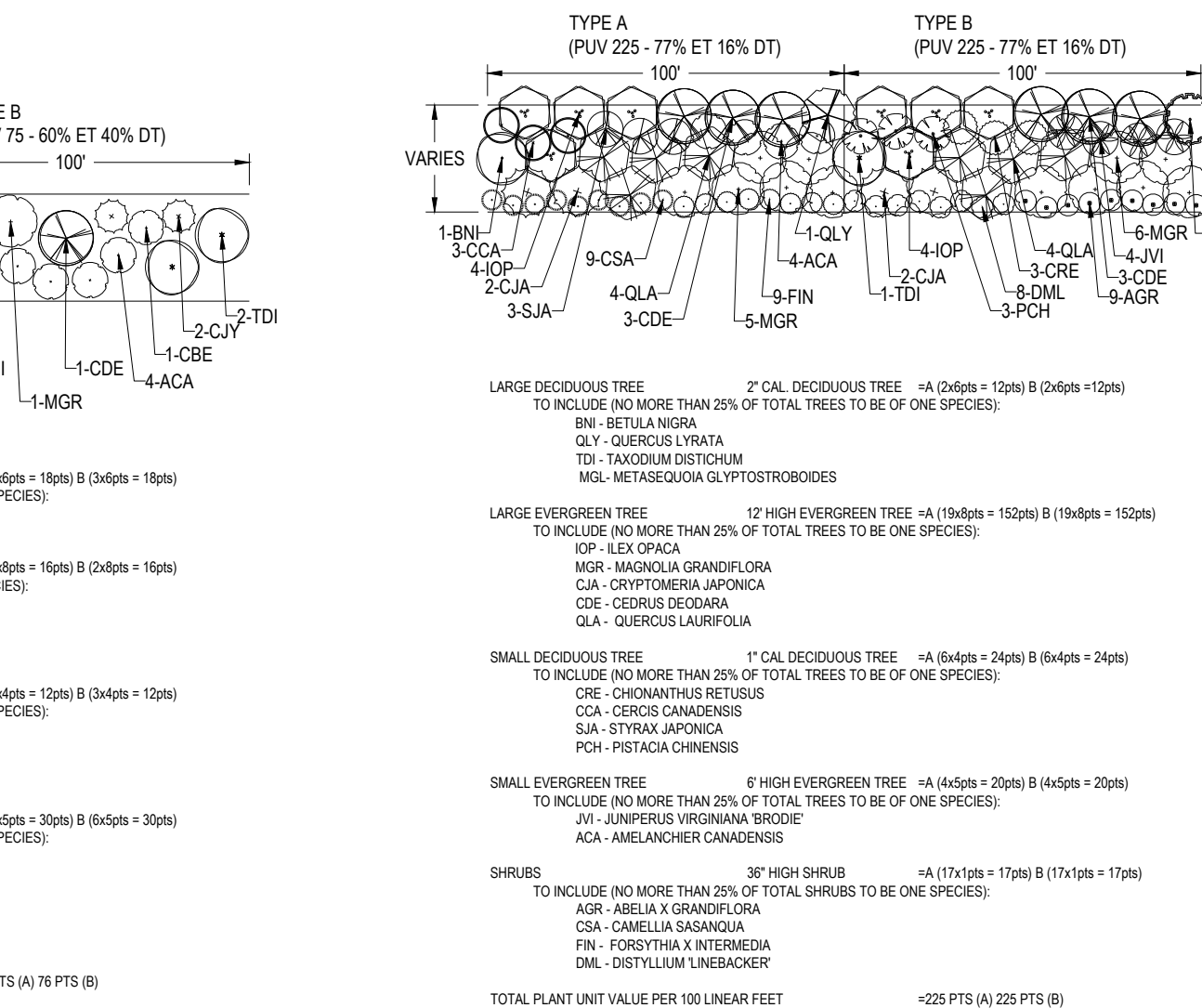


1. CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING,
2. NOT DO WRAP TRUNK OF TREE.
3. STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITES OR FOR LARGE EVERGREEN TREES. NOT HOPE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. PROPERTY OWNER DESTROYED OR DAMAGED TREES.
4. ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.)
5. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION.



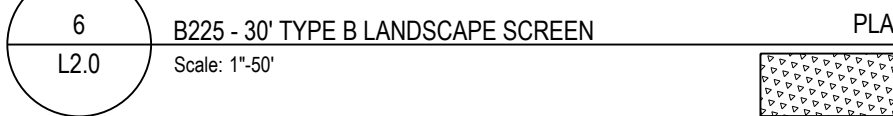
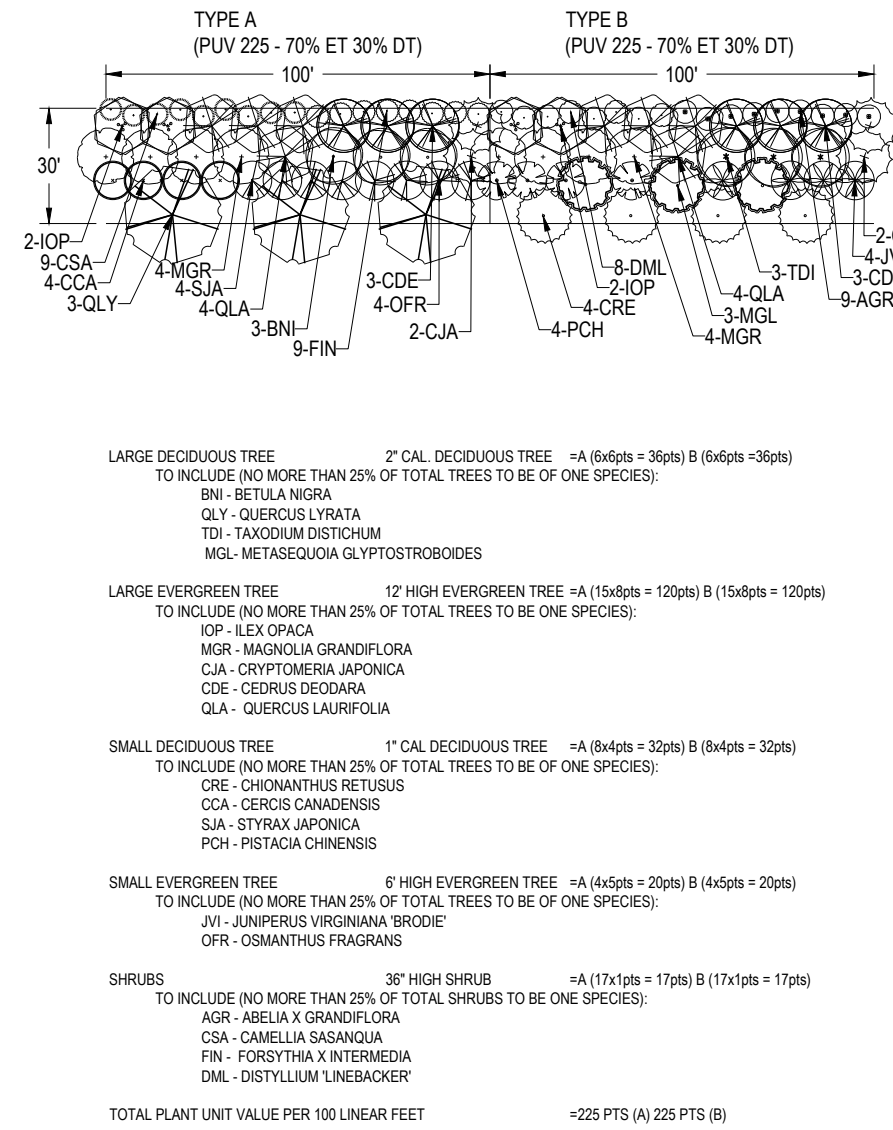
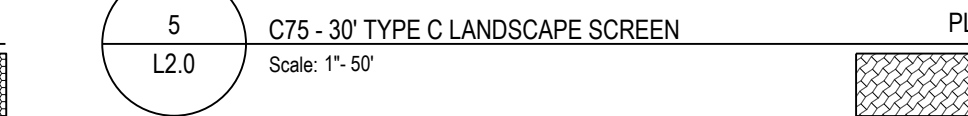
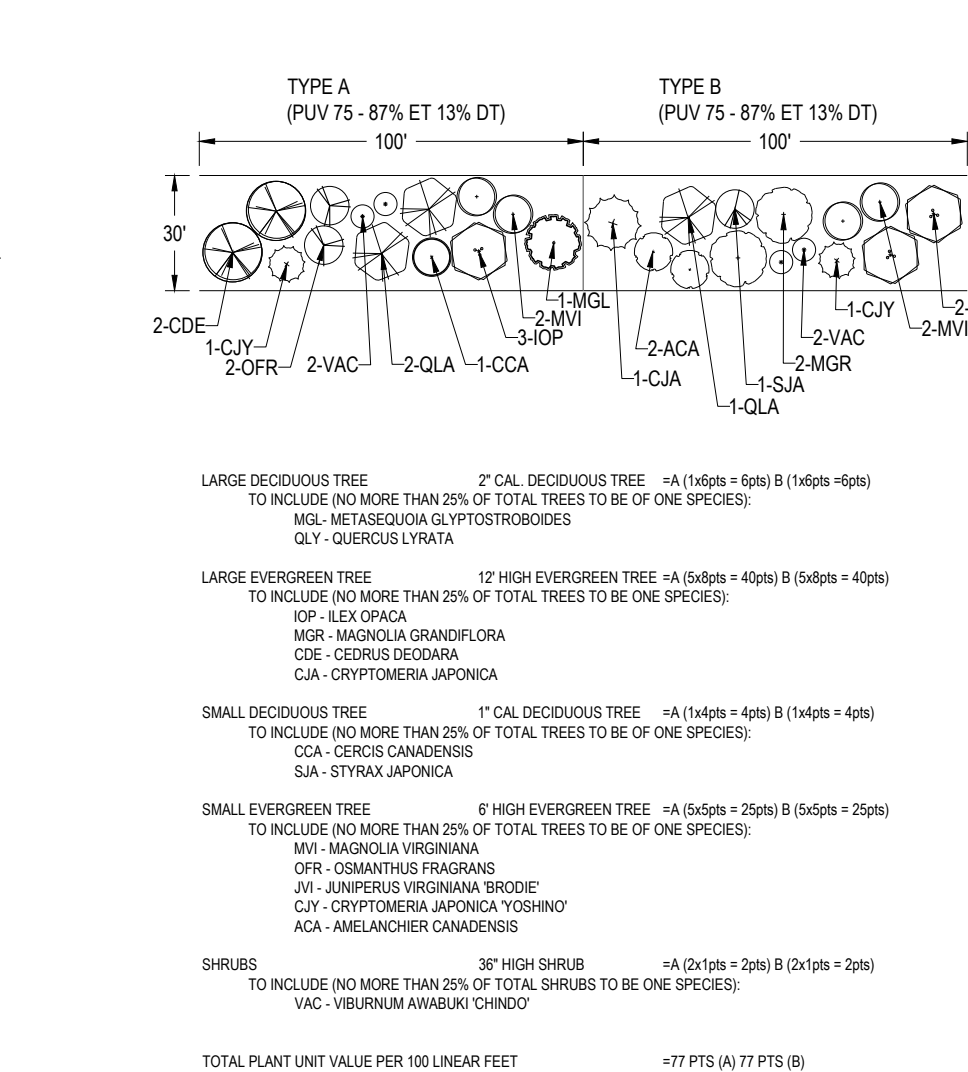
| CAROLINA SPRINGS - PERIMETER BUFFER LANDSCAPED AREAS |             |                                                 |                                                 |           |       |                      |
|------------------------------------------------------|-------------|-------------------------------------------------|-------------------------------------------------|-----------|-------|----------------------|
| SEGMENT NUMBER                                       | BUFFER TYPE | PLANT QNT                                       | QUALIFYING PLANT DESCRIPTION                    | Plant PUV | % PUV | TOTAL PUV PER 100 LF |
| E12-E25                                              | A-75        | 8                                               | Large Deciduous @ 2' Caliper<br>(6 points each) | 48        | 61%   | 79                   |
|                                                      |             | 0                                               | Large Evergreen @ 12'<br>(8 points each)        | 0         | 0%    |                      |
|                                                      |             | 4                                               | Small Deciduous @ 1" Caliper<br>(4 points each) | 16        | 20%   |                      |
|                                                      |             | 0                                               | Small Evergreen @ 6'<br>(5 points each)         | 0         | 0%    |                      |
|                                                      |             | 15                                              | Shrubs @ 36"<br>(1 point each)                  | 15        | 19%   |                      |
| E30-E56                                              | B-40        | 1                                               | Large Deciduous @ 2' Caliper<br>(6 points each) | 6         | 15%   | 41                   |
|                                                      |             | 3                                               | Large Evergreen @ 12'<br>(8 points each)        | 24        | 59%   |                      |
| 1                                                    |             | Small Deciduous @ 1" Caliper<br>(4 points each) | 4                                               | 10%       |       |                      |
| 1                                                    |             | Small Evergreen @ 6'<br>(5 points each)         | 5                                               | 12%       |       |                      |
| 2                                                    |             | Shrubs @ 36"<br>(1 point each)                  | 2                                               | 5%        |       |                      |
| N1-N23                                               |             |                                                 |                                                 |           |       |                      |
| N24-N41                                              | B-75        | 3                                               | Large Deciduous @ 2' Caliper<br>(6 points each) | 18        | 24%   | 76                   |
| W21-W24                                              |             | 2                                               | Large Evergreen @ 12'<br>(8 points each)        | 16        | 21%   |                      |
| E26-E29                                              |             | 3                                               | Small Deciduous @ 1" Caliper<br>(4 points each) | 12        | 16%   |                      |
| S69-S86                                              |             | 3                                               | Small Evergreen @ 6'<br>(5 points each)         | 30        | 39%   |                      |
|                                                      |             | 6                                               |                                                 |           |       |                      |
| S1-S68                                               | B-225       | 6                                               | Large Deciduous @ 2' Caliper<br>(6 points each) | 36        | 16%   | 225                  |
|                                                      |             | 15                                              | Large Evergreen @ 12'<br>(8 points each)        | 120       | 53%   |                      |
|                                                      |             | 8                                               | Small Deciduous @ 1" Caliper<br>(4 points each) | 32        | 14%   |                      |
|                                                      |             | 4                                               | Small Evergreen @ 6'<br>(5 points each)         | 20        | 9%    |                      |
|                                                      |             | 17                                              | Shrubs @ 36"<br>(1 point each)                  | 17        | 8%    |                      |
| N42-70                                               | C-75        | 1                                               | Large Deciduous @ 2' Caliper<br>(6 points each) | 6         | 8%    | 77                   |
|                                                      |             | 5                                               | Large Evergreen @ 12'<br>(8 points each)        | 40        | 52%   |                      |
| 1                                                    |             | Small Deciduous @ 1" Caliper<br>(4 points each) | 4                                               | 5%        |       |                      |
| 5                                                    |             | Small Evergreen @ 6'<br>(5 points each)         | 25                                              | 32%       |       |                      |
| W25-W29                                              |             | 2                                               | Shrubs @ 36"<br>(1 point each)                  | 2         | 3%    |                      |
|                                                      |             |                                                 |                                                 |           |       |                      |
| W1-W20                                               | C-225       | 2                                               | Large Deciduous @ 2' Caliper<br>(6 points each) | 12        | 5%    | 225                  |
|                                                      |             | 19                                              | Large Evergreen @ 12'<br>(8 points each)        | 152       | 68%   |                      |
|                                                      |             | 6                                               | Small Deciduous @ 1" Caliper<br>(4 points each) | 24        | 11%   |                      |
|                                                      |             | 4                                               | Small Evergreen @ 6'<br>(5 points each)         | 20        | 9%    |                      |
|                                                      |             | 17                                              | Shrubs @ 36"<br>(1 point each)                  | 17        | 8%    |                      |

