



Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of February 18, 2025 meeting agenda

REQUESTS AND COMMUNICATIONS

5. LaunchHOLLYSPRINGS Update
6. Police Department 2024 Annual Report

CONSENT AGENDA

7. January 14, 2025 workshop meeting and January 21, 2025 business meeting minutes
8. Monthly Budget Amendments, Grants, and Personnel Policy Update
9. Bass Lake Spillway Enlargement TOHS Project # 21-005
10. Voluntary Annexation A24-05 0 Friendship Road

PUBLIC HEARINGS

11. 22-DP-12 Carolina Springs Town Center - Quasi-Judicial Public Hearing

NEW BUSINESS

12. Establishment of a Social District in Downtown Holly Springs
13. Midterm Appointment to Parks and Recreation Advisory Committee

PUBLIC COMMENT PERIOD

Each speaker may speak up to 3 minutes, and the total comment period will be 30 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION

ADJOURNMENT

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

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



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Requests & Communications

Title: LaunchHOLLYSPRINGS Update

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Anna Murphy, Economic Development

Action(s):

Receive annual report from LaunchHOLLYSPRINGS

Explanation:

- Bob Shimmel, Program Manager of LaunchHOLLYSPRINGS, will update Council on:
 - Program stats over the past year, including the latest Cohort;
 - Overall impact on Holly Springs brick & mortar business and job growth; and
 - Plans for the coming year

Background:

- LaunchHOLLYSPRINGS (LHS) is a community-based program, chartered by Holly Springs Rotary Club, helping local entrepreneurs with limited access to resources to start and/or grow successful companies.
- The program specializes in supporting underserved businesses, including underfunded, women, and/or minority-owned businesses.
- The Town has provided grants over the last several years, and a member of the Town's Economic Development Department has a seat on the board.

Funding Information:

- For FY 2023-24 and FY 2024-25, LHS was awarded a \$5,000 annual base grant from the Town with the stipulation that LHS use the grant proceeds for an administrative program support staff member.
- In addition to the base grant of \$5,000, LHS is eligible for a 1:1 matching grant up to \$5,000 for administrative program support if other corporate grantors also support the administrative program support position. The maximum total grant allowance for LHS in the fiscal year is up to \$10,000.
 - In FY 2023-24 LHS raised an additional \$5,000 from a new donor to achieve eligibility for the matching grant. The match was awarded in full as Amgen came on board to support LHS.
 - For the current FY, LHS is working towards the \$5,000 match target. They currently qualify for up to \$2,000 and are actively in conversation with multiple new donors to reach the \$5,000 maximum match.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Requests & Communications

Title: Police Department 2024 Annual Report

Strategic Priority Area: Community Safety

Staff Resource: Paul Liquorie, Police Chief

Action(s):

Receive the Police Department's 2024 Annual Report

Explanation:

- The intent of the Holly Springs Police Department's (HSPD) Annual Report is to provide an overview of the Town's crime statistics and the Police department's activities for policymakers and administrators who govern Holly Springs (HS) and the residents who live and work in HS.
- The police command staff is also dedicated to analyzing and evaluating this data to ensure the best use of the department's resources for professional, equitable, and efficient policing.
- The men and women who comprise the outstanding HSPD are committed to providing the highest quality of service to ensure the safety, security, and well-being of residents, businesses, and visitors of HS.

Background:

- The reporting period this year is from January 1, 2024, through December 30, 2025.
- This reporting period change furthers the Police Department's commitment to meeting the standards of the Commission on Accreditation for Law Enforcement (CALEA) and to bring the department's reporting period in-line with the new FBI National Incident-Based Reporting System (NIBRS) reporting period.
- The HSPD's Annual Report provides a broad overview of the agency's structure, advancements, challenges, and current operations.
- The officers, telecommunicators and support staff that make up the HSPD remain committed to providing exceptional community service, while maintaining Holly Springs as one of the safest towns in North Carolina.
- A full copy of the 2024 Annual Report will be provided at the Town Council meeting on February 18, 2025.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Consent Agenda

Title: January 14, 2025 workshop meeting and January 21, 2025 business meeting minutes

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Approve the minutes of the January 14, 2025 workshop meeting and January 21, 2025 business meeting.

Explanation:

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

Background:

Funding Source(s):

N/A

Attachment(s):

1. 1.14.25 workshop minutes - DRAFT
2. 1.21.25 minutes - DRAFT



MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, January 14, 2025 at the Law Enforcement Center and via livestreaming. Mayor Mayefskie presided, calling the meeting to order at 6:00 p.m. A quorum was established as the Mayor and three Council members were present in the room as the meeting opened.

Council Members Present in the room: Mayor Sean Mayefskie, Council members Danielle Hewetson, Annie Drees, and Chris Deshazor.

