



## **Agenda**

### **Call to Order**

### **Roll Call**

### **Pledge of Allegiance**

### **Invocation**

### **Agenda Adjustment**

### **Approval of Minutes**

1. September 24, 2024 Regular Meeting Minutes

### **Town Council Meeting Representative**

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

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

### **Comprehensive Plan Amendments**

### **Zone Map Change Petitions**

2. Pine Springs Academy/Holly Springs Business Park Planned Unit Development Major Amendment 01-PUD-03-A04

### **Major Subdivision Plans**

3. Oakview Innovation Master Plan Major Amendment 20-MAS-02-A02

### **Development Plans**

4. Genesuites - Oakview Innovation Park Pod C Development Plan 23-DP-13

### **UDO Text Amendments**

### **Other Business**

5. Town Council Official Action Overview
6. Committee Reports
7. Development Services Report
8. Other Business

### **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



Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday September 24, 2024 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on September 24, 2024. At 6:59 p.m. after determining a quorum was present, **Rick Madoni** called the meeting to order.

Staff Members Present: Chris Hills, Development Services Director  
Elizabeth Goodson, Assistant Director  
John Schifano, Town Attorney  
Jay Osborn, Assistant Town Attorney  
Sean Ryan, Planning Division Manager  
Cheryl Caines, Senior Planner  
Catherine Jacobs, Engineering Manager  
Elliot Blonshine, Development Review Engineer  
Brett Gosney, Planner II  
Mackenzie Fretz, Board Clerk

The Board completed roll call.

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

Members Absent: Joanna Holder

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

Agenda Item #5: Agenda Adjustment

*There were no agenda adjustments.*

Agenda Item #6: Minutes

*a. July 23, 2024 Regular Meeting Minutes*

Motion: Motion to approve the adjusted July 23, 2024 Minutes.

*Motion by: Mr. Carpico*

*Second by: Mr. Prizer*

*Action: The Planning Board vote in favor of the motion (8-0)*

Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday September 24, 2024 - 7:00 p.m.

*Agenda Item #7: Town Council Representative*

---

Planning Board Representation for Town Council

- a) Mr. Prizer will take over Ms. Holder's Town Council date of October 15<sup>th</sup>, 2024

*Agenda Item #8:*

---

Public Comment Period: none

*Agenda Item #9: Training*

---

***a. Planning Board Training***

Staff went over a presentation training for the Planning Board.

*Agenda Item #10: Other Business*

---

- a. Town Council Official Action Overview – see slide***
- b. Committee Reports – See slide***
- c. Development Services Report***
- d. Other Business***

*Agenda Item #11: Adjournment*

---

Motion: **Motion to adjourn**

*Motion by: Mr. Carpico (Prizer, Ernie)*

*Second by: Mr. Cuccurullo*

*Action: The Planning Board voted in favor of the Motion (8-0)*

Time: 8:43 PM

---

Mackenzie Fretz  
*Planning Board Clerk*



# Holly Springs Planning Board

## *Planning Board Meeting Agenda Cover Sheet*

---

### Agenda Item#: 2.

#### **Development Services**

**Title:** Pine Springs Academy/Holly Springs Business Park Planned Unit Development Major Amendment 01-PUD-03-A04

**Strategic Priority Area:** Growth Management & Economic Vitality  
Vibrant Community

**Staff Resource:** Grayson Taylor, Development Services, Catherine Jacobs, Development Services

---

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

- Adopt Consistency Statement
- Recommend to Town Council to approve/deny PUD Amendment to Holly Springs Business Park, establishing the Innovation & Institutional District, and modify the use of Tract E from Light Industrial to Innovation & Institutional District.

#### **Explanation:**

- The Town has received a request to amend the Holly Springs Business Park Planned Unit Development (PUD).
- The request would create a new Innovation & Institutional district within the PUD, similar to the Light Industrial district. The new district proposes to add school uses as Permitted with Additional Standards, the primary change between the two districts.
- This new proposed district would apply only to Tract E, which consists of two parcels. The larger of the two parcels is addressed as 420 Green Oaks Parkway.
- The two affected parcels total 14.82 acres.

#### **Background:**

- The Holly Springs Business Park Planned Unit Development was approved by Town Council on October 1, 2002. The PUD Light Industrial district was applied to Tract E upon PUD approval. The Holly Springs Business Park PUD has been amended three (3) times since its initial adoption.

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

N/A

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

1. 01PUD03A04\_HSBP\_PUDAmendment\_PBStaffReport
2. 01PUD03\_HSBP\_PUDAmendment\_Application
3. 01PUD03\_HSBP\_PUDAmendment\_Plans
4. 01PUD03\_HSBP\_PUDAmendment\_DistrictRegulations

Planning Board Meeting  
November 20, 2024





**Project Type:** Planned Unit Development - Major Amendment

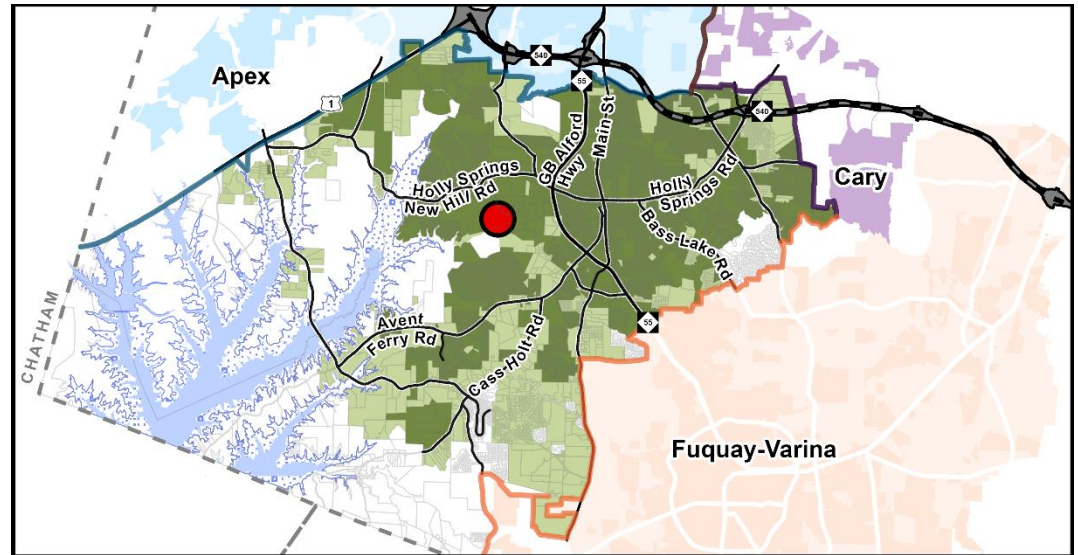
**Concurrent Applications:**

☐ Waiver / SUP/ VAR/ CPA

**Applicant / Petitioner:** Gregg Sinderson - Pine Springs Foundation, LLC

**Property Address:** 420 Green Oaks Parkway

**Property Area:** 14.82 acres



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

**Project Summary:**

An amendment to the Holly Springs Business Park Planned Unit Development (PUD) to establish the Innovation and Institutional District and modify the designation of Tract E (420 Green Oaks Parkway) from Light Industrial to Innovation and Institutional District with the intent to develop the parcel with a STEM/Life Sciences focused high school.

**Requested Action:**

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

**Table of Contents:**

|                                            |         |
|--------------------------------------------|---------|
| Case Summary                               | Page 2  |
| Current Zoning Information                 | Page 3  |
| Land Use & Character Information           | Page 4  |
| Transportation Information                 | Page 8  |
| Parks, Recreation, & Greenways Information | Page 11 |
| Community Facilities Information           | Page 12 |
| Utility & Infrastructure Information       | Page 13 |
| Natural Resources & Open Space Information | Page 15 |
| PUD Amendment Information                  | Page 16 |
| Decision-Making Information                | Page 19 |



## Case Summary

### Current Zoning:

PUD – Planned Unit Development

☐ Conditional Zoning District

### Proposed Zoning:

PUD – Planned Unit Development

☐ Conditional Zoning District



Aerial Photograph

### Growth Strategy Map:

Places to Enhance

### Small Area Plan Designation:

N/A

### Future Land Use Plan Designation:

Business & Industrial

## Staff Analysis:

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

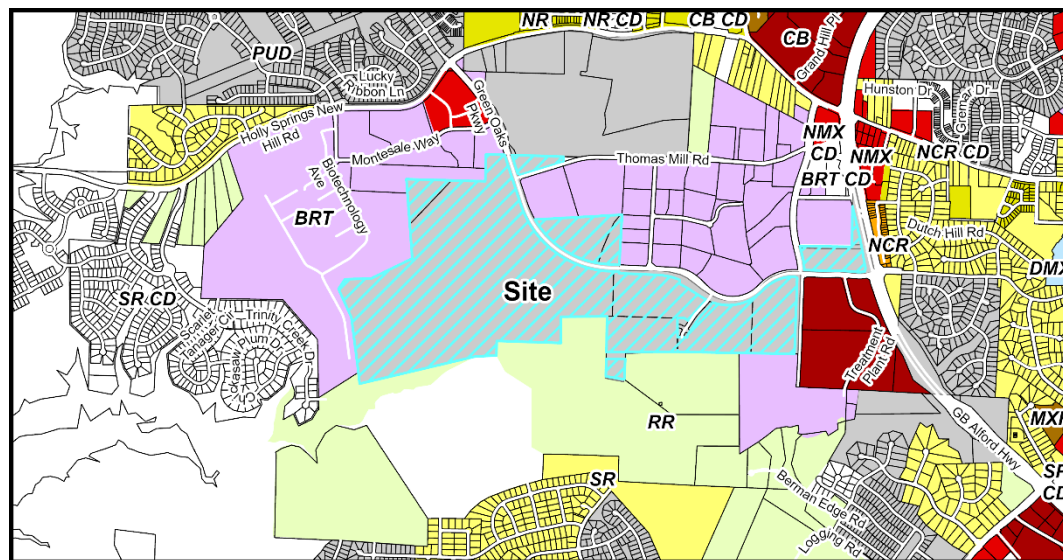
The applicant's proposal of a new district within the current PUD provides a modification to the existing Light Industrial district on Tract E, a smaller portion of the overall PUD located north of Green Oaks Parkway, with the intent to develop the parcel with a STEM/Life Sciences focused high school. Use adjustments have been made to reflect current trends, and new uses Permitted with Additional Standards have been included with mitigation measures should those uses develop. Most standards remain unchanged, adhering to the existing PUD regulations. While Staff recommends decision-makers closely exam potential impacts to the surrounding area, the proposed PUD Amendment to the Holly Springs Business Park primarily meets the intent of the Business Park, Town objectives, and the Vision Holly Springs Comprehensive Plan.

**Staff Recommendation:** ☒ Approve ☐ Deny



**Current Zoning Information**

| Parcel #          | Zoning | Area               |
|-------------------|--------|--------------------|
| 0649120574        | PUD    | 11.64              |
| 0649125359        | PUD    | 3.18               |
|                   |        |                    |
|                   |        |                    |
|                   |        |                    |
| <b>Total Area</b> |        | <b>14.82 acres</b> |



Current Zoning Map

**Adjacent Property Current Zoning Information**

|                         | <b>Zoning</b>                  | <b>Existing Land Use</b>                                               |
|-------------------------|--------------------------------|------------------------------------------------------------------------|
| <b>Subject Property</b> | PUD – Planned Unit Development | Vacant (Business & Industrial)                                         |
| <b>North</b>            | Business & Research Technology | Light Manufacturing, Office (Business & Industrial)                    |
| <b>South</b>            | PUD – Planned Unit Development | CSL Seqirus (Business & Industrial)                                    |
| <b>East</b>             | Business & Research Technology | Light Manufacturing, Office, Indoor Recreation (Business & Industrial) |
| <b>West</b>             | PUD – Planned Unit Development | CSL Seqirus (Business & Industrial)                                    |

**Parcel Rezoning History**

Rezoning Number: 01-PUD-03  
Original Zoning: I-1 (Wake County)  
Approved Zoning: PUD  
Approval Date: October 1, 2002

**PUD Amendment History**

Amendment #1: 08/01/2006 Height Increase in Manufacturing District  
Amendment #2: 10/03/2006 Boundaries and District Standards Adjusted  
Amendment #3: 07/19/2011 Parcel Addition

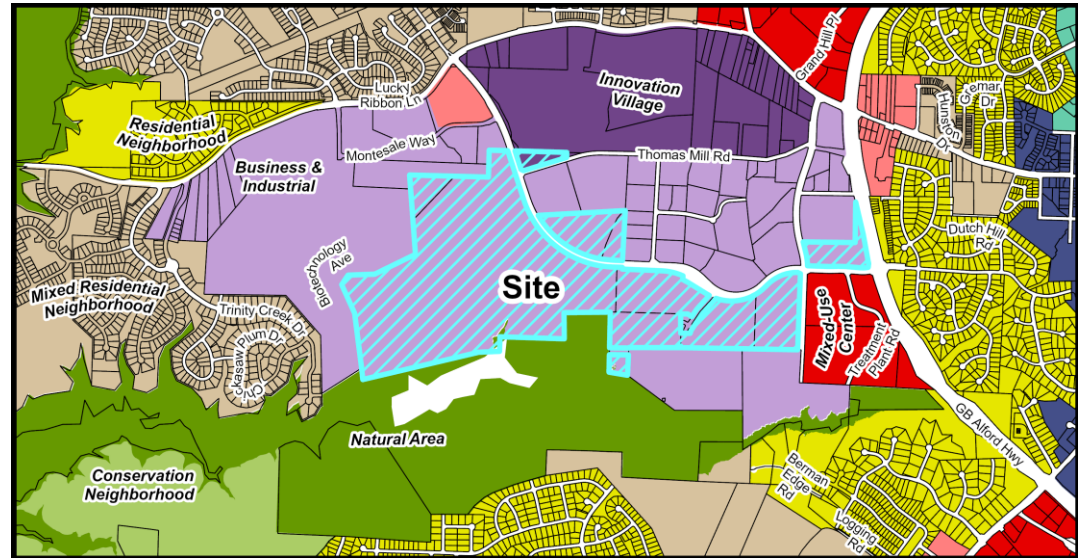


**Land Use & Character Information**

Vision Holly Springs Comprehensive Plan Section 1

**Growth Strategy Map:** Places to Enhance**Future Land Use:** Business & Industrial  
Choose an item.**Small Area Plan:** N/A**The Requested PUD Amendment is:**☒ **Consistent with the Future Land Use Map**☐ **Inconsistent with the Future Land Use Map**

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



Future Land Use Map

**Important Themes for Transforming Holly Springs:**

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

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



## Land Use & Character Information (cont.)

### Growth Strategy Map: Places to Enhance

Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

### Future Land Use: Business & Industrial

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

Key Characteristics of Business & Industrial development include:

- Parking is provided off-street in surface parking lots or parking decks at the rear of the lot, and should otherwise be screened from view from the street.
- Typically, business and industrial areas do not prioritize the preservation of natural resources, though they may rely on landscape for buffering between incompatible uses.
- Though these areas are not typically designed as walkable, activated centers, they may include formal open spaces such as squares or plazas for the use of employees.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Green roof elements and/or rooftop gardens are encouraged.
- Building types are primarily office and industrial.
- Buildings may be up to 6 stories. Exceptions may be allowed for special manufacturing uses.

Small Area Plan: N/A

Historic Structures: ☒ None



## Land Use & Character Information (cont.)

### Land Use & Character Staff Analysis:

The requested PUD Amendment is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan

The subject parcels have a Future Land Use designation of Business & Industrial. These parcels have been designated for industrial land uses dating back to the 1998 Town of Holly Springs Ten-Year Comprehensive Growth Plan, with the intent to increase the Town's availability of industrial land. The Industrial future land use designation has carried over through subsequent Comprehensive Plans to today's Business & Industrial Character Area in Vision Holly Springs.

The proposed PUD Amendment seeks to establish a new Innovation and Institutional District within the existing Holly Springs Business Park PUD to apply this new district to Tract E, which is comprised of the two subject parcels. The Innovation and Institutional District retains the same uses as the existing Tract E district of Light Industrial (such as Office, Flex Space, and Manufacturing) with the addition of two uses Permitted with Additional Standards - School (Commercial, Trade, or Business) and School (K-12). The applicant has provided a list of Additional Standards that include a concept plan for a school and a list of standards intended to limit potential impacts a school may have at this location.

Schools, which are typically classified as civic uses, are generally established in the Comprehensive Plan as more appropriate for Residential Neighborhood and Mixed Residential Neighborhood locations to support existing and future neighborhoods. These types of civic uses were carefully attributed to Residential character areas to meet Town objectives, such as limiting traffic impacts on major commercial thoroughfares and allowing a safe and walkable environment for students to get to school. As such, the addition of Schools as use proposed with this amendment may be incompatible with the Business & Industrial character area.

Throughout the review of this amendment, the applicant has expressed a desire to establish a high school with a life sciences focused curriculum. Holly Springs is a biotechnology hub that has announced \$4.2B in investment in the Life Sciences Industry since 2021, along with 2,200 jobs from the likes of companies such as Amgen and Fujifilm Diosynth Biotechnologies locating in our community. For all of these companies, recruitment of skilled talent and growing workforce development needs are top of mind. As the Town looks to support these companies and continues in its recruitment efforts, a high school with a life sciences focused curriculum could be an asset to building the critical pipeline of employees for these companies. As proposed, staff believes the addition of the School use to the allowed uses in the PUD is generally consistent with the spirit of the Business & Industrial Future Land Use designation if it contributes to the development of life sciences ecosystem the Town has worked hard to create.

However, it is necessary to be mindful of the impacts the proposed school use could have on the business park. It is possible, that at the wrong size or scale, the proposed use could become harmful to Town's ability to achieve the character area goals of creating space for large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings. As outlined in the Important Themes for Transforming Holly Springs, "More Transportation-Land Use Coordination in the Community" is required to mitigate the impacts of traffic in the community. School uses have very specific transportation needs that are different from other types of land uses, including those adjacent to this site. The potential for schools at this site limits the ability of coordination between

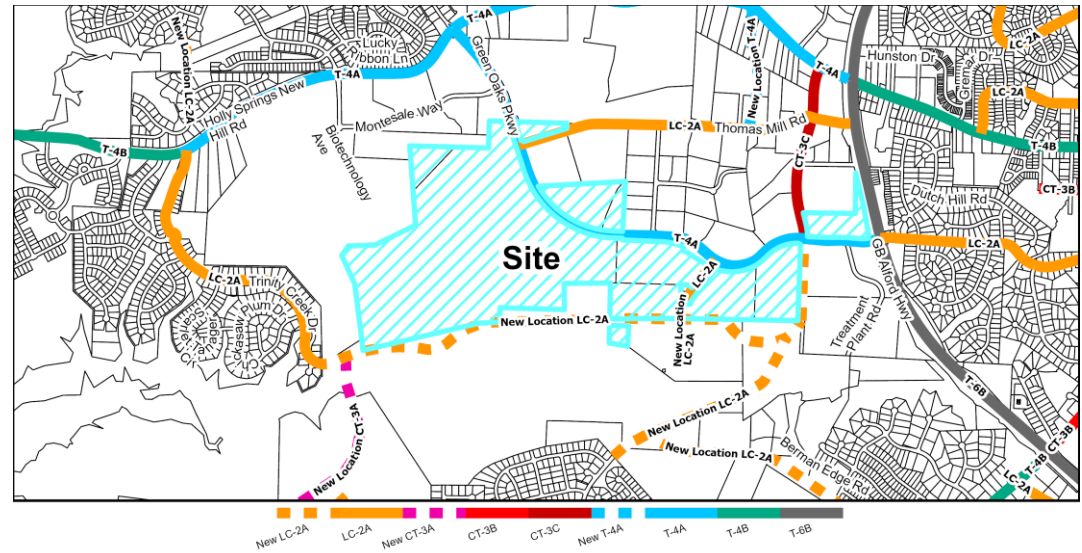


land use and transportation. Placing schools within neighborhoods allows for a greater number of alternatives from auto-based travel, such as walking, biking, or feasible bus service. The specific uses of a school at this site would primarily limit potential modes of transportation to auto-based travel or bus service, depending on the type of school. Other recommendations of the Land Use & Character Plan to consider include CC-7: Improve Multi-Modal Connectivity Throughout the Town, CC-8: Increase Walkability, and CC-10: Mitigate the Impacts of Auto-Oriented Uses all relate to how the proposed school use may impact the Business & Industrial character area.

Overall, the proposed PUD amendment provides consistency with the Land Use & Character Plan by retaining the characteristics and vision of a Business & Industrial Future Land Use designation, however, decision-makers should be mindful as to whether the size and scale of a proposed school will have negative impacts to the transportation network in the Business Park and whether those impacts have been sufficiently mitigated by the applicant.

**Transportation Information***Vision Holly Springs Comprehensive Plan Section 2***Comprehensive Transportation Plan**

|                                      |                                   |                                                  |
|--------------------------------------|-----------------------------------|--------------------------------------------------|
| Road Widening along Project Frontage | <input type="checkbox"/> Required | <input checked="" type="checkbox"/> Not Required |
| New Location Roadways                | <input type="checkbox"/> Required | <input checked="" type="checkbox"/> Not Required |
| Hotspot/Safety Study Location        | <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No           |



Roadway Map

**Comprehensive Transportation Plan Summary****Road Widening along Project Frontage:**

The project has frontage along Green Oaks Parkway, which has already been constructed to its ultimate cross section. Therefore, no additional roadway widening is required.

**New Location Roadways:**

There are no new roadways that impact the subject property shown on the Comprehensive Transportation Plan.

**Hotspot/Safety Study Location:**

There is not a Hotspot or Safety Study location within the Traffic Study scoping area.

**Improvement Prioritization:**

N/A

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

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

**Traffic Study Summary**

A Traffic Impact Analysis (TIA) was completed with this PUD amendment. The completed study outlined several improvements necessary to help mitigate traffic impacts to the surrounding area. At the time of the first submittal, no mitigation improvements were proposed. However, traffic in this area of Town is already of great concern and Staff requested additional collaboration. The developer was open to working with Staff and ultimately did voluntarily commit to the following improvements with guidance from the Traffic Study:

*Greek Oaks Parkway at Proposed School West Access/Seqirus East Access (unsignalized)*

- Construct southbound approach with one (1) ingress lane and two (2) egress lanes.
- Limit access at proposed School West Access to right-in/ right-out/ left-out using median channelization to prohibit left-in movements.
- Provide stop control southbound approach.
- Limit access at proposed School West Access to prohibit entrance/exit during AM and School PM peak hours.
- Extend existing westbound left-turn lane to 300 feet of storage and appropriate taper.

*Green Oaks Parkway at Proposed School East Access (unsignalized)*

- Construct southbound approach with one (1) ingress lane and one (1) egress lane.
- Limit access at proposed School East Access to right-in/right-out only.
- Construct westbound right-turn lane with 50 feet of storage and appropriate taper.

*Pedestrian Safety*

- Provide fee-in-lieu for future construction of pedestrian crossing along Green Oaks Parkway.

**Transportation Staff Analysis:**

The requested Zoning Map Amendment is:    ☒ Consistent    ☐ Inconsistent    with the Comprehensive Transportation Plan





The developer has voluntarily committed to several mitigation improvements originally recommended by the Traffic Study and provided additional modeling for Staff review to ensure acceptable levels of service and no adverse impacts within the study area. The project is therefore consistent with the study, the Unified Development Ordinance, and the Comprehensive Plan.



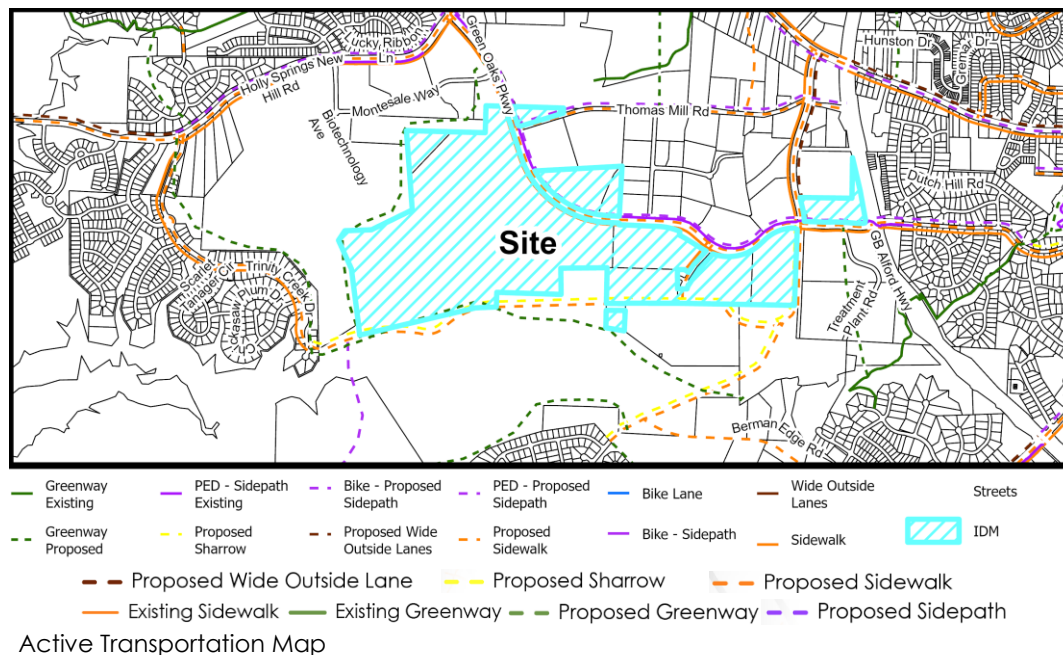
## Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

### Park Search Area

☐ Yes

☒ No



### Required Active Transportation Improvements

☐ Greenway

☒ Sidepath

A Sidepath already exists along the Green Oaks Pkwy frontage of this project.

## Parks, Recreation, & Greenways Summary

The project should retain the existing Sidepath.

### Parks, Recreation, & Greenways Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan.

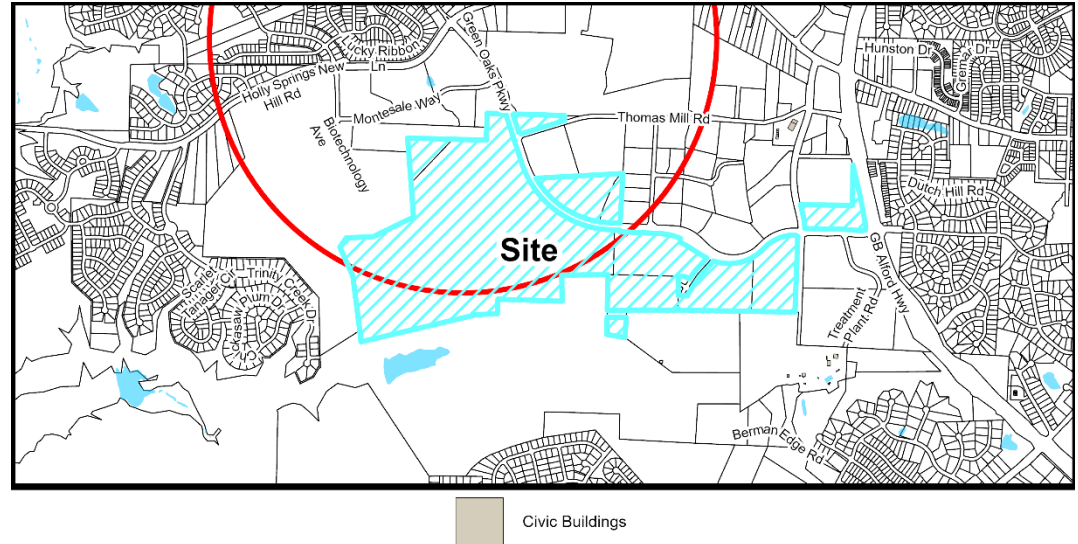
The PUD amendment request is consistent with the Parks, Recreation, and Greenways Master Plan.



### Community Facilities Information

*Vision Holly Springs Comprehensive Plan Section 4*

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



Community Facilities Map

### WCPSS Coordination

Wake County Public School system has been informed of the PUD Amendment and is aware of the potential for a new charter school at this site.

### Community Facilities Plan

The site falls within a Potential Future Fire/Police Facility zone on the Community Facilities Plan Map. This zone has been addressed with the construction of Fire Station #3, located on Cinder Station Road.

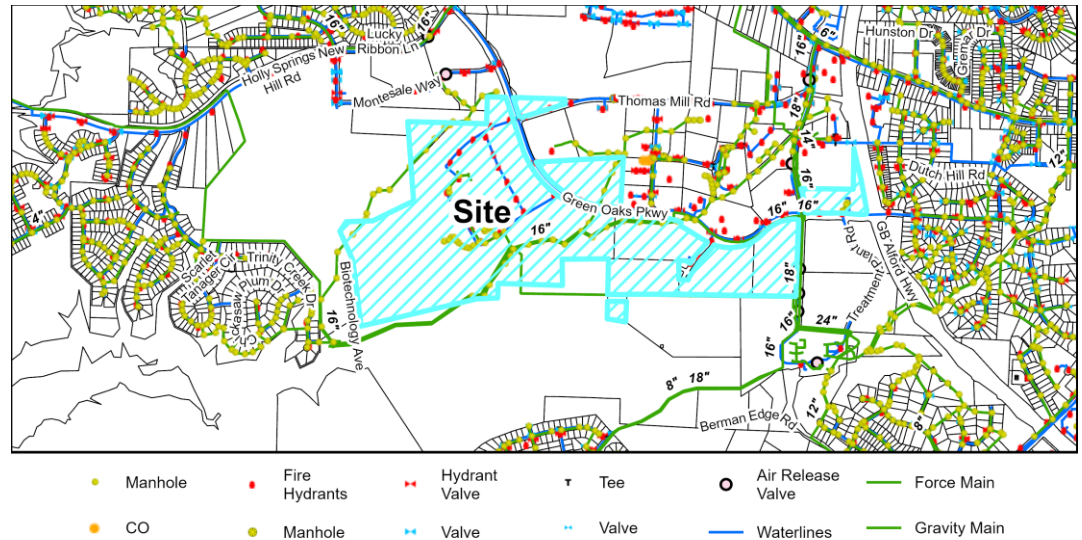
### Community Facilities Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan

The PUD Amendment does not appear to create any impact to Community Facilities. Any development occurring under the proposed district would be evaluated at the time of review.

**Infrastructure & Utility Information***Vision Holly Springs Comprehensive Plan Section 5***Utility Availability**

|                |                                         |                             |                                                    |
|----------------|-----------------------------------------|-----------------------------|----------------------------------------------------|
| Water          | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Study Required            |
| Sanitary Sewer | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Study Required |
| Reclaim        | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Study Required            |



Utility Map

**Infrastructure & Utility Summary****Water:**

The project is proposed to tie to existing Town water facilities located in Green Oaks Parkway and extend into the site for necessary fire protection. A Fire Flow Analysis will be required at Development Plan. These waterlines will be installed by the developer in accordance with Town Policies.

**Sanitary Sewer:**

Sewer service is proposed to tie to existing Town water facilities located in Green Oaks Parkway and extend into the site.

A sewer study was completed with this PUD amendment that concludes the existing downstream sewer infrastructure has adequate capacity to support this development. This considers the planned improvements to the Business Park Pump Station.

**Reclaim:**

While there is existing reclaim water infrastructure within Green Oaks Parkway, the development is not planning a connection at this time.

**Infrastructure & Utility Information (cont.)****Water Resource Management (WRMP) Policy**

- |                                                     |                                            |                     |                                                             |
|-----------------------------------------------------|--------------------------------------------|---------------------|-------------------------------------------------------------|
| <input checked="" type="checkbox"/> WRMP Applicable | <input checked="" type="checkbox"/> Tier 1 | Allocation Elements | <input type="checkbox"/> Public Infrastructure Improvements |
| <input type="checkbox"/> WRMP Not Applicable        | <input type="checkbox"/> Tier 2            |                     | <input type="checkbox"/> Sustainable Design                 |
|                                                     | <input type="checkbox"/> Tier 3            |                     | <input type="checkbox"/> Work Force Housing                 |
|                                                     |                                            |                     | <input type="checkbox"/> Open Space/Tree Preservation       |

**Water Resource Management Policy Summary**

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

Utility Allocation Summary

**Priority Level:** Priority Level 1

**Allocation Assignment:** Institutional

**Allocation Requested:** 7,200 gallons per day

**Staff Determination:** Sufficient allocation remaining in the Operational Reserve assignment to support this project for the proposed build out year of 2026.

**Infrastructure & Utility Staff Analysis:**

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan

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

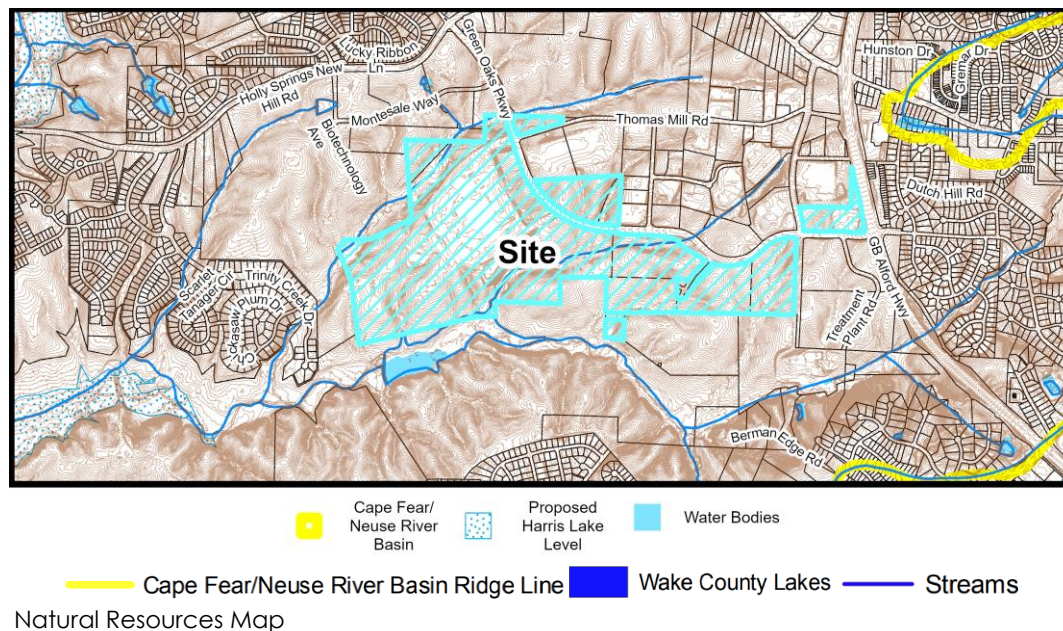




## Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

**Total Required Open Space 10%**



## Natural Resources & Open Space Summary

### Open Space:

The Holly Springs Business Park PUD Regulations require a 10' Undisturbed Buffer along the northern property line of Tract E, and a 30' Semi-Opaque buffer along Green Oaks Pkwy. The attached concept plan as part of the Additional Standards for the proposed district displays these buffers. The PUD Regulations require 10% Open Space for each legal parcel or combination of parcels under one owner. Any proposed Development Plan must provide at least 10% of Open Space and would be confirmed at a Development Plan Review.

### Stormwater:

The project is located within the Cape Fear River Basin and is proposing to treat new impervious surfaces onsite with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, and Riparian Buffers.

## Natural Resources & Open Space Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan

The applicant has not proposed changes to the existing Holly Springs Business Park PUD Regulations regarding Natural Resources & Open Space. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval.



**Planned Unit Development (PUD) Amendment Information***Unified Development Ordinance/HSBP PUD Regulations*

UDO Section 1.6.1.H addresses legacy Planned Unit Development (PUD) projects like the Holly Springs Business Park PUD. The establishment of new PUD projects is not allowed, however, the Town recognizes past projects that were approved under this land use process and Minor and Major Amendments to PUDs are allowed. Examples of changes that qualify as a Major Amendment include changes to density or building areas, setbacks and building heights, roadway networks, open space, or any other changes that depart significantly from the original approval. Changes including the addition of new land uses and their application to the current PUD qualify as a Major Amendment.

The PUD Amendment request is to establish a new Innovation and Institutional District within the existing Holly Springs Business Park PUD and to apply this new district to Tract E, which is comprised of the two subject parcels. The Innovation and Institutional District retains the same uses as the existing Tract E district of Light Industrial (such as Office, Flex Space, and Manufacturing), with the addition of two uses - School (Commercial, Trade, or Business) and School (K-12) as Permitted with Additional Standards. The applicant has provided a list of Additional Standards that include a concept plan for a school, and a list of standards intended to limit potential impacts a school may have at this location. The current Light Industrial district and proposed Innovation & Institutional district information is below:

**Holly Springs Business Park PUD Regulations**

| <b>Permitted Uses</b>               | <b>Existing Tract E<br/>Light Industrial District</b>                                                                                                                                                           | <b>Proposed Tract E<br/>Innovation &amp; Industrial District</b>                                                                                                                                                                            |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Primary Uses                        | <ul style="list-style-type: none"> <li>A. Offices</li> <li>B. Public Buildings, facilities</li> <li>C. Flex space</li> <li>D. Manufacturing</li> <li>E. Distribution Centers</li> <li>F. Warehousing</li> </ul> | <ul style="list-style-type: none"> <li>A. Offices</li> <li>B. Public Buildings, facilities</li> <li>C. Flex space</li> <li>D. Manufacturing</li> <li>E. Distribution Centers</li> <li>F. Research &amp; Development Laboratories</li> </ul> |
| Permitted with Additional Standards | N/A                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>A. School (Commercial, Trade, or Business)</li> <li>B. School (K-12)</li> </ul>                                                                                                                      |
| Special Exception Uses              | <ul style="list-style-type: none"> <li>A. Transmission Towers</li> <li>B. Child Care Facilities</li> <li>C. Research &amp; Development Laboratories</li> <li>D. Mini-Storage Warehousing</li> </ul>             | <ul style="list-style-type: none"> <li>A. Transmission Towers</li> <li>B. Child Care Facilities</li> </ul>                                                                                                                                  |



## Proposed Innovation &amp; Institutional District Additional Standards

|                                                                                         | Proposed Additional Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Conditions Applicable to School (Commercial, Trade, or Business) and School (K-12) Uses | <ul style="list-style-type: none"><li>i. Uses applicable in this section shall meet the criteria set forth in the Town of Holly Springs UDO Section 3.3.6 Public and Institutional Uses – Additional Use Provisions. Exceptions to 3.3.6 are listed below:<ul style="list-style-type: none"><li>a. Perimeter buffers shall follow the approved perimeter buffers per the HSBP Landscape Regulations.</li></ul></li><li>ii. Student queuing and stacking for carpools shall be sufficient to demonstrate no queuing within a public right of way.</li><li>iii. This district shall only apply to Tract E as shown on C7.0 of the Holly Springs Business Park Master Plan.</li><li>iv. Any school will follow the Perimeter buffers as shown on sheet C8.0 and the master plan. All other landscape regulations shall adhere to UDO Section 5.</li><li>v. Any school will meet the Additional Infrastructure Requirements except for B. Traffic Impact Analysis, where the Traffic Impact Analysis shall be required as development plans/site plans are submitted.</li><li>vi. Outdoor spaces such as plazas, gathering areas with benches, picnic tables for outdoor dining, and other outdoor areas for students to utilize during breaks or during school activities shall be provided within proximity to any educational building. Minimally, two outdoor spaces shall be provided around any educational building.</li><li>vii. All uses shall apply with Additional Site Design Requirements of the HSBP PUD with exceptions as outlined below:<ul style="list-style-type: none"><li>a. Barbed wire fencing is prohibited</li><li>b. Parking along Green Oaks Parkway frontage shall be limited to one bay of parking (a maximum of 65 feet in depth perpendicular to the street).</li></ul></li><li>viii. Any school will follow the intent of the plan labeled Innovation &amp; Institutional District Concept Plan in the Holly Springs Business Park PUD Regulations.*</li></ul> <p><i>*see packet for concept plan</i></p> |

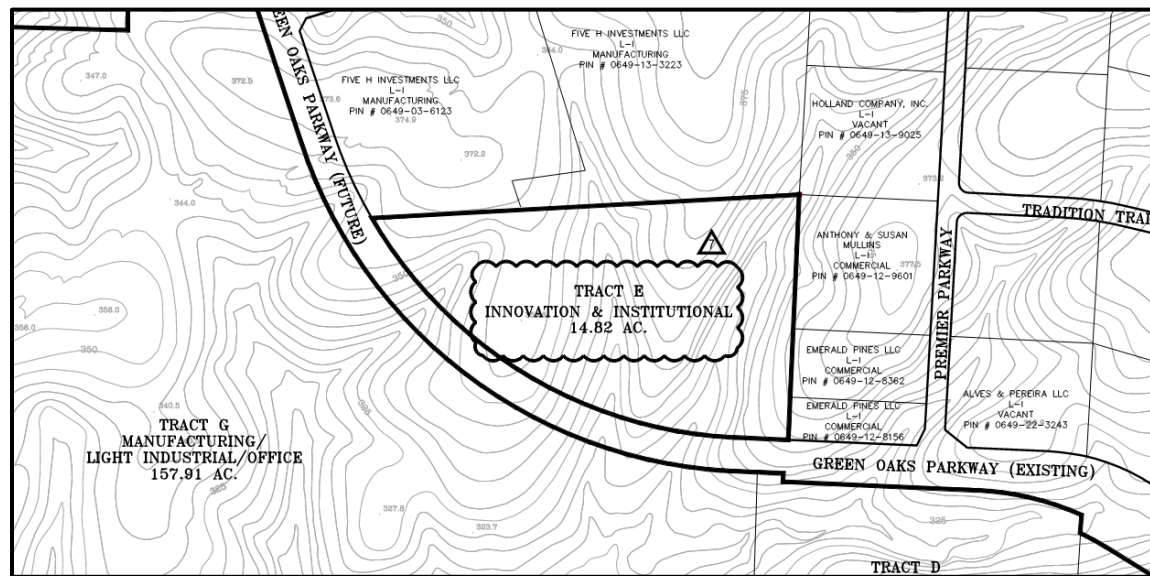
**PUD Standards Staff Analysis:**

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Holly Springs Business Park PUD and Unified Development Ordinance.

The applicant has proposed the Innovation & Institutional District to be added to the Holly Springs Business Park PUD and to modify Tract E from Light Industrial to Innovation & Institutional. The new Innovation & Institutional District copies over many of the same regulations with some adjustments:

- Warehousing is no longer allowed as a primary use
- Research & Development Laboratories have been moved from Special Exception to Primary.
- Self-storage has been removed as a Special Exception Use.
- The addition of two school uses that are Permitted with Additional Standards. These additional standards are intended by the applicant to mitigate any impacts a school may have in the Tract E location, such as requiring sufficient onsite queuing for student drop-off and pickup, prohibiting barbed wire, and providing a concept plan that any school must adhere to.

Development Standards, such as setbacks and building height, are retained from the current Light Industrial district. Parking, Sign, and Landscape standards have been updated to reflect the current Unified Development Ordinance. Any development within the new proposed district must follow these current UDO standards, with the exception of buffers and open space, which are regulated by the overall Planned Unit Development.



Tract E PUD Location



## Decision-Making Information

### Comprehensive Plan and Conditional Zoning District Consistency Summary Table

| Vision Holly Springs Comprehensive Plan                                   |                                                                                      |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Land Use & Character Plan (Section 1)                                     | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Comprehensive Transportation Plan (Section 2)                             | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Parks, Recreation & Greenways Master Plan (Section 3)                     | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Community Facilities Plan (Section 4)                                     | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Infrastructure & Utilities Plan (Section 5)                               | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Natural Resources Plan (Section 6)                                        | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Unified Development Ordinance/Holly Springs Business Park PUD Regulations |                                                                                      |
| PUD Regulations (HSBP Approved Plans)                                     | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |

### PUD Amendment Staff Analysis

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

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

- |                                                                           |                                                                    |
|---------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Consistent with Adopted Plans         | <input type="checkbox"/> Inconsistent with Adopted Plans           |
| <input checked="" type="checkbox"/> Reasonable and in the Public Interest | <input type="checkbox"/> Not Reasonable and in the Public Interest |

The applicant's proposal of a new district within the current PUD provides a modification to the existing Light Industrial district on Tract E, a smaller portion of the overall PUD located north of Green Oaks Parkway, with the intent to develop the parcel with a STEM/Life Sciences focused high school. Use adjustments have been made to reflect current trends, and new uses Permitted with Additional Standards have been included with mitigation measures should those uses develop. Most standards remain unchanged, adhering to the existing PUD regulations. While Staff recommends decision-makers closely examine potential impacts to the surrounding area, the proposed PUD Amendment to the Holly Springs Business Park primarily meets the intent of the Business Park, Town objectives, and the Vision Holly Springs Comprehensive Plan.

**Staff Recommendation:** ☒ Approve ☐ Deny



## Previous Case Related Items

### Land Use Advisory Committee Discussion

The LUAC discussed the initial concept for this project on December 5, 2023.

Planning Board Representatives: Thomas Urquhart, Rick Madoni

Town Council Representatives: Mayor Pro Tem Daniel Berry, Council Member-Elect Chris Deshazor

#### *Summary of Discussion:*

Applicants Bruce Friend and Craig Tucker presented their concept of Pine Springs High School, a charter school that would coordinate with local partners to offer specialized education based around the neighboring biotech and life science industry. The Land Use Advisory Committee discussed the project's consistency with the Comprehensive Plan and an explanation on moving forward with the project as a PUD Amendment to the Holly Springs Business Park. Committee members asked questions and offered feedback on topics including:

- Total number of students
- Interest from projects such as Amgen, Fujifilm Diosynth Biotechnologies, and CSL Seqirus
- The proposed curriculum
- Transportation/Traffic concerns on Green Oaks Pkwy and neighborhood, possible signalization at site
- Internal pedestrian safety and connection, Bike connections to the site
- Losing a Business Park use
- Adequate parking for a high school facility, in comparison to Holly Springs High School
- Elevations and architecture for a school should be consistent with the Business Park
- Utility & Roadway improvements
- Concerns with chemical storage & hazardous materials near a potential school

### Neighborhood Meeting

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

Meeting Date: 6/4/2024

#### Summary of Issues:

- Only one property owner attended to request information. No issues were discussed.



## Planning Board Consideration & Action

Per NCGS § 160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Decision Type: Advisory Decision

### *Advisory Decision*

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

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

### **Action #1: Zoning Map Amendment Plan Consistency Statement**

The Planning Board must determine whether the Zoning Map Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

Per NCGS § 160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

**Motion** to Adopt the following Plan Consistency Statement (choose the appropriate Plan Consistency Statement):

#### Option 1: Staff Recommended Plan Consistency Statement

The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

The requested PUD Amendment is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Business & Industrial, and the proposed amendment continues to support the character area through its proposed uses and standards. The requested rezoning is reasonable and in the public interest because it meets the intent of the Business Park, Town objectives, and the Vision Holly Springs Comprehensive Plan.



Option 2: Alternate Plan Consistency Statement

The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

☐ The requested amendment is **consistent** with  
Vision Holly Springs Comprehensive Plan

**or**

☐ The requested amendment is **inconsistent** with  
Vision Holly Springs Comprehensive Plan

for the following reasons:

---



---



---

Option 3: Plan Consistency cannot be Determined

The Planning board is unable to agree by majority vote on whether the Zoning Map Amendment is consistent with Vision Holly Springs Comprehensive Plan.

**Action #2: PUD Amendment Petition Motion**

The Planning Board must make a recommendation to the Town Council on the PUD Amendment.

**Motion** to recommend that the Town Council **approve / deny** Planned Unit Development Amendment Petition 01-PUD-03-A04 to amend the Holly Springs Business Park Planned Unit Development, creating the Innovation & Institutional District, and modifying the use of 14.82 acres of Tract E (Wake County PINs 0649120574 and 0649125359) from Light Industrial to Innovation & Institutional, as submitted by Gregg Sinderson of Pine Springs Foundation LLC, and to forward the Planning Board Action Report, and to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.



## Next Steps

### Legislative Public Hearing

Anticipated Town Council Public Hearing Date: 12/17/2024

Prior to the Legislative Public Hearing:

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

Town Council Decision: Legislative Decision

#### *Legislative Decision:*

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

# PLANNED UNIT DEVELOPMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:

[www.hollyspringsnc.us/2170/Development-Services](http://www.hollyspringsnc.us/2170/Development-Services)

## Petition Type:

☒ PUD Master Plan

☒ Major Amendment ☐ Minor Amendment

## Project Information:

Project Name: 420 Green Oaks Pkwy

Project Location: 420 Green Oaks Parkway

*Use street address. If none, use the closest intersection*

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

PIN: 0649120574

Real Estate ID: 0347152

PIN: 0649125359

Real Estate ID: 0498522

PIN: \_\_\_\_\_

Real Estate ID: \_\_\_\_\_

Project Acreage: 14.8 ac

Partial Parcel: ☒ No ☐ Yes

*Rounded to nearest tenth*

Sketch Plan Review (Pre-Submittal) Meeting Date: June 6, 2024

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

## Petition Request:

Current Zoning: Planned Unit Development (PUD)

Proposed Use Planned Unit Development (PUD)

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*

## Petition Contact Information: (complete each contact in its entirety- please print or type)

### Project Applicant/Contact

(Check one) ☐ Owner ☐ Owner's Agent/Representative ☐ Design Professional ☒ Developer ☐

Other: \_\_\_\_\_

Name Grega Sinders

Company Pine Springs Foundation, LLC

Mailing Address 220 Rosewood Centre Drive

City Holly Springs

State NC

Zip 27540

Telephone # ( 919 ) 439-9448

E-Mail gsinders@pinespringsprep.org

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 Andrew S Petty, PE

Company Curry Engineering Group, PLLC

Mailing Address 205 S Fuquay Avenue

City Fuquay-Varina

State NC

Zip 27526

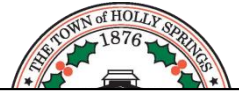
Telephone # ( 919 ) 552-0849

E-Mail andy@curryeng.com

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

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

### Developer



For DS Use only

Project # \_\_\_\_\_

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

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

☐ Initial ☐ Revised ☐ Final

Name Grega Sindors Company Pine Springs Foundation, LLC  
Mailing Address 220 Rosewood Centre Drive  
City Holly Springs State NC Zip 27540  
Telephone # ( 919 ) 439-9448 E-Mail gsindors@pinespringsprep.org  
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 Vincent Ciccarella, AIA Company Insight Architects  
Mailing Address 1307 West Morehead Street Suite 108  
City Holly Springs State NC Zip 28208  
Telephone # ( 704 ) 344-0445 E-Mail vciccarella@insightarch.com  
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

#### Landscape Architect

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

#### Engineer

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

#### Property Owner - REQUIRED

Name Josh Dunbar Company Skie Properties Two, LLC  
Mailing Address 211 Premier Drive  
City Holly Springs State NC Zip 27540  
Telephone # ( 919 ) 657-7500 E-Mail jdunbar@dei1.com  
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

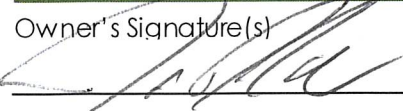
#### Property Owner

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

#### Property Owner

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

#### Owner's Authorization:

Owner's Signature(s)  PIN 0649120574 Date 6-28-2024

0649125359

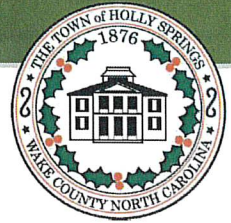
---

---

---



# AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a Planned Unit Development District or Master Plan on their property, this affidavit must be completed and signed by all Owners of the subject property.

I (We) do hereby certify that I am (we are) the owner(s) of the property legally described as the specified Wake County Parcel Identification Number(s) and hereby certify that I (we) have given authorization to:

Gregg Sindors of Pine Springs Foundation, LLC  
(Name of Representative) (Name of Company)

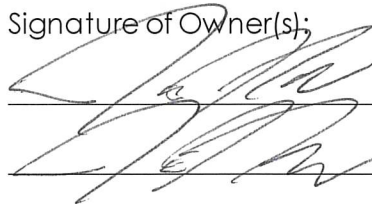
to submit a Petition for Zoning Map Change to a Planned Unit Development District and/or for Planned Unit Development Master Plan for my (our) property.

For DS Use only  
Project # \_\_\_\_\_  
Date Received: \_\_\_\_\_

Signature of Owner(s):

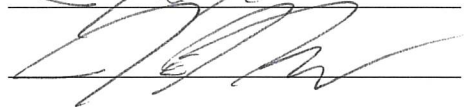
Wake County PIN:

Date:



0649120574

6-28-2024



0649125359

6-29-2024

## NOTARY STATEMENT

Sworn to and subscribed before me the 28 day of June, 2024

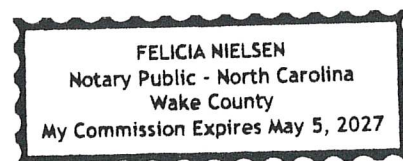
Notary Public in and for the State of North Carolina. My Commission expires: May 5, 2027

Felicia Nielsen, Felicia Nielsen

Notary Public

Printed

Seal





# REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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



## Petition Type (check one- each request must be on separate petitions)

- ☐ Zoning Map Change: ☐ General Use District **or** ☐ Conditional Zoning District  
☐ Comprehensive Plan Amendment (check all that apply)  
☐ Text Amendment ☐ Future Land Use Map Amendment  
☐ Area/Corridor Plan Map Amendment / Name: \_\_\_\_\_  
☐ UDO Amendment (UDO Section: \_\_\_\_\_)

For DS Use only

Project # \_\_\_\_\_

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

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

## Project Information

Project Name: 420 Green Oaks PkwyProject Location: 420 Green Oaks Parkway*Use street address. If none, use the closest intersection*☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending AnnexationPIN: 0649120574 0649125359 Real Estate ID: 0347152 0498522Project Acreage: (Rounded to nearest tenth) 14.8 ac Partial Parcel: ☒ No ☐ YesSketch Plan Review (Pre-Submittal) Meeting Date: June 6, 2024

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

☐ Initial ☐ Revised ☐ Final

## Petition Request

Current Zoning: Planned Unit Development (PUD) Proposed Zoning: Planned Unit Development (PUD)Current Future Land Use Designation: Business & IndustrialProposed Future Land Use Designation: Business & Industrial

Area Plan Designation (if applicable): \_\_\_\_\_

## Petition Contact Information (complete each contact in its entirety- please print or type)

### Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☐ Design Professional ☒ Developer ☐ Other \_\_\_\_\_Is the applicant applying on behalf of the property owner(s)? ☐ Yes ☐ No If yes, please complete the Affidavit of Property

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

Notification Affidavit and attach.

Name Gregg Sindors or Bruce Friend Company Pine Springs Foundation, LLCMailing Address 220 Rosewood Centre DriveCity Holly Springs State NC Zip 27540Telephone # (919) 439-9448 E-Mail gsindors@pinespringsprep.org / bfriend@pinespringsprep.orgHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

### Property Owner(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone # ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_

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

## Owner's Authorization

Owner's Signature(s)

Bruce Friend

PIN/REID

0649120574 / 0347152

Date

8-9-20240649125359 / 0498522

# PLAN CONSISTENCY STATEMENT



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

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

## Project Information:

Project Name: 420 Green Oaks Pkwy

Proposed Zoning District: Planned Unit Development (PUD)

Proposed Land Use/Density: Innovation & Institution

Future Land Use Plan Map Designation: Business & Industrial

Future Land Use Plan Designation Land Use/Density: Business & Industrial

For DS Use only

Project # \_\_\_\_\_

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

## Plan Consistency Statement:

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

## Petitioner's Response

### Executive Summary

This rezoning is being submitted on behalf of the Pine Springs Preparatory Board of Directors to include a new use district within the Holly Springs Business Park - Innovation & Institution. This district would allow several of the uses permitted within the Light Industrial District however it would expand to allow educational and research uses that would support surrounding businesses and provide a conduit between students and workforce. The addition of this district allows the Town of Holly Springs to provide a unique situation that would provide the opportunity for partnerships between the educational community and the real world work force. This creates an opportunity to fill a demand for skilled workforce and keeps talented individuals within the community to which they have grown.

### Section 1: Future Land Use & Community Character

See attached sheet

### Section 2: Transportation / Comprehensive Transportation Plan

Development done within the Innovation and Institutional District will be mitigated by installation of specific traffic patterns for traffic during educational hours, dedicated turn lanes, separate driveways for students and for staff, and staggered schedules for different education levels. The proposed district must adhere to the attached concept plan. The concept plan provided illustrates how vehicular stacking for a 1,000 student school will provide the entire high demand queue length on the property and not back up into the Green Oaks Parkway right of way.

## Section 1: Future Land Use & Community Character

The Holly Springs Business Park was created years ago with a goal to attract large, well-positioned businesses to the area. The land use of business and industrial was intended to be a central hub for talent in the town. The district was created to bring in large scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. This was the goal in 2001 when the Holly Springs Business Park was planned and it remains the goal of the Town in 2024.

Over the years, as the Town of Holly Springs has grown and evolved, it has seen the business park grow and evolve with the addition of large biopharmaceutical companies such as Seqirus, FUJIFILMS, and Catalyst BioCampus corporations all calling the business park home. The addition of Rovisys and Ferguson Plumbing have helped pave the way to creating a true mixture of office, industrial, and commercial uses in the Holly Springs Business Park. The creation of the Innovation & Institution District is designed to strengthen and help build on the mix of uses to help serve one another within the the business park. The district provides existing businesses with an immediate talent pool that can be brought into the work force to gain real world experiences at an early age. It does this by providing an option for facilitates within walking distance to the companies they will support. Community character includes blending uses that support one another in one area. By providing an Innovation and Institution District to an already robust business district, the Town will allow uses that will help support and strengthen the business and industrial community which will help the town fulfill their future land use targets such as Encouraging Use of the Land Use and Character Plan in Everyday Decision- Making (FLU-1), Add Infrastructure Capacity and Increase Services to Keep Pace with Development (SI-1), Capitalize on Strategic Partnerships (SI-3) and Safeguard Access to Quality Education (SI-11).

While this PUD amendment deliveries on several of the Town's specific requirements of the Land Use and Character Plan, more than any other goal, the amendment embodies the recommendation to Build a Community Attractive to Today's Business and Their Employees (FLU-14). This recommendation affirms that today's office parks are being replaced with mixed use campuses with diverse uses geared around creativity and innovation. With the allowance of educational facilities and the shifting of research and development laboratories to allowed uses from special exception uses, the Innovation and Institution District provides a district where creativity and innovation take a front seat to the older way of doing business.

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

This amendment to the Holly Springs Business Park provides no change to the requirements set forth in the Holly Springs Business Park Planned Unit Development (PUD) plan in regards to parks, recreation and open space.

**Section 4: Community Facilities**

While this property is private property, educational uses are committed to being a community asset for the Towns and communities they serve. Traditionally school facilities have been made available to local community organizations such as the Boy Scouts of America, churches, Holly Springs Parks and Recreation, community sports, and theater productions. Being located in a business park would allow partnerships with the surrounding companies would allow an opportunity to offer on job training sessions and summer internships

**Section 5: Infrastructure and Utilities**

While the surrounding infrastructure and utilities in the business park are robust and have been designed to accommodate the uses in the PUD, as part of this amendment, the applicant is committed to providing analysis to ensure they are adequate and not creating any adverse impacts impacts to roadways and utilities. This project is subject to the Town's Water Resources Management Policy and is considered to be a Priority Level 1. A hydraulic water model will be provided at development petition submittal.

**Section 8: Natural Resources**

All streams and natural resources on site are being preserved to the maximum extent practical. Streams are buffered, impacts will be minimized and permitted through state and federal agencies. Natural perimeter buffers that were established as part of the Holly Springs Business Park PUD are being maintained in their entirety. USACE & NCDENR impact permits were obtained for the previously approved project and no additional impacts are anticipated.

**Plan Consistency Response Prepared by:**

Preparer's Signature(s)

Date

10/18/2024

# NEIGHBORHOOD MEETING REPORT



Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting. For more information, refer to UDO Section 11.5.

☒ Neighborhood Meeting Date: June 17, 2024  
Time: 4:00 PM - 5:00 PM  
Location: PSPA Middle School

## Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

For DS Use only

Project # \_\_\_\_\_

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

☐ Complete ☐ Incomplete

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

☒ Date of Notification Mailing: June 4, 2024

## Conduct of Meetings:

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

Summary of Issues:

No issues were discussed. One property owner (2 participates) attended and only came for information purposes only. All other attendees on the sign in sheet are part of the development team.

*Attach Additional Sheets as needed*

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

No changes made.

*Attach Additional Sheets as needed*

## Additional attachments required for the report:

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

## Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date



# Pine Springs

PREPARATORY ACADEMY

To: Neighboring Property Owner

From: Pine Springs Preparatory Academy

Date: June 4, 2024

Re: Notice of neighborhood meeting to discuss the amendment to the Holly Springs Business Park Planned Unit Development (PUD) to include a Innovation and Institutional District with associated allowable uses within the previously approved PUD applicable to properties with PINS: 0649120574 & 0649125359

We plan to hold a neighborhood meeting ahead of a PUD amendment submittal for the properties located at 0 & 420 Green Oaks Parkway, Holly Springs, NC 27540. Pursuant to Section 11.5 of the Unified Development Ordinance for the Town of Holly Springs, all property owners within a 500 ft. radius of the following proposed development are receiving this notice.

The purpose of this meeting is to discuss why we are pursuing this PUD amendment and gain feedback from the surrounding property owners. It should be noted, this amendment will only alter the uses allowed on the aforementioned properties and no other properties within the Holly Springs Business Park will be impacted. Enclosed herewith is a general map showing the subject properties as well as the location of the properties on the original HSBP PUD Master Plan.

The below represents the pertinent information on the neighborhood meeting.

#### Neighborhood Meeting Details

Location: Pine Springs Preparatory Academy  
1729 N. Main St., Holly Springs, NC 27540

Date: June 17, 2024

Time: 4:00pm – 5:00 pm

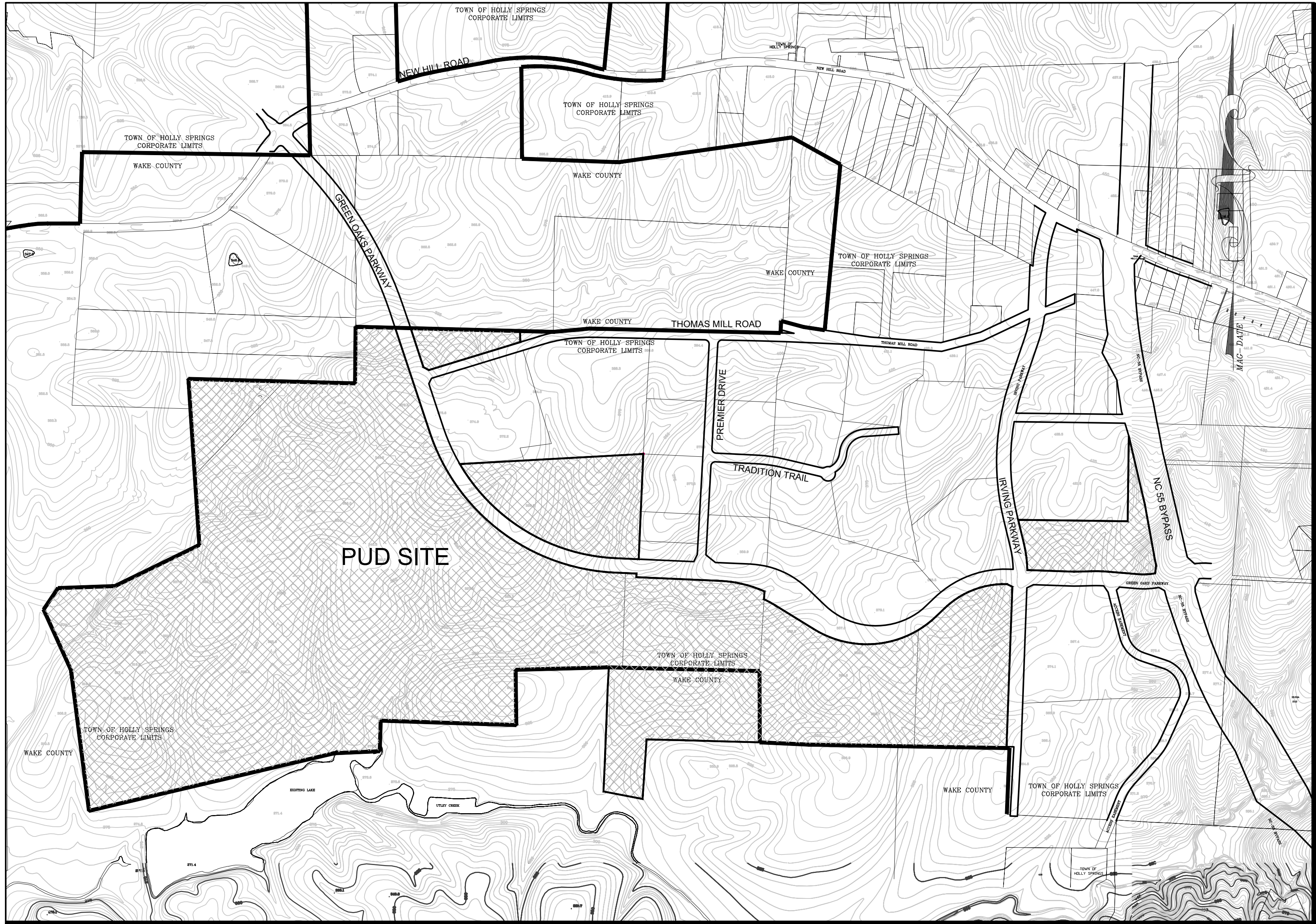
Should you have any questions or concerns please feel free to contact Bruce Friend (PSPA Head of School) at 919.439.9448 / [bfriend@pinespringsprep.org](mailto:bfriend@pinespringsprep.org) or our consultant, Andy Petty (Curry Engineering Group) at 919.552.0849 / [andy@curryeng.com](mailto:andy@curryeng.com)



# HOLLY SPRINGS BUSINESS PARK

PLANNED UNIT DEVELOPMENT  
HOLLY SPRINGS, NORTH CAROLINA

01-PUD-03-A04



## AMENDMENT ENGINEER CURRY ENGINEERING GROUP, PLLC

205 SOUTH FUQUAY-VARINA  
FUQUAY-VARINA, N.C. 27526  
Contact: Andrew Petty, PE  
P: (919) 552-0849  
e-mail: andy@curryeng.com

## CIVIL ENGINEER:

SPAULDING & NORRIS, PA  
972 TRINITY ROAD  
RALEIGH, NC 27607  
919-854-7990

## SURVEYOR:

ROBINSON & PLANTE  
1320 SE MAYNARD ROAD  
SUITE 102  
CARY, NC 27511  
919-481-1245

## LIST OF AMENDMENTS

1. UPDATED PROPERTY LINES
2. UPDATED OWNERS
3. REDUCTION IN OPEN SPACE
4. UPDATED ROAD CROSSINGS
5. UPDATED WATER MAINS
6. UPDATED SEWER MAINS
7. PARCEL ADDED
8. DISTRICT ADDED

THIS IS NOT A CERTIFIED DOCUMENT AS TO THE ORIGINAL DOCUMENT, BUT ONLY TO THE CHANGES THAT HAVE OCCURED AS PART OF REVISION 7 AS SHOWN INSIDE THE CLOUDED AREAS. CURRY ENGINEERING CERTIFIES ONLY THE CHANGES THAT ARE SHOWN INSIDE THE CLOUDED AREAS AND NOTHING SHOWN PRIOR TO REVISION 7 OR THE ORIGINAL DOCUMENTS.

## SITE DATA:

- Owner: 1.) STATE EMPLOYEES CREDIT UNION  
1000 WADE AVENUE  
RALEIGH, NORTH CAROLINA 27605
- 2.) SEQIRUS, INC  
475 GREEN OAKS PARKWAY  
HOLLY SPRINGS, NC 27540
- 3.) 301 GREEN OAKS LLC  
351 GREEN OAKS PKWY  
HOLLY SPRINGS, NC 27540
- 4.) TOWN OF HOLLY SPRINGS  
P.O. BOX 8  
HOLLY SPRINGS, NC 27540
- 5.) FERGUSON ENTERPRISES INC  
12500 JEFFERSON AVE  
NEWPORT NEWS, VA 23602
- 6.) PINE SPRINGS FOUNDATION LLC  
220 ROSEWOOD CENTRE DR  
HOLLY SPRINGS, NC 27540

Wake Co. PIN #'s: 0639-83-7172 0649-42-7230  
0649-21-1643 0649-31-9322  
0639-91-4852 0649-31-1134  
0649-03-4509 0649-11-9084  
0649-12-0574 0649-12-5359

Total PUD Acreage: 249.68 Acres

Existing Zoning: PUD

Existing Use: (7) Vacant, (1) Commercial, & (1) Light Industrial

Jurisdiction: Holly Springs Corporate Limits

Open Space Required: 25.0 Acres

Open Space Provided: 25.0 Acres

Developable Acreage: 214.5 Acres

Acres in 100 Year Flood Plain: 0.75 Acres

Acres in Slope >20%: 20.75 Acres  
(Difficult to develop)

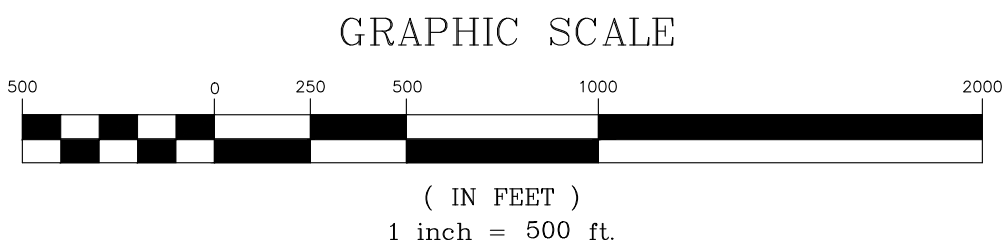
## INDEX TO PLANS

- C-0.0 COVER
- C-1.0 SITE BOUNDARY
- C-2.0 SOILS ANALYSIS
- C-3.0 SLOPE ANALYSIS
- C-4.0 VEGETATION ANALYSIS
- C-5.0 HYDROLOGY ANALYSIS
- C-6.0 EXISTING LAND USE and ZONING
- C-7.0 MASTER PLAN
- C-8.0 OPEN SPACE, BUFFER AND LANDSCAPING PLAN
- C-9.0 VEHICULAR and PEDESTRIAN CIRCULATION PLAN
- C-10.0 ON-SITE WATER SYSTEM PLAN
- C-10.1 ON-SITE SANITARY SEWER PLAN
- C-11.0 ON-SITE STORM DRAINAGE PLAN
- C-12.0 THOROUGHFARE PLANTING PLAN

## REVISIONS:

ALL SHEETS - ADDITIONAL PARCEL ADDED TO PUD.

- C-0.0 - UPDATED SITE DATA. ADDED INFORMATION.
- C-1.0 - ADDED TOWN OF HOLLY SPRINGS LIMITS. UPDATED PROPERTY OWNER INFORMATION.
- C-2.0 - UPDATED TO 2007 SOIL SURVEY.
- C-3.0 - ADDED SLOPE INFORMATION FOR ADDED PARCEL.
- C-4.0 - ADDED VEGETATIVE INFORMATION FOR ADDED PARCEL.
- C-5.0 - UPDATED FLOOD PLAIN INFORMATION TO 2006 DATA.
- C-6.0 - UPDATED LAND USE AND BUILDING FOOTPRINT DATA.
- C-7.0 - UPDATED DISTRICTS.
- C-8.0 - UPDATED BUFFERS.
- C-9.0 - UPDATED EXISTING AND PROPOSED STREET DATA.
- C-10.0 - UPDATED WATER SYSTEM DATA.
- C-10.1 - UPDATED SANITARY SEWER SYSTEM DATA.



FOR REVIEW ONLY-  
NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY  
OF: Spaulding & Norris, PA  
and is not to be reproduced or copied in whole  
or in part without permission from Spaulding &  
Norris, PA. This drawing is not to be used on  
any other project and is to be returned to  
Spaulding & Norris, PA, upon request.

| REVISION                                             | DATE     |
|------------------------------------------------------|----------|
| 1. REVISED AS REQUESTED<br>3. BY NAVARIS             | 9-11-06  |
| 2. REVISED AS REQUESTED<br>4. BY NAVARIS             | 9-14-06  |
| 3. PARCEL ADDED AS<br>5. REQUESTED                   | 5-26-11  |
| 4. REVISED PER TOWN OF<br>6. HOLLY SPRINGS COMMENTS  | 06-09-11 |
| 5. REVISED AS REQUESTED<br>7. HOLLY SPRINGS COMMENTS | 06-28-14 |

SPAULDING &  
NORRIS, PA

S&N

|                                     |
|-------------------------------------|
| PREPARED FOR: TOWN OF HOLLY SPRINGS |
| DATE: MAY 26, 2011                  |
| FILE NO.: 236-00                    |
| DESIGNED BY: DDM                    |
| DRAWN BY: RAK                       |
| APPROVED BY: DDM                    |

Holly Springs Business Park  
HOLLY SPRINGS, NORTH CAROLINA

DRAWING  
SHEET

C-0.0

PROJECT NUMBER

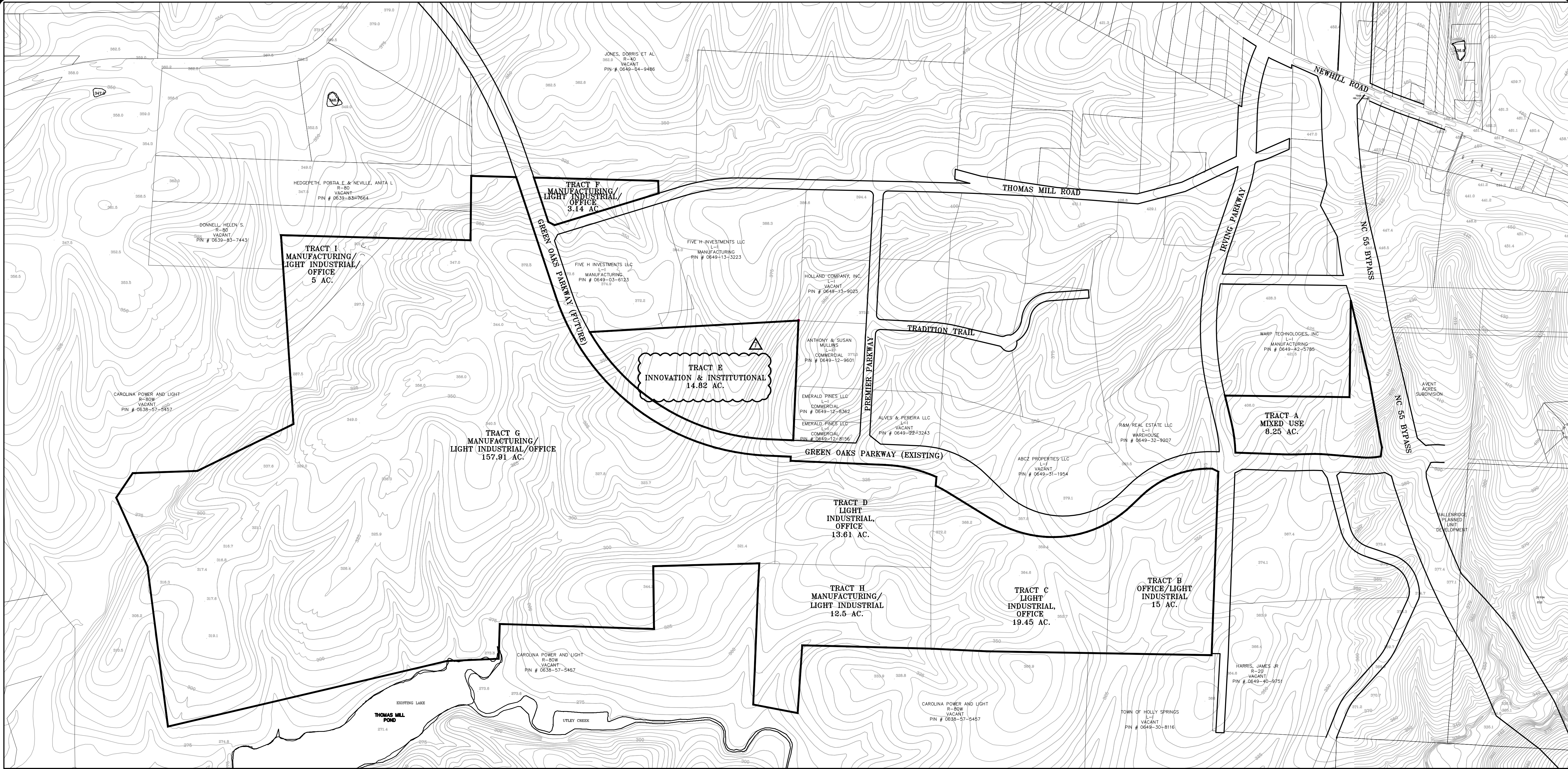
236-00

MASTER PLAN

972 Trinity Road  
Raleigh, North Carolina 27607  
Phone (919) 854-7990 Fax (919) 854-7925



Z:\Projects\Felder-Zebulon\2023\2023-066-PSPA-PUD Amendment\23600007.dwg Aug 09, 2024 -- 9:37am BY:Andy -- Curry Eng

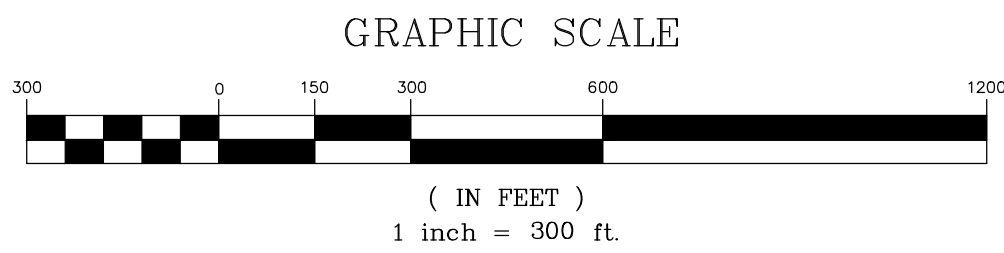


" DETAILED DISTRICT CRITERIA IS FOUND IN THE HOLLY SPRINGS BUSINESS PARK PUD ZONING BOOK "

Total PUD Acreage: 249.68 Acres

NOTES:

1. ALL ROADWAY ALIGNMENTS ARE SUBJECT TO CHANGE PENDING FURTHER REVIEW OF EXISTING FIELD CONDITIONS.
2. ANY DEVELOPMENT STANDARD NOT ADDRESSED WITHIN THE PUD DOCUMENT WILL BE SUBJECT TO THE TOWN OF HOLLY SPRINGS ORDINANCE IN EFFECT AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
3. THE MAXIMUM IMPERVIOUS AREA IS LIMITED TO 70% PER LOT, EXCEPT FOR LOTS IN TRACTS E, F, G, AND H WHICH SHALL NOT EXCEED 80%.
4. ALL FUTURE DEVELOPMENT WILL BE REQUIRED TO MEET NCDWQ WATER QUALITY REGULATIONS.