- ALL LANDSCAPE SCREENS AND BUFFERS WILL REQUIRE TREE SURVEY INFORMATION AT TIME OF PRELIMINARY PLAN OR DEVELOPMENT PLAN TO CONFIRM A PUV REQUIREMENT HAS BEEN ACHIEVED WITH EXISTING VEGETATION.
- TREE SURVEYING WILL BE PERFORMED ON REPRESENTATIVE 20' X 20' SAMPLES WITHIN EACH 100' BUFFER INCREMENT TO DETERMINE PUV CREDITS.



| TREE CANOPY COVERAGE       |                              |                   |                    |                 | 380.85 ACRES       |
|----------------------------|------------------------------|-------------------|--------------------|-----------------|--------------------|
| TREE AREA                  |                              |                   |                    |                 | 81.44 ACRES        |
| TREE AREA PERCENTAGE       |                              |                   |                    |                 | 20.99%             |
| TREE SPECIES               |                              |                   |                    |                 |                    |
| SYMBOL                     | BOTANICAL NAME               | COMMON NAME       | 20 YEAR COVER AREA | TOTAL AREA (SF) | TOTAL AREA (ACRES) |
| S                          |                              |                   |                    |                 |                    |
| B                          | Ulmus parviflora 'Bosque'    | Chinese Elm       | 315                | 17325           | 0.40               |
| OL                         | Quercus laurifolia           | Laurel Oak        | 175                | 13475           | 0.31               |
| N                          | Quercus Nuttallii            | Nuttall Oak       | 250                | 13000           | 0.30               |
| Y                          | Nyssa sylvatica              | Black Gum         | 250                | 16750           | 0.38               |
| TREES                      |                              |                   |                    |                 |                    |
| SL                         | Melaleucaia glyptostroboides | Dawn Redwood      | 250                | 36500           | 0.84               |
| I                          | Taxodium distichum           | Bald Cypress      | 250                | 39000           | 0.90               |
| Y                          | Quercus lyrata               | Overcup Oak       | 250                | 36250           | 0.83               |
| NI                         | Betula nigra 'Duraheat'      | River Birch       | 175                | 27300           | 0.63               |
| NI                         | Quercus nigra                | Water Oak         | 250                | 30500           | 0.70               |
| P                          | Ilex Opaca                   | American Holly    | 175                | 63175           | 1.45               |
| GR                         | Magnolia grandiflora         | Southern Magnolia | 315                | 139230          | 3.21               |
| DE                         | Cedrus deodara               | Deodar Cedar      | 175                | 61425           | 1.40               |
| A                          | Quercus laurifolia           | Laurel Oak        | 175                | 81200           | 1.86               |
| A                          | Cryptomeria japonica         | Japanese Cedar    | 110                | 26950           | 0.62               |
| TREE AREA                  |                              |                   |                    | 602080          | 13.82              |
| TREE AREA PERCENTAGE       |                              |                   |                    |                 | 3.63%              |
| CANOPY COVERAGE PERCENTAGE |                              |                   |                    |                 | 24.62%             |

1. TOTAL TREE CANOPY WILL BE DETERMINED BASED ON THE TOTAL PUD AREA.
2. TREE CANOPY AREA INCLUDES TREE PRESERVATION AREAS, NEW PLANTED TREES ON SITE, AND STREET TREES PLANTED WITHIN THE RIGHT-OF-WAY.
3. THE CANOPY COVERAGE OF NEWLY PLANTED TREES SHALL BE DETERMINED BY THE TREE SPECIES ANTICIPATED 20-YEAR CANOPY PER AMERICAN STANDARD FOR NURSERY STOCK.
4. TREE QUANTITIES APPLIED TOWARDS OVERALL CANOPY COVER WILL BE PROVIDED DURING SITE DEVELOPMENT.



**WithersRavenel**  
Engineers | Planners | Surveyors

# CAROLINA SPRINGS MASTER PLAN

## LANDSCAPE DETAILS

|         |             |          |    |
|---------|-------------|----------|----|
| Job No. | 02190372.10 | Drawn By | WR |
| Date    | 04/03/20    | Designer | WR |



| Revisions |                   |          |
|-----------|-------------------|----------|
| 1         | PER TOHS COMMENTS | 02/27/20 |
| 2         | PER TOHS COMMENTS | 04/03/20 |
| 3         | PER TOHS COMMENTS | 05/01/20 |



Page 78 of 122









THE TOWN OF

# Holly Springs

**Resolution No.: 20-14**

**Date Adopted: June 22, 2020**

**Effective Date: June 22, 2020**

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL  
MAKING FINDINGS OF FACT FOR  
SPECIAL EXCEPTION USES (20-SEU-01 & 20-SEU-02);  
IN ASSOCIATION WITH MASTER PLAN 19-MAS-03-A01 FOR  
CAROLINA SPRINGS**

**WHEREAS**, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in November 2002; and

**WHEREAS**, pursuant to NCGS §§160A-361 & 388 and the UDO, the town council of Holly Springs ("Town Council") has the authority to grant special exception uses if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;

*Office of the Mayor*

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • [www.hollyspringsnc.us](http://www.hollyspringsnc.us)

Email: [dick.sears@hollyspringsnc.us](mailto:dick.sears@hollyspringsnc.us)



- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

**WHEREAS**, the Town Council has heard sworn testimony and has accepted and entered the Petitioner's written findings of fact into the minutes (Exhibit A) and have received site plans depicting the requested special exception uses (Exhibit B) for the following requested Special Exception Uses:

**Part 1: Special Exception Use (20-SEU-01)**

Special Exception Use as specified in the Carolina Springs Planned Unit Development to allow for a public utility use (sewer pump station) in the Neighborhood District identified as Pump Station #1 on the Carolina Springs Detailed Master Plan Overall Site Plan, dated revised May 1, 2020, at the property located at 7300 Woods Creek Rd, Wake County PIN 0730533724.

**Part 2: Special Exception Use (20-SEU-02)**

Special Exception Use as specified in the Carolina Springs Planned Unit Development to allow for a public utility use (sewer pump station) in the Neighborhood District identified as Pump Station #2 on the Carolina Springs Detailed Master Plan Overall Site Plan, dated revised May 1, 2020, at the property located at the property located at 7300 Woods Creek Rd, Wake County PIN 0730533724.

**WHEREAS**, the Town Council has received competent and substantial evidence and has therefore found the Petitioner's written findings of fact. The Town Council finds that the Petitioner's findings of fact to be consistent with the public testimony received on the requested Special Exception Uses, and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of conditions listed on Exhibit D to this Resolution.

**THEREFORE, BE IT RESOLVED** by the Town Council to make and accept the Findings of Fact for Special Exception Uses (20-SEU-01 & 20-SEU-02) as submitted by WithersRavenel.

**Adopted by the Holly Springs Town Council on this, the 22<sup>nd</sup> day of June 2020.**

**Town of Holly Springs by**

**ATTEST:**

\_\_\_\_\_  
Dick Sears, Mayor

\_\_\_\_\_  
Linda McKinney, Town Clerk





## RESOLUTION EXHIBIT A

### Part 1: Special Exception Use (20-SEU-01) Findings of Fact Submitted By Petitioner

| TOWN OF HOLLY SPRINGS<br><b>SPECIAL EXCEPTION USE<br/>FINDINGS OF FACT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | DPM Appendix #A.04<br>Supplement #15<br>December 2018                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|
| You must respond to all findings; please type or print legibly in blue or black ink.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                     |
| <b>Project Information:</b><br>Project Name: <u>Carolina Springs</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
| <b>Special Exception Use:</b><br>UDO Section No.: <u>9.10</u><br>Special Exception Use: <u>Pump Station Use</u><br>Specific Special Exception Use Request:<br><u>Two pump stations to be located within the Neighborhood District of the Carolina Springs PUD.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                     |
| <b>Findings of Fact:</b><br>A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:<br><br>(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:<br><u>The proposed pump stations do not pose any threats to public health, safety, comfort, community standards, convenience, or general welfare. In fact, this use will promote the public health, safety and welfare by providing convenient wastewater disposal services and treatment.</u><br><br>(2) The proposed use will not injure or adversely affect the adjacent area or property values therein:<br><u>The proposed use will not injure or adversely affect adjacent property values. Pump stations such as the ones proposed in this application are often located in or adjacent to residential areas. Further, as shown on the attached site plans, the pump stations will be buffered from future residential uses.</u><br><br>(3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:<br><u>The proposed pump station use is consistent with the district land uses within the neighborhood district. A pump station is ancillary to residential use and, as mentioned earlier, such a use is frequently a part of similar residential developments.</u><br><br>(4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):<br><u>As shown on the attached site plans, the proposed pump stations conform to all relevant and applicable development standards.</u><br><br>(5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in <u>Section 7.09 – Pedestrian Circulation and Vehicular Area Design</u> ; and, control and access in case of fire or other emergency:<br><u>Access to the pump station will comply with relevant DPM standards and will meet the Town requirements for auto and pedestrian safety and convenience, as well as for adequate ingress and egress for emergency vehicles.</u> |  |                                                                                     |

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- (6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

As shown on the attached site plans, service and parking elements of the pump station sites will be located so as to be safe, convenient, and accessible, and will minimize glare, odor, economic, and other impacts to adjoining and surrounding properties.

- (7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

No restroom or cooking facilities are proposed or required. The pump stations will meet all applicable building safety requirements, and will not have any persons working on site.

- (8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

The proposed use will have no impact on utilities, schools, fire, police, or other facilities and services.

- (9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:

The arrangement of the site plan for each pump station will meet the Town's requirements for screening, buffering and landscaping to provide harmony to adjoining properties. The sites will be screened from view from adjacent properties.

- (10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:

The proposed pump stations, as shown on attached site plans, are not designed to be larger or more intense than is required for the Carolina Springs PUD. This use will not attract people to the site and will not have adverse impacts to adjoining properties or the neighborhood.

### Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: [Signature] Date: 01/21/2020

Signature of Owner: [Signature] Date: 01/21/2020

### Part 2: Special Exception Use (20-SEU-02) Findings of Fact Submitted By Petitioner

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# SPECIAL EXCEPTION USE FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

## Project Information:

Project Name: Carolina Springs

## Special Exception Use:

UDO Section No.: 9.10

Special Exception Use: Pump Station Use

Specific Special Exception Use Request:

Two pump stations to be located within the Neighborhood District of the Carolina Springs PUD.

For DPZ Use only

Project #: 20-SEU-02

Date Received:

**Pump Station #2**

## Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

- (1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:

The proposed pump stations do not pose any threats to public health, safety, comfort, community standards, convenience, or general welfare. In fact, this use will promote the public health, safety and welfare by providing convenient wastewater disposal services and treatment.

- (2) The proposed use will not injure or adversely affect the adjacent area or property values therein:

The proposed use will not injure or adversely affect adjacent property values. Pump stations such as the ones proposed in this application are often located in or adjacent to residential areas. Further, as shown on the attached site plans, the pump stations will be buffered from future residential uses.

- (3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:

The proposed pump station use is consistent with the district land uses within the neighborhood district. A pump station is ancillary to residential use and, as mentioned earlier, such a use is frequently a part of similar residential developments.

- (4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):

As shown on the attached site plans, the proposed pump stations conform to all relevant and applicable development standards.

- (5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:

Access to the pump station will comply with relevant DPM standards and will meet the Town requirements for auto and pedestrian safety and convenience, as well as for adequate ingress and egress for emergency vehicles.

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- (6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

As shown on the attached site plans, service and parking elements of the pump station sites will be located so as to be safe, convenient, and accessible, and will minimize glare, odor, economic, and other impacts to adjoining and surrounding properties.

- (7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

No restroom or cooking facilities are proposed or required. The pump stations will meet all applicable building safety requirements, and will not have any persons working on site.

- (8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

The proposed use will have no impact on utilities, schools, fire, police, or other facilities and services.

- (9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:

The arrangement of the site plan for each pump station will meet the Town's requirements for screening, buffering and landscaping to provide harmony to adjoining properties. The sites will be screened from view from adjacent properties.

- (10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:

The proposed pump stations, as shown on attached site plans, are not designed to be larger or more intense than is required for the Carolina Springs PUD. This use will not attract people to the site and will not have adverse impacts to adjoining properties or the neighborhood.