Council Members present electronically: Council member Tim Forrest

Council Members Absent: Mayor Pro Tem Dan Berry

Staff Members Present in the room: Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; John Schifano, Town Attorney; Mathew Mutter and Jesse Dixon, IT; Corey Petersohn, Director, Office of Budget and Strategic Planning; Tina Stroupe, Director, Finance; LeeAnn Plumer, Director, Parks and Recreation; Cassie Hack, Director, Communications and Marketing; Chris Hills, Director, Development Services; Irena Krstanovic, Director, Economic Development; Tyler Garner and Anna Murphy, Economic Development; Paige Scott, Director, Public Works; Sara Emig, Utilities & Infrastructure; Chris Hills, Director, Development Services.

Mayor Mayefskie called the meeting to order at 6:00 p.m.

1. Overview: Randy Harrington, Town Manager, gave an overview of the meeting agenda. He suggested swapping the order of the last two items to accommodate guests who were here for other items.

2. Legislative Action Committee Proposed 2025 Advocacy Priorities

Mr. Harrington introduced Phillip Isley, lobbyist for the Town of Holly Springs.

Council member Drees said the Legislative Action Committee had met several times to discuss priorities for 2025 with Wake County Public Schools, Wake County, the State and the Federal government. She presented the committee's recommendations.

WAKE COUNTY PUBLIC SCHOOL SYSTEM

- Support **accessibility/walkability** to schools
- Provide **community engagement opportunities on future student reassignment plans** that offer parents constructive opportunities to share plan impacts and suggested plan adjustment requests
- Continued support for **School Resource Officer partnerships** and school safety

WAKE COUNTY

- Explore partnership opportunities for **expansion of workforce housing** in Holly Springs

- Explore partnership opportunities to advance **regional greenway system connections**
- Begin discussion on **future Library Bond investment to regional/local library** with possibility of potential, continued relationship with Town Cultural Center

CM Deshazor asked if this was around capital expenditures or programing. Council member Drees said facilities. Council member Hewetson said there was a presentation from the Wake County Library recently that said Holly Springs was way down the line. Has there been any discussion since then? Randy Harrington said the \$2.3 million is for capital maintenance of the building and inside the library, but in the 7–10-year time frame there will be another bond. We are starting early to be sure we are on their attention. Council member Forrest asked what “future bond” referred to. Council member Drees said they just released a library bond, with minor improvements in Holly Springs. The discussions with them will be when Holly Springs will be part of a future library bond and what their expectation is of that. LeeAnn Plumer said the \$2.3 is a separate funding source, not part of the bond that was passed, but they will be making improvements on the library side. Council will follow up on the funding source.

STATE

- **Water Infrastructure to support growth of life sciences and advanced manufacturing in NC** – \$25 million to fund a new one-million-gallon elevated water storage tank and associated force-main supply lines to serve Northwest area of town
- **Firefighter Safety** – \$700,000 to replace the Town’s Self-Contained Breathing Apparatus (SCBA) tanks for all firefighters
- **Local Authority**
 - **Remove restrictions against municipal downzoning** (contained within SB382)
 - **Exempt Town from State bidding requirements** for construction of Utley Creek Greenway Ph. 2 and construction of Utley Creek Water Reclamation Facility upgrade from six (6) to eight (8) million gallons per day (MGD)
 - **Exempt Town from State billboard siting** allowances in commercial areas
 - Preserve ability to execute **long-range community planning and annexation** for the efficient delivery of municipal services and congruent growth of the town
- **NCDOT investments to increase response to acute urban/suburban growth pressures**
 - Advance NCDOT/CAMPO planning and design of **new interchange on US 1** near Friendship area in Northwest Holly Springs
 - **Shorten review times** for roadway projects undertaken by municipal partners
 - Seek relief for municipal tax-payers holding the burden to fund **roadway capacity and safety infrastructure investment needs associated with new public and private schools** in high growth communities

FEDERAL

- **Public Safety** – 1) \$2 million for a **heavy rescue fire truck** to serve highways U.S. 1 and I-540 (recently opened new section) vehicular traffic crash responses. 2) \$1 million for a **fire training tower** to increase training capabilities for Holly Springs Fire & Rescue and regional mutual aid partner fire agencies.
- **Intelligent Transportation System (ITS) Gap Funding to Complete Townwide ITS System** – Fiber installation, traffic cameras, and NCDOT signal coordination efforts are all funded and underway. Last step in ITS functionality to reduce traffic congestion throughout Town is investment in a \$2 million **ITS traffic management center** at the Town’s new Operations Facility. New ITS system partnership between NCDOT and the Town is projected to be a model for the entire state.

- **U.S. Post Office** – Advocate for **facility investments** including but not limited to customer lobby area expansion and implementation of a self-service kiosk at existing Post Office or the acquisition of a second retail location on west side of town.