THIS IS NOT A CERTIFIED DOCUMENT AS TO THE ORIGINAL DOCUMENT, BUT ONLY TO THE CHANGES THAT HAVE OCCURED AS PART OF REVISION 7 AS SHOWN INSIDE THE CLOUDED AREAS. CURRY ENGINEERING CERTIFIES ONLY THE CHANGES THAT ARE SHOWN INSIDE THE CLOUDED AREAS AND NOTHING SHOWN PRIOR TO REVISION 7 OR THE ORIGINAL DOCUMENTS.

AMENDMENT ENGINEER  
**CURRY ENGINEERING GROUP, PLLC**  
205 SOUTH FUQUAY-VARINA  
FUQUAY-VARINA, N.C. 27526  
Contact: Andrew Petty, PE  
P: (919) 552-0849  
e-mail: andy@curryeng.com

*Holly Springs Business Park*  
HOLLY SPRINGS, NORTH CAROLINA

MASTER PLAN

DRAWING  
SHEET

**C-7.0**

PROJECT NUMBER

**236-00**

| REVISION                                          | DATE     |
|---------------------------------------------------|----------|
| 1 REVISED AS REQUESTED<br>3 BY NAVARIS            | 9-11-06  |
| 2 REVISED AS REQUESTED<br>4 BY NAVARIS            | 9-14-06  |
| 3 PARCEL ADDED AS<br>5 PARCEL ADDED AS            | 5-26-11  |
| 4 REVISED PER TOWN OF<br>6 HOLLY SPRINGS COMMENTS | 06-09-11 |
| 5 REVISED AS REQUESTED<br>7 BY PROPERTY OWNER     | 06-28-14 |

**SPAULDING &  
NORRIS, PA**

Design Consultants

972 Trinity Road  
Raleigh, North Carolina 27607  
Phone (919) 854-7990 Fax (919) 854-7925

**S & N**

PREPARED FOR: TOWN OF HOLLY SPRINGS

DATE : MAY 26, 2011

FILE NO : 236-00

DESIGNED BY : DCM

DRAWN BY : RAK

APPROVED BY : DCM



## Holly Springs Business Park Planned Unit Development

### Innovation & Institutional District

#### A. Permitted Uses,

1. Primary Uses.
  - a. Offices (professional, public)
  - b. Public Buildings, facilities
  - c. Flex space (Flex space is a term used to describe a building product that provides space for several (one or more) occupants. The design of the individual units allows for office, retail, wholesale, research, storage, and small-scale manufacturing operations to customize the interior of their unit to meet their business needs. Flex space buildings could include buildings with roll-up doors or high dock doors. All or a portion of the building space may be heated or cooled.)
  - d. Manufacturing (No outdoor storage or sales of materials or products. No use that allows for the emission of smoke, odor, vibration, excessive noise.)
  - e. Distribution Centers
  - f. Research & Development Laboratories
2. Permitted with Additional Standards.
  - a. School (Commercial, Trade, or Business).
  - b. School (K-12)
3. Special Exception Uses.
  - a. Transmission Towers
  - b. Child care facilities
4. Accessory Uses. See Town of Holly Springs UDO Section 3.4 – Accessory Structures and Uses.
5. Temporary Uses.- See Town of Holly Springs UDO Section 3.5 – Temporary Uses.

#### B. Development Standards,

1. Minimum Yards and Building Setbacks
  - a. Front - a minimum front yard and minimum building setback measured from the greater of the proposed right-of-way or existing right-of-way shall be provided as follows:

|                    |         |
|--------------------|---------|
| Green Oaks Parkway | 30 feet |
| Irving Parkway     | 30 feet |
| Thomas Mill Road   | 30 feet |
| Premier Drive      | 20 feet |
  - b. Minimum Side Yard and Setback - shall be provided from the lot line as follows for the primary buildings:

|                                              |         |
|----------------------------------------------|---------|
| Side Setback                                 | 10 feet |
| Side Setback adjoining developed residential | 25 feet |

Minimum Rear Yard and Setback - shall be provided from the lot line as follows:

|                                              |         |
|----------------------------------------------|---------|
| Rear Setback                                 | 10 feet |
| Rear Setback adjoining developed residential | 25 feet |

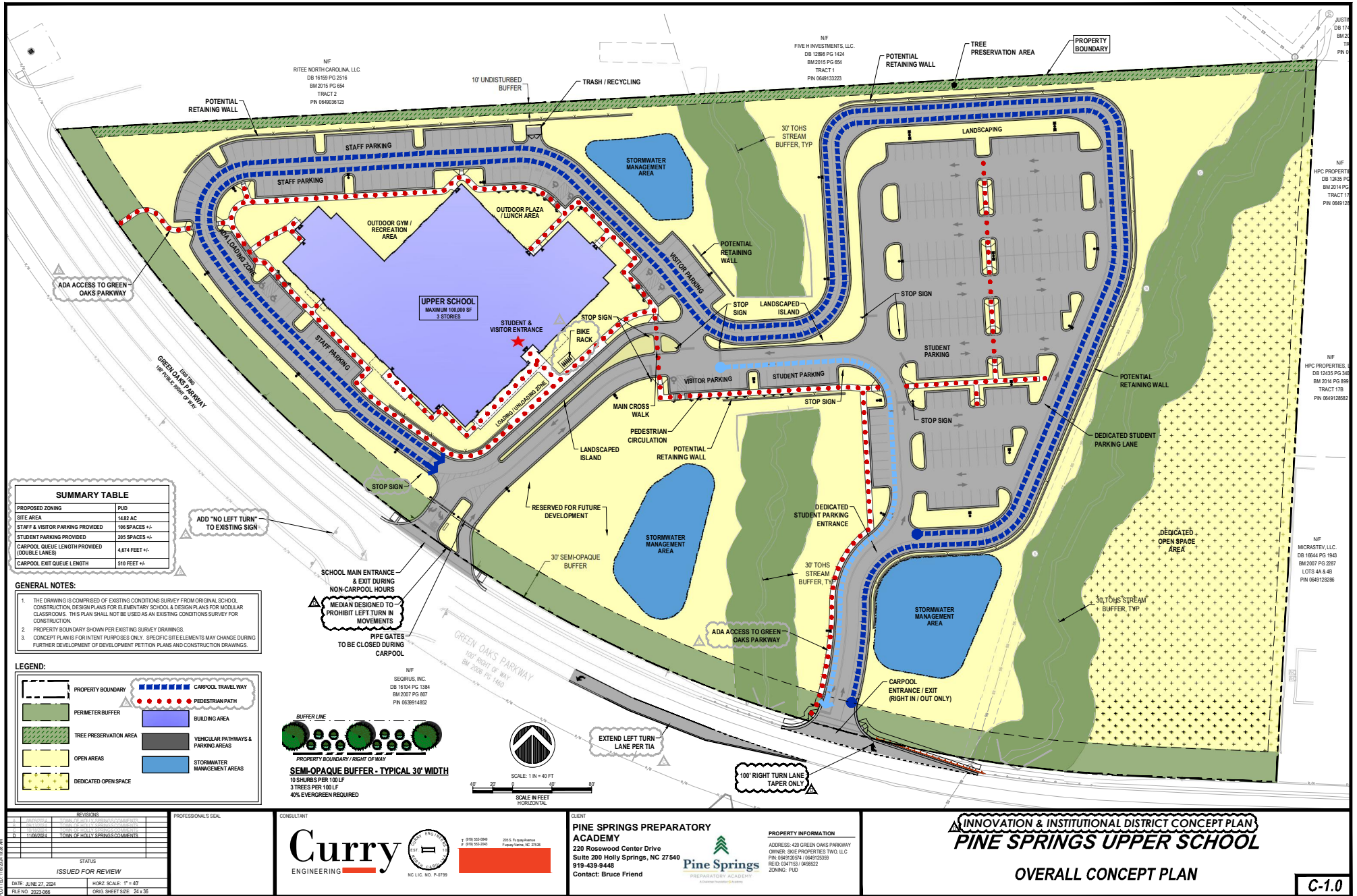
2. Use of Minimum Setbacks-
  - a. Minimum Front Setbacks- No structures or parking areas, with the exception of driveways are to be located within the front setback.
  - b. Minimum Side and Rear Setbacks- May include interior access driveways, walkways, or greenways connecting to adjoining lots provided the remainder of the setback area shall be maintained without encroachment from buildings or parking. In cases with a shared interior access driveway the setback shall be 5 foot for parking and 10 foot for buildings fronting the back of curb of interior access. All plant material displaced by the interior driveway shall be planted on the same site.
3. Maximum Building Height
  - a. Primary Building- 75 feet; No portion of any building located within the first 50 feet from a front lot line shall be in excess of 45 feet.
  - b. Accessory Building 45 feet
4. Parking and Loading - See Town of Holly Springs UDO Section 6 - Parking.
5. Signs - See Town of Holly Springs UDO Section 9 Signs.
6. Outdoor Operations - shall be permitted, subject to the following regulations where indicated:
  - a. Outdoor storage - Sec UDO Section 3.4.3, F Outdoor Storage
7. Landscape Requirements - Landscape regulations and landscape plan shall be in compliance with UDO Section 5 – Landscaping with the exception as listed below:
  - a. Perimeter buffers shall be required in compliance with the HSBP PUD landscaping regulations. UDO Section 5.3.1 Perimeter Buffers shall not apply.
8. Open Space- Each legal parcel or combination of parcels owned by a single landowner is to provide a minimum of 10% open space to meet the Town's PUD Open Space requirements. The open space requirement under the HSBP-PUD may be satisfied by the use of any unpaved land designated for passive or active recreational purposes suitable to the proposed development, which shall include any and all environmental buffers.

C. Architectural and Site Design Review.

- a. Properties designated as Mixed-Use shall follow the Architectural and Site Design Requirements set forth in the Town of Holly Springs UDO Section 8 Building, Site & Subdivision Design Standards.
- b. All properties within the HSBP- PUD must comply with any recorded covenants established for the HSBP. When such covenants are in conflict with UDO Section 8, Architectural and Site Design Requirements, the recorded covenants shall be followed. The Town of Holly Springs shall not be under any obligation to enforce any regulation other than the Towns Unified Development Ordinance.

#### D. Additional Standards

- a. The following conditions are applicable to uses: School (Commercial, Trade, or Business) and School (K-12).
  - i. Uses applicable in this section shall meet the criteria set forth in the Town of Holly Springs UDO Section 3.3.6 Public and Institutional Uses – Additional Use Provisions. Exceptions to 3.3.6 are listed below:
    - a. Perimeter buffers shall follow the approved perimeter buffers per the HSBP Landscape Regulations.
  - ii. Student queuing and stacking for carpools shall be sufficient to demonstrate no queuing within a public right of way.
  - iii. Any school shall only apply to Tract E as shown on C7.0 of the Holly Springs Business Park Master Plan.
  - iv. Any school will follow the Perimeter buffers as shown on sheet C8.0 and the master plan. All other landscape regulations shall adhere to UDO Section 5.
  - v. Any school will meet the Additional Infrastructure Requirements except for B. Traffic Impact Analysis, where the Traffic Impact Analysis shall be required as development plans/site plans are submitted.
  - vi. Outdoor spaces such as plazas, gathering areas with benches, picnic tables for outdoor dining, and other outdoor areas for students to utilize during breaks or during school activities shall be provided with in proximity to any educational building. Minimally, two outdoor spaces shall be provided around any educational building.
  - vii. All uses shall apply with Additional Site Design Requirements of the HSBP PUD with exceptions as outlined below:
    - a. Barbed wire fencing is prohibited
    - b. Parking along Green Oaks Parkway frontage shall be limited to one bay of parking (a maximum of 65 feet in depth perpendicular to the street).
  - viii. Any school will follow the intent of the plan labeled Innovation & Institutional District Concept Plan in the Holly Springs Business Park PUD Regulations.







# Holly Springs Planning Board

## *Planning Board Meeting Agenda Cover Sheet*

---

### Agenda Item#: 3.

#### **Development Services**

**Title:** Oakview Innovation Master Plan Major Amendment 20-MAS-02-A02

**Strategic Priority Area:** Growth Management & Economic Vitality

Community Safety

Vibrant Community

**Staff Resource:** Conor Ryan, Development Services

---

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

- Recommend the Town Council approve/deny the Major Amendment to the Oakview Innovation Master Plan 20-MAS-02-A02 with the conditions listed in the staff report.

#### **Explanation:**

- A Major Amendment has been submitted to add a  $\pm 12.43$  acre parcel at 11623 Holly Springs New Hill Rd to the existing Oakview Innovation Master Plan area.
- The 12.43 acre parcel is adjacent to the existing MAS area and will increase the amount of developable area for Pod C of the MAS plan.
- The amendment maintains the character and uses of the existing development and the Business & Industrial Future Land Use designation.

**Staff Recommendation:** Approve

#### **Background:**

- The Oakview Innovation Park was originally approved for 198.5 acres.
- The Oakview Innovation Master Plan was originally approved 11/3/2020 by Town Council. A minor amendment was approved by the Director on 9/21/2021.
- The Oakview Innovation Park includes projects such as the Fujifilm Diosynth Biotechnology campus and the Oakview Mixed-Use development.

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

N/A

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

1. 20MAS02A02\_OakviewInnovationMasterPlan\_StaffReport
2. 20MAS02A02\_OakviewInnovationMasterPlan\_Application
3. 20MAS02A02\_OakviewInnovationMasterPlan\_Plans

**Project Type:** Major Subdivision Plan

**Concurrent Applications:**

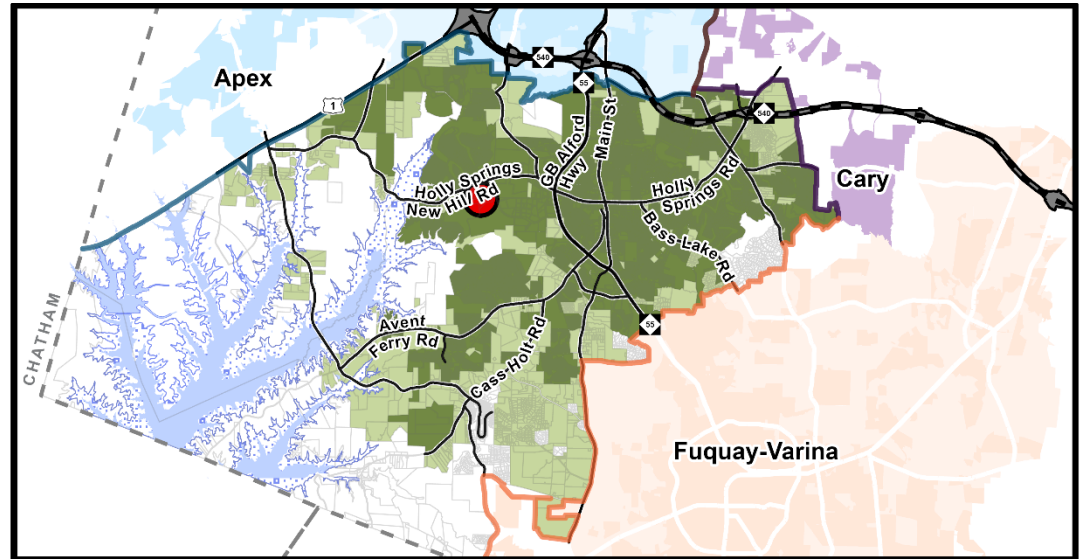
☐ Waiver / SUP/ VAR/ CPA

**Applicant / Petitioner:**

Will Altman – Timmons Group  
5040 Trinity Rd St 102  
Raleigh, NC 27607

**Property Address:** 201 Montesale Way

**Property Area:** 206.22 ac.



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

**Project Summary:**

A Major Subdivision Plan Amendment for Oakview Innovation Park Master Plan to add a 12.43 acre parcel to the MAS area. The 12.43 acre parcel is adjacent to the existing MAS area and will increase the amount of developable area for Pod C of the MAS plan.

**Requested Action:**

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

**Table of Contents:**

|                                           |         |
|-------------------------------------------|---------|
| Case Summary                              | Page 2  |
| Current Zoning Information                | Page 3  |
| Land Use & Character Information          | Page 4  |
| Transportation Information                | Page 6  |
| Parks, Recreation & Greenways Information | Page 9  |
| Community Facilities Information          | Page 10 |
| Infrastructure & Utility Information      | Page 11 |
| Natural Resources Information             | Page 13 |
| Development Standards                     | Page 14 |
| Decision-Making Information               | Page 16 |

## Case Summary

**Current Zoning:**

BRT Business &amp; Research Technology

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

Oakview Innovation Park – 20-MAS-02-A01



Aerial Photograph

**Growth Strategy Map:**

Places to Enhance

**Small Area Plan Designation:**

N/A

**Future Land Use Plan Designation:**

Business &amp; Industrial

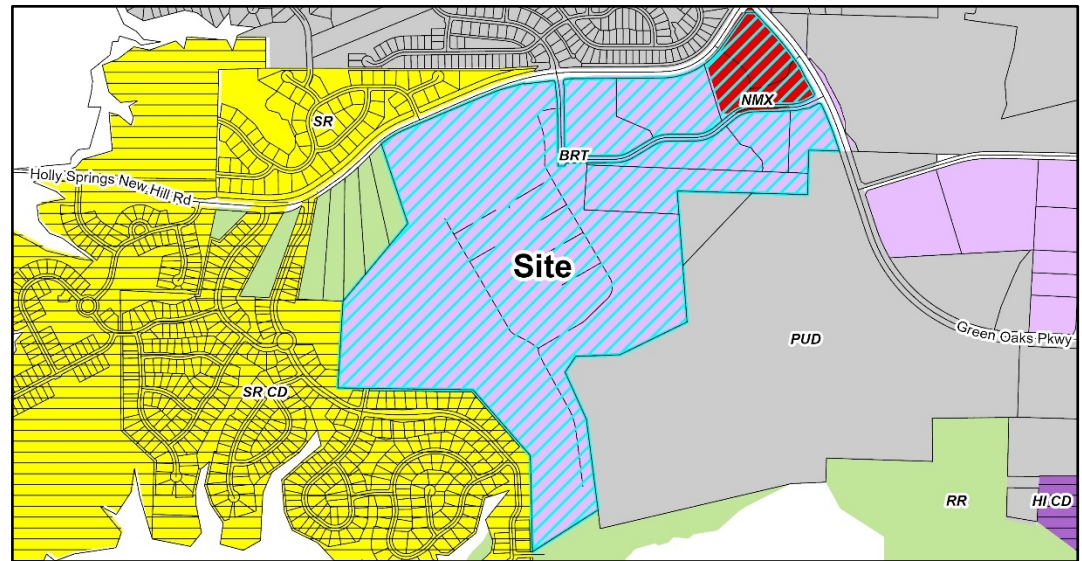
**Staff Analysis:**The requested Plan is: ☒ Consistent with Adopted Plans /Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

**Staff Recommendation:** ☒ Approve ☐ Deny

### Current Zoning Information

| Parcel #          | Zoning    | Area             |
|-------------------|-----------|------------------|
| 0639720552        | BRT       | 147.52 ac.       |
| 0639837443        | BRT       | 12.43 ac.        |
| 0639940209        | NMX       | 12.12 ac.        |
| 0639844162        | BRT       | 9.68 ac.         |
| 0639738937        | BRT       | 8.82 ac.         |
| 0639837617        | BRT       | 6.47 ac.         |
| 0639933813        | BRT       | 4.81 ac.         |
| 0639937803        | BRT       | 4.01 ac.         |
| 0639953025        | BRT & NMX | .36 ac.          |
| <b>Total Area</b> |           | <b>206.22 ac</b> |



Current Zoning Map

### Adjacent Property Current Zoning Information

| Subject Property | Zoning                                                                              | Existing Land Use   |
|------------------|-------------------------------------------------------------------------------------|---------------------|
|                  | BRT – Business & Research Technology & NMX – Neighborhood Mixed-Use                 | Industrial          |
| North            | PUD – Planned Unit Development, SR – Suburban Residential, & RR – Rural Residential | Residential         |
| South            | PUD – Planned Unit Development & RR – Rural Residential                             | Industrial + Vacant |
| East             | BRT – Business & Research Technology & PUD – Planned Unit Development               | Residential         |
| West             | RR – Rural Residential & SR-CD – Suburban Residential – Conditional Zoning District | Residential         |

### Parcel Rezoning History

Rezoning Number: 18-REZ-04

Original Zoning: PUD, R-30, R-10

Approved Zoning: RT (Reassigned to BRT)

Approval Date: 6/19/2018

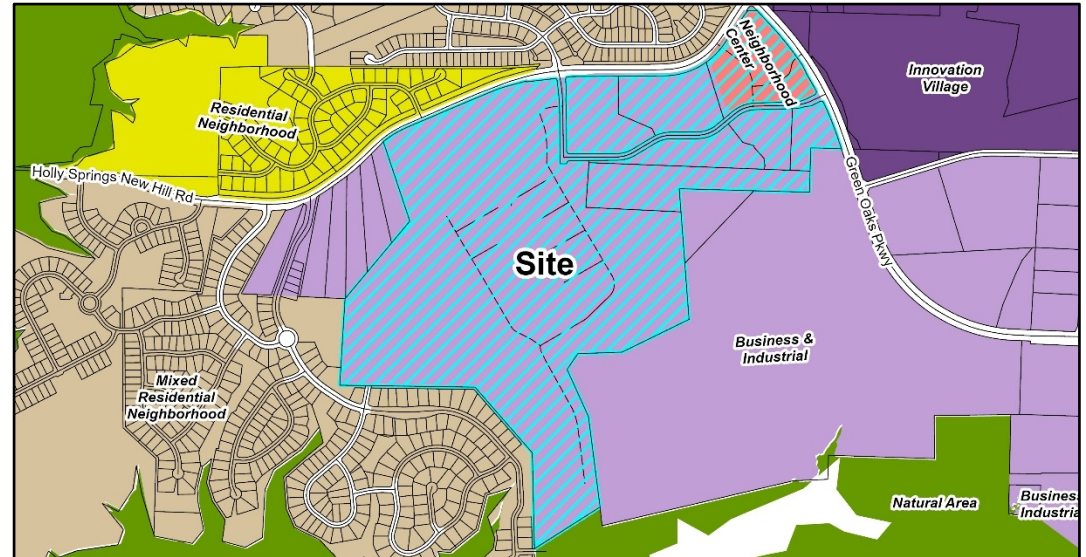


## Land Use & Character Information

**Growth Strategy Map:** Places to Enhance

**Future Land Use:** Business & Industrial

**Small Area Plan:** N/A



Future Land Use Map

## Important Themes for Transforming Holly Springs:

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

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

## Land Use & Character Information (cont.)

### Growth Strategy Map: Places to Enhance

Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multifdwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

### Future Land Use: Business & Industrial

Business & Industrial Centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. Business & Industrial Centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site. Though these areas are not typically designed as walkable, activated centers, they may include formal open spaces such as squares or plazas for the use of employees. Streets are auto-oriented, and should have sidewalks providing internal connectivity within development sites and to adjacent uses.

Small Area Plan: N/A

Historic Structures: ☒ None

### Future Land Use Staff Analysis:

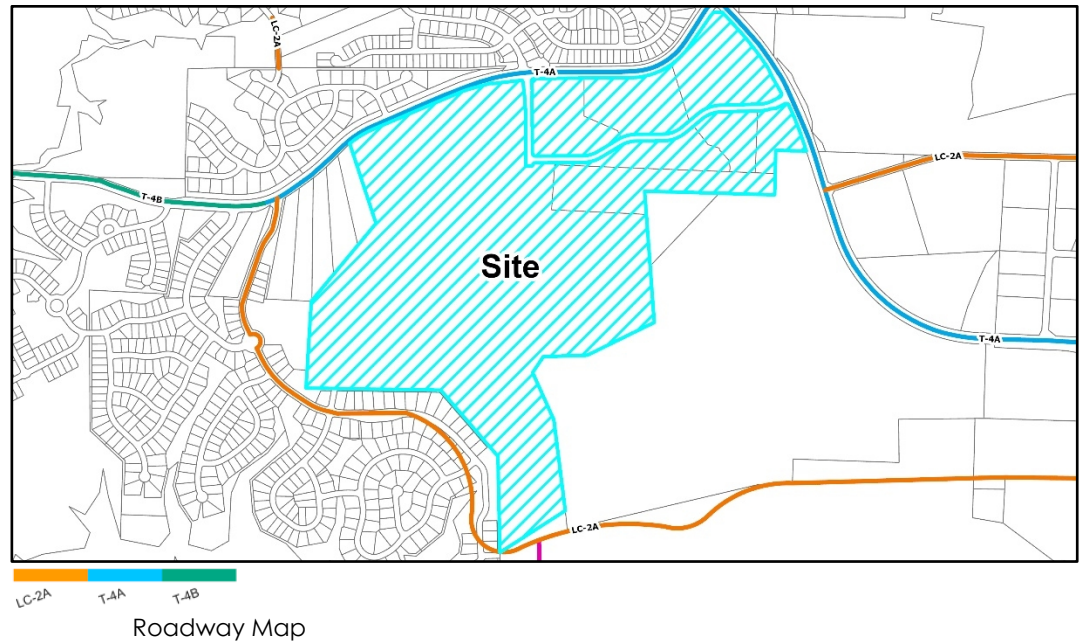
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The proposed development is consistent with the Future Land Use Plan. The proposed uses create a concentrated employment cluster within the Oakview Innovations Major Subdivision Plan area. The project incorporates large perimeter buffers and tree preservation areas to create effective buffers from adjacent parcels. Open space areas and sidewalks are provided throughout the MAS area for use by employees of the businesses. The development is compatible with the surrounding area.

## Transportation Information

### Comprehensive Transportation Plan

|                                      |                                   |                                                  |
|--------------------------------------|-----------------------------------|--------------------------------------------------|
| Road Widening along Project Frontage | <input type="checkbox"/> Required | <input checked="" type="checkbox"/> Not Required |
| New Location Roadways                | <input type="checkbox"/> Required | <input checked="" type="checkbox"/> Not Required |
| Hotspot/Safety Study Location        | <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No           |



### Comprehensive Transportation Plan Summary

#### Road Widening along Project Frontage:

The project has frontage along Montesale Way, which has already been constructed to its ultimate cross section. Therefore, no additional roadway widening is required.

#### New Location Roadways:

There are no new roadways impacting the subject property shown on the Comprehensive Transportation Plan.

#### Hotspot/Safety Study Location:

There are no Hotspot/Safety studies adjacent to this parcel.

#### Improvement Prioritization:

N/A

## Transportation Information (cont.)

### Traffic Study Policy

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

### Traffic Study Summary

A revision to the previously approved Traffic Impact Analysis (TIA) associated with the original Oakview Innovation project was completed with this Major Subdivision amendment to account for the additional acreage added to "Lot C". The developer of Lot C is required to construct or contribute to all recommended improvements within the revised TIA and associated Transportation Mitigation Agreement (TMA). Please note that at the time this Staff Report was written, the TMA is still being finalized between the Town, NCDOT, and the applicant\*. The following improvements have been committed by the developer:

#### *Old Holly Springs Apex Road / Bennett Knoll Parkway / Turton Place*

- Fee-in-lieu toward the following:
  - Construction of a 325 northbound left-turn lane.
  - Restriping of 600' westbound receiving lane.

#### *New Hill Road / Old Holly Springs Apex Road*

- Fee-in-lieu toward the following:
  - Construction of a 250-foot westbound right turn lane and westbound through lane restriping.
  - Construction of 300-foot southbound left-turn lane and 550-foot eastbound receiving lane.
  - Construction of a westbound receiving lane.
  - Construction of an eastbound through lane.

#### *NC-55 / New Hill Road / Holly Springs Road*

- Fee-in-lieu toward construction of a 750-foot southbound right-turn lane.

#### *Holly Springs New Hill Road / Ancient Oaks Drive / Site Driveway #1*

- Fee-in-lieu toward installation of a traffic signal.

#### *Green Oaks Parkway / Site Driveway #2*

- Fee-in-lieu toward installation of a traffic signal.

## Transportation Information (cont.)



\*Applicant is still negotiating with NCDOT regarding additional mitigation improvements. These additional improvements will be added to the final TMA no later than the determination date for the Town Council meeting.

**Transportation Staff Analysis:**

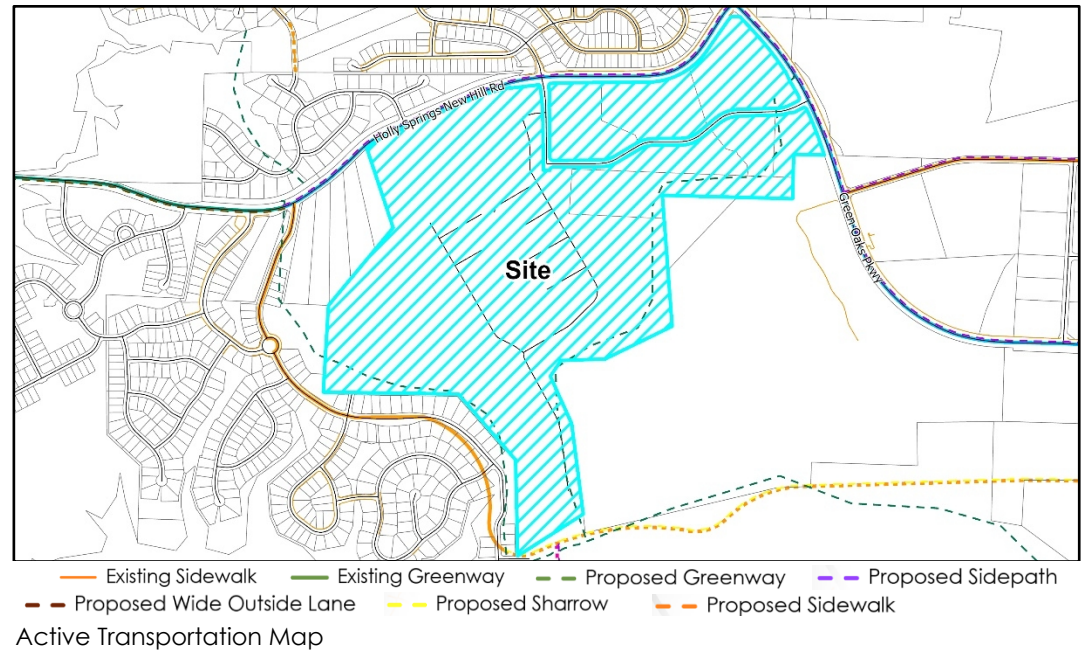
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The developer has committed to completing the mitigation improvements within a Transportation Mitigation Agreement per the revised Traffic Impact Analysis. They have also agreed to continue working with NCDOT on finalizing the additional improvements required prior to the scheduled Town Council meeting. The development is therefore, consistent with the Comprehensive Plan as it relates to transportation.

## Parks, Recreation & Greenways Information

### Park Search Area

☒ Yes

☐ No


### Required Active Transportation Improvements

☒ Greenway

☒ Sidepath

The Town's Comprehensive Plan shows a greenway proposed from the southeast corner of the Trinity Creek subdivision, stretching Northeast along the eastern boundary of the project and terminating just south of the project's street connection to Green Oaks Pkwy. Sidepaths are shown along both the Green Oaks and Holly Springs New Hill Rd frontages.

## Parks, Recreation, & Greenways Summary

The developer has shown compliance with Parks, Recreation, and Greenway Master Plan guidance in terms of Sidepath and Greenway development.

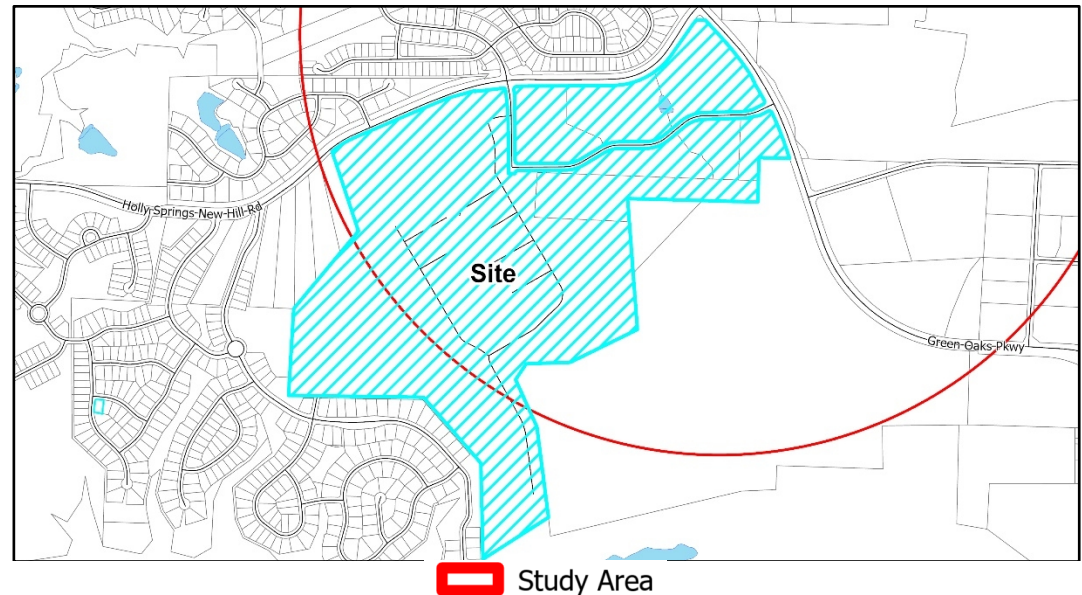
### Parks, Recreation, & Greenways Staff Analysis:

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The original commitments from the site developer were made under a prior Parks and Recreation Master Plan, so land dedication for Parkland development is not required. The Developer has committed easements for the development of future Town greenways and is constructing sidepaths along the project frontages as outparcels develop.

### Community Facilities Information

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



Community Facilities Map

### Community Facilities Plan

The site falls within a Potential Future Fire/Police Facility zone on the Community Facilities Plan Map. This zone has been addressed with the construction of Fire Station #3, located on Cinder Station Road.

### Community Facilities Staff Analysis:

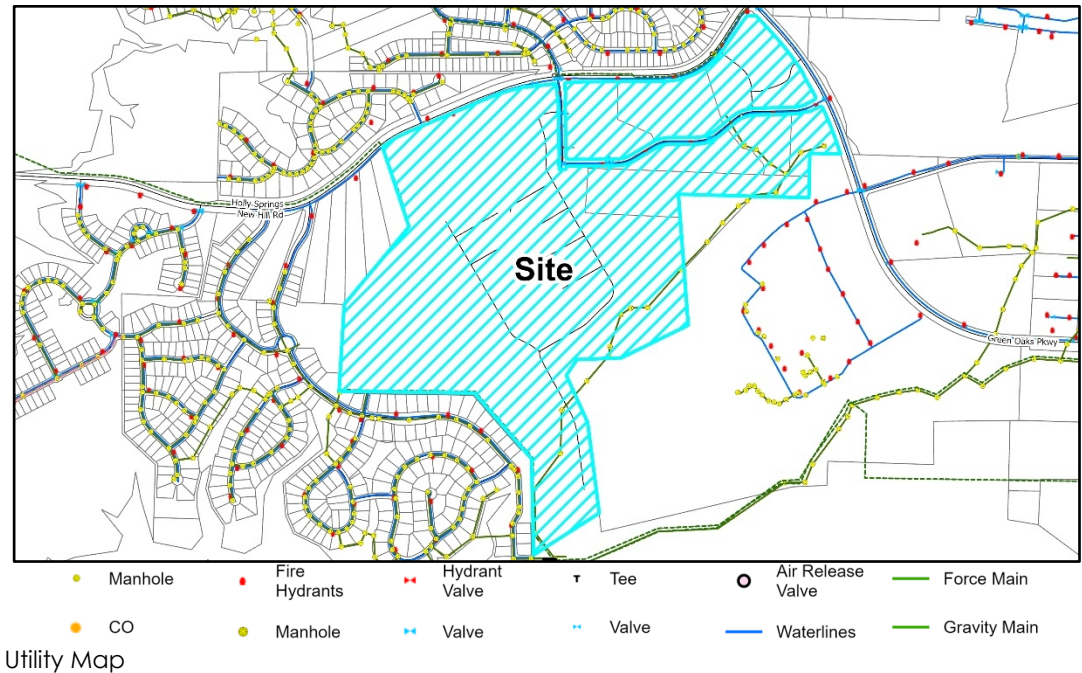
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The Major Subdivision Plan Amendment does not appear to create any impact to Community Facilities. Any development occurring under the proposed district would be evaluated at the time of review.

## Infrastructure & Utility Information

### Utility Availability

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Water          | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|                | <input checked="" type="checkbox"/> Study Required                  |
| Sanitary Sewer | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|                | <input checked="" type="checkbox"/> Study Required                  |
| Reclaim        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|                | <input type="checkbox"/> Study Required                             |



## Infrastructure & Utility Summary

### Water:

The project is required to tie to and extend Town water facilities to serve the proposed development. Watermain is proposed to be extended from Montesale Way into the site. These waterlines will be installed by the developer in accordance with Towns Policies. A Fire Flow Analysis was completed and determined water pressure is adequate within the Town's system with the addition of the acreage to this parcel.

### Sanitary Sewer:

This project is required to tie to and extend Town sewer facilities to serve the proposed development. Sewer is proposed to be extend to the lot and tie into the existing sewer outfall installed with the Oakview Innovation Master Plan.

The sewer study was revised with this Major Subdivision Amendment to include additional flow. The study concluded the existing downstream sewer infrastructure and the Business Park Pump Station have adequate capacity to support the project.

### Reclaim:

The project site is within the Reclaimed Service Area, and reclaimed watermain were installed in Montesale Way with the original Master Plan. Reclaimed water is not proposed to be utilized for the project at this time.



## Infrastructure & Utility Information (cont.)

### Water Resource Management (WRMP) Policy

- |                                                     |                                            |                     |                                                             |
|-----------------------------------------------------|--------------------------------------------|---------------------|-------------------------------------------------------------|
| <input checked="" type="checkbox"/> WRMP Applicable | <input checked="" type="checkbox"/> Tier 1 | Allocation Elements | <input type="checkbox"/> Public Infrastructure Improvements |
| <input type="checkbox"/> WRMP Not Applicable        | <input type="checkbox"/> Tier 2            |                     | <input type="checkbox"/> Sustainable Design                 |
|                                                     | <input type="checkbox"/> Tier 3            |                     | <input type="checkbox"/> Work Force Housing                 |
|                                                     |                                            |                     | <input type="checkbox"/> Open Space/Tree Preservation       |

### Water Resource Management Policy Summary

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

#### Utility Allocation Summary

**Priority Level:** Priority Level 1

**Allocation Assignment:** Non-residential

**Allocation Requested:** 19,005 gallons per day (GPD)

**Staff Determination:** Sufficient allocation is remaining in the Non-residential assignment to support this project for the proposed build out year of 2025.

### Infrastructure & Utility Staff Analysis:

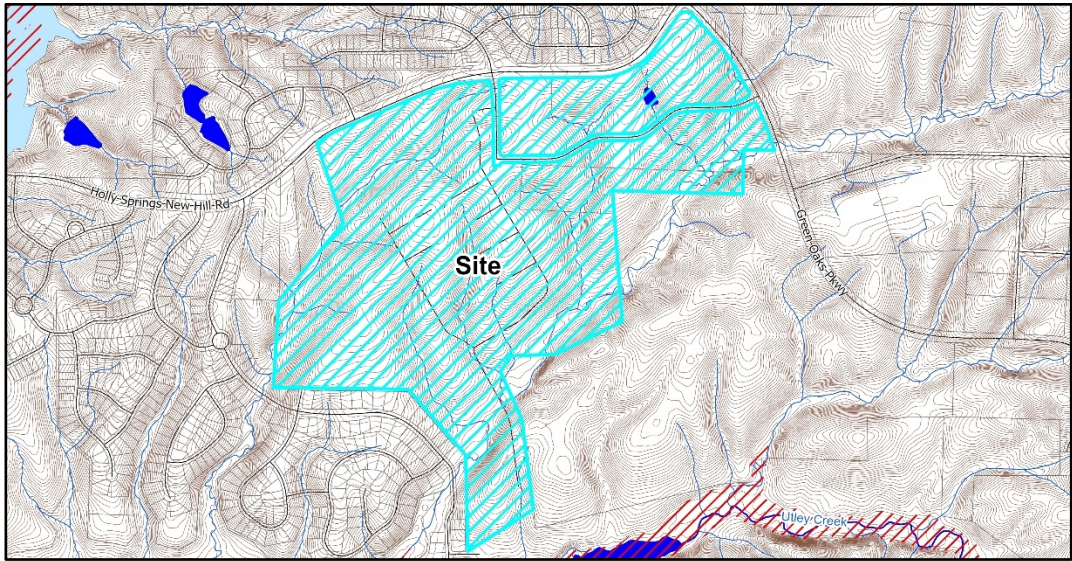
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The proposed utility connections and extensions are consistent with the Comprehensive Plan as well as the Engineering Studies associated with the Major Subdivision Amendment.

Natural Resources & Open Space Information

On-site Private Open Space

|                        |                         |
|------------------------|-------------------------|
| Tree Preservation Area | 10% (NMX Area Only)     |
| Active Recreation Area | 2% (BRT Area Only)      |
| Urban Civic Space      | .5%                     |
| Flexible Space         | 1% (1.5% NMX Area Only) |



 FEMA Special Flood Hazard Area
  Wake County Lakes
  Streams

Natural Resources Map

Natural Resources & Open Space Summary

**Open Space:**  
The project requires 10% tree preservation area in the portion of the development zoned NMX. No additional tree preservation is required. However, site development design, lot layout, and square footage is determined at the time of Development Plan, and each Development Plan is subject to the open space requirements of the UDO under which the Development Plan was approved.

**Stormwater:**  
The project is located within the Cape Fear River Basin and is proposing to treat new impervious surfaces onsite with Stormwater Control Measures. There are jurisdictional features located on and adjacent to the site such as wetlands, streams, and Riparian Buffers.

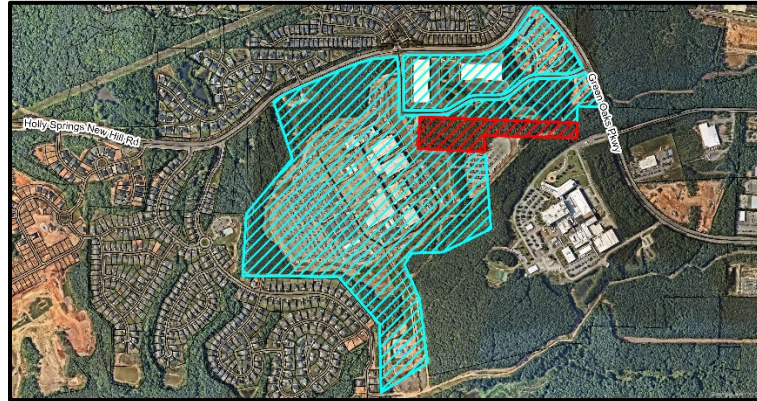
Natural Resources & Open Space Staff Analysis:

The requested Major Subdivision Plan is:    ☒ Consistent    ☐ Inconsistent

The proposed Major Subdivision Plan amendment meets or exceeds the open space requirements stipulated by the original Master Plan approval. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval.

### Development Standards Information

The following is a summary of how the proposal to add one 12.43 acre parcel to the approved master plan satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO). The location of the additional parcel is identified below in red, with the existing MAS area highlighted in blue:



### Development Standards Summary

#### Development Standards (UDO Section 2):

| Lot Configuration                 | Standard             | Proposed              |
|-----------------------------------|----------------------|-----------------------|
| Minimum Lot Width                 | NMX: 0'<br>BRT: 100' | NMX: 50'<br>BRT: 100' |
| Minimum Nonresidential Lot Size   | None                 | 1 Acre                |
| Maximum Nonresidential Lot Size   | None                 | 150 Acres             |
| Minimum # of Nonresidential Lots  | None                 | 5                     |
| Maximum # of Nonresidential Lots  | None                 | 25                    |
| Proposed # of Nonresidential Lots | None                 | 7                     |

#### Landscaping (UDO Section 5)

|                             | Standard                          | Proposed Standard                        |
|-----------------------------|-----------------------------------|------------------------------------------|
| <b>Perimeter Buffers</b>    |                                   |                                          |
| Thoroughfare Buffer (North) | NMX: 5' Type A<br>BRT: 10' Type B | NMX: 30' Type A-50<br>BRT: 50' Type B-75 |
| Thoroughfare Buffer (East)  | NMX: 5' Type A<br>BRT: 10' Type B | NMX: 30' Type A-50<br>BRT: 50' Type B-75 |
| Adjacent to PUD             | 5' Type A                         | 20' Type C-225                           |
| Adjacent to Residential     | 20' Type C                        | 50' Type C-225                           |

|                     |                                                                                                                                                                  |                                                                                                                                                        |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Collector Street    | 5' Type A                                                                                                                                                        | 30' Type B-75                                                                                                                                          |
| <b>Street Trees</b> |                                                                                                                                                                  |                                                                                                                                                        |
|                     | Large Deciduous Trees: minimum 2.5" caliper (average 50-65' on-center spacing)<br>Small Deciduous Trees: minimum 1.5" caliper (average 50-65' on-center spacing) | Large Deciduous Trees: minimum 2" caliper (average 40' on-center spacing)<br>Small Deciduous Trees: minimum 1" caliper (average 30' on-center spacing) |

Development Standards Staff Analysis

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

Staff has reviewed the application and has determined the proposed Major Subdivision Plan is:

☒ Consistent with Adopted Plans      ☐ Inconsistent with Adopted Plans

The Major Subdivision Plan Amendment is consistent with the Town's UDO, the Comprehensive Plan, and the Oakview Innovation Park Master Plan. The amendment maintains the character and uses of the existing development and the Business & Industrial Future Land Use designation. The design of the project furthers the goals of the Comprehensive Plan by concentrating employment uses in the existing Oakview business park (thus creating effective transitions between uses) and utilizing existing infrastructure.



## Decision-Making Information

### Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

| Vision Holly Springs Comprehensive Plan               |                                                                                      |
|-------------------------------------------------------|--------------------------------------------------------------------------------------|
| Land Use & Character Plan (Section 1)                 | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Comprehensive Transportation Plan (Section 2)         | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Parks, Recreation & Greenways Master Plan (Section 3) | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Community Facilities Plan (Section 4)                 | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Infrastructure & Utilities Plan (Section 5)           | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Natural Resources Plan (Section 6)                    | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Unified Development Ordinance                         |                                                                                      |
| Unified Development Ordinance Standards               | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |

### Major Subdivision Plan Staff Analysis

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

**Staff Recommendation:** ☒ Approve ☐ Deny

### Previous Case Related Items

#### Neighborhood Meeting

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

Meeting Date: 12/5/2023

Summary of Issues:

- Traffic impacts and subsequent infrastructure improvements
- Questions about extending Ancient Oaks Dr. down to Avent Ferry and extending Chickasaw Plum Dr. across to Green Oaks Pkwy
- Negative impacts of temporary lighting on the Fuji development site
- Concerns about additional environmental impacts of the addition

### Planning Board Consideration & Action

Per NCGS § 160D-301 (b), the Planning Board may provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.

Planning Board Decision Type: Advisory Decision

*Advisory Decision*

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

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

**Action: Development Plan Petition Motion**

Motion to recommend that the Town Council approve / deny Major Subdivision Plan Amendment 20-MAS-02-A02 for Oakview Innovation Park Master plan as submitted by Will Altman, dated Revised 4/12/2024 with the conditions listed below:

Conditions of Approval:

1. All previous conditions of approval for *Oakview Innovation Master Plan* apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
3. Offsite Sewer Infrastructure Incomplete: If any off-site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party.
4. If any off-site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. *This will become a condition of approval.*
5. With this development, continue to evaluate pedestrian facilities at signalized intersections or at locations deemed acceptable by the NCDOT and Town.
6. Continue to coordinate with the Town and NCDOT on improvements at the intersection of Green Oaks Parkway/New Hill Rd. and determine the magnitude of relocation of the existing signal pole and traffic signal timing modifications required.
7. Any assumed background improvement not in place by Lot C's final c/o will be the developer's sole responsibility to construct those background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.

8. All Special Studies must be finalized prior to being scheduled for Town Council.
9. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
10. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
11. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
12. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information
13. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
14. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
15. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.

## Next Steps

### Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 12/17/2024

Prior to the Legislative Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

#### *Quasi-Judicial Decision:*

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

1. Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.
2. Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.
3. Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.
4. Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.
5. Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.



# DEVELOPMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:

[www.hollyspringsnc.us/2170/Development-Services](http://www.hollyspringsnc.us/2170/Development-Services)



## Petition Type:

☒ **Major Subdivision** (check all that apply)

- ☐ Residential ☐ Non-residential  
☐ New ☒ Major Amendment\* ☐ Minor Amendment\*

☐ **Development Plan** (check all that apply)

- ☐ Residential ☐ Non-residential  
☐ New ☐ Major Amendment\* ☐ Minor Amendment\*

☐ **Special Use Permit**

- ☐ New

\* Specify purpose of amendment on Certificate of Plan Revisions

For DS Use only

Project # \_\_\_\_\_

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

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

☐ Initial ☐ Revised ☐ Final

## Project Information:

Project Name: Oakview Innovation Park

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

PUD/Master Plan/Subdivision 20MAS02A01 Shopping Center/Lot# \_\_\_\_\_

Project Location: Holly Springs New Hill Rd and Green Oaks Parkway

Use street address. If none, use the closest intersection

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

PIN: Multiple parcels-See Plans

Real Estate ID: Multiple parcels-See Plans

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

Current Zoning: RT/LB Proposed Use (see UDO Table 3.2.A): RT/LB

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

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

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

Sketch Plan Review (Pre-Submittal) Meeting Date: 8-24-23

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

## Petition Contact Information: (complete each contact in its entirety- please print or type)

### Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other \_\_\_\_\_

Name Will Altman, PE Company Timmons Group

Mailing Address 5410 Trinity Road, Suite 102

City Raleigh State NC Zip 27607

Telephone # ( 919 ) 866-4933 E-Mail William.Altman@Timmons.com

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

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

### 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 APOLLO GLOBAL MGMT, GARY SCHOENHOUSE Company CARDINAL PROPERTY OWNER LLC  
Mailing Address 9 W 57TH ST  
City NEW YORK State NY Zip 10019-2701  
Telephone # ( 925 ) 890.1003 E-Mail gschoenhouse@genesuites.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 Steven Harris Company O'Brien Atkins  
Mailing Address 5001 S Miami Blvd  
City Durham State NC Zip 27703  
Telephone # ( 919 ) 941-9000 E-Mail SHarris@obrienatkins.com  
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

**Landscape Architect**

Name Kevin Barnes Company Timmons Group  
Mailing Address 5410 Trinity Road, Suite 102  
City Raleigh State NC Zip 27607  
Telephone # ( 919 ) 532-3252 E-Mail Kevin.Barnes@timmons.com  
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

**Other:** \_\_\_\_\_ (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 APOLLO GLOBAL MGMT, GARY SCHOENHOUSE Company CARDINAL PROPERTY OWNER LLC  
Mailing Address 9 W 57TH ST  
City NEW YORK State NY Zip 10019-2701  
Telephone # ( 925 ) 890.1003 E-Mail gschoenhouse@genesuites.com  
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

**Certificate of Submittal Completion**

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

Signature:  Date: 9-22-23

# DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan  
DPM Appendix #A.04 Supplement 20 October 2023

## DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

A petition for Development Plan or Major Subdivision may only be approved upon the presentation of the following:

1. The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein:

This property was added into the previously approved Oakview Innovation Park Major Subdivision Plan (previously Master Plan). The property's zoning is consistent with the adjacent properties and surrounding areas, BRT. The neighboring properties include developments that are similar uses (manufacturing, life sciences, etc) to the newly added property. This continues the consistency and intent of the Oakview Innovation Park development. Therefore, the proposed development will not have significant adverse impacts on adjacent properties and is consistent with the character of the BRT zoning district.

2. The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu:

The UDO requires a total of 3% of the property to be open space, which amounts to 0.60 acres of this property, including tree preservation, recreational area, and 5% flexible area. The major subdivision plan exceeds these requirements, providing a total of 6.12 acres of open space, including 5.69 acres of tree preservation/ flex space and 0.43 acres of active recreational area. The majority of the tree preservation area is along the southern perimeter of the property (includes space for future greenway connection points and a sanitary sewer easement), which will provide substantial buffering between neighboring properties adjacent to the site. The recreational area includes a courtyard area, additional spaces at the entrances, and walking paths that provide future tenants multiple spaces. Therefore, the proposed development provides for the preservation, improvement, and enhancement of open space.

3. The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties:

To the extent possible, the major subdivision plan is designed around the natural topography of the property and the majority of disturbance is largely located close to the interior access points of Oakview Innovation Park internal roads. There is an existing stream and wetlands on the property, which will be preserved as much as possible. The major subdivision application includes plans to construct the necessary public and private infrastructure to serve the project including public water services and connecting to the public sanitary sewer service located at the southern portion of the property. Therefore, the project can be economically served by the Town with public services and facilitates the use and future development of adjacent properties within the Town's corporate limits.

4. The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:

This area of the Town is mostly developed with buildings meeting the BRT requirements required by the approved Oakview Innovation Park Master Plan. This major subdivision plan is designed to reflect these characteristics. The impacts to the existing stream and wetlands on the property will be preserved as much as possible. The majority of the existing wooded areas are to be preserved along the southern portions of the site, which will maintain the viewshed of adjacent property owners. The way the layout of the site is, the building will sit below the grades of the internal Oakview Innovation Park roads. The public realm will also be enhanced by the amenity areas provided with the project and the commitment to quality architecture and building materials. Connection points to the sidewalks are provided which will lead to a future greenway path connection. Therefore, the site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

5. The design of the project furthers the goals and policies of the Comprehensive Plan:

The proposed major subdivision plan is consistent with the previously approved master plan (including the modification to include this site). The design of the project furthers the goals and policies of the Comprehensive Plan by proposing a project that is consistent with the Future Land Use Map (Business and Industrial) and the requirements set forth in the Oakview Innovation Park master plan. With the design and permitting, this project has updated the previous TIA and includes offsite improvements that meet the Transportation Plan portion of the Comprehensive Plan. This project includes a FIL that will go towards the extension of the green way set forth in the Town's green way master plan. The infrastructure and utilities have been designed to be consistent with the previously approved Oakview Innovation Park master plan. As mentioned previously, the existing environmental features are to be preserved as much as possible including the existing stream and wetlands onsite. Therefore this design furthers all aspects of the goals and policies of the Comprehensive Plan.

# NEIGHBORHOOD MEETING REPORT



Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting. For more information, refer to UDO Section 11.5.

☒ Neighborhood Meeting Date: December 5, 2023  
Time: 5:00 pm  
Location: Zoom

## Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

For DS Use only

Project # \_\_\_\_\_

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

☐ Complete ☐ Incomplete

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

☒ Date of Notification Mailing: November 22, 2023

## Conduct of Meetings:

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

## Summary of Issues:

There were approximately 24 attendees. The overall response was positive as their concerns were on other parts of the Master Plan (primarily with FujiFilm). There were questions about traffic and how that will be handled with the build out of the overall Oakview Innovation Park. I have attached a pdf of the questions and concerns from the chat during the meeting as well as from emails before/after the meeting. It is unclear of what specific land owners attended but I have attached the emails that requested the link to the meeting.

*Attach Additional Sheets as needed*

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

There were no specific questions that effect the current design of the project.

*Attach Additional Sheets as needed*

## Additional attachments required for the report:

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

## Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date 12/6/23



**Bill Blasko to Everyone**

so Kyle said it would increase our property values 3x aka Kyle from DRB

**Smith to Everyone 5:16 PM**

There was discussion about the possibility of extending Ancient Oaks through the development and connecting to Avent Ferry Rd to the south. Has there been any further discussion of this?

**Kerri Voelker to Everyone 5:18 PM**

Any additional environmental impact we should be aware of?

**Bill Blasko to Everyone 5:19 PM**

do we get additional kick backs since we gotta deal with the noise and traffic, I say 20% monthly

**Mase Aljader to Everyone 5:19 PM**

Will we be getting tax reductions in our property taxes since we are now living with filthy roads, lots of noise, and extra traffic? Plus some developing is being paid by grants, correct me if I'm wrong, but that comes from our taxes

**Bill Blasko to Everyone 5:20 PM**

no asking Timmons since you are development

what about the grave yard over there

**From Marc Waterloo and Jill Slater via Email**

William-

Thanks for the meeting. Please add this to the submission for the city's consideration:

With the additional potential business space this engineering change can generate, what is the planning council doing to improve access for: restaurants (Target is the only nearby location with restaurants to service the potential additional 3-4,000 daily employees), fuel (Hub, Harris Teeter, and Sheetz which are all more than 3 miles away through what will be very trafficked roads now), and services (people coming to work need places to get convenience items and other needs)?

1) The master plan originally submitted had a road that would pass between Oakview and the Trinity Creek properties. It appears to be blocked by properties to Oakviews West, and our North. Is that road still planned, and what would it connect to on the two ends?

2) The development currently ongoing has set up bright white lights facing almost due South, toward the berms and residential housing in Trinity Creek. These lights shine above the berm, and directly in the housing.

- Are these lights permanent structures?
- What can be done to meet your lighting/security needs, while also minimizing direct shine into the houses
  - Please note, those lights are directly in the 2nd floor living areas of most housing abutting your property, and even shining into houses beyond Trinity Creek Drive and Chickasaw Plum Drive.

3) Just for your awareness, USPS refused to redeliver the letter you sent. There are a stack of them at the Holly Springs office awaiting home. She can then reach out via our message forum and owner pickup. You should perhaps share this notice with Charleston Management. Email Lori Latham at [llanham@charlestonmanagement.com](mailto:llanham@charlestonmanagement.com), or call 919-847-3003.

**From Dave Shimko and Kerri D via email**

Hi William,

Thanks for hosting the Zoom call for us tonight. I did have one follow up question. Is there any plan to widen new hill road and if it does need to be widened how will the residents along that road be included in that conversation, notified and impacted?

Thanks,

Dave

| Owner                            | Mailing Address 1               | Mailing Address 2      |
|----------------------------------|---------------------------------|------------------------|
| DUKE ENERGY PROGRESS INC         | 550 S TRYON ST                  | CHARLOTTE NC 28202     |
| ADDISON POND COMM ASSOC.         | 11010 RAVEN RIDGE RD            | RALEIGH NC 27614       |
| ALJADER, MAYSAM                  | 441 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540 |
| AMANCHUKWU, JOEY                 | 108 GREY HERON LN               | HOLLY SPRINGS NC 27540 |
| AN, LU ZOU                       | 436 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| ANTONELLI, JAMIE MARSHALL        | 316 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| ARTHUR, ROBERT L                 | 137 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| BAVARIA, PRAVINCHANDRA           | 204 ADDISON POND DR             | HOLLY SPRINGS NC 27540 |
| BENNETT, LOUIS RAYMOND           | 209 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540 |
| BLASKO, WILLIAM                  | 421 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540 |
| BOHAM, KENNETH                   | 256 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| BONHAM, JOHNATHAN                | 133 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| BOOROM, MICHAEL                  | 228 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| BORGERT, JOHN                    | 213 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| BOWSER, WILLIAM                  | 817 RAMBLING OAKS LN            | HOLLY SPRINGS NC 27540 |
| BROPHY, ADAM                     | 113 AMBERWING CT                | HOLLY SPRINGS NC 27540 |
| BROWN, CRYSTAL                   | 104 AMBERWING CT                | HOLLY SPRINGS NC 27540 |
| BROWN, MARVIN LEON               | 309 ADDISON POND DR             | HOLLY SPRINGS NC 27540 |
| BURT, RUDY                       | 12009 HOLLY SPRINGS NEW HILL RD | APEX NC 27539          |
| CARDINAL PROP OWNER LLC          | 9 W 57TH ST                     | NEW YORK NY 10019      |
| CASSELL, ROBERT                  | 217 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| CC TGA THE YIELD LLC             | 227 W TRADE ST STE 1000         | CHARLOTTE NC 28202     |
| CHANDLER VENTURES LLC            | 514 MILL HOPPER LN              | APEX NC 27502          |
| CHARRIER, KEVIN JAMES            | 304 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| CLIFFORD, DONALD                 | 201 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| COBLE, DOUGLAS                   | 141 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| COGHLAN, MACKENZIE               | 308 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540 |
| COLLINS, ALLYN                   | 145 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| COMELLA, GERALD                  | 809 GREEN OAKS PKWY             | HOLLY SPRINGS NC 27540 |
| CONROY, EILEEN                   | 336 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| COOKE, LEWIS                     | 324 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| COPPOLA, ALEXANDER               | 308 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| CORDILEONE, STEVEN               | 121 CRESTED CORAL DR            | HOLLY SPRINGS NC 27540 |
| COUSEY, STEPHEN                  | 114 HUNDRED OAKS LN             | HOLLY SPRINGS NC 27540 |
| COX, DENNIS                      | 126 HUNDRED OAKS LN             | HOLLY SPRINGS NC 27540 |
| DOMICAN, PAUL                    | 200 ADDISON POND DR             | HOLLY SPRINGS NC 27540 |
| DOWNS, MALCOLM                   | 133 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| DUKE ENERGY PROGRESS LLC         | PO BOX 37996                    | CHARLOTTE NC 28237     |
| DUNNAVANT, JAMES                 | 304 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540 |
| ENGLUND, JUDY K                  | 4554 CHES MAR DR                | EAGAN MN 55123         |
| ESTES, YOUNG                     | 333 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| FAULKNER, LEWIS                  | 312 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| FETTEROLF, DAVID                 | 208 ADDISON POND DR             | HOLLY SPRINGS NC 27540 |
| FIELDING HOMES TRINITY CREEK LLC | 2099 GAITHER RD STE 600         | ROCKVILLE MD 20850     |
| FIELDING HOMES TRINITY CREEK LLC | 64 THOMAS JOHNSON DR STE 110    | FREDERICK MD 21702     |
| FINCH, ANNA                      | 149 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| FINNANCE, DENISE                 | 4211 RIDGE TOP RD APT 1310      | FAIRFAX VA 22030       |
| FOGG, BENNETT                    | 129 GREY HERON LN               | HOLLY SPRINGS NC 27540 |
| FOTI, MARIA                      | 300 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| FRISONE, JOHN                    | 340 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| FUJIFILM DIOSYNTH BIOTECH        | PO BOX 1390                     | HOLLY SPRINGS NC 27540 |
| GADIYARAM NAGENDRA               | 408 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| GAJJELA, KONDAREDDY              | 113 CRESTED CORAL DR            | HOLLY SPRINGS NC 27540 |
| GALLOVITCH, EDWARD               | 129 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| GHASSEMIAN, JAFAR                | 348 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| GIOVENCO, RALPH                  | 429 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540 |
| GLANCE, STEPHANIE B              | 121 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |

|                           |                                 |                        |
|---------------------------|---------------------------------|------------------------|
| GOINS, RYAN               | 401 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| GORDON, RICHARD           | 109 SWEETBRIAR ROSE CT          | HOLLY SPRINGS NC 27540 |
| GREENE, MARK              | 301 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540 |
| GREENWALD, CATHERINE      | 308 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| GROTH, NIJOLE             | 109 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| HAGOPIAN, GREGORY         | 141 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| HAMM, MARK                | 205 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540 |
| HANSON, BRETT             | 441 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| HERALD, TINA              | 7151 OKELLY CHAPEL RD           | CARY NC 27519          |
| HOFMANN, CHRISTOPHER      | 104 GREY HERON LN               | HOLLY SPRINGS NC 27540 |
| HOLLY SPRINGS TOWN OF     | PO BOX 8                        | HOLLY SPRINGS NC 27540 |
| HOLLY, KATHERINE          | 105 SWEETBRIAR ROSE CT          | HOLLY SPRINGS NC 27540 |
| HWANG, ELIZABETH          | 401 ADDISON POND DR             | HOLLY SPRINGS NC 27540 |
| INGHAM, PAUL              | 252 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| JACOBSON, NEIL            | 117 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| JALIO, RUDOLPH            | 204 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| JEWELL, SHERRY            | 213 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540 |
| JOHNSON, DONNA LUCRETIA   | 352 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| JONES, GREG               | 804 GREEN OAKS PKWY             | HOLLY SPRINGS NC 27540 |
| KALURI, RAMESH            | 505 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| KAPADIA, SUBNAM           | 301 ADDISON POND DR             | HOLLY SPRINGS NC 27540 |
| KEY, JESSICA              | 116 HUNDRED OAKS LN             | HOLLY SPRINGS NC 27540 |
| KEYES, ALAN               | 248 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| KING, WESTLEY             | 305 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540 |
| LAFRANKIE, JANE M         | 205 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| LANE, CAMERON             | 445 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540 |
| LAWSON, GREGORY           | 404 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540 |
| LEE, SANG-YUB             | 305 ADDISON POND DR             | HOLLY SPRINGS NC 27540 |
| LEWIS, DANIEL             | 220 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| LI, CHENG                 | 209 ROSA BLUFF CT               | HOLLY SPRINGS NC 27540 |
| MADRIGAL-JACKSON,         | 109 GREY HERON LN               | HOLLY SPRINGS NC 27540 |
| MANDELBLOOM, ADAM         | 260 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| MCCAULEY, CHARLES         | 129 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| MCCORMACK, ROBERT         | 405 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| MEANEY, MARY              | 136 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| MIESZANEK, MANUELA        | 413 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540 |
| MITCHELL, SHAWN TRUSTEE   | 105 AMBERWING CT                | HOLLY SPRINGS NC 27540 |
| MOBLEY, MICHAEL           | 408 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540 |
| MODUGULA, RAMAKRISHNA     | 416 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| MONSMA JOINT LIVING TRUST | 225 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| MORRIS, JUDITH            | 328 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| MULDOWNEY, JAMES          | 224 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| MULLINS, BRENT            | 209 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| MUNDASSERY, SARALA        | 112 HUNDRED OAKS LN             | HOLLY SPRINGS NC 27540 |
| MURTHY, AKKINA            | 12005 HOLLY SPRINGS NEW HILL RD | APEX NC 27539          |
| MYRMAN, CRAIG GILLETTE    | 312 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| NARNE, UMA                | 432 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| NATIONS, CHARLES C II     | 221 SOUR MASH CT                | HOLLY SPRINGS NC 27540 |
| NEEDHAM, LISA             | 812 GREEN OAKS PKWY             | HOLLY SPRINGS NC 27540 |
| NOWAKOWSKI, AMANDA L      | 329 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540 |
| OAKVIEW COMMONS LLC       | 3717 NATIONAL DR STE 209        | RALEIGH NC 27612       |
| OBEY, CHRISTOPHER         | 413 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| O'SHEA, BETH              | 101 AMBERWING CT                | HOLLY SPRINGS NC 27540 |
| PASTER, ROBERT            | 320 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| PATEL, CHIRAG             | 409 ADDISON POND DR             | HOLLY SPRINGS NC 27540 |
| PATEL, PARIMAL            | 425 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540 |
| PAVEL, SARA               | 117 GREY HERON LN               | HOLLY SPRINGS NC 27540 |
| PENIX, ZACHRY ALLEN       | 808 GREEN OAKS PKWY             | HOLLY SPRINGS NC 27540 |



|                                               |                                 |                           |
|-----------------------------------------------|---------------------------------|---------------------------|
| PERRY, GARY                                   | 117 CRESTED CORAL DR            | HOLLY SPRINGS NC 27540    |
| PETTERSON, LARRY                              | 413 ADDISON POND DR             | HOLLY SPRINGS NC 27540    |
| PLAYFORTH, CHRISTINE                          | 113 GREY HERON LN               | HOLLY SPRINGS NC 27540    |
| PRUITT, DONNA WHITAKER                        | 264 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540    |
| REINE, DANA CAPPONI                           | 312 SCARLET TANAGER CIR         | HOLLY SPRINGS NC 27540    |
| RENZI, ALEXANDER                              | 204 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540    |
| REVILLE, TARA                                 | 205 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540    |
| REYES, JOSEPH                                 | 125 GREY HERON LN               | HOLLY SPRINGS NC 27540    |
| REYNOLDS, EVAN                                | 309 SCARLET TANAGER CIR         | HOLLY SPRINGS NC 27540    |
| RICHARDS, SCOTT                               | 109 AMBERWING CT                | HOLLY SPRINGS NC 27540    |
| RIVERA, LUIS                                  | 3160 SEA TRAWLER BND APT 1      | NORTH FORT MYERS FL 33903 |
| RODIN, ALEXANDER                              | 316 SCARLET TANAGER CIR         | HOLLY SPRINGS NC 27540    |
| SAFLEY, TIMOTHY                               | 140 SOUR MASH CT                | HOLLY SPRINGS NC 27540    |
| SANCHEZ, CARLOS                               | 105 GREY HERON LN               | HOLLY SPRINGS NC 27540    |
| SCHUETTE, TODD                                | 433 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540    |
| SEQIRUS INC                                   | 475 GREEN OAKS PKWY             | HOLLY SPRINGS NC 27540    |
| SHAEFER, RICHARD                              | 153 SOUR MASH CT                | HOLLY SPRINGS NC 27540    |
| SHIELDS, STEPHEN                              | 429 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540    |
| SHIMKO, DAVID                                 | 125 SOUR MASH CT                | HOLLY SPRINGS NC 27540    |
| SHORES, COREY                                 | 109 CRESTED CORAL DR            | HOLLY SPRINGS NC 27540    |
| SHUE, SUPING                                  | PO BOX 319                      | MORRISVILLE NC 27560      |
| SILLS, MELINDA ANNE                           | 404 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540    |
| SIMES, RANDY                                  | 344 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540    |
| SLATER, JILL                                  | 437 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540    |
| SMITH, DREW                                   | 356 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540    |
| SMITH, JAMES                                  | 216 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540    |
| SOCCOLI, FRANK                                | 212 ADDISON POND DR             | HOLLY SPRINGS NC 27540    |
| SPERO, JAMES                                  | 308 SCARLET TANAGER CIR         | HOLLY SPRINGS NC 27540    |
| STATT, JOHN                                   | 437 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540    |
| STEWART, ROBERT                               | 268 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540    |
| STOLFO, SHERRY                                | 124 HUNDRED OAKS LN             | HOLLY SPRINGS NC 27540    |
| STRATTON, CHARLES                             | 313 SCARLET TANAGER CIR         | HOLLY SPRINGS NC 27540    |
| TANNERU, SURYA                                | 420 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540    |
| TARRANT, JAMES                                | 145 SOUR MASH CT                | HOLLY SPRINGS NC 27540    |
| TAYLOR, ROBERT                                | 100 AMBERWING CT                | HOLLY SPRINGS NC 27540    |
| TOLL SOUTHEAST LP COMPANY, INC                | 250 GIBRALTAR RD                | HORSHAM PA 19044          |
| TRACE AT TWELVE OAKS OWNERS ASSOCIATION, INC. | 160 NE MAYNARD RD STE 210       | CARY NC 27513             |
| TRUSTEE OF THE BENFORD FAMILY LIVING TRUST    | 113 SOUR MASH CT                | HOLLY SPRINGS NC 27540    |
| TWELVE OAKS MASTER ASSOCIATION INC            | 11010 RAVEN RIDGE RD            | RALEIGH NC 27614          |
| VAN DUSSELDORP                                | 425 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540    |
| VESANGI, KRISHNA                              | 305 HILLIARD FOREST DR          | CARY NC 27519             |
| VOELKER, JASON                                | 201 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540    |
| VUYYURU, SRINIVASAREDDY                       | 449 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540    |
| WAKE COUNTY BOARD OF EDUCATION                | 1429 ROCK QUARRY RD STE 116     | RALEIGH NC 27610          |
| WALKER, ANDREA                                | 137 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540    |
| WALLACE, BRITTANY                             | 501 ADDISON POND DR             | HOLLY SPRINGS NC 27540    |
| WANKMULLER, ELIZABETH                         | 301 SCARLET TANAGER CIR         | HOLLY SPRINGS NC 27540    |
| WARDLOW, ADAM                                 | 200 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540    |
| WEGER, JOSEPH                                 | 301 TRINITY CREEK DR            | HOLLY SPRINGS NC 27540    |
| WEICHBRODT, MINDY                             | 300 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540    |
| WEINBERGER, SCOTT                             | 201 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540    |
| WESSON, WILLIAM                               | 205 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540    |
| WEST, CHESSY                                  | 400 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540    |
| WIENER, GLORIA                                | 332 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540    |
| WILLIAMS, DAVID                               | 417 CHICKASAW PLUM DR           | HOLLY SPRINGS NC 27540    |
| WILLIS, JOHN M                                | 12025 HOLLY SPRINGS NEW HILL RD | APEX NC 27539             |
| WILSON, RICHARD                               | 209 ANCIENT OAKS DR             | HOLLY SPRINGS NC 27540    |
| WOLSTENHOLME, MICHAEL                         | 337 LUCKY RIBBON LN             | HOLLY SPRINGS NC 27540    |

WOOD, LAURIE  
YEAGER, NATHAN  
YEAGER, TIMOTHY  
YOUNTS, CARMEN  
ZANZANO, DENNIS  
ZHANG, YAN  
ZINTECK, NATHAN  
ZUNIC, WAYNE

121 GREY HERON LN  
200 TRINITY CREEK DR  
433 TRINITY CREEK DR  
201 ADDISON POND DR  
212 LUCKY RIBBON LN  
405 RAMBLING OAKS LN  
112 GREY HERON LN  
201 ANCIENT OAKS DR

HOLLY SPRINGS NC 27540  
HOLLY SPRINGS NC 27540  
HOLLY SPRINGS NC 27540  
HOLLY SPRINGS NC 27540  
HOLLY SPRINGS NC 27540  
HOLLY SPRINGS NC 27540  
HOLLY SPRINGS NC 27540  
HOLLY SPRINGS NC 27540

# DETAILED MASTER PLAN: OAKVIEW INNOVATIONS

HOLLY SPRINGS, NORTH CAROLINA 27540  
PROJECT NUMBER: 20-MAS-02-A02

## UTILITY / MUNICIPALITY CONTACTS:

- A. TOWN OF HOLLY SPRINGS  
DEVELOPMENT SERVICES DEPARTMENT  
128 SOUTH MAIN STREET  
HOLLY SPRINGS, NC 27540  
(919) 557-2914  
CONTACT: CHERYL CAINES
- C. BURIED CABLE LOCATION  
NC 811
- D. DUKE ENERGY  
(866) 582-6345
- B. TOWN OF HOLLY SPRINGS  
DEVELOPMENT SERVICES DEPARTMENT  
128 SOUTH MAIN STREET  
HOLLY SPRINGS, NC 27540  
(919) 557-3933  
CONTACT: ELIZABETH GOODSON

| SITE DATA TABLE                         |                                                                                                            |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------|
| PINS:                                   | 0639720552, 0639837443, 0639940209, 0639844162, 0639738937, 0639837617, 0639933813, 0639937803, 0639953025 |
| SITE AREA:                              | 206.22 ACRES                                                                                               |
| ZONING:                                 | BRT-193.74 ACRES (93.95%); BRT + NMX-0.36 ACRES (0.17%); NMX-12.12 ACRES (5.88%)                           |
| RIVER BASIN:                            | CAPE FEAR                                                                                                  |
| MIN LOT WIDTH                           | BRT-100'; NMX-0'                                                                                           |
| MINIMUM YARDS:<br>DISTRICT              | TYPE B: 10', 30', 50'; TYPE C: 20', 50'                                                                    |
| MINIMUM NON<br>RESIDENTIAL LOT SIZE:    | 1 ACRE                                                                                                     |
| MAXIMUM NON<br>RESIDENTIAL LOT SIZE:    | 150 ACRES                                                                                                  |
| MIN. NUMBER OF NON<br>RESIDENTIAL LOTS: | 5                                                                                                          |
| MAX. NUMBER OF NON<br>RESIDENTIAL LOTS: | 25                                                                                                         |

| EXISTING PARCELS |                                                                                       |           |                 |                       |
|------------------|---------------------------------------------------------------------------------------|-----------|-----------------|-----------------------|
| PIN              | OWNER                                                                                 | ACREAGE   | EXISTING ZONING | JURISDICTION          |
| 0639720552       | FUJIFILM DIOSYNTH BIOTECHNOLOGIES<br>101 J MORRIS COMMONS LN<br>MORRISVILLE, NC 27560 | 147.52 AC | BRT             | TOWN OF HOLLY SPRINGS |
| 0639837443       | CHANDLER VENTURES LLC<br>514 MILL HOPPER LN<br>APEX, NC 27502                         | 12.43 AC  | BRT             | TOWN OF HOLLY SPRINGS |
| 0639940209       | HELIX VENTURES LLC<br>3717 NATIONAL DR STE 209<br>RALEIGH, NC 27612                   | 12.12 AC  | NMX             | TOWN OF HOLLY SPRINGS |
| 0639844162       | CARDINAL PROPERTY OWNER LLC<br>9 W 57TH ST<br>NEW YORK, NY 10019                      | 9.68 AC   | BRT             | TOWN OF HOLLY SPRINGS |
| 0639738937       | CARDINAL PROPERTY OWNER LLC<br>9 W 57TH ST<br>NEW YORK, NY 10019                      | 8.82 AC   | BRT             | TOWN OF HOLLY SPRINGS |
| 0639837617       | CARDINAL PROPERTY OWNER LLC<br>9 W 57TH ST<br>NEW YORK, NY 10019                      | 6.47 AC   | BRT             | TOWN OF HOLLY SPRINGS |
| 0639933813       | HELIX VENTURES LLC<br>3717 NATIONAL DR STE 209<br>RALEIGH, NC 27612                   | 4.81 AC   | BRT             | TOWN OF HOLLY SPRINGS |
| 0639937803       | HELIX VENTURES LLC<br>3717 NATIONAL DR STE 209<br>RALEIGH, NC 27612                   | 4.01 AC   | BRT             | TOWN OF HOLLY SPRINGS |
| 0639953025       | HOLLY SPRINGS TOWN OF<br>PO BOX 8<br>HOLLY SPRINGS, NC 27540                          | 0.36 AC   | BRT + NMX       | TOWN OF HOLLY SPRINGS |

| SANITARY SEWER FLOW ESTIMATION |        |                            |                 |                       |                      |
|--------------------------------|--------|----------------------------|-----------------|-----------------------|----------------------|
|                                | ACRES  | AVG FLOW FACTOR (GPD/AC)** | GALLONS PER DAY | AVG PEAKING FACTOR*** | PEAK FLOW RATE (GPM) |
| OAKVIEW INNOVATION PARK        | 206.16 | 2,490.25                   | 513,390         | 3.822                 | 1,362.7              |

\* REFER TO SEWER STUDY, DATED 5/3/24 AND TITLED "UPDATED PRELIMINARY ENGINEERING REPORT FOR THE OAKVIEW INNOVATION TECHNOLOGY PARK SEWER IMPROVEMENTS. ON BEHALF OF THE GENESUITES: LOT C SEWER STUDY". TO SEE BREAKDOWN OF FLOW ESTIMATION FOR EACH PARCEL

\*\* FLOW FACTORS ARE DIFFERENT FOR EACH PARCEL. THE AVERAGE FLOW FACTOR ACROSS ALL OAKVIEW INNOVATION PARK PARCELS IS SHOWN IN THIS TABLE

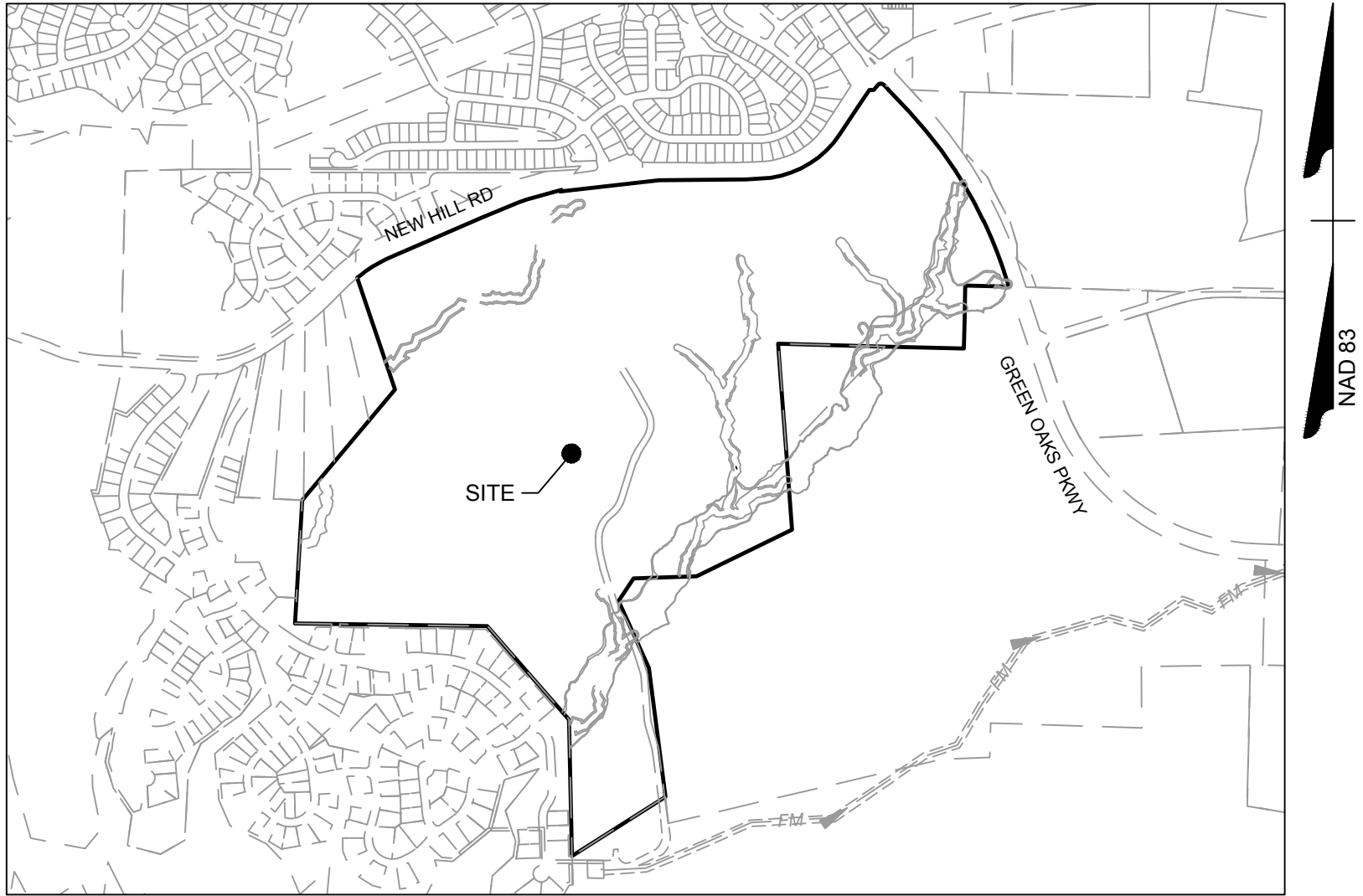
\*\*\* PEAKING FACTORS ARE DIFFERENT FOR EACH PARCEL. THE AVERAGE PEAKING FACTOR ACROSS ALL OAKVIEW INNOVATION PARK PARCELS IS SHOWN IN THIS TABLE.