#### **Certificate of Completion**

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: 

Date: 01/21/2020

Signature of Owner: 

Date: 01/21/2020

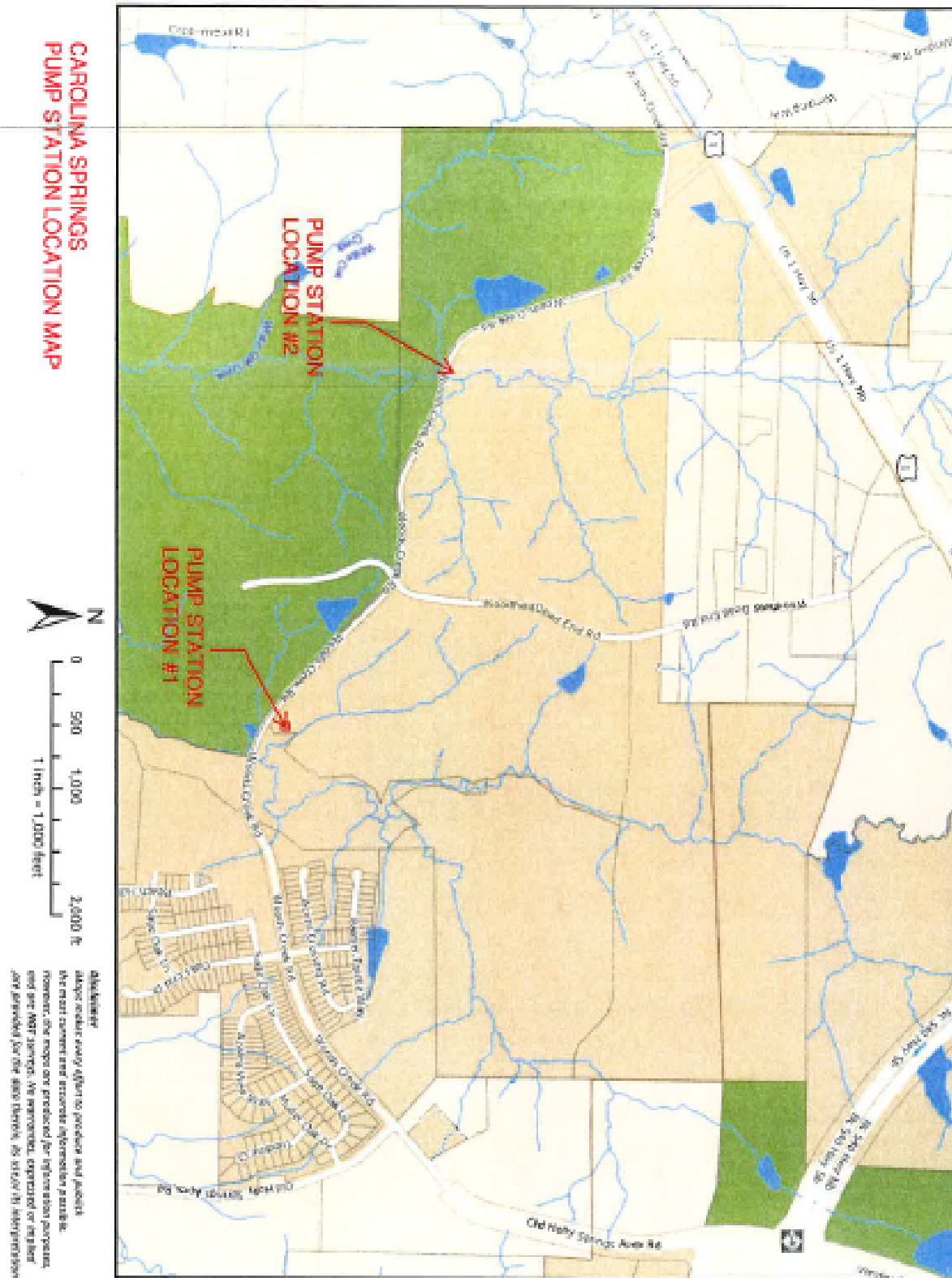
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**RESOLUTION EXHIBIT B**  
**SITE PLANS & ELEVATIONS**





## **RESOLUTION EXHIBIT C**

### **TOWN COUNCIL'S FINDINGS OF FACT**

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

**Part 1: Special Exception Use (20-SEU-01)**

X No additional findings

**Part 2: Special Exception Use (20-SEU-02)**

X No additional findings

## **RESOLUTION EXHIBIT D**

### **CONDITIONS OF APPROVAL**

The Town Council added the following conditions in order to adequately make and accept the Findings of Fact:

**Part 1: Special Exception Use (20-SEU-01)**

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-01.

**Part 2: Special Exception Use (20-SEU-02)**

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-02

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# Holly Springs Town Council

## *Town Council Meeting Agenda Cover Sheet*

### **Agenda Item#: 6.**

#### **Consent Agenda**

**Title:** 2020 Refinancing, Refunding, and New Debt Funding Projects

**Strategic Priority Area:** Organizational Excellence

**Staff Resource:** Patty Dressen, Finance

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#### **Action(s):**

1. Adopt Resolution 20-15 modifying the 2008 Revenue Bond, which authorizes Town officials to execute the necessary agreements, including the Modification Agreement that's an attachment to the resolution, and take other appropriate action to carry out the rate modification. This is the only required Council action for this project.
2. Adopt Resolution 20-16 authorizing Town officials to continue the financing process for the 2010 Revenue Bond asking the North Carolina Local Government Commission (LGC) for its required approval and have Council approve substantially final loan documents at the July 21 Council meeting. No public hearing is required.
3. Adopt Resolution 20-17 authorizing Town officials to continue the financing process for the refinancing of the Hunt Center asking the LGC for its required approval, and calls for a required public hearing. Council will hold the required hearing and approve substantially final loan documents at the July 21 Council meeting.
4. Adopt Resolution 20-19 authorizing Town officials to continue the financing process for the new Tiller Fire Truck and Council approve substantially final loan documents at the July 21 Council meeting. No LGC approval or public hearing is required.
5. Adopt Resolution 20-18 authorizing town officials to continue the financing process for the Avent Ferry Sewer Force main replacement asking the LGC for its required approval, and calls for a required public hearing. Council will hold required public hearing and approve substantially final loan documents at the July 21 Council meeting.

#### **Explanation:**

- The purpose of this agenda item is to begin a series of steps and Council actions required by General Statutes and the NC Local Government Commission for the refinancing, refunding, or issuance of new debt.
- Action 1 requests authorization to modify the 2008 Revenue Bond loan to a lower interest rate to achieve the lowest borrowing costs for rate payers.
- Actions 2 through 3 begin the process to refund prior debt to realize savings and achieve the lowest borrowing costs for tax and rate payers.
- Actions 4 through 5 begin the process to finance a new Fire ladder truck and the Avent Ferry Force Main projects that are included in the Fiscal Year 2020-21 Community Investment Plan (CIP).
- For the revenue bond projects, the Town promises to make payments only out of the water and sewer enterprise fund revenues.
- Other projects are installment financing where the Town promises to make payments from the general fund with the financed asset itself serving as collateral to the lender.
- Revenue bonds and installment financing follow different legal processes.



**Background:**

- Refinancing or refunding municipal debt is a common and best practice approach among NC municipalities when lower interest rates provide an opportunity to lower a municipality's overall debt service to achieve savings for tax and rate payers.

**Funding Source(s):**

- Debt Service Funds

**Attachment(s):**

1. Resolution 20-15 Approve Modification of 2008 Revenue Bond
2. Resolution 20-16 Supporting Application to LGC - Refunding Revenue Bonds
3. Resolution 20-17 Application to LGC for Financing Agreement - 2020 Hunt Center Refinancing
4. Resolution 20-18 Application to LGC - 2020 Sewer Line Extension Financing
5. Resolution 20-19 Support Fire Truck Financing





THE TOWN OF

# Holly Springs

**Resolution No. 20-15**

**Date Adopted: June 22, 2020**

**Effective Date: June 22, 2020**

## **Resolution Approving Modification to the Town's 2008 Revenue Bond, To Lower the Interest Rate**

**WHEREAS**, in 2008, the Town issued a \$16,100,000 water and sewer revenue bond to RBC Bank (USA), primarily to provide funding for the Town's purchase of water treatment capacity from Harnett County. The bond originally carried an annual interest rate of 4.62%. The parties previously agreed to lower the interest rate to 2.78%, and PNC Bank (the successor to RBC Bank) has now agreed to further reduce the interest rate to 1.38%.

Revenue bonds are not secured by a pledge of the Town's taxing power or by a lien on any Town real estate. Instead, the bonds are payable only from the net operating revenues of the Town's water and sewer system.

**BE IT THEREFORE RESOLVED** by the Town Council of the Town of Holly Springs, North Carolina, as follows:

- 1. Determination to Proceed with Modification** - The Town will modify the existing 2008 bond to lower the annual interest rate to 1.38%.
- 2. Direction to Execute Documents** – The Town Council authorizes the Mayor, the Town Manager and the Finance Officer to act on the Town's behalf and execute and deliver all appropriate documents (the "Documents") for the proposed modification, including a Modification Agreement in substantially the form of the draft dated June 16, 2020, presented to this meeting. The Documents in final form, however, must not increase the amount of the Town's debt or extend the final payment date on the bond.
- 3. Officers to Complete Transaction** – The Town Council authorizes the Town Manager, the Finance Officer and all other Town officers and employees to take all proper steps to complete the modification in cooperation with the bondholder and in Accordance with this Resolution.

Without limiting the generality of the foregoing, the Town Council specifically authorizes the Town Manager to approve changes to any documents previously signed by Town officers or employees, provided that the changes do not conflict with this Resolution or substantially alter the intent from that expressed in the form originally signed. The Town Manager's authorization of the release of any document for delivery will constitute conclusive evidence of that officer's approval of any changes.



- 4. Miscellaneous Provisions** - All other Town Council proceedings, or parts thereof, in conflict with this resolution are repealed, to the extent of the conflict. This Resolution Takes effect immediately,

\*\*\*\*\*

I certify as follows: that the foregoing Resolution, which includes the attached Exhibit A, was properly adopted at a meeting of the Town Council of the Town of Holly Springs, North Carolina; that this meeting was properly called and held on June 22, 2020; that a quorum was present and acting throughout the meeting; and that this Resolution has not been modified or amended, and remains in full effect as of today.

Dated this \_\_\_\_\_ of June, 2020.

[SEAL]

\_\_\_\_\_  
Linda McKinney, Town Clerk



**Exhibit A - draft of June 16, 2020**

**MODIFICATION AGREEMENT**

**THIS MODIFICATION AGREEMENT** is dated as of June \_\_, 2020, and is among the Town of Holly Springs, North Carolina (the “Town”), PNC Bank, N.A. (the “Bank”) and the North Carolina Local Government Commission, a division of the Department of the North Carolina State Treasurer.

This Modification Agreement modifies and amends a Water and Sewer Revenue Bond, Series 2008 (the “Bond”), which the Town issued on August 12, 2008. to RBC Bank (USA), the Bank’s predecessor in interest. The parties previously modified the Bond to lower the annual interest rate. The parties have agreed to further reduce the interest rate.

**Now, for and in consideration of the premises, the parties agree as follows:**

1. Notwithstanding any contrary provision in the Bond, in the previous agreement to modify the interest rate or in the “Bond Order,” as defined below, interest will accrue on the unpaid principal of the Bond at the annual rate of 1.38% until paid, beginning on and after \_\_\_\_\_. Schedule I sets forth a new schedule for the payment of principal of and interest on the Bond.

The “Bond Order” is the Bond Order providing for the issuance of the Bond adopted by the Town’s governing Town Council on August 5, 2008.

2. In partial consideration for the modification, the Town will pay to the Bank the interest accrued on the Bond through the original maturity date, in the amount of \$\_\_\_\_\_, not later than \_\_\_\_\_.

3. The Bank will provide for a copy of this Modification Agreement to be attached to the original Bond. The Bank will provide for a legend in substantially the following form to be inscribed on the original Bond:

This Bond has been modified by a Modification Agreement dated as of June \_\_, 2020.

4. Except as provided by this Modification Agreement, the parties confirm the terms of the Bond and the Bond Order.



5. This Modification Agreement may be executed in counterparts, including separate counterparts, but all together constitute a single agreement.

6. This Modification Agreement takes effect immediately.

**TOWN OF HOLLY SPRINGS, NORTH CAROLINA**

By: \_\_\_\_\_

Randy Harrington

Town Manager

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act.

By: \_\_\_\_\_

Patty Dressen

Finance Officer

**PNC Bank, N.A.**

By: \_\_\_\_\_

[name/title]

**NORTH CAROLINA LOCAL GOVERNMENT COMMISSION**

By Greg C. Gaskins, Secretary

By: \_\_\_\_\_

[Greg C. Gaskins or Designated Assistant]

**Schedule I – new bond payment schedule**

[Modification Agreement dated as of June \_\_, 2020]



## **SCHEDULE I – New Bond Payment Schedule**

Principal is payable in the amounts and on the dates as shown below, subject to prepayment of the Bond as provided in the Bond and in the Bond Order. Interest is payable on the dates shown below.

The Bond bears interest until the principal of the Bond is paid in full. Interest is calculated at the annual rate of 2.78% until \_\_\_\_\_ 2020, and at the annual rate of 1.38% thereafter. The schedule below shows the expected interest payment amounts.

| <b>Date</b> | <b>Principal (\$)</b> | <b>Interest (\$)</b> | <b>Total (\$)</b> |
|-------------|-----------------------|----------------------|-------------------|
|             |                       |                      |                   |
|             |                       |                      |                   |
|             |                       |                      |                   |
|             |                       |                      |                   |
|             |                       |                      |                   |





THE TOWN OF

# Holly Springs

**Resolution No.:** 20-16

**Date Adopted:** June 22, 2020

**Effective Date:** June 22, 2020

## **RESOLUTION SUPPORTING AN APPLICATION TO THE LOCAL GOVERNMENT COMMISSION FOR ITS APPROVAL OF REFUNDING REVENUE BONDS IN AN ESTIMATED AMOUNT OF UP TO \$5,700.00 TO THE TOWN**

**WHEREAS**, In 2010 the Town issued a \$10,000,000 water and sewer revenue bond to finance wastewater treatment plant improvements. The 2010 bond carries an annual interest rate of 4.90%. The Town Council has been advised that it may be possible to refinance the 2010 bond to provide savings to the Town, by issuing an additional revenue bonds (which may be issued as a single or multiple bonds).

**WHEREAS**, Revenue bonds are not secured by a pledge of the Town's taxing power or by a lien on any Town real estate. Instead, the bonds are payable only from the net operating revenues of the Town's water and sewer system.