Council member Deshazor said that ITS is huge because traffic is such a big issue. Mayor Mayefskie said to leave the fire training tower, even if Wake County is building one. Mr. Harrington said that ITS one is an ideal example of federal money being the “last money in” which makes it more appealing to them. He said that while Wake County approved a new fire training tower at Duke, there can be advantages of having our own, so it can go either way.

Philip Isley said the General Assembly came back last week for their gaveling in session, which is ceremonial. They will come back on the 29th to work. The House has a new speaker, from Caldwell County, the youngest in recent history. Committees have not been formed yet so we don’t know who is on them. He doesn’t know if the Land Use Local Government Committee will be reconvened. The Senate has appointed their committees already. He said the new democratic caucus leader is Sidney Batch, who is a Holly Springs supporter. He said filing deadlines have been constricted. Erin Paré is in the majority party in the General Assembly, so she will be helpful to Holly Springs. The General Assembly likes Holly Springs because we bring economic development projects to the state. If Hurricane Helene had not happened, things would be financially robust. Helene changed that, and the state is still figuring it out. That takes options out of your list, as there is not enough funding. But the smaller asks are more likely to be approved, like the fire equipment. He said he hopes we will still be able to accomplish some of Council’s goals. As to SB 382, we were very proactive, but we could not stop it. But we have been invited to have a seat at the table by those who think it went a bit too far.

Council chose Council member Forrest as their voting representative for NCLM Legislative Priorities.

3. Arts Council Update

Irena Krstanovic, Director of Economic Development, said that a steering committee seeking to start an Arts Council had approached Council at a meeting in December and were here to give an update on their plans. She introduced the members of the steering committee, all but one of whom were present. She said that Van Crandall and Ashelee Bonham Gahagan would share an update on the plans.

Ms. Gahagan said the group was proposing to establish a nonprofit Arts Council that would operate as a public-private business model. She outlined the activities that they envisioned the group spearheading, and requested resources and/or fiscal support akin to the public-private model that typically supports local chamber of commerce organizations. She outlined the benefits of having a community arts council, and the opportunities that exist in Holly Springs for such a group. She outlined collaboration opportunities and guidelines, and their vision of working with Parks and Recreation and with local businesses to bring more arts to Holly Springs.

Mr. Crandall said the group envisioned funding coming from grants, donations, sponsorship levels for programs/projects and event administration fees. It would not be a membership organization. Initiatives would initially be volunteer-driven, and they would seek strategic and resource-sharing partnerships. The startup would include drafting a corporate structure with bylaws, a strategic plan, goals, and market-building, with the expectation of getting 501(c)(3) status within six to twelve months. The emphasis would be on operational best practices, and secular events.

Mr. Crandall said they are requesting \$5,000 to \$8,000 from the town in funds and/or in-kind resources such as space for events and meetings. Initial funding from any source would be used to fund a facilitator-led brainstorming session and report, and to cover start-up expenses for establishing a 501(c)(3). He said they are not necessarily looking for ongoing financial support, but they are asking for startup help. On February 23rd a nationally renowned concert pianist will do a performance and masterclass at Ashe School of Music.

Council discussed the requirement for 501(c)(3) status, or being under the umbrella of another organization with 501(c)(3) status to apply for a nonprofit civic grant. They discussed the benefits an organization like this could bring to Holly Springs. They discussed the possible precedent of providing free meeting space, as we would need to do the same for other nonprofits and we already have a reduced fee schedule for nonprofits. They also felt they would need more information about how frequently the group would meet. They asked, if funds were granted, what they would be used for and Mr. Crandall said they would go toward having an independent meeting facilitator meet with the steering committee for a half day to get all the ideas, opportunities, and challenges on the table and prepare a report for the committee.

Consensus was that Council wanted more information on the group's space needs, and to discuss this as part of the next budget cycle.

(Item 4 moved to after Item 5)

5. Facilities Maintenance: Asset Management & Lifecycle Modeling

Paige Scott, Director of Public Works, said that this item was to provide Council with an overview of how the Town's facilities maintenance is evolving in preparation for deeper discussions at the retreat. She outlined best practices for facilities maintenance management including prioritizing critical assets; planning preventive maintenance; training cross-functional teams; and managing inventory. She said that prior to the realignment in 2020 maintenance was decentralized and was mostly reactive. Resources were sporadic and technicians' skill sets met the needs at the time but were not the specialized skills we needed. The FY23 approved budget included facility asset inventory and lifecycle modeling and the creation of a facility maintenance manager position. Since then, a preventative maintenance program has been developed and implemented, facility maintenance has been centralized (both maintenance and funding of maintenance). She said that we have been experiencing asset end of life with HVAC, roofing, and structural issues at some facilities. Lastly, the Business Asset Management Division has been created within Utilities and Infrastructure

Sara Emig, Utilities and Infrastructure, said that Business Asset Management works best across the entire organization, and they are trying to get a better understanding of assets. This will allow for data-driven decisions, allowing the town to be proactive, rather than reactive and to best utilize financial resources. The asset inventory includes making a condition assessment, assessing the remaining useful life of each asset, and rating each asset in terms of its critical impact. They investigated preventative maintenance schedules and life cycle modeling to predict the useful life of an asset. She introduced Malak Bahrami and Hayley Sessions of Withers Ravenel who conducted the study to answer those questions.