## CONSULTANT CONTACTS:

OWNER  
GENESUITES  
CONTACT: GARY SCHOENHOUSE  
PHONE: 925-890-1003  
EMAIL: gschoenhouse@genesuites.com

SITE ENGINEER/ LANDSCAPE  
ARCHITECT  
TIMMONS GROUP  
CONTACT: BLAKE HALL  
5410 TRINITY ROAD, SUITE 102  
RALEIGH, NC 27607  
PHONE: 919-866-4933

DEVELOPER/APPLICANT  
GENESUITES  
CONTACT: GARY SCHOENHOUSE  
PHONE: 925-890-1003  
EMAIL: gschoenhouse@genesuites.com



VICINITY MAP

1" = 1000'

### GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
- THE ESTIMATED SEWER FLOWS SHOWN ARE BASED ON ASSUMED TENANT MIX AT THE TIME OF THE SUBMITTAL. THE ESTIMATED FLOWS WILL BE UPDATED WITH EACH DEVELOPMENT PLAN SUBMITTAL.
- THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
- REFER TO C0.1 FOR ZONING CONDITIONS IN THE DEVELOPMENT AGREEMENT.
- THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N= 693,650.75"E= 2,041,575.85"ELEV = 377.10'  
THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID, TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN.
- IF THERE IS A GEODETIC MONUMENT LOCATED ON THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.

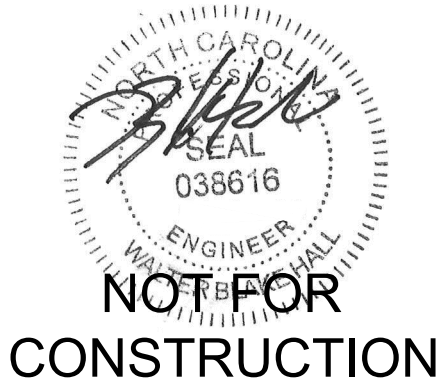
| Sheet List Table |                                               |
|------------------|-----------------------------------------------|
| Sheet Number     | Sheet Title                                   |
| C0.0             | COVER SHEET                                   |
| C0.1             | DEVELOPMENT AGREEMENT                         |
| C0.2             | ARCHITECTURAL MASTER PLAN                     |
| C1.0             | EXISTING CONDITIONS PLAN                      |
| C3.0             | OVERALL MASTER PLAN                           |
| C3.1             | MASTER PLAN                                   |
| C3.2             | MASTER PLAN                                   |
| C3.3             | OVERALL PRELIMINARY UTILITY AND DRAINAGE PLAN |
| C3.4             | PRELIMINARY UTILITY AND DRAINAGE PLAN         |
| C3.5             | DRAINAGE AREA MAP                             |
| C4.0             | NOTES AND DETAILS                             |
| L1.0             | TREE PRESERVATION PLAN                        |
| L2.0             | OVERALL LANDSCAPE PLAN                        |

### MASTERPLAN MINOR AMENDMENTS I:

- SANITARY SEWER MAIN ALIGNMENT HAS BEEN UPDATED.
- PARCEL BOUNDARIES FOR PROPOSED PODS HAVE BEEN UPDATED.
- INTERNAL ROAD ALIGNMENTS HAVE BEEN UPDATED.
- THOROUGHFARE PREVIOUSLY RUNNING THROUGH POD 6 HAS BEEN REMOVED.

### MASTERPLAN MINOR AMENDMENTS II:

- ADD 12.43 ACRE PIN 0639837443 TO LIMITS OF MASTER PLAN AND UPDATE LANDSCAPE BUFFER ACCORDINGLY.



THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919-866-4931 FAX 919-833-8124 www.timmons.com

| YOUR VISION ACHIEVED THROUGH OURS. |                      |
|------------------------------------|----------------------|
| DATE                               | REVISION DESCRIPTION |
| 08/07/21                           | MASTER PLAN REVISION |
| 07/27/23                           | MASTER PLAN REVISION |
| 11/03/2023                         | MASTER PLAN REVISION |
| 12/06/2023                         | MASTER PLAN REVISION |
| 04/12/2024                         | MASTER PLAN REVISION |

|                         |
|-------------------------|
| 11/03/2023              |
| DRAWN BY<br>W ALTMAN    |
| DESIGNED BY<br>W ALTMAN |
| CHECKED BY<br>B HALL    |
| SCALE<br>AS SHOWN       |

TIMMONS GROUP

OAKVIEW LOT C MASTER PLAN  
WAKE COUNTY - NORTH CAROLINA  
COVER SHEET

JOB NO.  
59797  
SHEET NO.  
C0.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>WHEREAS, Trustwell Property Group, LLC ("Trustwell" or "Representative") is the authorized representative of Developer and its managers may bind the Developer to contractual obligations with the Town, and the Town shall rely on the actions and representations of Trustwell to be binding on the Developer, until such time as informed in writing by the Developer otherwise; and,</p> <p>WHEREAS, the Property is not currently located within the corporate limits of the Town, but currently served by town sewer service, and a significant capital expenditure would be required to extend sewer service to the Property. However the Property is located in close proximity to the Town corporate limits is within the extra-territorial jurisdiction of the Town, and it is closer to any Town utilities than to any other town's utilities; and,</p> <p>WHEREAS, Developer desires careful integration between public and private capital facilities planning, financing and construction, and further desires assurances that development standards, ordinances, policies and procedures remain suitable throughout the extended period of development; and,</p> <p>WHEREAS, it is beneficial to both the Town and Developer to construct certain on-site and off-site infrastructure improvements relative to the Project to enable the safe and responsible treatment of wastewater by the Town and to provide potable drinking water to the ultimate users of the Property, as well as other infrastructure; and,</p> <p>WHEREAS, the Town requires, pursuant to N.C.G.S. § 160A-372 and its Unified Development Ordinance, the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that it will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,</p> <p>WHEREAS, the Town has enacted a subdivision control ordinance, pursuant to N.C.G.S. § 160A-372 which provides for the orderly control of growth and development in the Town in general and on the Developer's parcel; and,</p> <p>WHEREAS, the Town is authorized pursuant to N.C.G.S. § 160A-311 et seq. to operate and does in fact operate a water and sewer treatment enterprise and requires, pursuant to N.C.G.S. § 160A-317, the connection to the system by owners of developed land located within the Town, for a cost set forth in the Town's annual budget; and,</p> <p>WHEREAS, the Town is authorized to enter into this contract pursuant to N.C.G.S. §§ 160A-16, 160A-40.20 et seq. and may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. § 160A-201, and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so.</p> <p>THIS AGREEMENT, made and entered into this 27<sup>th</sup> day of February, 2020, by and between the TOWN OF HOLLY SPRINGS, a North Carolina Municipal corporation, hereinafter referred to as the "Town" and Helix Ventures, LLC, a North Carolina Limited Liability Company, hereinafter referred to collectively as the "Developer." The Town and the Developer are collectively referred to herein as the "Parties."</p> <p>WITNESSETH:</p> <p>WHEREAS, the Developer is the fee simple owner or contract purchaser of several tracts of land held in common for development, the total of which are exceeding 150 acres in size, which are shown in Exhibit A, attached hereto and incorporated herein by reference (the "Property"), and the Developer, or its successors or assigns, will be requesting approval of a development plan for these tracts for a mixed use commercial development, in a manner consistent with the sketch plans prepared by the Developer attached hereto as Exhibit B and the terms of this agreement; and,</p> <p>approximate 12.61 acre tract known as the "Harris Tract" as shown on Exhibit B, and such tract shall be zoned RT and made a contiguous part of the Property.</p> <p>d. The Developer voluntarily offers certain zoning conditions ("Zoning Conditions") as a part of this Agreement and any subsequent rezoning requests for the Property. These Zoning Conditions shall apply to the Mixed Use Parcel, and are listed in Exhibit D.</p> <p>e. In addition to Developer's obligation to incorporate the Harris Tract as discussed above, the Developer further agrees to incorporate as part of its Master Plan one (1) tract equal to or greater than fifty (50) acres in size and one (1) tract equal to or greater than thirty (30) acres in size and allow the Town's Economic Development Department to market these tracts for sale to one or more single users ("Employment Center Tracts"). The parties agree that the creation of these two Employment Center Tracts are in the mutual interest of the parties to encourage development of the Property, create job growth, and stimulate the local and regional economy. The parties understand that tracts of such size, location, and access to utilities are rare and valuable in the region and are needed for the recruitment of a large employer. The Developer agrees to hold these Employment Center Tracts open for sale and marketing by the Town for a period of not less than three (3) years from the completion of the sewer line discussed below. At least Ninety (90) days prior to the expiration of this period, provided the Town has fulfilled all its obligations under this Agreement and is actively marketing the property to a bona fide employer candidate, the Town may request from the Developer one (1) extension to this period of no more than twelve (12) months to be granted at the Developer's discretion which shall not be unreasonably withheld or delayed. Developer agrees to sell either or both Employment Center Tracts for a fair market value determined by an appraisal obtained by the Town at such time as an end user is identified. In the event that the Developer reasonably opposes the analysis used in the appraisal, the Developer may obtain a second appraisal. In the event that the parties cannot agree on the fair market value after 2 appraisals, the parties may share the cost for a third appraisal and the average of these appraisals shall determine the fair market value.</p> <p>4. SEWER CONSTRUCTION AND ACCESS: The Town and Developer agree that the most efficient method of sewer access is through the installation of a new sewer outfall along a route that is generally described on Exhibit C ("Sewer Analysis Map"); together with the necessary upgrades to the Holly Springs Business Park Pump Station to accommodate the new sewer line, together referred to as the "Sewer Improvements." In an effort to substantiate the pump station upgrades and extension of gravity sewer line (i.e. the Sewer Improvements), a preliminary engineering report, design, permitting, and construction drawings shall be submitted to the Town, and any other documents requested by the Town, within twelve (12) months from the date of execution of this agreement. Developer shall commence construction of the Sewer Improvements within six (6) months of receipt of all approvals needed to begin construction. Subsequently, the pump station upgrades and the gravity sewer line shall be installed within eighteen (18) months of the receipt by Developer of all such approvals. Time is of the essence with respect to the construction to be completed by Developer within 30 days of the receipt of approval.</p> <p>3. All fees, charges and payments related to the actual construction of each project shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except as set forth herein.</p> <p>4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under permission to encroach onto a Town easement and shall hold the Town harmless.</p> <p>5. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, items, demands, obligations, claims, proceedings, or causes of action of every kind and character in connection with or arising directly out of the entry onto and performance of work on the easements of the Town. The Developer further agrees to investigate, handle, provide defense for and respond to any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.</p> <p>6. The Town agrees to protect, defend, indemnify and hold the Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, items, demands, obligations, claims, proceedings, or causes of action of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the negligence or willful misconduct of the Developer, or its agents, employees or contractors, or any third party. The Town further agrees to investigate, handle, provide defense for and respond to any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.</p> <p>7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.</p> <p>8. It shall be the responsibility of the Developer to ensure that all regulatory approvals for each project are in place before beginning construction.</p> <p>9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.</p> <p>ARTICLE II</p> <p>These parcels are needed to facilitate the installation of the sewer and other infrastructure improvements as shown on Exhibit A, and provide or cause to be provided any easements, land acquisition or right of way required for road access or sewer line installation.</p> <p>c. Developer shall not be entitled to any certificates of occupancy for the Project until the completed sewer outfall has been accepted by the Town which shall not be unreasonably withheld or delayed.</p> <p>d. In the event that the Developer fails to submit a preliminary engineering report, permit application and proposed construction drawings for the Sewer Improvements to the Town and any other necessary parties within (twelve) 12 months of the execution of this agreement, or fails to commence construction within six (6) months of the date the Developer receives all such approvals necessary to commence construction, without otherwise obtaining an extension from the Town, the Developer shall, upon election of the Town by written request:</p> <p>1) Grant to the Town all easements on the Property necessary for the installation of the Sewer Improvements and any other such easements, including temporary construction easements, that would be required for the Town's installation of the Sewer Line and;</p> <p>2) Grant to the Town all off-site easements that the Developer may have acquired in anticipation of the construction of the Sewer Improvements.</p> <p>3) Transfer ownership to the Town without cost, any plans, reports, permits, drawings, surveys, studies, or the like relating to the Sewer Improvements; and,</p> <p>4) Assist and cooperate in any way in the Town's efforts to install the Sewer Improvements.</p> <p>5. TRANSPORTATION IMPROVEMENTS:</p> <p>The Town shall cooperate in agreeing such costs, additional infrastructure, and interior road configuration, and shall assist in securing NCDDOT, Wake County and other third party funding for transportation infrastructure to the benefit of the Project as needed and as may be available from such sources.</p> <p>6. ANNEXATION: The Parties agree that the Property shall be rezoned and annexed into the corporate limits of the Town through the approval of a petition for rezoning and voluntary annexation prior to the commencement of Town sewer service to the Property, in a zoning designation consistent with the covenants herein. The Developer shall submit a voluntary petition for rezoning and annexation of the Property at the same time as submission of the Master Plan. In the event that the Master Plan is not approved by the Town, the Developer shall be entitled to withdraw its rezoning and annexation petitions until such time as the Master Plan is approved, up to and including, the final consideration of the Master Plan by the Town Council. The Town shall schedule for approval the Master Plan, zoning, and annexation petitions so that the Town Council hearings for these matters will occur 130 days of the earlier of the submitted by Developer</p> <p>of such petition or the execution of this Agreement. Nothing herein obligates the Town to provide sewer or water service to the Property prior to its annexation. Master Plan approval must occur prior to rezoning, and rezoning must occur as a prerequisite to annexation.</p> <p>7. RESERVATION OF LAND: A description of a reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property.</p> <p>a. No publicly dedicated land is required by the Town. Developer shall maintain private drainage retention as required by the Town according to site plans, which are to be developed as a part of the permitting process in the course of the development of the Property.</p> <p>8. REQUIRED PERMITS: A description of all development permits approved or needed:</p> <p>a. Developer shall secure all construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence at the time of such permit application. Town shall aid Developer in securing all encroachment permits as required by the North Carolina Department of Transportation, and the North Carolina Department of Environment and Natural Resources or other state or federal agencies, as required for roads, sewer, and water. The failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.</p> <p>9. TERMS REQUIRED FOR PUBLIC SAFETY: Description of any conditions, terms, restrictions, or other requirements determined to be necessary by the Town for the public health, safety, or welfare of its citizens.</p> <p>ARTICLE III</p> <p>DEVELOPER'S DUTIES</p> <p>1. For any off-site infrastructure constructed by the Developer, the Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, requirements of the Town, and requirements of the North Carolina Department of Environmental Quality (NCDEQ) and any other regulatory agency. For any land owned or controlled by the Developer, the Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by the Developer, the Town shall enter the Town land owned by the Town to the Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of the Developer's Duties.</p> <p>2. The Developer shall construct in a workmanlike manner the Onsite Public Infrastructure according to the design specifications and criteria of the Plans which are existing at the time of this agreement, as well as full compliance with any NCDEQSR requirements. Said infrastructure,</p> <p>Developer to which approval by the Town shall not be unreasonably denied or delayed. The Parties agree to use their best efforts to comply with the following schedule:</p> <p>a. Begin Development Agreement Review by December 1, 2019</p> <p>b. Development Agreement to be approved by Town on or before December 1, 2019</p> <p>c. Zoning map and annexation to be approved by Town on or before 130 days from submission of petition.</p> <p>d. Master Plan and Site Permits (i.e., construction drawing approval) for the installation of the Sewer Improvements to be approved by Town on or before 108 days from submission by Developer of final plans.</p> <p>e. Development plan to be approved by Town on or before 101 days from submission by Developer.</p> <p>f. Developer to complete the installation of the sewer outfall line and submit it for operational approval on or before two (2) years from the commencement of construction or the Town shall be released from further payment of the Town Payment and the Mixed Use Parcel shall revert back to its prior zoning before the rezoning; and, upon such rezoning, Developer shall not apply for another rezoning of the Mixed Use Parcel back to MU until such time as the sewer outfall line is completed and approved for operation, which rezoning shall be granted by the Town at that time.</p> <p>ARTICLE IV</p> <p>GENERAL TERMS</p> <p>1. All reimbursements, if any, for this project shall be provided on the basis of final documented actual costs, as approved by the Director of Engineering, in accordance with this agreement. Any opinions of project cost included in this agreement are based upon preliminary designs and are approximate.</p> <p>2. The Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plan preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to insure complete in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein</p> <p>DATE</p> <p>09/07/21</p> <p>07/27/23</p> <p>11/03/2023</p> <p>12/06/2023</p> <p>MASTER PLAN REVISION</p> <p>MASTER PLAN REVISION</p> <p>MASTER PLAN REVISION</p> <p>MASTER PLAN REVISION</p> <p>REVISION DESCRIPTION</p> <p>DATE</p> <p>11/03/2023</p> <p>DRAWN BY</p> <p>W ALTMAN</p> <p>DESIGNED BY</p> <p>W ALTMAN</p> <p>CHECKED BY</p> <p>B HALL</p> <p>SCALE</p> <p>AS SHOWN</p> <p>TIMMONS GROUP</p> <p>OAKVIEW LOT C MASTER PLAN</p> <p>WAKE COUNTY - NORTH CAROLINA</p> <p>DEVELOPMENT AGREEMENT</p> <p>JOB NO.</p> <p>59797</p> <p>SHEET NO.</p> <p>C0.1</p> <p>These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction staking without the express written consent of TIMMONS GROUP.</p> |  | <p>WHEREAS, the Town Council of Holly Springs, after a duly advertised public hearing, approved this Development Agreement at its regularly scheduled meeting on December 3, 2019, upon motion by Councilperson O'Brien, second by Councilperson Kelly, upon unanimous vote.</p> <p>NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree as follows:</p> <p>ARTICLE I</p> <p>1. Definitions: The terms below shall have the following meanings as used herein:</p> <p>a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approved by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developer, or any project construction contingencies. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.</p> <p>b. Comprehensive plan: The comprehensive plan, land-use plan, small area plans, neighborhood plans, transportation plan, capital improvement plan, official map, and any other plans regarding land use and development that have been officially adopted by the governing board.</p> <p>c. Developer: Helix Ventures, LLC, the signatories hereto, and their heirs, successors and assigns.</p> <p>d. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. Development, as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the planning for or the act of developing or to the result of development. Specifically in this agreement, the term "development" refers to the construction by the Developer of all building activities associated with the Plans.</p> <p>e. Development permit: A building permit, zoning permit, subdivision approval, special exception or conditional use permit, variance, or any other official action of the Town having the effect of permitting the development of property.</p> <p>f. Land development regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited to the Town of Holly Springs Unified Development Ordinance ("UDO").</p> <p>g. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.</p> <p>h. NCDDOT: the North Carolina Department of Transportation</p> <p>i. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities not located on the Developer's site.</p> <p>j. Onsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities located on the Property. Specifically included in this definition is a new gravity main designed to serve the new development and the specific drainage region as described in Exhibit C.</p> <p>k. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.</p> <p>l. Plans: Those sketch plans attached hereto as Exhibit B.</p> <p>m. Property: All real property shown or described in Exhibit A, which is subject to land-use regulation of the Town and includes any improvements or structures customarily regarded as a part of real property.</p> <p>n. Project: The Developer's plans to develop the Property.</p> <p>o. Representative: Trustwell Property Group, LLC shall serve as the Developer's agent and representative.</p> <p>ARTICLE II</p> <p>These parcels are needed to facilitate the installation of the sewer and other infrastructure improvements as shown on Exhibit A, and provide or cause to be provided any easements, land acquisition or right of way required for road access or sewer line installation.</p> <p>c. Developer shall not be entitled to any certificates of occupancy for the Project until the completed sewer outfall has been accepted by the Town which shall not be unreasonably withheld or delayed.</p> <p>d. In the event that the Developer fails to submit a preliminary engineering report, permit application and proposed construction drawings for the Sewer Improvements to the Town and any other necessary parties within (twelve) 12 months of the execution of this agreement, or fails to commence construction within six (6) months of the date the Developer receives all such approvals necessary to commence construction, without otherwise obtaining an extension from the Town, the Developer shall, upon election of the Town by written request:</p> <p>1) Grant to the Town all easements on the Property necessary for the installation of the Sewer Improvements and any other such easements, including temporary construction easements, that would be required for the Town's installation of the Sewer Line and;</p> <p>2) Grant to the Town all off-site easements that the Developer may have acquired in anticipation of the construction of the Sewer Improvements.</p> <p>3) Transfer ownership to the Town without cost, any plans, reports, permits, drawings, surveys, studies, or the like relating to the Sewer Improvements; and,</p> <p>4) Assist and cooperate in any way in the Town's efforts to install the Sewer Improvements.</p> <p>5. TRANSPORTATION IMPROVEMENTS:</p> <p>The Town shall cooperate in agreeing such costs, additional infrastructure, and interior road configuration, and shall assist in securing NCDDOT, Wake County and other third party funding for transportation infrastructure to the benefit of the Project as needed and as may be available from such sources.</p> <p>6. ANNEXATION: The Parties agree that the Property shall be rezoned and annexed into the corporate limits of the Town through the approval of a petition for rezoning and voluntary annexation prior to the commencement of Town sewer service to the Property, in a zoning designation consistent with the covenants herein. The Developer shall submit a voluntary petition for rezoning and annexation of the Property at the same time as submission of the Master Plan. In the event that the Master Plan is not approved by the Town, the Developer shall be entitled to withdraw its rezoning and annexation petitions until such time as the Master Plan is approved, up to and including, the final consideration of the Master Plan by the Town Council. The Town shall schedule for approval the Master Plan, zoning, and annexation petitions so that the Town Council hearings for these matters will occur 130 days of the earlier of the submitted by Developer</p> <p>of such petition or the execution of this Agreement. Nothing herein obligates the Town to provide sewer or water service to the Property prior to its annexation. Master Plan approval must occur prior to rezoning, and rezoning must occur as a prerequisite to annexation.</p> <p>7. RESERVATION OF LAND: A description of a reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property.</p> <p>a. No publicly dedicated land is required by the Town. Developer shall maintain private drainage retention as required by the Town according to site plans, which are to be developed as a part of the permitting process in the course of the development of the Property.</p> <p>8. REQUIRED PERMITS: A description of all development permits approved or needed:</p> <p>a. Developer shall secure all construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence at the time of such permit application. Town shall aid Developer in securing all encroachment permits as required by the North Carolina Department of Transportation, and the North Carolina Department of Environment and Natural Resources or other state or federal agencies, as required for roads, sewer, and water. The failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.</p> <p>9. TERMS REQUIRED FOR PUBLIC SAFETY: Description of any conditions, terms, restrictions, or other requirements determined to be necessary by the Town for the public health, safety, or welfare of its citizens.</p> <p>ARTICLE III</p> <p>DEVELOPER'S DUTIES</p> <p>1. For any off-site infrastructure constructed by the Developer, the Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, requirements of the Town, and requirements of the North Carolina Department of Environmental Quality (NCDEQ) and any other regulatory agency. For any land owned or controlled by the Developer, the Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by the Developer, the Town shall enter the Town land owned by the Town to the Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of the Developer's Duties.</p> <p>2. The Developer shall construct in a workmanlike manner the Onsite Public Infrastructure according to the design specifications and criteria of the Plans which are existing at the time of this agreement, as well as full compliance with any NCDEQSR requirements. Said infrastructure,</p> <p>Developer to which approval by the Town shall not be unreasonably denied or delayed. The Parties agree to use their best efforts to comply with the following schedule:</p> <p>a. Begin Development Agreement Review by December 1, 2019</p> <p>b. Development Agreement to be approved by Town on or before December 1, 2019</p> <p>c. Zoning map and annexation to be approved by Town on or before 130 days from submission of petition.</p> <p>d. Master Plan and Site Permits (i.e., construction drawing approval) for the installation of the Sewer Improvements to be approved by Town on or before 108 days from submission by Developer of final plans.</p> <p>e. Development plan to be approved by Town on or before 101 days from submission by Developer.</p> <p>f. Developer to complete the installation of the sewer outfall line and submit it for operational approval on or before two (2) years from the commencement of construction or the Town shall be released from further payment of the Town Payment and the Mixed Use Parcel shall revert back to its prior zoning before the rezoning; and, upon such rezoning, Developer shall not apply for another rezoning of the Mixed Use Parcel back to MU until such time as the sewer outfall line is completed and approved for operation, which rezoning shall be granted by the Town at that time.</p> <p>ARTICLE IV</p> <p>GENERAL TERMS</p> <p>1. All reimbursements, if any, for this project shall be provided on the basis of final documented actual costs, as approved by the Director of Engineering, in accordance with this agreement. Any opinions of project cost included in this agreement are based upon preliminary designs and are approximate.</p> <p>2. The Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plan preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to insure complete in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein</p> <p>DATE</p> <p>09/07/21</p> <p>07/27/23</p> <p>11/03/2023</p> <p>12/06/2023</p> <p>MASTER PLAN REVISION</p> <p>MASTER PLAN REVISION</p> <p>MASTER PLAN REVISION</p> <p>MASTER PLAN REVISION</p> <p>REVISION DESCRIPTION</p> <p>DATE</p> <p>11/03/2023</p> <p>DRAWN BY</p> <p>W ALTMAN</p> <p>DESIGNED BY</p> <p>W ALTMAN</p> <p>CHECKED BY</p> <p>B HALL</p> <p>SCALE</p> <p>AS SHOWN</p> <p>TIMMONS GROUP</p> <p>OAKVIEW LOT C MASTER PLAN</p> <p>WAKE COUNTY - NORTH CAROLINA</p> <p>DEVELOPMENT AGREEMENT</p> <p>JOB NO.</p> <p>59797</p> <p>SHEET NO.</p> <p>C0.1</p> <p>These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction staking without the express written consent of TIMMONS GROUP.</p> |
| <p>THIS AGREEMENT, made and entered into this 27<sup>th</sup> day of February, 2020, by and between the TOWN OF HOLLY SPRINGS, a North Carolina Municipal corporation, hereinafter referred to as the "Town" and Helix Ventures, LLC, a North Carolina Limited Liability Company, hereinafter referred to collectively as the "Developer." The Town and the Developer are collectively referred to herein as the "Parties."</p> <p>WITNESSETH:</p> <p>WHEREAS, the Developer is the fee simple owner or contract purchaser of several tracts of land held in common for development, the total of which are exceeding 150 acres in size, which are shown in Exhibit A, attached hereto and incorporated herein by reference (the "Property"), and the Developer, or its successors or assigns, will be requesting approval of a development plan for these tracts for a mixed use commercial development, in a manner consistent with the sketch plans prepared by the Developer attached hereto as Exhibit B and the terms of this agreement; and,</p> <p>approximate 12.61 acre tract known as the "Harris Tract" as shown on Exhibit B, and such tract shall be zoned RT and made a contiguous part of the Property.</p> <p>d. The Developer voluntarily offers certain zoning conditions ("Zoning Conditions") as a part of this Agreement and any subsequent rezoning requests for the Property. These Zoning Conditions shall apply to the Mixed Use Parcel, and are listed in Exhibit D.</p> <p>e. In addition to Developer's obligation to incorporate the Harris Tract as discussed above, the Developer further agrees to incorporate as part of its Master Plan one (1) tract equal to or greater than fifty (50) acres in size and one (1) tract equal to or greater than thirty (30) acres in size and allow the Town's Economic Development Department to market these tracts for sale to one or more single users ("Employment Center Tracts"). The parties agree that the creation of these two Employment Center Tracts are in the mutual interest of the parties to encourage development of the Property, create job growth, and stimulate the local and regional economy. The parties understand that tracts of such size, location, and access to utilities are rare and valuable in the region and are needed for the recruitment of a large employer. The Developer agrees to hold these Employment Center Tracts open for sale and marketing by the Town for a period of not less than three (3) years from the completion of the sewer line discussed below. At least Ninety (90) days prior to the expiration of this period, provided the Town has fulfilled all its obligations under this Agreement and is actively marketing the property to a bona fide employer candidate, the Town may request from the Developer one (1) extension to this period of no more than twelve (12) months to be granted at the Developer's discretion which shall not be unreasonably withheld or delayed. Developer agrees to sell either or both Employment Center Tracts for a fair market value determined by an appraisal obtained by the Town at such time as an end user is identified. In the event that the Developer reasonably opposes the analysis used in the appraisal, the Developer may obtain a second appraisal. In the event that the parties cannot agree on the fair market value after 2 appraisals, the parties may share the cost for a third appraisal and the average of these appraisals shall determine the fair market value.</p> <p>4. SEWER CONSTRUCTION AND ACCESS: The Town and Developer agree that the most efficient method of sewer access is through the installation of a new sewer outfall along a route that is generally described on Exhibit C ("Sewer Analysis Map"); together with the necessary upgrades to the Holly Springs Business Park Pump Station to accommodate the new sewer line, together referred to as the "Sewer Improvements." In an effort to substantiate the pump station upgrades and extension of gravity sewer line (i.e. the Sewer Improvements), a preliminary engineering report, design, permitting, and construction drawings shall be submitted to the Town, and any other documents requested by the Town, within twelve (12) months from the date of execution of this agreement. Developer shall commence construction of the Sewer Improvements within six (6) months of receipt of all approvals needed to begin construction. Subsequently, the pump station upgrades and the gravity sewer line shall be installed within eighteen (18) months of the receipt by Developer of all such approvals. Time is of the essence with respect to the construction to be completed by Developer within 30 days of the receipt of approval.</p> <p>3. All fees, charges and payments related to the actual construction of each project shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except as set forth herein.</p> <p>4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under permission to encroach onto a Town easement and shall hold the Town harmless.</p> <p>5. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, items, demands, obligations, claims, proceedings, or causes of action of every kind and character in connection with or arising directly out of the entry onto and performance of work on the easements of the Town. The Developer further agrees to investigate, handle, provide defense for and respond to any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.</p> <p>6. The Town agrees to protect, defend, indemnify and hold the Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, items, demands, obligations, claims, proceedings, or causes of action of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the negligence or willful misconduct of the Developer, or its agents, employees or contractors, or any third party. The Town further agrees to investigate, handle, provide defense for and respond to any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.</p> <p>7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.</p> <p>8. It shall be the responsibility of the Developer to ensure that all regulatory approvals for each project are in place before beginning construction.</p> <p>9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.</p> <p>ARTICLE II</p> <p>These parcels are needed to facilitate the installation of the sewer and other infrastructure improvements as shown on Exhibit A, and provide or cause to be provided any easements, land acquisition or right of way required for road access or sewer line installation.</p> <p>c. Developer shall not be entitled to any certificates of occupancy for the Project until the completed sewer outfall has been accepted by the Town which shall not be unreasonably withheld or delayed.</p> <p>d. In the event that the Developer fails to submit a preliminary engineering report, permit application and proposed construction drawings for the Sewer Improvements to the Town and any other necessary parties within (twelve) 12 months of the execution of this agreement, or fails to commence construction within six (6) months of the date the Developer receives all such approvals necessary to commence construction, without otherwise obtaining an extension from the Town, the Developer shall, upon election of the Town by written request:</p> <p>1) Grant to the Town all easements on the Property necessary for the installation of the Sewer Improvements and any other such easements, including temporary construction easements, that would be required for the Town's installation of the Sewer Line and;</p> <p>2) Grant to the Town all off-site easements that the Developer may have acquired in anticipation of the construction of the Sewer Improvements.</p> <p>3) Transfer ownership to the Town without cost, any plans, reports, permits, drawings, surveys, studies, or the like relating to the Sewer Improvements; and,</p> <p>4) Assist and cooperate in any way in the Town's efforts to install the Sewer Improvements.</p> <p>5. TRANSPORTATION IMPROVEMENTS:</p> <p>The Town shall cooperate in agreeing such costs, additional infrastructure, and interior road configuration, and shall assist in securing NCDDOT, Wake County and other third party funding for transportation infrastructure to the benefit of the Project as needed and as may be available from such sources.</p> <p>6. ANNEXATION: The Parties agree that the Property shall be rezoned and annexed into the corporate limits of the Town through the approval of a petition for rezoning and voluntary annexation prior to the commencement of Town sewer service to the Property, in a zoning designation consistent with the covenants herein. The Developer shall submit a voluntary petition for rezoning and annexation of the Property at the same time as submission of the Master Plan. In the event that the Master Plan is not approved by the Town, the Developer shall be entitled to withdraw its rezoning and annexation petitions until such time as the Master Plan is approved, up to and including, the final consideration of the Master Plan by the Town Council. The Town shall schedule for approval the Master Plan, zoning, and annexation petitions so that the Town Council hearings for these matters will occur 130 days of the earlier of the submitted by Developer</p> <p>of such petition or the execution of this Agreement. Nothing herein obligates the Town to provide sewer or water service to the Property prior to its annexation. Master Plan approval must occur prior to rezoning, and rezoning must occur as a prerequisite to annexation.</p> <p>7. RESERVATION OF LAND: A description of a reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property.</p> <p>a. No publicly dedicated land is required by the Town. Developer shall maintain private drainage retention as required by the Town according to site plans, which are to be developed as a part of the permitting process in the course of the development of the Property.</p> <p>8. REQUIRED PERMITS: A description of all development permits approved or needed:</p> <p>a. Developer shall secure all construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence at the time of such permit application. Town shall aid Developer in securing all encroachment permits as required by the North Carolina Department of Transportation, and the North Carolina Department of Environment and Natural Resources or other state or federal agencies, as required for roads, sewer, and water. The failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.</p> <p>9. TERMS REQUIRED FOR PUBLIC SAFETY: Description of any conditions, terms, restrictions, or other requirements determined to be necessary by the Town for the public health, safety, or welfare of its citizens.</p> <p>ARTICLE III</p> <p>DEVELOPER'S DUTIES</p> <p>1. For any off-site infrastructure constructed by the Developer, the Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, requirements of the Town, and requirements of the North Carolina Department of Environmental Quality (NCDEQ) and any other regulatory agency. For any land owned or controlled by the Developer, the Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by the Developer, the Town shall enter the Town land owned by the Town to the Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of the Developer's Duties.</p> <p>2. The Developer shall construct in a workmanlike manner the Onsite Public Infrastructure according to the design specifications and criteria of the Plans which are existing at the time of this agreement, as well as full compliance with any NCDEQSR requirements. Said infrastructure,</p> <p>Developer to which approval by the Town shall not be unreasonably denied or delayed. The Parties agree to use their best efforts to comply with the following schedule:</p> <p>a. Begin Development Agreement Review by December 1, 2019</p> <p>b. Development Agreement to be approved by Town on or before December 1, 2019</p> <p>c. Zoning</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



THIS DRAWING PREPARED AT THE  
RALEIGH OFFICE  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 | FAX 919.866.8124 | www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE

11/03/2023

DRAWN BY

W ALTMAN

DESIGNED BY

W ALTMAN

CHECKED BY

B HALL

SCALE

AS SHOWN

W ALTMAN

W ALTMAN

B HALL

AS SHOWN

TIMMONS GROUP

OAKVIEW LOT C MASTER PLAN

WAKE COUNTY - NORTH CAROLINA

DEVELOPMENT AGREEMENT

OAKVIEW LOT C MASTER PLAN

WAKE COUNTY - NORTH CAROLINA

DEVELOPMENT AGREEMENT

JOB NO.

59797

SHEET NO.

C0.1

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction staking without the express written consent of TIMMONS GROUP.





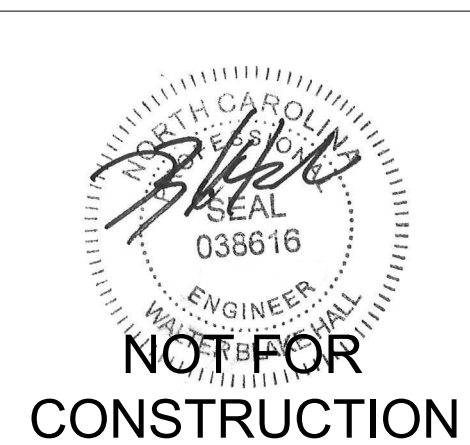
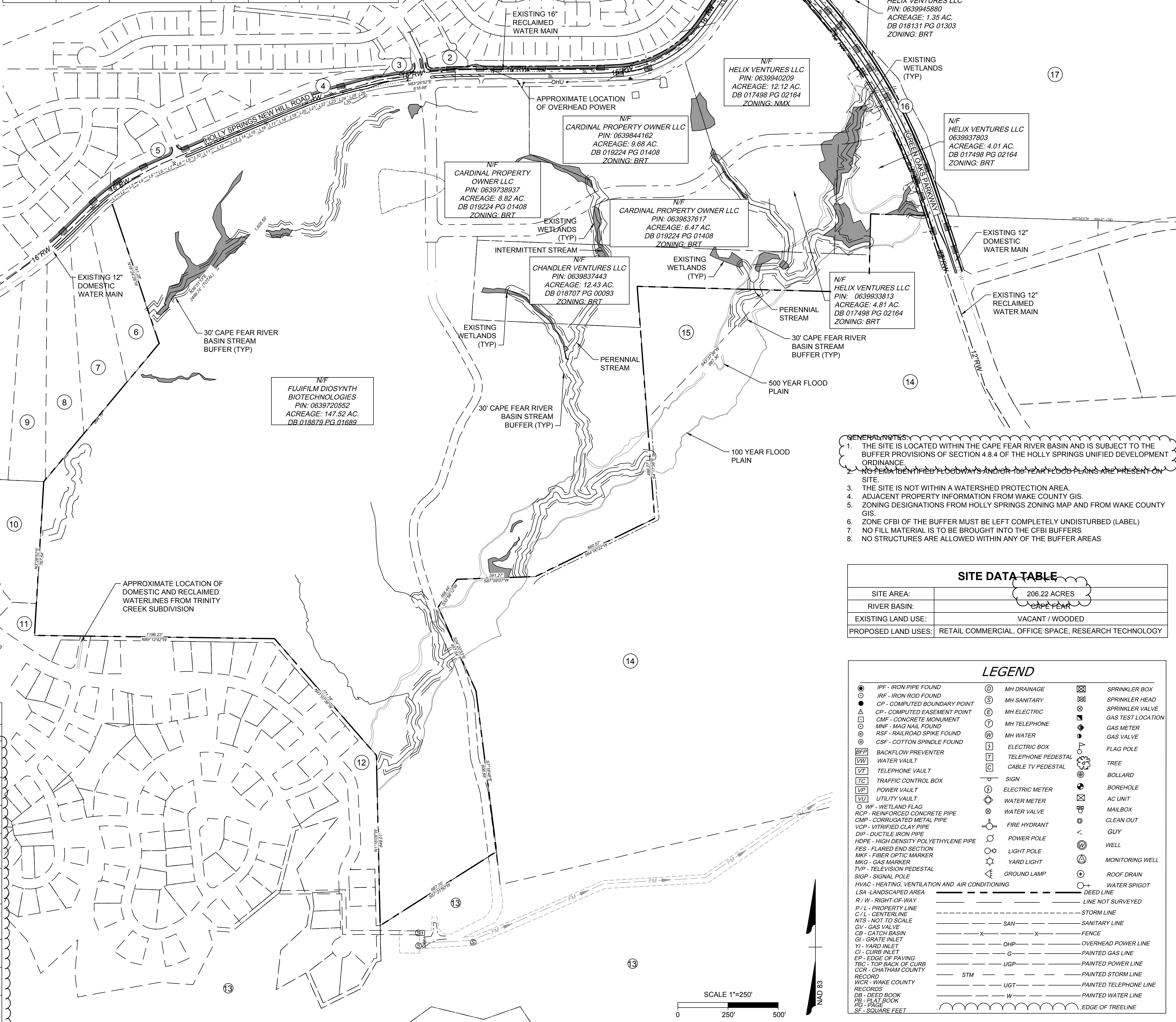


| ADJACENT PARCELS |            |                                                      |          |        |                    |
|------------------|------------|------------------------------------------------------|----------|--------|--------------------|
| NUMBER           | PIN        | OWNER                                                | ACREAGE  | ZONING | DEED BOOK          |
| ①                | 0639847640 | TWELVE OAKS MASTER ASSOCIATION INC                   | 1.73     | PUD    | DB-016551 PG-02019 |
| ②                | 0639745498 | TWELVE OAKS MASTER ASSOCIATION INC                   | 0.31     | PUD    | DB-017221 PG-00799 |
| ③                | 0639743407 | TWELVE OAKS MASTER ASSOCIATION INC                   | 0.32     | PUD    | DB-016551 PG-02019 |
| ④                | 0639647236 | ADDISON POND COMMUNITY ASSOCIATION INC               | 1.19     | SR     | DB-018245 PG-00017 |
| ⑤                | 0639538830 | ADDISON POND COMMUNITY ASSOCIATION INC               | 1.02     | SR     | DB-018245 PG-00017 |
| ⑥                | 0639539380 | VESANGI, KRISHNA PRASAD; ANNAMAREDDY, LAKSHMI SOUMYA | 3.00     | RR     | DB-018663 PG-02613 |
| ⑦                | 0639538140 | MURTHY, AKKINA; BYRICHETTY, SWATHI                   | 3.66     | RR     | DB-018557 PG-02025 |
| ⑧                | 0639526998 | BURT, RUDY M; BURT, FRANCINE A                       | 3.71     | RR     | DB-002219 PG-00074 |
| ⑨                | 0639525817 | WILLIS, JOHN M; WILLIS, NORMA C                      | 3.66     | RR     | DB-012137 PG-02217 |
| ⑩                | 0639523135 | FIELDING HOMES TRINITY CREEK LLC                     | 5.56     | SR-CU  | DB-017430 PG-01026 |
| ⑪                | 0639515604 | TRINITY CREEK PROPERTY OWNERS ASSN                   | 1.05     | SR-CU  | DB-017008 PG-01344 |
| ⑫                | 0639618399 | FIELDING HOMES TRINITY CREEK LLC                     | 2.42     | SR-CU  | DB-017430 PG-01026 |
| ⑬                | 0638451225 | DUKE ENERGY PROGRESS INC                             | 1,323.42 | RR     | DB-015289 PG-02437 |
| ⑭                | 0639914852 | SEORUIS INC                                          | 157.91   | PUD    | DB-016104 PG-01384 |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N52°11'43"E | 50.02' |
| L2         | N55°43'58"E | 51.06' |
| L3         | N59°06'27"E | 53.19' |
| L4         | N63°10'01"E | 54.58' |
| L5         | N65°41'16"E | 54.68' |
| L6         | N66°59'24"E | 50.60' |
| L7         | N67°18'31"E | 51.03' |
| L8         | N66°55'57"E | 47.66' |
| L9         | N67°11'39"E | 50.13' |
| L10        | N66°55'03"E | 48.93' |
| L11        | N66°23'00"E | 50.74' |
| L12        | N66°59'42"E | 97.70' |
| L13        | N67°12'16"E | 48.52' |
| L14        | N66°54'00"E | 45.03' |
| L15        | N67°03'33"E | 58.69' |
| L16        | N67°08'35"E | 54.78' |
| L17        | N67°33'11"E | 52.37' |
| L18        | N67°28'24"E | 57.13' |
| L19        | N67°27'24"E | 54.76' |
| L20        | N67°52'36"E | 51.98' |
| L21        | N69°20'54"E | 48.40' |
| L22        | N72°01'10"E | 53.15' |
| L23        | N74°51'30"E | 53.10' |
| L24        | N75°04'34"E | 51.98' |
| L25        | N74°30'08"E | 55.12' |
| L26        | N76°26'29"E | 38.36' |
| L27        | S39°51'00"W | 9.88'  |

| EXISTING PARCELS |                                                                                       |         |                 |                       |
|------------------|---------------------------------------------------------------------------------------|---------|-----------------|-----------------------|
| PIN              | OWNER                                                                                 | ACREAGE | EXISTING ZONING | JURISDICTION          |
| 0639720552       | FUJIFILM DIOSYNTH BIOTECHNOLOGIES<br>101 J MORRIS COMMONS LN<br>MORRISVILLE, NC 27560 | 147.52  | BRT             | TOWN OF HOLLY SPRINGS |
| 0639837443       | CHANDLER VENTURES LLC<br>514 MILL HOPPER LN<br>APEX, NC 27502                         | 12.43   | BRT             | TOWN OF HOLLY SPRINGS |
| 0639940209       | HELIX VENTURES LLC<br>3717 NATIONAL DR STE 209<br>RALEIGH, NC 27612                   | 12.12   | NMX             | TOWN OF HOLLY SPRINGS |
| 0639844162       | CARDINAL PROPERTY OWNER LLC<br>9 W 57TH ST<br>NEW YORK, NY 10019                      | 9.68    | BRT             | TOWN OF HOLLY SPRINGS |
| 0639738937       | CARDINAL PROPERTY OWNER LLC<br>9 W 57TH ST<br>NEW YORK, NY 10019                      | 8.82    | BRT             | TOWN OF HOLLY SPRINGS |
| 0639837617       | CARDINAL PROPERTY OWNER LLC<br>9 W 57TH ST<br>NEW YORK, NY 10019                      | 6.47    | BRT             | TOWN OF HOLLY SPRINGS |
| 0639933813       | HELIX VENTURES LLC<br>3717 NATIONAL DR STE 209<br>RALEIGH, NC 27612                   | 4.81    | BRT             | TOWN OF HOLLY SPRINGS |
| 0639937803       | HELIX VENTURES LLC<br>3717 NATIONAL DR STE 209<br>RALEIGH, NC 27612                   | 4.01    | BRT             | TOWN OF HOLLY SPRINGS |
| 0639953025       | HOLLY SPRINGS TOWN OF<br>PO BOX 8<br>HOLLY SPRINGS, NC 27540                          | 0.36    | BRT + NMX       | TOWN OF HOLLY SPRINGS |

|      |            |                                    |       |     |                    |
|------|------------|------------------------------------|-------|-----|--------------------|
| (15) | 0639837172 | TOWN OF HOLLY SPRINGS              | 5.0   | PUD | DB-012076 PG-02143 |
| (16) | 0639949124 | TOWN OF HOLLY SPRINGS              | 0.77  | BRT | DB-013263 PG-01468 |
| (17) | 0649049382 | CC TGA THE YIELD LLC               | 61.50 | PUD | DB-018884 PG-00984 |
| (18) | 0639955037 | CC TGA THE YIELD LLC               | 2.00  | PUD | DB-018884 PG-01017 |
| (19) | 0639952350 | TWELVE OAKS MASTER ASSOCIATION INC | 1.28  | PUD | DB-016551 PG-02019 |



THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 [www.timmons.com](http://www.timmons.com)

YOUR VISION ACHIEVED THROUGH OURS.



|                 |
|-----------------|
| <i>W</i> ALTMAN |
| DESIGNED BY     |
| <i>W</i> ALTMAN |
| CHECKED BY      |
| <i>B</i> HALL   |
| SCALE           |
| AS SHOWN        |

# WAKE COUNTY - NORTH CAROLINA



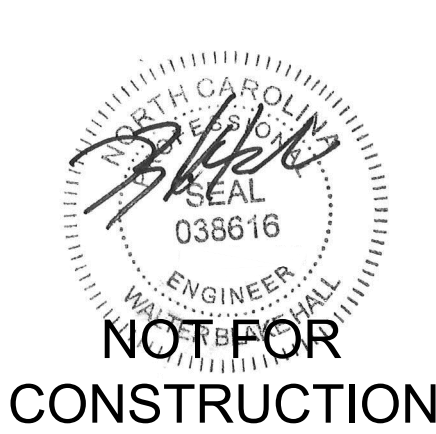
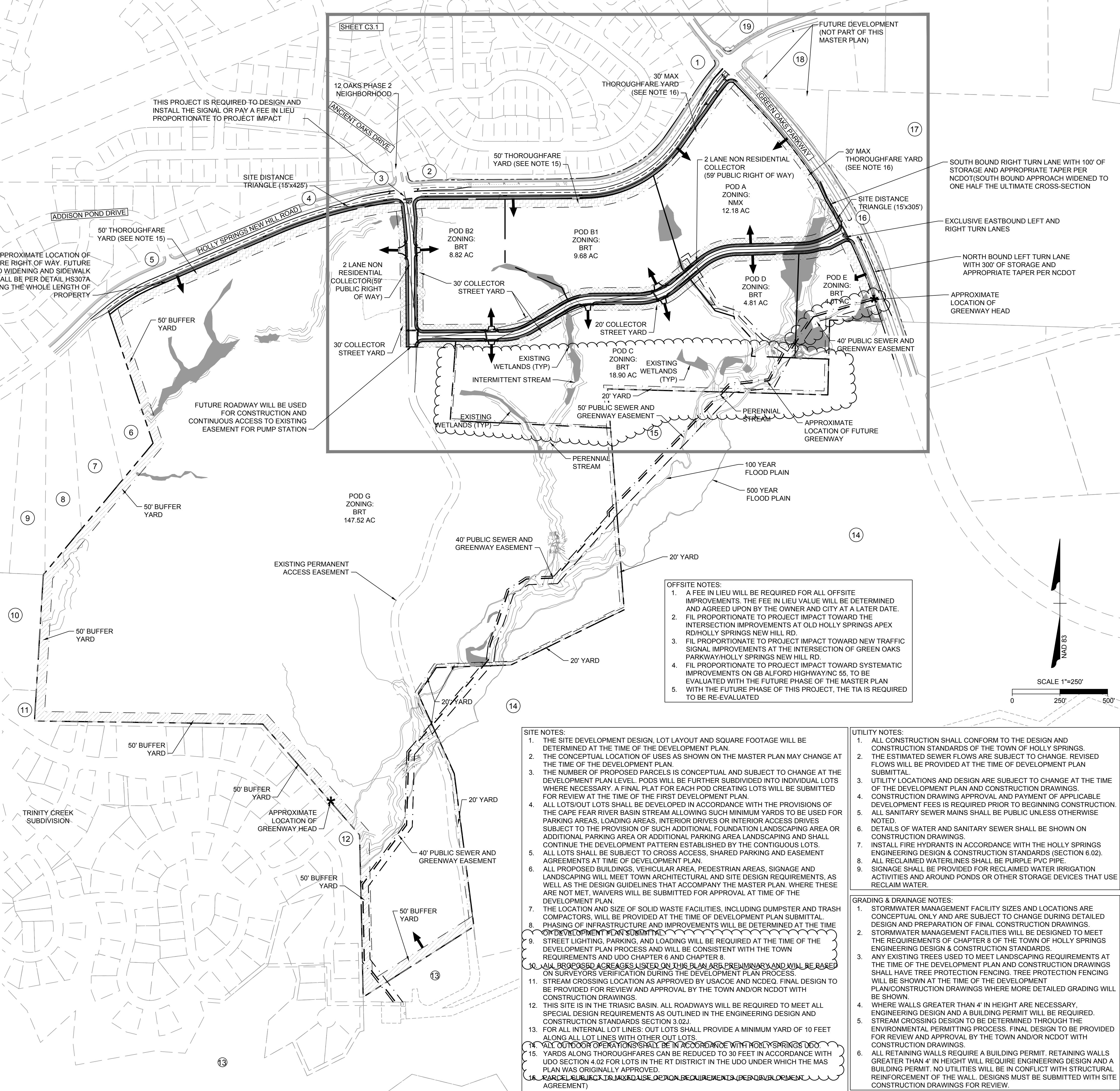
|           |       |
|-----------|-------|
| JOB NO.   | 59797 |
| SHEET NO. | C1.0  |



| SITE DATA TABLE                      |                                                                                                            |
|--------------------------------------|------------------------------------------------------------------------------------------------------------|
| PINS:                                | 0639720552, 0639837443, 0639940209, 0639844162, 0639738937, 0639837617, 0639933813, 0639937803, 0639953025 |
| SITE AREA:                           | 206.22 ACRES                                                                                               |
| ZONING:                              | BRT-193.74 ACRES (94.09%); BRT + NMX-0.06 ACRES (0.03%); NMX-12.12 ACRES (5.88%)                           |
| RIVER BASIN:                         | CAPE FEAR                                                                                                  |
| MIN LOT WIDTH                        | RT-100' ; LB-50'                                                                                           |
| MINIMUM YARDS:                       | TYPE B: 10', 30', 50'; TYPE C: 20', 50'                                                                    |
| DISTRICT                             |                                                                                                            |
| MINIMUM NON RESIDENTIAL LOT SIZE:    | 1 ACRE                                                                                                     |
| MAXIMUM NON RESIDENTIAL LOT SIZE:    | 150 ACRES                                                                                                  |
| MIN. NUMBER OF NON RESIDENTIAL LOTS: | 5                                                                                                          |
| MAX. NUMBER OF NON RESIDENTIAL LOTS: | 25                                                                                                         |

| SIGHT DISTANCE TRIANGLES                                                                                                            |                                                                                  |         |         |         |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------|---------|---------|
| SIGHT DISTANCE TRIANGLE CALCULATIONS BASED ON TABLE 3.1 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS. |                                                                                  |         |         |         |
| VEHICLE CROSSING THE ROADWAY                                                                                                        | SIGHT DISTANCE (FT) PER 10 MPH OF DESIGN SPEED FOR APPROPRIATE WIDTH OF CROSSING |         |         |         |
|                                                                                                                                     | 2-LANES                                                                          | 4-LANES | 6-LANES | 8-LANES |
| PASSENGER                                                                                                                           | 100                                                                              | 120     | 130     | 140     |
| SINGLE UNIT TRUCK                                                                                                                   | 130                                                                              | 150     | 170     | 190     |
| LARGE TTST                                                                                                                          | 170                                                                              | 200     | 210     | 220     |

| ADJACENT PARCELS |            |                                                      |          |        |                    |
|------------------|------------|------------------------------------------------------|----------|--------|--------------------|
| NUMBER           | PIN        | OWNER                                                | ACREAGE  | ZONING | DEED BOOK          |
| ①                | 0639847640 | TWELVE OAKS MASTER ASSOCIATION INC                   | 1.73     | PUD    | DB-016551 PG-02019 |
| ②                | 0639745498 | TWELVE OAKS MASTER ASSOCIATION INC                   | 0.31     | PUD    | DB-017221 PG-00799 |
| ③                | 0639743407 | TWELVE OAKS MASTER ASSOCIATION INC                   | 0.32     | PUD    | DB-016551 PG-02019 |
| ④                | 0639647236 | ADDISON POND COMMUNITY ASSOCIATION INC               | 1.19     | SR     | DB-018245 PG-00017 |
| ⑤                | 0639538830 | ADDISON POND COMMUNITY ASSOCIATION INC               | 1.02     | SR     | DB-018245 PG-00017 |
| ⑥                | 063953980  | VESANGI, KRISHNA PRASAD; ANNAMAREDDY, LAKSHMI SOUMYA | 3.00     | RR     | DB-018663 PG-02613 |
| ⑦                | 0639538140 | MURTHY, AKKINA; BYRICHETTY, SWATHI                   | 3.66     | RR     | DB-018557 PG-02025 |
| ⑧                | 0639526998 | BURT, RUDY M; BURT, FRANCINE A                       | 3.71     | RR     | DB-002219 PG-00074 |
| ⑨                | 0639525817 | WILLIS, JOHN M; WILLIS, NORMA C                      | 3.66     | RR     | DB-012137 PG-02217 |
| ⑩                | 0639523135 | FIELDING HOMES TRINITY CREEK LLC                     | 5.56     | SR-CU  | DB-017430 PG-01026 |
| ⑪                | 0639515604 | TRINITY CREEK PROPERTY OWNERS ASSN                   | 1.05     | SR-CU  | DB-017008 PG-01344 |
| ⑫                | 0639618399 | FIELDING HOMES TRINITY CREEK LLC                     | 2.42     | SR-CU  | DB-017430 PG-01026 |
| ⑬                | 0638451225 | DUKE ENERGY PROGRESS INC                             | 1,323.42 | RR     | DB-015289 PG-02437 |
| ⑭                | 0639914852 | SEQRUS INC                                           | 157.91   | PUD    | DB-016104 PG-01384 |
| ⑮                | 0639837172 | TOWN OF HOLLY SPRINGS                                | 5.0      | PUD    | DB-012076 PG-02143 |
| ⑯                | 0639949124 | TOWN OF HOLLY SPRINGS                                | 0.77     | BRT    | DB-013263 PG-01468 |
| ⑰                | 0649049382 | CC TGA THE YIELD LLC                                 | 61.50    | PUD    | DB-018884 PG-00984 |
| ⑱                | 0639955037 | CC TGA THE YIELD LLC                                 | 2.00     | PUD    | DB-018884 PG-01017 |
| ⑲                | 0639952350 | TWELVE OAKS MASTER ASSOCIATION INC                   | 1.26     | PUD    | DB-016551 PG-02019 |



THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

| REVISION DESCRIPTION |            |
|----------------------|------------|
| DATE                 | DATE       |
| 09/07/21             | 11/03/2023 |
| 07/27/23             |            |
| 11/03/2023           |            |
| 12/06/2023           |            |

DRAWN BY  
*W. ALTMAN*

DESIGNED BY  
*W. ALTMAN*

CHECKED BY  
*B. HALL*

SCALE  
*AS SHOWN*

OAKVIEW LOT C MASTER PLAN

WAKE COUNTY - NORTH CAROLINA

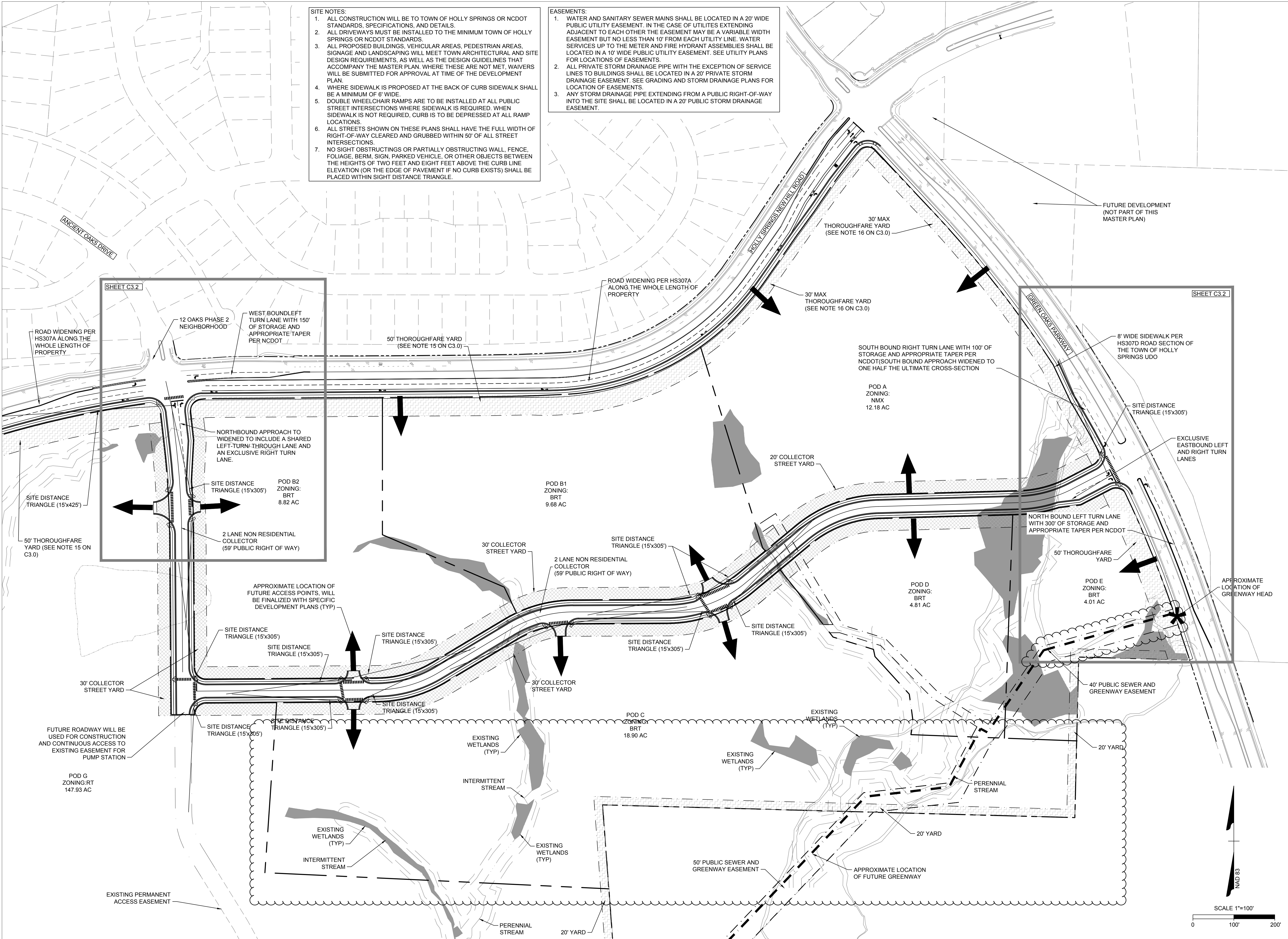
OVERALL MASTER PLAN

JOB NO.  
**59797**

SHEET NO.  
**C3.0**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.





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

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

**NOT FOR CONSTRUCTION**

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866-4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

| DATE       | REVISION DESCRIPTION |
|------------|----------------------|
| 09/07/21   | MASTER PLAN REVISION |
| 07/27/23   | MASTER PLAN REVISION |
| 11/03/2023 | MASTER PLAN REVISION |
| 12/06/2023 | MASTER PLAN REVISION |

DRAWN BY  
**W. ALTMAN**

DESIGNED BY  
**W. ALTMAN**

CHECKED BY  
**B. HALL**

SCALE  
**AS SHOWN**

# TIMMONS GROUP

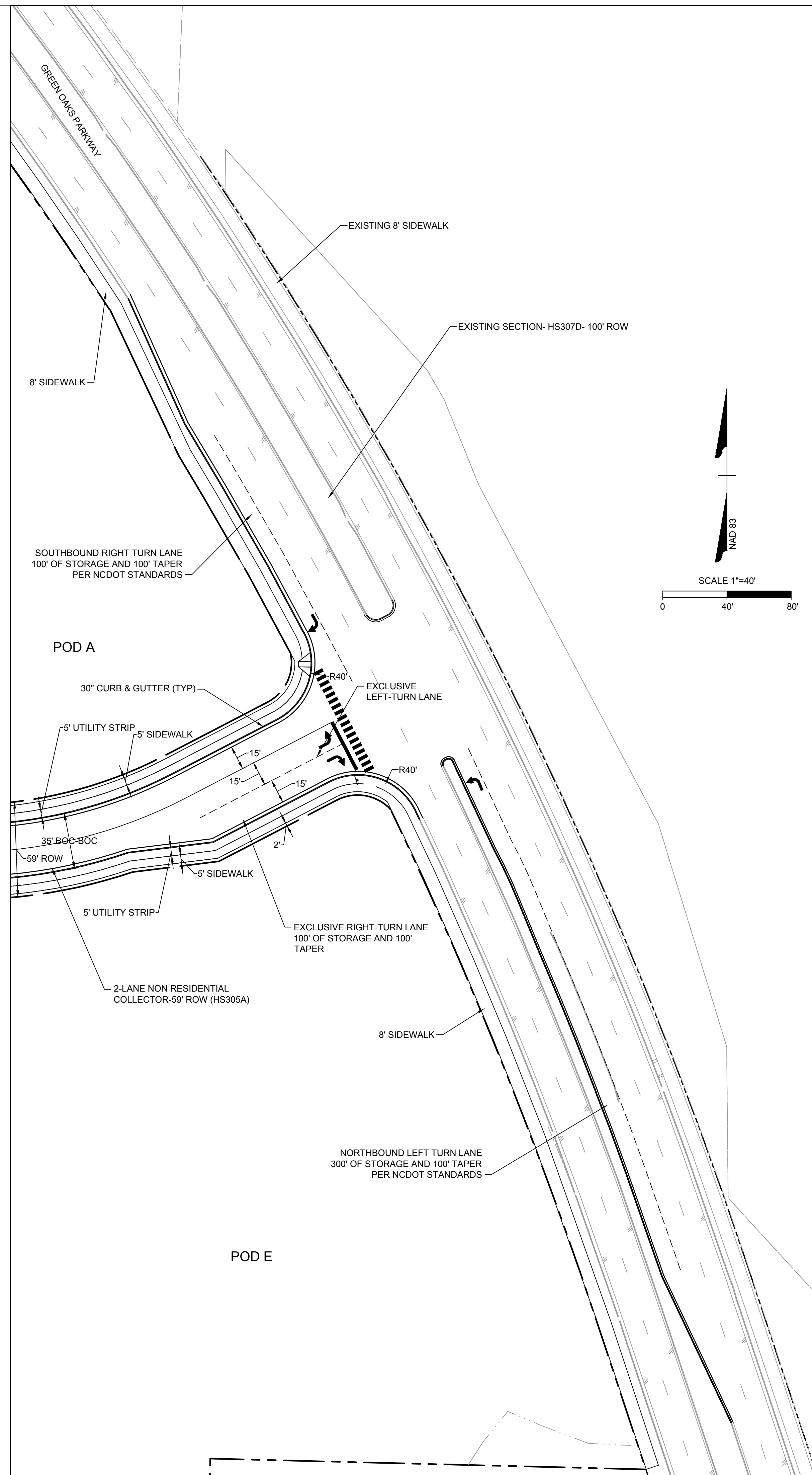
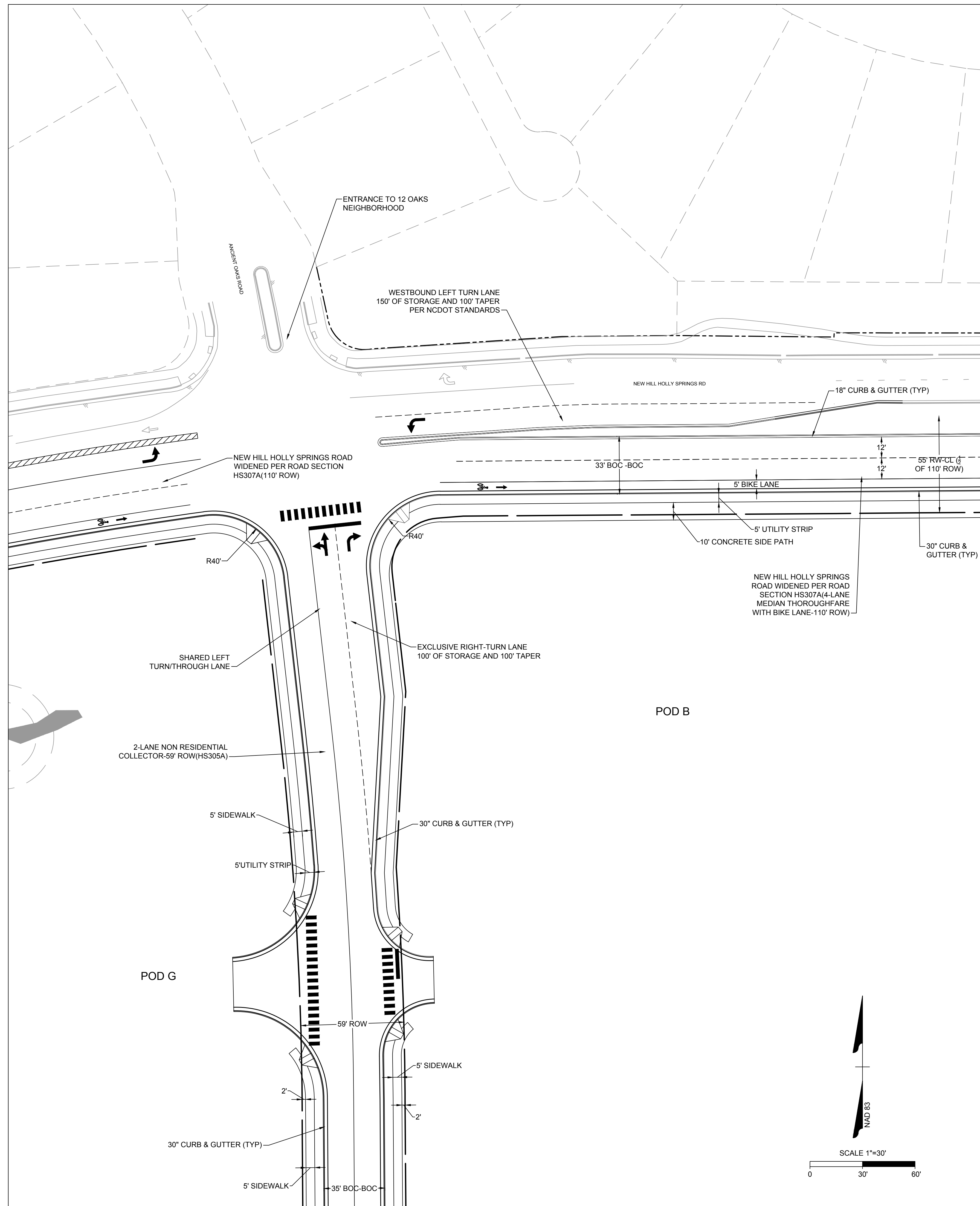
OAKVIEW LOT C MASTER PLAN  
WAKE COUNTY - NORTH CAROLINA  
MASTER PLAN

JOB NO.  
**59797**

SHEET NO.  
**C3.1**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.





NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

| DATE       | REVISION DESCRIPTION |
|------------|----------------------|
| 09/07/21   | MASTER PLAN REVISION |
| 07/27/23   | MASTER PLAN REVISION |
| 11/03/2023 | MASTER PLAN REVISION |
| 12/06/2023 | MASTER PLAN REVISION |

DATE  
11/03/2021

DRAWN BY  
W. ALTMAN

DESIGNED BY  
W AITMAN

CHECKED BY  
*B. HALL*

SCALE  
AS SHOWN

**TIMMONS GROUP** 

OAKVIEW LOT C MASTER PLAN  
WAKE COUNTY - NORTH CAROLINA  
MASTER PLAN

JOB NO.  
59797

SHEET NO.  
C3.2

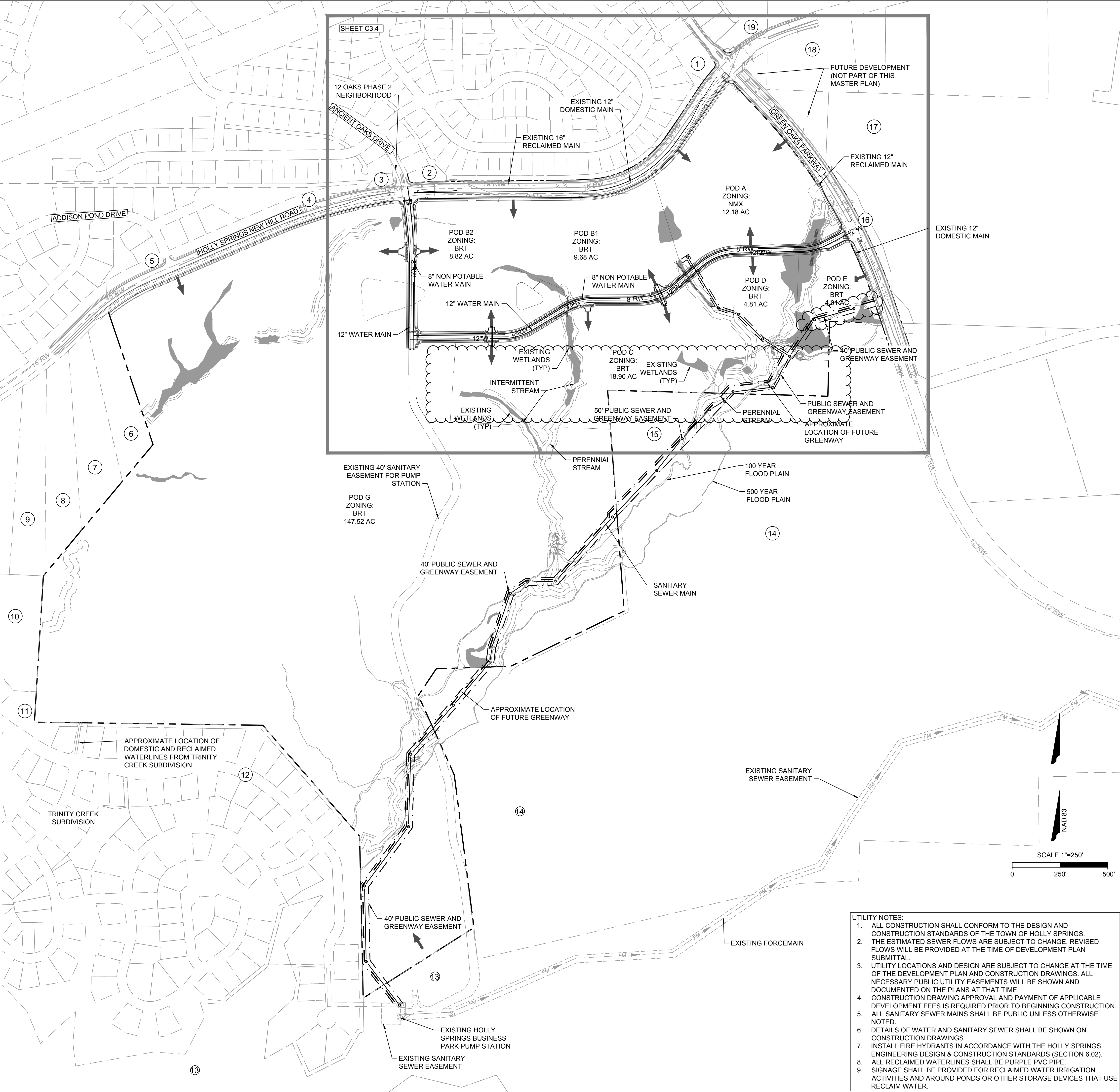
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



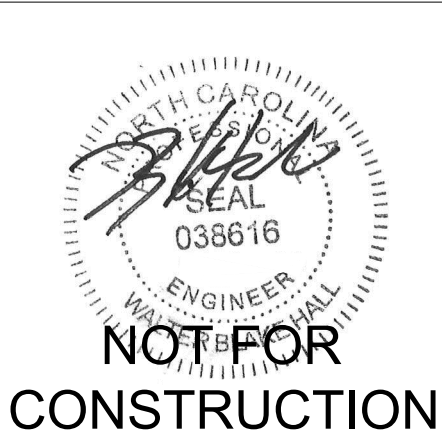
| SITE DATA TABLE                      |                                                                                                            |
|--------------------------------------|------------------------------------------------------------------------------------------------------------|
| PINS:                                | 0639720552, 0639837443, 0639940209, 0639844162, 0639738937, 0639837617, 0639933813, 0639937803, 0639953025 |
| SITE AREA:                           | 206.22 ACRES                                                                                               |
| ZONING:                              | BRT-193.74 ACRES (94.09%); BRT + NMX-0.06 ACRES (0.03%); NMX-12.12 ACRES (5.88%)                           |
| RIVER BASIN:                         | CAPE FEAR                                                                                                  |
| MIN LOT WIDTH:                       | RT-100' ; LB-50'                                                                                           |
| MINIMUM YARDS:                       |                                                                                                            |
| DISTRICT:                            | TYPE B: 10', 30', 50'; TYPE C: 20', 50'                                                                    |
| MINIMUM NON RESIDENTIAL LOT SIZE:    | 1 ACRE                                                                                                     |
| MAXIMUM NON RESIDENTIAL LOT SIZE:    | 150 ACRES                                                                                                  |
| MIN. NUMBER OF NON RESIDENTIAL LOTS: | 5                                                                                                          |
| MAX. NUMBER OF NON RESIDENTIAL LOTS: | 25                                                                                                         |

| SIGHT DISTANCE TRIANGLES                                                                                                            |                                                                                  |         |         |         |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------|---------|---------|
| SIGHT DISTANCE TRIANGLE CALCULATIONS BASED ON TABLE 3.1 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS. |                                                                                  |         |         |         |
| VEHICLE CROSSING THE ROADWAY                                                                                                        | SIGHT DISTANCE (FT) PER 10 MPH OF DESIGN SPEED FOR APPROPRIATE WIDTH OF CROSSING |         |         |         |
|                                                                                                                                     | 2-LANES                                                                          | 4-LANES | 6-LANES | 8-LANES |
| PASSENGER                                                                                                                           | 100                                                                              | 120     | 130     | 140     |
| SINGLE UNIT TRUCK                                                                                                                   | 130                                                                              | 150     | 170     | 190     |
| LARGE TTST                                                                                                                          | 170                                                                              | 200     | 210     | 220     |

| ADJACENT PARCELS |            |                                                      |          |        |                    |
|------------------|------------|------------------------------------------------------|----------|--------|--------------------|
| NUMBER           | PIN        | OWNER                                                | ACREAGE  | ZONING | DEED BOOK          |
| ①                | 0639847640 | TWELVE OAKS MASTER ASSOCIATION INC                   | 1.73     | PUD    | DB-016551 PG-02019 |
| ②                | 0639745498 | TWELVE OAKS MASTER ASSOCIATION INC                   | 0.31     | PUD    | DB-017221 PG-00799 |
| ③                | 0639743407 | TWELVE OAKS MASTER ASSOCIATION INC                   | 0.32     | PUD    | DB-016551 PG-02019 |
| ④                | 0639647236 | ADDISON POND COMMUNITY ASSOCIATION INC               | 1.19     | SR     | DB-018245 PG-00017 |
| ⑤                | 0639538830 | ADDISON POND COMMUNITY ASSOCIATION INC               | 1.02     | SR     | DB-018245 PG-00017 |
| ⑥                | 0639539880 | VESANGI, KRISHNA PRASAD; ANNAMAREDDY, LAKSHMI SOUMYA | 3.00     | RR     | DB-018663 PG-02613 |
| ⑦                | 0639538140 | MURTHY, AKKINA; BYRICHETTY, SWATHI                   | 3.66     | RR     | DB-018557 PG-02025 |
| ⑧                | 0639526998 | BURT, RUDY M; BURT, FRANCINE A                       | 3.71     | RR     | DB-002219 PG-00074 |
| ⑨                | 0639525817 | WILLIS, JOHN M; WILLIS, NORMA C                      | 3.66     | RR     | DB-012137 PG-02217 |
| ⑩                | 0639523135 | FIELDING HOMES TRINITY CREEK LLC                     | 5.56     | SR-CU  | DB-017430 PG-01026 |
| ⑪                | 0639515604 | TRINITY CREEK PROPERTY OWNERS ASSN                   | 1.05     | SR-CU  | DB-017008 PG-01344 |
| ⑫                | 0639618399 | FIELDING HOMES TRINITY CREEK LLC                     | 2.42     | SR-CU  | DB-017430 PG-01026 |
| ⑬                | 0638451225 | DUKE ENERGY PROGRESS INC                             | 1,323.42 | R-20   | DB-015289 PG-02437 |
| ⑭                | 0639914852 | SEQRUS INC                                           | 157.91   | PUD    | DB-016104 PG-01384 |
| ⑮                | 0639837172 | TOWN OF HOLLY SPRINGS                                | 5.0      | PUD    | DB-012076 PG-02143 |
| ⑯                | 0639949124 | TOWN OF HOLLY SPRINGS                                | 0.77     | BRT    | DB-013263 PG-01468 |
| ⑰                | 0649049382 | CC TGA THE YIELD LLC                                 | 61.50    | PUD    | DB-018884 PG-00984 |
| ⑱                | 0639955037 | CC TGA THE YIELD LLC                                 | 2.00     | PUD    | DB-018884 PG-01017 |
| ⑲                | 0639952350 | TWELVE OAKS MASTER ASSOCIATION INC                   | 1.26     | PUD    | DB-016551 PG-02019 |



- UTILITY NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS.
  2. THE ESTIMATED SEWER FLOWS ARE SUBJECT TO CHANGE. REVISED FLOWS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
  3. UTILITY LOCATIONS AND DESIGN ARE SUBJECT TO CHANGE AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS. ALL NECESSARY PUBLIC UTILITY EASEMENTS WILL BE SHOWN AND DOCUMENTED ON THE PLANS AT THAT TIME.
  4. CONSTRUCTION DRAWING APPROVAL AND PAYMENT OF APPLICABLE DEVELOPMENT FEES IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
  5. ALL SANITARY SEWER MAINS SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
  6. DETAILS OF WATER AND SANITARY SEWER SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
  7. INSTALL FIRE HYDRANTS IN ACCORDANCE WITH THE HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS (SECTION 6.02).
  8. ALL RECLAIMED WATERLINES SHALL BE PURPLE PVC PIPE.
  9. SIGNAGE SHALL BE PROVIDED FOR RECLAIMED WATER IRRIGATION ACTIVITIES AND AROUND PONDS OR OTHER STORAGE DEVICES THAT USE RECLAIM WATER.



THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866-4951 | FAX 919.833.8124 | www.timmons.com

| YOUR VISION ACHIEVED THROUGH OURS. |                      |
|------------------------------------|----------------------|
| DATE                               | REVISION DESCRIPTION |
| 09/07/21                           | MASTER PLAN REVISION |
| 07/27/23                           | MASTER PLAN REVISION |
| 11/03/2023                         | MASTER PLAN REVISION |
| 12/06/2023                         | MASTER PLAN REVISION |
| DATE                               |                      |
| 11/03/2023                         |                      |
| DRAWN BY                           |                      |
| W. ALTMAN                          |                      |
| DESIGNED BY                        |                      |
| W. ALTMAN                          |                      |
| CHECKED BY                         |                      |
| B. HALL                            |                      |
| SCALE                              |                      |
| AS SHOWN                           |                      |

OAKVIEW LOT C MASTER PLAN

WAKE COUNTY - NORTH CAROLINA

OVERALL PRELIMINARY UTILITY AND DRAINAGE PLAN

JOB NO.

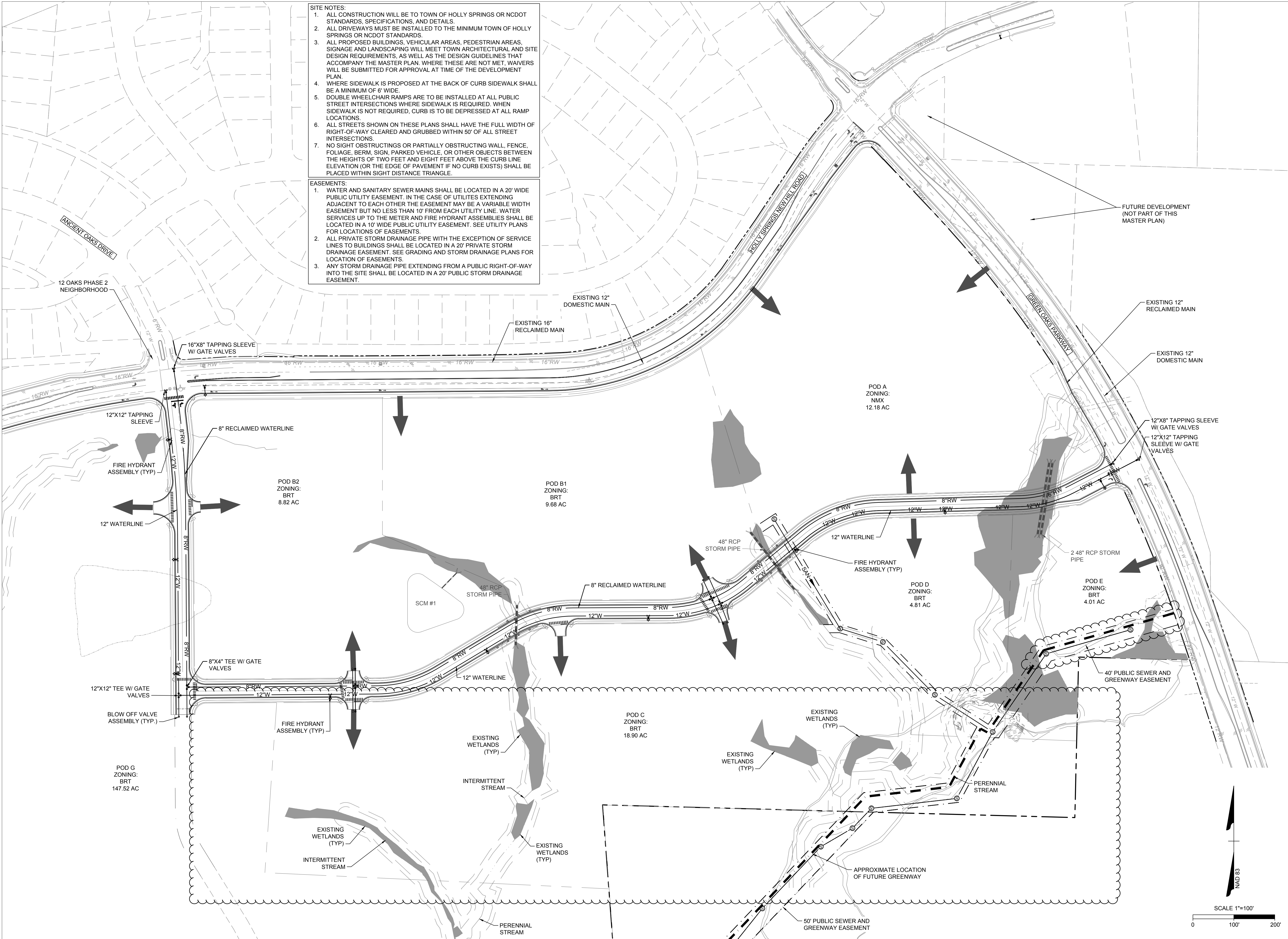
59797

SHEET NO.

C3.3

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.





- SITE NOTES:**
1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
  2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
  3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN/ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MASTER PLAN. WHERE THESE ARE NOT MET, WAIVERS WILL BE SUBMITTED FOR APPROVAL AT TIME OF THE DEVELOPMENT PLAN.
  4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
  5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
  6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
  7. NO SIGHT OBSTRUCTINGS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.
- EASEMENTS:**
1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT. IN THE CASE OF UTILITES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
  2. ALL PRIVATE STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATION OF EASEMENTS.
  3. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

| REVISION DESCRIPTION |                      |
|----------------------|----------------------|
| DATE                 | MASTER PLAN REVISION |
| 09/07/21             | MASTER PLAN REVISION |
| 07/27/23             | MASTER PLAN REVISION |
| 11/03/2023           | MASTER PLAN REVISION |
| 12/06/2023           | MASTER PLAN REVISION |

| DATE        |  |
|-------------|--|
| 11/03/2023  |  |
| DRAWN BY    |  |
| W. ALTMAN   |  |
| DESIGNED BY |  |
| W. ALTMAN   |  |
| CHECKED BY  |  |
| B. HALL     |  |
| SCALE       |  |
| AS SHOWN    |  |

| JOB NO.   |  |
|-----------|--|
| 59797     |  |
| SHEET NO. |  |
| C3.4      |  |

# TIMMONS GROUP

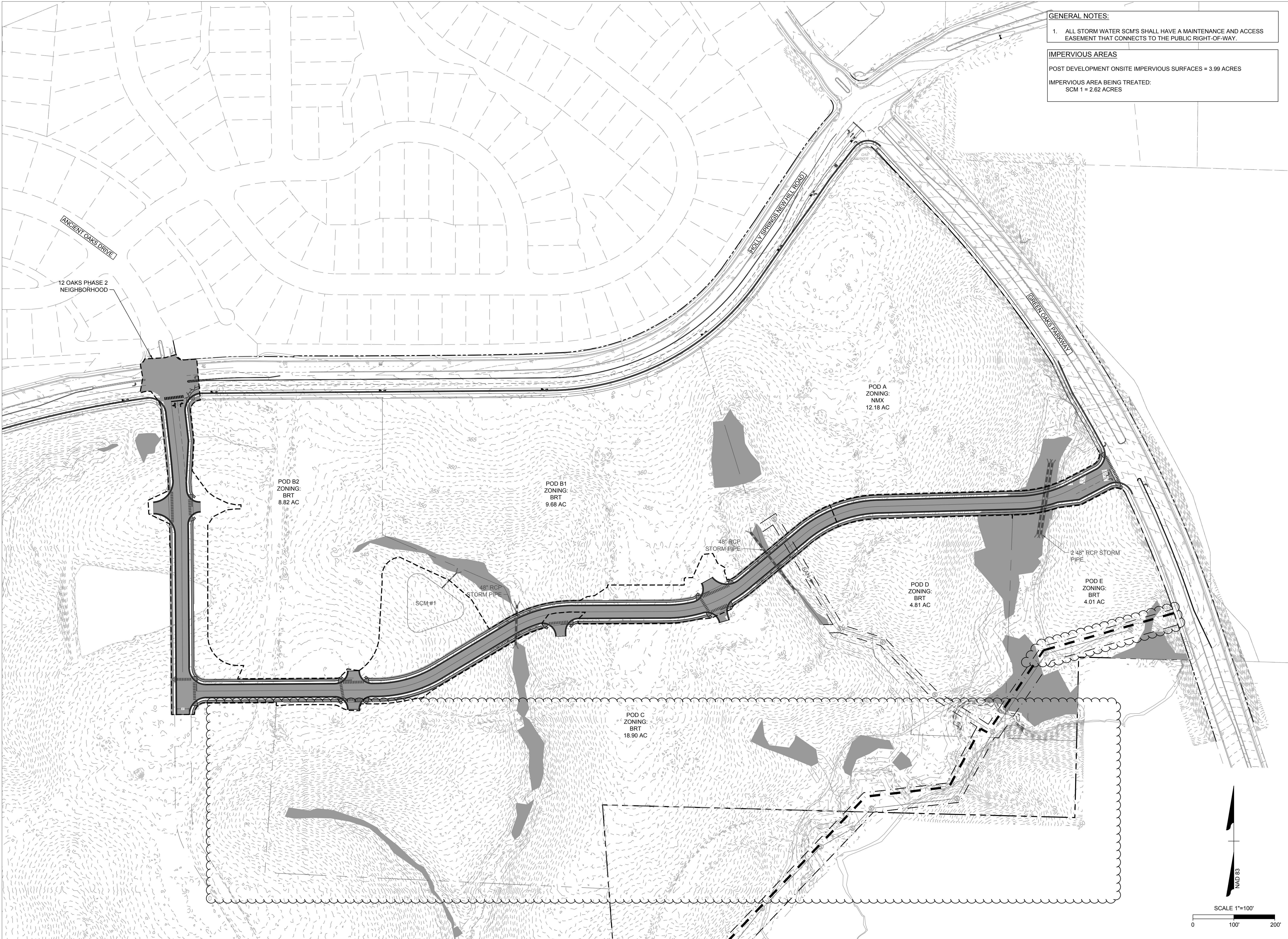
## OAKVIEW LOT C MASTER PLAN

### WAKE COUNTY - NORTH CAROLINA

#### PRELIMINARY UTILITY AND DRAINAGE PLAN

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.





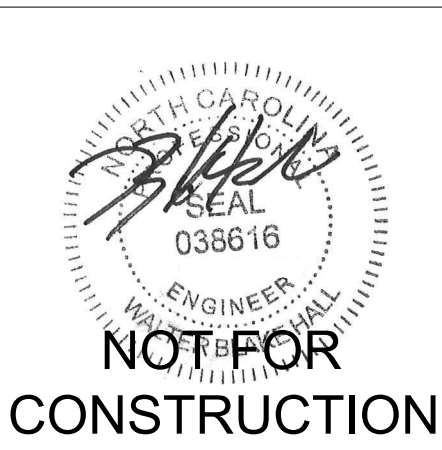
GENERAL NOTES:

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

IMPERVIOUS AREAS

POST DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 3.99 ACRES

IMPERVIOUS AREA BEING TREATED:  
SCM 1 = 2.62 ACRES



THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866-4951 FAX 919.833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

**TIMMONS GROUP**

OAKVIEW LOT C MASTER PLAN  
WAKE COUNTY - NORTH CAROLINA  
DRAINAGE AREA MAP

JOB NO.  
59797

SHEET NO.  
C3.5

| DATE       | REVISION DESCRIPTION |
|------------|----------------------|
| 09/07/21   | MASTER PLAN REVISION |
| 07/27/23   | MASTER PLAN REVISION |
| 11/03/2023 | MASTER PLAN REVISION |
| 12/06/2023 | MASTER PLAN REVISION |

DRAWN BY  
W. ALTMANN

DESIGNED BY  
W. ALTMANN

CHECKED BY  
B. HALL

SCALE  
AS SHOWN

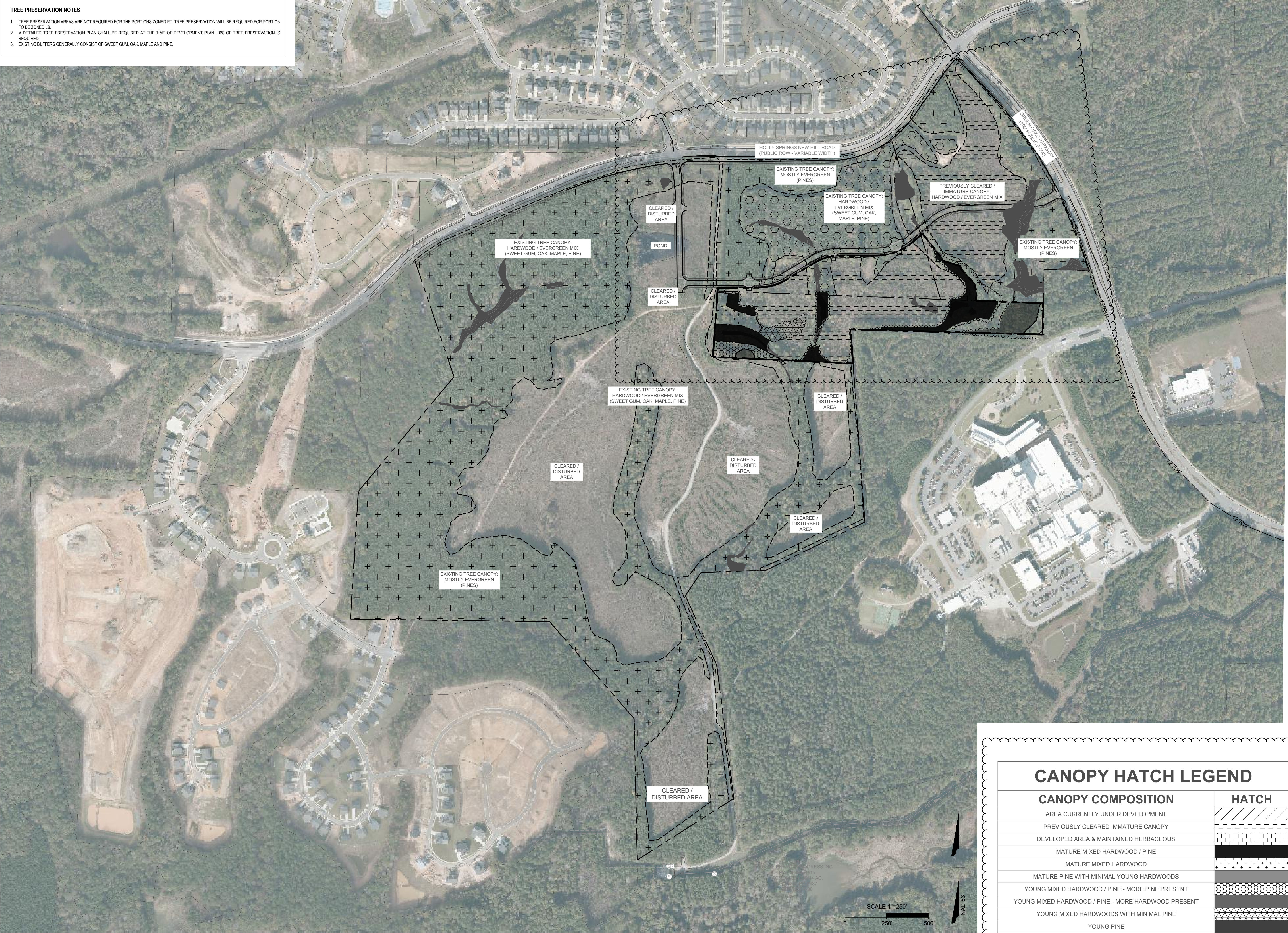
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.







- TREE PRESERVATION NOTES**
1. TREE PRESERVATION AREAS ARE NOT REQUIRED FOR THE PORTIONS ZONED RT. TREE PRESERVATION WILL BE REQUIRED FOR PORTION TO BE ZONED LB.
  2. A DETAILED TREE PRESERVATION PLAN SHALL BE REQUIRED AT THE TIME OF DEVELOPMENT PLAN. 10% OF TREE PRESERVATION IS REQUIRED.
  3. EXISTING BUFFERS GENERALLY CONSIST OF SWEET GUM, OAK, MAPLE AND PINE.



| CANOPY HATCH LEGEND                                 |             |
|-----------------------------------------------------|-------------|
| CANOPY COMPOSITION                                  | HATCH       |
| AREA CURRENTLY UNDER DEVELOPMENT                    | <div></div> |
| PREVIOUSLY CLEARED IMMATURE CANOPY                  | <div></div> |
| DEVELOPED AREA & MAINTAINED HERBACEOUS              | <div></div> |
| MATURE MIXED HARDWOOD / PINE                        | <div></div> |
| MATURE MIXED HARDWOOD                               | <div></div> |
| MATURE PINE WITH MINIMAL YOUNG HARDWOODS            | <div></div> |
| YOUNG MIXED HARDWOOD / PINE - MORE PINE PRESENT     | <div></div> |
| YOUNG MIXED HARDWOOD / PINE - MORE HARDWOOD PRESENT | <div></div> |
| YOUNG MIXED HARDWOODS WITH MINIMAL PINE             | <div></div> |
| YOUNG PINE                                          | <div></div> |

SEAL

038616

ENGINEER

W. ALTMAN

W. ALTMAN

W. ALTMAN

W. ALTMAN

NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE  
RALEIGH OFFICE  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866-4951 FAX 919.833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE  
09/07/21

08/03/21

08/03/21

DATE

08/03/21

08/03/21

DATE

08/03/21

08/03/21

YOUR VISION ACHIEVED THROUGH OURS.

YOUR VISION ACHIEVED THROUGH OURS.

YOUR VISION ACHIEVED THROUGH OURS.

YOUR VISION ACHIEVED THROUGH OURS.

YOUR VISION ACHIEVED THROUGH OURS.

YOUR VISION ACHIEVED THROUGH OURS.

YOUR VISION ACHIEVED THROUGH OURS.

YOUR VISION ACHIEVED THROUGH OURS.

YOUR VISION ACHIEVED THROUGH OURS.

YOUR VISION ACHIEVED THROUGH OURS.

# TIMMONS GROUP

OAKVIEW INNOVATION PARK  
WAKE COUNTY - NORTH CAROLINA  
TREE PRESERVATION PLAN

JOB NO.  
45363  
SHEET NO.  
L1.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



LANDSCAPE NOTES

- LANDSCAPING SHOWN ON THE PRELIMINARY LANDSCAPE PLAN IS SHOWN AS BEING PLANTED WITH NEW VEGETATION TO MEET THE PUV REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE.
- EXISTING VEGETATION MAY BE USED TO MEET THE LANDSCAPE PUV REQUIREMENTS WHERE POSSIBLE. IF EXISTING LANDSCAPING IS PRESERVED, A SURVEY AND/ OR SAMPLE AREAS OF THAT EXISTING VEGETATION WILL BE SUBMITTED AT THE TIME OF THE DEVELOPMENT PLAN, WHERE EXISTING VEGETATION CANNOT BE SAVED, SUPPLEMENTAL LANDSCAPING WILL BE INSTALLED TO MEET THE LANDSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE.
- ANY EXISTING TREES USED TO MEET LANDSCAPING REQUIREMENTS SHALL HAVE TREE PROTECTION FENCING, SAMPLE AREA SURVEYS FOR EXISTING TREES WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS FOR A PRESERVATION LANDSCAPE PLAN.
- PER THE STANDARDS OF THE TOWNS UNIFIED DEVELOPMENT ORDINANCE, THE BUFFER LANDSCAPING REQUIREMENTS FOR PODS MAY BE MET THROUGH ADDITIONAL LANDSCAPING OF INTERNAL PARKING AREAS WITHIN THE PODS WHERE NECESSARY.
- IF ANY LOADING, STORAGE OR SERVICE AREAS ARE LOCATED IN BETWEEN A BUILDING WALL AND A THOROUGHFARE RIGHT-OF-WAY, THE BUFFER VALUE FOR THAT THOROUGHFARE RIGHT-OF-WAY, THE BUFFER VALUE FOR THAT THOROUGHFARE SHALL INCREASE TO C-225.
- SIGHT DISTANCE TRIANGLES HAVE BEEN SHOWN AT ALL INTERACTIONS AND ENTRANCES AS REQUESTED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS 3.03 PER THE ASHTO GUIDELINES. LANDSCAPING WILL BE PROPOSED OUTSIDE THIS AREA AS REQUIRED. IF VEGETATION IS NEEDED TO BE LOCATED INSIDE THE SIGHT TRIANGLES, TREES CAN BE LIMBED UP SO THAT VIEWS ARE NOT BLOCKED.
- PERIMETER LANDSCAPE MATERIALS ON ALL PODS SHALL BE CONSISTENT WITH THE OVERALL LANDSCAPE DESIGN FOR THE DEVELOPMENT.
- OUT LOTS SHALL PROVIDE A MINIMUM YARD OF TEN (10) FEET ALONG ALL LOT LINES IN COMMON WITH OTHER OUT LOTS.

MAINTENANCE OF LANDSCAPING:

- THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
  - THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED, EXISTING NATURAL VEGETATION) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
  - THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
  - THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
- FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THE HOLLY SPRINGS UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 16-ENFORCEMENT.

PERIMETER YARD LANDSCAPING TABLE

| INCREMENT | LANDSCAPE MATERIAL                                                                                                                     | PUV OF MATERIAL | TOTAL PUV PROVIDED | % OF PUV | PUV REQUIRED                     |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------|----------|----------------------------------|
| N1-N16    | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 75              | 75                 | 100%     | TYPE B - 75                      |
| N17-N28   | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 75              | 75                 | 100%     | TYPE B - 75                      |
| N29-N34   | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 40              | 40                 | 100%     | TYPE A - 50                      |
| E1-E10    | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 50              | 50                 | 100%     | TYPE A - 50                      |
| E11-E14   | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 75              | 75                 | 100%     | TYPE B - 75                      |
| E15       | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 75              | 75                 | 100%     | TYPE B - 75 (PRO RATED FOR 32')  |
| E16-E68   | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 225             | 225                | 100%     | TYPE C - 225                     |
| E69       | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 225             | 225                | 100%     | TYPE C - 225 (PRO RATED FOR 82') |
| S1-S6     | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 225             | 225                | 100%     | TYPE C - 225                     |
| W1-W51    | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 225             | 225                | 100%     | TYPE C - 225                     |
| C1-C30    | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 20              | 20                 | 100%     | TYPE A - 20                      |
| C31-C61   | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 75              | 75                 | 100%     | TYPE B - 75                      |
| C31-C61   | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 75              | 75                 | 100%     | TYPE B - 75                      |
| C31-C61   | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 75              | 75                 | 100%     | TYPE B - 75                      |
| C31-C61   | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 75              | 75                 | 100%     | TYPE B - 75                      |
| D1-D12    | EXISTING VEGETATION TO BE VERIFIED AT TIME OF SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT | 20              | 20                 | 100%     | TYPE A - 20                      |

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

- ALL REQUIRED YARDS AND BUFFER YARDS SHALL BE LANDSCAPED IN COMPLIANCE WITH THE REQUIREMENTS IN TABLE 5.3.1-A, TYPE AND PLANT UNIT VALUE OF REQUIRED LANDSCAPING.
- ALONG THOROUGHFARES, TREES SHALL BE PLANTED SO AS TO CREATE THE VISUAL APPEARANCE OF STREET TREES AS FOLLOWS:
  - DECIDUOUS TREES AS SPECIFIED IN SECTION 12.01 - PREFERRED LANDSCAPE MATERIALS OF THE TOWN OF HOLLY SPRINGS 'DEVELOPMENT PROCEDURES MANUAL', OR AS FURTHER SPECIFIED IN THE TOWN OF HOLLY SPRINGS COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN.
  - WHERE EXISTING ONE UTILITIES INTERFERE WITH PART OF THE LANDSCAPE AREA, THE LARGE TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.
- REQUIREMENTS:
  - LARGE DECIDUOUS TREES = 2" CAL. (40' O.C. ON AVERAGE)
  - SMALL DECIDUOUS TREE = 1" CAL. (30' O.C. ON AVERAGE)
- ALL TREES SHALL BE LOCATED A MINIMUM OF 50' FROM THE POINT OF TANGENCY OF CURB RADI AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS 'ENGINEERING DESIGN & CONSTRUCTION STANDARDS'.
- ALL TREES SHALL BE LOCATED 25' FROM THE BASE OF ALL LIGHT POLES.
- ALL TREES SHALL BE LOCATED WITHIN 5' OF THE RIGHT-OF-WAY LINE ON THE PRIVATE PROPERTY SIDE.
- AT THE TIME OF INSTALLATION, THE NURSERY TAGS MUST REMAIN ON THE TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.
- TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS 'ENGINEERING DESIGN & CONSTRUCTION STANDARDS'.

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

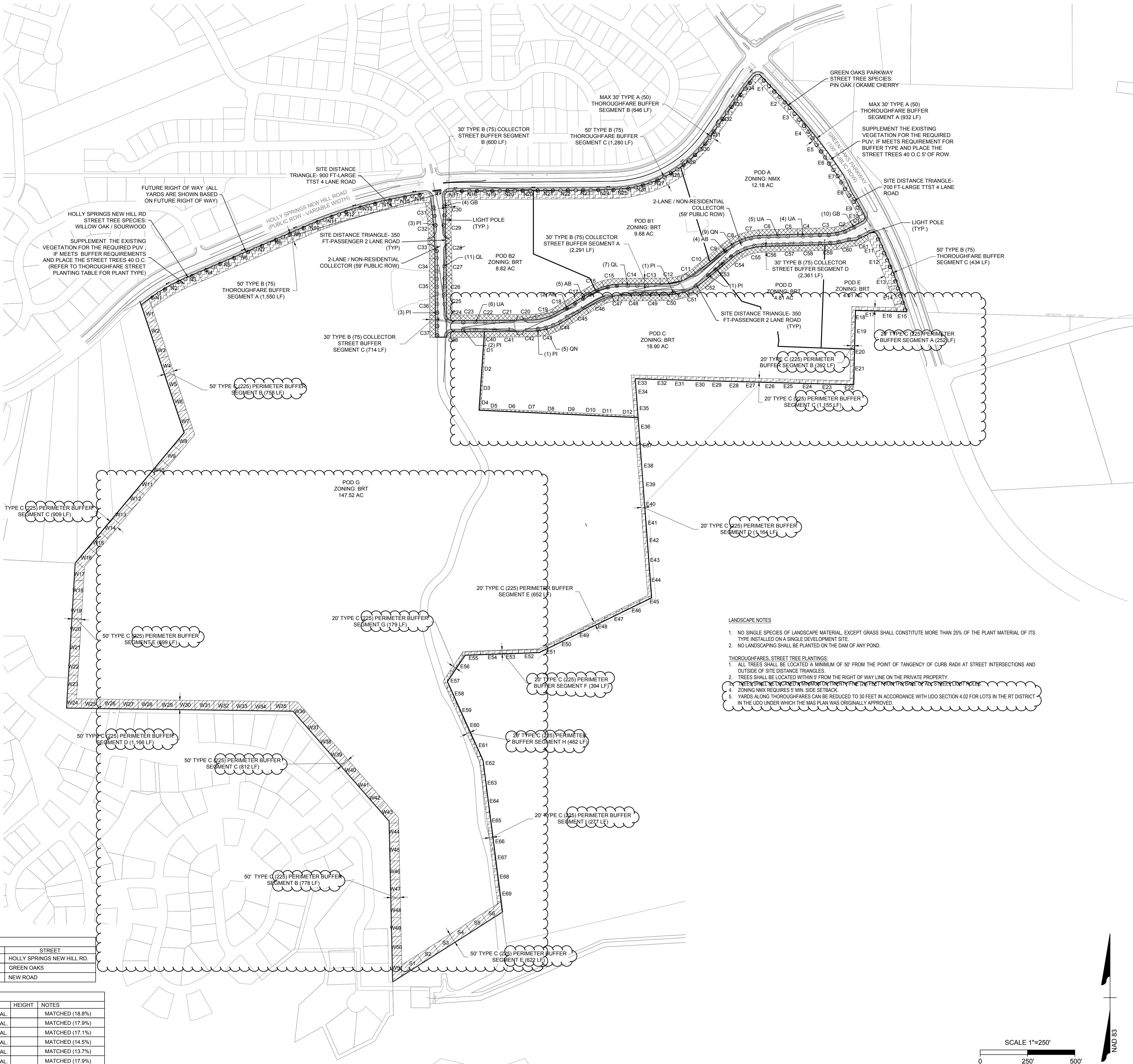
- ARBORVITAE
- CRYTOMERIA
- AMERICAN HOLLY
- RED CEDAR
- DEODAR CEDAR

THOROUGHFARE STREET TREE PLANT SCHEDULE

| PLANT TYPE   | COMMON NAME  | COMMON NAME  | STREET                     |
|--------------|--------------|--------------|----------------------------|
| CANOPY TREES | WILLOW OAK   | SOURWOOD     | HOLLY SPRINGS NEW HILL RD. |
|              | OKAME CHERRY | PIN OAK      | GREEN OAKS                 |
|              | AMERICAN ELM | OKAME CHERRY | NEW ROAD                   |
|              |              |              |                            |

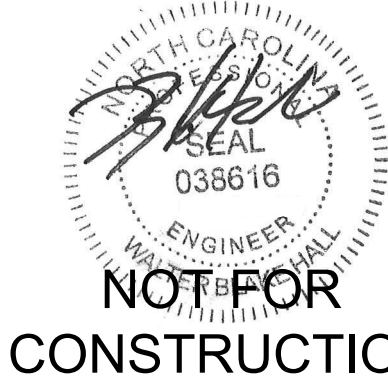
STREET TREE PLANT SCHEDULE

| PLANT TYPE   | QTY | KEY | BOTANICAL NAME              | COMMON NAME        | ROOT | SIZE    | HEIGHT | NOTES           |
|--------------|-----|-----|-----------------------------|--------------------|------|---------|--------|-----------------|
| CANOPY TREES | 22  | ABU | Acer buergerianum           | Trident Maple      | B&B  | 2" CAL. |        | MATCHED (18.8%) |
|              | 21  | GBA | Ginkgo biloba 'Autumn Gold' | Autumn Gold Ginkgo | B&B  | 2" CAL. |        | MATCHED (17.9%) |
|              | 20  | PCH | Pistacia chinensis          | Chinese Pistache   | B&B  | 2" CAL. |        | MATCHED (17.1%) |
|              | 17  | QLY | Quercus lyrata              | Overcup Oak        | B&B  | 2" CAL. |        | MATCHED (14.5%) |
|              | 16  | UPA | Ulmus parvifolia            | Chinese Elm        | B&B  | 2" CAL. |        | MATCHED (13.7%) |
|              | 21  | ZSE | Zelkova serrata             | Japanese Zelkova   | B&B  | 2" CAL. |        | MATCHED (17.9%) |



LANDSCAPE NOTES

- NO SINGLE SPECIES OF LANDSCAPE MATERIAL, EXCEPT GRASS SHALL CONSTITUTE MORE THAN 25% OF THE PLANT MATERIAL OF ITS TYPE INSTALLED ON A SINGLE DEVELOPMENT SITE.
  - NO LANDSCAPING SHALL BE PLANTED ON THE DAM OF ANY POND.
- THOROUGHFARES, STREET TREE PLANTINGS:
- ALL TREES SHALL BE LOCATED A MINIMUM OF 50' FROM THE POINT OF TANGENCY OF CURB RADI AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES.
  - TREES SHALL BE LOCATED WITHIN 5' FROM THE RIGHT OF WAY LINE ON THE PRIVATE PROPERTY.
  - TREES SHALL BE LOCATED WITHIN 5' FROM THE POINT OF TANGENCY OF CURB RADI AT STREET INTERSECTIONS.
  - ZONING NMX REQUIRES 5' MIN. SIDE SETBACK.
  - YARDS ALONG THOROUGHFARES CAN BE REDUCED TO 30 FEET IN ACCORDANCE WITH UDO SECTION 4.02 FOR LOTS IN THE RT DISTRICT IN THE UDO UNDER WHICH THE MAP PLAN WAS ORIGINALLY APPROVED.



THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 | FAX 919.863.8124 | www.timmons.com

YOUR VISION, ACHIEVED THROUGH OURS.

DATE  
11/03/2023

DRAWN BY  
W. ALTMAN

DESIGNED BY  
W. ALTMAN

CHECKED BY  
B. HALL

SCALE  
AS SHOWN

**TIMMONS GROUP**

OAKVIEW LOT C MASTER PLAN  
WAKE COUNTY - NORTH CAROLINA  
OVERALL LANDSCAPE PLAN

JOB NO.  
59797

SHEET NO.  
L2.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction without the express written consent of TIMMONS GROUP.



# Holly Springs Planning Board

## *Planning Board Meeting Agenda Cover Sheet*

---

### Agenda Item#: 4.

#### **Development Services**

**Title:** Genesuites - Oakview Innovation Park Pod C Development Plan 23-DP-13

**Strategic Priority Area:** Growth Management & Economic Vitality

Vibrant Community

Community Safety

**Staff Resource:** Conor Ryan, Development Services, Catherine Jacobs, Development Services

---

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

- Recommend the Town Council approve/deny Development Plan 23-DP-13 for Genesuites Pod C with the conditions listed in the staff report.

#### **Explanation:**

- A Development Plan has been submitted for a 177,936 sq. ft. lab/manufacturing/warehouse building on a  $\pm$ 19.14 acre parcel at 11623 Holly Springs New Hill Rd, located in the Oakview Innovation Master Plan area.
- The proposed uses, site design, and building elevations are consistent with the existing uses in the Master Plan area and the expectations of the BRT zoning district.

**Staff Recommendation:** Approve

#### **Background:**

- The Oakview Innovation Master Plan was originally approved 11/3/2020 by Town Council.
- The Oakview Innovation Park includes projects such as the Fujifilm Diosynth Biotechnology campus and the Oakview Mixed-Use development.
- Pod C occupies 19.14 acres of the total 206.22-acre Oakview Innovation Park.

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

N/A

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

1. 23DP13\_GenesuitesPodC\_StaffReport
2. 23DP13\_GenesuitesPodC\_Application
3. 23DP13\_GenesuitesPodC\_Plans





**Project Type:** Development Plan

**Concurrent Applications:**

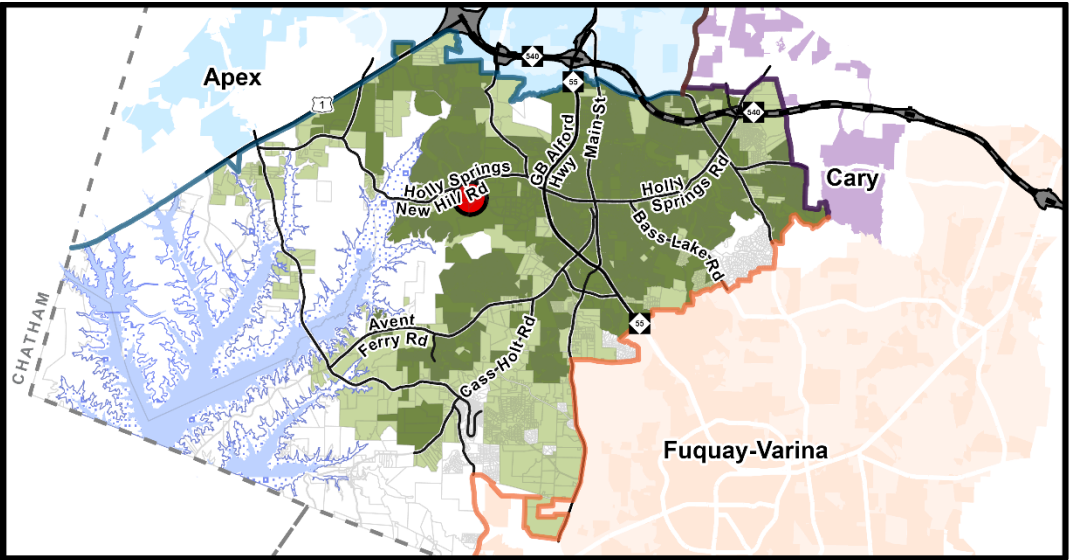
☐ Waiver / SUP/ VAR/ CPA

**Applicant / Petitioner:**

Will Altman – Timmons Group  
5040 Trinity Rd St 102  
Raleigh, NC 27607

**Property Address:** 201 Montesale Way

**Property Area:** 19.14 ac.



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

**Project Summary:**

A Development Plan for Genesuites (Oakview Innovation Park Pod C), a 177,936 sf lab and manufacturing building at 201 Montesale Way. The project is part of the Oakview Innovation Park Master Plan Area. The proposed uses, site design, and building elevations are consistent with the existing uses in the Master Plan area and the expectations of the BRT zoning district.

**Requested Action:**

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

**Table of Contents:**

|                                           |         |
|-------------------------------------------|---------|
| Case Summary                              | Page 2  |
| Current Zoning Information                | Page 3  |
| Land Use & Character Information          | Page 4  |
| Transportation Information                | Page 6  |
| Parks, Recreation & Greenways Information | Page 9  |
| Community Facilities Information          | Page 10 |
| Infrastructure & Utility Information      | Page 11 |
| Natural Resources Information             | Page 13 |
| Development Standards                     | Page 14 |
| Decision-Making Information               | Page 17 |



## Case Summary

### Current Zoning:

BRT Business & Research Technology

☐ Conditional Zoning District

### Current Major Subdivision Plan:

Oakview Innovation Park - 20-MAS-02-A02



Aerial Photograph

### Growth Strategy Map:

Places to Enhance

### Small Area Plan Designation:

N/A

### Future Land Use Plan Designation:

Business & Industrial

## Staff Analysis:

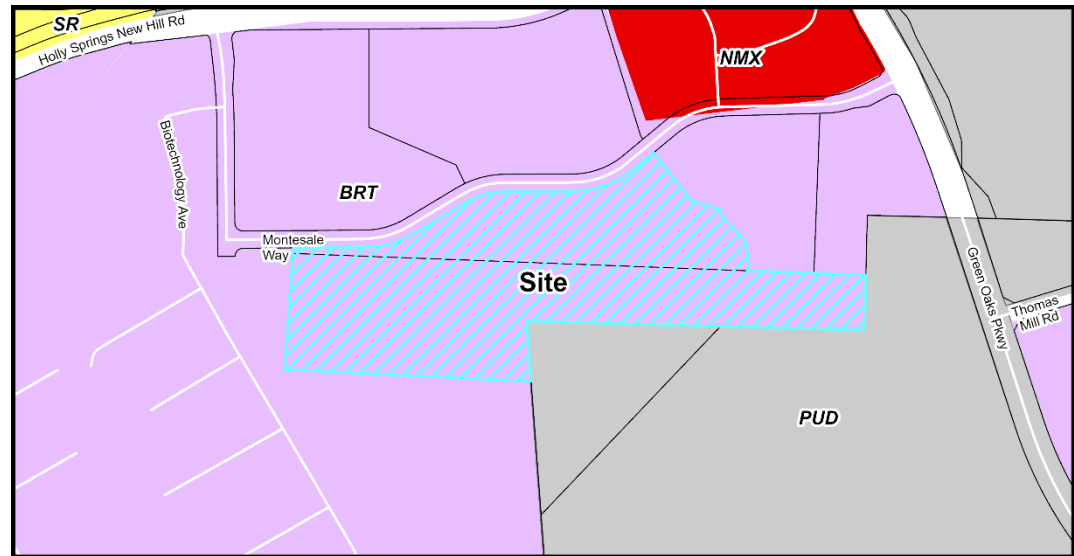
The requested Plan is: ☒ Consistent with Adopted Plans /Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

**Staff Recommendation:** ☒ Approve ☐ Deny

**Current Zoning Information**

| Parcel #          | Zoning                             | Area             |
|-------------------|------------------------------------|------------------|
| 0639837617        | BRT Business & Research Technology | 6.47 ac.         |
| 0639837443        | BRT Business & Research Technology | 12.67 ac.        |
| <b>Total Area</b> |                                    | <b>19.14 ac.</b> |



Current Zoning Map

**Adjacent Property Current Zoning Information**

| Subject Property | Zoning                                                                | Existing Land Use   |
|------------------|-----------------------------------------------------------------------|---------------------|
|                  | BRT – Business & Research Technology                                  | Vacant              |
| North            | BRT – Business & Research Technology                                  | Industrial          |
| South            | BRT – Business & Research Technology & PUD – Planned Unit Development | Industrial + Vacant |
| East             | BRT – Business & Research Technology & PUD – Planned Unit Development | Vacant              |
| West             | BRT – Business & Research Technology                                  | Industrial          |

**Parcel Rezoning History**

Rezoning Number: N/A

Original Zoning: N/A

Approved Zoning: N/A

Approval Date: N/A



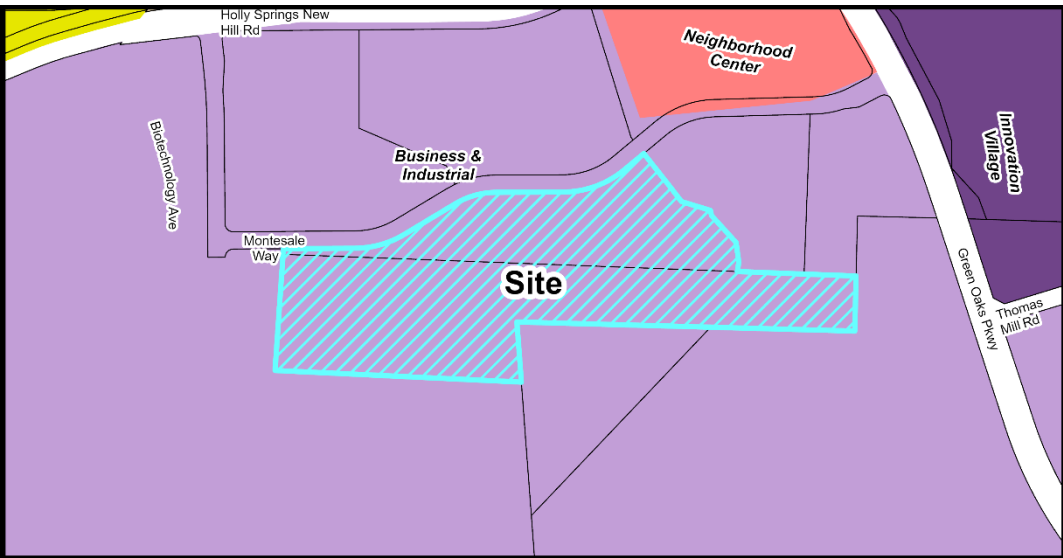


Land Use & Character Information

Growth Strategy Map: Places to Enhance

Future Land Use: Business & Industrial

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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



## Land Use & Character Information (cont.)

### Growth Strategy Map: Places to Enhance

Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multifdwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

### Future Land Use: Business & Industrial

Business & Industrial Centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. Business & Industrial Centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site. Though these areas are not typically designed as walkable, activated centers, they may include formal open spaces such as squares or plazas for the use of employees. Parking is provided off-street in surface parking lots or parking decks at the rear of the lot, and should otherwise be screened from view from the street. Lot size and building placement varies depending on building scale and use, though buildings should face the street where possible.

Small Area Plan: N/A

Historic Structures: ☒ None

### Future Land Use Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

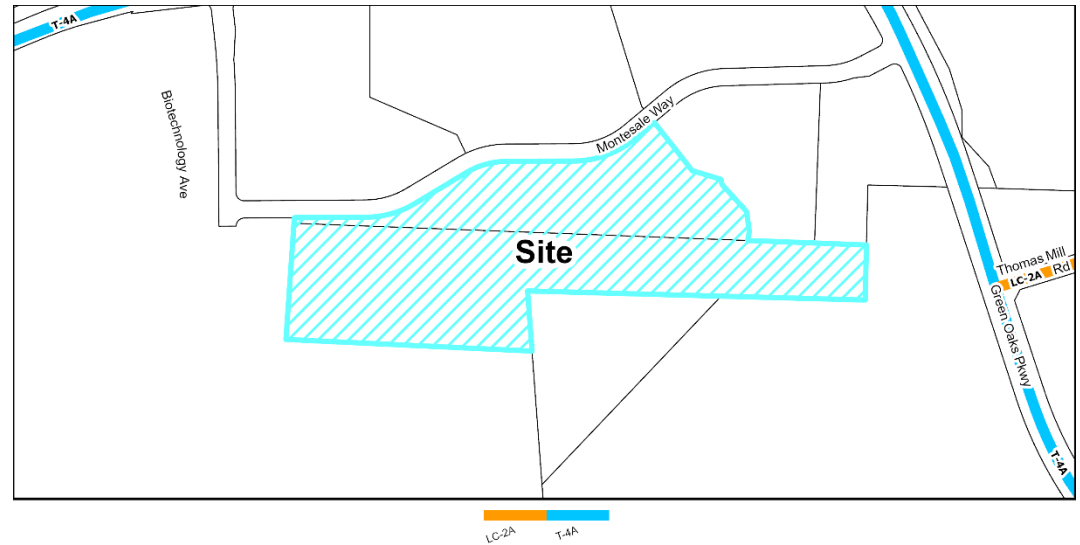
The proposed development is consistent with the Future Land Use Plan. The proposed use is part of a concentrated employment cluster within the Oakview Innovation Park Master Plan area. The project screens parking from view and the primary building faces the street. The development incorporates a plaza area for use by employees in the center of the site. The development is compatible with the surrounding area.



## Transportation Information

### Comprehensive Transportation Plan

|                                      |                                   |                                                  |
|--------------------------------------|-----------------------------------|--------------------------------------------------|
| Road Widening along Project Frontage | <input type="checkbox"/> Required | <input checked="" type="checkbox"/> Not Required |
| New Location Roadways                | <input type="checkbox"/> Required | <input checked="" type="checkbox"/> Not Required |
| Hotspot/Safety Study Location        | <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No           |



Roadway Map

### Comprehensive Transportation Plan Summary

#### Road Widening along Project Frontage:

The project has frontage along Montesale Way, which has already been constructed to its ultimate cross section. Therefore, no additional roadway widening is required.

#### New Location Roadways:

There are no new roadways impacting the subject property shown on the Comprehensive Transportation Plan.

#### Hotspot/Safety Study Location:

There are no Hotspot/Safety studies adjacent to this parcel.

#### Improvement Prioritization:

N/A



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

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

**Traffic Study Summary**

A revision to the previously approved Traffic Impact Analysis (TIA) associated with the original Oakview Innovation project was completed with the Major Subdivision amendment to account for the additional acreage added to "Lot C". The developer of Lot C is required to construct or contribute to all recommended improvements within the revised TIA and associated Transportation Mitigation Agreement (TMA). Please note that at the time this Staff Report was written, the TMA is still being finalized between the Town, NCDOT, and the applicant\*. The following improvements have been committed by the developer:

## Old Holly Springs Apex Road / Bennett Knoll Parkway / Turton Place

- Fee-in-lieu toward the following:
  - Construction of a 325-ft northbound left-turn lane.
  - Restriping of 600-ft westbound receiving lane.

## New Hill Road / Old Holly Springs Apex Road

- Fee-in-lieu toward the following:
  - Construction of a 250-ft westbound right turn lane and westbound through lane restriping.
  - Construction of 300-ft southbound left-turn lane and 550-ft eastbound receiving lane.
  - Construction of a westbound receiving lane.
  - Construction of an eastbound through lane.

## NC-55 / New Hill Road / Holly Springs Road

- Fee-in-lieu toward construction of a 750-ft southbound right-turn lane

## Holly Springs New Hill Road / Ancient Oaks Drive / Site Driveway #1

- Fee-in-lieu toward installation of a traffic signal

## Green Oaks Parkway / Site Driveway #2

- Fee-in-lieu toward installation of a traffic signal



### Transportation Information (cont.)

\*Applicant is still negotiating with NCDOT regarding additional mitigation improvements. These additional improvements will be added to the final TMA no later than the determination date for the Town Council meeting

### Transportation Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

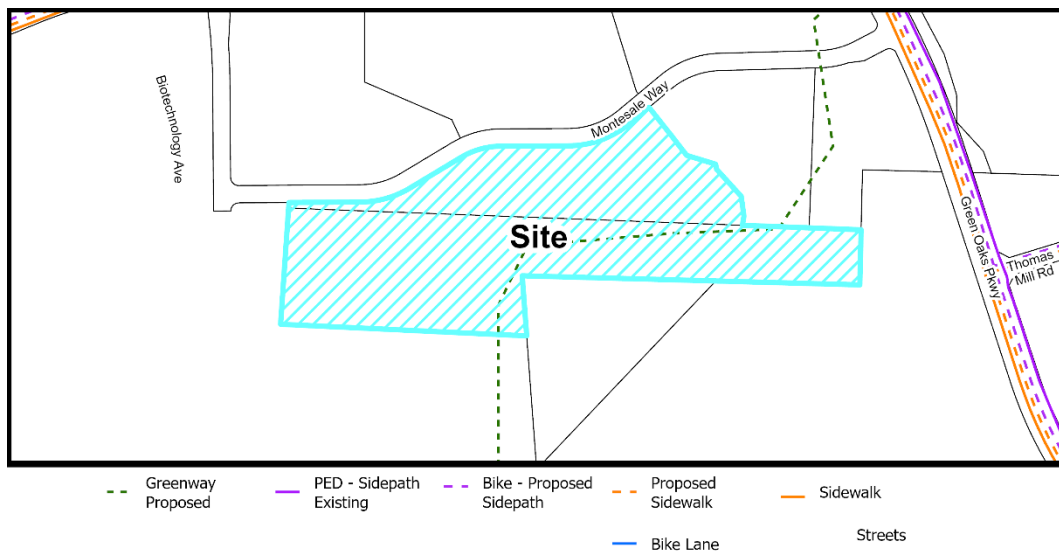
The developer has committed to completing the mitigation improvements within a Transportation Mitigation Agreement per the revised Traffic Impact Analysis. They have also agreed to continue working with NCDOT on finalizing the additional improvements required prior to the scheduled Town Council meeting. The development is therefore, consistent with the Comprehensive Plan as it relates to transportation.



## Parks, Recreation & Greenways Information

### Park Search Area

☐ Yes

☒ No


Active Transportation Map

### Required Active Transportation Improvements

☒ Greenway

☐ Sidepath

The Town's Comprehensive Transportation Plan proposes a Greenway along the southwestern boundary of this project, ultimately connecting to Green Oaks Pkwy.

## Parks, Recreation, & Greenways Summary

The development of this parcel on its own would necessitate the construction of a Greenway improvement as shown in the Town's CTP and Parks, Recreation, and Greenways Master Plan. The proposed Greenway traverses only a small section of the property and would not directly connect to any existing Greenways or Sidepaths.

### Parks, Recreation, & Greenways Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

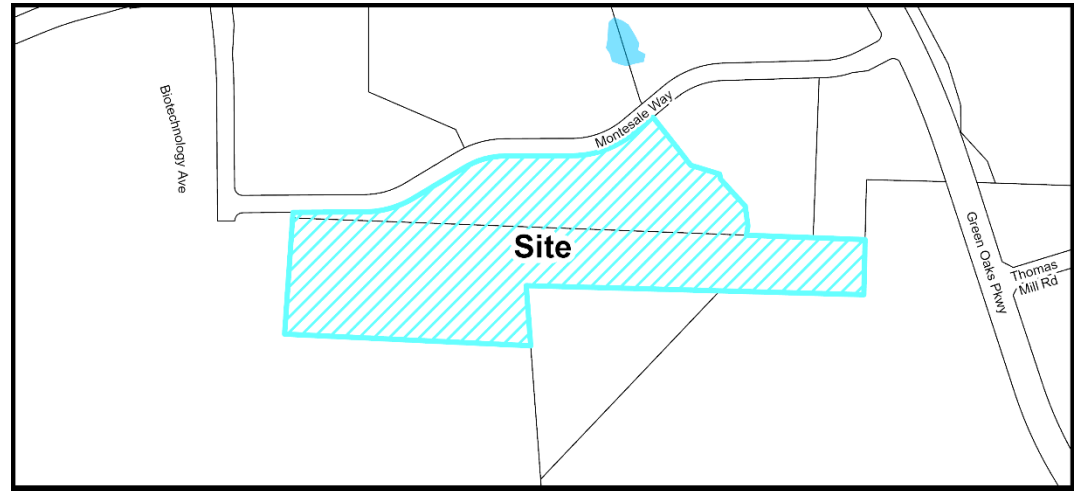
The development of this parcel, which has a Greenway shown, but does not propose any constructed Greenway, is consistent with the Town's Parks, Recreation and Greenways master plan as such an improvement, without adjacent improvements would increase the Town's maintenance burden without actually supplying a publicly accessible improvement. Should it be the suggestion of the Board, a fee-in-lieu of Greenway construction may be agreed upon between the Developer and Town Staff whereby the future improvement of a Greenway in this location is positively impacted by this development.





### Community Facilities Information

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



Community Facilities Map

### Community Facilities Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

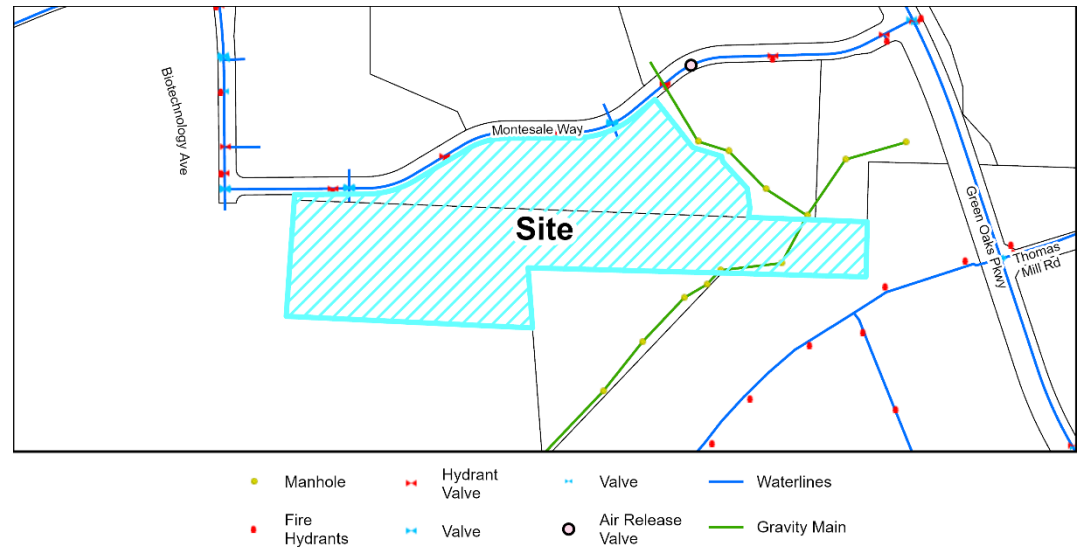
The site falls within a Potential Future Fire/Police Facility zone on the Community Facilities Plan Map. This zone has been addressed with the construction of Fire Station #3, located on Cinder Station Road.



## Infrastructure & Utility Information

### Utility Availability

|                |                                                    |                             |
|----------------|----------------------------------------------------|-----------------------------|
| Water          | <input checked="" type="checkbox"/> Yes            | <input type="checkbox"/> No |
|                | <input checked="" type="checkbox"/> Study Required |                             |
| Sanitary Sewer | <input checked="" type="checkbox"/> Yes            | <input type="checkbox"/> No |
|                | <input checked="" type="checkbox"/> Study Required |                             |
| Reclaim        | <input checked="" type="checkbox"/> Yes            | <input type="checkbox"/> No |
|                | <input type="checkbox"/> Study Required            |                             |



Utility Map

## Infrastructure & Utility Summary

### Water:

The project is required to tie to and extend Town water facilities to serve the proposed development. Watermain is proposed to be extended from Montesale Way into the site. These waterlines will be installed by the developer in accordance with Town's Policies. A Fire Flow Analysis was completed and determined water pressure is adequate within the Town's system with the addition of the acreage to this parcel.

### Sanitary Sewer:

This project is required to tie to and extend Town sewer facilities to serve the proposed development. Sewer is proposed to be extended to the lot and tie into the existing sewer outfall installed with the Oakview Innovation Master Plan.

The sewer study was revised with the Major Subdivision Amendment to include additional flow. The study concluded the existing downstream sewer infrastructure and the Business Park Pump Station have adequate capacity to support the project.

### Reclaim:

The project site is within the Reclaimed Service Area, and reclaimed watermain was installed in Montesale Way with the original Master Plan. Reclaimed water is not proposed to be utilized for the project.



## Infrastructure & Utility Information (cont.)

### Water Resource Management (WRMP) Policy

- |                                                     |                                            |                     |                                                             |
|-----------------------------------------------------|--------------------------------------------|---------------------|-------------------------------------------------------------|
| <input checked="" type="checkbox"/> WRMP Applicable | <input checked="" type="checkbox"/> Tier 1 | Allocation Elements | <input type="checkbox"/> Public Infrastructure Improvements |
| <input type="checkbox"/> WRMP Not Applicable        | <input type="checkbox"/> Tier 2            |                     | <input type="checkbox"/> Sustainable Design                 |
|                                                     | <input type="checkbox"/> Tier 3            |                     | <input type="checkbox"/> Work Force Housing                 |
|                                                     |                                            |                     | <input type="checkbox"/> Open Space/Tree Preservation       |

### Water Resource Management Policy Summary

The revision to the original major subdivision is subject to the Water Resource Management Policy and has provided a Utility Allocation Request. All utility allocation requests must be approved by the Town Council. The utility allocation request for this project will be tied to the major subdivision amendment (20-MAS-02-A02).

### Infrastructure & Utility Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The proposed utility connections and extensions are consistent with the Comprehensive Plan as well as the Engineering Studies that were completed with the Major Subdivision amendment.

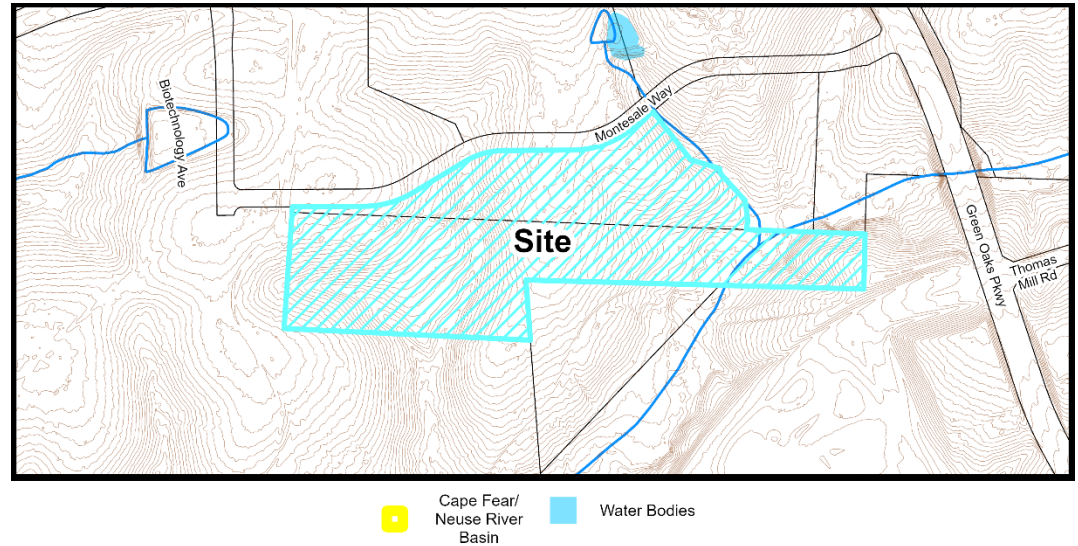




## Natural Resources & Open Space Information

### On-site Private Open Space 3% (.57 ac.)

|                        |              |
|------------------------|--------------|
| Tree Preservation Area | 0%           |
| Active Recreation Area | 2% (.38 ac.) |
| Urban Civic Space      | 0%           |
| Flexible Space         | 1% (.19 ac.) |



Natural Resources Map

## Natural Resources & Open Space Summary

### Open Space:

The project is providing 5.69 acres of tree preservation in the Eastern, Western, and Southern portion of the site (satisfying the flexible space requirement). A centralized plaza space with interconnected walkways to the building entrances and parking area is provided for employees.

### Stormwater:

The project is located within the Cape Fear River Basin and is proposing to treat new impervious surfaces onsite with Stormwater Control Measures. There are jurisdictional features located on and adjacent to the site such as wetlands, streams, and Riparian Buffers.

## Natural Resources & Open Space Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The proposed Development Plan meets or exceeds the Open Space requirements of the UDO and the Oakview Innovation Master Plan. The open space preserves onsite natural and environmental features. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This plan has been designed in a way to minimize impacts to the existing environmental features and is consistent with the Comprehensive Plan.

**Development Standards Information**

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and Oakview Innovation Park Master Plan (20-MAS-02-A02).