**WHEREAS**, North Carolina law requires that the Town's issuance of the bonds be approved by the North Carolina Local Government Commission (the "LGC"), a division of the North Carolina State Treasurer's Office. Under the LGC's guidelines, this governing body must make certain findings of fact to support the Town's application for the LGC's approval of the bonds.

**THEREFORE, BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina**, that the Town makes a preliminary determination to finance all or a portion of the refinancing costs through the issuance of water and sewer revenue bonds in an amount currently estimated as not to exceed \$5,700,000.

The Final issuance of the bonds is subject to the LGC's approval and this Council's subsequent approval. Some of the financing proceeds may represent reimbursement to the Town for prior expenditures on refinancing costs, and the Town may also use financing proceeds to pay financing costs.

### **BE IT FURTHER RESOLVED that the Council makes the following findings of fact:**

1. The refinancing is necessary and appropriate for the Town under all the circumstances. The refinancing will save the Town money by lowering debt service costs.

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2. The refinancing is feasible. The Town believes that the customer utility bills that will be necessary to provide for bond payments will be reasonable under the circumstances.

3. The Town's debt management procedures and policies are sound and in compliance with law, and the Town is not in default under any of its debt service obligations.

4. The Town will be able to market the bonds at reasonable rates of interest. The Town will closely review proposed bond rates against market rates with guidance from the LGC and the Town's financial advisor. All amounts financed will reflect either approved contracts, professional estimates or previous actual expenditures.

**BE IT FURTHER RESOLVED as follows:**

a) The Council directs the Town Manager and the Finance Officer to take all appropriate steps toward the completion of the refinancing, including (i) completing an application to the LGC for its approval of the proposed financing, and (ii) soliciting one or more proposals from financial institutions to provide the financing. The Council ratifies all prior actions of Town Representatives in this regard.

b) The Town intends that the adoption of this Resolution will be a declaration of the Town's official intent to reimburse preliminary refinancing expenditures from bond proceeds. The Town intends that funds that have been advanced for refinancing costs, or which may be so advanced, from the Town's water and sewer utility funds, or any Town funds, may be reimbursed from the financing proceeds.

c) This Resolution takes effect immediately.

\*\*\*\*\*

I certify as follows: that the foregoing Resolution was properly adopted at a meeting of the Town Council of the Town of Holly Springs, North Carolina; that this meeting was properly called and held on June 22, 2020; that a quorum was present and acting throughout the meeting; and that this Resolution has not been modified or amended, and remains in full effect as of today.

Dated this \_\_\_\_\_ day of June, 2020.

[SEAL]

\_\_\_\_\_  
Linda McKinney, Town Clerk



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THE TOWN OF

# Holly Springs

**Resolution No.:** 20-17

**Date Adopted:** June 22, 2020

**Effective Date:** June 22, 2020

## **RESOLUTION SUPPORTING AN APPLICATION TO THE LOCAL GOVERNMENT COMMISSION FOR ITS APPROVAL OF A FINANCING AGREEMENT – 2020 HUNT CENTER REFINANCING**

**WHEREAS**, The Town of Holly Springs (the “Town”) has previously financed the acquisition, construction and financing of the W.E. Hunt Recreation Center through an installment financing. In an installment financing, the Town’s repayment obligation is secured by a mortgage-type interest in all or part of the property being financed or refinanced, but not by any pledge of the Town’s taxing power or any specific revenue stream.

The Town Council has been advised that it may be possible to refinance the existing Hunt Center debt with a new installment financing, and thereby provide savings to the Town.

North Carolina law requires that the refinancing be approved by the North Carolina Local Government Commission (the “LGC”), a division of the North Carolina State Treasurer’s office. Under the LGC’s guidelines, this governing body must make certain findings of fact to support the Town’s application for the LGC’s approval of the Town’s financing arrangements.

### **1. THEREFORE, BE IT RESOLVED as follows by the Town Council of the Town of Holly Springs, North Carolina –**

(a) The Town makes a preliminary determination to finance approximately \$3,200,000 to be financed by a later Resolution. The final amount financed may be slightly lower or slightly higher than \$3,200,000. Some of the financing proceeds may represent reimbursement to the Town for prior expenditures on project costs, and some proceeds may be used to pay financing expenses or to provide any appropriate reserves.

### **2. The Council makes the following findings of fact in support of the Town’s application to the LGC:**

(a) The proposed project is necessary and appropriate for the Town under all circumstances.

(b) The proposed installment financing is preferable to a bond issue for the same purposes. This financing is for a discrete facility and is therefore particularly suitable for

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installment financing. The existing debt is installment financing, and therefore refinancing with installment financing is appropriate.

(c) The estimated sums to fall due under the proposed financing contract are adequate and not excessive for the proposed purpose. The new amounts payable will be lower overall than the current amounts payable. The Town will closely review proposed financing rates against market rates with guidance from the LGC and the Town's financial advisor.

(d) As confirmed by the Town's Finance Officer, 9i) the Town's debt management procedures and policies are sound and in compliance with law, and (ii) the Town is not in default under any of its debt service obligations.

(e) Because of the savings to be realized through the refinancing, the transaction will have a beneficial equivalent tax rate impact for the town.

(f) The Town Attorney is of the opinion that the proposed project is authorized by law and is a purpose for which public funds of the Town may be expended pursuant to the Constitution and the laws of North Carolina.

**3. Additionally, the Council Resolves as follows:**

(a) The Town intends that the adoption of this Resolution will be a declaration of the Town's official intent to reimburse project expenditures from financing proceeds. The Town intends that funds that have been advanced for project costs, or which may so be advanced, from the Town's general fund, or any other Town fund, may be reimbursed from the financing proceeds.

(b) The Council will hold a public hearing on this proposed financing. The Council directs the Town Manager, in collaboration with the Town Clerk, to schedule the hearing and provide for notice as provided by law. The Council expects to conduct the hearing at its meeting on July 21.

(c) The Council directs the Town Manager and the Finance Officer to take all appropriate steps toward the completion of the financing, including (i) completing an application to the LGC for its approval of the proposed financing, and (ii) soliciting one or more proposals from financial institutions to provide the financing. The Council ratifies all prior actions of Town representatives in this regard.

(d) This Resolution takes effect immediately.

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I certify as follows: that the foregoing Resolution was properly adopted at a meeting of the Town Council of the Town of Holly Springs, North Carolina; that this meeting was properly called and held on June 22, 2020; that a quorum was present and acting throughout the meeting; and that this Resolution has not been modified or amended, and remains in full effect as of today.

Dated this \_\_\_\_\_ day of June, 2020.

[SEAL]

\_\_\_\_\_  
Linda McKinney, Town Clerk



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Office of the Mayor

128 S. Main Street • P.O. Box 8 • Holly Springs, NC 27540 • (919) 557-3901 • (919) 552-0654 *fax*  
dick.sears@hollyspringsnc.us • www.hollyspringsnc.us





THE TOWN OF

# Holly Springs

**Resolution No.:** 20-18

**Date Adopted:** June 22, 2020

**Effective Date:** June 22, 2020

## **RESOLUTION SUPPORTING AN APPLICATION TO THE LOCAL GOVERNMENT COMMISSION FOR ITS APPROVAL OF A FINANCING AGREEMENT – 2020 SEWER LINE EXTENSION**

**WHEREAS,** The Town of Holly Springs (the “Town”) has previously determined to acquire, construct and finance a new 8” sanitary sewer force main to enhance and maintain sewer system service levels.

**WHEREAS,** The Town has made a preliminary decision to finance this project through the use of an installment financing as authorized by Section 160A-20 of the statutes. In an installment financing, the Town’s repayment obligation is secured by a mortgage-type interest in all or part of the property being financed, but not by any pledge of the Town’s taxing power or any specific revenue stream.

**WHEREAS,** North Carolina law requires that the financing be approved by the North Carolina Local Government Commission (the “LGC”), a division of the North Carolina State Treasurer’s office. Under the LGC’s guidelines, this governing body must make certain findings of fact to support the Town’s application for the LGC’s approval of the Town’s financing arrangements.

### **1. THEREFORE, BE IT RESOLVED as follows by the Town Council of the Town of Holly Springs, NC**

(a) The Town makes a preliminary determination to finance approximately \$4,000,000 to pay capital costs of the force main replacement project.

(b) The Council will determine the final amount to be financed by a later resolution. The final amount financed may be slightly lower or slightly higher than \$4,000,000. Some of the financing proceeds may represent reimbursement to the Town for prior expenditures on project costs, and some proceeds may be used to pay financing expenses or to provide any appropriate reserves.

### **2. The Council makes the following finding of facts in support of the Town’s application to the LGC:**

(a) The proposed project is necessary and appropriate for the Town under all the circumstances.

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(b) The proposed installment financing is preferable to a bond issue for the same purposes. Given the nature of the asset and the scope of the project, installment financing will allow the Town to move forward quickly and efficiently. The Town expects that in the current interest rate environment for municipal securities there would be no material difference in the overall financing costs between general obligation bonds and installment financings for this project.

(c) The estimated sums to fall due under the proposed financing contract are adequate and not excessive for the proposed purpose. The Town will closely review proposed financing rates against market rates with guidance from the LGC and the Town's financial advisor. All amounts financed will reflect either approved contracts, previous actual expenditures, or professional estimates.

(d) As confirmed by the Town's Finance Officer, (i) the Town's debt management procedures and policies are sound and in compliance with the law, and (ii) the Town is not in default under any of its debt service obligations.

(e) The Town expects to pay debt service costs from its water and sewer enterprise fund with no effect on the Town's general fund or the property tax rate. The Town expects all debt service costs can be paid from the enterprise fund within the Town's existing capital improvement plan and related rate structure.

(f) The Town Attorney is of the opinion that the proposed project is authorized by law in is a purpose for which public funds of the Town may be expended pursuant to the Constitution and laws of North Carolina.

### **3. Additionally, the Council resolves as follows:**

(a) The Town intends that the adoption of this Resolution will be a declaration of the Town's official intent to reimburse project expenditures from financing proceeds. The Town intends that funds that have been advanced for project costs, or which may be so advanced, from the Town's general fund, or any other Town fund, may be reimbursed from the financing proceeds.

(b) The Council will hold a public hearing on this proposed financing. The Council directs the Town Manager, in collaboration with the Town Clerk, to schedule the hearing and provide for notice as provided by law. The Council expects to conduct the hearing at its meeting on July 21.

(c) The Council directs the Town Manager and the Finance Officer to take all appropriate steps toward the completion of the financing, including (i) completing an application to the LCG for its approval of the proposed financing, and (ii) soliciting one or more proposals from financial institutions to provide the financing,. The Council ratifies all prior actions of Town representatives in this regard.

(d) This Resolution takes effect immediately.

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\*\*\*\*\*

I certify as follows: that the foregoing Resolution was properly adopted at a meeting of the Town Council of the Town of Holly Springs, North Carolina; that this meeting was properly called and held on June 22, 2020; that a quorum was present and acting throughout the meeting; and that this Resolution has not been modified or amended, and remains in full effect as of today.

Dated this \_\_\_\_\_ day of June, 2020.

[SEAL]

\_\_\_\_\_  
Linda McKinney, Town Clerk



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THE TOWN OF  
*Holly Springs*

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**Resolution No.:** 20-19

**Date Adopted:** June 22, 2020

**Effective Date:** June 22, 2020

**RESOLUTION SUPPORTING AN APPLICATION TO THE LOCAL GOVERNMENT  
COMMISSION FOR ITS APPROVAL OF A FINANCING AGREEMENT –  
SUPPORT OF FIRE TRUCK FINANCING**

**WHEREAS**, The Town of Holly Springs (the “Town”) has previously determined to acquire a new tractor-drawn 105” aerial apparatus (Tiller) truck for use by the Town’s Fire Department.

The Town has determined to finance this project by the use of an installment financing, as authorized under Section 160A-20 of the North Carolina General Statutes. In an installment financing, the Town’s repayment obligation is secured by a mortgage-type interest in all or part of the property being financed, but not by any pledge of the Town’s taxing power or any specific stream.

**1. THEREFORE, BE IT RESOLVED as follows by the Town Council of the Town of Holly Springs, NC**

(a) The Town makes a preliminary determination to finance approximately \$1,200,000 to pay capital costs of acquiring the new truck and placing it in service.

(b) The Council will determine the final amount to be financed by a later resolution. The final amount financed may be slightly lower or slightly higher than \$1,200,000. Some of the financing proceeds may represent reimbursement to the Town for prior expenditures on project costs, and some proceeds may be used to pay financing expenses or to provide any appropriate reserves.

**2. Additionally, the Council resolves as follows:**

(a) The Town intends that the adoption of this resolution will be a declaration of the Town’s official intent to reimburse project expenditures from financing proceeds. The Town intends that funds that have been advanced for project costs, or which may be so advanced, from the Town’s general fund, or any other Town fund, may be reimbursed from the financing proceeds.

---

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(b) The Council directs the Town Manager and the Finance Officer to take all appropriate steps toward the completion of the financing, including soliciting one or more proposals from financial institutions to provide the financing. The Council ratifies all prior actions of Town representatives in this regard.

(d) This Resolution takes effect immediately.

\*\*\*\*\*

I certify as follows: that the foregoing Resolution was properly adopted at a meeting of the Town Council of the Town of Holly Springs, North Carolina; that this meeting was properly called and held on June 22, 2020; that a quorum was present and acting throughout the meeting; and that this Resolution has not been modified or amended, and remains in full effect as of today.

Dated this \_\_\_\_\_ day of June, 2020.

[SEAL]

\_\_\_\_\_  
Linda McKinney, Town Clerk



---

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# Holly Springs Town Council

## *Town Council Meeting Agenda Cover Sheet*

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### **Agenda Item#: 7.**

#### **Consent Agenda**

**Title:** Fiscal Year 2019-2020 Year-End Budget Amendment

**Strategic Priority Area:** Organizational Excellence

**Staff Resource:** Patty Dressen, Finance

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#### **Action(s):**

Adopt amendment to the Fiscal Year 2019-20 budget to provide end of year adjustments to accounts.

#### **Explanation:**

- Year-end budget amendments are necessary to perform technical "clean-ups" and adjustments for year-end reporting, audit purposes, and transfers to project funds and reserves.
- The Reserve transfers will be determined on the last day of the fiscal year based on the availability of funds.
- These amendments are requested to be approved "up to" amounts shown on the attached.