Mr. Bahrami said that 2,087 facility and Parks and Recreation Assets were inventoried. The life-cycle modeling was completed for 1,075 facility assets. Of those 1,075, seventy-four percent were in good condition and 1% were in excellent condition. However, 25% were in either fair, poor, or critical condition. They said that with the current funding, there is a \$3.9 million backlog, meaning the cost of assets due for replacement. They showed how increasing the budget for maintenance would alleviate some of that backlog.

Ms. Scott said that as the Town evolves, we should take incremental steps towards implementing industry best practices. Those best practices include staffing of 1 technician per 50,000 sq. ft. Current staffing is 4 technicians (including the supervisor) where best practice would be to go to 12. The maintenance budget should be between 2% and 5% of the total insured value of the asset. Current budget is around \$300,000; best practice would be \$1.3 million. Finally, preventive maintenance should equate to 70% of maintenance activities, and our current workload has less than 10% maintenance.

Ms. Scott said next steps would include building out asset management townwide in order to have a complete asset inventory and lifecycle model and present the completed asset model at a future workshop. At the retreat staff will provide recommendations on various funding scenarios for lifecycle modeling and some funding requests for urgent issues.

Mayor Mayefskie asked if we had a contract for maintaining HVAC. Ms. Scott said yes, and we just signed with a new company for preventative maintenance on the HVAC. Council member Drees asked if the management system included warranty information. Ms. Scott said CityWorks is our software, and we are working on a rebuild that would allow uploading warranties into the system.

Council discussed the importance of lifecycle planning and moving to a system that standardizes parts across facilities. They asked if the \$3.9 million backlog covered replacement as well as maintenance. Ms. Scott said that best practice is to budget 2% - 5% of the value of your assets for maintenance and replacement, but we have to get to that point by chipping away at the backlog. Council discussed how that incremental increase would happen. Ms. Scott said that knowing funding is limited, we would make a recommendation to the Manager for things across the organization. There was discussion about how this program would be more cost avoidance than savings, in that it would mitigate some of the spike Council would see without this. Mr. Bahrami said you can expect to spend 7 to 10 times more to repair things than to maintain them.

Council member Drees asked what was next in the asset management process. Mr. Harrington said stormwater and utilities, among others. We will be back later to talk about the other assets. One thing to think about is how quickly we have grown, there has been a heavy emphasis on new. Now a lot of those investments are needing maintenance. We are getting to the point where maintenance is more important.

4. Annual Retreat Preparation

Randy Harrington, Town Manager, shared a draft agenda for the Mayor and Council's retreat in February. He asked Council if there were any adjustments that they wanted to make to these topics. These are the big issues where we want Council's direction, items where Council wants more information, and also budget considerations. He said that Lee Worsley, the COG CEO, is willing to facilitate for this retreat.

Council discussed why there was a change, in removing the affordable housing discussion from the retreat agenda, and what would be added instead. Mr. Harrington said the items on either side really could use the extra time so the 15 minutes would be divided between those topics. Council member Forrest asked about an update on what is in the UDO that affects affordable housing. There was not a majority who wished to add Affordable Housing back on to the agenda.

Mr. Harrington asked for guidance on a microtransit on whether they would like to apply to CAMPO for a grant for up to 50%, but the deadline is in January, before the retreat discussion. He asked permission to engage with CAMPO on that, so we do not miss the deadline. It does not commit the Council to it. Consensus was to grant that authority.

Council member Drees said if microtransit has any impact on the social district it might be prudent to bring that up there.

6. Open Discussion

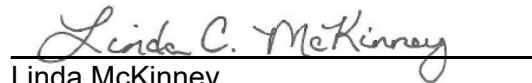
None that required action.

7. Closed Session: none.

8. Adjournment:

Motion to adjourn was made by Council member Deshazor seconded by Council member Hewetson and passed with a unanimous vote. The January 14, 2025 workshop meeting of the Holly Springs Town Council was adjourned at 8:01 pm.

Respectfully Submitted on Tuesday, February 18, 2025.


Linda McKinney
Town Clerk



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, January 21, 2025. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sean Mayefskie, Mayor Pro Tem Dan Berry, Council members Timothy Forrest, Danielle Hewetson, Chris Deshazor, and Annie Drees.