**Development Standards Summary****Development Standards (UDO Section 2 & Master Plan):**

| <b>Building Placement</b>          | <b>Standard</b> | <b>Proposed</b>                        |
|------------------------------------|-----------------|----------------------------------------|
| Front Setback                      | 30'             | 107'                                   |
| All Other Setbacks (Side and Rear) | 5'              | South: 97'<br>East: 101'<br>West: 736' |

| <b>Building Height</b>  | <b>Standard</b> | <b>Proposed</b> |
|-------------------------|-----------------|-----------------|
| Maximum Building Height | 100'            | 43'-6"          |

**Open Space and Conservation (UDO Section 4):**

| <b>Minimum On-Site Private Open Space</b> | <b>Standard</b> | <b>Proposed</b>          |
|-------------------------------------------|-----------------|--------------------------|
| Total Minimum Required:                   | 3% (.57 ac.)    | 31.9% (6.12 ac.)         |
| Tree Preservation                         | 0%              | 0% (covered by MAS plan) |
| Active Recreation Area                    | 2% (.38 ac.)    | 2.2% (.43 ac.)           |
| Flexible Space                            | 1% (.19 ac.)    | 29.7% (5.69 ac.)         |

**Landscaping (UDO Section 5):**

|                                                                                                      | <b>Standard</b>                                                     | <b>Proposed</b>                     |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------|
| <b>Perimeter Buffers</b>                                                                             |                                                                     |                                     |
| Collector Buffer (North)                                                                             | 30' Type B-75 (MAS)                                                 | 30' Type B-75 (MAS)                 |
| South                                                                                                | 10' Type A-20, 20' Type C-225 (MAS)                                 | 10' Type A-20, 20' Type C-225 (MAS) |
| East                                                                                                 | 20' Type C-225 (MAS)                                                | 20' Type C-225 (MAS)                |
| West                                                                                                 | 10' Type A-20 (MAS)                                                 | 10' Type A-20 (MAS)                 |
| <b>Foundation</b> (per linear feet of building façade subject to foundation landscaping requirement) |                                                                     |                                     |
| Trees                                                                                                | 1 canopy tree/75' or<br>2 understory trees/75'                      | 18 Large Trees                      |
| Shrubs                                                                                               | 1 large shrub/5' or<br>1.5 medium shrubs/5' or<br>3 small shrubs/5' | 278 Large Shrubs                    |



|                                      |                                                                 |                       |
|--------------------------------------|-----------------------------------------------------------------|-----------------------|
| <b>Interior Vehicle Parking Area</b> |                                                                 |                       |
|                                      | 1 landscape island with one tree and 4 shrubs/10 parking spaces | 30 Islands            |
| <b>Street Trees</b>                  |                                                                 |                       |
|                                      | N/A (provided by MAS)                                           | N/A (provided by MAS) |

**Parking (UDO Section 6):**

|                           | <b>Standard</b>                                                 | <b>Proposed</b>                   |
|---------------------------|-----------------------------------------------------------------|-----------------------------------|
| Vehicle Parking Locations | Unrestricted                                                    | Front and Side Yards              |
| Minimum Parking           | 214 spaces – Office<br>24 spaces – Manufacturing<br>238 - Total | 241 spaces                        |
| Bike Parking              | 24 spaces                                                       | 24 spaces                         |
| EV Parking                | 5% EVSE: 12<br>15% EVSE Ready: 36                               | 5% EVSE: 12<br>15% EVSE Ready: 36 |

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

|                        | <b>Proposed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Design</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Building Materials     | Proposed materials include three styles of architectural precast concrete, with Kalwall (translucent fiber glass panels) used as an architectural feature on all elevations. Primary building entrances incorporate wood panel finish and architectural metal panels to create expressive features. Metal panel reveals and other window features along with variation in the architectural concrete finish/color provide adequate human scale design elements. |
| Horizontal Variation   | Horizontal variations are provided to create a clear building base, middle, and cap.<br>Base – medium sandblast finish water table<br>Middle – 85% of total building height<br>Cap – 6" metal coping                                                                                                                                                                                                                                                            |
| Vertical Variation     | Distinct building bays are created through material changes, façade articulation, and roofline breaks. All bays meet 100' alternate maximum with additional human scale design elements (punched openings for windows satisfy additional human scale design element requirement).                                                                                                                                                                               |
| Roof Expression        | Breaks or changes in roofline are provided to create a varied roof expression. All elevations meet 150' alternate maximum with additional human scale design elements (prefabricated aluminum canopies satisfy additional human scale design element requirement).                                                                                                                                                                                              |





| Site Design                     |                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Off-street Loading              | Off-street loading spaces are located on the rear of the building, and all loading facilities are located on the rear of the building and are not visible from a public street or park.                                                                                                                                                                   |
| Pedestrian Access & Circulation | Parking is located around the front and sides of the building and incorporates safe pedestrian access from parking spaces to each building entrance. The primary parking area on the West side of the building incorporates a central parking island designed to funnel pedestrians directly to the building entrance through the active open space area. |
| Public Realm                    | The building provides expressive entrances at the Northwest and Northeast corners to enhance identity and visual access into the building.                                                                                                                                                                                                                |

Development Standards Staff Analysis

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

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

☒ Consistent with Adopted Plans      ☐ Inconsistent with Adopted Plans

The Development Plan is consistent with the UDO, the Comprehensive Plan, and the Oakview Innovation Master Plan. The land uses proposed are compatible with the surrounding area, including the existing office/manufacturing uses in the Oakview Innovation Master Plan area. Perimeter buffers are provided in accordance with the Oakview Master Plan requirements. Open space is provided through a centralized courtyard/plaza area that connects with the enhanced building entrances. The building elevations meet the requirements of the UDO and are consistent with the existing buildings within the Oakview Innovation Park. The design of the project furthers the goals of the Comprehensive Plan by concentrating employment uses in the existing Oakview business park (thus creating effective transitions between uses) and utilizing existing infrastructure.



## Decision-Making Information

## Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

| Vision Holly Springs Comprehensive Plan               |                                                                                      |
|-------------------------------------------------------|--------------------------------------------------------------------------------------|
| Land Use & Character Plan (Section 1)                 | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Comprehensive Transportation Plan (Section 2)         | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Parks, Recreation & Greenways Master Plan (Section 3) | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Community Facilities Plan (Section 4)                 | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Infrastructure & Utilities Plan (Section 5)           | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Natural Resources Plan (Section 6)                    | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Unified Development Ordinance                         |                                                                                      |
| Unified Development Ordinance Standards               | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |

## Development Plan Staff Analysis

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

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

**Staff Recommendation:** ☒ Approve ☐ Deny

## Previous Case Related Items

## Neighborhood Meeting

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

Meeting Date: 7/31/2023

Summary of Issues: None

## Planning Board Consideration &amp; Action



Per NCGS § 160D-301 (b), the Planning Board may provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.

Planning Board Decision Type: Advisory Decision

*Advisory Decision*

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

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

**Action: Development Plan Petition Motion**

The Planning Board must make a recommend to the Town Council on the Development Plan.

Motion to recommend that the Town Council approve / deny Development Plan 23-DP-13 for Genesuites (Oakview Innovation Pod C) as submitted by Will Altman, dated Revised 4/12/2024 with the conditions listed below, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Conditions of Approval:

1. All previous conditions of approval for Oakview Innovation Technology Master Plan apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. The following must be provided with the first Construction Drawing submittal:
  - a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 8.4.E shall be submitted to and approved by Development Services.
  - b. Raceway to serve EV-Ready parking spaces must be shown.
3. This Development Plan shall adhere to the parameters previously approved with the Oakview Innovation Master Plan Developer Agreement.
4. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
5. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
6. Continue to coordinate with the Town and NCDOT on improvements at the intersection of Green Oaks Parkway/New Hill Rd. and determine the magnitude of relocation of the existing signal pole and traffic signal timing modifications required.
7. Offsite Sewer Infrastructure Incomplete: If any off-site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party.





8. If any off-site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. *This will become a condition of approval.*
9. Any assumed background improvement not in place by Lot C's final c/o will be the developer's sole responsibility to construct those background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
10. With this development, continue to evaluate pedestrian facilities at signalized intersections or at locations deemed acceptable by the NCDOT and Town.
11. The TIA review comments must be addressed, and the report shall be finalized prior to this project being scheduled for Town Council.
12. A detailed hydraulic report will be required for the reclaimed water main extension proposed. This report is required to be finalized prior to Construction drawing approval.
13. All Special Studies must be finalized prior to being scheduled for Planning Board.
14. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
15. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
16. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
17. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information
18. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
19. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
20. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.

## Next Steps

### Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 12/17/2024

Prior to the Legislative Public Hearing:

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



## Town Council Decision: Quasi-Judicial Decision

*Quasi-Judicial Decision:*

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

1. Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.
2. Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.
3. Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.
4. Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.
5. Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

## DEVELOPMENT PETITION

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



## Petition Type:

- ☐ **Major Subdivision** (check all that apply)  
☐ Residential ☐ Non-residential  
☐ New ☐ Major Amendment\* ☐ Minor Amendment\*
- ☒ **Development Plan** (check all that apply)  
☐ Residential ☐ Non-residential  
☒ New ☐ Major Amendment\* ☐ Minor Amendment\*
- ☐ **Special Use Permit**  
☐ New

\* Specify purpose of amendment on Certificate of Plan Revisions

For DS Use only

Project # \_\_\_\_\_

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

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

☐ Initial ☐ Revised ☐ Final

## Project Information:

Project Name: GeneSuites Lot C

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

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

Project Location: South of Montsale Way

Use street address. If none, use the closest intersection

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

PIN: 0639837443, 0639837617

Real Estate ID: \_\_\_\_\_

Project Acreage (rounded to nearest tenth): 18.9 acres Partial Parcel: ☐ No ☐ Yes (additional fee)

Current Zoning: RT Proposed Use (see UDO Table 3.2.A): Industrial, Warehouse, Office

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

Waivers Requested: ☐ No ☐ Yes- Specify UDO Section Number(s): \_\_\_\_\_

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

Sketch Plan Review (Pre-Submittal) Meeting Date: \_\_\_\_\_

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

## Petition Contact Information: (complete each contact in its entirety- please print or type)

## Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other \_\_\_\_\_

Name Will Altman, PE Company Timmons Group

Mailing Address 5410 Trinity Road, Suite 102

City Raleigh State NC Zip 27607

Telephone # ( 919 ) 866-4938 E-Mail william.altman@timmons.com

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

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

## Design Professional if different than Applicant/Contact

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone # ( \_\_\_\_\_ ) \_\_\_\_\_ E-Mail \_\_\_\_\_

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

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



**Developer**

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

**Architect**

Name \_\_\_\_\_ 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 Kevin Barnes Company Timmons Group  
Mailing Address 5410 Trinity Road, Suite 102  
City Raleigh State NC Zip 27607  
Telephone # ( 919 ) 532-3252 E-Mail kevin.barnes@timmons.com  
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

**Other:** \_\_\_\_\_ (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 Apollo Global Mgmt Company Cardinal Property Owner LLC  
Mailing Address 9 W 57th St  
City New York State NY Zip 10019-2701  
Telephone # ( 925 ) 890-1003 E-Mail gschoenhouse@genesuites.com  
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail  
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

**Certificate of Submittal Completion**

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

Signature:  Date: 09-22-2023

## DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

A petition for Development Plan or Major Subdivision may only be approved upon the presentation of the following:

1. The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein:

This property was added into the previously approved Oakview Innovation Park Major Subdivision Plan (previously Master Plan). The property's zoning is consistent with the adjacent properties and surrounding areas, BRT. The neighboring properties include developments that are similar uses (manufacturing, life sciences, etc) to the newly added property. This continues the consistency and intent of the Oakview Innovation Park development. Therefore, the proposed development will not have significant adverse impacts on adjacent properties and is consistent with the character of the BRT zoning district.

2. The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu:

The UDO requires a total of 3% of the property to be open space, which amounts to 0.60 acres of this property, including tree preservation, recreational area, and 5% flexible area. The development plan exceeds these requirements, providing a total of 6.12 acres of open space, including 5.69 acres of tree preservation/ flex space and 0.43 acres of active recreational area. The majority of the tree preservation area is along the southern perimeter of the property (includes space for future greenway connection points and a sanitary sewer easement), which will provide substantial buffering between neighboring properties adjacent to the site. The recreational area includes a courtyard area, additional spaces at the entrances, and walking paths that provide future tenants multiple spaces. Therefore, the proposed development provides for the preservation, improvement, and enhancement of open space.

3. The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties:

To the extent possible, the development plan is designed around the natural topography of the property and the majority of disturbance is largely located close to the interior access points of Oakview Innovation Park internal roads. There is an existing stream and wetlands on the property, which will be preserved as much as possible. The development plan application includes plans to construct the necessary public and private infrastructure to serve the project including public water services and connecting to the public sanitary sewer service located at the southern portion of the property. Therefore, the project can be economically served by the Town with public services and facilitates the use and future development of adjacent properties within the Town's corporate limits.

4. The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:

This area of the Town is mostly developed with buildings meeting the BRT requirements required by the approved Oakview Innovation Park Master Plan. This development plan is designed to reflect these characteristics. The impacts to the existing stream and wetlands on the property will be preserved as much as possible. The majority of the existing wooded areas are to be preserved along the southern portions of the site, which will maintain the views of adjacent property owners. The way the layout of the site is, the building will sit below the grades of the internal Oakview Innovation Park roads. The public realm will also be enhanced by the amenity areas provided with the project and the commitment to quality architecture and building materials. Connection points to the sidewalks are provided which will lead to a future greenway path connection. Therefore, the site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

5. The design of the project furthers the goals and policies of the Comprehensive Plan:

The proposed development plan is consistent with the previously approved master plan (including the modification to include this site). The design of the project furthers the goals and policies of the Comprehensive Plan by proposing a project that is consistent with the Future Land Use Map (Business and Industrial) and the requirements set forth in the Oakview Innovation Park master plan. With the design and permitting, this project has updated the previous TIA and includes offsite improvements that meet the Transportation Plan portion of the Comprehensive Plan. This project includes a FIL that will go towards the extension of the green way set forth in the Town's green way master plan. The infrastructure and utilities have been designed to be consistent with the previously approved Oakview Innovation Park master plan. As mentioned previously, the existing environmental features are to be preserved as much as possible including the existing stream and wetlands onsite. Therefore this design furthers all aspects of the goals and policies of the Comprehensive Plan.

# NEIGHBORHOOD MEETING REPORT



Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting. For more information, refer to UDO Section 11.5.

☐ Neighborhood Meeting Date: July 31, 2023  
Time: 5:30 pm  
Location: Zoom

## Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a **500 foot radius** of the subject property. Mailing notices shall include surrounding property owners and property owners' associations (or equivalent). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to the address of the property itself.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.

For DS Use only

Project # \_\_\_\_\_

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

☐ Complete ☐ Incomplete

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

☐ Date of Notification Mailing: July 18, 2023

## Conduct of Meetings:

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

Summary of Issues:

N/A, there were no attendees other than the design team

*Attach Additional Sheets as needed*

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

N/A, there were no attendees other than the design team

*Attach Additional Sheets as needed*

## Additional attachments required for the report:

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

## Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date 11/1/23



FUJIFILM DIOSYNTH BIOTECHNOLOGIES  
HOLDINGS DELAWAR  
101 J MORRIS COMMONS LN  
MORRISVILLE, NC 27560-0287

CC TGA THE YIELD LLC  
227 W TRADE ST STE 1000  
CHARLOTTE, NC 28202-1665

HELIX VENTURES LLC  
3717 NATIONAL DR STE 209  
RALEIGH, NC 27612-4877

SEQIRUS INC  
475 GREEN OAKS PKWY  
HOLLY SPRINGS NC 27540

CHANDLER VENTURES LLC  
514 MILL HOPPER LN  
APEX, NC 27502-1657

CARDINAL PROPERTY OWNER LLC,  
APOLLO GLOBAL MGMT  
9 W 57TH STREET  
NEW YORK, NY 10019-2701

TOWN ATTORNEY, TOWN OF HOLLY  
SPRINGS  
PO BOX 8  
HOLLY SPRINGS, NC 27540

RESIDENT/OCCUPANT  
0 GREEN OAKS PKWY  
HOLLY SPRINGS, NC 27540

RESIDENT/OCCUPANT  
0 THOMAS MILL RD  
HOLLY SPRINGS, NC 27540

RESIDENT/OCCUPANT  
100 BIOTECHNOLOGY AVE  
APEX, NC 27539

RESIDENT/OCCUPANT  
101 BARABELLA WAY  
APEX, NC 27539

RESIDENT/OCCUPANT  
101 MONTESALE WAY  
APEX, NC 27539

RESIDENT/OCCUPANT  
11605 HOLLY SPRINGS NEW HILL RD  
APEX, NC 27539

RESIDENT/OCCUPANT  
11623 HOLLY SPRINGS NEW HILL RD  
APEX, NC 27539

RESIDENT/OCCUPANT  
11651 HOLLY SPRINGS NEW HILL RD  
APEX, NC 27539

RESIDENT/OCCUPANT  
151 MONTESALE WAY  
APEX, NC 27539

RESIDENT/OCCUPANT  
201 MONTESALE WAY  
APEX, NC 27539

DEVELOPMENT PLAN:  
GENESUITES - POD C

HOLLY SPRINGS, NORTH CAROLINA 27540  
DEVELOPMENT PLAN: 23-DP-13/ PLDP202300259  
MASTER PLAN: 20-MAS-02-A02

| Sheet List Table |                                         |
|------------------|-----------------------------------------|
| Sheet Number     | Sheet Title                             |
| C0.0             | COVER SHEET                             |
| C0.1             | KEY PLAN                                |
| C1.0             | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C3.0             | SITE PLAN                               |
| C3.1             | SITE PLAN                               |
| C3.2             | SITE PLAN                               |
| C3.3             | UTILITY PLAN                            |
| C4.0             | GRADING PLAN                            |
| C4.1             | GRADING PLAN                            |
| C5.0             | STORMWATER COMPLIANCE PLAN              |
| C6.0             | NOTES AND DETAILS                       |
| C6.1             | NOTES AND DETAILS                       |
| C6.2             | NOTES AND DETAILS                       |
| C6.3             | NOTES AND DETAILS                       |
| C6.4             | NOTES AND DETAILS                       |
| C6.5             | NOTES AND DETAILS                       |
| C6.6             | NOTES AND DETAILS                       |
| L1.0             | TREE PRESERVATION PLAN                  |
| L1.1             | OVERALL LANDSCAPE PLAN                  |
| L2.0             | LANDSCAPE PLAN                          |
| L2.1             | LANDSCAPE PLAN                          |
| L2.2             | PLANTING NOTES AND DETAILS              |
| L2.3             | PLANTING NOTES AND DETAILS              |
| A1101.A          | FIRST FLOOR PLAN                        |
| A1102.A          | MEZZANINE FLOOR PLAN                    |
| A2101            | BUILDING ELEVATIONS                     |
| A2102.A          | RENDERING                               |
| A2103.A          | MATERIAL PALETTE                        |
| EX0.0            | COVER                                   |
| EX1.0            | OVERALL IMPACT MAP                      |
| EX1.1            | IMPACT MAP TABLE                        |
| EX1.2            | IMPACT MAPS                             |
| EX1.3            | IMPACT MAPS                             |
| EX1.4            | IMPACT MAP DETAILS                      |
| EX2.0            | TURN TEMPLATE                           |
| EX3.0            | OPEN SPACE EXHIBIT                      |

CERTIFICATION BLOCK:

I CERTIFY THAT THESE PLANS WERE PREPARED AND THAT THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, THE LATEST EDITION OF THE ENGINEERING DESIGN & CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS & OTHER APPLICABLE TOWN ORDINANCES & POLICIES. THE ENGINEER WHOSE SEAL & SIGNATURE APPEAR BELOW CERTIFIES THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS HAVE BEEN THOROUGHLY REVIEWED FOR APPLICABILITY TO THIS PARTICULAR PROJECT.

SANITARY SEWER FLOW ESTIMATION

APPROVED MASTER PLAN FLOWS - 19.14 AC x 1,500 GPD = 28,710 GPD

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
- THE ESTIMATED SEWER FLOWS SHOWN ARE BASED ON ASSUMED TENANT MIX AT THE TIME OF THE SUBMITTAL. THE ESTIMATED FLOWS WILL BE UPDATED WITH EACH DEVELOPMENT PLAN SUBMITTAL.
- THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
- THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N= 693,650.75"E= 2,041,575.85"ELEV.= 377.10'. THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID, TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN.
- IF THERE IS A GEODETIC MONUMENT LOCATED ON THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.
- PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
- ALL RETAINING WALLS WILL REQUIRE A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPT. NO GEOGRID OR OTHER TIEBACKS ARE ALLOWED INSIDE RIGHT OF WAYS AND/OR EASEMENTS.
- INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO FIRST C.O. AND THAT ALL ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
- ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND
- THIS PROJECT IS LOCATED IN THE TRIASSIC BASIN AND WILL NEED TO COMPLY WITH SECTION 3.02J, PER TOHS STANDARDS AND SPECIFICATIONS.

UTILITY / MUNICIPALITY CONTACTS:

A. TOWN OF HOLLY SPRINGS  
DEVELOPMENT SERVICES DEPARTMENT  
128 SOUTH MAIN STREET  
HOLLY SPRINGS, NC 27540  
(919) 557-2903  
CONTACT: SEAN RYAN

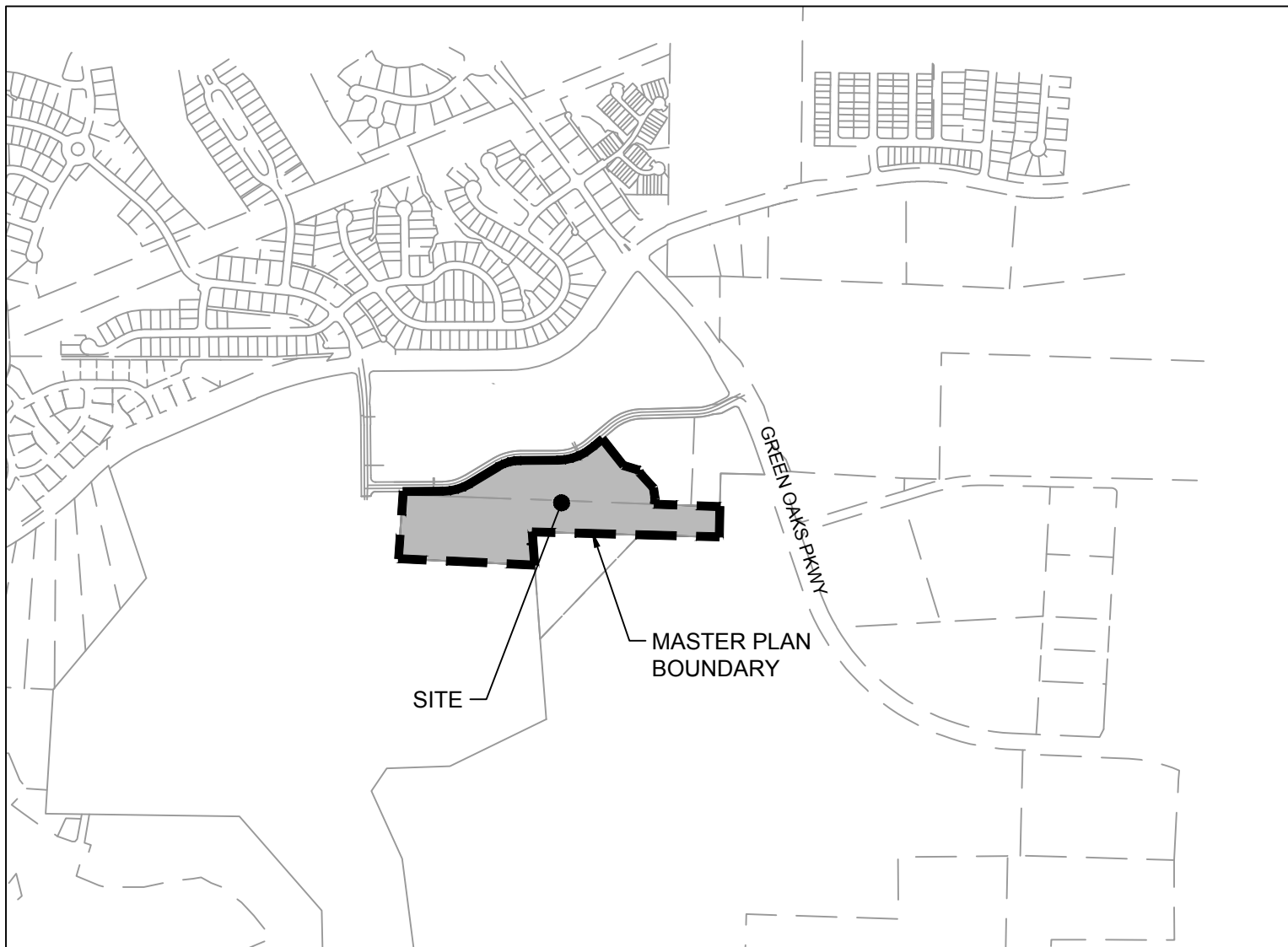
B. BURIED CABLE LOCATION  
NC 811

C. DUKE ENERGY  
(866) 582-6345

CONSULTANT CONTACTS:

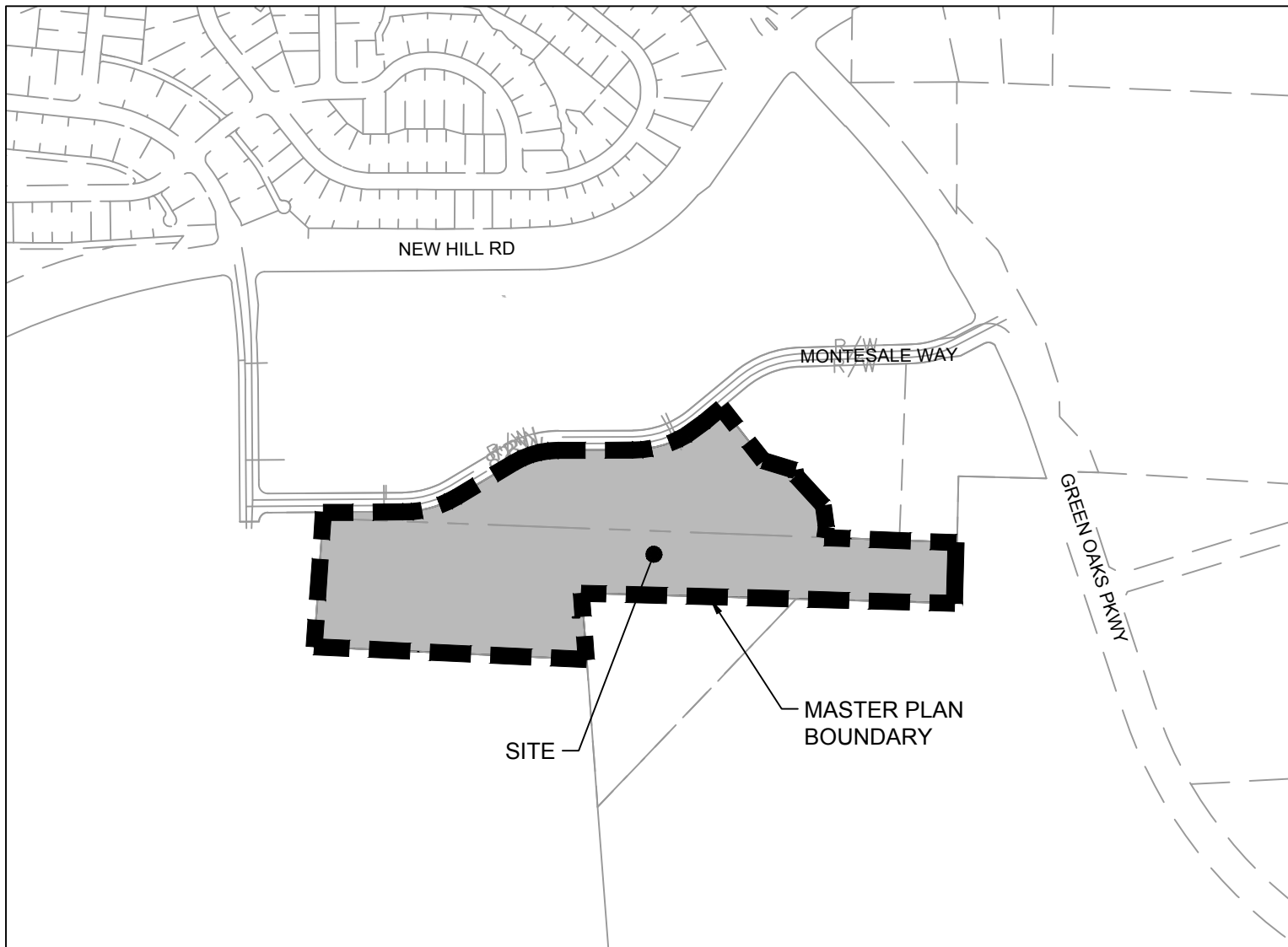
DEVELOPER/APPLICANT  
GENESUITES  
CONTACT: GARY SCHOENHOUSE PE MBA  
PHONE: 925-890-1003

SITE ENGINEER/ LANDSCAPE ARCHITECT  
TIMMONS GROUP  
CONTACT: WILL ALTMAN, PE  
5410 TRINITY ROAD, SUITE 102  
RALEIGH, NC 27607  
PHONE: 919-866-4938



VICINITY MAP

1" = 1000'



VICINITY MAP

1" = 500'

| SITE DATA TABLE                    |                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE AREA                          | 19.14 ACRES                                                                                                                                                                                                                                                                                                                                 |
| ZONING                             | BRT - 19.14 ACRES (100%)                                                                                                                                                                                                                                                                                                                    |
| RIVER BASIN                        | CAPE FEAR                                                                                                                                                                                                                                                                                                                                   |
| TOTAL IMPERVIOUS                   | 16.19 AC                                                                                                                                                                                                                                                                                                                                    |
| MAX ALLOWABLE BUILDING HEIGHT      | 100'                                                                                                                                                                                                                                                                                                                                        |
| PROPOSED BUILDING HEIGHT           | BUILDING C: 43'-6"                                                                                                                                                                                                                                                                                                                          |
| PERIMETER BUFFERS                  | NORTH: 80' COLLECTOR STREET BUFFER<br>SOUTH: 10' TYPE A-20 BUFFER,<br>20' TYPE C-225 BUFFER<br>EAST: 20' TYPE C-225 BUFFER<br>WEST: 10' TYPE A-20 BUFFER                                                                                                                                                                                    |
| PROPOSED BUILDING AREA             | BUILDING C: 177,936 SF                                                                                                                                                                                                                                                                                                                      |
| PROPOSED USE                       | BUILDING C: LAB/MANUFACTURING/WAREHOUSE                                                                                                                                                                                                                                                                                                     |
| PROPOSED BUILDING AREA BY USE TYPE | BUILDING C: OFFICE: 124,555 SF, MANUFACTURING: 53,381 SF                                                                                                                                                                                                                                                                                    |
| PROPOSED LOTS                      | 1                                                                                                                                                                                                                                                                                                                                           |
| MASTER PLAN PODS SED               | POD C                                                                                                                                                                                                                                                                                                                                       |
| REQUIRED BUILDING SETBACK          | FRONT: 30'<br>SIDE: 5'<br>REAR: 5'                                                                                                                                                                                                                                                                                                          |
| PROVIDED BUILDING SETBACK          | MONTESALE WAY: 107.1'                                                                                                                                                                                                                                                                                                                       |
| PARKING SUMMARY                    |                                                                                                                                                                                                                                                                                                                                             |
| VEHICULAR PARKING REQUIRED         | MINIMUM PARKING SPACES:<br>OFFICE (60%) - 2 SPACES PER 1000 SF<br>2 (106,762 / 1000) = 214 SPACES<br>MANUFACTURING (40%) - 1 SPACE PER 3000 SF<br>1 (71,174 / 3000) = 24 SPACES<br>= MINIMUM OF 238 SPACES<br><br>MAXIMUM PARKING SPACES:<br>OFFICE - 4 SPACES PER 1000 SF<br>4 (106,762 / 1000) = 428 SPACES<br>MANUFACTURING - NO MAXIMUM |
| VEHICULAR PARKING PROVIDED         | 241                                                                                                                                                                                                                                                                                                                                         |
| REQUIRED ADA PARKING               | 4% OF TOTAL PARKING SPACES = 10                                                                                                                                                                                                                                                                                                             |
| ADA SPACES PROVIDED                | 10                                                                                                                                                                                                                                                                                                                                          |
| REQUIRED ELECTRIC VEHICLE PARKING  | EVSE (5% OF ALL SPACES) = 12<br>EVSE READY (15% OF ALL SPACES) = 36                                                                                                                                                                                                                                                                         |
| ELECTRICAL VEHICLE SPACES PROVIDED | EVSE SPACES = 12<br>EVSE READY SPACES = 36                                                                                                                                                                                                                                                                                                  |
| LOADING SPACES REQUIRED            | OFFICE AND SERVICE: 1 SPACE PER 20,000 - 100,000 SF<br>MINIMUM OFFICE AND SERVICE SPACES: 2<br>MAXIMUM OFFICE AND SERVICE SPACES: 9                                                                                                                                                                                                         |
| LOADING SPACES PROVIDED            | 8                                                                                                                                                                                                                                                                                                                                           |
| BICYCLE PARKING REQUIRED           | FOR FIRST 250 SPACES: 5 BICYCLE SPACES/50 PARKING SPACES<br>FOR ADDITION SPACES: 5 BICYCLE SPACES/100 PARKING SPACES<br>TOTAL SPACES REQUIRED: 24                                                                                                                                                                                           |
| BICYCLE PARKING PROVIDED           | 24                                                                                                                                                                                                                                                                                                                                          |
| PUBLIC REALM OPTION                | PROVIDE AN EXPRESSIVE ENTRANCE TO ENHANCE THE IDENTITY AND VISUAL ACCESS INTO THE BUILDING<br>REQUIRED- 3% OF TOTAL PROJECT SITE: 19.14 AC * 3% = 0.60 AC<br>PROVIDED: 6.12 AC (0.43 AC ACTIVE RECREATION AREA & 5.69 AC TREE PRESERVATION AREA/FLEX SPACE)                                                                                 |
| OPEN SPACE                         |                                                                                                                                                                                                                                                                                                                                             |



CONSTRUCTION

THIS DRAWING PREPARED AT THE  
TIMMONS GROUP  
5410 Trinity Road, Suite 102  
Raleigh, NC 27607  
TEL 919.866.4931 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION  
SECOND SUBMITTAL DP  
THIRD SUBMITTAL DP  
FOURTH SUBMITTAL DP

DATE  
11/3/2023  
12/8/2023  
4/12/2024

DATE  
09/22/2023

DRAWN BY  
CHALOUPECKY

DESIGNED BY  
CHALOUPECKY

CHECKED BY  
W. ALTMAN

SCALE  
AS SHOWN

GENESUITES - POD C  
WAKE COUNTY, NORTH CAROLINA

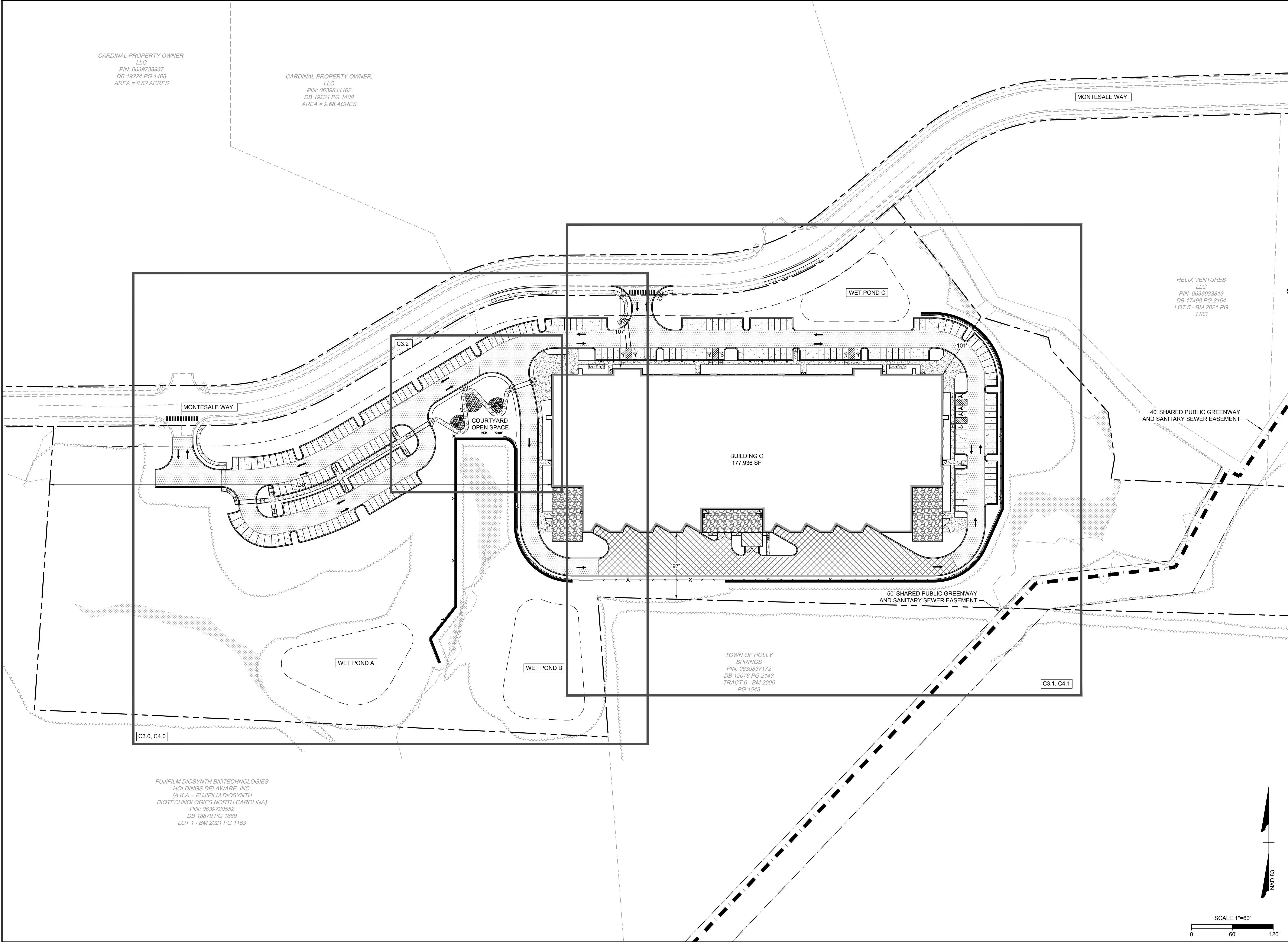
COVER SHEET

JOB NO.  
59797

SHEET NO.  
C0.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.





CARDINAL PROPERTY OWNER,  
LLC  
PIN: 0639738937  
DB 19224 PG 1408  
AREA = 8.82 ACRES

CARDINAL PROPERTY OWNER,  
LLC  
PIN: 0639844162  
DB 19224 PG 1408  
AREA = 9.68 ACRES

HELIX VENTURES  
LLC  
PIN: 0639933813  
DB 17498 PG 2164  
LOT 5 - BM 2021 PG  
1163

TOWN OF HOLLY  
SPRINGS  
PIN: 0639837172  
DB 12076 PG 2143  
TRACT 6 - BM 2006  
PG 1543

FUJIFILM DIOSYNTH BIOTECHNOLOGIES  
HOLDINGS DELAWARE, INC.  
(A.K.A. - FUJIFILM DIOSYNTH  
BIOTECHNOLOGIES NORTH CAROLINA)  
PIN: 0639720552  
DB 18879 PG 1689  
LOT 1 - BM 2021 PG 1163



CONSTRUCTION

THIS DRAWING PREPARED AT THE  
FACILITY OFFICE  
5410 Trinity Road, Suite 127  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

| REVISION DESCRIPTION | DATE      |
|----------------------|-----------|
| THIRD SUBMITTAL DP   | 12/8/2023 |
| SECOND SUBMITTAL DP  | 11/3/2023 |

| DRAWN BY     | DATE       |
|--------------|------------|
| CHALOUPPECKY | 09/22/2023 |
| CHECKED BY   | SCALE      |
| W. ALTMAN    | AS SHOWN   |

**TIMMONS GROUP**

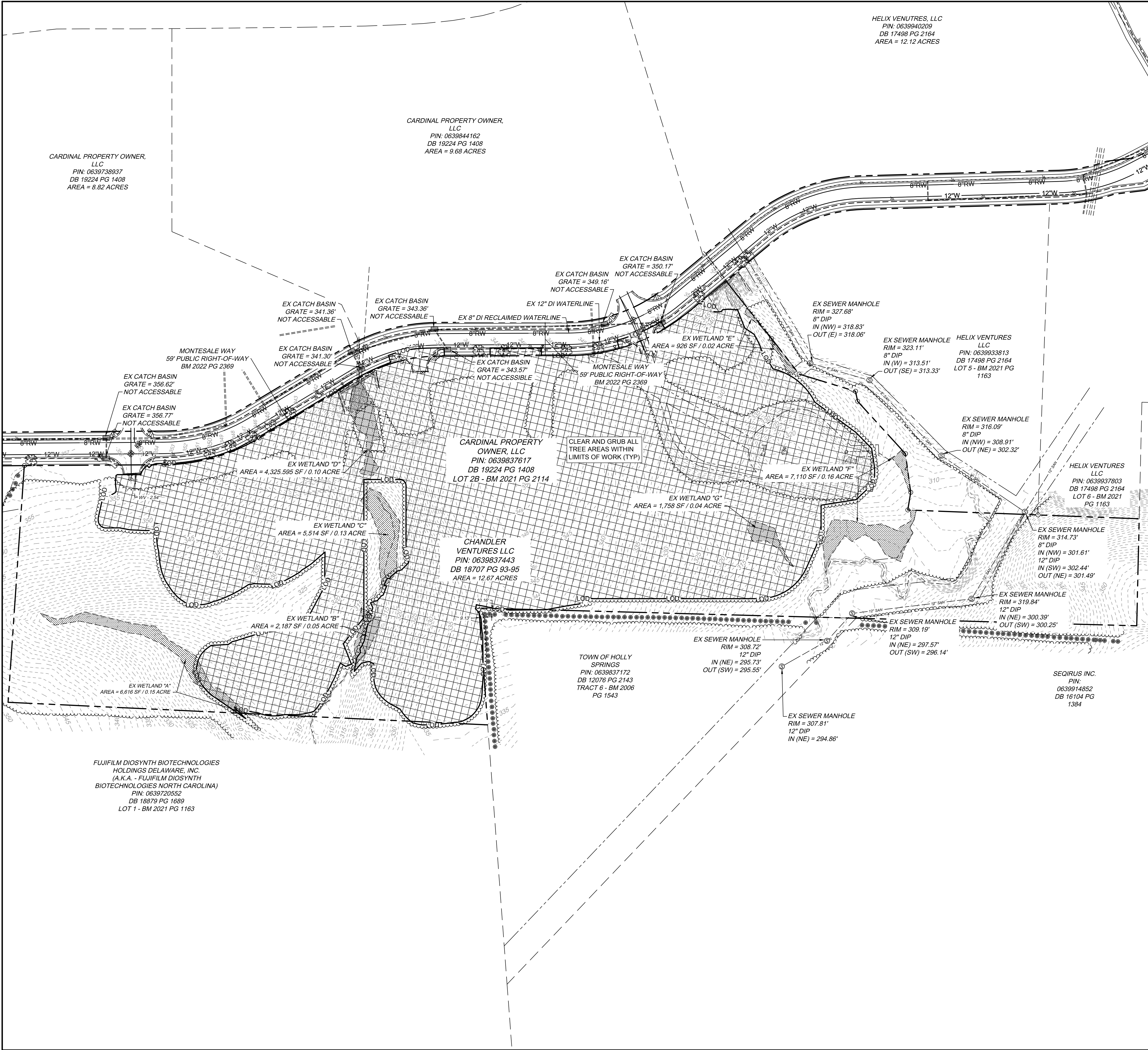
GENESUITES - POD C  
WAKE COUNTY, NORTH CAROLINA

JOB NO.  
59797  
SHEET NO.  
C0.1

KEY PLAN

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.





**SURVEY NOTES:**

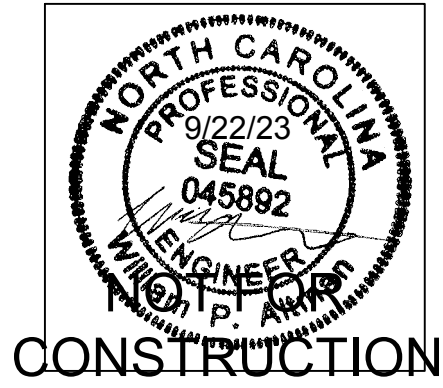
- ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP DATED JULY 19, 2023. OFFSITE TOPOGRAPHY AND PLANIMETRIC INFORMATION FROM OTHER SOURCES AND HAS NOT BEEN FIELD VERIFIED BY TIMMONS GROUP.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
- BASES OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NSRS 2007).
- VERTICAL DATUM SHOWN HEREON IS NAVD88.
- NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #3720062800K (EFFECTIVE 05/02/2006).
- RECORDED PROPERTY DATA:
  - DB 019224 PG 01408
  - DB 018707 PG 00093
- EXISTING IMPERVIOUS AREA = 0.64 ACRES
- THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 1-800-632-4949.

**DEMOLITION NOTES:**

- NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF UTILITY SERVICE INTERRUPTIONS TO NEIGHBORING PROPERTIES.
- UTILITIES ENCOUNTERED THAT ARE NOT INCLUDED WITHIN THE EXISTING CONDITIONS PLANS SHALL BE REMOVED OR RELOCATED PER THE OWNER, ARCHITECT AND UTILITY PROVIDERS DIRECTION.
- EVERYTHING WITHIN THE LIMITS OF DISTURBANCE SCHEDULED TO BE DEMOLISHED SHALL ONLY PROCEED AFTER ALL TREE PROTECTION FENCE AND PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED PER THE EROSION CONTROL PLAN. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF FROM EXITING THE SITE.**
- ALL TRASH AND MISCELLANEOUS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE AND COUNTY STANDARDS.
- OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
- ALL EXISTING FIRE HYDRANTS TO REMAIN CLEAR AND OPERATIONAL DURING ALL PHASES OF CONSTRUCTION

**GENERAL NOTES:**

- CONTRACTOR RESPONSIBLE FOR ALL DEMOLITION REQUIRED WITHIN THE LIMITS OF WORK SHOWN.



THIS DRAWING PREPARED AT THE  
**Timmons Group**  
5410 Trinity Road, Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION  
SECOND SUBMITTAL DP  
THIRD SUBMITTAL DP

DATE  
11/3/2023  
12/8/2023

DATE  
09/22/2023

DRAWN BY  
CHALOUPECKY

DESIGNED BY  
CHALOUPECKY

CHECKED BY  
W. ALTMAN

SCALE  
AS SHOWN

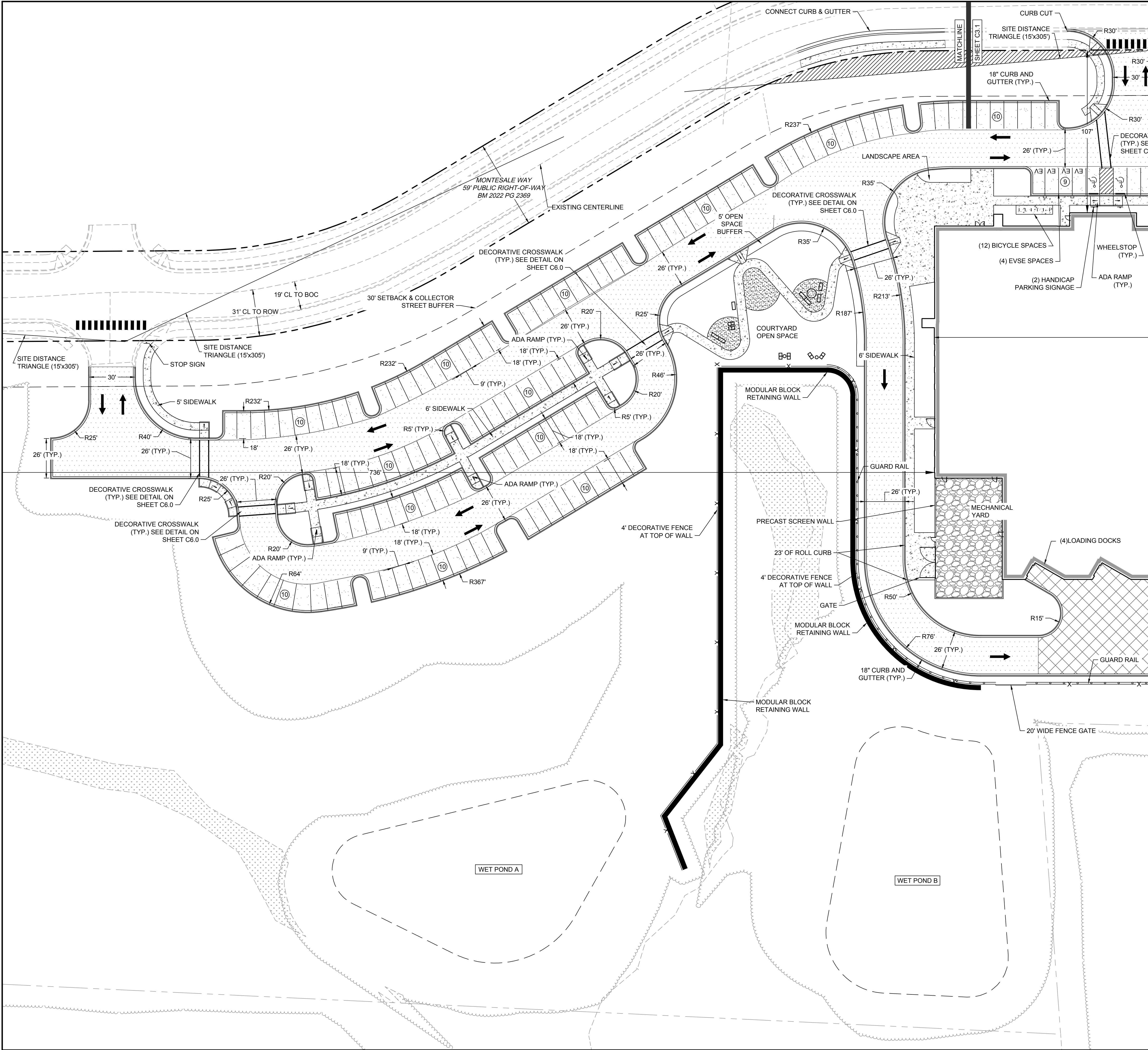
GENESUITES - POD C  
WAKE COUNTY, NORTH CAROLINA  
EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO.  
59797  
SHEET NO.  
C1.0

**TIMMONS GROUP**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.





- GENERAL NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE TOWN OF HOLLY SPRINGS AND OSHA STANDARDS.
  - THE CONTRACTOR SHALL RECYCLE ALL PAVING MATERIALS REMOVED FROM THE SITE AND SHALL PROVIDE DOCUMENTATION THAT THE MATERIALS HAVE BEEN RECYCLED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
  - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
  - CURB RADII ARE DIMENSIONED FROM FACE OF CURB OR EDGE OF PAVEMENT.
  - RAISE ALL STRUCTURES WITHIN THE AREAS TO BE OVERLAID OR PAVED WITH ASPHALT SUCH THAT THE TOP OF THE STRUCTURE EQUALS THE FINISH GRADE OF THE NEW ASPHALT.
- FOR WORK WITHIN THE NCDOT RIGHT OF WAY:
- ALL PAVING SHALL BE PERFORMED BY A NCDOT APPROVED CONTRACTOR.
  - ALL PAVEMENT MARKINGS SHALL BE PERFORMED BY A NCDOT APPROVED CONTRACTOR.
  - THIS PROJECT IS SUBJECT TO SUPERPAVE MIX REQUIREMENTS AND FILL IMPLEMENTATION OF THE QMS (QUALITY MANAGEMENT SYSTEM) SPECIFICATIONS FOR ALL ASPHALT PAVEMENTS.
  - THE CONTRACTOR MUST NOTIFY NCDOT 48 HOURS IN ADVANCE PRIOR TO BEGINNING WORK.
  - THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS AND UTILITIES WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
  - ALL PARKING LOTS AND ROADWAYS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ARE PRIVATE.
  - BUILDING ADDRESS OR SUITE NUMBERS MUST BE AT LEAST 6" TALL.
  - MATERIALS OR PRODUCTS STORED WITHIN THE FENCED STORAGE AREA SHALL NOT EXCEED THE HEIGHT OF THE FENCE.

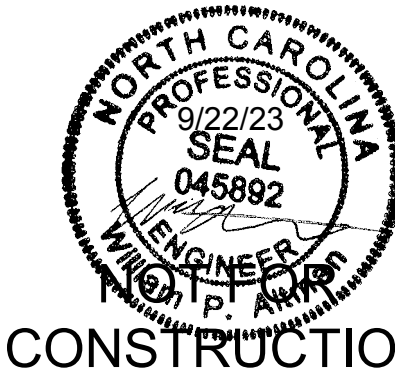
- GENERAL SIGNAGE AND STRIPING NOTES**
- ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND AMENDMENTS AND SUPPLEMENTS THERETO:  
A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.  
B. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROADWAY STANDARDS.  
C. THE 2003 INTERNATIONAL FIRE CODE.
  - SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
  - PROVIDE ALL SIGNS, SIGN POSTS AND PAVEMENT MARKINGS.
  - ALL PAVEMENT MARKINGS WITHIN THE NCDOT PUBLIC RIGHT OF WAY SHALL BE 0.125 MIL THERMOPLASTIC.
  - REFER TO STREET SIGN TOWN STANDARD DETAIL, HS 361 FOR POLE STYLE AND COLOR.
  - ALL PARKING STRIPING SHALL BE WHITE.
  - EY STATIONS MUST MEET THE REQUIEMENTS OF UDO SECTION 6.6.2.C FOR LEVEL 2 CHARGING.
  - ALL SIGNS ARE SUBJECT TO A SEPARATE SIGN PERMIT.

| HATCHING LEGEND |                     |
|-----------------|---------------------|
|                 | HEAVY DUTY ASPHALT  |
|                 | CONCRETE SIDEWALK   |
|                 | LIGHT DUTY ASPHALT  |
|                 | HEAVY DUTY CONCRETE |
|                 | GRAVEL              |

| LEGEND |                                                                                        |
|--------|----------------------------------------------------------------------------------------|
|        | 2' WIDE PAINTED WHITE STOP BAR                                                         |
|        | PAINTED WHITE DIRECTION ARROWS                                                         |
|        | ACCESSIBLE SPACES SIGNS:<br>HV = VAN ACCESSIBLE                                        |
|        | NCDOT R1-1 STOP SIGN MOUNTED ON POST PER SPECIFICATIONS                                |
|        | 4" WIDE WHITE SOLID PAINT STRIPES, 2' ON CENTER AND ON A 45° ANGLE TO PARKING STRIPES. |

SCALE 1"=30'

0 30' 60'



CONSTRUCTION

THIS DRAWING PREPARED AT THE  
FACILITY  
5410 Trinity Road  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION  
SECOND SUBMITTAL DP  
THIRD SUBMITTAL DP

DATE  
11/3/2023  
12/8/2023

DATE  
09/22/2023

DRAWN BY  
CHALOUPECKY

DESIGNED BY  
CHALOUPECKY

CHECKED BY  
W. ALTMAN

SCALE  
AS SHOWN

TIMMONS GROUP

GENESUITES - POD C  
WAKE COUNTY, NORTH CAROLINA

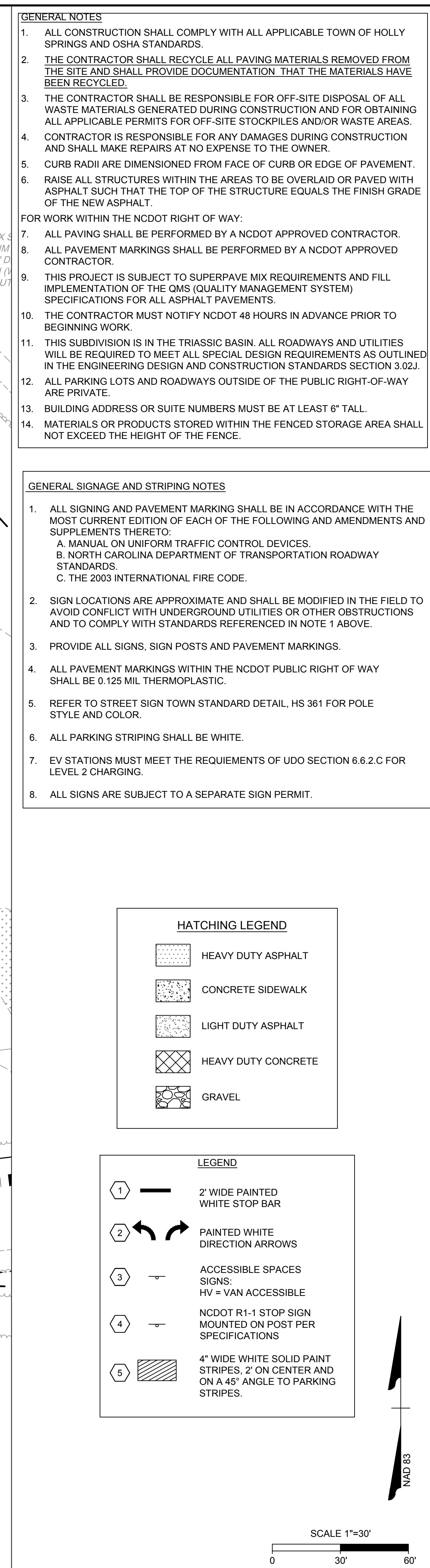
SITE PLAN

JOB NO.  
59797

SHEET NO.  
C3.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

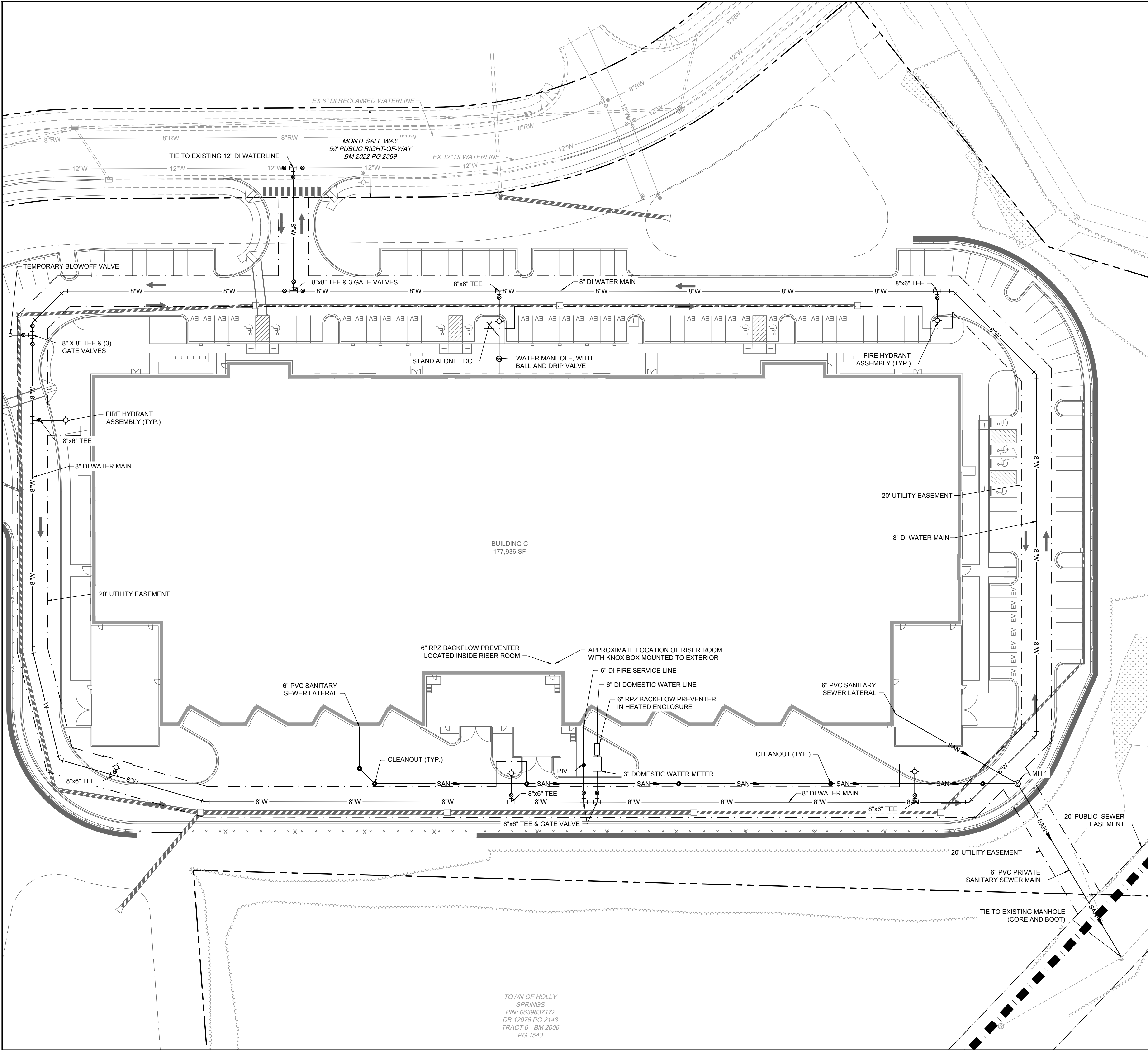












- GENERAL UTILITY NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL OSHA REQUIREMENTS AND TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
  - INSTALL WATERMANS WITH A COVER OF NO LESS THAN 4-FT.
  - SANITARY SEWER IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH NCDOT AND TOWN OF HOLLY SPRINGS REQUIREMENTS (INCLUDING STANDARD DETAILS AND SPECIFICATIONS).
  - ALL SANITARY SEWER SERVICES SHALL BE 4" OR 6" PVC (SCH 40) @1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 36".
  - CLEANOUTS ARE REQUIRED AT LEAST EVERY 50 FEET FOR FOUR-INCH SEWER SERVICES AND EVERY 100 FEET FOR SIX-INCH SEWER SERVICES AND AT ALL JUNCTIONS AND BENDS WHICH EXCEED 45 DEGREES. BENDS ARE REQUIRED AT ALL CHANGES IN DIRECTION.
  - INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 36-IN TO FINISH GRADE IN NON-TRAFFIC AREAS, 48-IN TO FINISH GRADE IN TRAFFIC AREAS.
  - SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 18-IN TO STORM DRAINAGE PIPES. INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
  - WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10-FT.
  - COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
  - VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
  - CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
  - THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
  - CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT-DOWNS WITH THE OWNER.
  - METALLIC LINES SHALL BE IDENTIFIED WITH DURABLE PRINTED PLASTIC WARNING TAPES, MINIMUM 3 INCHES WIDE WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
  - NON-METALLIC PIPES, OTHER THAN GAS LINES, SHALL BE IDENTIFIED BY DETECTABLE WARNING TAPE, MINIMUM 2 INCHES WIDE, WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
  - FOR PLASTIC SEWER PIPING, AN INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO AND OVER THE FULL LENGTH OF THE PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE AT THE CLEANOUT BETWEEN THE BUILDING DRAIN AND BUILDING SEWER. THE TRACER WIRE SIZE SHALL BE NOT LESS THAN 14 AWG AND THE INSULATION TYPE SHALL BE LISTED FOR DIRECT BURIAL.
  - AN INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVEGROUND AT THE END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18AWG AND THE INSULATION TYPE SUITABLE FOR DIRECT BURIAL.
  - ALL GATE VALVES NOT IN PAVEMENT REQUIRE A CONCRETE COLLAR.
  - GATE VALVES SHALL NOT BE INSTALLED IN GUTTER PAN.
  - UTILITIES CONTRACTOR TO NOTIFY INSPECTOR AT LEAST 48 HOURS BEFORE FLUSHING THE PROPOSED WATERLINE.
  - ALL EXISTING UTILITIES, SUCH AS VALVE BOXES, VAULT COVERS, AND MANHOLES, AFFECTED BY GRADING OR PAVING OPERATIONS MUST BE ADJUSTED TO FINAL GRADE AFTER CONSTRUCTION.
  - REFER TO PLUMBING DRAWINGS FOR SANITARY SEWER INVERTS OUT OF BUILDINGS
  - FIRE MARSHALL SHALL BE PRESENT ONSITE DURING WATER MAIN SHUTDOWN ON SCHOOL SITE.
  - FENCE POSTS SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS.
  - ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND.
  - ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
  - CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
  - THE ESTIMATED SEWER FLOWS SHOWN ARE BASED ON ASSUMED TENANT MIX AT THE TIME OF THE SUBMITTAL. THE ESTIMATED FLOWS WILL BE UPDATED WITH EACH DEVELOPMENT PLAN SUBMITTAL.
  - THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
  - REFER TO C0.1 FOR ZONING CONDITIONS IN THE DEVELOPMENT AGREEMENT.
  - THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N=693.650.75' E=2,041,675.85' ELEV. =377.10'.
  - THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID, TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN.
  - IF THERE IS A GEODETIC MONUMENT LOCATED ON THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.
  - INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO FIRST C.O. AND THAT ALL ADJACENT WILL BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
  - BLOW OFF VALVES ARE REQUIRED AT ALL AREAS WHERE THE UTILITY MAINS STOP AND/OR WILL BE EXTENDED IN THE FUTURE.
  - BUILDING ADDRESS OR SUITE NUMBERS MUST BE AT LEAST 6" TALL.
  - ALL FIRE HYDRANTS, PIVS, AND FDCS MUST HAVE A MINIMUM 5' CLEARANCE.

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

SCALE 1"=30'

0 30' 60'



THIS DRAWING PREPARED AT THE  
FACILITY OFFICE  
5410 Trinity Road, Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

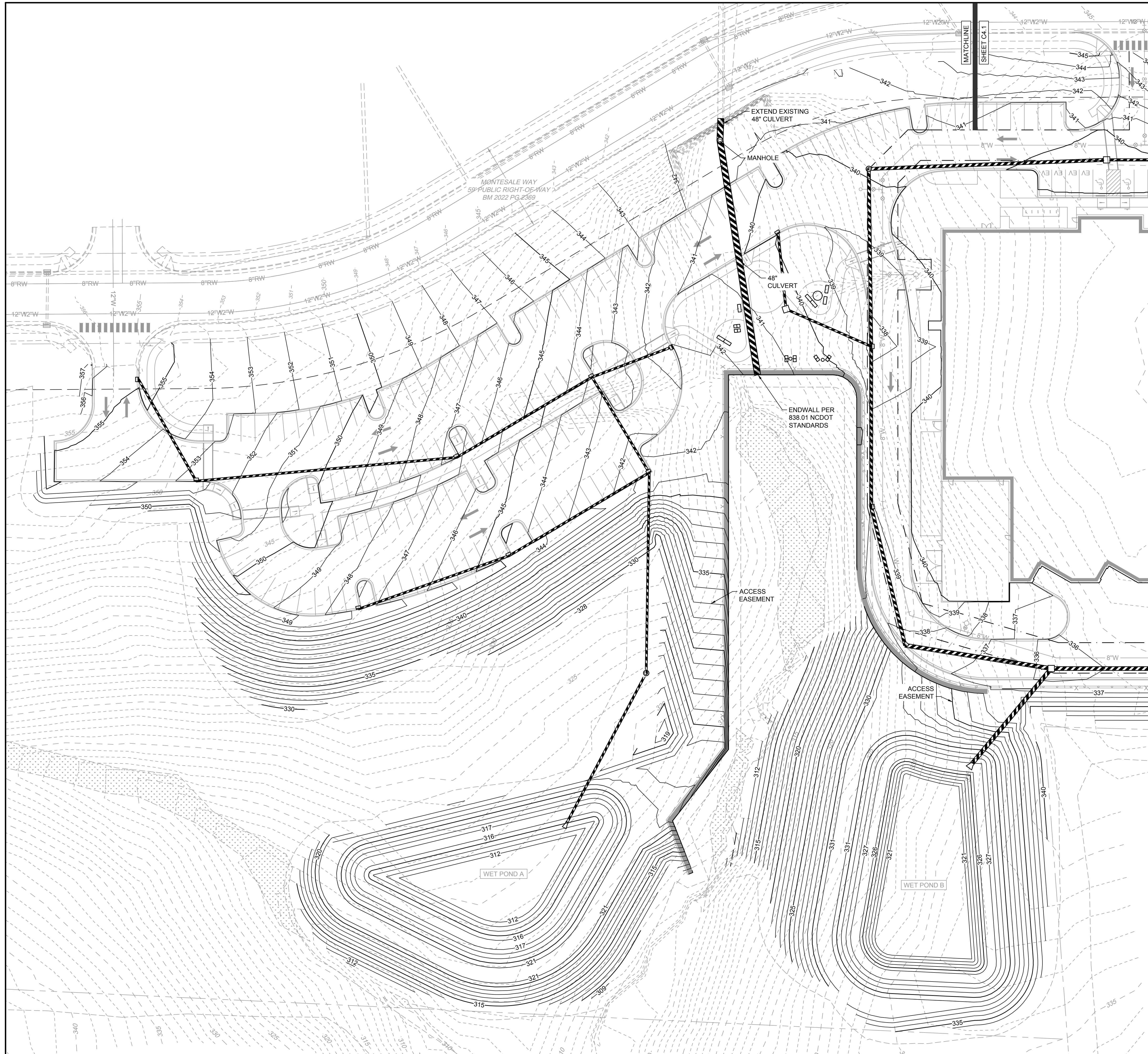
DATE 09/22/2023  
DRAWN BY CHALOUPECKY  
DESIGNED BY CHALOUPECKY  
CHECKED BY W. ALTMAN  
SCALE AS SHOWN

**TIMMONS GROUP**

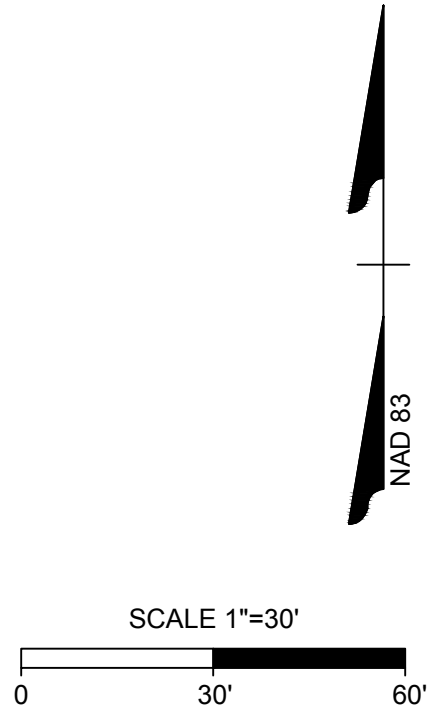
GENESUITES - POD C  
WAKE COUNTY, NORTH CAROLINA  
UTILITY PLAN

JOB NO. 59797  
SHEET NO. C3.3

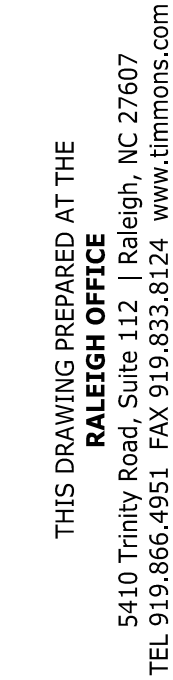








1. CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3-12 BUSINESS DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (E.G. POWER POLES, TELEPHONE PEDESTALS, METER BOXES, ETC.).
3. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN LOCATIONS TO THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
5. A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
6. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE CONTRACTOR'S INDEPENDENT TESTING LABORATORY.
7. ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
8. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
10. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
11. CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
12. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
13. SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
14. EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DRAINAGE DITCH OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
16. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL EXCESS SOIL, GRADING WASTE MATERIAL GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
17. ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.



| DATE      | REVISION DESCRIPTION |
|-----------|----------------------|
| 11/3/2023 | SECOND SUBMITTAL DP  |
| 12/8/2023 | THIRD SUBMITTAL DP   |
|           |                      |
|           |                      |

YOUR VISION ACHIEVED THROUGH OURS.

**TIMMONS GROUP**

GENESUITES - PODC  
WAKE COUNTY, NORTH CAROLINA  
GRADING PLAN

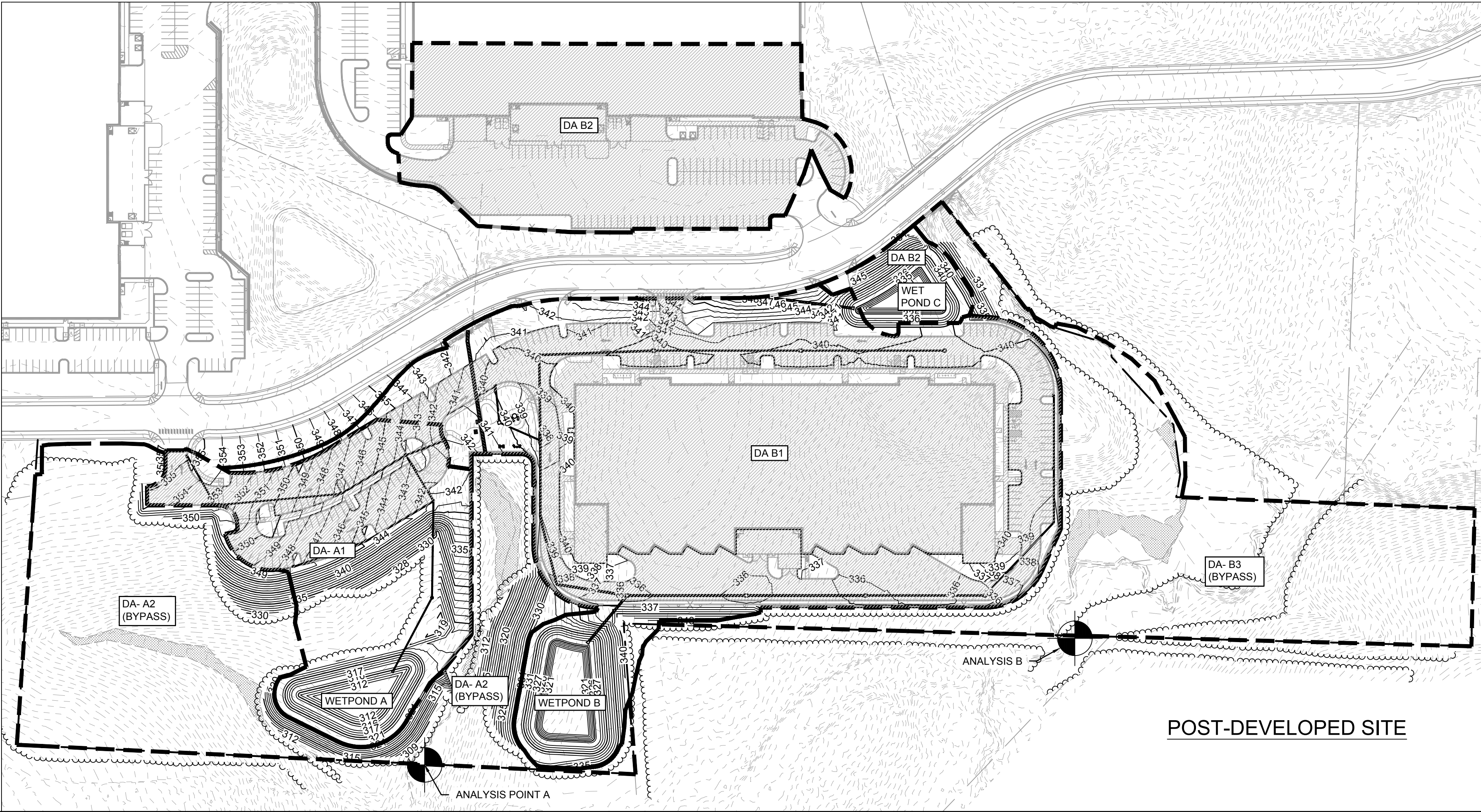
JOB NO.  
**59797**

SHEET NO.  
**C4.1**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



This topographic map illustrates a pre-developed site with various analysis points and areas. The map features contour lines indicating elevation, with a maximum elevation of 100 feet. A road, labeled "MONTSALE WAY", runs horizontally across the upper portion of the site. A large, shaded area in the upper left is labeled "DA-B2". A smaller, shaded area in the lower right is labeled "EX WET POND". Two analysis points are marked with black dots and labeled "ANALYSIS POINT A" and "ANALYSIS B". The site is divided into several areas by dashed lines, with labels "DA-A", "DA-B1", and "DA-B2" indicating specific zones. The map also shows a parking lot in the upper left and a building footprint in the upper right.