#### **Background:**

- N/A

#### **Funding Source(s):**

- Budget amendment for various operating and reserve fund funding sources.

#### **Attachment(s):**

1. FY2019-2020 End of Year Budget Amendment



## Town of Holly Springs Budget Amendment Request

BE IT ORDAINED by the Governing Board of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2020.

Department: Finance

Date Submitted: 6/16/2020

Reason for Budget Amendment: FY2019-2020 end of year budget amendment.

(round to nearest \$25, \$50, \$75 or \$100; no cents)

| Account Description                           | Account #        | Increase | Decrease |
|-----------------------------------------------|------------------|----------|----------|
| Transfer Utley Creek Greenway Ph II (revenue) | 21 355.01        | 300,000  |          |
| Transfer Utley Creek Greenway Ph II (expense) | 21 95            | 300,000  |          |
| Utley Creek Greenway Ph II Project (revenue)  | 49-914-91 355.21 | 300,000  |          |
| Utley Creek Greenway Ph II Project (expense)  | 49-914-91 12.01  | 300,000  |          |
| Transfer to New Park West of 55 (revenue)     | 21 355.01        | 150,000  |          |
| Transfer to New Park West of 55 (expense)     | 21 95            | 150,000  |          |
| New Park West of 55 Project (revenue)         | 49-915 355.21    | 150,000  |          |
| New Park West of 55 Project (expense)         | 49-915 12.01     | 150,000  |          |
| P&R Run Club Donations to Reserves (revenue)  | 10 355.11        | 810      |          |
| P&R Run Club Donations to Reserves (expense)  | 10 95.21         | 810      |          |
| P&R Run Club Donations to Reserves (revenue)  | 10 340.14        | 15,000   |          |
| P&R Run Club Donations to Reserves (expense)  | 10 95.21         | 15,000   |          |
| Transfer to Stormwater Reserves (expense)     | 31-432 95        | 122,500  |          |
| Transfer to Stormwater Reserves (expense)     | 31-432 90.06     |          | 122,500  |
| Transfer of Earp/Main - Earnest (revenue)     | 30 355.11        | 14,900   |          |
| Transfer of Earp/Main - Earnest (expense)     | 30 95            | 14,900   |          |
| Earp/Main Property - Earnest (revenue)        | 10 340.06        | 14,900   |          |
| Earp/Main Property - Earnest (expense)        | 10 95            | 14,900   |          |
| Sale of Property at Earp/Main (revenue)       | 10 340.06        | 283,075  |          |
| Sale of Property at Earp/Main (expense)       | 10 95            | 283,075  |          |
| Property Sale - Transfer FS3 Design (revenue) | 46-511 355.10    | 272,975  |          |
| Property Sale - Transfer FS3 Design (expense) | 46-511 12.01     | 272,975  |          |
| DDI PAYGO from Sale of Property (revenue)     | 11 355.02        | 25,000   |          |
| DDI PAYGO from Sale of Property (expense)     | 11-101 12.05     | 25,000   |          |
| FS 3 Conceptual Design Funding Tsfr           | 10-420 12.01     |          | 30,000   |
| FS 3 Conceptual Design Funding Tsfr           | 10 95            | 30,000   |          |



|                                                 |                 |           |         |
|-------------------------------------------------|-----------------|-----------|---------|
| FS 3 Conceptual Design Funding Tsfr (revenue)   | 46-511 355.10   | 30,000    |         |
| FS 3 Conceptual Design Funding Tsfr (expense)   | 46-511 12.01    | 30,000    |         |
| Street Reserves Operating Transfer (revenue)    | 22 355.01       | 500,000   |         |
| Street Reserves Operating Transfer (expense)    | 22 95.10        | 500,000   |         |
| Miscellaneous Claims & Judgments (expense)      | 10-410 82.15    | 500,000   |         |
| Operating Transfer from Streets Res (revenue)   | 10 355.22       | 500,000   |         |
| Transfer to P&R Reserves (Up to - expense)      | 10 95.21        | 1,500,000 |         |
| Transfer to P&R Reserves (Up to - revenue)      | 10 323.01       | 1,500,000 |         |
| Transfer to Street Reserves (Up to - expense)   | 10 95.22        | 500,000   |         |
| Transfer to Street Reserves (Up to - revenue)   | 10 355.11       | 500,000   |         |
| Utility Fund - Utilities Cell (expense)         | 30-410 20.02    | 7,000     |         |
| Utility Fund - Fees & Fines (expense)           | 30-410 81.01    | 45,000    |         |
| Utility Fund - Pump Station Chemicals (expense) | 30-434-35 62.08 | 140,000   |         |
| Utility Fund - Water Sales Commercial (revenue) | 30 305.02       | 96,000    |         |
| Utility Fund - Sewer Sales Commercial (revenue) | 30 306.02       | 96,000    |         |
| Utility Fund - Claims & Judgments (expense)     | 30-410 82.15    | 4,805,302 |         |
| Transfer from Water Reserves (revenue)          | 30 355.23       | 2,402,651 |         |
| Transfer from Waste Water Reserves (revenue)    | 30 355.24       | 2,402,651 |         |
| Water Res Transfer for Judgements (revenue)     | 23 355.01       | 2,402,651 |         |
| Water Res Transfer for Judgements (expense)     | 23 95.30        | 2,402,651 |         |
| WW Res Transfer for Judgements (revenue)        | 24 355.01       | 2,402,651 |         |
| WW Res Transfer for Judgements (expense)        | 24 95.30        | 2,402,651 |         |
| Transfer to WW Reserves (expense)               | 30 95.24        | 230,000   |         |
| Transfer to Water Reserves (expense)            | 30 95.23        |           | 230,000 |
| System Development - Sewer (up to - revenue)    | 30 322.30       | 3,000,000 |         |
| System Development - Water (up to - revenue)    | 30 322.05       | 3,000,000 |         |
| Transfer to CRF (up to - expense)               | 30 95.71        | 6,000,000 |         |
|                                                 |                 |           |         |

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Finance Director Signature

\_\_\_\_\_  
Town Manager Signature (if necessary)

\_\_\_\_\_  
Council Approved/Notified (if necessary)

Budget amendments under \$15,000, between departments, or reallocating funds from Capital Outlay or Salaries/Benefits must be approved by the Town Manager before submitting to Finance. Notified to Town Council at next meeting.  
Budget amendments between Departments and over \$15,000 need Town Manager's signature and council approval  
Budget amendments that increase the overall budget need the Town Manager's signature and Council approval.





# Holly Springs Town Council

## *Town Council Meeting Agenda Cover Sheet*

### **Agenda Item#: 8.**

#### **New Business**

**Title:** Carolina Springs Pump Station #1 Preliminary Site Plan

**Strategic Priority Area:** Responsible & Balanced Growth

**Staff Resource:** Rachel Jones, Engineering, Bronwyn Bishop, Engineering

---

#### **Action(s):**

Approve / deny / table site plan for Carolina Springs Pump Station #1 Site Plan (Administrative determination with simple majority).

#### **Explanation:**

- The Town has received a request for a new 1,366 gpm sewage pump station to serve the Carolina Springs Master Plan development. The new pump station will be located along Woods Creek Road and discharge directly to the Town's Utley Creek Water Reclamation Facility (UCWRF) through a new forcemain network.
- In accordance with the approved land use table for the Planned Unit Development (PUD), sewage pump stations require an SEU to be granted prior to construction.
- The sewage pump station will allow sewer service to be provided to the development as well as service upstream properties for future growth in the sewer basin.

#### **Background:**

- Carolina Springs Master Plan 19-MAS-03 for the Architectural Design Guidelines was approved on February 18, 2020.
- Carolina Springs Planned Unit Development (PUD) is located on approximately 396 acres of land south of the interchange of Old Holly Springs Apex Road / Veridea Parkway and NC 540.
- The PUD, approved in May 2019, is a mixed use development consisting of commercial/retail, office, multifamily housing and single family housing.

#### **Funding Source(s):**

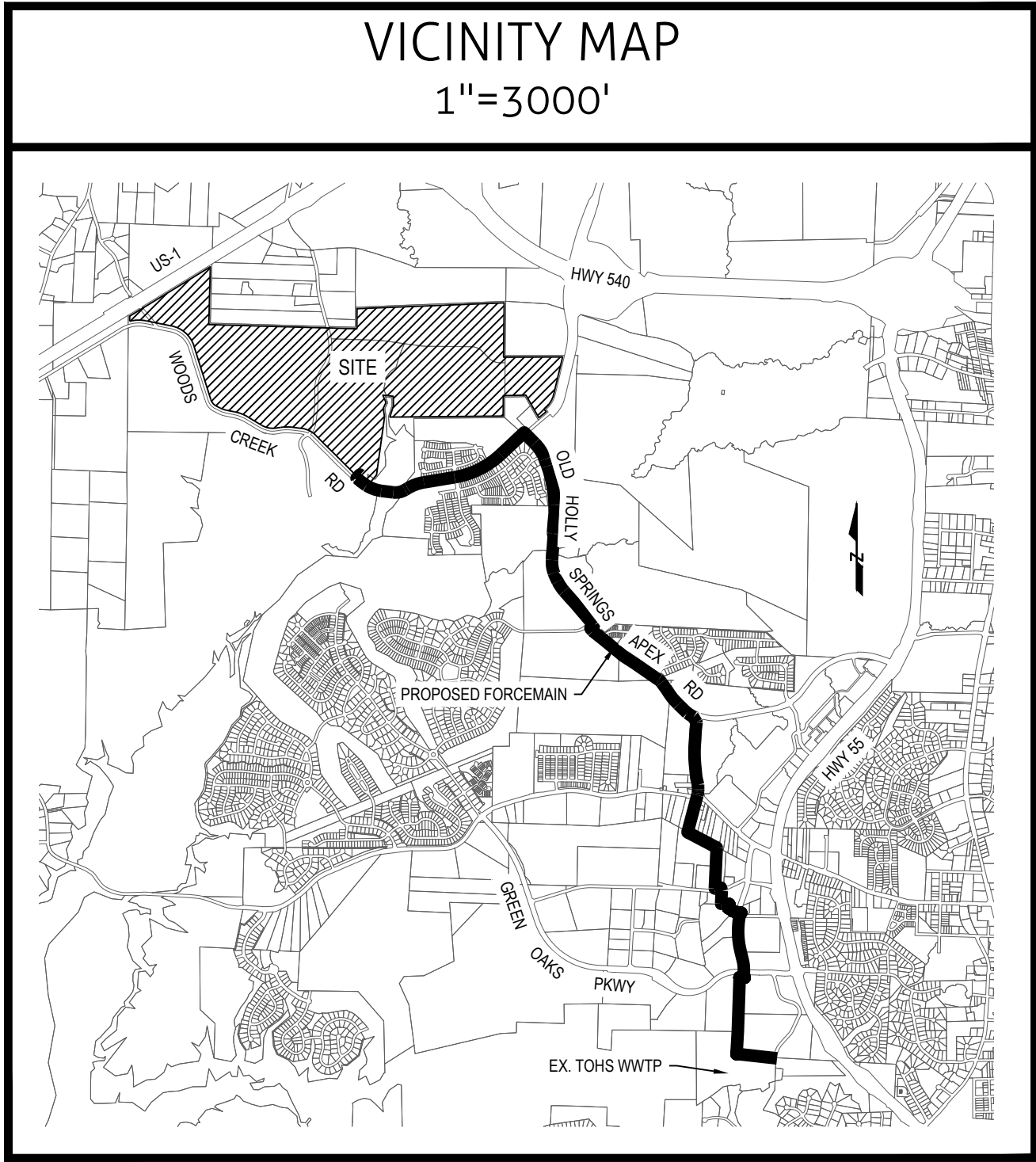
N/A

#### **Attachment(s):**

1. Carolina Springs Pump Station Site Plan



DEVELOPMENT PLAN  
PROJECT No. (17-29-PSS)  
**CAROLINA SPRINGS  
SEWAGE PUMP  
STATION #1**  
HOLLY SPRINGS, NORTH CAROLINA  
MARCH 03, 2020

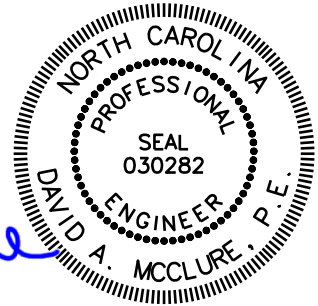


PLAN IS SUBJECT TO REVISIONS DURING  
CONSTRUCTION DRAWING APPROVAL PROCESS

| Sheet List Table |                               |
|------------------|-------------------------------|
| Sheet Number     | Sheet Title                   |
| --               | COVER                         |
| C-1              | FORCEMAIN ROUTE               |
| PS-1             | PUMP STATION SITE PLAN        |
| PS-2             | TRUCK CIRCULATION PLANS       |
| LS-1             | PUMP STATION LANDSCAPING PLAN |

- NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
  2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT. MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
  3. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

DocuSigned by: 4/3/2020  
*David D. McClure*  
3D0771B82C9A405...