Council Members absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase and Daniel Weeks, *Assistant Town Managers*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack and Jesse Dixon, *IT*; Corey Petersohn, *Budget and Sustainability*; Cassie Hack, *Director, Communications and Marketing*; Carrie Kennedy, *Utilities & Infrastructure*; Sean Ryan, *Development Services*; LeeAnn Plumer, *Director, Parks and Recreation*; Tina Stroupe, *Finance Director*; Jay Osborne, *Assistant Town Attorney*; LeRoy Smith, *Fire Chief*; Kathy White, *Deputy Clerk*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Ahmed Radwan from Alnoor Islamic Center.

4. Agenda Adjustment: The January 21, 2025, meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Forrest
Vote: Unanimous

RECOGNITIONS

5. Black History Month Proclamation

Mayor Mayefskie proclaimed February Black History Month in Holly Springs.

REQUESTS AND COMMUNICATIONS

6. Annual Report of the Parks and Recreation Advisory Committee

Susan Smith, Chairman of the Parks and Recreation Advisory Committee, said that she was here to present the annual report to Council. She said that 2024 focus areas included seeking community input by attending events and welcoming public comments, providing input on 2023 Park bond projects, providing feedback on Parks and Rec programs and special projects. They toured facilities in other municipalities to learn best practices, engaged with other town boards and provided recommendations to Council on Parks and Recreation matters.

Ms. Smith said that highlights of 2024 included providing input on the public art and naming of Eagles Landing Park, recommending actions on youth athletics, trail safety, senior programming, engaging with the Tree Advisory Committee, Police Community Advisory Group and Teen Recreation Advisory Council, and touring Apex Pleasant Park and the Garner Recreation Center.

Council member Forrest said that, in front of Council, he wanted to thank Ms. Smith for her tenure as Chairman of the PRAC over the last five years.

CONSENT AGENDA

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

7. December 3, 2024, December 10, 2024 and December 17, 2024 minutes – Council approved the minutes from the December 10, 2024 workshop meeting and the December 3, 2024 and December 17, 2024 business meetings.

8. Resolution for Approval of Issuance of the Series 2025 General Obligation Bonds – Council adopted Resolution 25-03 providing for the issuance of the Series 2025 General Obligation Bonds not to exceed \$68,000,000.

A copy of Resolution 25-03 is attached to these minutes.

9. Development Plan 18-DP-15-A01 Expiration Extension Request for Wegmans – Council granted the third, of an allowable four, 6-month extension for 18-DP-15-A01 for Wegmans to extend the expiration date from February 15, 2025 to August 15, 2025, as requested by Wegmans.

10. Sanford Water Filtration Facility – Granular Activated Carbon Loan and Principal Forgiveness Funding Offer – Council approved the NC Department of Environmental Quality Division of Water Infrastructure Funding Offer and Acceptance package; adopted Ordinance 25-01 establishing the SWFF-GAC Facility project; and adopted Resolution 25-01 to accept the funding offer for \$2,021,926 from the State Revolving Fund – repayable Loan, and \$5,000,000 from the Bipartisan Infrastructure Law Drinking Water State Revolving Fund – Emerging Contaminant Fund – Principal Forgiveness.

Copies of Ordinance 25-01 and Resolution 25-01 are attached to these minutes.

11. Utility Allocation Request for 5070 Kentworth Drive – Council approved Utility Allocation Request for Main Street Square Element J located at 5070 Kentworth Drive.

12. Lease Agreement with Reindeer Holdings, LLC for Office Space Located at 242 S. Main Street and Associated Budget Amendment – Council authorized the Town Manager to enter into a lease agreement with Reindeer Holdings, LLC for office space located at 242 S. Main Street and approved the associated budget amendment.

A copy of the budget amendment is attached to these minutes.

13. Wastewater Dewatering Contract and Budget Amendment – Council approved a contract with Andritz Separation Inc. for the purchase of a refurbished semitrailer mounted centrifuge for \$809,201.25 and adopted Wastewater Capital Project Ordinance 25-02 and Reimbursement Resolution 25-02.

Copies of Ordinance 25-02 and Resolution 25-02 are attached to these minutes.

NEW BUSINESS

14. Eagles Landing Park, Site Grading, Utilities, and Roadwork GMP Amendment 01

Carrie Kennedy, Utilities and Infrastructure, said this item was to provide a summary of the Guaranteed Maximum Price (GMP) contract process and the work included in GMP 01 for Eagles Landing Park and request approval of the GMP 01. She reviewed the timeline for the Park and the Rec Center, and said we are in the design and permitting phase, with site construction expected early in 2025, and completion in 2027. She showed elevations of the Recreation Center and a general site plan for the park.

Ms. Kennedy said that to expedite the construction process, the project anticipates two construction package phases. She said that over 15 sub-contractors were pre-qualified before competitive bidding and seven bid packages for two separate awards were validated. These were General Trades and Main Site & Offsite Sewer. Blum Construction would be responsible for overages outside the Guaranteed Maximum Price.