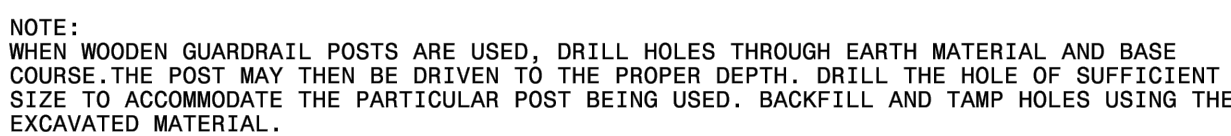


These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

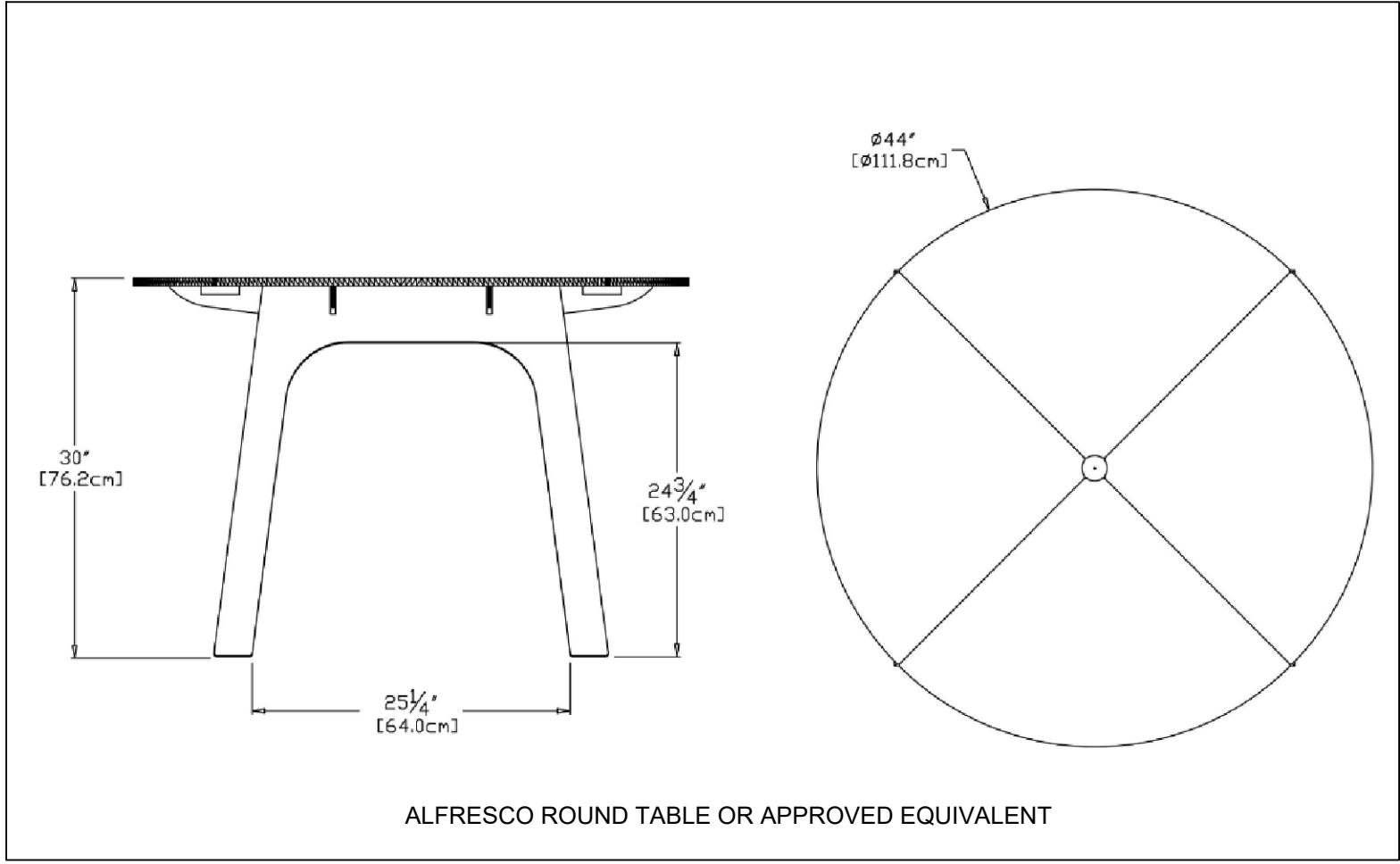




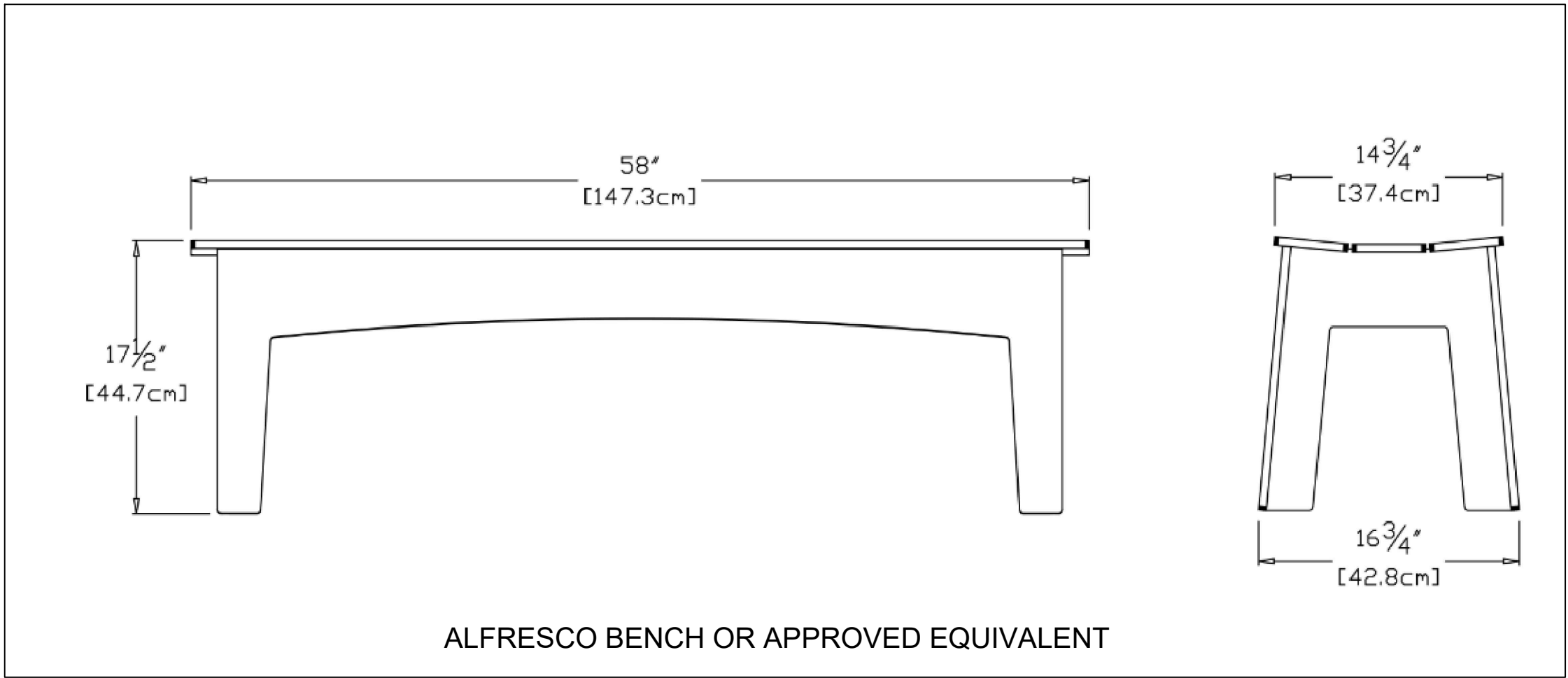




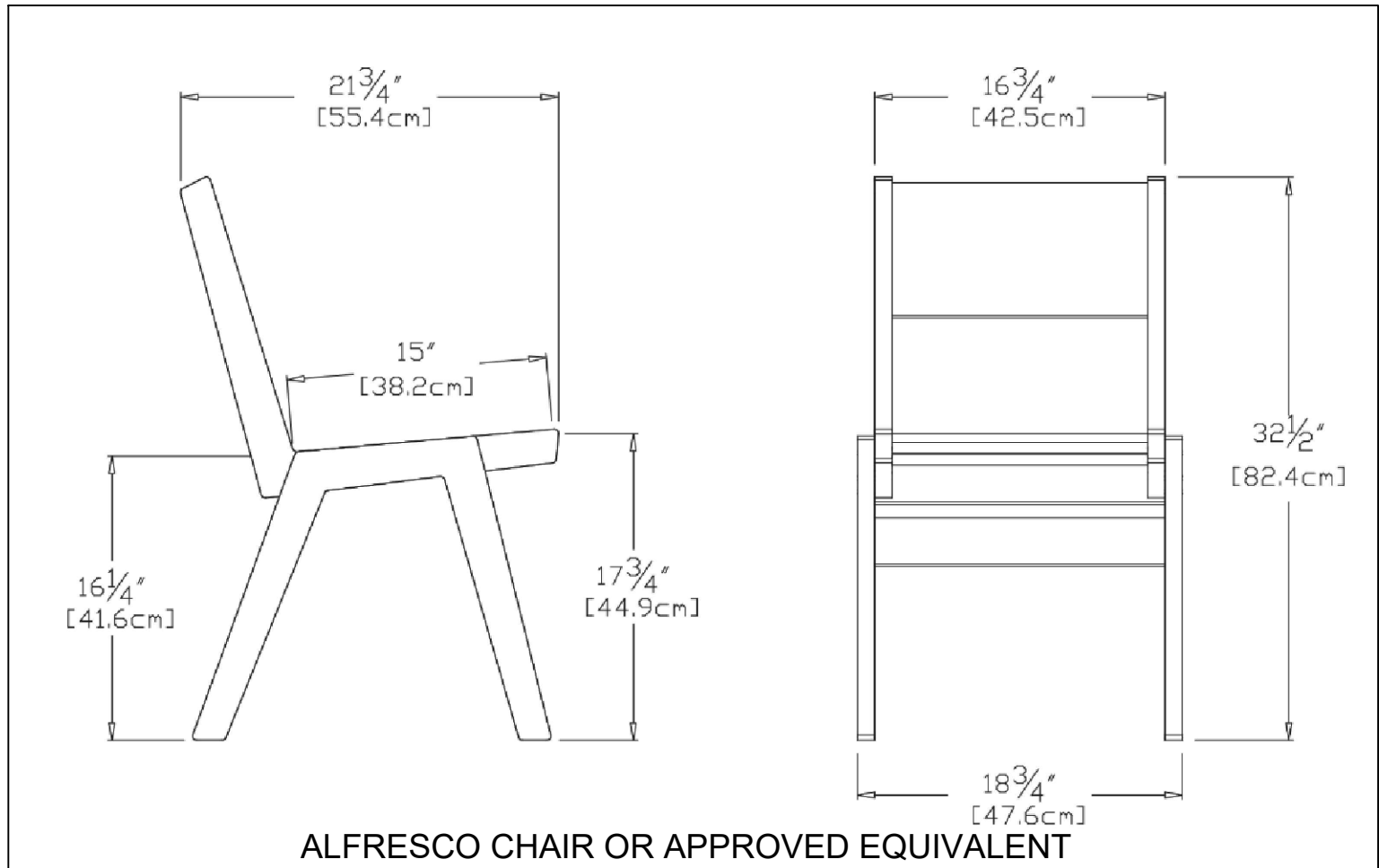




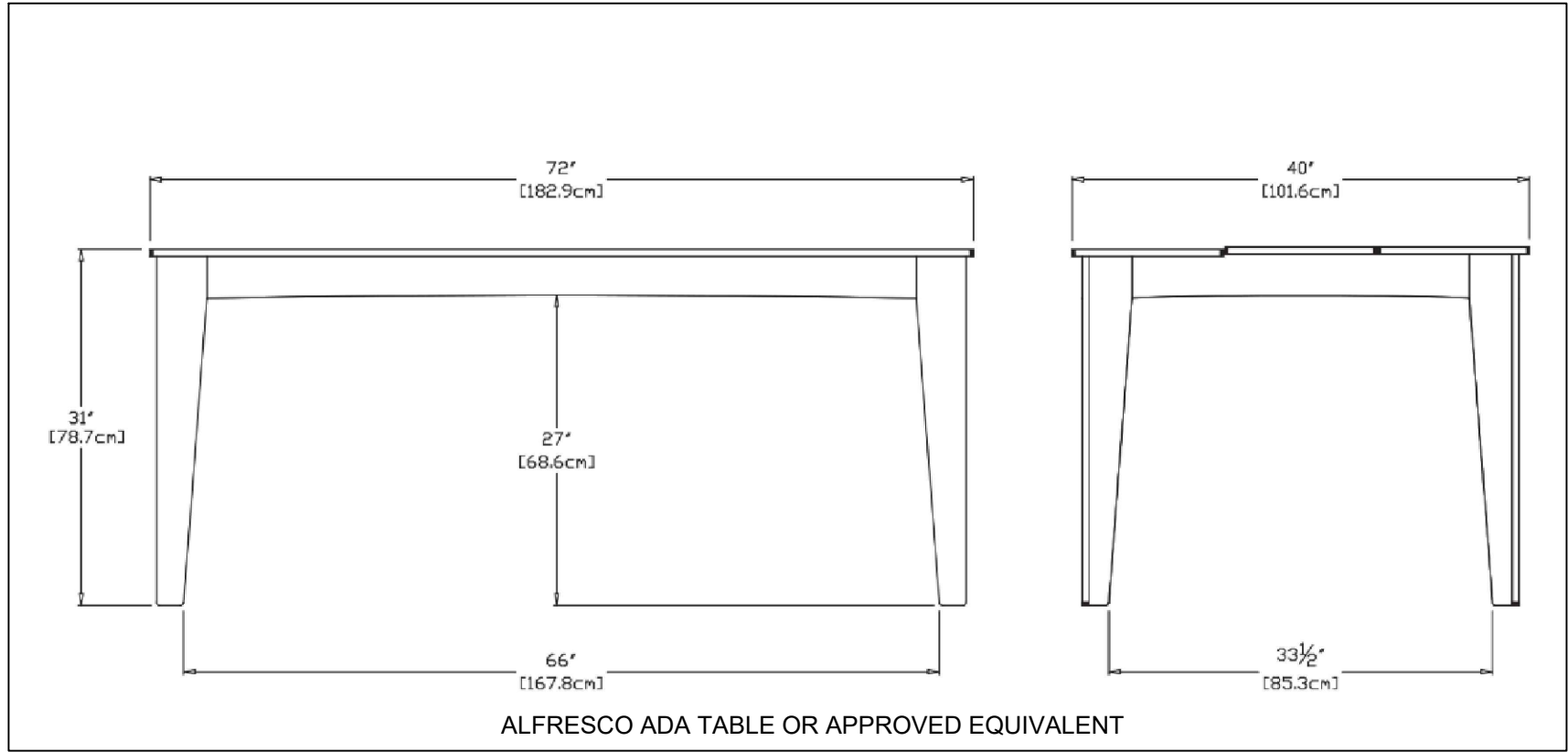
ALFRESCO ROUND TABLE OR APPROVED EQUIVALENT



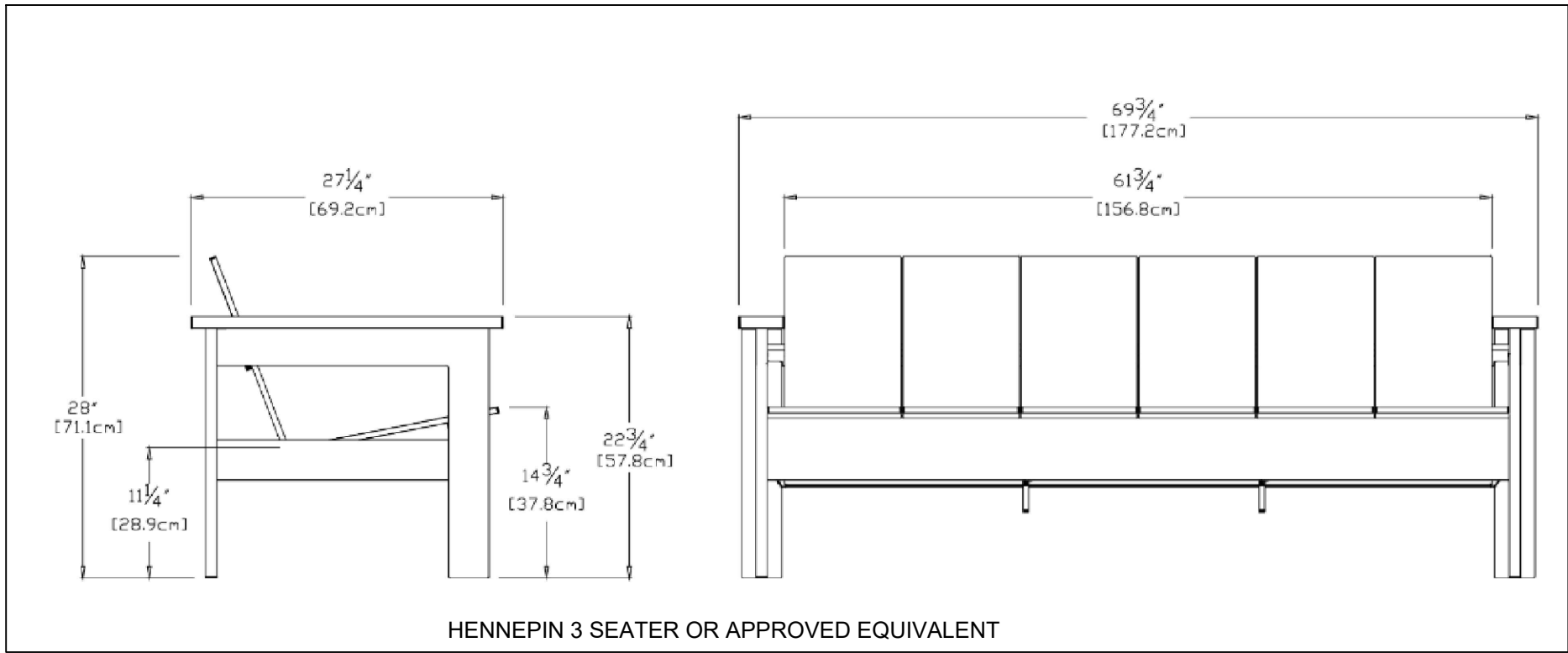
ALFRESCO BENCH OR APPROVED EQUIVALENT



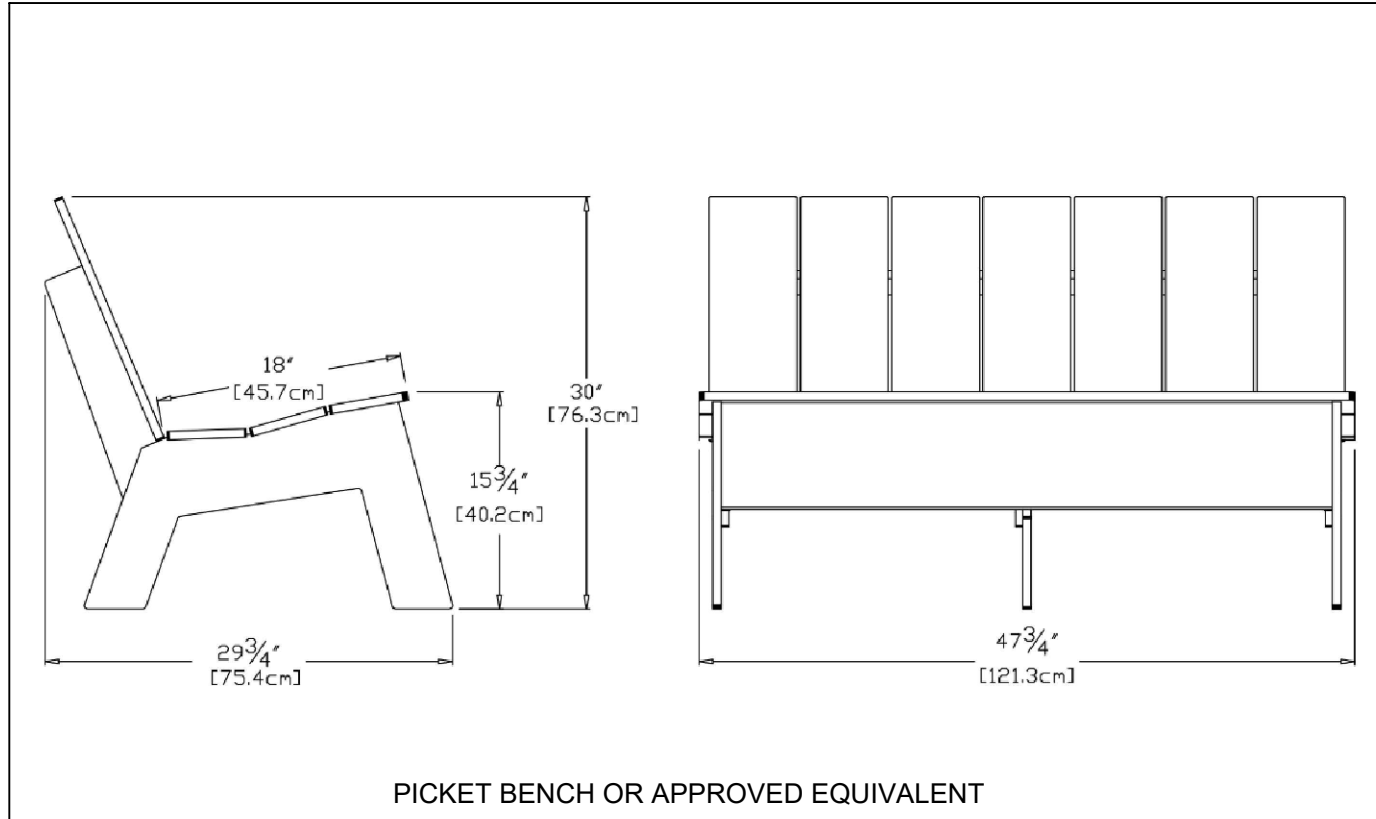
ALFRESCO CHAIR OR APPROVED EQUIVALENT



ALFRESCO ADA TABLE OR APPROVED EQUIVALENT



HENNEPIN 3 SEATER OR APPROVED EQUIVALENT



PICKET BENCH OR APPROVED EQUIVALENT

ALL FURNITURE TO BE BLACK AND MATERIAL IS AS RECYCLED PLASTIC PER MANUFACTURER'S SPECIFICATIONS



CONSTRUCTION

THIS DRAWING PREPARED AT THE  
ALFRESCO OFFICE  
5410 Trinity Road, Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION  
SECOND SUBMITTAL DP  
THIRD SUBMITTAL DP  
FOURTH SUBMITTAL DP

DATE  
11/3/2023  
12/8/2023  
4/12/2024

DATE  
09/22/2023

DRAWN BY  
CHALOUPECKY

DESIGNED BY  
CHALOUPECKY

CHECKED BY  
W. ALTMAN

SCALE  
AS SHOWN

TIMMONS GROUP

GENESUITES - POD C

WAKE COUNTY, NORTH CAROLINA

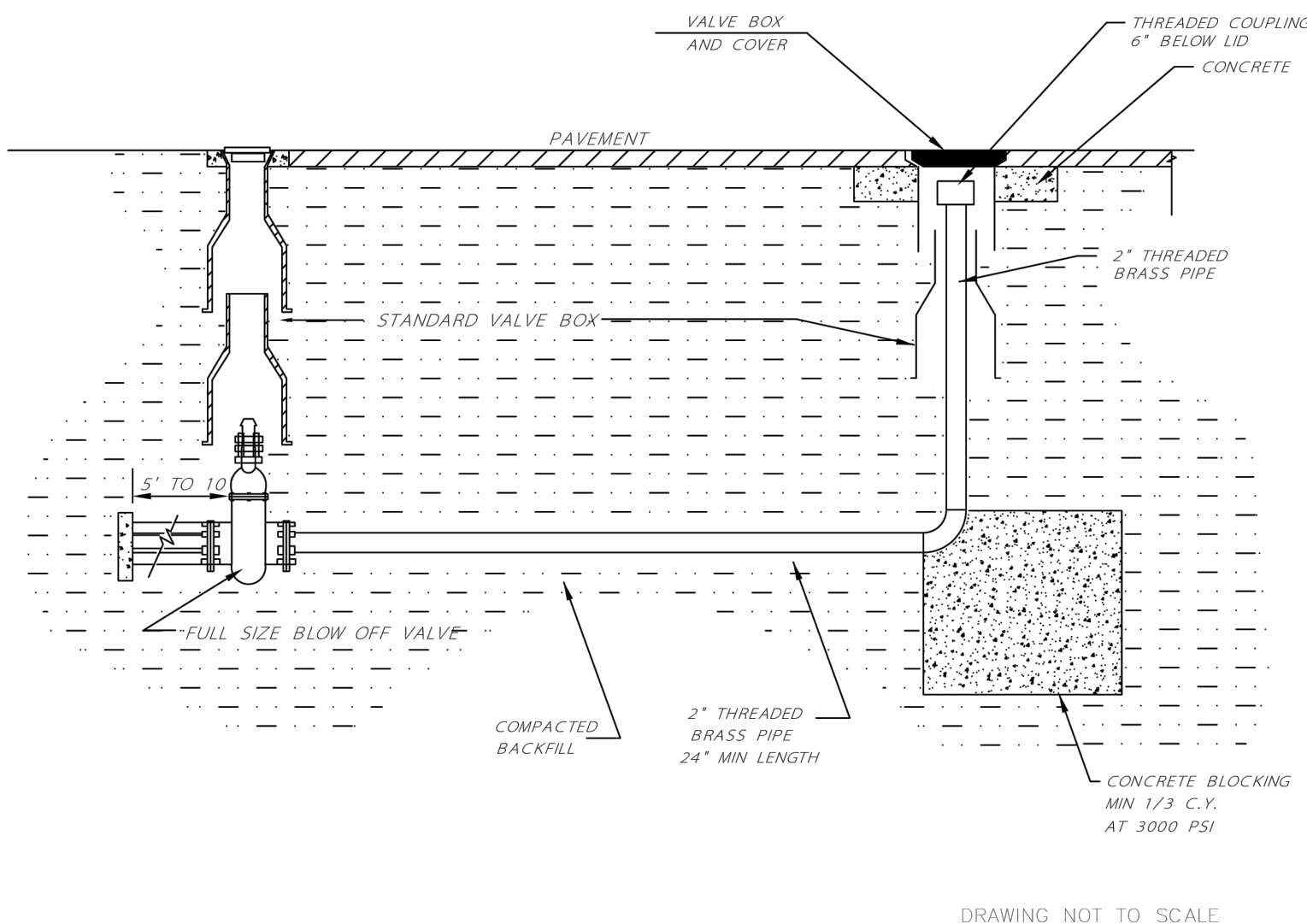
NOTES AND DETAILS

JOB NO.  
59797

SHEET NO.  
C6.2

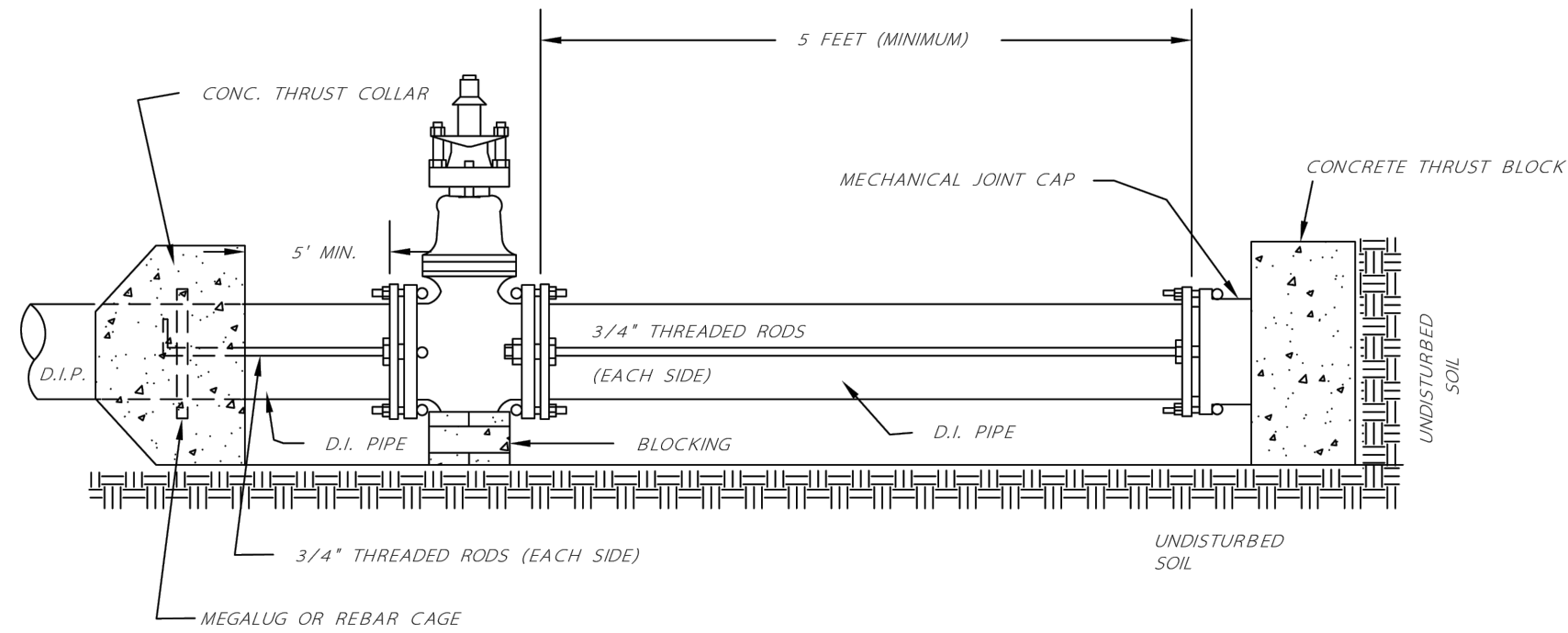
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.





**TEMPORARY BLOW-OFF ASSEMBLY**  
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

| STANDARD DETAIL NUMBER | HS605     |
|------------------------|-----------|
| DATE                   | REVISIONS |
| 12/25/09               |           |

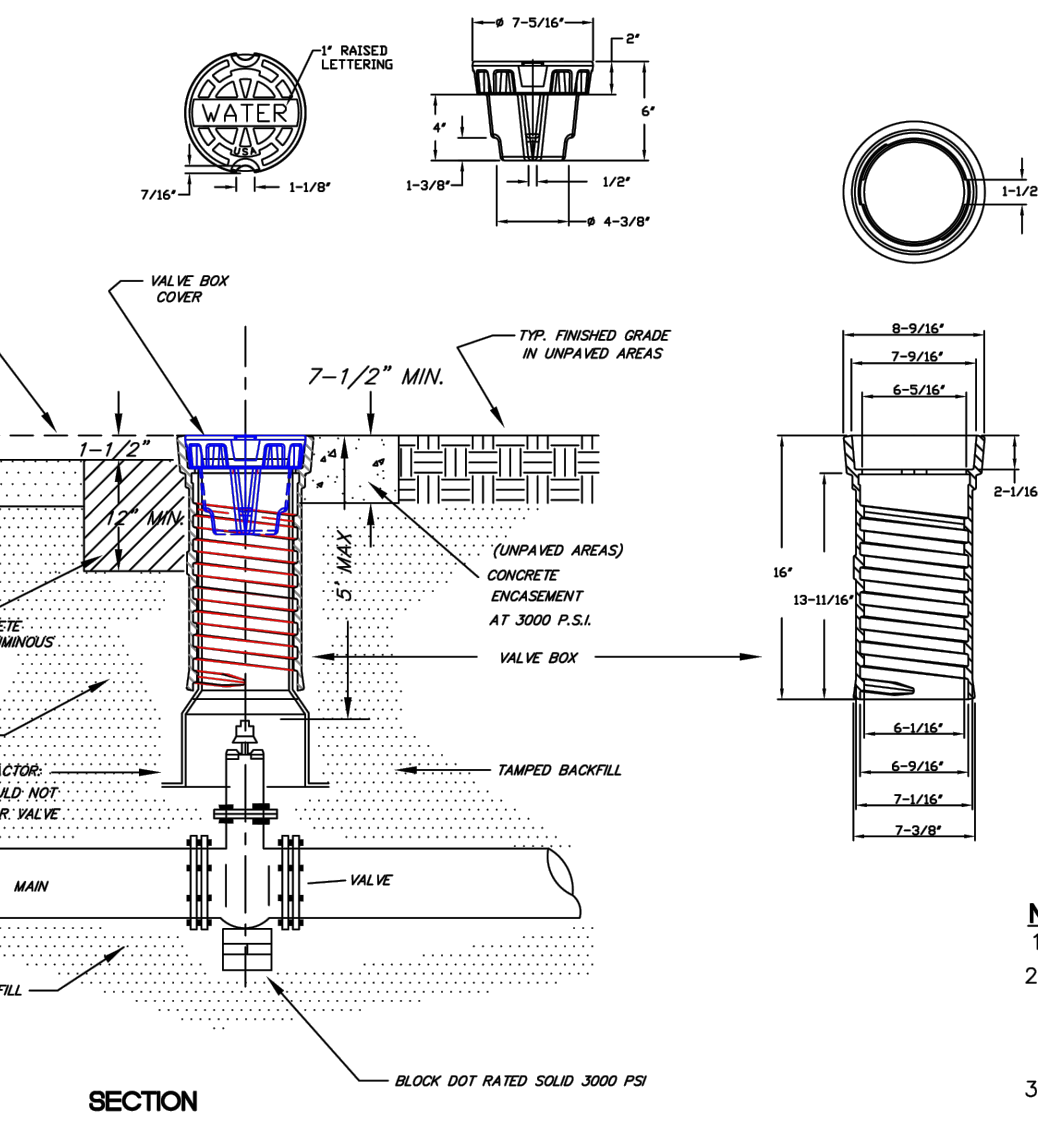


NOTES:  
THIS DETAIL SHALL APPLY ONLY TO TEMPORARY CAPPING. PERMANENT DEAD END LINES TO BE IN ACCORDANCE WITH DETAIL HS29.

**STANDARD CAPPING DETAIL**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

| STANDARD DETAIL NUMBER | HS604     |
|------------------------|-----------|
| DATE                   | REVISIONS |
| 12/25/09               |           |

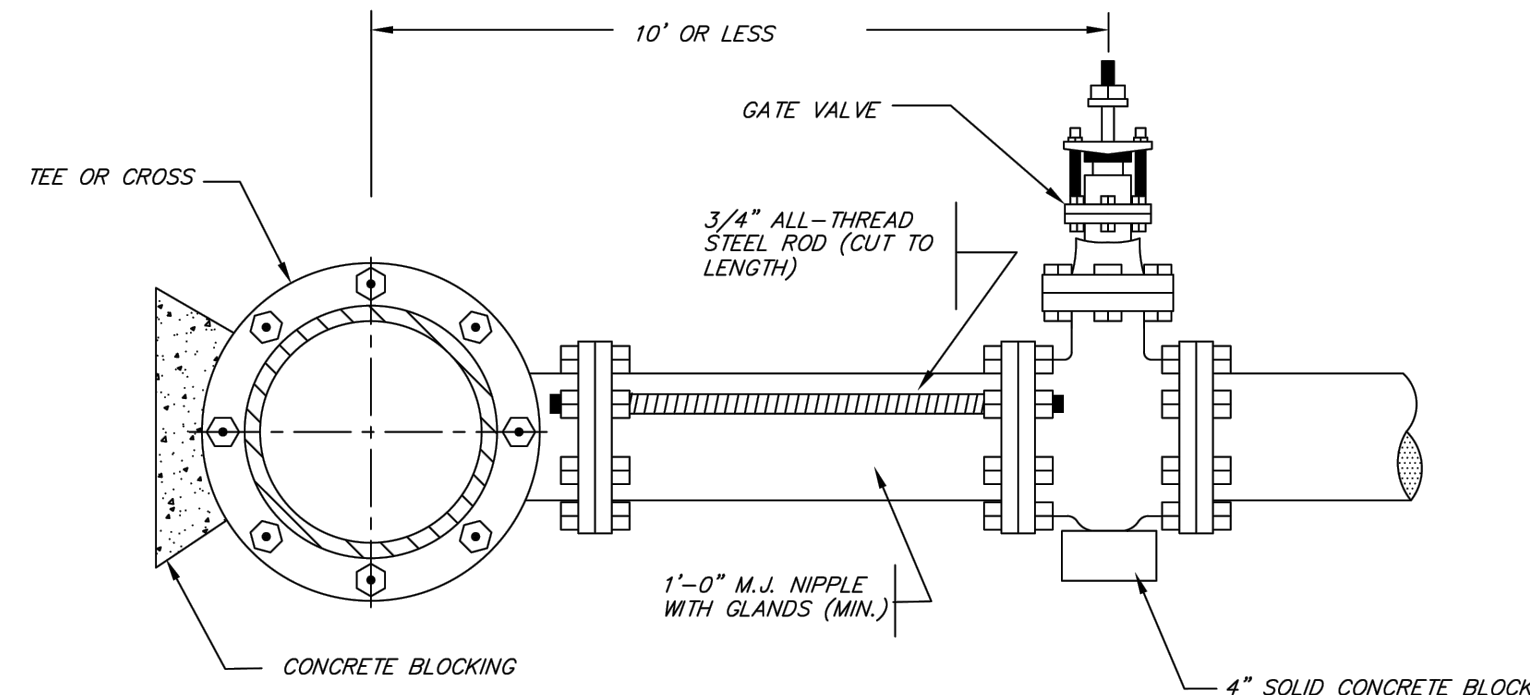


- NOTES:**
1. D.I.P. SHALL BE USED FOR VALVE BOX EXTENSIONS.
  2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5" FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
  3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.
  4. DOMESTIC MADE IN USA.

**STANDARD VALVE BOX INSTALLATION**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

| STANDARD DETAIL NUMBER | HS601     |
|------------------------|-----------|
| DATE                   | REVISIONS |
| 12/25/09               |           |



**ROD REQUIREMENTS**

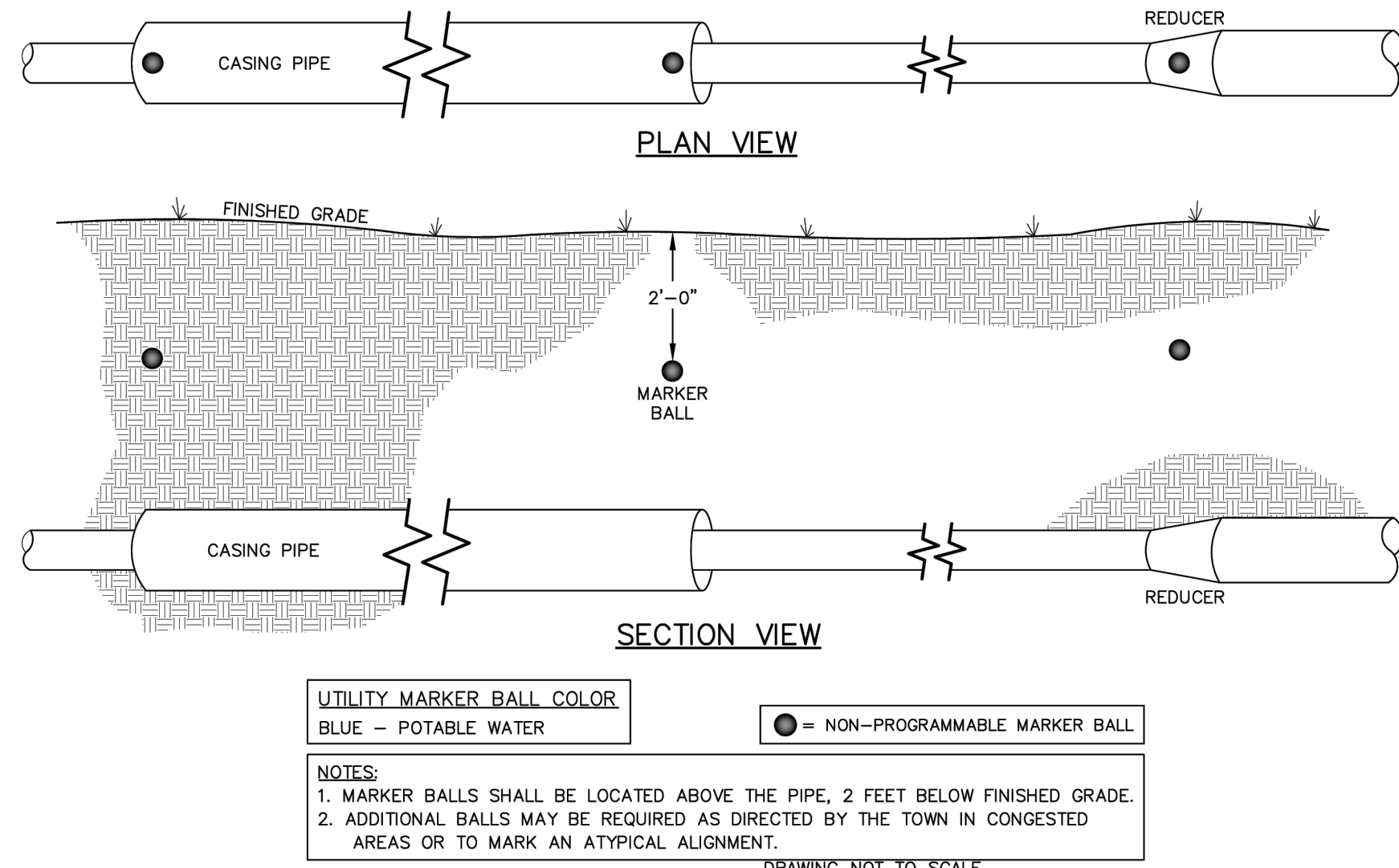
| BRANCH SIZE | NO. OF RODS |
|-------------|-------------|
| 4"          | 2           |
| 6"          | 2           |
| 8"          | 4           |
| 12"         | 4           |
| 16"         | 6           |
| 24"         | 6           |

- NOTES:**
1. ONCE INSTALLED AND TIGHT, THE STEEL RODS AND BOLTS SHALL BE COATED WITH 2 COATS OF BITUMINOUS BASE PAINT, STAINLESS STEEL AND GALVANIZED RODS CAN BE USED.
  2. SEE STANDARD THRUST BLOCK.
  3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
  4. CAN USE GALVANIZED RODS AND COAT RODS WHERE THEY ARE CUT.

**STANDARD VALVE RODDING**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

| STANDARD DETAIL NUMBER | HS603     |
|------------------------|-----------|
| DATE                   | REVISIONS |
| 12/24/09               |           |



**UTILITY MARKER BALL COLOR**  
BLUE - POTABLE WATER

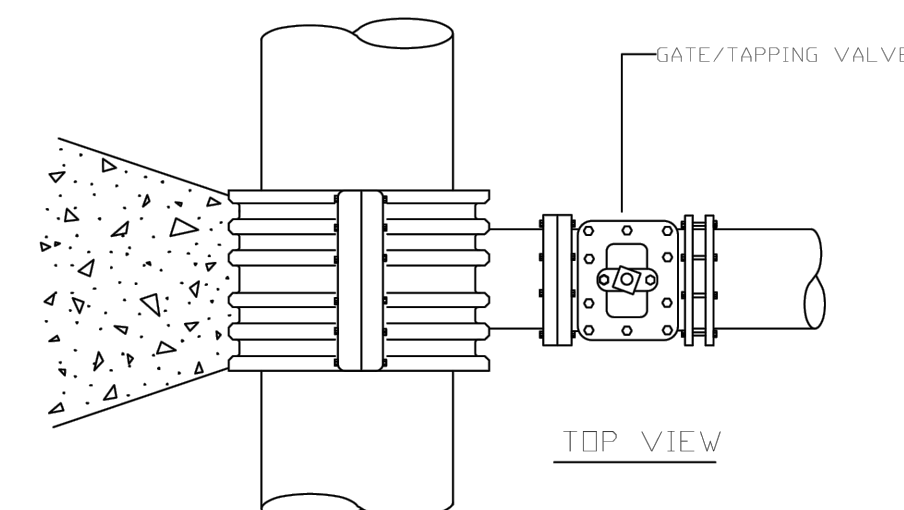
● = NON-PROGRAMMABLE MARKER BALL

- NOTES:**
1. MARKER BALLS SHALL BE LOCATED ABOVE THE PIPE, 2 FEET BELOW FINISHED GRADE.
  2. ADDITIONAL BALLS MAY BE REQUIRED AS DIRECTED BY THE TOWN IN CONGESTED AREAS OR TO MARK AN ATYPICAL ALIGNMENT.

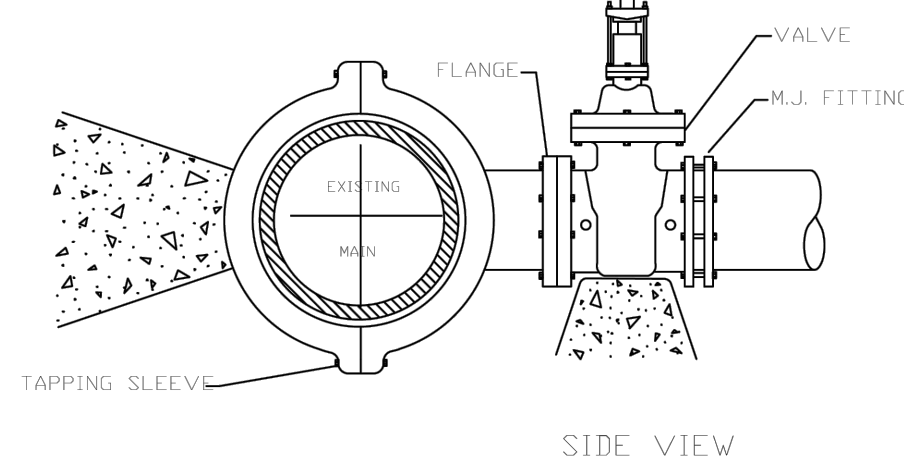
**STANDARD UTILITY MARKER BALL LOCATIONS FOR WATER MAINS**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

| STANDARD DETAIL NUMBER | HS633     |
|------------------------|-----------|
| DATE                   | REVISIONS |
| 1/25/19                |           |



3000 PSI SOLID CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.

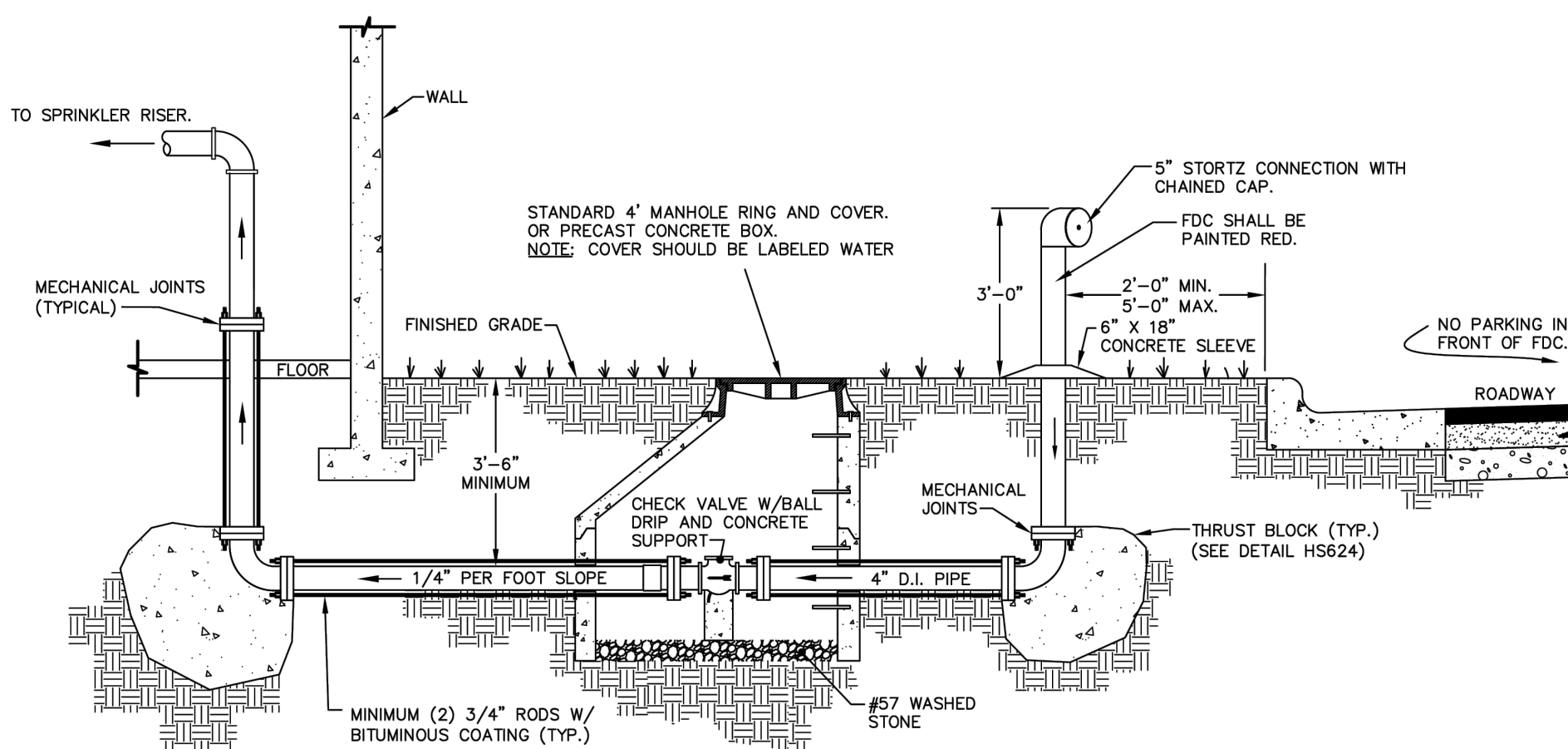


- NOTES:**
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.

**4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

| STANDARD DETAIL NUMBER | HS628     |
|------------------------|-----------|
| DATE                   | REVISIONS |
| 12/24/09               |           |

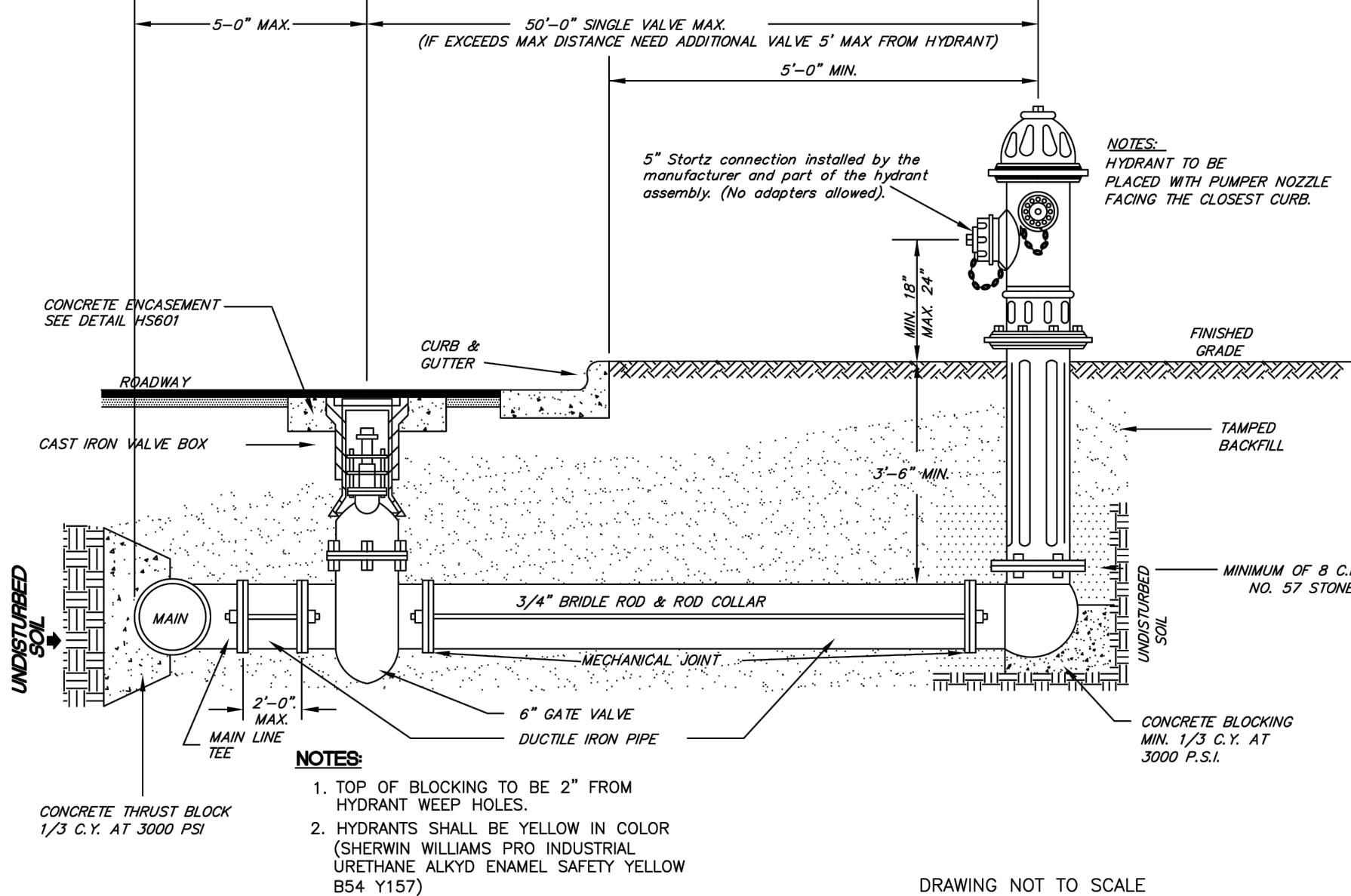


- NOTES:**
1. ALL SIAMSE CONNECTION'S MUST BE WITHIN 100 FEET OF A FIRE HYDRANT.
  2. SIAMSE CONNECTION CAN BE ATTACHED TO BUILDING. CHECK VALVE W/ BALL DRIP NOT REQUIRED IF SIAMSE CONNECTION IS TIED DIRECTLY TO THE BUILDING.

**STANDARD DETACHED FDC CONNECTION**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

| STANDARD DETAIL NUMBER | HS625     |
|------------------------|-----------|
| DATE                   | REVISIONS |
| 11/28/21               |           |

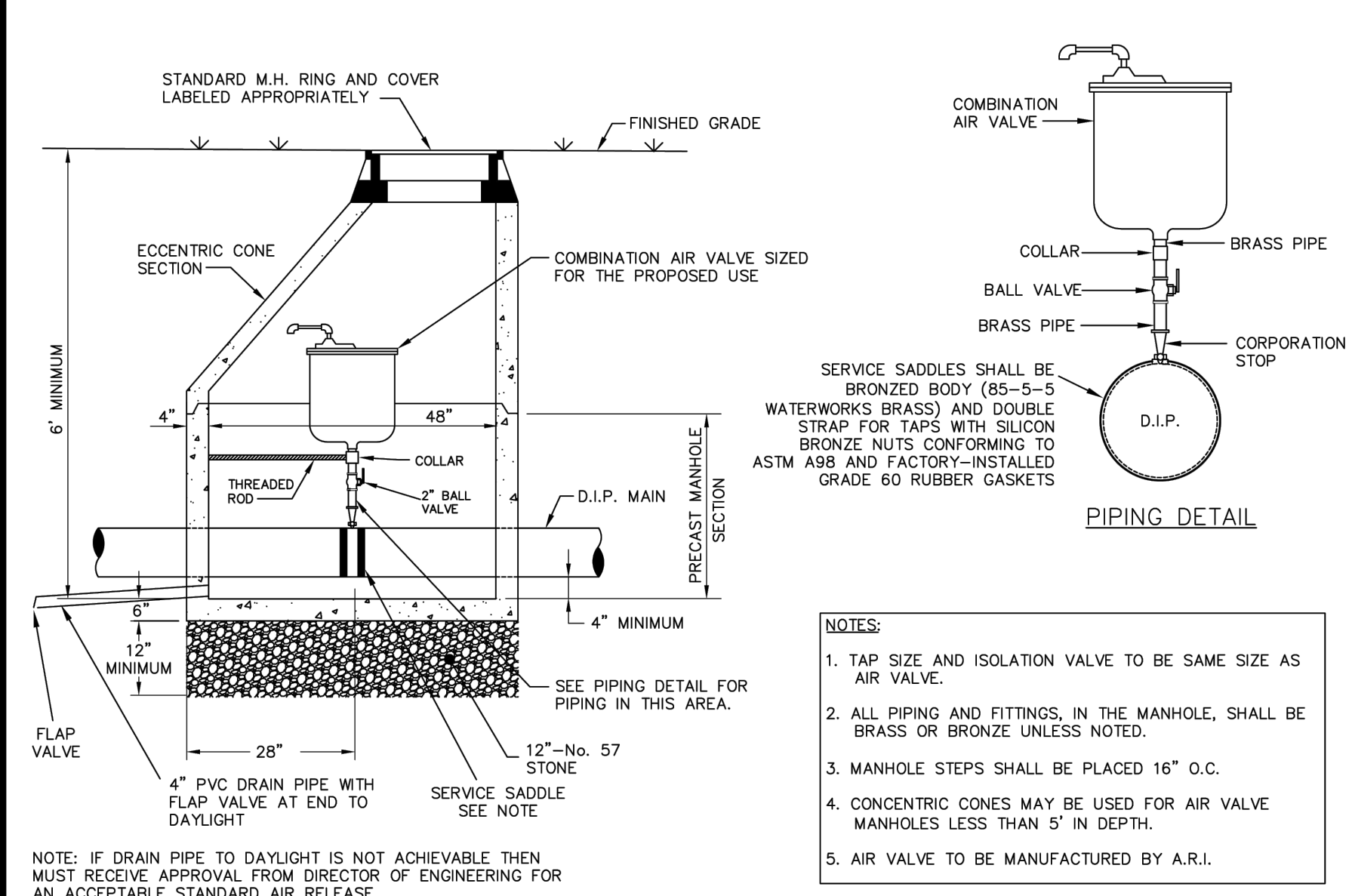


- NOTES:**
1. TOP OF BLOCKING TO BE 2" FROM HYDRANT WEEP HOLES.
  2. HYDRANTS SHALL BE YELLOW IN COLOR (SHERWIN WILLIAMS PRO INDUSTRIAL URETHANE ALKYD ENAMEL SAFETY YELLOW 854 Y157)

**STANDARD HYDRANT INSTALLATION**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

| STANDARD DETAIL NUMBER | HS622     |
|------------------------|-----------|
| DATE                   | REVISIONS |
| 11/28/21               |           |

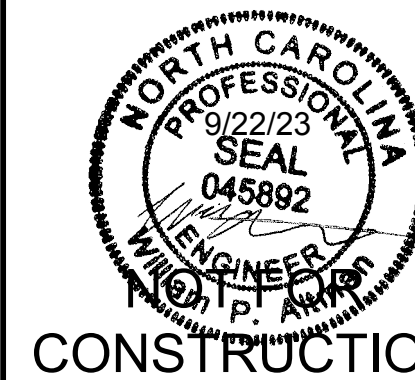


NOTE: IF DRAIN PIPE TO DAYLIGHT IS NOT ACHIEVABLE THEN MUST RECEIVE APPROVAL FROM DIRECTOR OF ENGINEERING FOR AN ACCEPTABLE STANDARD AIR RELEASE.

**STANDARD COMBINATION AIR VALVE MAN-HOLE FOR WATER MAINS, TYPE 1**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

| STANDARD DETAIL NUMBER | HS610     |
|------------------------|-----------|
| DATE                   | REVISIONS |
| 1/27/19                |           |



CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**WAKE COUNTY ENGINEERING**  
5410 Trinity Road, Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

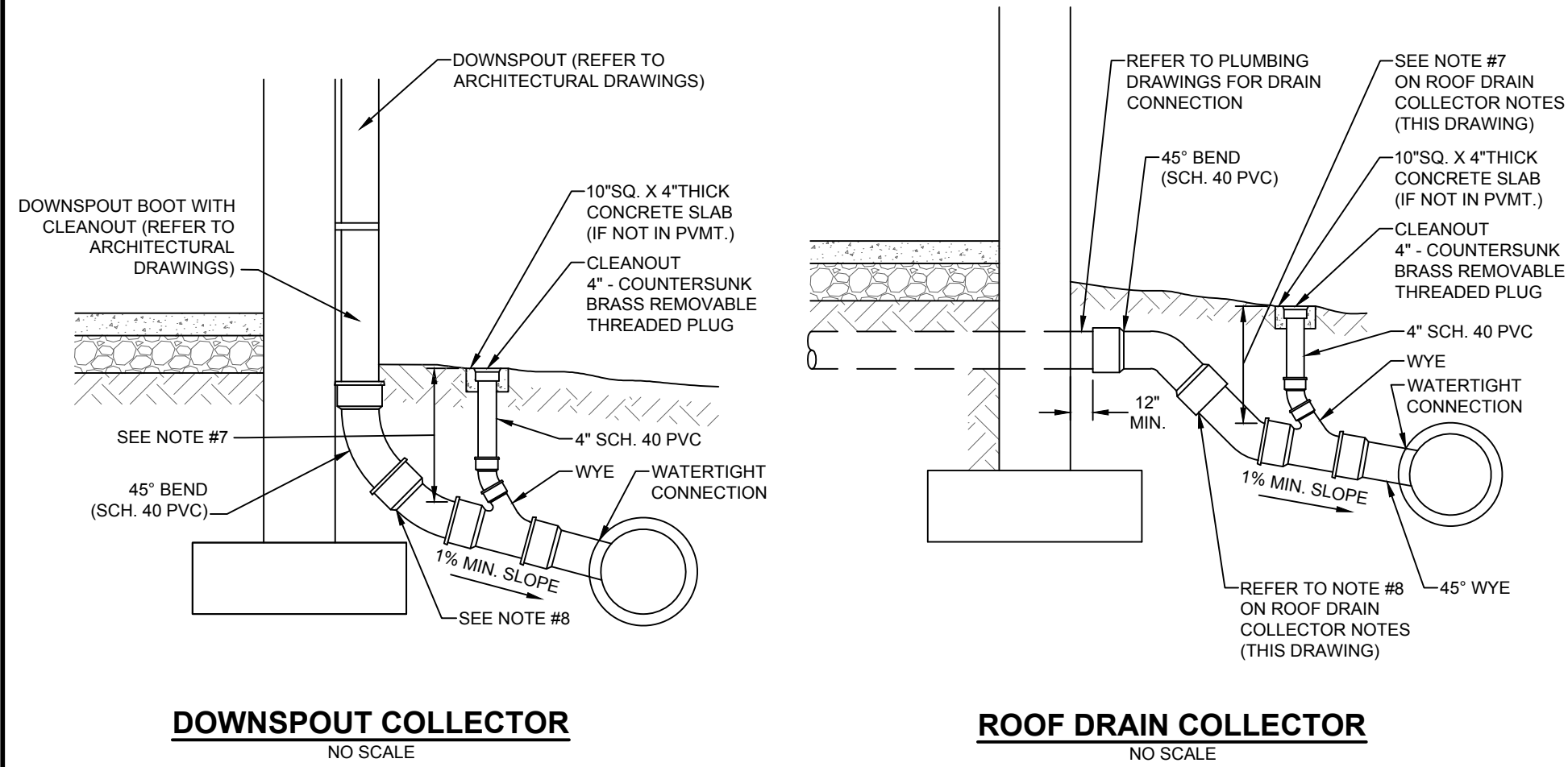
| REVISION DESCRIPTION | DATE      |
|----------------------|-----------|
| SECOND SUBMITTAL DP  | 11/3/2023 |
| THIRD SUBMITTAL DP   | 12/8/2023 |

| DATE        | 09/22/2023  |
|-------------|-------------|
| DRAWN BY    | CHALOUPECKY |
| DESIGNED BY | CHALOUPECKY |
| CHECKED BY  | W. ALTMAN   |
| SCALE       | AS SHOWN    |

**GENESUITES - POD C**  
WAKE COUNTY, NORTH CAROLINA  
**NOTES AND DETAILS**

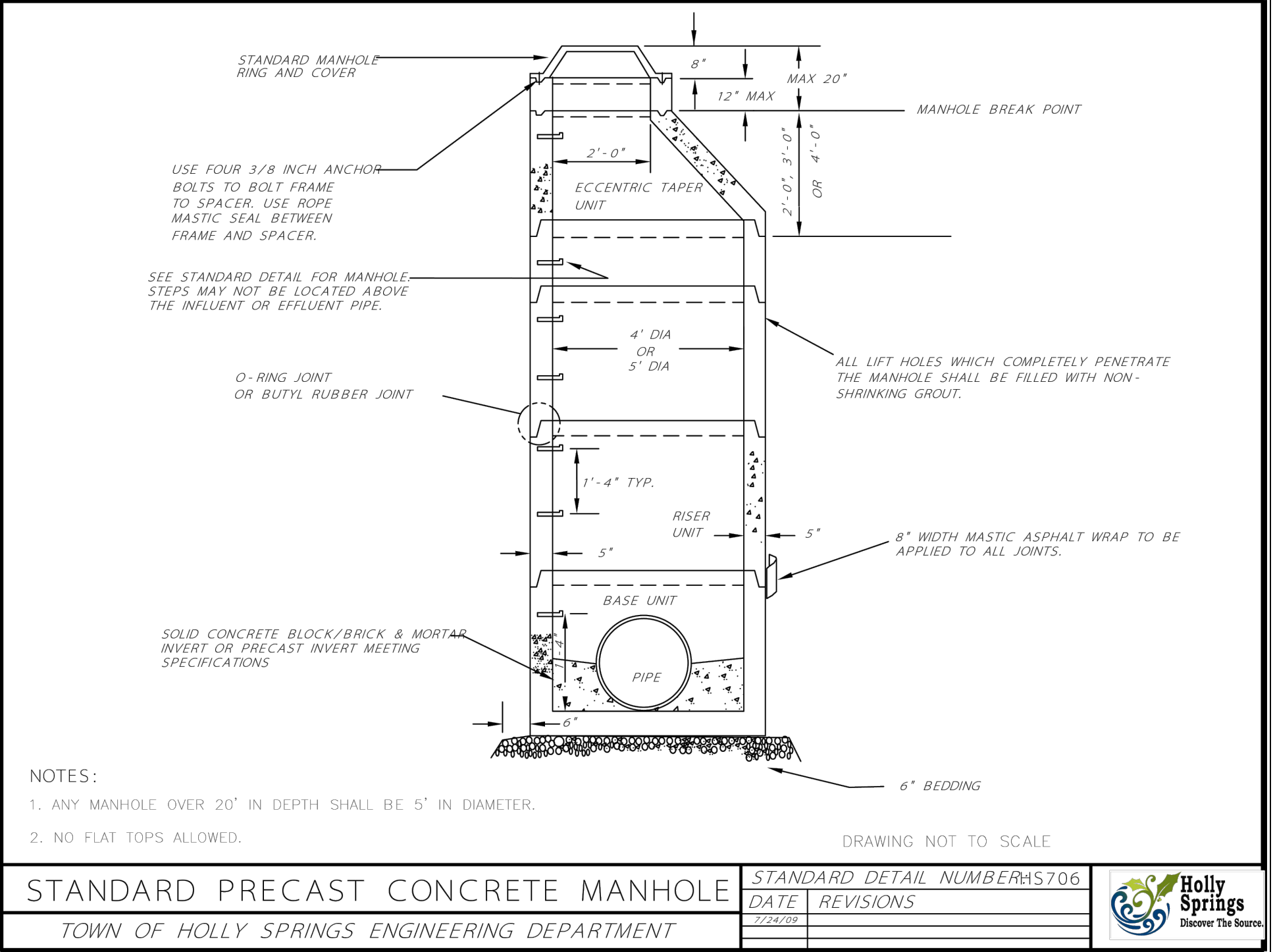
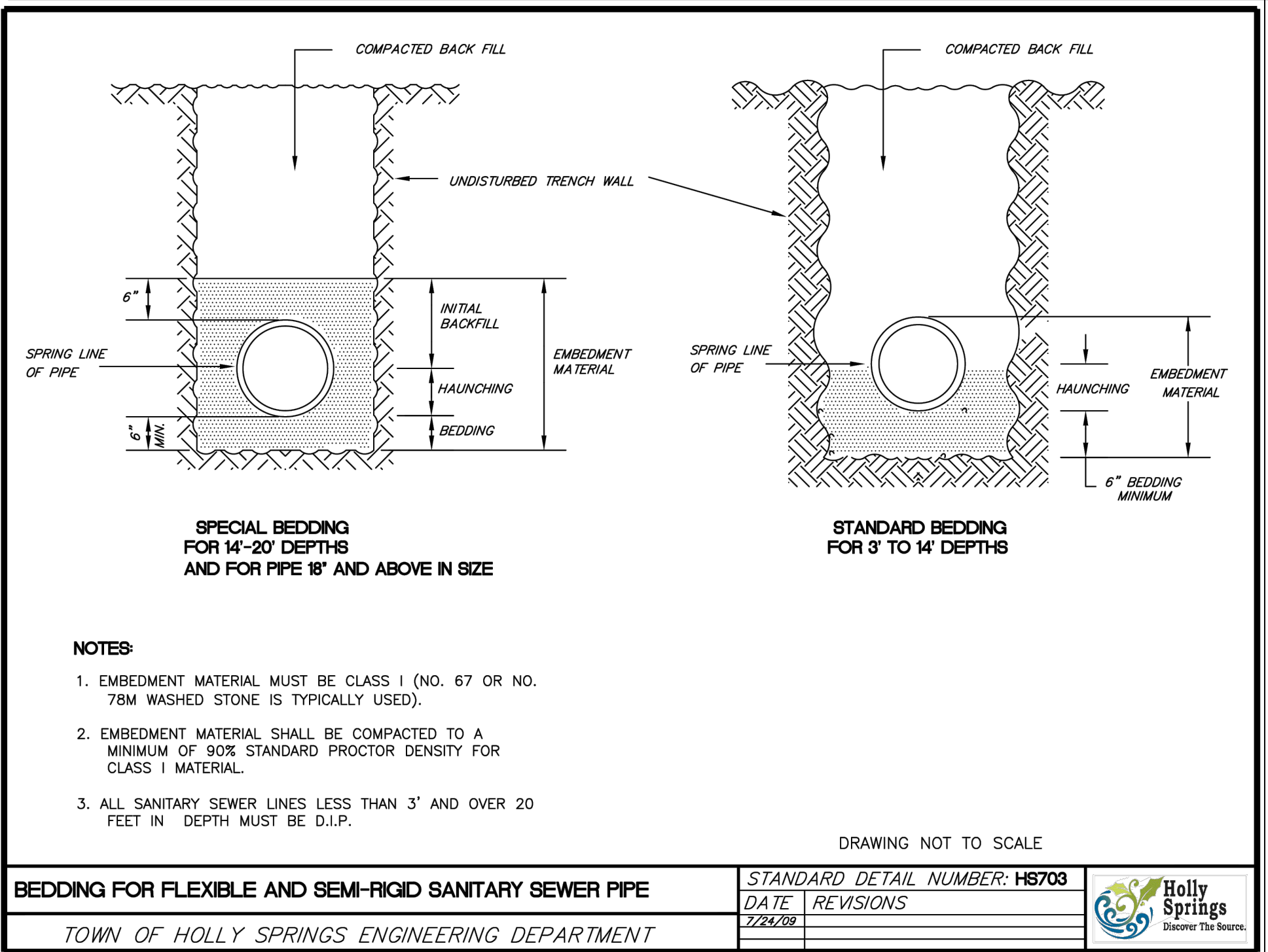
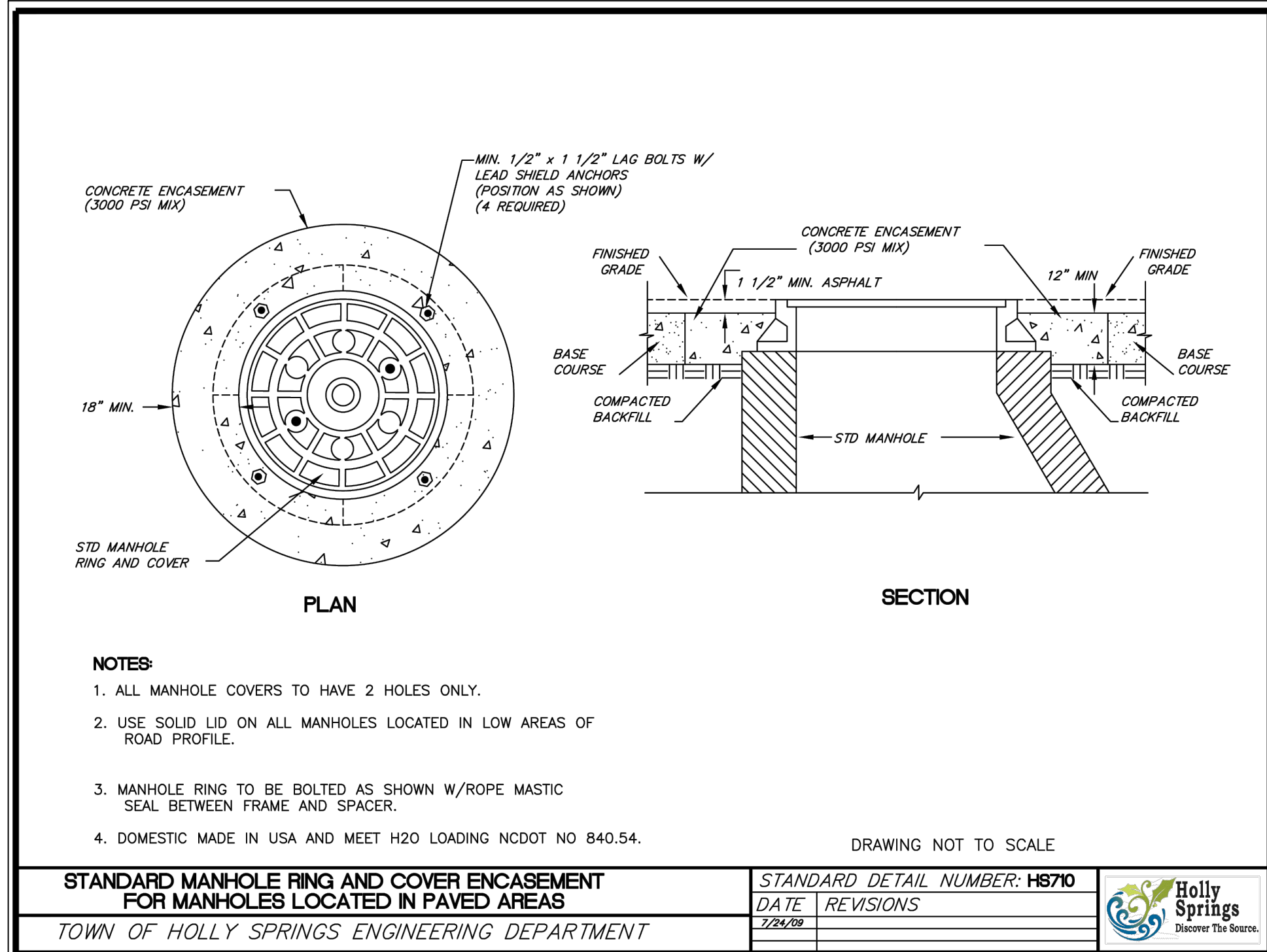
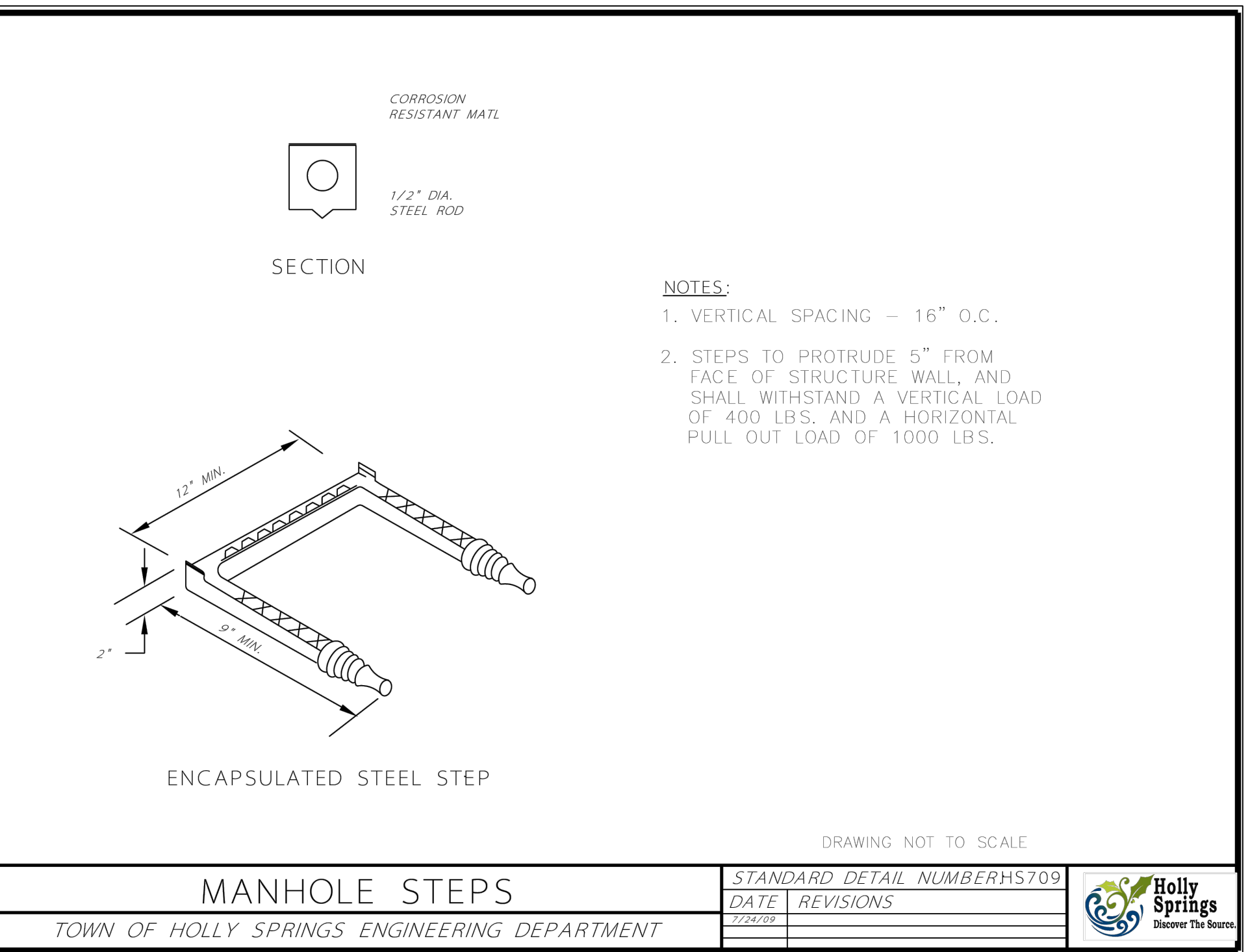
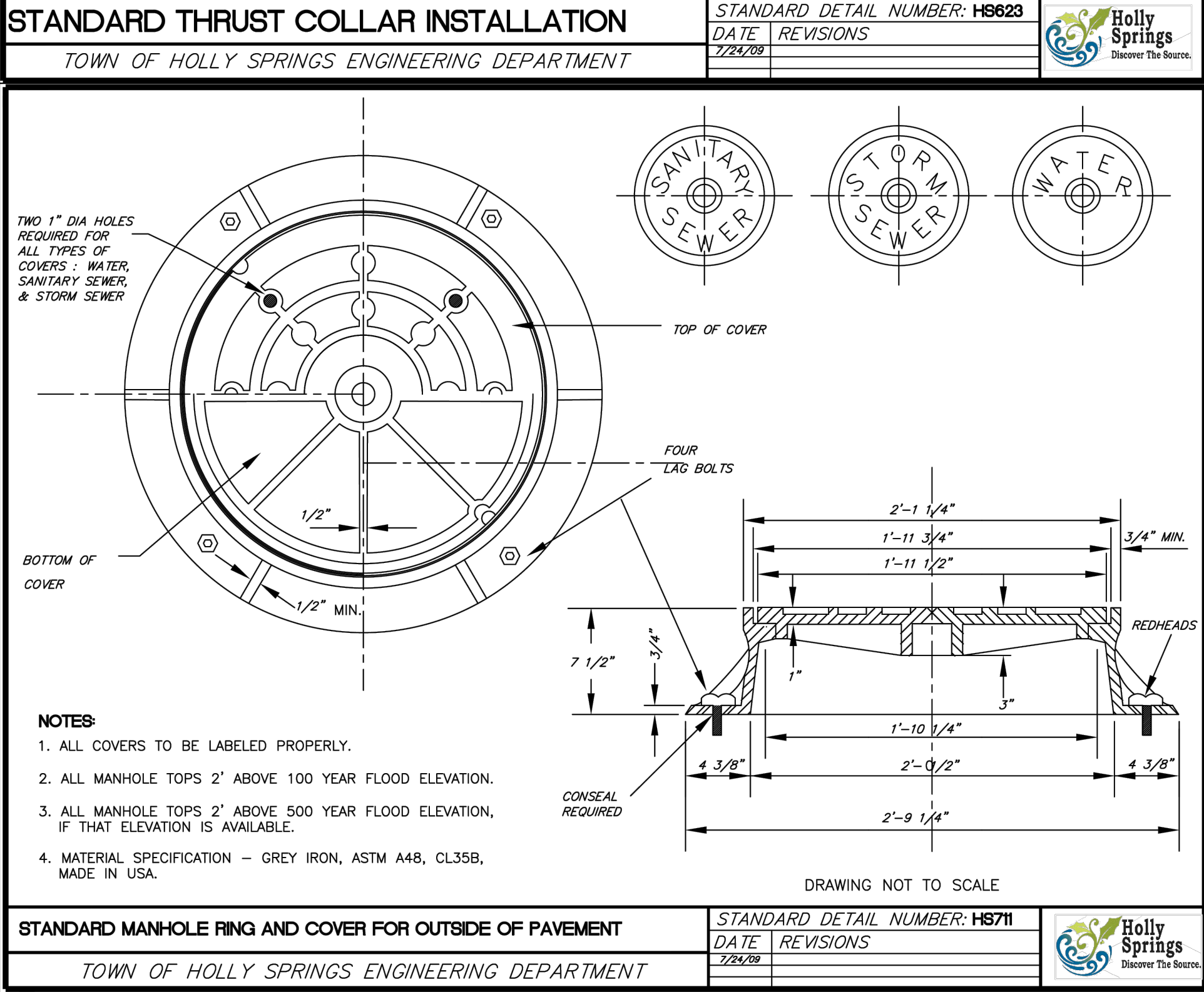
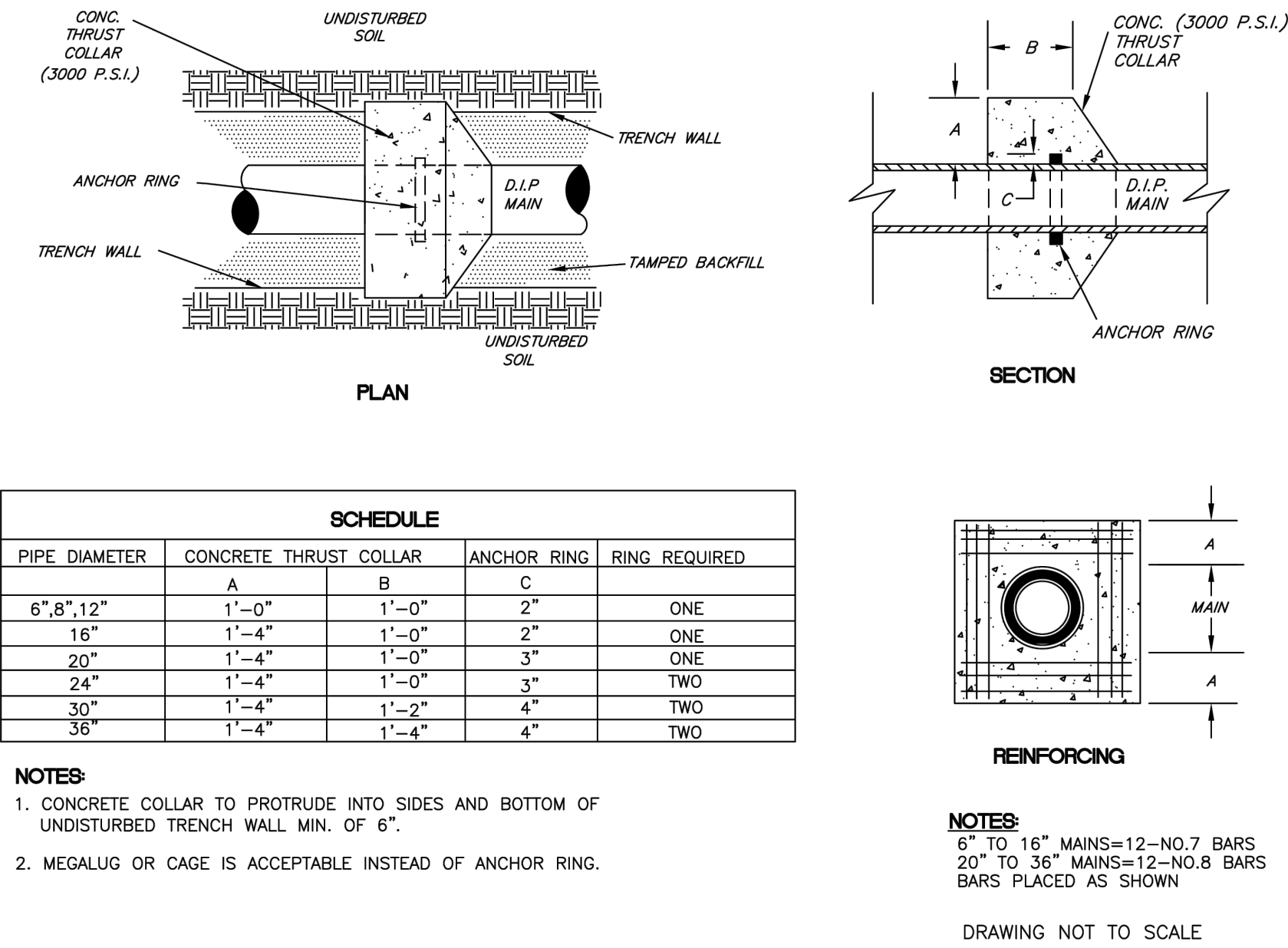
JOB NO.  
**59797**  
SHEET NO.  
**C6.3**





ROOF DRAIN COLLECTOR NOTES:

- CONNECT ALL BUILDING ROOF DRAINS INTO THE ROOF DRAIN COLLECTOR SYSTEM OR DIRECTLY INTO THE STORM SEWER SYSTEM.
- THE ROOF DRAIN COLLECTOR SYSTEM IS SMOOTH-LINED, CORRUGATED POLYETHYLENE PIPE LAID AT MINIMUM SLOPES AS INDICATED.
- PIPES CONNECTING TO INDIVIDUAL ROOF DRAINS ARE 6". PROVIDE MINIMUM 6" PIPE SIZE 5' OUTSIDE BUILDING. ALL OTHER DRAIN PIPES ARE SIZED AS INDICATED INCREASING IN SIZE FROM UPSTREAM TO DOWNSTREAM.
- PROVIDE CLEANOUTS AS INDICATED, AS REQUIRED BY LOCAL BUILDING CODE.
- MAKE CONNECTIONS INTO CONCRETE PIPES WITH A FLEXIBLE WATERTIGHT TEE CONNECTOR THAT IS MECHANICALLY EXPANDED INTO A CORDED OPENING. CONNECTOR TO BE KOR-N-TEE OR APPROVED EQUAL.
- MAINTAIN ADEQUATE OUTFALL FOR ROOF DRAIN DURING AND AFTER THE COMPLETION OF CONSTRUCTION.
- MINIMUM DEPTH OF COVER IS ONE (1) FOOT. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
- MAINTAIN A WATERTIGHT CONNECTION AT ALL PIPE CONNECTIONS BELOW GRADE.
- THE SITE WORK CONTRACTOR IS RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE 45° BEND FOR ROOF DRAINS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ROOF DRAINS.
- CONNECT ALL CANOPY DRAINS TO THE NEAREST STORM SEWER STRUCTURE.