**PRELIMINARY**  
NOT APPROVED FOR  
CONSTRUCTION

DEVELOPER/OWNER

**LENNAR**  
1100 PERIMETER PARK DRIVE, SUITE 112  
MORRISVILLE, NC 27560  
919-465-5925

ATTN: STEPHEN DORN  
DIRECTOR OF LAND PLANNING AND ENTITLEMENTS

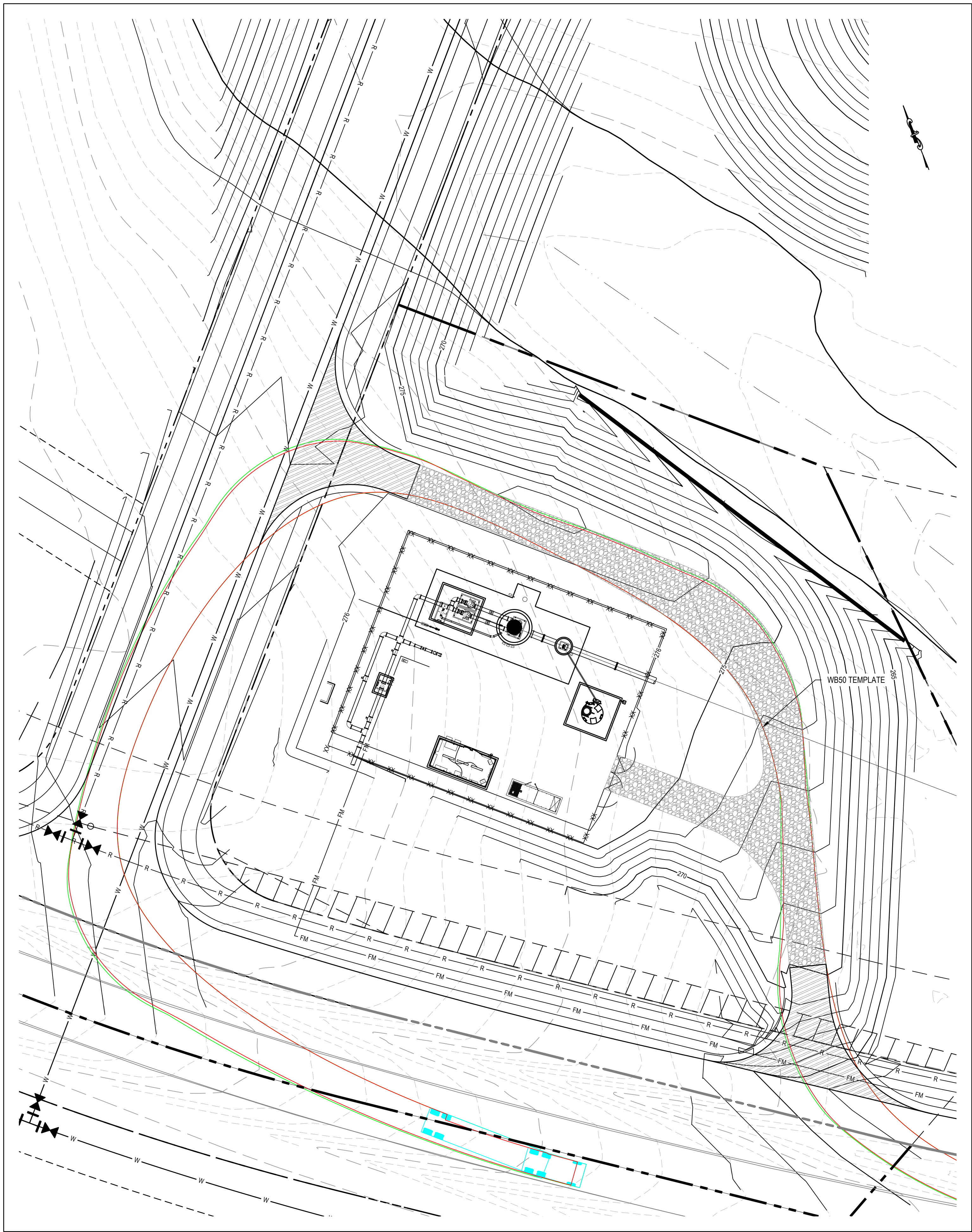




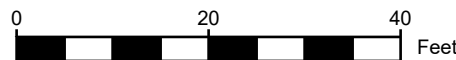








WB50 TRUCK



4/3/2020  
DocuSigned by:  
*David A. McClure*  
3D0771B82C9A405...



PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

| No. | Revision          | Date    | By |
|-----|-------------------|---------|----|
| 1   | PER TOHS COMMENTS | 2/27/20 | WR |
|     |                   |         |    |
|     |                   |         |    |
|     |                   |         |    |

|            |     |         |             |
|------------|-----|---------|-------------|
| Designer   | DAM | Scale   | As Noted    |
| Drawn By   | PAP | Date    | 04.03.2020  |
| Checked By | JWW | Job No. | 02190372.10 |

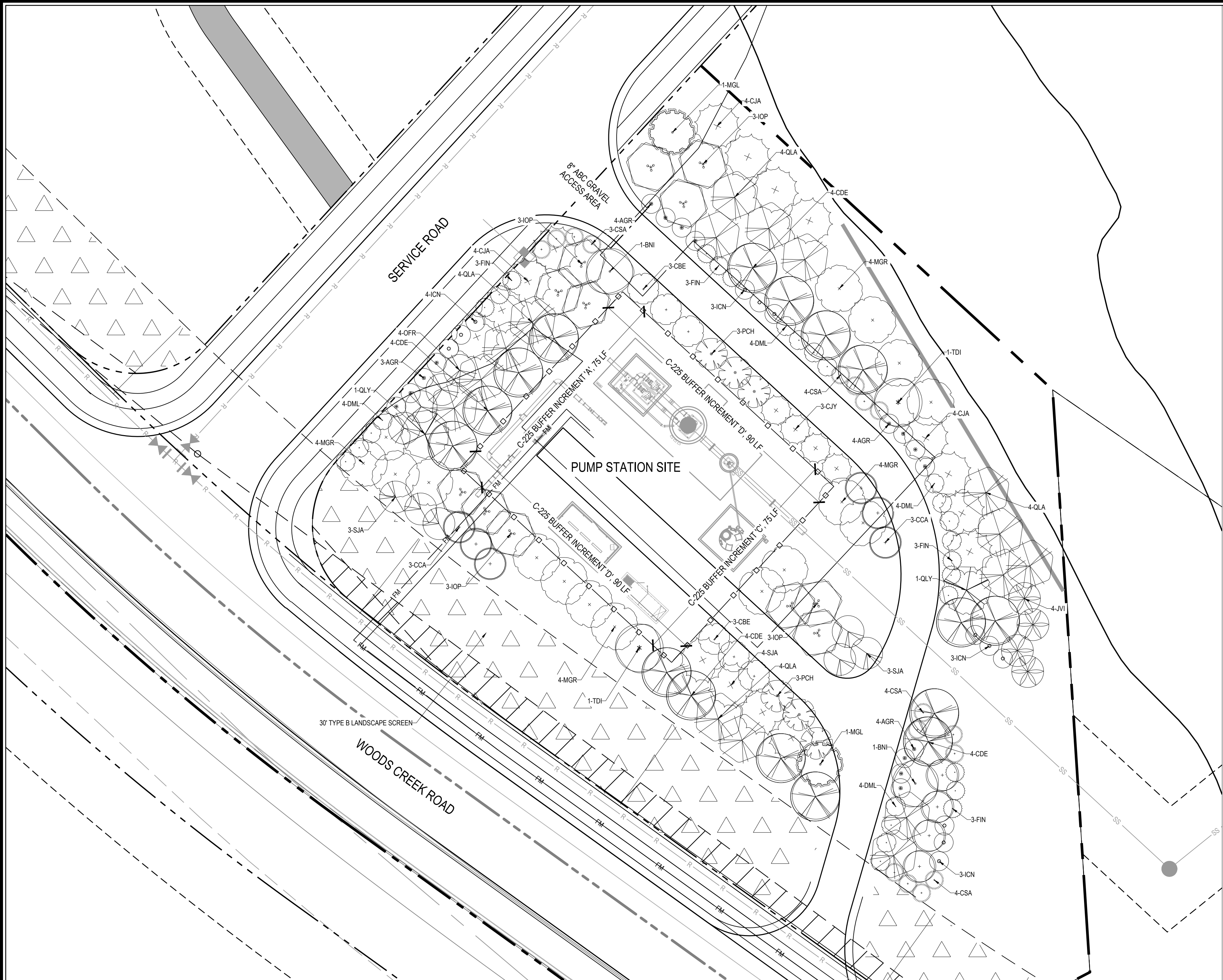
CAROLINA SPRINGS  
SEWAGE PUMP STATION #1 AND FORCE MAIN  
Holly Springs Wake County North Carolina

TRUCK CIRCULATION PLANS

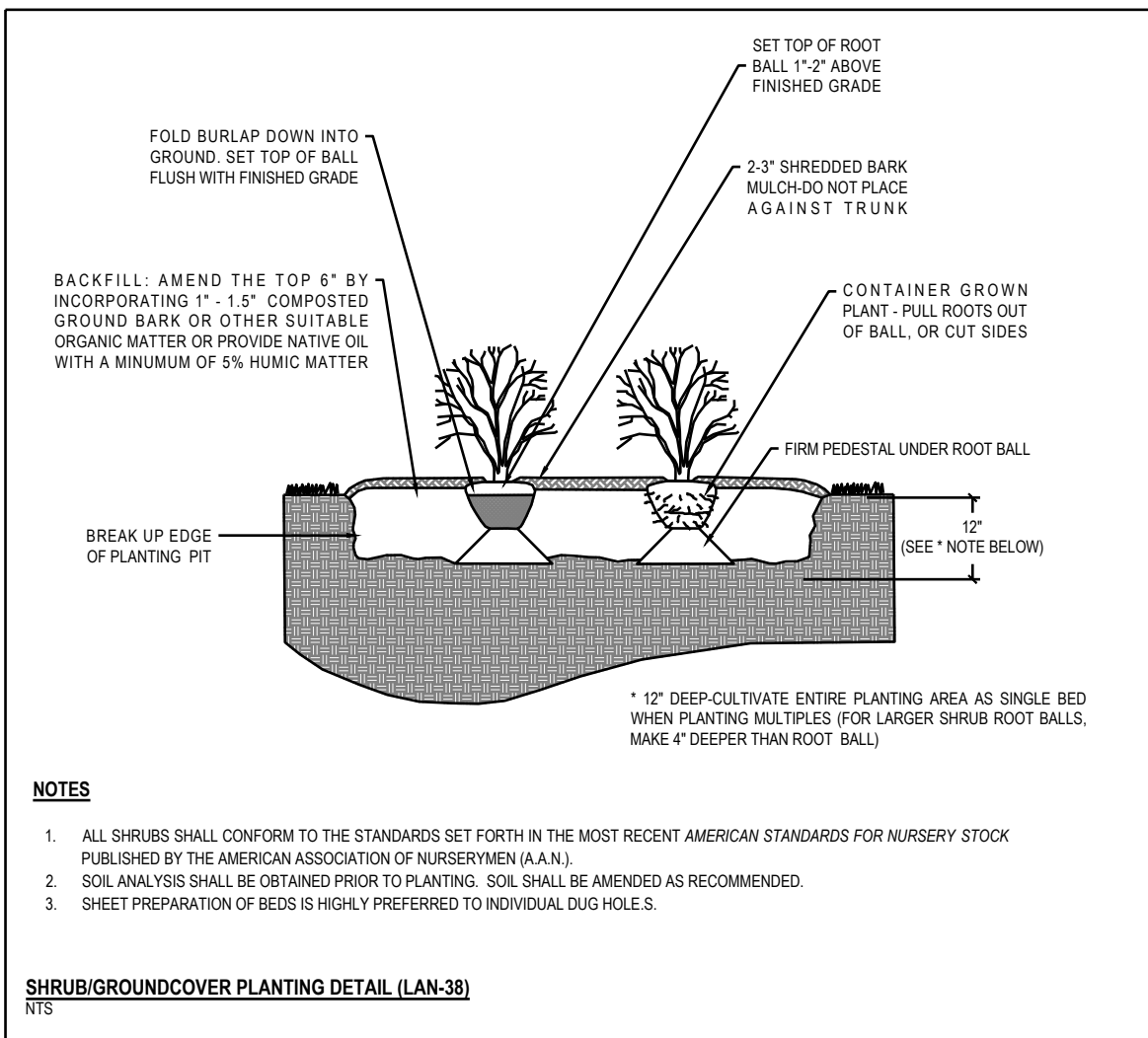
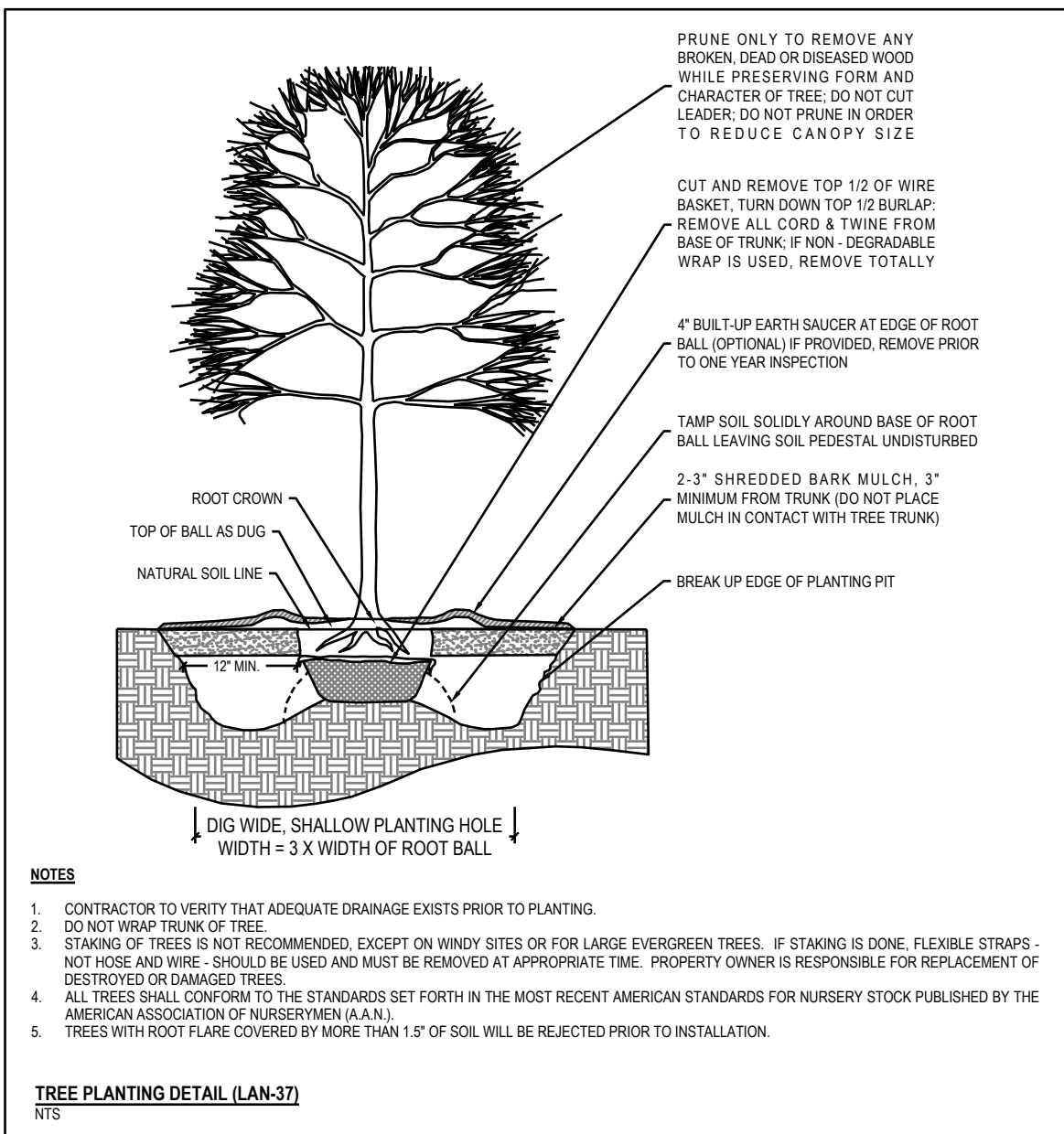
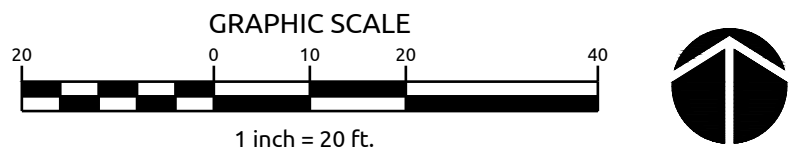
 **WithersRavenel**  
Engineers | Planners | Surveyors  
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.  
**PS-2**