Ms. Kennedy said that the scope of work in GMP 01 includes site grading, erosion control and utilities; gravel sub-base for future asphalt and all curb and gutter; Cass Holt Rd. widening and new traffic signal. General conditions for the contractor to execute and manage the work spans the entire construction duration, and work from GMP 01 will continue throughout the entire project construction time frame. She outlined the costs for GMP 01, breaking out site work, trades, insurance, and other costs for a total of \$20,211,917 for GMP 01.

Ms. Kennedy said that next steps would be a groundbreaking in the spring of 2025 and in April or May of 2025 the GMP 02 would be brought to Council for building and site amenities.

Council member Deshazor asked if fiber would be laid. Ms. Kennedy said that it would. There is town fiber nearby that would be brought to the site. It would be a high-tech site and also the traffic signal would be ITS ready.

Council member Drees asked if the items included are aligned with the project budget. Ms. Kennedy said yes, they are. Throughout the design process we get feedback on what the costs might be and they work with us to value engineer to save costs and bring it into line with the budget.

Action: Motion to adopt the Guaranteed Maximum Price Amendment 01 from Blum for the total amount of \$20,211,917 for the Eagles Landing Park site grading, utilities, and roadwork.

Motion by: Forrest

Second by: Hewetson

Vote: unanimous

15. Annual Appointments to Planning Board and Board of Adjustment

Linda McKinney, Town Clerk, said this item was for Council to make their annual appointments to the Planning Board and Board of Adjustment. She said that after advertising on the Town website, social media, and other methods, 19 applications were received for Planning Board and 5 for Board of Adjustment. There are three openings on each board, with terms expiring February 29, 2028: three in-town positions on the Planning Board, and two regular in-town positions on the Board of Adjustment and one in-town alternate position.

Action: Motion to appoint Thomas Urquhart, Craig Kessler, and Josh Prizer, as in-town members of the Planning Board with terms ending February 29, 2028.

Motion by: Deshazor

Second by: Hewetson

Vote: unanimous

Action 2: Motion to appoint Thomas Rushing and Afua Tetteh as in-town regular members and David Britt as in-town alternate member of the Board of Adjustment with terms ending February 29, 2028.

Motion by: Deshazor

Second by: Berry

Vote: unanimous

16. 2025 Local, State, and Federal Legislative Agenda

MPT Berry reviewed the draft legislative agenda Council discussed at their last workshop. He said there were some repeating priorities and other new ones with Wake County Public Schools, Wake County, the State, and the Federal Government. Highlights of the agenda include:

Wake County Public Schools – walkability to schools; school resource officers; future school assignment plans;

Wake County – workforce housing partnerships; regional greenway connections; future library bond investments to Holly Springs library;

State – funding for new water tank in NW area of town; firefighter safety equipment; local authority; transportation infrastructure investments and DOT staffing;

Federal – fire apparatus and fire training structure; intelligent transportation system investment; U.S. Post Office facility investments

Action: Motion to adopt the Town Council’s 2025 legislative agenda.

Motion by: Deshazor

Second by: Hewetson

Vote: unanimous

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council, and the Clerk was asked for any written comments received prior to the meeting.

The following public comments were received in writing: a comment from Brian Wessler regarding speeding in Trinity Creek;

The following public comments were received in person:

John Sandidge said he was here to talk about the rabid dog that has been running around Holly Springs and the fact that it is not a topic with Council. He said his daughter was attacked last month and had to have stitches. It bothers him that the dog is still running around and was seen yesterday and he only knows because of Facebook. He said he is scared. The website has a lot of information about the weather, but not about the dog. He wants to get the word out about the dog. He got a PSA about the Farmers Market parking, but nothing has been sent out about the dog.

Mayor Mayefskie asked for his email address so that he could be sent information from the Holly Springs Police Department. And if others want to know, have them send their email addresses.

OTHER BUSINESS

Council member Deshazor outlined the great events that happened over MLK weekend. One of the things was the Cub Scouts Pack 66, who were the color guard. He said MLK is not a “black thing”, it is a “people thing” and he would like to see more people out there.

Council member Drees said that, regarding the dog, she thinks this is an issue near Sunset Ridge and we have two schools near there. She asked if we could ask the schools to educate the children on avoiding strange dogs. Mayor Mayefskie asked that Council be added to the police updates. Council member Forrest said he would also request reaffirming leash laws and asking people to report unleashed dogs, which might get the word out without causing hysteria.

Randy Harrington, Town Manager, said that dog was introduced from another area – it is not native to the area. Many people are involved determining the dog’s patterns in an attempt to catch it. But the dog has become conditioned to the ways that we have tried to trap it, and it has been very difficult. We have a wide net on this and Holly Springs Police Department is working hard. People are feeding the dog and we want to discourage that. We do not have confirmation that it is rabid. That is a concern but we have no evidence.

Council member Drees reminded people that Citizens Academy applications are due and the Citizens Police Academy and nonprofit grants applications are also open. She reminded people that the leaf season was ending in February, so please get your leaves out.