THIS DRAWING PREPARED AT THE  
HOLLY SPRINGS  
5410 Trinity Road, Holly Springs, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

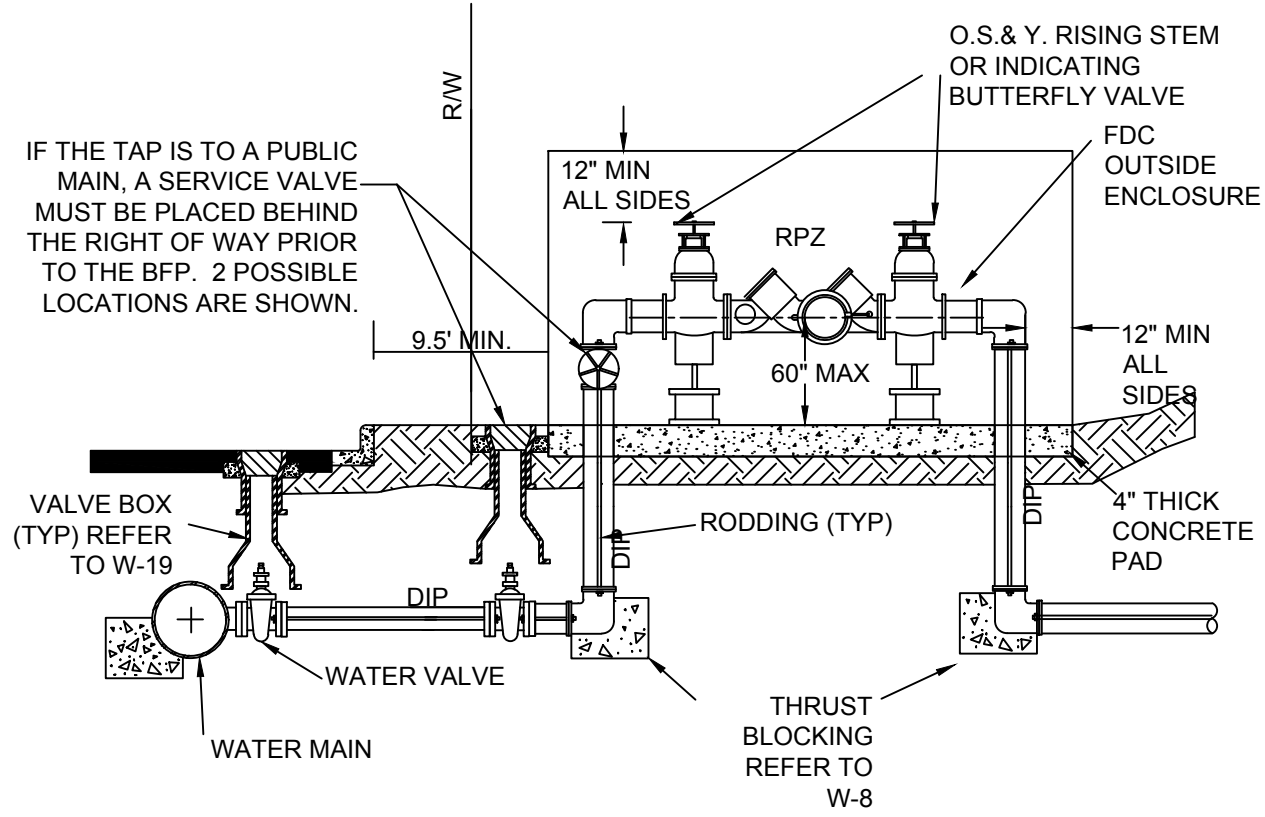
| DATE      | REVISIONS           |
|-----------|---------------------|
| 11/3/2023 | SECOND SUBMITTAL DP |
| 12/8/2023 | THIRD SUBMITTAL DP  |

DRAWN BY  
DESIGNED BY  
CHECKED BY  
SCALE  
AS SHOWN

GENESUITES - POD C  
WAKE COUNTY, NORTH CAROLINA  
NOTES AND DETAILS

| JOB NO. | SHEET NO. |
|---------|-----------|
| 59797   | C6.4      |

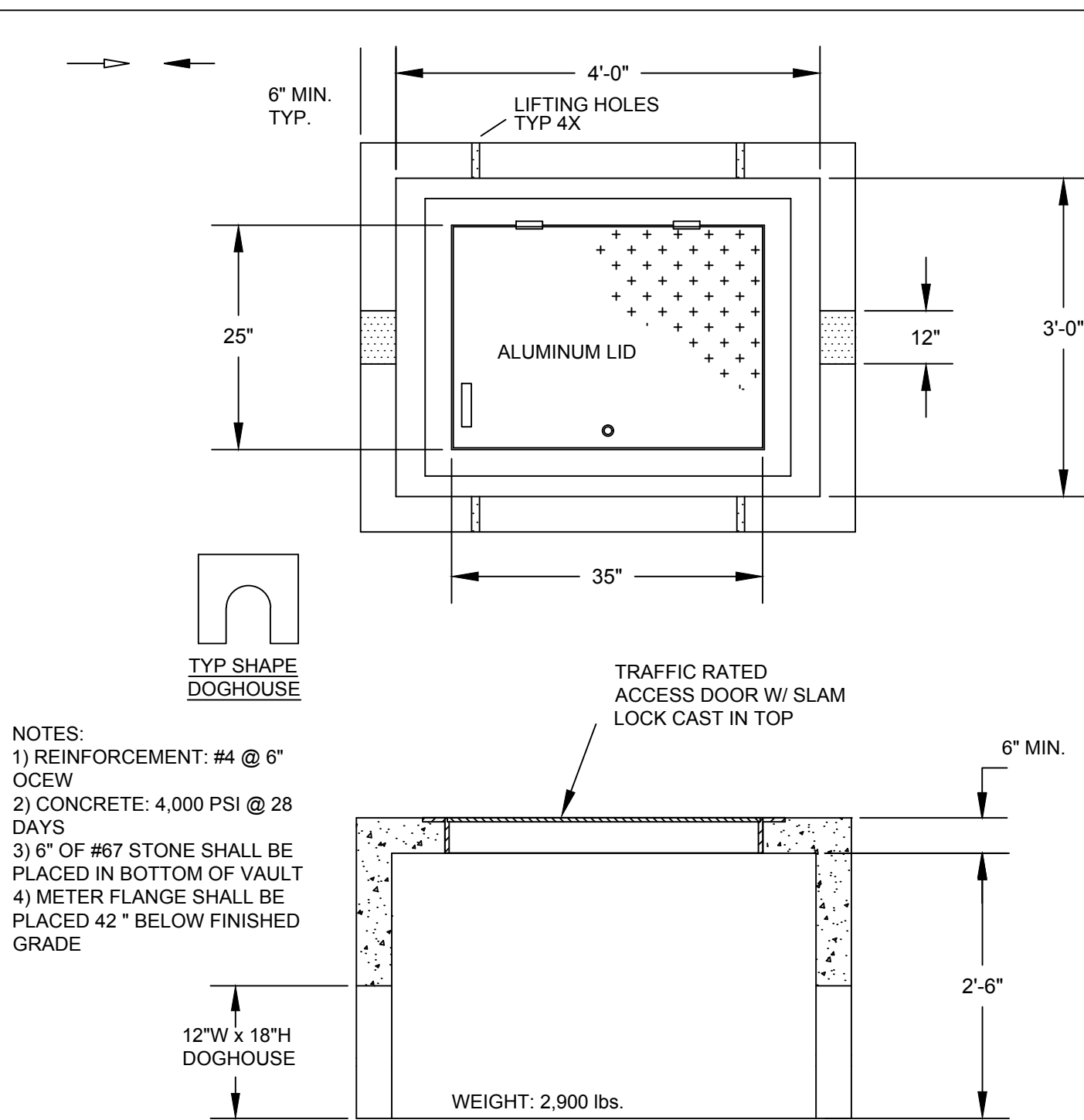




1. ALL ABOVE GROUND ENCLOSURES MUST HAVE ADEQUATE DRAINAGE (TWICE THE DIAMETER OF THE SUPPLY PIPE) TO DAYLIGHT ABOVE GRADE.
2. REDUCED PRESSURE BACKFLOW PREVENTERS MAY BE LOCATED IN A BUILDING PROVIDED THERE ARE NO OTHER UNPROTECTED TAPS BETWEEN THE MAIN AND THE BUILDING. DRAINAGE IN A BUILDING MUST BE TWICE THE DIAMETER OF THE SUPPLY PIPE.
3. ABOVE GROUND INSULATED VAULTS MUST BE ASSE 1060 APPROVED ABOVE GROUND ENCLOSURES. SEE CROSS CONNECTION MANUAL FOR ENCLOSURE FREEZE PROTECTION AND CERTIFICATION REQUIREMENTS.
4. RESIDENTIAL LAWN IRRIGATION R.P. ASSEMBLIES THAT ARE REMOVED TO PREVENT FREEZING IN THE WINTER MONTHS MUST BE CAPPED OFF. ALL ABOVE GROUND ASSEMBLIES, EXCEPT RESIDENTIAL LAWN IRRIGATION ASSEMBLIES, MUST BE PROTECTED FROM FROST.
6. FOR ENCLOSURE DIMENSIONS SEE DETAIL W-34.
7. STEEL RODS AND BOLTS SHALL BE 3/4\"/>

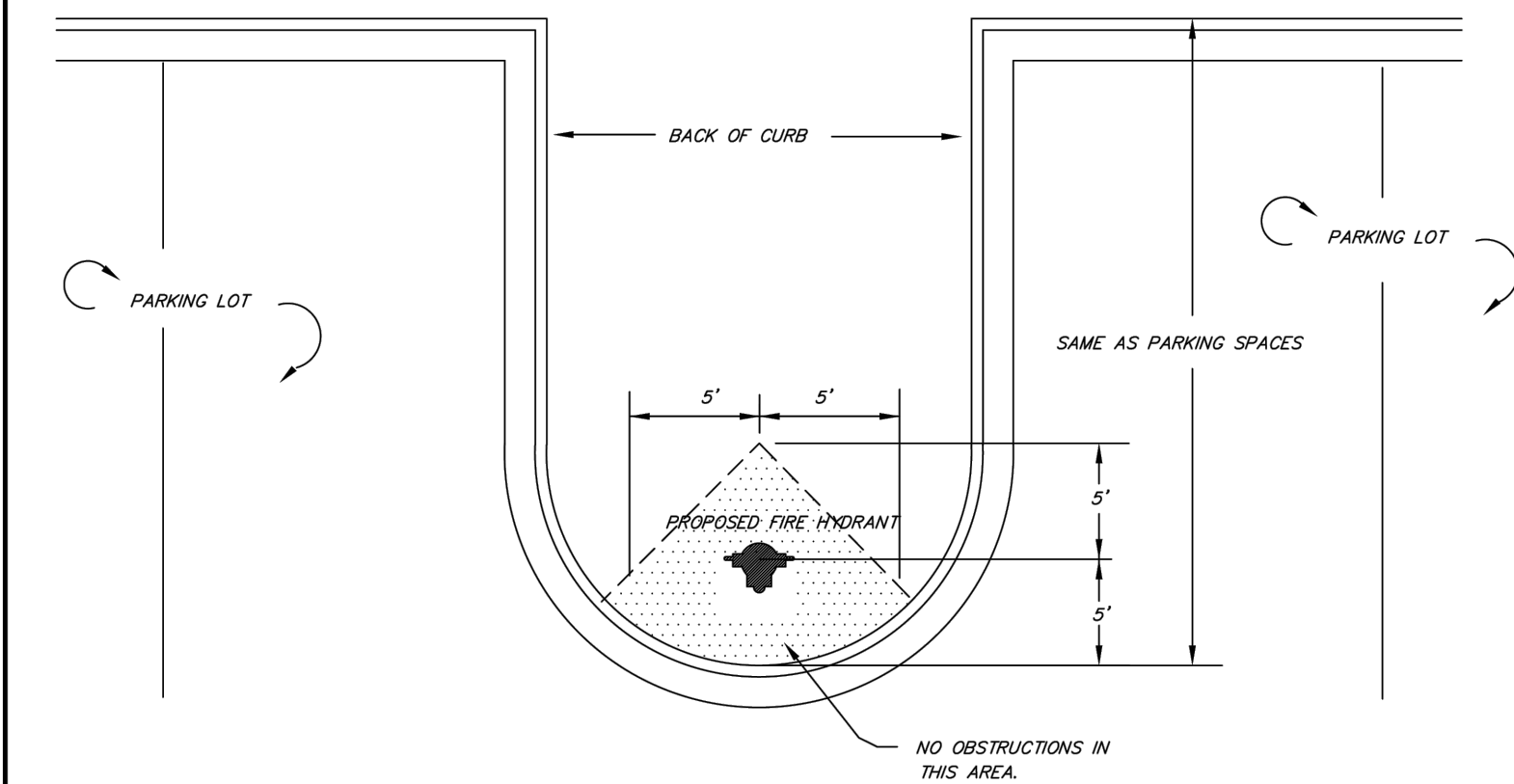
**TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTER ASSEMBLY**

NOT TO SCALE



**TYPICAL 4\"/>**

NOT TO SCALE



**STANDARD HYDRANT LOCATION (FOR PARKING LOT)**

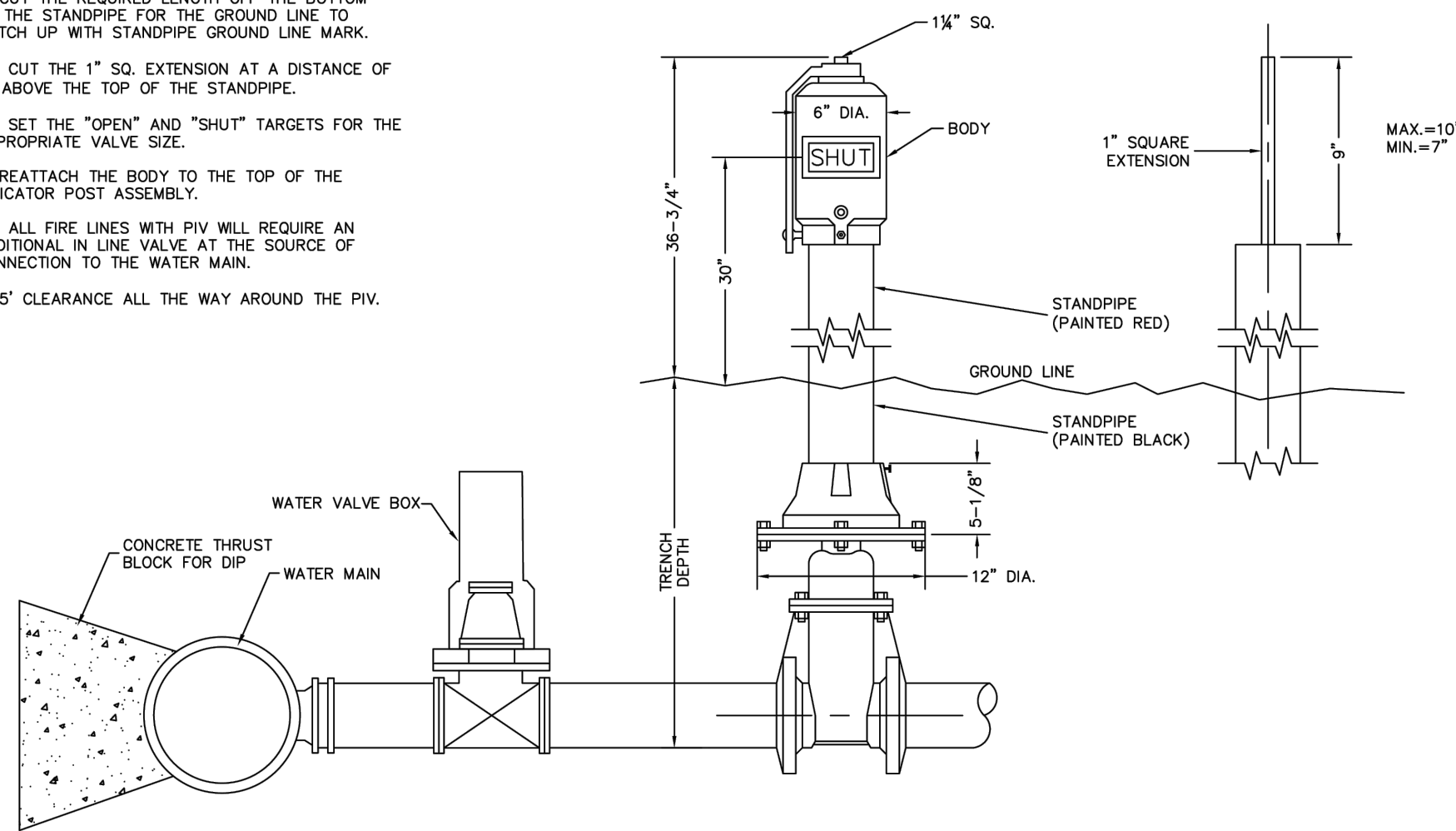
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

DRAWING NOT TO SCALE

|                                      |           |
|--------------------------------------|-----------|
| STANDARD DETAIL NUMBER: <b>HS614</b> |           |
| DATE <b>11/28/21</b>                 | REVISIONS |



- FIELD ADJUSTMENT INSTRUCTIONS**
1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
  2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
  3. CUT THE 1\"/>

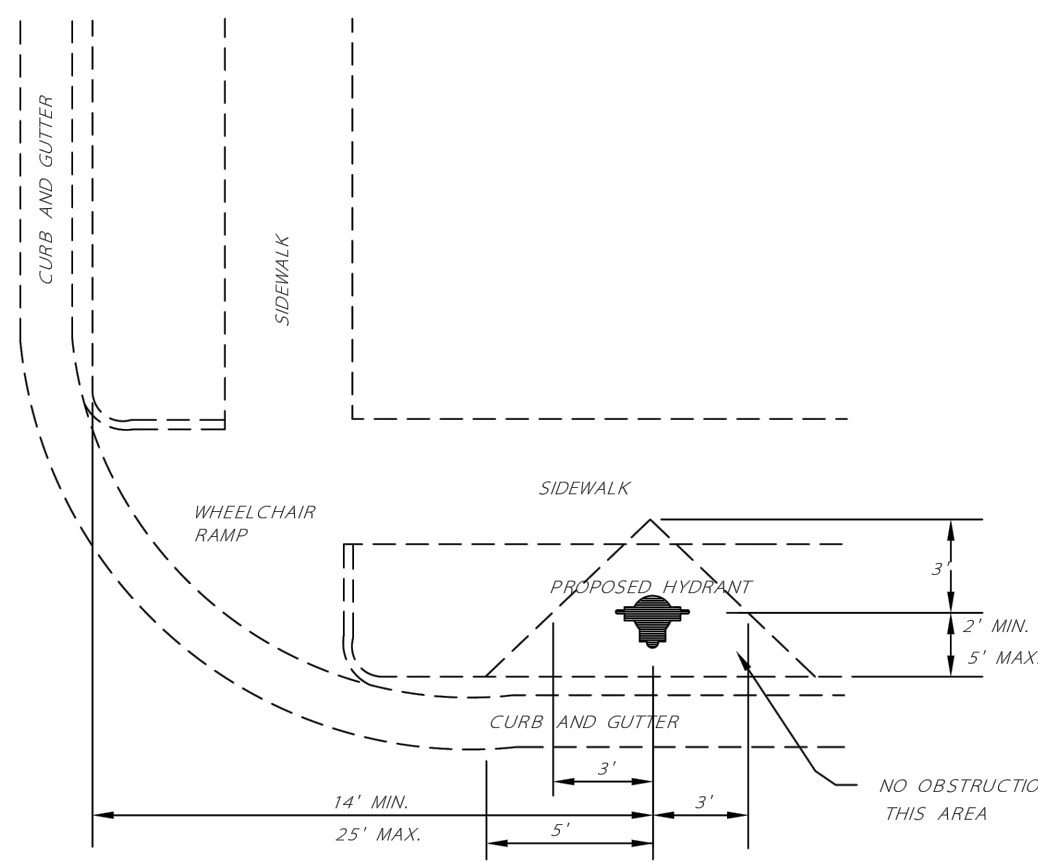


**POST INDICATOR VALVE**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

DRAWING NOT TO SCALE

|                                      |           |
|--------------------------------------|-----------|
| STANDARD DETAIL NUMBER: <b>HS627</b> |           |
| DATE <b>11/28/21</b>                 | REVISIONS |



NOTES:

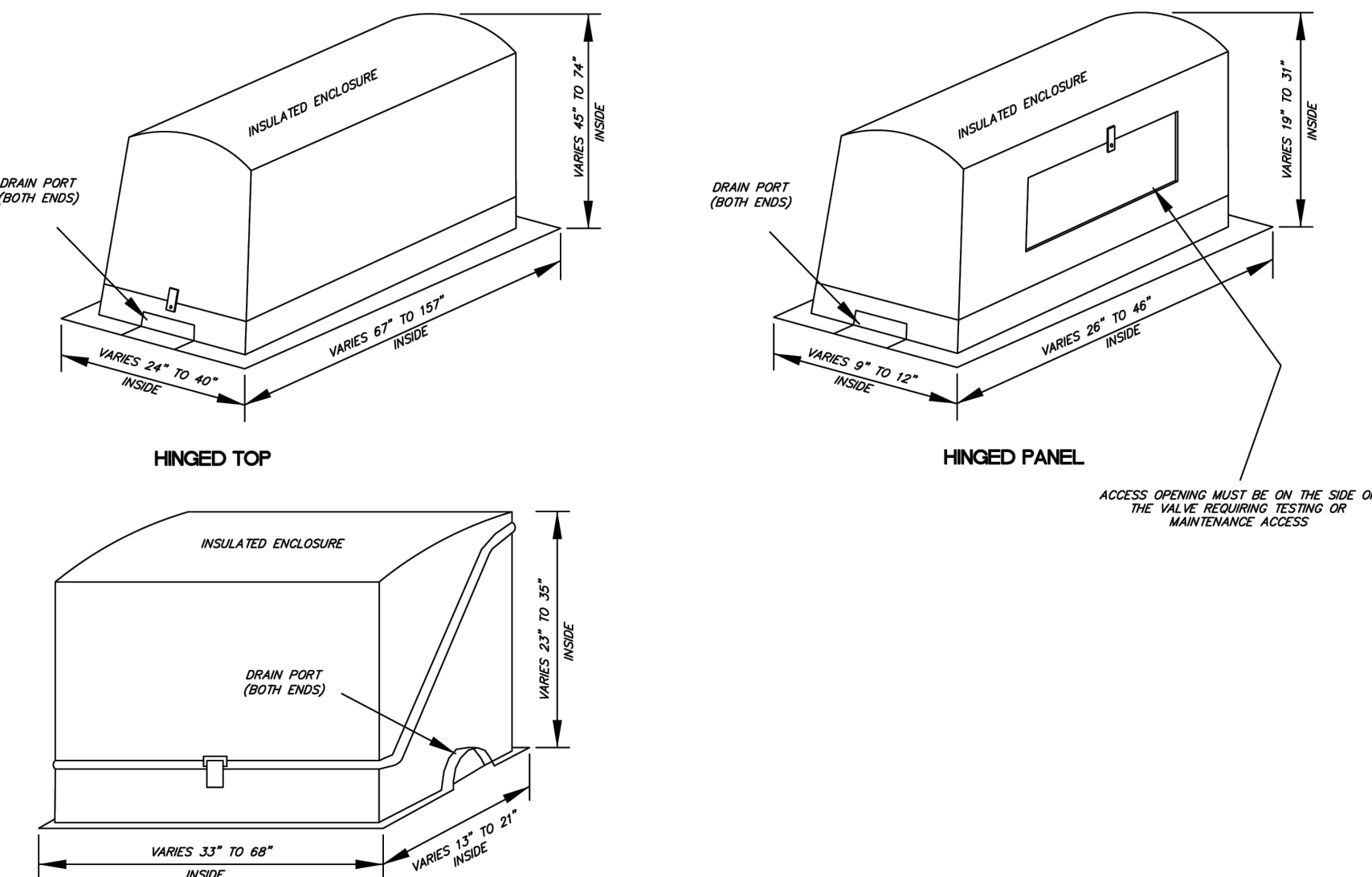
1. LOCATION SHOULD BE COORDINATED WITH NCDOT ALONG STATE MAINTAINED ROADWAYS.
2. HYDRANTS NOT TO BE LOCATED IN RADIUS.

**STANDARD HYDRANT LOCATION**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

DRAWING NOT TO SCALE

|                                      |           |
|--------------------------------------|-----------|
| STANDARD DETAIL NUMBER: <b>HS613</b> |           |
| DATE <b>12/8/15</b>                  | REVISIONS |

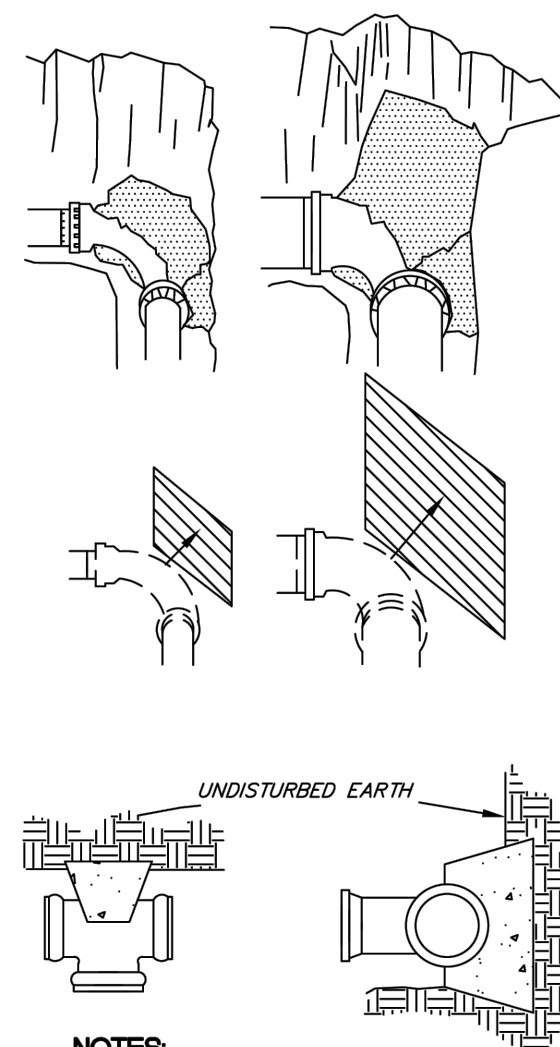


**OUTDOOR RPZ SERVICES COVER**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

DRAWING NOT TO SCALE

|                                      |           |
|--------------------------------------|-----------|
| STANDARD DETAIL NUMBER: <b>HS619</b> |           |
| DATE <b>9/26/19</b>                  | REVISIONS |



NOTES:

1. 4 MIL PLASTIC MUST BE WRAPPED AROUND ALL FITTINGS PRIOR TO POURING CONCRETE.
2. NO CONCRETE SHALL COVER BOLTS OR GLANDS.

**STANDARD REACTION BLOCKING**

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

DRAWING NOT TO SCALE

|                                      |           |
|--------------------------------------|-----------|
| STANDARD DETAIL NUMBER: <b>HS624</b> |           |
| DATE <b>7/24/20</b>                  | REVISIONS |



CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**WAKE COUNTY**  
5410 Trinity Road, Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

|           |  |
|-----------|--|
| DATE      |  |
| 11/3/2023 |  |
| 12/8/2023 |  |

DATE

09/22/2023

DRAWN BY

CHALOUPECKY

DESIGNED BY

CHALOUPECKY

CHECKED BY

W. ALTMAN

SCALE

AS SHOWN

**TIMMONS GROUP**

GENESUITES - POD C

WAKE COUNTY, NORTH CAROLINA

NOTES AND DETAILS

JOB NO.

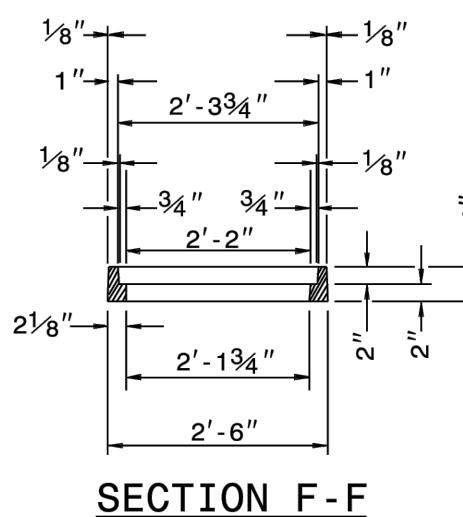
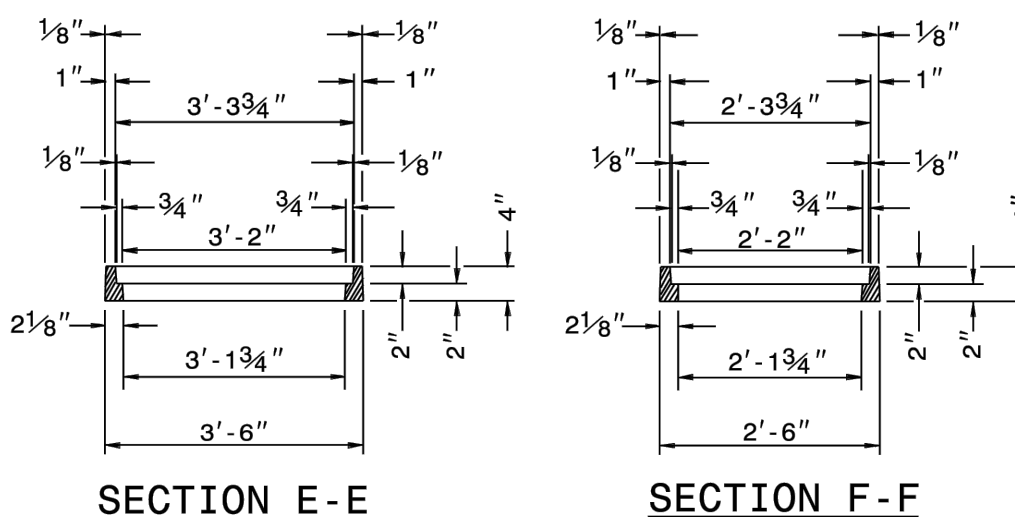
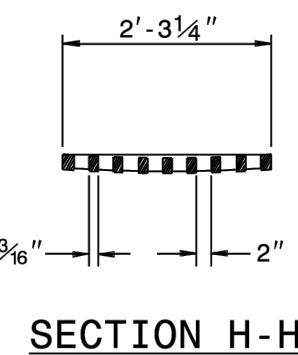
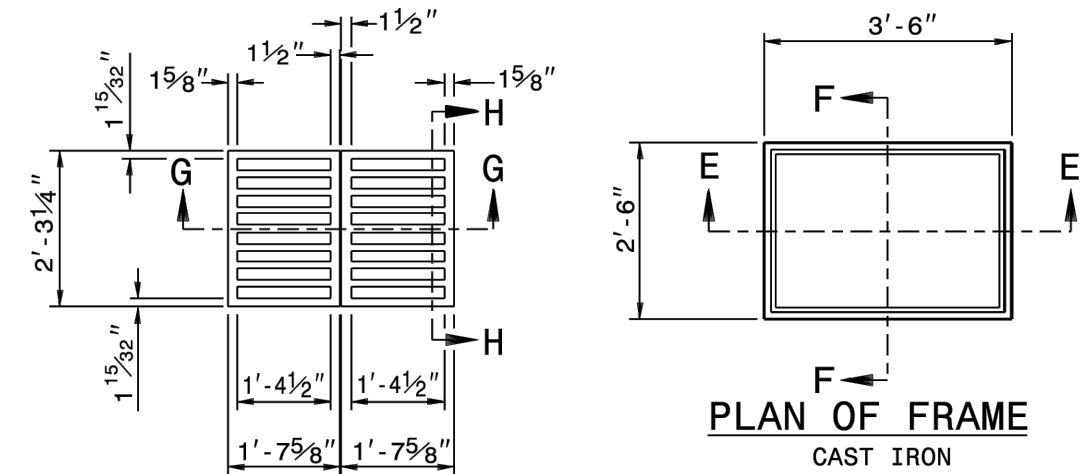
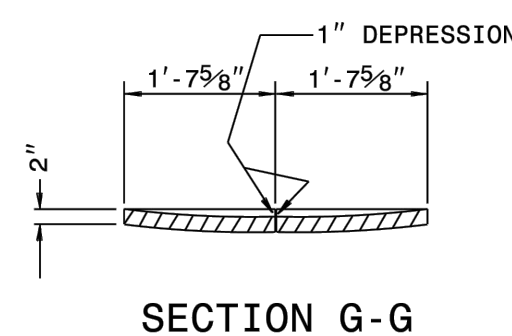
59797

SHEET NO.

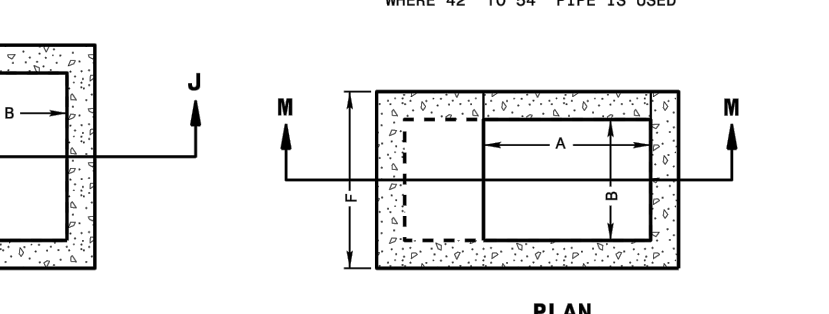
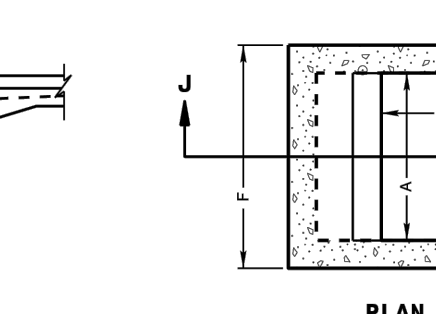
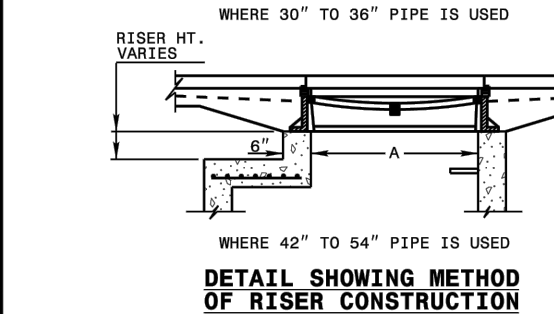
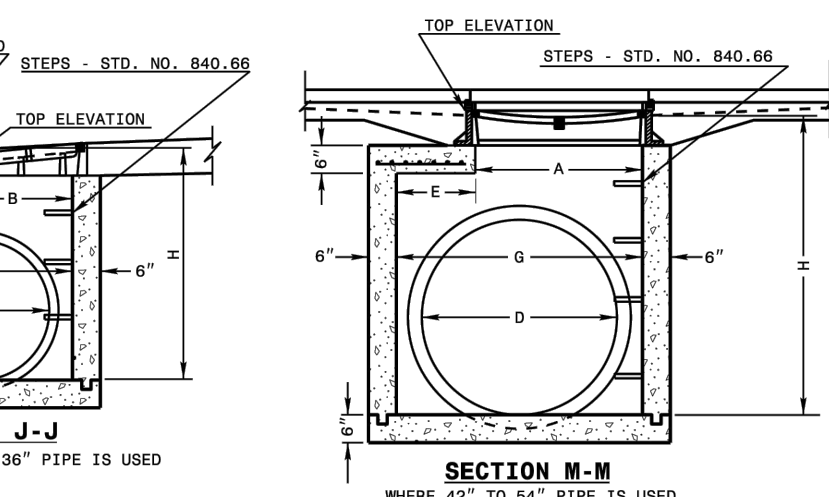
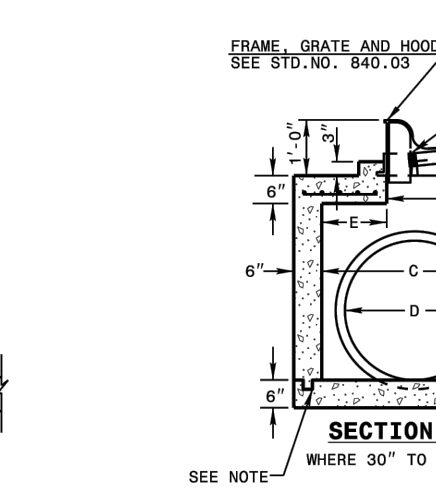
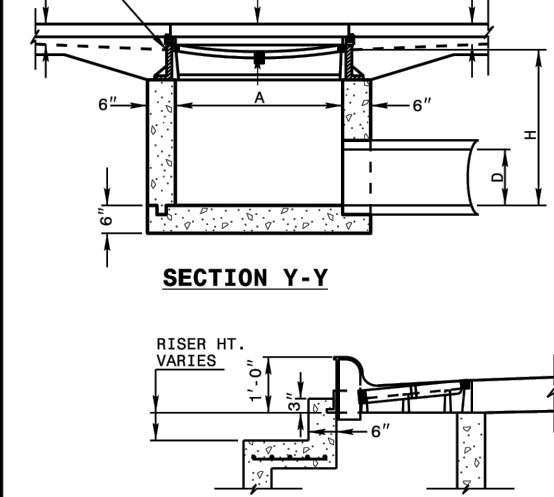
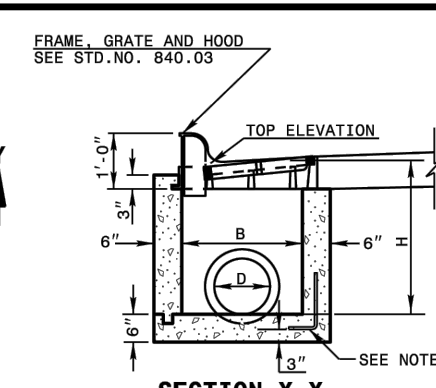
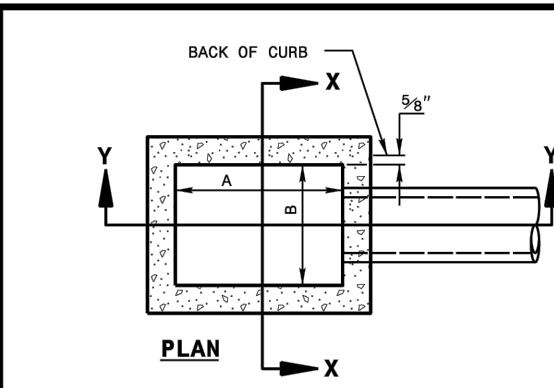
C6.5

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

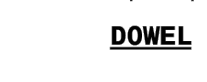
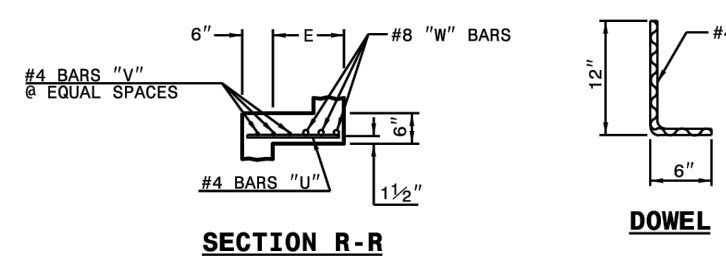
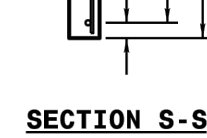
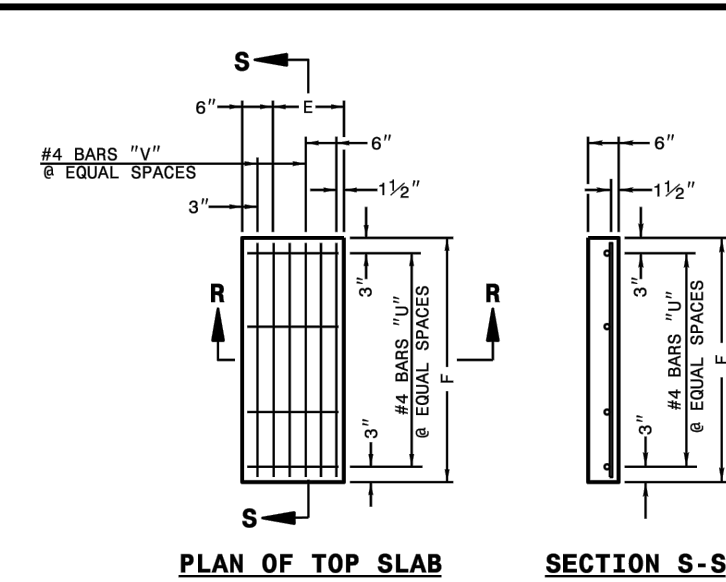




|                                                                                                                  |              |
|------------------------------------------------------------------------------------------------------------------|--------------|
| 840.15                                                                                                           | SHEET 1 OF 1 |
| ROADWAY STANDARD DRAWING FOR<br><b>DROP INLET FRAME AND GRATES</b><br>FOR USE WITH STD. DWG. S 840.14 AND 840.15 |              |
| 1-18 STATE OF<br>NORTH CAROLINA<br>DEPT. OF TRANSPORTATION<br>DIVISION OF HIGHWAYS<br>RALEIGH, N.C.              |              |



|                                                                                  |      |                                                                                                |
|----------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------|
| ROADWAY STANDARD DRAWING FOR<br><b>CONCRETE CATCH BASIN</b><br>12" THRU 54" PIPE | 1-18 | STATE OF<br>NORTH CAROLINA<br>DEPT. OF TRANSPORTATION<br>DIVISION OF HIGHWAYS<br>RALEIGH, N.C. |
| SHEET 1 OF 2                                                                     |      |                                                                                                |
| 840.02                                                                           |      |                                                                                                |



| MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CAST BASES (BASES ON MIN. HEIGHT, H, WITH NO RISER.) |       |        |       |       |        |        |       |            |            |            |              |              | CONC. IN BOX |  | DEREGATIONS<br>ON PIPE |
|-----------------------------------------------------------------------------------------------------|-------|--------|-------|-------|--------|--------|-------|------------|------------|------------|--------------|--------------|--------------|--|------------------------|
| DIMENSIONS OF BOX AND PIPE                                                                          |       |        |       | COVER |        | BASE-U |       | BASE-V     |            | TOTAL      | CONC. IN BOX | CONC. IN BOX |              |  |                        |
| PIPE                                                                                                | SPAN  | LENGTH | WIDTH | SPAN  | LENGTH | U      | V     | U          | V          |            |              |              |              |  |                        |
| D                                                                                                   | A     | B      | C     | G     | H      | E      | F     | NO. LENGTH | NO. LENGTH | NO. LENGTH | NO. LENGTH   | WBS.         | WBS.         |  |                        |
| 12"                                                                                                 | 3'-0" | 2'-0"  | 3'-0" | 3'-0" | 3'-0"  | 3'-0"  | 3'-0" | 3          | 3          | 3          | 3            | 0.235        | 0.235        |  |                        |
| 15"                                                                                                 | 3'-0" | 2'-0"  | 3'-0" | 3'-0" | 3'-0"  | 3'-0"  | 3'-0" | 3          | 3          | 3          | 3            | 0.235        | 0.235        |  |                        |
| 18"                                                                                                 | 3'-0" | 2'-0"  | 3'-0" | 3'-0" | 3'-0"  | 3'-0"  | 3'-0" | 3          | 3          | 3          | 3            | 0.235        | 0.235        |  |                        |
| 24"                                                                                                 | 3'-0" | 2'-0"  | 3'-0" | 3'-0" | 3'-0"  | 3'-0"  | 3'-0" | 3          | 3          | 3          | 3            | 0.235        | 0.235        |  |                        |
| 30"                                                                                                 | 3'-0" | 2'-0"  | 3'-0" | 3'-0" | 3'-0"  | 3'-0"  | 3'-0" | 3          | 3          | 3          | 3            | 0.235        | 0.235        |  |                        |
| 36"                                                                                                 | 3'-0" | 2'-0"  | 3'-0" | 3'-0" | 3'-0"  | 3'-0"  | 3'-0" | 3          | 3          | 3          | 3            | 0.235        | 0.235        |  |                        |
| 42"                                                                                                 | 3'-0" | 2'-0"  | 3'-0" | 3'-0" | 3'-0"  | 3'-0"  | 3'-0" | 3          | 3          | 3          | 3            | 0.235        | 0.235        |  |                        |
| 48"                                                                                                 | 3'-0" | 2'-0"  | 3'-0" | 3'-0" | 3'-0"  | 3'-0"  | 3'-0" | 3          | 3          | 3          | 3            | 0.235        | 0.235        |  |                        |
| 54"                                                                                                 | 3'-0" | 2'-0"  | 3'-0" | 3'-0" | 3'-0"  | 3'-0"  | 3'-0" | 3          | 3          | 3          | 3            | 0.235        | 0.235        |  |                        |



1. TREE PRESERVATION AREAS ARE NOT REQUIRED FOR THE PORTIONS ZONED RT. TREE PRESERVATION WILL BE REQUIRED FOR PORTION TO BE ZONED LB.
2. A DETAILED TREE PRESERVATION PLAN SHALL BE REQUIRED AT THE TIME OF DEVELOPMENT PLAN. 10% OF TREE PRESERVATION IS REQUIRED.
3. EXISTING BUFFERS GENERALLY CONSIST OF SWEET GUM, OAK, MAPLE AND PINE.

EXISTING TREE CANOPY:  
HARDWOOD / EVERGREEN MIX  
(SWEET GUM, OAK, MAPLE, PINE)

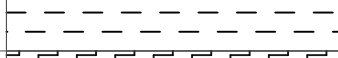
EXISTING TREE CANOPY:  
MOSTLY EVERGREEN  
(PINES)

POND

CANOPY:  
RGREEN MIX  
MAPLE, PINE)

CLEARED /  
DISTURBED AREA

CLEARED /  
DISTURBED AREA

| CANOPY HATCH LEGEND                                 |                                                                                       |
|-----------------------------------------------------|---------------------------------------------------------------------------------------|
| CANOPY COMPOSITION                                  | HATCH                                                                                 |
| AREA CURRENTLY UNDER DEVELOPMENT                    |  |
| PREVIOUSLY CLEARED IMMATURE CANOPY                  |  |
| DEVELOPED AREA & MAINTAINED HERBACEOUS              |  |
| MATURE MIXED HARDWOOD / PINE                        |  |
| MATURE MIXED HARDWOOD                               |  |
| MATURE PINE WITH MINIMAL YOUNG HARDWOODS            |  |
| YOUNG MIXED HARDWOOD / PINE - MORE PINE PRESENT     |  |
| YOUNG MIXED HARDWOOD / PINE - MORE HARDWOOD PRESENT |  |
| YOUNG MIXED HARDWOODS WITH MINIMAL PINE             |  |
| YOUNG PINE                                          |  |



## CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 112 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 [www.timmons.com](http://www.timmons.com)

REVISION DESCRIPTION  
SECOND SUBMITTAL DP  
THIRD SUBMITTAL DP

| DATE    |
|---------|
| 11/3/20 |
| 12/8/20 |

DATE  
09/22/2023

CHALOUPECKY

DESIGNED BY

|            |
|------------|
| CHECKED BY |
|------------|

SCALE

AS SHOWN

GENESUITES - POD C

WAKE COUNTY, NORTH CAROLINA

# TRF PRESERVATION PLAN

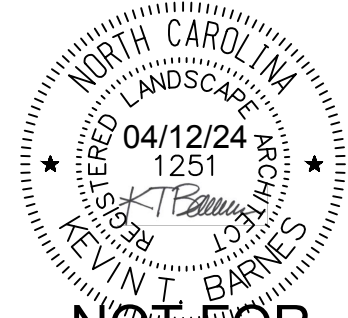
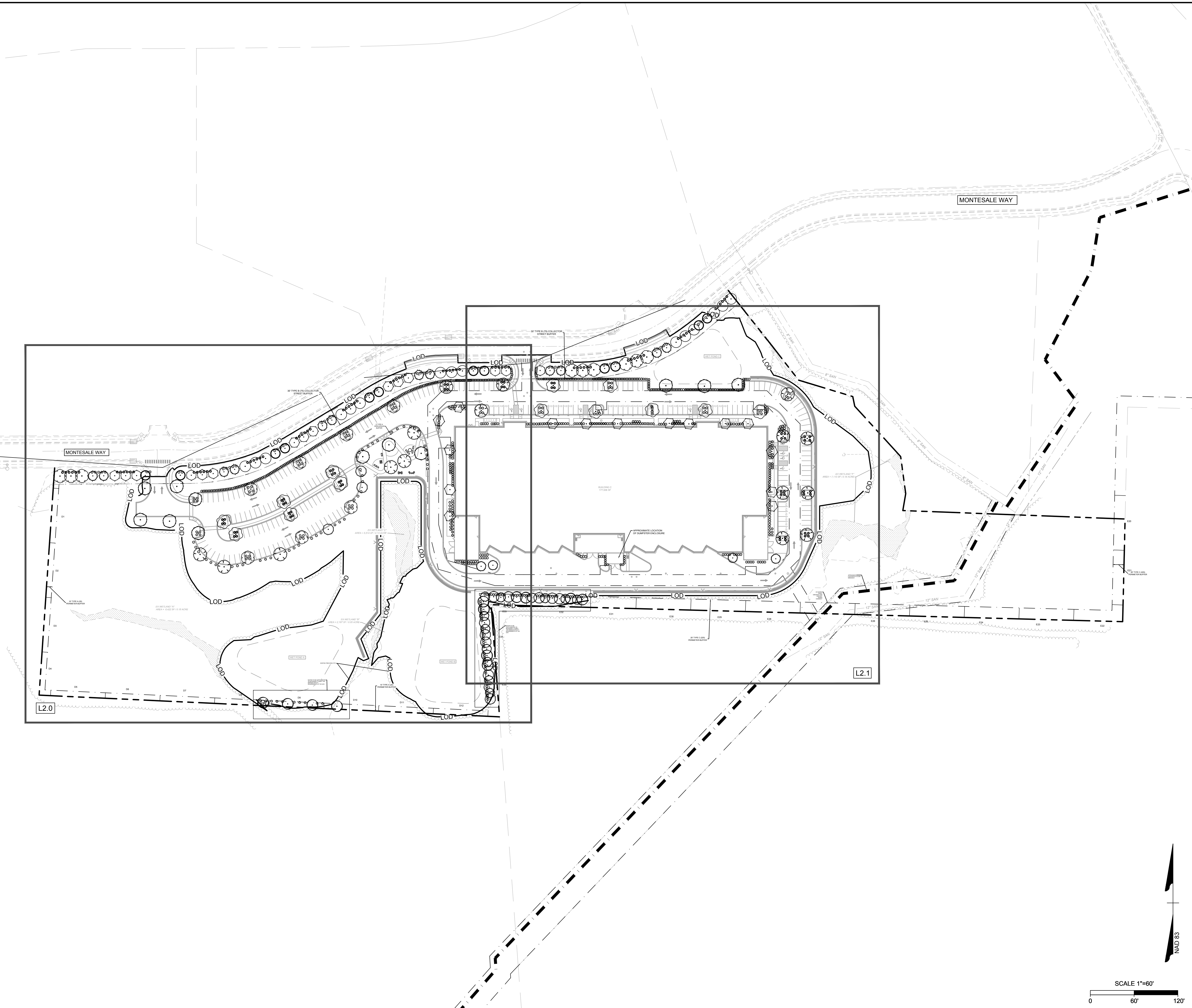
JOB NO.  
59797

SHEET NO.

*L1.0*

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction bidding, and/or construction staking without the express written consent of TIMMONS GROUP.





THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 112 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 [www.timmons.com](http://www.timmons.com)

YOUR VISION ACHIEVED THROUGH OURS.

| DATE      | REVISION DESCRIPTION  |
|-----------|-----------------------|
| 11/3/2023 | SECOND SUBMITTAL DP   |
| 12/8/2023 | THIRD SUBMITTAL DP    |
| 4/12/2024 | 4 FOURTH SUBMITTAL DP |
|           |                       |

DATE  
09/22/2023

DRAWN BY  
S.FANTAYE

DESIGNED BY  
S.FANTAYE

CHECKED BY  
K. BARNES

SCALE  
AS SHOWN

**GENESUITES - POD C**  
WAKE COUNTY, NORTH CAROLINA  
**OVERALL LANDSCAPE PLAN**

JOB NO.  
59797

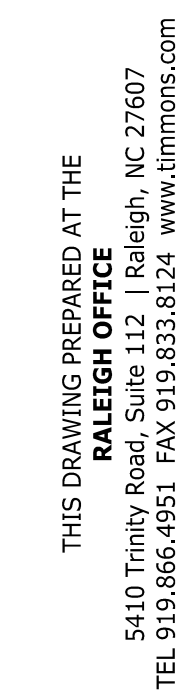
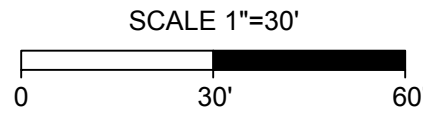
SHEET NO.  
*L1.1*

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.









YOUR VISION ACHIEVED THROUGH OURS.

|                                                                                     |             |
|-------------------------------------------------------------------------------------|-------------|
|  | S.FANTAYE   |
|                                                                                     | DESIGNED BY |
|                                                                                     | S.FANTAYE   |
|                                                                                     | CHECKED BY  |
|                                                                                     | K. BARNES   |
|                                                                                     | SCALE       |
|                                                                                     | AS SHOWN    |

**GENESUITES - POD C**  
WAKE COUNTY, NORTH CAROLINA  
**LANDSCAPE PLAN**

JOB NO.  
**59797**

SHEET NO.  
**L2.1**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

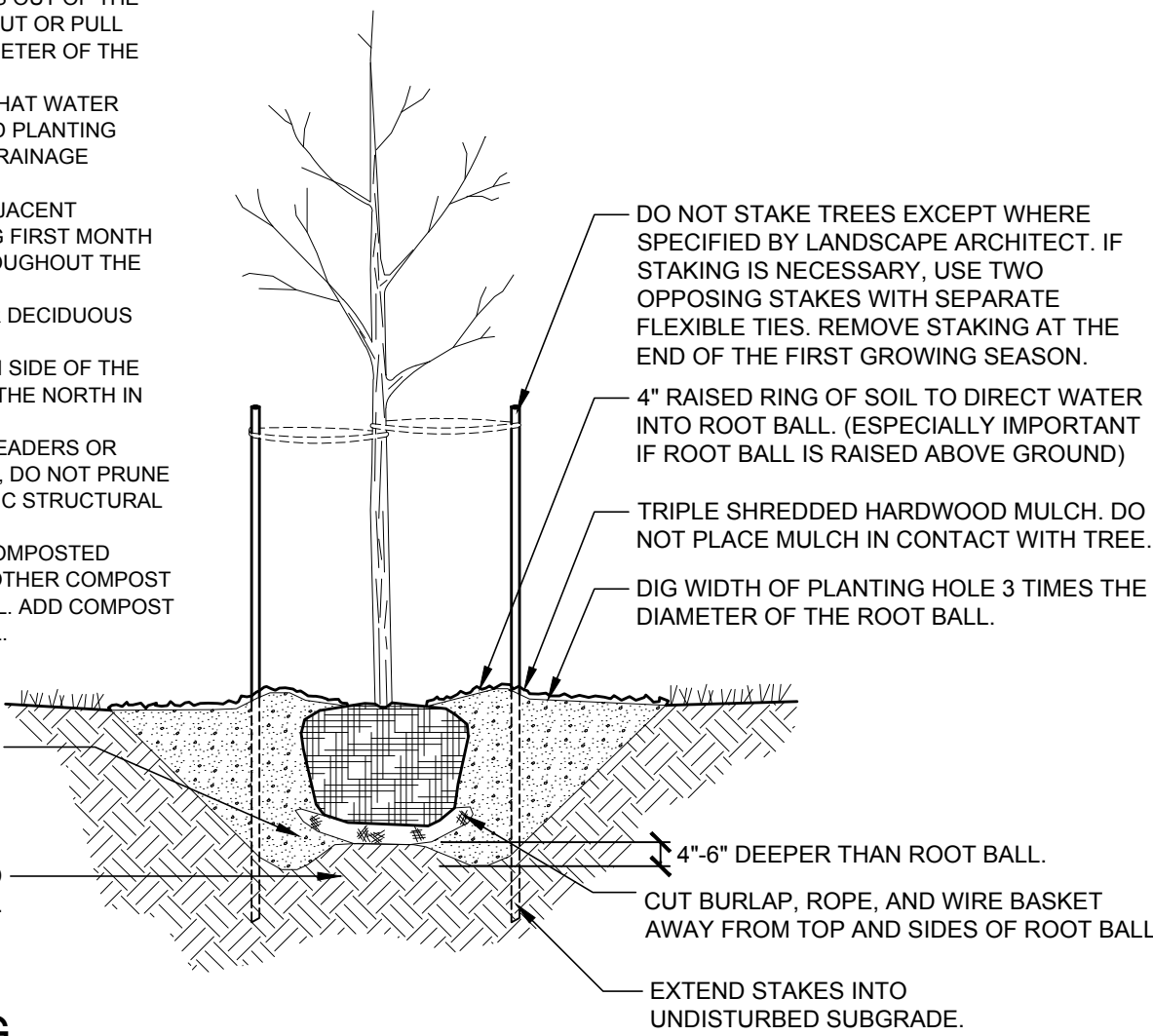


NOTES:

- WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4'-6" (10-15CM) OVER THE ENTIRE AREA.
- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATE DRAINAGE SYSTEM AS REQUIRED.
- THOROUGHLY SOAK ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
- DO NOT WRAP TRUNK, MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
- AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
- BEFORE PLANTING, ADD 3-4" OF WELL-COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL SOIL.

PACK BACKFILL SOIL AROUND BASE OF ROOT BALL TO STABILIZE; ALLOW REST OF BACKFILL TO SETTLE NATURALLY OR TAMP LIGHTLY.

SET ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLING.

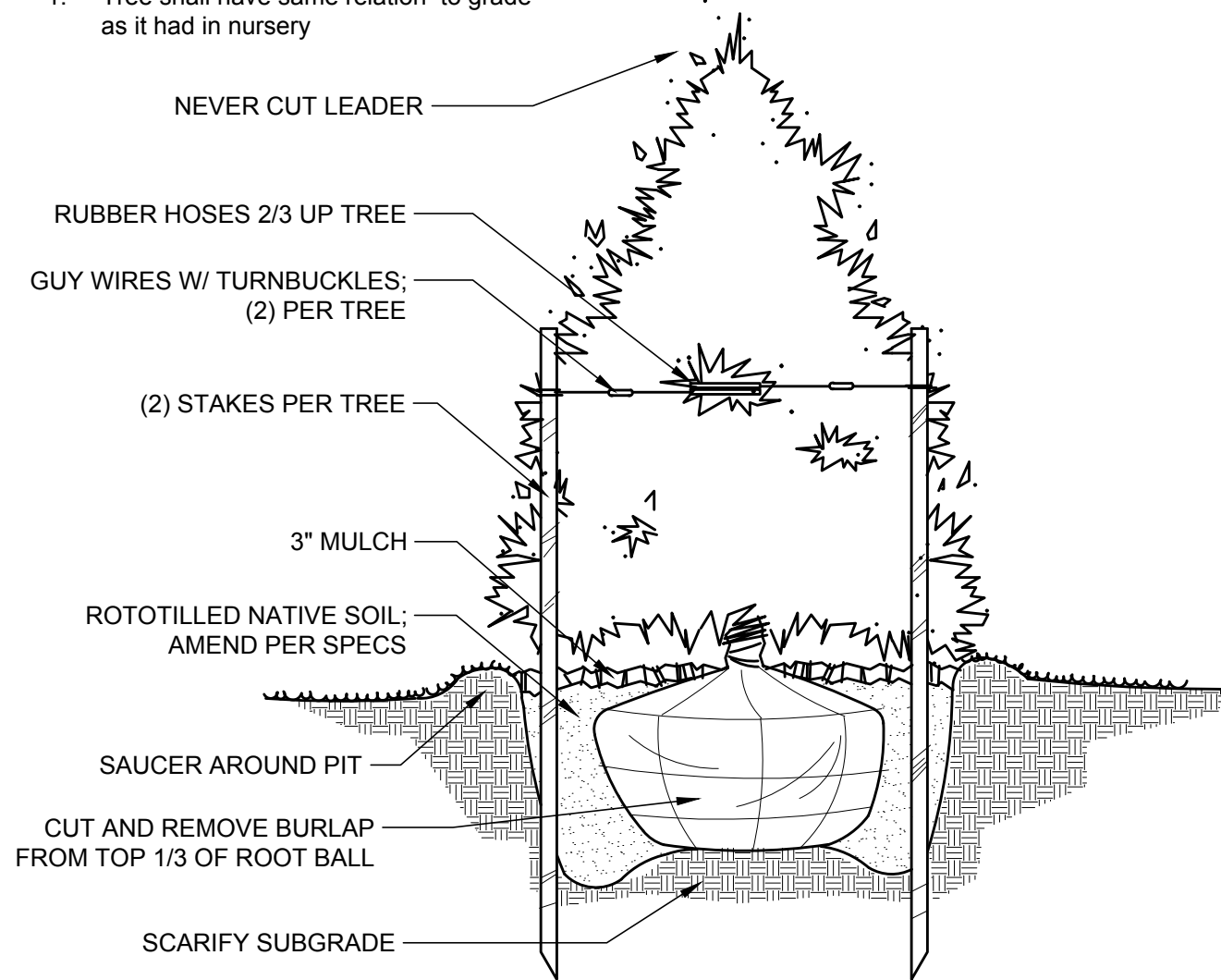


1 TREE PLANTING

NTS

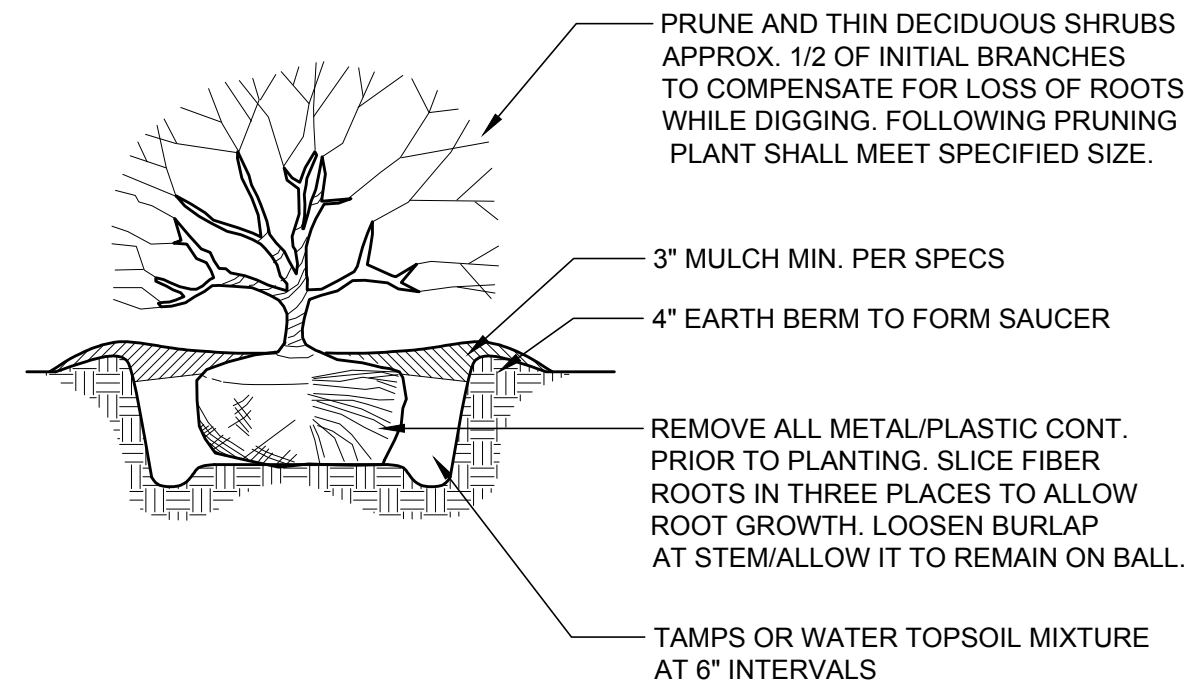
NOTES:

- Tree shall have same relation to grade as it had in nursery



2 EVERGREEN PLANTING

NTS



NOTES:

- SOIL MIX: 1/3 ORGANIC MATTER, 2/3 EXIST SOIL.
- WIDTH OF PLANT PIT: SANDY SOIL, 24" WIDER THAN PLANT BALL; CLAY SOIL, 12" WIDER THAN PLANT BALL
- FOR PLANTING AREAS WHERE SOIL HAS BEEN COM-PACTED BY EQUIP. CONTACT LA PRIOR TO PLANTING.
- FOR CAMELLIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX, 2/3 ORGANIC AND 1/3 EXISTING SOIL
- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.

3 SHRUB PLANTING

NTS

UB 24-2 Specifications  
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hard-ware and infrastructure. Approved 4' long modules are created using state of the art technology for maximum root deflection (downward sloping edge) and for linear applications directly below a continuous adjacent to one side of the tree (linear planting edge).