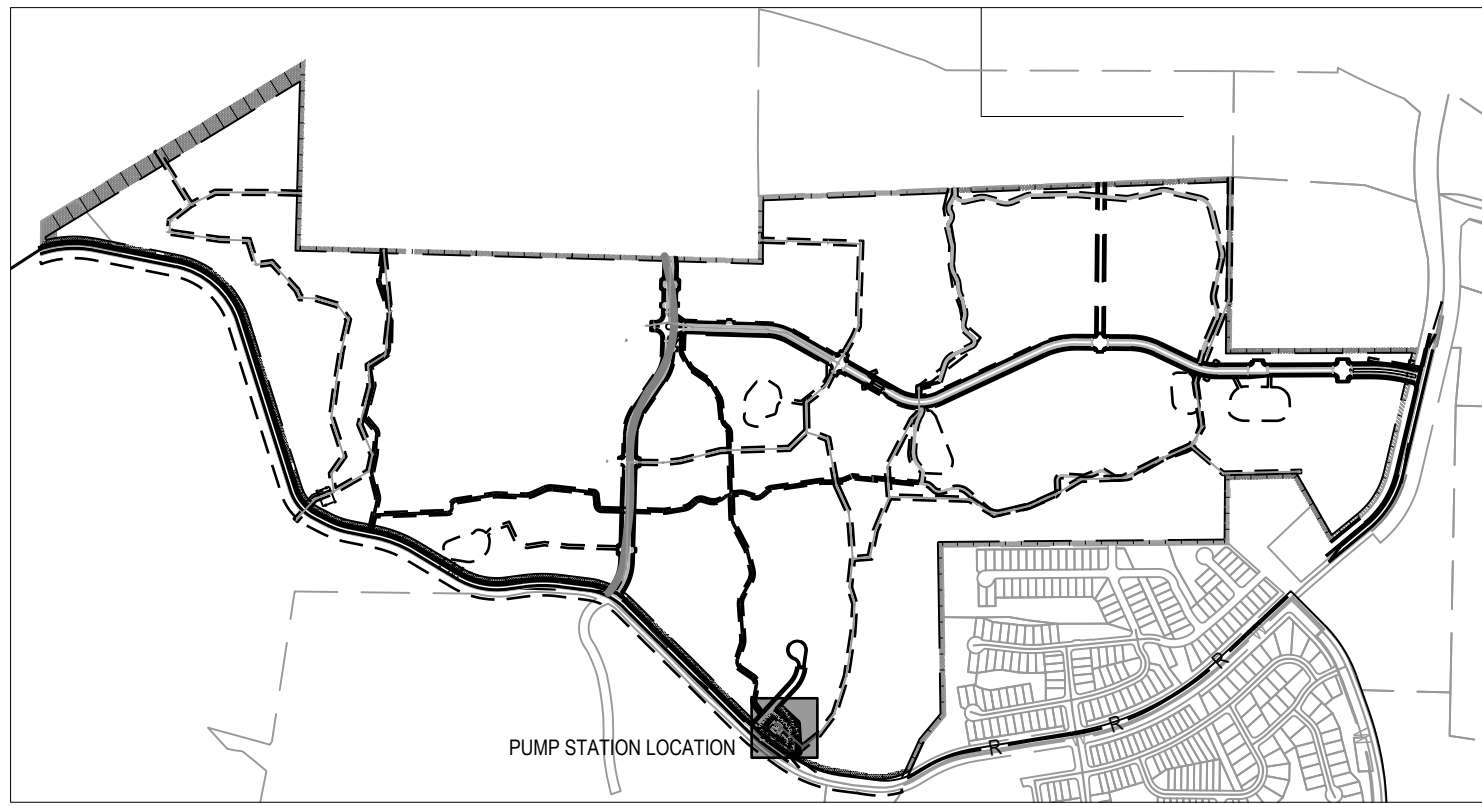




| PUMP STATION PLANT SCHEDULE |     |                                |                   |       |                |              |                        |
|-----------------------------|-----|--------------------------------|-------------------|-------|----------------|--------------|------------------------|
| QTY                         | KEY | BOTANICAL NAME                 | COMMON NAME       | ROOT  | SIZE           | HEIGHT       | NOTES                  |
| DIVERSITY PERCENTAGE        |     |                                |                   |       |                |              |                        |
| LARGE DECIDUOUS TREES       |     |                                |                   |       |                |              |                        |
| 2                           | MGL | Metasequoia glyptostroboides   | Dawn Redwood      | B&B   | 2.5" CAL. MIN. | 12' MIN. HT. | MATCHED 25.00%         |
| 2                           | QLY | Quercus lyrata                 | Overcup Oak       | B&B   | 2.5" CAL. MIN. | 12' MIN. HT. | MATCHED 25.00%         |
| 2                           | BNI | Betula Nigra 'Duraheat'        | River Birch       | B&B   | 2.5" CAL. MIN. | 12' MIN. HT. | MATCHED 25.00%         |
| 2                           | TDI | Taxodium distichum             | Bald Cypress      | B&B   | 2.5" CAL. MIN. | 12' MIN. HT. | MATCHED 25.00%         |
| LARGE EVERGREEN TREES       |     |                                |                   |       |                |              |                        |
| 12                          | IOP | Ilex Opaca                     | American Holly    | B&B   | 2" CAL. MIN.   | 12' MIN. HT. | GATHERING SPACE 15.79% |
| 16                          | MGR | Magnolia grandiflora           | Southern Magnolia | B&B   | 2" CAL. MIN.   | 12' MIN. HT. | MATCHED 21.05%         |
| 16                          | CJA | Cryptomeria japonica           | Japanese Cedar    | B&B   | 2" CAL. MIN.   | 12' MIN. HT. | MATCHED 21.05%         |
| 16                          | CDE | Cedrus deodara                 | Deodar Cedar      | B&B   | 2" CAL. MIN.   | 12' MIN. HT. | MATCHED 21.05%         |
| 16                          | QLA | Quercus laurifolia             | Laurel Oak        | B&B   | 2" CAL. MIN.   | 12' MIN. HT. | MATCHED 21.05%         |
| SMALL DECIDUOUS TREES       |     |                                |                   |       |                |              |                        |
| 6                           | CCA | Cercis canadensis              | Eastern Redbud    | B&B   | 1" CAL. MIN.   | 12' MIN. HT. | MATCHED 25.00%         |
| 6                           | SJA | Styrax japonica                | Japanese Snowbell | B&B   | 1" CAL. MIN.   | 12' MIN. HT. | MATCHED 25.00%         |
| 6                           | CBE | Carpinus betulus               | Common Hornbeam   | B&B   | 1" CAL. MIN.   | 12' MIN. HT. | MATCHED 25.00%         |
| 6                           | PCH | Pistacia chinensis             | Chinese Pistache  | B&B   | 1" CAL. MIN.   | 12' MIN. HT. | MATCHED 25.00%         |
| SMALL EVERGREEN TREES       |     |                                |                   |       |                |              |                        |
| 4                           | MVI | Magnolia virginiana            | Sweetbay Magnolia | B&B   | 2" CAL. MIN.   | 6' MIN. HT.  | MATCHED 25.00%         |
| 4                           | OFR | Osmanthus fragrans             | Tea Olive         | B&B   | 2" CAL. MIN.   | 6' MIN. HT.  | MATCHED 25.00%         |
| 4                           | JVI | Juniperus virginiana 'Brodie'  | Eastern Red Cedar | B&B   | 2" CAL. MIN.   | 6' MIN. HT.  | MATCHED 25.00%         |
| 4                           | CJY | Cryptomeria japonica 'Yoshino' | Japanese Cedar    | B&B   | 2" CAL. MIN.   | 6' MIN. HT.  | MATCHED 25.00%         |
| SHRUBS                      |     |                                |                   |       |                |              |                        |
| 12                          | AGR | Abelia x grandiflora           | Glossy Abelia     | CONT. |                | 36" HT. MIN. | MATCHED 17.65%         |
| 13                          | ICN | Ilex cornuta 'Needlepoint'     | Needlepoint Holly | CONT. |                | 36" HT. MIN. | MATCHED 19.12%         |
| 16                          | DML | Distylium 'Linebacker'         | Distylium         | CONT. |                | 36" HT. MIN. | MATCHED 23.53%         |
| 12                          | FIN | Forsythia x intermedia         | Forsythia         | CONT. |                | 36" HT. MIN. | MATCHED 17.65%         |
| 15                          | CSA | Camellia sasanqua              | Camelia           | CONT. |                | 36" HT. MIN. | MATCHED 22.06%         |



| CAROLINA SPRINGS - PUMP STATION BUFFER LANDSCAPED AREAS |             |           |                                              |           |       |                      |
|---------------------------------------------------------|-------------|-----------|----------------------------------------------|-----------|-------|----------------------|
| SEGMENT                                                 | BUFFER TYPE | PLANT QTY | QUALIFYING PLANT DESCRIPTION                 | PLANT PUV | % PUV | TOTAL PUV PER 100 LF |
| A                                                       | C-225       | 2         | Large Deciduous @ 2" Caliper (6 points each) | 12        | 5%    | 225                  |
|                                                         |             | 19        | Large Evergreen @ 12' (8 points each)        | 152       | 68%   |                      |
|                                                         |             | 6         | Small Deciduous @ 1" Caliper (4 points each) | 24        | 11%   |                      |
|                                                         |             | 4         | Small Evergreen @ 6' (5 points each)         | 20        | 9%    |                      |
|                                                         |             | 17        | Shrubs @ 36" (1 point each)                  | 17        | 8%    |                      |
| B                                                       | C-225       | 2         | Large Deciduous @ 2" Caliper (6 points each) | 12        | 5%    | 225                  |
|                                                         |             | 19        | Large Evergreen @ 12' (8 points each)        | 152       | 68%   |                      |
|                                                         |             | 6         | Small Deciduous @ 1" Caliper (4 points each) | 24        | 11%   |                      |
|                                                         |             | 4         | Small Evergreen @ 6' (5 points each)         | 20        | 9%    |                      |
|                                                         |             | 17        | Shrubs @ 36" (1 point each)                  | 17        | 8%    |                      |
| C                                                       | C-225       | 2         | Large Deciduous @ 2" Caliper (6 points each) | 12        | 5%    | 225                  |
|                                                         |             | 19        | Large Evergreen @ 12' (8 points each)        | 152       | 68%   |                      |
|                                                         |             | 6         | Small Deciduous @ 1" Caliper (4 points each) | 24        | 11%   |                      |
|                                                         |             | 4         | Small Evergreen @ 6' (5 points each)         | 20        | 9%    |                      |
|                                                         |             | 17        | Shrubs @ 36" (1 point each)                  | 17        | 8%    |                      |
| D                                                       | C-225       | 2         | Large Deciduous @ 2" Caliper (6 points each) | 12        | 5%    | 225                  |
|                                                         |             | 19        | Large Evergreen @ 12' (8 points each)        | 152       | 68%   |                      |
|                                                         |             | 6         | Small Deciduous @ 1" Caliper (4 points each) | 24        | 11%   |                      |
|                                                         |             | 4         | Small Evergreen @ 6' (5 points each)         | 20        | 9%    |                      |
|                                                         |             | 17        | Shrubs @ 36" (1 point each)                  | 17        | 8%    |                      |



**PRELIMINARY**  
NOT APPROVED FOR  
CONSTRUCTION

| No. | Revision          | Date    | By |
|-----|-------------------|---------|----|
| 1   | PER TOHS COMMENTS | 2/27/20 | WR |
|     |                   |         |    |
|     |                   |         |    |
|     |                   |         |    |
|     |                   |         |    |

|            |     |         |             |
|------------|-----|---------|-------------|
| Designer   | DAM | Scale   | As Noted    |
| Drawn By   | PAP | Date    | 04.03.2020  |
| Checked By | JWW | Job No. | 02190372.10 |

CAROLINA SPRINGS  
SEWAGE PUMP STATION #1 AND FORCE MAIN  
Holly Springs Wake County North Carolina

## PUMP STATION LANDSCAPING PLAN

WithersRavenel  
Engineers | Planners | Surveyors  
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.  
**LS-1**





# Holly Springs Town Council

## *Town Council Meeting Agenda Cover Sheet*

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### **Agenda Item#: 9.**

#### **New Business**

**Title:** Selection of Town Council's UDO Steering Committee Representative

**Strategic Priority Area:** Responsible & Balanced Growth

**Staff Resource:** Gina Clapp, Director, Planning & Zoning

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#### **Action(s):**

Appoint a Town Council member and alternate to serve on the Steering Committee for the Unified Development Ordinance (UDO) Re-Write Project.

#### **Explanation:**

- The purpose of a steering committee is to provide advice, ensure delivery of the project outputs and the achievement of the project outcomes. This may also include providing advice about changes to the project as it develops.
- A Town Council representative and alternate are desired to serve as members of the Steering Committee for the UDO Re-Write Project.
- Participation is expected to consist primarily of attendance at meetings up to once per month and dates and times are to be determined.
- Meetings will be held virtually until conditions are feasible for larger in-person gatherings and are likely to begin in July.

#### **Background:**

- At the May 19, 2020 Council meeting, a contract with Stantec was approved as the consultant for the Unified Development Ordinance (UDO) Re-Write Project.
- Since, staff has begun organizational tasks for the project, including developing a Steering Committee.
- The Steering committee will meet up to once per month throughout the 16-18 month project to provide continuing feedback and technical guidance.
- Members will also serve as project ambassadors.
- The committee will consist of experienced professionals from a variety of backgrounds, including town staff, appointed board and committee members, as well a member of Town Council.

#### **Funding Source(s):**

N/A -Project previously funded

#### **Attachment(s):**

None





# Holly Springs Town Council

## Town Council Meeting Agenda Cover Sheet

### Agenda Item#: 10.

#### **New Business**

**Title:** Park Ordinance Update

**Strategic Priority Area:** Engaged, Healthy, & Active Community  
Safe & Friendly

**Staff Resource:** LeeAnn Plumer, Parks & Recreation

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#### **Action(s):**

- Establish and approve general park policies to be incorporated in Chapter 10, Parks and Recreation, Article 1, Sections 1 through 10 of the Holly Springs Municipal Code as submitted within.
- Repeal Section 12-350 - Use of Town Parks and Section 12-351 - Smoking in Parks & Park Property Prohibited and replace with updated policies in Chapter 10, Article 1.

#### **Explanation:**

- To ensure safe, equitable, and consistent use of Town parks, a comprehensive list of policies is needed as part of the Town Municipal Code.
- The park related policies that are currently in Chapter 2 - Administration and Chapter 12 - Public Safety will remain the same except for two (2) sections below:

12-350 - Use of Town Parks (various modifications)

12-351 - Smoking in Parks & Park Property Prohibited (No vaping was added to the No smoking section)

- These two sections will be repealed and updates incorporated into new sections in Chapter 10 - Parks and Recreation.

#### **Background:**

- At the June 9, 2020 Council Workshop, staff outlined proposed updates to the Parks Ordinance.
- Staff is recommending to establish certain park policies based on gaps in current rules, best practices in the industry, input from HS Police Department and with recommendations from the Parks & Recreation Advisory Committee.
- Enforcement of the policies will be with a community education mind-set and with HS Police support as necessary. Police assistance is typically only requested in egregious cases of non-compliance.
- Staff will update park signage, the town's web site and other forms of public communication to ensure broad knowledge of these updates.

#### **Funding Source(s):**

N/A

#### **Attachment(s):**

1. 20-03 Parks and Recreation Ordinance





THE TOWN OF

# Holly Springs

**Ordinance Number:** 20-03

**Date Submitted:** June 22, 2020

**Date Adopted:** June 22, 2020

## AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES OF HOLLY SPRINGS, NORTH CAROLINA

**BE IT ORDAINED** by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Code of Ordinances of the Town is amended as follows:

### **PART 1: Addition of new Chapter 10 of the Code of Ordinances. The new chapter reads as follows:**

#### **Chapter 10 - PARKS AND RECREATION**

##### **ARTICLE I. - IN GENERAL**

###### **Sec. 10-1 Definition**

For the purpose of this section, "parks" shall be defined as all parks, outdoor athletic facilities (including courts, fields, and school athletic fields as applicable), greenways and open space areas owned, leased and/or operated, maintained and administered by Holly Springs Department of Parks and Recreation.

###### **Sec. 10-2 Hours of Operation, Unauthorized Presence** (Replaces [Sec. 12-350](#))

Park property including staffed and unstaffed parks and greenways are open daily to the public from 5:00 a.m. to sunset, except when:

1. The parks and recreation director or designee may provide alternate hours of operations for a park property or facility as appropriate. Parks that have drop-in use lighted facilities such as tennis courts or fields are available for use until 9:00 pm, unless otherwise posted. Changes in hours will be posted at the facility and/or on the town's website as appropriate.
2. A park or recreation program on park property or in facilities may operate during extended hours.
3. A rental agreement issued by the Parks and Recreation Department may authorize alternate hours of operation or the extended use of a park property or facility.
4. The parks and recreation director may establish a temporary holiday schedule for a park or facility.

*Office of the Mayor*

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5. Park personnel or authorized emergency personnel may open or close any park property, facility or greenway in the event of emergency, inclement weather, or appropriate official purpose. Such opening or closing will be posted in advance when possible for public notice.
6. No person shall enter, or be present within a park property or facility when closed as indicated by posted hours or when gates to the park or facility are shut. Violation of the foregoing may subject the violator to civil or criminal penalties.

#### **Sec 10 – 3 Damage to Plants, Turf, Rocks, Structures, Streams**

- a. No person shall deface, destroy, injure, misuse, or remove any park property.
- b. No person shall cut, break, move, take or otherwise injure, destroy or deface any tree, shrub, plant, turf, rock or any building, fence, bridge, sign or other structure; or foul any stream, or dump any earth, rubbish or other substance or material in or upon any park without written permission of the director of parks and recreation. Such permission shall be given upon a showing that the activity is consistent with all other ordinances and will not result in permanent injury to the park.

#### **Sec 10 – 4 Prohibited Acts in Parks and Facilities**

- a. Dangerous equipment: Practicing, playing or using the following but not limited to: horseshoes, spears, javelins, archery and discus in park areas is prohibited except in areas expressly authorized or provided for such purposes.
- b. Swimming or wading is prohibited in all parks except in facilities expressly authorized for that purpose. Personal bathing is prohibited.
- c. No person shall possess, use, or distribute illegal drugs or any controlled substances on park property.
- d. Smoking and use of a vaping device in parks and park property is prohibited. It shall be unlawful to smoke or vape in any town park, park property, greenway, or any area held for public recreation in the town. (Replaces [Sec. 12-351](#))
- e. No person shall possess or discharge any fireworks, model rockets, or other explosive materials or devices on park property, except as authorized by the director of parks and recreation or designee or as provided by in [Sec. 12-343](#).
- f. No person shall operate any device to amplify sound which creates excessive noise (as provided in Sec. [12-313](#) Noises Prohibited) or otherwise create excessive noise so as to disturb the peace and public enjoyment of park property, except as authorized by approval by the director of parks and recreation or designee.
- g. Use of metal detectors or use of neodymium magnets are not permitted in parks, except as authorized by approval by the director of parks and recreation or designee.
- h. Recreational drones and any radio controlled aerial device are permitted at Sugg Farm Park following FAA regulations and while maintaining visibility of the aircraft at all times. Such devices shall be of electronic propulsion only. Drones are not permitted to fly over people, stadiums, or events. Commercial use of drones in parks is prohibited unless authorized by approval by the director of parks and recreation or designee.
- i. No person shall make or kindle any open fire except in fireplaces and grills designed and provided for this purpose. Private portable grills may be used in certain park areas as approved by the director of parks and recreation or designee.
- j. No person shall urinate or defecate on park property other than in the restrooms or designated sanitary facility.

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- k. No person shall dump, abandon, discard, release or spill as refuse, bulk trash, landscape material, liquid, or similar objects or substances on park property or park dumpster unless provided expressly for public use and authorized by posted signage.
- l. No person shall misuse or abuse park property by utilizing it in any manner other than as appropriate according to its intended design.
- m. No person in a park shall conduct himself/herself by word or by act, in a riotous, disorderly, boisterous, threatening or other manner so as to disturb the peace and good order of the park.
- n. No person in a park shall solicit another to engage in an act of sex perversion or solicit or request another to commit, perform or engage in any lewd, lascivious, obscene, or indecent act or behavior.
- o. No person shall establish or maintain any camp or other temporary lodging place or sleeping place, within the park, without the specific written permit from the director of parks and recreation or designee.

#### **Sec 10 – 5 Drinking in Public Places**

It shall be unlawful for any person to display or consume intoxicating beverages on any public street, right-of way, alley, park or other public place except as provided for in [Sec. 12-341](#).

#### **Sec 10 – 6 Vehicles and Motorized Wheeled Devices**

a. No person shall ride or drive any motor vehicle, golf cart, motorcycle, electric scooter, motor-driven cycle, or any other form of off-highway, motor-driven vehicle upon any park land except upon the roads or on areas which are designed and provided for such purposes. This shall not include the operation of mobility assisted devices such as electric wheel chairs or motor vehicles engaged in property maintenance or in other services authorized by the town. All ordinances regarding operation of a motor vehicle upon public streets or highways apply to operation upon streets within park land. Speed limits within all park lands shall be 15 miles per hour unless otherwise posted. There shall be no parking at any time except in designated areas as provided for in [Sec. 12-513](#)

b. No bicycles, skateboards or rollerblades are to be ridden in areas that have been posted by signs that expressly prohibit such.

#### **Sec 10 – 7 Animals and Wildlife**

- a. Except in designated areas, no person shall bring or possess an animal on park property without keeping it at all times on a physical leash that is attached to the animal by collar or harness and that is under the control of the owner.
- b. No person who brings an animal onto park property shall fail to immediately clean up and remove the animal's feces or other waste from park property and dispose of the waste in a receptacle designated for that purpose.
- c. Livestock of any kind are prohibited in any park, unless authorized by the director of parks and recreation or designee.
- d. Horseback riding is prohibited except upon facilities expressly designed for that purpose.
- e. Lawful activities of any public safety K-9 Team in the performance of their duties is permitted.
- f. No person shall abandon or release any animal, whether domestic or wild, anywhere on or about park property, except as authorized by the director of parks and recreation.

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- g. No person shall, in any park, set a trap or snare, remove or annoy, disturb or poison any wild animal or bird or injure or destroy any nest or habitat.
- h. Fishing is permitted at designated town facilities following NC Wildlife Resource Commission guidelines and regulations.
- i. Service animals are permitted in town parks and facilities as provided by the Americans with Disabilities Act.

#### **Sec 10 – 8 Advertising; Solicitations.**

No person shall, without written permission of the director of parks and recreation, erect, paint, post or otherwise affix or distribute any signs, advertisements or circulars on park property. The sales of anything or the solicitation of funds or donations within any park are forbidden except upon written permission of the director of parks and recreation or designee. Such permissions shall be given upon a showing that there will be compliance with all laws and ordinances and a further showing that the activity will not injure the parks or interfere with the right of others to use the park.

#### **Sec 10 – 9 Private for Profit Activities.**

Profit making activities for commercial entities or individuals will not be permitted in any public facility or upon park lands with the exception of North Main Athletic Complex unless approved in writing by the director of parks and recreation. Professional and amateur photography is permitted as long as areas are not restricted to general park users. Use of equipment such as props, lights, screens, etc. for photography is not permitted.

#### **Sec 10 – 10 Enforcement. ([References Sec 12-352](#))**

A violation of an offense listed in this article may, at the discretion of the charging officer be subject to a town citation in lieu of a criminal complaint or infraction utilizing a state uniform citation. If the officer elects to use a town fine, he or she shall issue a town citation:

First offense. \$100 citation and the offender is subject to be expelled from all park programs and facilities for 30 calendar days.

Second offense. \$200 citation and the offender is subject to be expelled from all park programs and facilities for 60 calendar days.

Third offense. \$500 and the offender is subject to be expelled from all park programs and facilities for one year.

Fourth offense. Offender shall be charged criminally if the officer has probable cause to do so.

A violation of the offense of trespassing at a park facility where in the opinion of the charging officer no damage was caused by the trespass and the person did not form an intent to damage the park facility, the following fines shall be enforced through the use of the town citation process:

First offense. \$25 citation and the offender is subject to be expelled from all park programs and facilities for 30 calendar days.

Second offense. \$50 citation and the offender is subject to be expelled from all park programs and facilities for 60 calendar days.

Third offense. \$100 and the offender is subject to be expelled from all park programs and facilities for one year.

Fines are payable to the town finance department and recoverable by the town in a civil action by failure to pay within 30 days, pursuant to G.S. 160A-175(c). A person charged with a town

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citation may appeal to the town manager or designee (i.e. Hearing officer), upon written request within ten days of receiving the citation.

Nothing herein shall serve to limit the discretion of the charging officer to decide to charge, not charge, charge criminally, or charge a town fine. When an officer elects to charge criminally, the officer shall charge the violation as either an infraction or a misdemeanor, as indicated in the applicable section. The violation shall be subject to a maximum fine amount of \$500.

Jurisdiction for infractions and misdemeanors shall be proper in the general court of justice for the county.

**PART 2: Repeal the following sections in their entirety:**

**12-350 – Use of Town Parks (Replaced by Sec 10-2)**

**12-351 – Smoking in parks and park property prohibited (Replaced by Sec 10-4)**

**PART 3: 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 4: 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 5: INCLUSION IN CODE**

It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Town Code of 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 39: EFFECTIVE DATE**

The provisions of this ordinance shall become effective June 22, 2020 in accordance with the laws of the State of North Carolina.

Adopted this, the 22<sup>nd</sup> day of June, 2020.

Attested to:

*Office of the Mayor*

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Dick Sears, Mayor

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Linda C. McKinney, Town Clerk

*Office of the Mayor*

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# Holly Springs Town Council

## *Town Council Meeting Agenda Cover Sheet*

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### **Agenda Item#: 11.**

#### **New Business**

**Title:** COVID-19 Community Response

**Strategic Priority Area:** Engaged, Healthy, & Active Community  
Safe & Friendly

**Staff Resource:** Linda McKinney, Town Clerk

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#### **Action(s):**

Consider 1) COVID-19 related community feedback regarding the use of facial coverings and 2) the formulation of a task force to assist in the community's recovery from COVID-19.

#### **Explanation:**

- On June 19, a majority of Council members indicated a desire to discuss the use of facial coverings and formulation of a community recovery task force at their June 22 Council meeting.
- Residents have been communicating with the Mayor and Council regarding the effects of COVID-19 on the community.
- Concerns range from preventive measures to slow the spread of the disease to economic issues exacerbated by the pandemic.

#### **Background:**

- Town, County, and State COVID-19 state of emergency orders have been in place since mid-March 2020.
- The NC Department of Health and Human Services has developed recommendations for those who leave their homes: Wear a cloth face covering, Wait 6 feet apart, and Wash your hands often.
- Holly Springs has 56 lab-confirmed cases of COVID-19 and one death, as of June 19, 2020.

#### **Funding Source(s):**

N/A

#### **Attachment(s):**

None