A. Materials

- The contractor shall furnish and install tree root barriers as specified. The tree root barrier shall be installed per UB 24-2 as manufactured by Deep Root Barriers, L.P. 81 London St. #4 San Francisco, CA 94102-4057-1000, or approved equal.
- The barrier shall be Black High-Density Polyethylene of 0.080" (2.0mm) wall thickness in modules 4' (1219mm) long by 24" (610mm) wide, manufactured with a mechanical side and consumer recycled polypropylene plastic with added ultraviolet inhibitors, recyclable. Each panel shall have:

Not less than 4 Ribbed Integral Vertical Root Deflecting Ribs of at least 0.080" (2.0mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (152.4mm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at a minimum 0.080" (2.0mm) thickness, 3/8" (9.5mm) wide and 1/4" (6.35mm) apart with the lower rib adjacent to the vertical root deflecting rib (See panel drawing below)

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.080" (2.0mm) thickness in the shape of a segment of a circle, 1/4" (6.35mm) thick at the segment joining the panel wall and the segment protruding 3/8" (9.5mm) from the panel. The three ground locks on each panel shall be placed equally spaced between each of the vertical root deflecting ribs (3 between each wall of rib, see Detail "Y")

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

2. The basic properties of the material shall be:

| ASTM Test Method            | Typical Value | Minimum Value |
|-----------------------------|---------------|---------------|
| Panel length @ joint - Wall | 3200          | 3200 PSI      |
| Panel length @ joint - Ribs | 3200          | 2400 PSI      |
| Wall Thickness - Wall       | 0.080         | 0.080         |
| Wall Thickness - Ribs       | 0.080         | 0.080         |
| Panel Modulus               | 17000         | 15600 PSI     |
| Modulus test method - Wall  | 0.080         | 3.24 (9.84)   |
| Modulus test method - Ribs  | 0.080         | 8.4           |

3. Construction and Installation

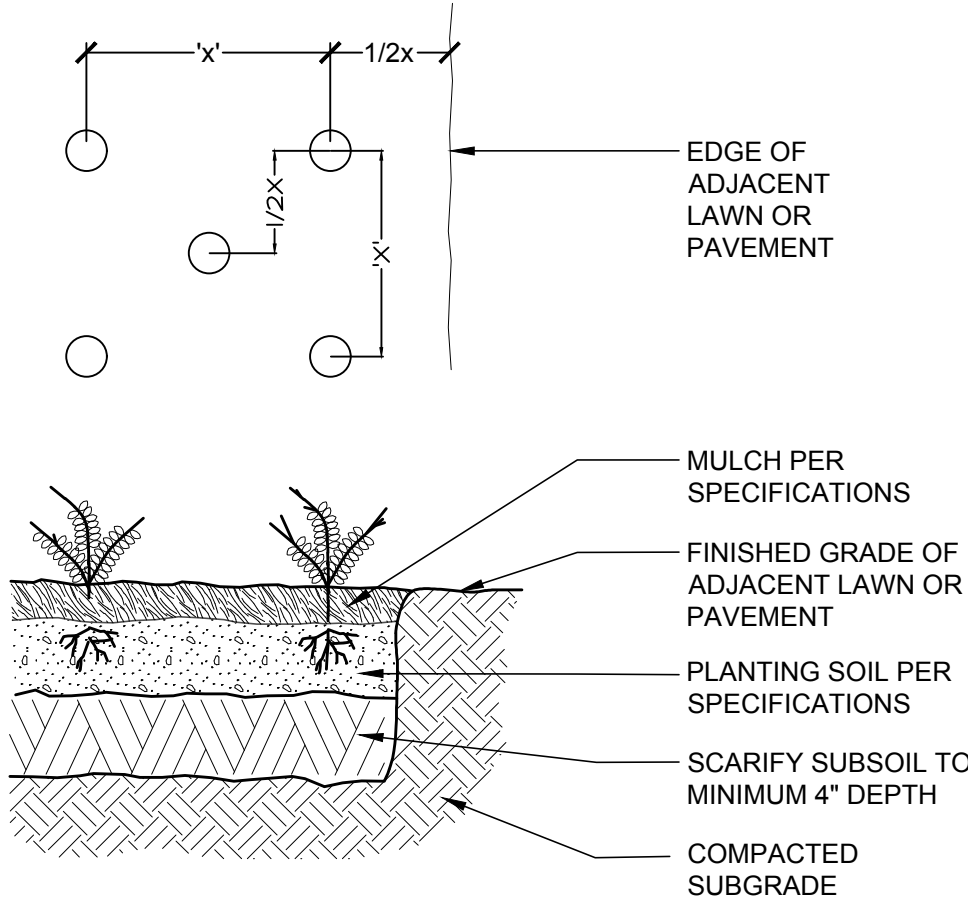
- The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing towards the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the horizontal ridges of the panel shall be connected to form a continuous ridge along the root ball or panel in a linear fashion and placed along the adjacent landscape.
- Erection and soil preparation shall conform to the Drawings.

DRAWING NOT TO SCALE

| STANDARD ROOT GUARD |           |
|---------------------|-----------|
| DATE                | REVISIONS |
|                     |           |
|                     |           |
|                     |           |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

HOLLY SPRINGS  
ENGINEERING DEPARTMENT

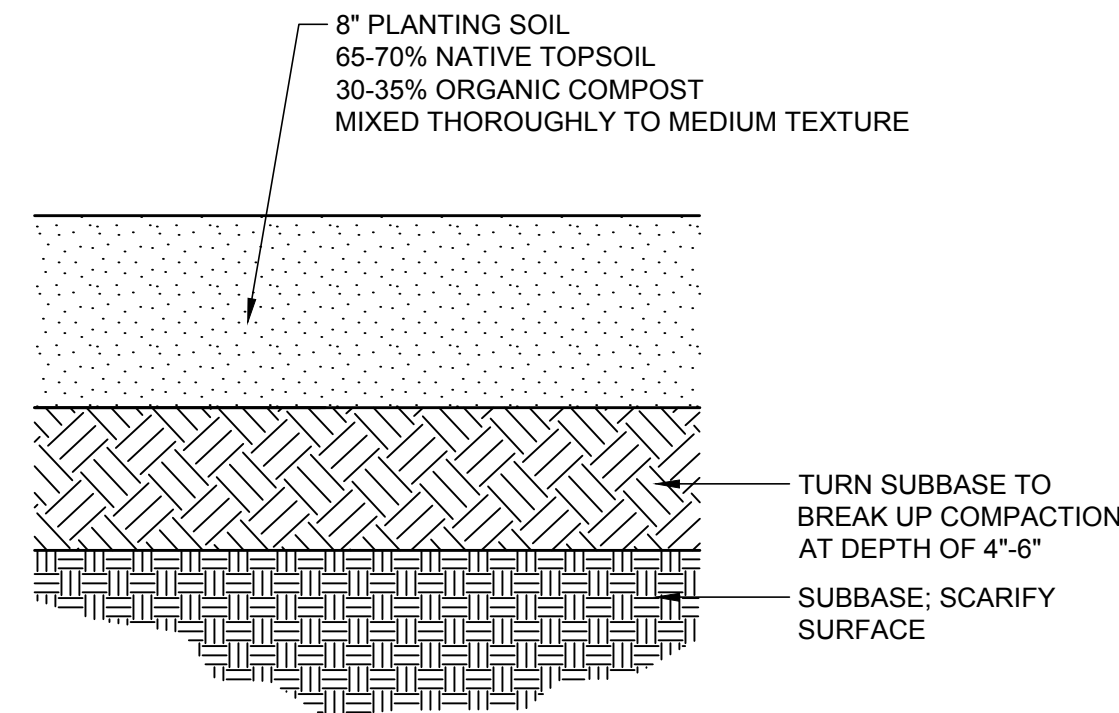


NOTES:

- Typical spacing "X" noted on plan as on center (OC) dimensions.

5 GROUNDCOVER PLANTING

NTS

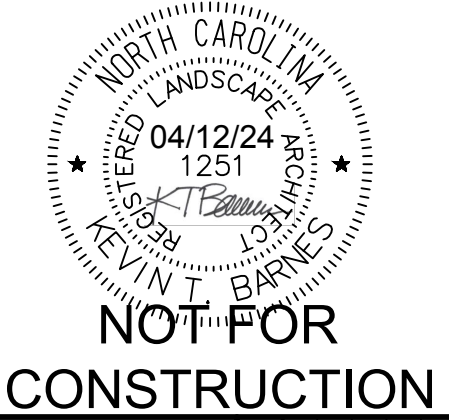


NOTES:

- All material to be free of toxic substances, weed seed, stones, sticks or other material harmful to plant growth. Topsoil; pH range of 6.0 to 7.0, min. 6% organic matter.
- Compost: well-composted, stable, weed-free organic matter, pH range of 5.5 to 8.
- Submit soil sample for analysis ... provide amendments per recommendations.
- Remove any debris, rocks, or clumps 2" or larger.
- Do not spread if planting soil, topsoil or subgrade is frozen, muddy, or excessively wet.

6 PLANTING SOIL PROFILE

NTS



THIS DRAWING PREPARED AT THE  
FIRM OFFICE  
5410 Trinity Road, Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

| REVISION DESCRIPTION | DATE      |
|----------------------|-----------|
| SECOND SUBMITTAL DP  | 11/3/2023 |
| THIRD SUBMITTAL DP   | 12/8/2023 |
| FOURTH SUBMITTAL DP  | 4/12/2024 |
|                      |           |
|                      |           |

| DATE        | 09/22/2023 |
|-------------|------------|
| DRAWN BY    | S.FANTAYE  |
| DESIGNED BY | S.FANTAYE  |
| CHECKED BY  | K. BARNES  |
| SCALE       | AS SHOWN   |

TIMMONS GROUP

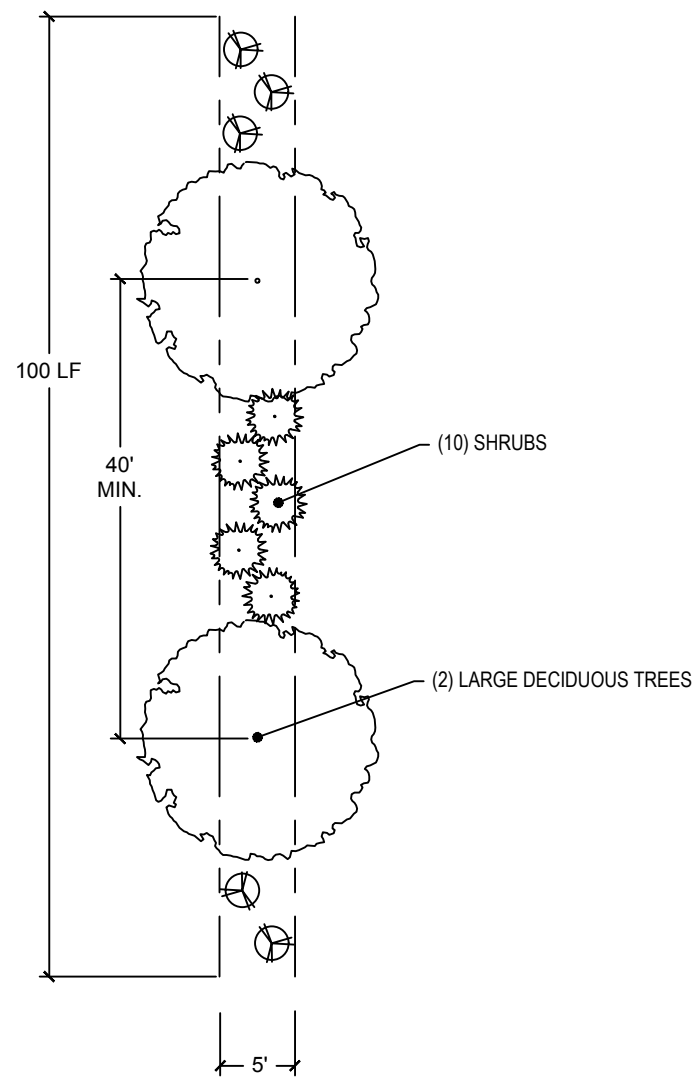
GENESUITES - POD C  
WAKE COUNTY, NORTH CAROLINA

PLANTING NOTES AND DETAILS

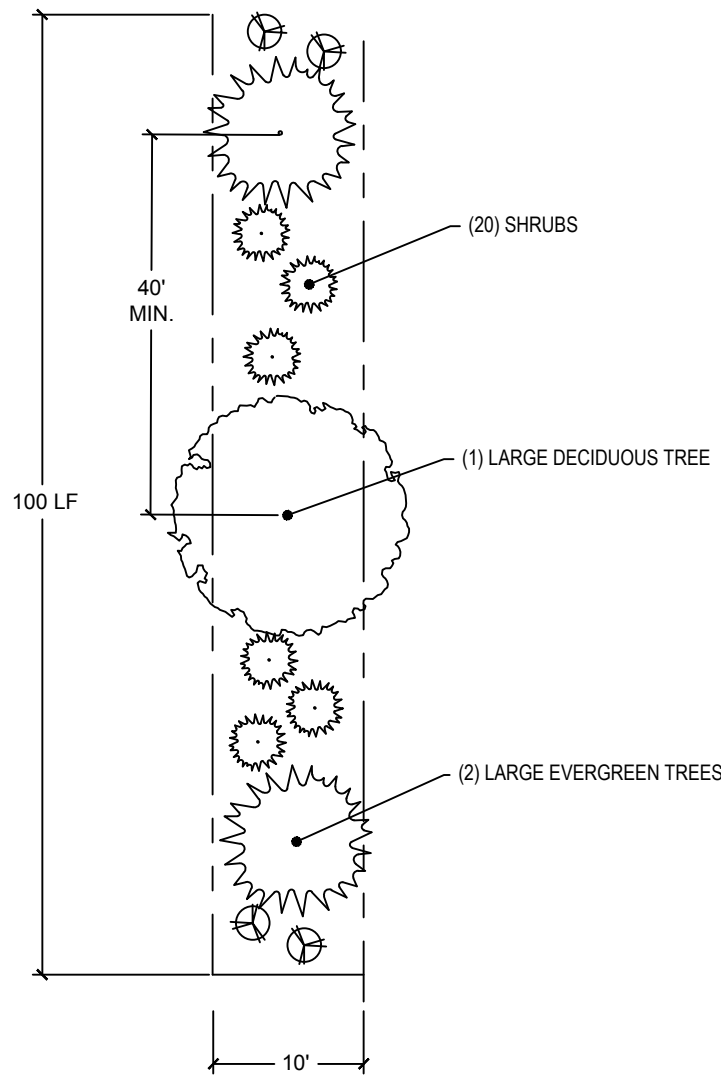
| JOB NO.   | 59797 |
|-----------|-------|
| SHEET NO. | L2.2  |

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

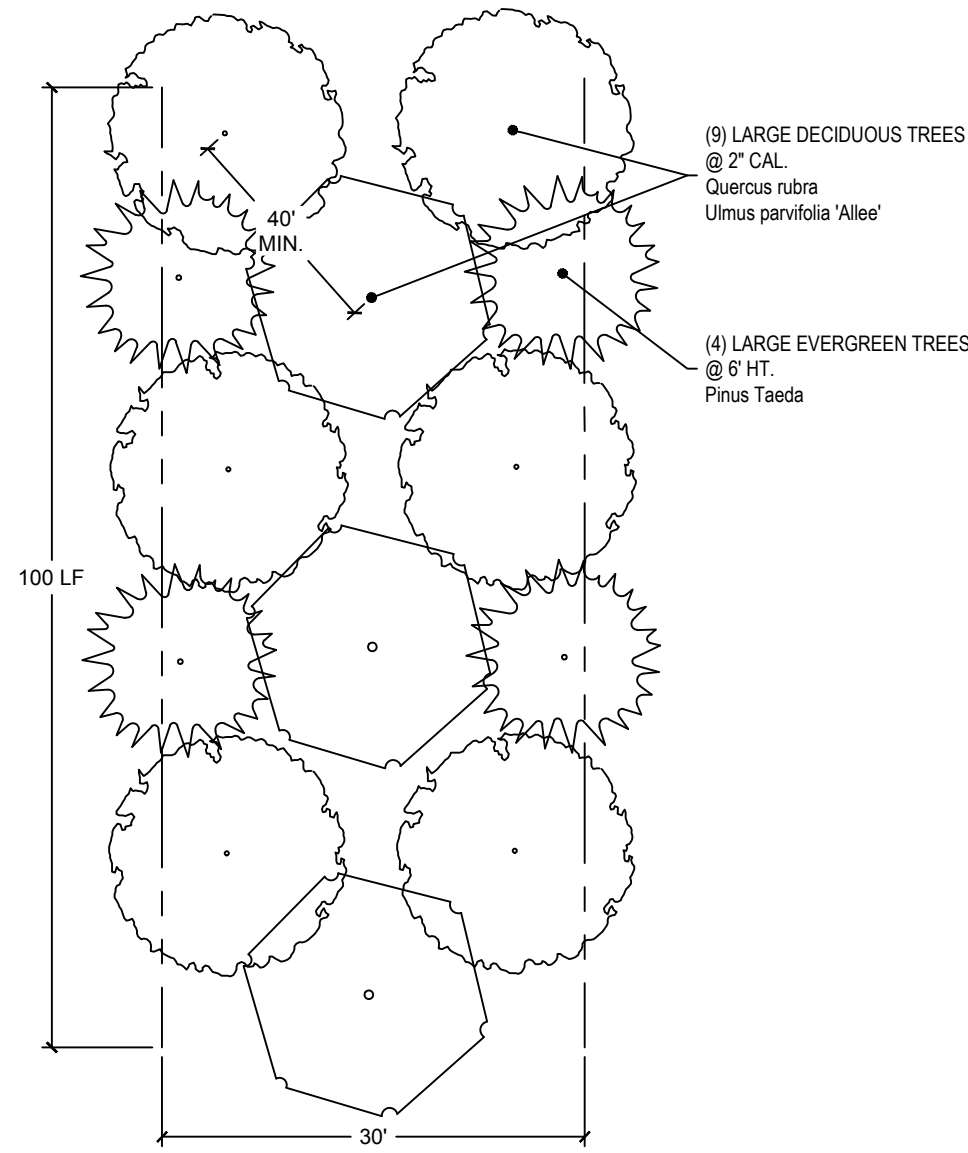




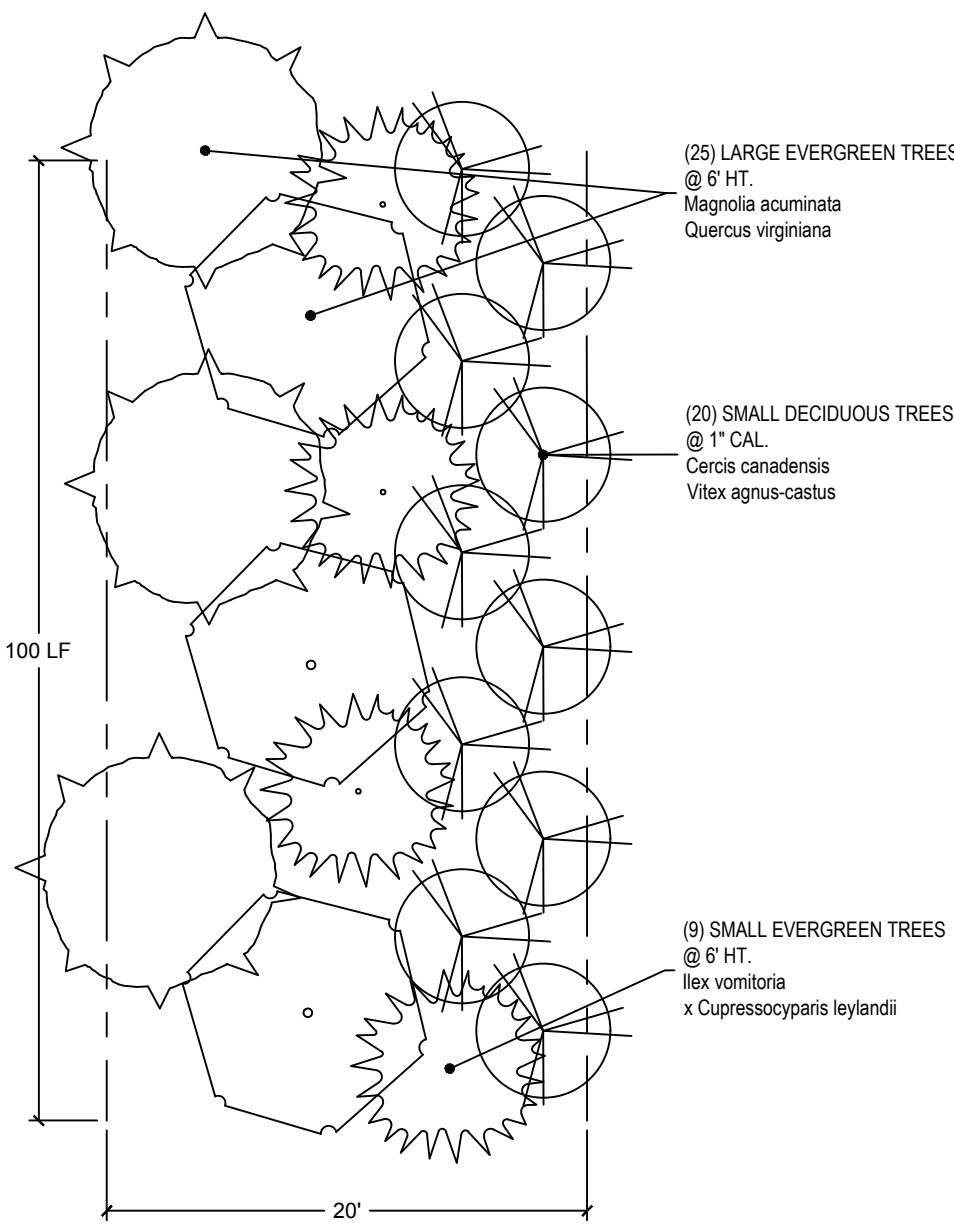
1 5' TYPE A - PERIMETER BUFFER  
1" = 1'-0"



2 10' TYPE A-20 - PERIMETER BUFFER  
1" = 1'-0"



30' TYPE B-75: SEMI-OPAQUE BUFFER  
NTS



20' TYPE C-225: OPAQUE BUFFER  
NTS

| PLANT SCHEDULE  |     |                                             |                                           |                     |        |
|-----------------|-----|---------------------------------------------|-------------------------------------------|---------------------|--------|
| CODE            | QTY | BOTANICAL NAME                              | COMMON NAME                               | MIN. INSTALLED SIZE |        |
| TREES           |     |                                             |                                           |                     |        |
| CF              | 15  | CORNUS FLORIDA                              | FLOWERING DOGWOOD                         | 2.5" CAL.           | %      |
| LS              | 13  | LIQUIDAMBAR STYRACIFLUA                     | SWEET GUM                                 | 2.5" CAL.           | 14.85% |
| LT              | 12  | LIRIODENDRON TULIPIFERA                     | TULIP POPLAR                              | 2.5" CAL.           | 11.88% |
| NS              | 16  | NYSSA SYLVATICA                             | TUPELO                                    | 2.5" CAL.           | 15.84% |
| QA              | 16  | QUERCUS ALBA                                | WHITE OAK                                 | 2.5" CAL.           | 15.84% |
| TD              | 15  | TAXODIUM DISTICHUM                          | BALD CYPRESS                              | 2.5" CAL.           | 14.85% |
| UP              | 14  | ULMUS AMERICANA 'PRINCETON'                 | PRINCETON AMERICAN ELM                    | 2.5" CAL.           | 13.86% |
| EVERGREEN TREES |     |                                             |                                           |                     |        |
| CD              | 12  | CEDRUS DEODARA                              | DEODAR CEDAR                              | 6" HT. MIN.         | 17.91% |
| IA              | 12  | ILEX OPACA                                  | AMERICAN HOLLY                            | 6" HT. MIN.         | 17.91% |
| MG              | 16  | MAGNOLIA GRANDIFLORA                        | SOUTHERN MAGNOLIA                         | 6" HT. MIN.         | 23.88% |
| TO              | 15  | THUJA OCCIDENTALIS                          | AMERICAN ARBORVITAE                       | 6" HT. MIN.         | 22.39% |
| TC              | 12  | TSUGA CAROLINIANA                           | CAROLINA HEMLOCK                          | 6" HT. MIN.         | 17.91% |
| SHRUBS          |     |                                             |                                           |                     |        |
| GF              | 100 | GARDENIA JASMINOIDES 'FROSTPROOF'           | FROSTPROOF GARDENIA                       | 36" HT./SPRD.       | 9.79%  |
| IS              | 94  | ILEX GLABRA 'SHAMROCK'                      | SHAMROCK INKBERRY HOLLY                   | 36" HT./SPRD.       | 9.21%  |
| ID              | 96  | ILEX VOMITORIA 'SCHILLINGS DWARF'           | SCHILLINGS DWARF YAUPON HOLLY             | 36" HT./SPRD.       | 9.40%  |
| IF              | 104 | ILICICUM PARVIFLORUM 'FLORIDA SUNSHINE'     | FLORIDA SUNSHINE ANISE TREE               | 36" HT./SPRD.       | 10.19% |
| IS2             | 98  | ITEA VIRGINICA 'SPRICH'                     | LITTLE HENRY® SWEET SPIRE                 | 36" HT./SPRD.       | 9.60%  |
| MC              | 103 | MYRICA CERIFERA                             | WAX MYRTLE                                | 36" HT./SPRD.       | 10.09% |
| PO              | 127 | PRUNUS LAUROCERASUS 'OTTO LUYKEN'           | OTTO LUYKEN ENGLISH LAUREL                | 36" HT./SPRD.       | 12.44% |
| RCC             | 105 | RHODODENDRON CATAWBIENSE 'CHIONOIDES'       | CHIONOIDES RHODODENDRON                   | 36" HT./SPRD.       | 10.28% |
| TW              | 94  | THUJA OCCIDENTALIS 'WOODWARDII'             | WOODWARD ARBORVITAE                       | 36" HT./SPRD.       | 9.21%  |
| VM              | 100 | VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' | MRS. SCHILLER'S DELIGHT WALTER'S VIBURNUM | 36" HT./SPRD.       | 9.79%  |

| PERIMETER YARD LANDSCAPING TABLE |                                                                                                                            |                 |                    |              |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------|--------------|
| INCREMENT                        | LANDSCAPE MATERIAL                                                                                                         | PUV OF MATERIAL | TOTAL PUV PROVIDED | PUV REQUIRED |
| D1-D12                           | EXISTING VEGETATION IS BEING USED TO SATISFY THE PUV REQUIREMENT AND WILL BE SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT. | 20              | 20                 | 100%         |
| E20-E35                          | EXISTING VEGETATION IS BEING USED TO SATISFY THE PUV REQUIREMENT AND WILL BE SUPPLEMENTED TO MEET MINIMUM PUV REQUIREMENT. | 225             | 225                | 100%         |

#### LANDSCAPE CALCULATION

##### PERIMETER BUFFER

\* SOUTH: 200LF

TYPE A-20 BUFFER  
TREES 2/100LF  
REQUIRED 4 PROVIDED 4

SHRUBS 5/100LF  
REQUIRED 10 PROVIDED 10

\*SOUTH EAST: 350LF

TYPE C-225 BUFFER  
TREES 9/100LF (5 DECIDUOUS AND 4 EVERGREEN)

REQUIRED 32 PROVIDED 32

SHRUBS 20/100LF  
REQUIRED 70 PROVIDED 80

\* NOTE:  
THE TYPE A-20 AND C-225 BUFFER ALONG THE SOUTHERN PROPERTY LINE SHALL BE SUPPLEMENTED TO MEET THE MINIMUM OPACITY REQUIREMENTS OF THE UDO, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

##### STREET YARD

FRONTAGE 1,250 LF  
30' TYPE B-75 BUFFER  
TREES 5/100LF (3 DECIDUOUS AND 2 EVERGREEN)  
REQUIRED 63 PROVIDED 63

SHRUBS 10/100LF  
REQUIRED 125 PROVIDED 137

##### 5' TYPE A OPEN BUFFER

FRONTAGE 600 LF  
TREES 2/100LF (DECIDUOUS)  
REQUIRED 12 PROVIDED 12

SHRUBS 5/100LF  
REQUIRED 30 PROVIDED 45

##### DUMPSTER ENCLOSURE SCREENING

LENGTH 50'  
SHRUBS EVERY 5 FEET  
SHRUBS 50/5  
REQUIRED 10 PROVIDED 12

##### FOUNDATION PLANTING

FRONTAGE NORTH 550 LF  
TREES 1 LARGE TREE / 75'  
REQUIRED 7 PROVIDED 8

SHRUBS 1 LARGE / 5'  
REQUIRED 110 PROVIDED 120

FRONTAGE SOUTH (50%) 240 LF  
TREES 1 LARGE TREE / 75'  
REQUIRED 3 PROVIDED 4

SHRUBS 1 LARGE / 5'  
REQUIRED 48 PROVIDED 50

FRONTAGE WEST 225 LF  
TREES 1 LARGE TREE / 75'  
REQUIRED 3 PROVIDED 3

SHRUBS 1 LARGE / 5'  
REQUIRED 45 PROVIDED 48

FRONTAGE EAST 225 LF  
TREES 1 LARGE TREE / 75'  
REQUIRED 3 PROVIDED 3

SHRUBS 1 LARGE / 5'  
REQUIRED 45 PROVIDED 48

##### STREET TREE INSTALLATION

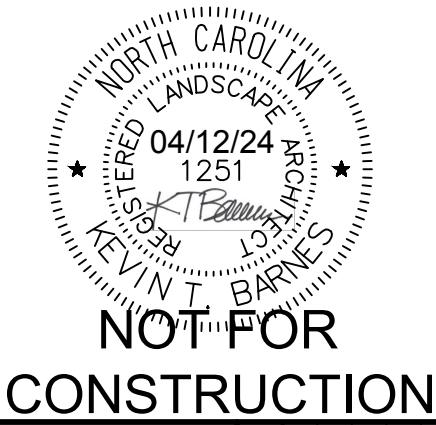
- TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.
- AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE ADMINISTRATOR TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED.
- TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
- REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 5.6.2 OF THE UDO.
- CERTIFICATE OF INSTALLATION, WITHIN 30 DAYS OF THE INSTALLATION OF PLANT MATERIALS, A REGISTERED LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE ADMINISTRATOR STATING THAT HEALTHY PLANT MATERIAL WAS PROPERLY INSTALLED IN ACCORDANCE WITH THE LOCATIONS, QUANTITIES, MINIMUM SIZES, AND SPECIES INDICATED ON THE APPROVED LANDSCAPED PLAN.
- REQUIRED 1-YEAR WARRANTY. ALL LANDSCAPE MATERIALS, INCLUDING STREET TREES, THAT DO NOT LIVE FOR 1 YEAR AFTER INSTALLATION SHALL BE REPLACED AT NO COST TO THE TOWN. THE INSTALLER SHALL PROVIDE THE TOWN WITH A MAINTENANCE BOND.
- BONDING FOR INSTALLATION. WHEN A PERFORMANCE BOND, OR OTHER ACCEPTABLE SURETY, IS PROVIDED IN COMPLIANCE WITH THE PROVISIONS OF SECTION 11.14 CONSTRUCTION DRAWINGS OF THIS UDO, THE ADMINISTRATOR MAY ISSUE A CERTIFICATE OF UDO COMPLIANCE EVEN THOUGH ALL REQUIRED LANDSCAPING HAS NOT YET BEEN INSTALLED. THE PERFORMANCE BOND SHALL BE ACCOMPANIED BY A DOCUMENTATION OF THE ESTIMATED COST OF THE REMAINING LANDSCAPING TO BE COMPLETED. THE DOCUMENTATION OF ESTIMATED COST MAY INCLUDE A LANDSCAPING CONTRACTOR'S BID OR CONTRACT, A NURSERY'S BILL OR SIMILAR DOCUMENT. THE PERFORMANCE BOND SHALL BE FOR AN AMOUNT EQUAL TO 1 ½ TIMES THE COST OF THE PLANT MATERIALS PLUS INSTALLATION FOR THE PLANT MATERIALS YET TO BE INSTALLED, BASED UPON THE HIGHEST ESTIMATE PROVIDED.

##### MAINTENANCE

- A. THE OWNER SHALL BE RESPONSIBLE FOR:
- THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
  - THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND,
  - THE REPLACEMENT OF ANY TREE IN A TREE PRESERVATION AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
  - MAINTENANCE THAT DAMAGES PLANT MATERIAL IS PROHIBITED.
  - TREE TOPPING IS PROHIBITED.
- B. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE NONCOMPLIANCE OF THIS UDO ENFORCEABLE UNDER THE PROVISIONS OF CHAPTER 12 –NONCOMPLIANCE & ENFORCEMENT.

##### STREET TREE NOTES

- ON COLLECTOR, LOCAL, AND CUL-DE-SAC STREETS, TREES SHALL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY CENTERED WITHIN THE UTILITY STRIP BETWEEN THE SIDEWALK AND CURB OR CENTERED BETWEEN RIGHT-OF-WAY LINE AND CURB IF NO SIDEWALK IS PRESENT.
- ALL TREES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM THE POINT OF TANGENCY OF CURB RADII AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLE IN ACCORDANCE WITH THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
- ALL TREES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM THE BASE OF LIGHT POLES.
- TREE SPACING SHALL BE 50' FROM CENTER OF TRUNK.
- TREES SHALL BE NURSERY GROWN, SINGLE STEM VARIETIES, TYPICAL OF THEIR SPECIES OR VARIETY, FRESHLY DUG, NORMALLY SHAPED, HEAVY AND WELL BRANCHED, WITH FULL FOLIAGE WHEN IN LEAF AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
- TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND WITH A SINGLE INTACT LEADER.
- ALL WOUNDS PRESENT AT THE TIME OF DIGGING MUST EXHIBIT CALLUSING, WITH THE BARK AT THE EDGES OF ANY SUCH WOUND TIGHT AND INTACT. NO ABRASIONS OR UNHEALED CUTS ARE ALLOWED ON THE TRUNKS OF TREES.
- ALL TREES FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS AND DISEASES.
- TREES PLANTED TO MEET THE STREET TREE REQUIREMENT MUST BE WELL MATCHED SPECIMENS.
- IN ORDER TO MAINTAIN A HIGH QUALITY OF URBAN STREETSCAPE, EACH STREET MUST CONTAIN AT LEAST (2) SPECIES OF TREES WITH A SIMILAR CANOPY. NO MORE THAN 55% OF A SINGLE SPECIES SHALL BE USED ON EACH STREET.
- STREET TREES MUST BE INSTALLED PRIOR TO THE CERTIFICATE OF UDO COMPLIANCE FOR THE DWELLING ON THE LOT WHERE THE TREE IS LOCATED.
- AT THE TIME OF INSTALLATION THE NURSERY TAGS 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.
- ALL REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH TOWN POLICY STATEMENT TOWN CODE CHAPTER 4 DIVISION 6.



THIS DRAWING PREPARED AT THE  
TIMMONS GROUP, INC.  
5410 Trinity Road, Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

| DATE                     | REVISION DESCRIPTION |
|--------------------------|----------------------|
| 11/3/2023                | SECOND SUBMITTAL DP  |
| 12/8/2023                | THIRD SUBMITTAL DP   |
| 4/12/2024                | FOURTH SUBMITTAL DP  |
| DRAWN BY<br>S.FANTAYE    |                      |
| DESIGNED BY<br>S.FANTAYE |                      |
| CHECKED BY<br>K.BARNES   |                      |
| SCALE<br>AS SHOWN        |                      |

TIMMONS GROUP . . . . .

GENESUITES - POD C

WAKE COUNTY, NORTH CAROLINA

PLANTING NOTES AND DETAILS

JOB NO.  
59797  
SHEET NO.  
L2.3

These plans and associated documents are the exclusive property of TIMMONS GROUP, Inc. and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

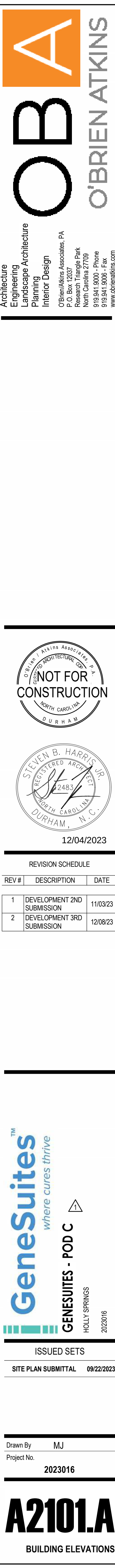
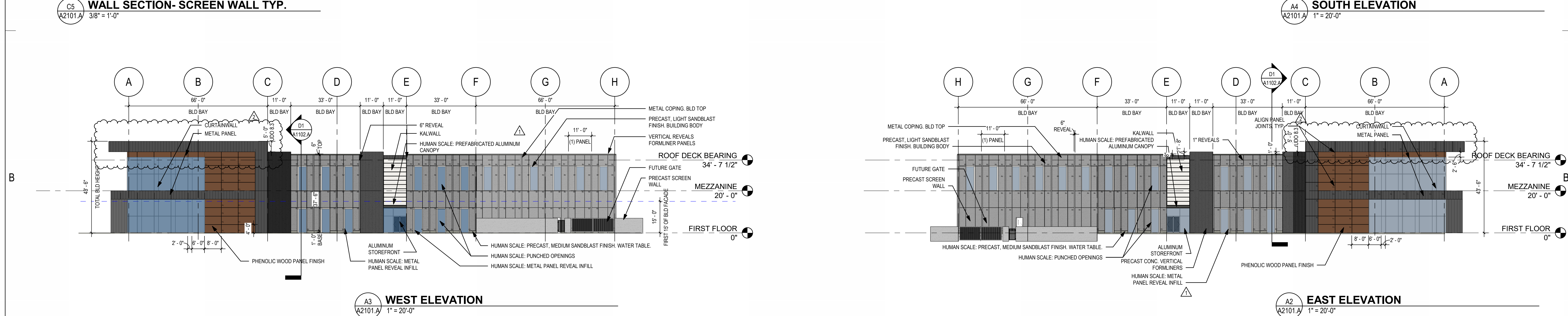
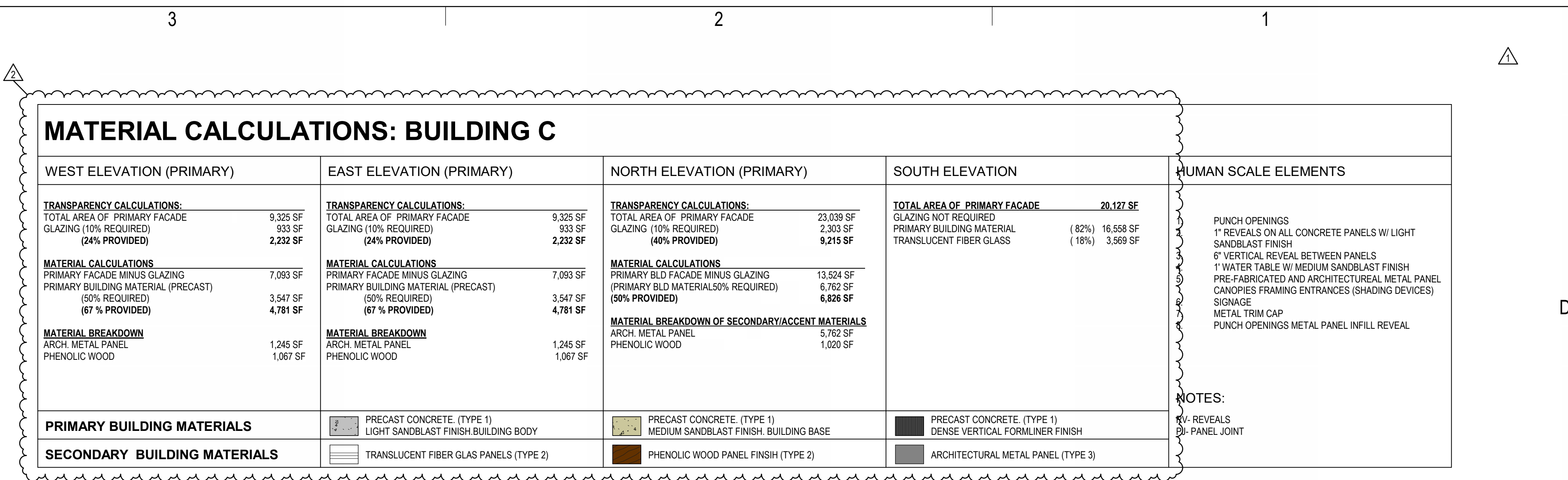
















**BUILDING C- NORTH WEST ENTRANCE**  
**DRAWING NOT TO SCALE**



5

4

3

2

1

D

C

B

A

# PRIMARY BUILDING MATERIALS



ARCHITECTURAL PRECAST CONCRETE.  
LIGHT SANDBLAST FINISH.  
(BUILDING BODY)



ARCHITECTURAL PRECAST CONCRETE.  
WITH FORMLINERS.



ARCHITECTURAL PRECAST CONCRETE.  
MEDIUM SANDBLAST FINISH.  
(BUILDING BASE)

# GLAZING



KALWALL



ARCHITECTURAL GLAZING

# ACCENT MATERIALS



METAL PANEL



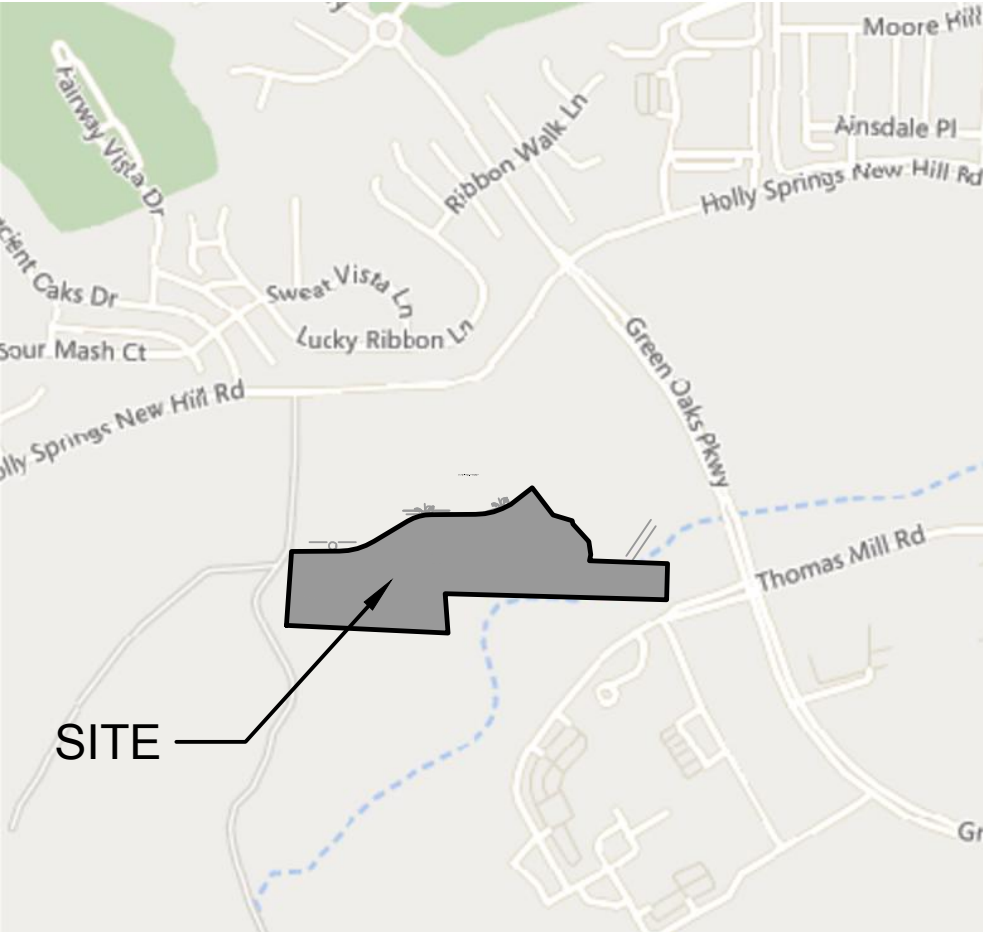
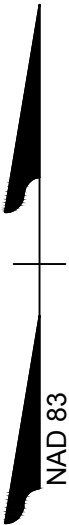
PHENOLIC WOOD PANEL



# IMPACT MAPS: GENESUITES LOT C

WAKE COUNTY,  
HOLLY SPRINGS, NC 27540

| Sheet List Table |                       |
|------------------|-----------------------|
| Sheet Number     | Sheet Title           |
| EX0.0            | COVER                 |
| EX1.0            | OVERALL IMPACT MAP    |
| EX1.1            | IMPACT MAP TABLE      |
| EX1.2            | IMPACT MAPS           |
| EX1.3            | IMPACT MAPS           |
| EX1.4            | DETAILS               |
| EX2.0            | OVERALL TURN TEMPLATE |
| EX2.1            | TURN TEMPLATE         |
| EX2.2            | TURN TEMPLATE         |
| EX3.0            | OPEN SPACE EXHIBIT    |



## VICINITY MAP

1" = 1000'

DELINEATION COMPLETED BY TIMMONS GROUP  
ON 05/09/2022.  
INFORMAL CONFIRMATION EMAIL RECEIVED  
FROM THE USACE ON 09/27/2022.  
BUFFER DETERMINATION RECEIVED FROM  
NCDEQ ON 11/16/2022.

## WETLAND AND STREAM IMPACT DATA TABLE

|                    |             |
|--------------------|-------------|
| TOTAL SITE ACREAGE | 19.14 ACRES |
| TOTAL WETLAND AREA | 0.65 ACRES  |
| TOTAL STREAM AREA  | 0.01 ACRES  |

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

| REVISION DESCRIPTION | DATE        |
|----------------------|-------------|
|                      | 09-20-23    |
| DRAWN BY             | CHALOUPECKY |
| DESIGNED BY          | CHALOUPECKY |
| CHECKED BY           | W ALTMAN    |
| SCALE                | AS SHOWN    |

**TIMMONS GROUP**

GENESUITES - LOT C  
HOLLY SPRINGS, NORTH CAROLINA

COVER

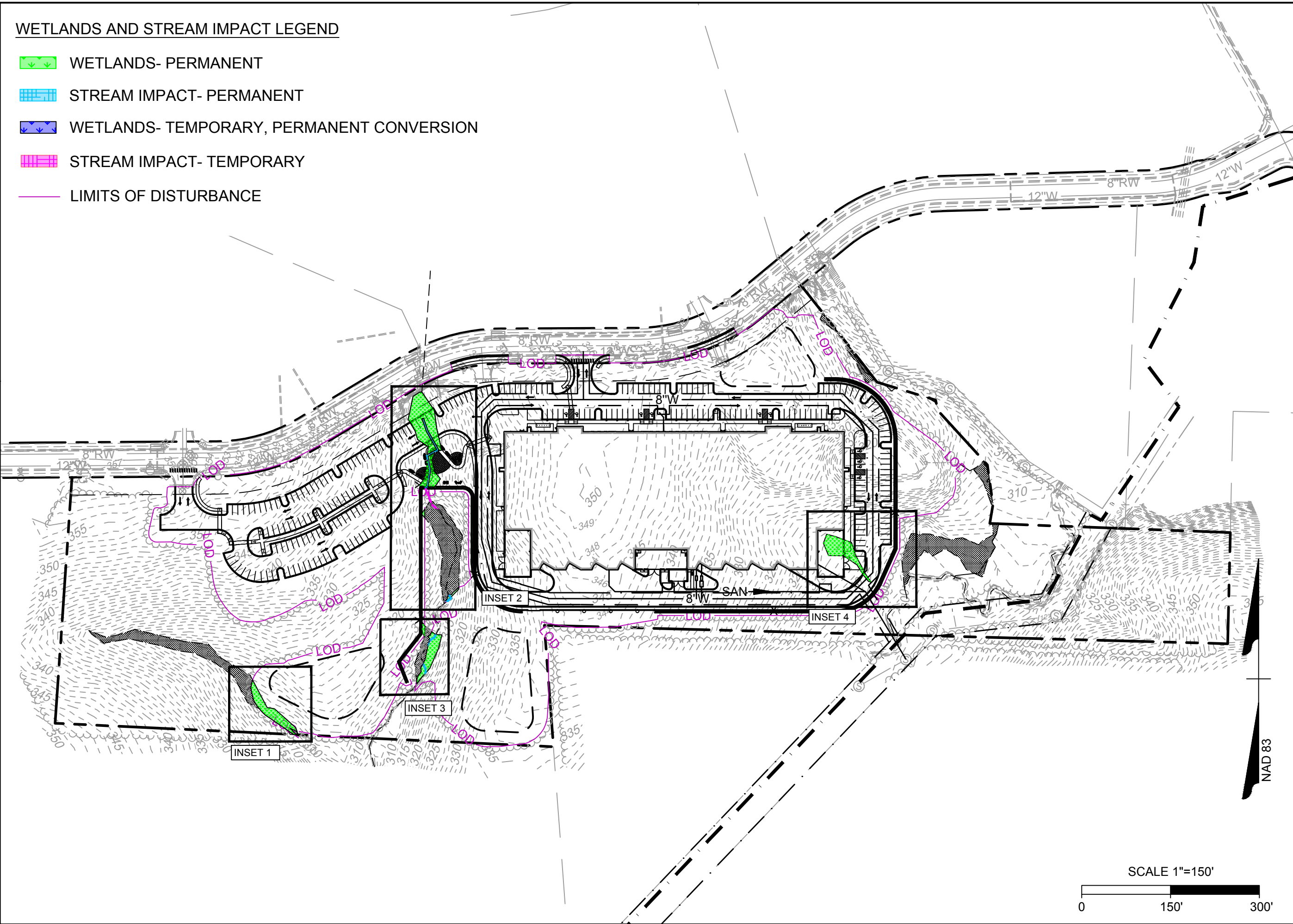
JOB NO.  
59797  
SHEET NO.  
EX0.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



WETLANDS AND STREAM IMPACT LEGEND

- WETLANDS- PERMANENT
- STREAM IMPACT- PERMANENT
- WETLANDS- TEMPORARY, PERMANENT CONVERSION
- STREAM IMPACT- TEMPORARY
- LIMITS OF DISTURBANCE



THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE

09-20-23

DRAWN BY

CHALOUPECKY

DESIGNED BY

CHALOUPECKY

CHECKED BY

W. ALTMAN

SCALE

AS SHOWN

**TIMMONS GROUP**

GENESUITES - LOT C

HOLLY SPRINGS, NORTH CAROLINA

OVERALL IMPACT MAP

JOB NO.

59797

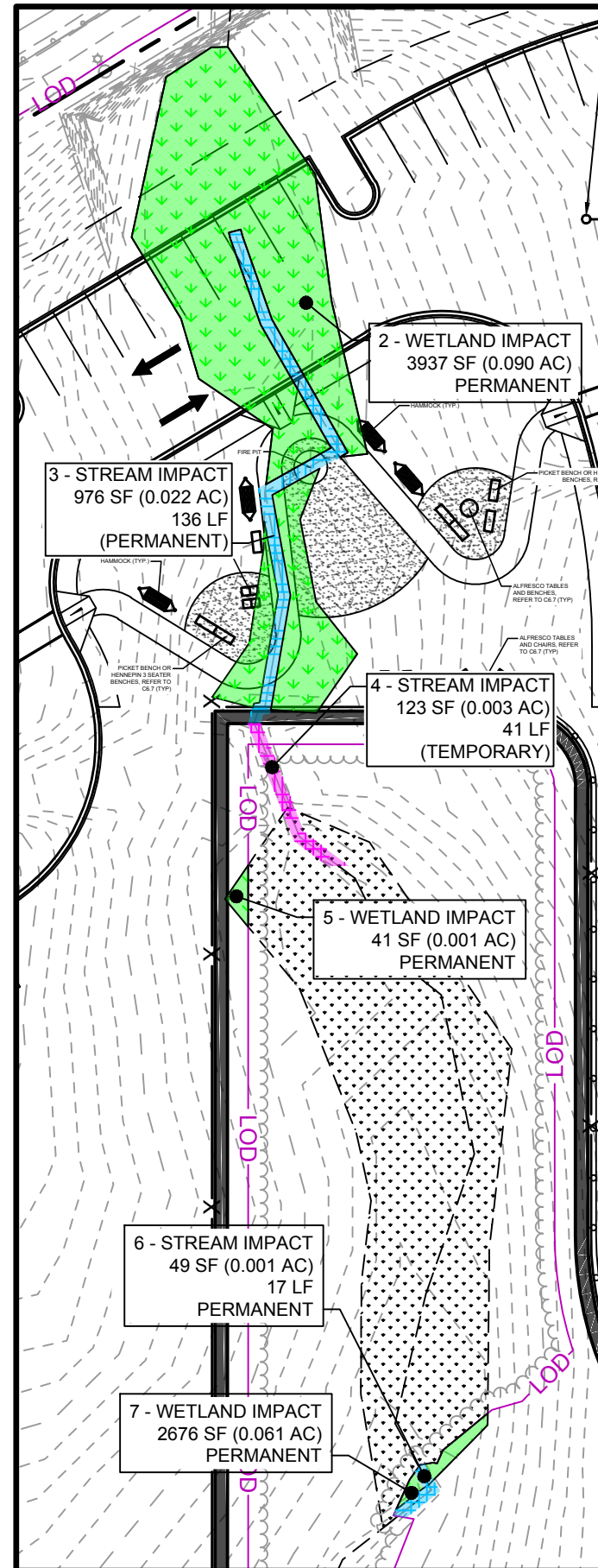
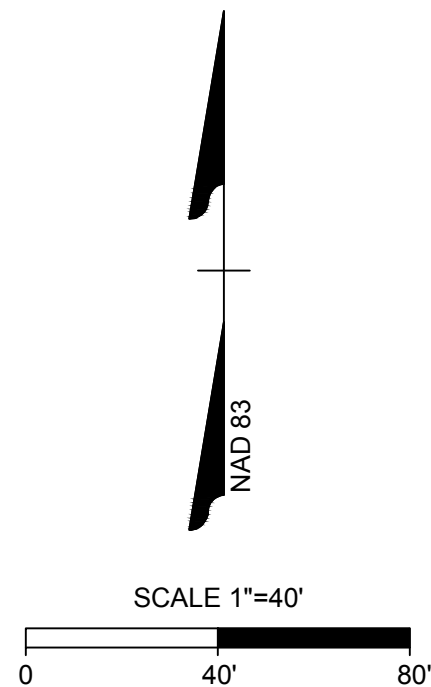
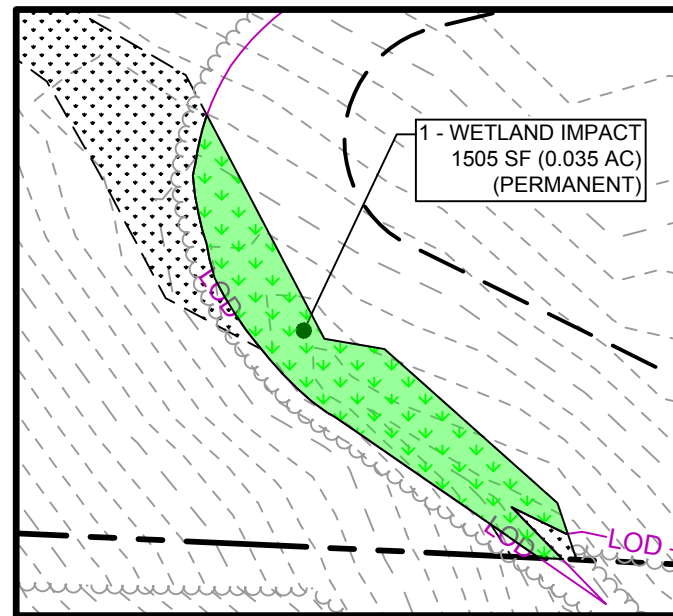
SHEET NO.

EX1.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.







- CONSTRUCTION SEQUENCE:**
- 1. CONTRACTOR SHALL NOTIFY THE TOWN OF HOLLY SPRINGS 48-HRS IN ADVANCE OF START OF WORK DURING A PERIOD OF TIME WITH NO RAIN IN THE FORECAST**
  - 2. PRIOR TO START OF WORK, CONTRACTOR SHALL HAVE ALL MATERIALS AND EQUIPMENT ON-SITE. FOR UTILITY CROSSINGS WITH CASINGS, THE CARRIER PIPE SHALL BE INSTALLED WITHIN THE CASING PIPE PRIOR TO ANY OPEN CUT ACTIVITIES**
  - 3. CONTRACTOR SHALL RESTORE THE WETLAND AREAS WITH TEMPORARY IMPACT OR PERMANENT CONVERSION IMPACT TO PRE-CONSTRUCTION CONTOURS AND PLANT AN APPROPRIATE WETLAND OR RIPARIAN SEED MIX.**

- ### WETLANDS AND STREAM IMPACT LEGEND

-  WETLANDS- PERMANENT  
 STREAM IMPACT- PERMANENT  
 WETLANDS- TEMPORARY, PERMANENT CONVERSION  
 STREAM IMPACT- TEMPORARY  
 LIMITS OF DISTURBANCE

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 [www.timmons.com](http://www.timmons.com)

YOUR VISION ACHIEVED THROUGH OURS.

**GENESUITES - LOT C**  
HOLLY SPRINGS, NORTH CAROLINA  
**IMPACT MAPS**

## IMPACT MAPS

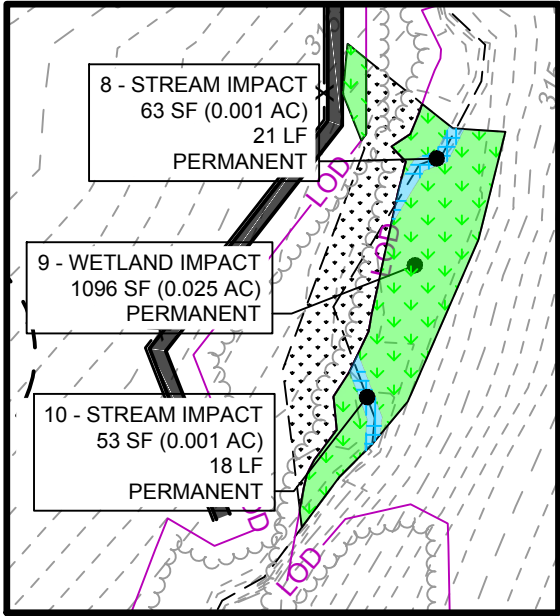
## IMPACT MAPS

JOB NO.  
59797

SHEET NO.  
EX1.2

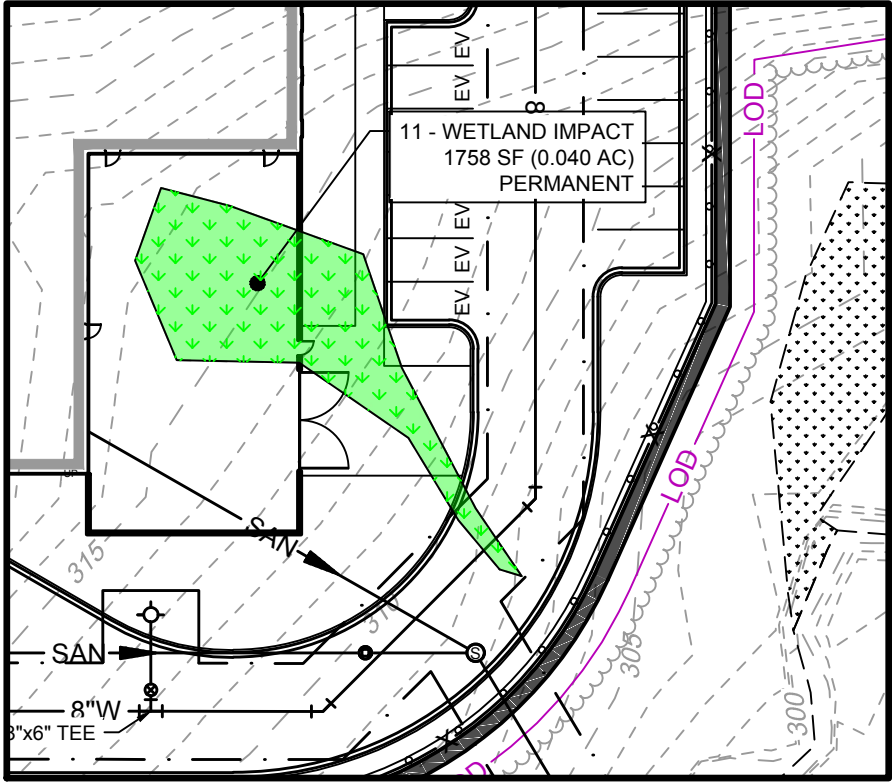
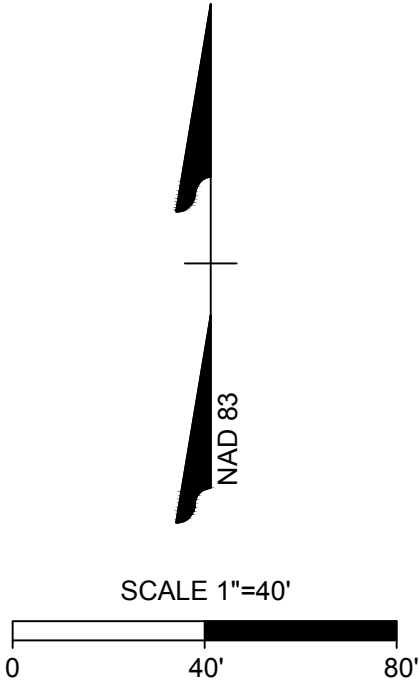
SHEET NO.  
*EX1.2*

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



INSET 3

- CONSTRUCTION SEQUENCE:
1. CONTRACTOR SHALL NOTIFY THE TOWN OF HOLLY SPRINGS 48-HRS IN ADVANCE OF START OF WORK DURING A PERIOD OF TIME WITH NO RAIN IN THE FORECAST
  2. PRIOR TO START OF WORK, CONTRACTOR SHALL HAVE ALL MATERIALS AND EQUIPMENT ON-SITE. FOR UTILITY CROSSINGS WITH CASINGS, THE CARRIER PIPE SHALL BE INSTALLED WITHIN THE CASING PIPE PRIOR TO ANY OPEN CUT ACTIVITIES
  3. CONTRACTOR SHALL RESTORE THE WETLAND AREAS WITH TEMPORARY IMPACT OR PERMANENT CONVERSION IMPACT TO PRE-CONSTRUCTION CONTOURS AND PLANT AN APPROPRIATE WETLAND OR RIPARIAN SEED MIX.



INSET 4

**WETLANDS AND STREAM IMPACT LEGEND**

- WETLANDS- PERMANENT
- STREAM IMPACT- PERMANENT
- WETLANDS- TEMPORARY, PERMANENT CONVERSION
- STREAM IMPACT- TEMPORARY
- LIMITS OF DISTURBANCE

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

GENESUITES - LOT C

HOLLY SPRINGS, NORTH CAROLINA

IMPACT MAPS

DATE

09-20-23

DRAWN BY

CHALOUPECKY

DESIGNED BY

CHALOUPECKY

CHECKED BY

W ALTMAN

SCALE

AS SHOWN

JOB NO.

59797

SHEET NO.

EX1.3

REVISION DESCRIPTION

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

Page 146 of 149



|                                                         |                                        |
|---------------------------------------------------------|----------------------------------------|
|                                                         | <b><u>Shrub (recommended)</u></b>      |
|                                                         | Pawpaw                                 |
|                                                         | Alder                                  |
|                                                         | Blackberry                             |
|                                                         | Elderberry                             |
|                                                         |                                        |
| <b><u>Herb (recommended)</u></b>                        | <b><u>Livestakes (recommended)</u></b> |
| Nodding sedge                                           | Black Willow                           |
| Boneset                                                 | Silky Dogwood                          |
| Wool Grass                                              |                                        |
| Jewelweed                                               |                                        |
| PLANTING SCHEDULE FOR MAJOR<br>STREAM BANK RESTORATIONS |                                        |

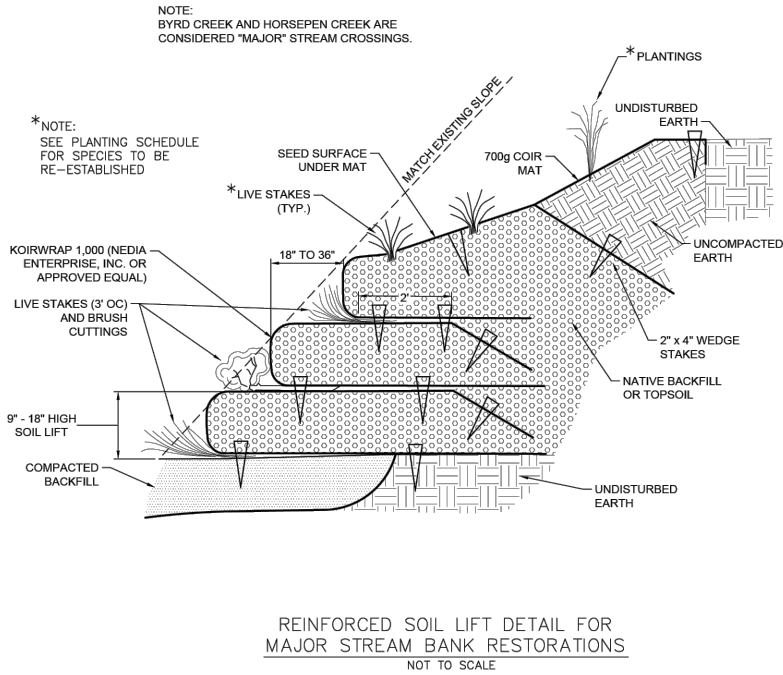
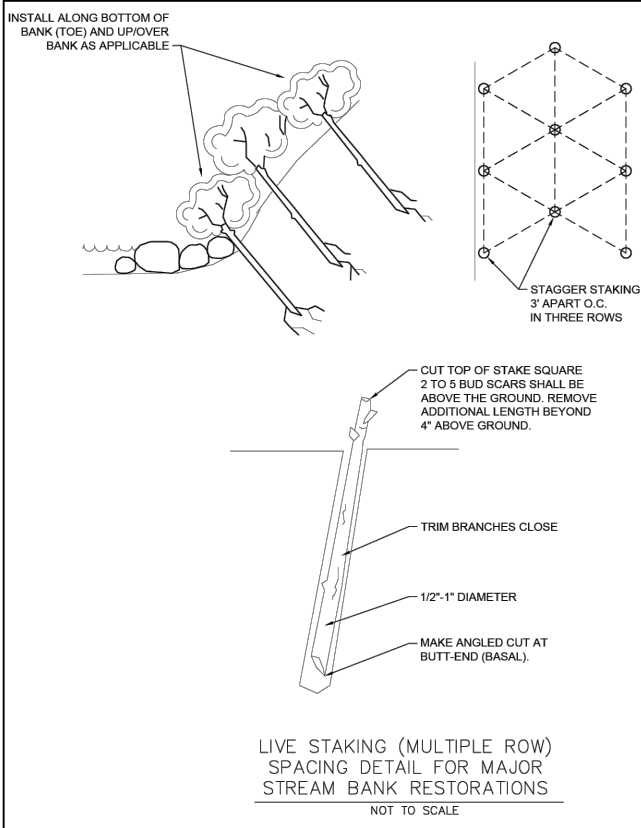
| Table 6.10a<br>Temporary Seeding Specifications<br>for Winter and Early Spring                                                                                             |                |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| Seeding Mixture Spedes                                                                                                                                                     | Rate (lb/acre) |        |
| Rye Grain                                                                                                                                                                  | 30             |        |
| Seeding Dates                                                                                                                                                              |                |        |
| Mountains >2500 ft.                                                                                                                                                        | 15-Feb to      | 15-May |
| <2500 ft.                                                                                                                                                                  | 1-Feb to       | 1-May  |
| Piedmont                                                                                                                                                                   | 1-Jan to       | 1-May  |
| Coastal Plain                                                                                                                                                              | 1-Dec to       | 15-Apr |
| Soil Amendments                                                                                                                                                            |                |        |
| Follow recommendations of soil tests or apply 2 ton/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer                                                 |                |        |
| Mulch                                                                                                                                                                      |                |        |
| Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting or a mulch anchoring tool. Use 400 gallons of tack per acre or straw covered with pinned netting. |                |        |
| Maintenance                                                                                                                                                                |                |        |
| Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or damage.                                                        |                |        |

| Table 6.10a Temporary Seeding Specifications for Summer                                                                                                                    |                |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| Seeding Mixture Spedes                                                                                                                                                     | Rate (lb/acre) |        |
| German Millet                                                                                                                                                              | 15             |        |
| In the Piedmont and Mountains, a small-stemmed sundangrass may be substituted at a rate of 50lb/acre.                                                                      |                |        |
| Seeding Dates                                                                                                                                                              |                |        |
| Mountains                                                                                                                                                                  | 15-May to      | 15-Aug |
| Piedmont                                                                                                                                                                   | 1-May to       | 15-Aug |
| Coastal Plain                                                                                                                                                              | 15-Apr to      | 15-Aug |
| Soil Amendments                                                                                                                                                            |                |        |
| Follow recommendations of soil tests or apply 2 ton/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer                                                 |                |        |
| Mulch                                                                                                                                                                      |                |        |
| Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting or a mulch anchoring tool. Use 400 gallons of tack per acre or straw covered with pinned netting. |                |        |
| Maintenance                                                                                                                                                                |                |        |
| Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or damage.                                                        |                |        |

| Table 6.10a Temporary Seeding Specifications for Fall                                                                                                                                                                                               |                |        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| Seeding Mixture Species                                                                                                                                                                                                                             | Rate (lb/acre) |        |
| Rye Grain                                                                                                                                                                                                                                           | 30             |        |
| In the Piedmont and Mountains, a small-stemmed sundangrass may be substituted at a rate of 50lb/acre.                                                                                                                                               |                |        |
| Seeding Dates                                                                                                                                                                                                                                       |                |        |
| Mountains                                                                                                                                                                                                                                           | 15-Aug to      | 15-Dec |
| Coastal Plain and Piedmont                                                                                                                                                                                                                          | 15-Aug to      | 30-Dec |
| Soil Amendments                                                                                                                                                                                                                                     |                |        |
| Follow recommendations of soil tests or apply 2 ton/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer                                                                                                                          |                |        |
| Mulch                                                                                                                                                                                                                                               |                |        |
| Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting or a mulch anchoring tool. Use 400 gallons of tack per acre or straw covered with pinned netting.                                                                          |                |        |
| Maintenance                                                                                                                                                                                                                                         |                |        |
| Repair and refertilize damaged areas immediately. Topdress with 50lb/acre of nitrogen in March. If it is necessary to extend temporary cover beyond June 15, overseed with 50lb/acre Kobe (Piedmont and Coastal Plain) late February or early March |                |        |

PERMANENT SEED MIX ERNST CONSERVATION SEEDS NC PIEDMONT FACW MIX OR APPROVED EQUAL BY DESIGNER  
APPLICATION RATE 20 LBS/AC. TO BE PLANTED IN ALL DISTURBED WETLAND AND RIPARIAN AREAS.

PLASTIC NETTING SHOULD NOT BE USED WITHIN WETLANDS OR STREAMS



THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE  
09-20-23

DRAWN BY  
CHALOUPECKY

DESIGNED BY  
CHALOUPECKY

CHECKED BY  
W ALTMAN

SCALE  
AS SHOWN

GENESUITES - LOT C

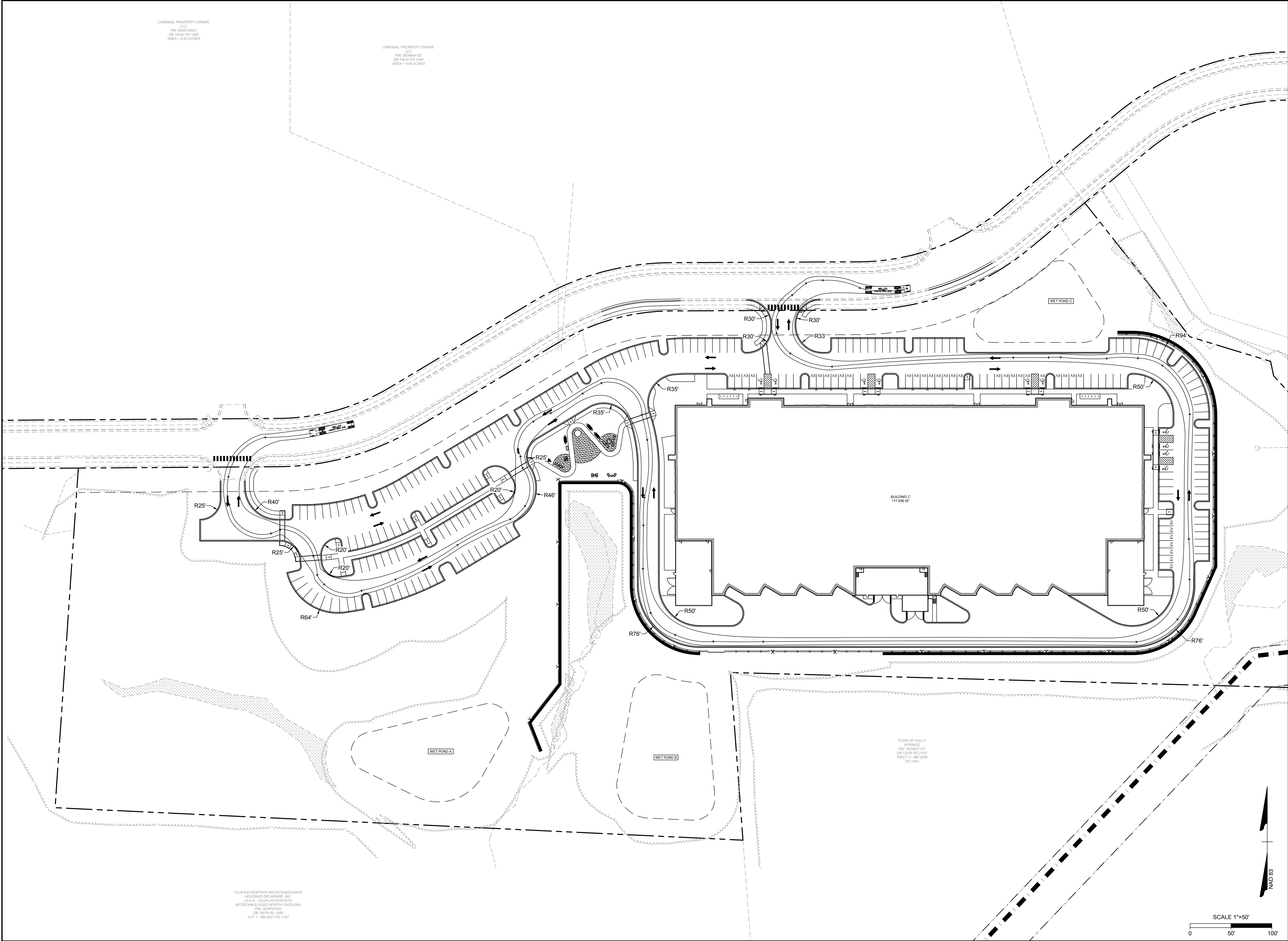
HOLLY SPRINGS, NORTH CAROLINA

IMPACT MAP DETAILS

JOB NO.  
59797

SHEET NO.  
EX1.4

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



CARDINAL PROPERTY OWNER,  
LLC  
PIN: 0639738637  
DB 10224 PG 1408  
AREA = 9.82 ACRES

CARDINAL PROPERTY OWNER,  
LLC  
PIN: 0639844162  
DB 10224 PG 1408  
AREA = 9.68 ACRES

FLUORFILM DISCOVERY BIOTECHNOLOGIES  
HOLDINGS DELAWARE, INC.  
(A.K.A. "FLUORFILM DISCOVERY  
BIOTECHNOLOGIES NORTH CAROLINA")  
PIN: 0639720032  
DB 10879 PG 1689  
LOT 1 - BM 2021 PG 1163

TOWN OF HOLLY  
SPRINGS  
PIN: 0639807172  
DB 10379 PG 2143  
TRACT 6 - BM 2009  
PG 1243



THIS DRAWING PREPARED AT THE  
FACILITY OFFICE  
5410 Trinity Road, Suite 127  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION  
SECOND SUBMITTAL DP  
THIRD SUBMITTAL DP

DATE  
11/3/2023  
12/8/2023  
09/22/2023  
DRAWN BY  
CHALOUPECKY  
DESIGNED BY  
CHALOUPECKY  
CHECKED BY  
W. ALTMAN  
SCALE  
AS SHOWN

**TIMMONS GROUP**

GENESUITES - POD C  
WAKE COUNTY, NORTH CAROLINA  
TURN TEMPLATE

JOB NO.  
59797  
SHEET NO.  
EX2.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