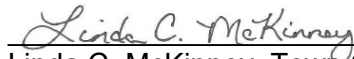
MANAGER'S REPORT

Randy Harrington, Town Manager, said there are about 25 slots in the Citizen Academy and he wanted to encourage people to apply.

CLOSED SESSION: none.

Adjournment: Council member Deshazor made a motion to adjourn at 7:49 pm. It was seconded by Council member Hewetson and passed with a unanimous vote.

Respectfully Submitted on Tuesday, February 18, 2025.



Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda

Title: Monthly Budget Amendments, Grants, and Personnel Policy Update

Strategic Priority Area: Organizational Excellence

Staff Resource: Corey Petersohn, Budget, Innovation, and Strategy

Action(s):

Approve the following budget amendments and adopt the associated project ordinances and policy updates:

- **Amendment 1** - Grants and Special Revenue Fund Project Ordinance (25-03)
- **Amendment 2** - Adjustments to Installment Financing
- **Amendment 3** - Fund Balance Projects Budget Amendment
 - PAYGO Capital Project Ordinance (25-05)
- **Update to the Personnel Policy**

Explanation:

- Town Council approval is required for any budget amendments that increase the total appropriation or transfer of funds greater than \$50,000 between departments:
 - **Amendment 1** - Grants and Special Revenue Fund Project Ordinance - this ordinance appropriates \$8,000 in grant funding received from the North Carolina Amateur Sports (NCAS) Youth Sports Grant Committee. These funds will go towards the purchase of athletic equipment.
 - **Amendment 2** - This amendment includes technical adjustments to match budget appropriations with the Council approved installment financing agreements. The adopted budget includes estimates for installment financing of vehicle replacements and these corrections will reduce the budget to align to final pricing and approved financing.
 - **Amendment 3** - This amendment appropriates General Fund Unassigned Fund Balance for the following items per direction provided at the 2025 Town Council Retreat:
 - Immediate Facility Maintenance needs:
 - Hunt Center HVAC Replacement (\$500,000)
 - Deferred corrective and preventative maintenance (\$200,000)
 - Additional funding for HVAC, electrical, and structure repairs and replacement (\$200,000)
 - Town Hall HVAC Project (\$100,000)
 - Funding for Downtown Area Plan associated enhancements (\$150,000)
 - Funding for Holiday/Town Celebration Decorations (\$100,000)
 - **Personnel Policy Update** - At the Mayor & Council retreat, the Council endorsed an update to the personnel policy to increase the Town Manager's flexibility for internal recruitment promotional adjustments.

- The update increases the default internal promotion salary increase from 5% to 10% (or to the new position grade minimum, whichever is higher) as long as the increase does not exceed the new grade maximum salary.
 - The existing Personnel Policy provides sufficient authority for the Town Manager to also approve an appropriate promotional salary rate beyond the 10% default level for unique circumstances where considerations such as market recruitment conditions, specialized job duties, or internal salary compression issues warrant the promotional salary adjustment.

Background:

- All Amendments must maintain a balanced budget.
- Capital Project Ordinances appropriate all funds for projects within the fund; when applying an amendmnet, all existing appropriations must be re-appropriated.
- A summary of changes to capital project ordinances is attached to this agenda item.

Funding Source(s):

- Community Investment Fund - State Grants
- Operating Budget - General Fund - Installment Financing
- Operating Budget - General Fund - Unassigned Fund Balance

Attachment(s):

1. Amendment 1 - Grants and Special Revenue Ordinance (25-03)
2. Amendment 2 - Adjustments to Installment Financing
3. Amendment 3 - Fund Balance Projects Budget Amendment
4. Amendment 3 - PAYGO Capital Project Ordinance (25-05)
5. Summary of Ordinance Changes for Feb 18 2025
6. Personnel Policy - Promotion Threshold Policy Revision



Ordinance No. 25-03

Date Submitted: February 18, 2024

Date Adopted: February 18, 2024

**Grants and Special Revenue Fund Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA**

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of general government projects funded by donations, grants, and local, state, and federal restricted funds.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project funds effective February 18, 2025

Grant and Special Revenue Fund	
Expenditures:	
Code Enforcement	2,816,041
General Government	2,401,011
Police	452,581
Parks and Recreation	103,983
Development Services	25,000
Public Works	12,500
Fire	5,000
Total	5,816,116

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Grant and Special Revenue Fund	
Revenues:	
Transfers from General Fund	2,934,347
State Grants and Intergovernmental Funds	2,136,889
Miscellaneous Revenues	365,675
Federal Grants and Intergovernmental Funds	379,205
Total	5,816,116

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager or designee is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 18, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 18th day of February 2025.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk



Town of Holly Springs FY2024-25 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Department: Budget

Date: 2/18/2025

Reason for Budget Amendment:

This amendment is to adjust appropriations to match the final financing amounts for equipment and vehicles paid for with installment financing. This amendment reduces the total operating budget by \$266,683

Expense			
Account #	Account Description	Increase	Decrease
10-418-18-90.02	General Fund - Police - Vehicles		\$ 142,957
10-420-90.02	General Fund - Fire - Vehicles		\$ 6,710
10-422-21-90.01	General Fund - Public Works - Equipment		\$ 6,085
10-422-24-90.01	General Fund - Public Works - Equipment	\$ 2,045	
10-422-30-90.02	General Fund - Public Works - Vehicles		\$ 22,198
10-425-26-90.01	General Fund - Parks - Equipment		\$ 1,490
10-425-26-90.02	General Fund - Parks - Vehicles		\$ 62,729
30-413-42-90.02	Utility Fund - Finance - Vehicles	\$ 230	
30-450-005-90.02	Utility Fund - U&I - Vehicles		\$ 11,519
30-450-035-90.02	Utility Fund - U&I - Vehicles		\$ 12,868
30-450-050-90.02	Utility Fund - U&I - Vehicles	\$ 12,183	
30-450-055-90.02	Utility Fund - U&I - Vehicles		\$ 14,585
Total Expense:		\$ 14,458	\$ 281,141

Revenue			
Account #	Account Description	Increase	Decrease
10-355.05	General Fund - Installment Financing		\$ 240,124
30-355.05	Utility Fund - Installment Financing		\$ 26,559
Total Revenue:		\$ -	\$ 266,683

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

Town Manager has authorized Department Directors to transfer operating funds within their department.

Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.

All inter-departmental transfers will be reported to Town Council by the following month.

Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.

Town of Holly Springs FY2024-25 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Department: Budget Date: 2/18/2025

Reason for Budget Amendment:

Expense			
Account #	Account Description	Increase	Decrease
10-95.11	General Fund - Transfer Out PAYGO (Downtown)	\$ 150,000	
10-95.11	General Fund - Transfer Out PAYGO (Holiday Dec.)	\$ 100,000	
10-95.11	General Fund - Transfer Out PAYGO (Hunt HVAC)	\$ 500,000	
10-95.11	General Fund - Transfer Out PAYGO (TH HVAC)	\$ 100,000	
10-95.11	General Fund - Transfer Out PAYGO (Maint.)	\$ 200,000	
10-422-30-41.08	General Fund - Public Works - Facilities Maint.	\$ 200,000	
Total Expense:		\$ 1,250,000	\$ -

Revenue			
Account #	Account Description	Increase	Decrease
10-360.08	General Fund - Unassigned Fund Balance	\$ 1,250,000	
Total Revenue:		\$ 1,250,000	\$ -

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

Town Manager has authorized Department Directors to transfer operating funds within their department.

Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.

All inter-departmental transfers will be reported to Town Council by the following month.

Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.



Ordinance No. 25-05

Date Submitted: February 18, 2025

Date Adopted: February 18, 2025

**PAYGO Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA**

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of general government “pay-as-you-go” (PAYGO) capital projects related to downtown development, public facilities, Town projects, sidewalk and streets, Americans with Disabilities Act (ADA) improvements, vehicle replacements, park and playground amenities, public works projects, and one-time general government capital projects, infrastructure, and equipment.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: PAYGO Fees shall be deposited directly into the fund effective February 18, 2025

PAYGO Fund	
Expenditures:	
General Fund PAYGO Projects	10,872,824
Total	10,872,824

SECTION IV: The following revenues are anticipated to be available to complete these projects:

PAYGO Fund	
Revenues:	
General Government Revenues	10,520,410
Federal Grants	190,588
Other Financing Sources - Leases	161,826
Total	10,872,824

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager or designee is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective February 18, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 18th day of February 2025.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk



Summary of Capital Project Ordinance changes 2/18/25

Current Approved Grants and Special Revenue Ordinance	\$5,782,465
NCAS Youth Sports Grant	\$8,000
Grants and Special Revenue Capital Project Ordinance (25-03)	\$5,790,465

Current Approved PAYGO Ordinance	\$9,822,824
Hunt Center HVAC Replacement	\$500,000
Facility Maintenance Repairs and Replacements	\$200,000
Town Hall HVAC Project	\$100,000
Downtown Enhancements	\$150,000
Holiday / Town Celebration Decorations	\$100,000
PAYGO Capital Project Ordinance (25-05)	\$10,872,824

Section 7. Salary Effect of Promotions, Demotions, Transfers, and Reclassifications

Promotions. A promotion is a move to a position with a higher salary grade. The purpose of the promotion pay increase is to recognize and compensate the employee for taking on increased responsibility. When an employee is promoted, the employee's salary shall normally be advanced to the minimum of the new salary grade, or to a salary which provides an increase of approximately ~~5~~ 10% over the employee's salary before the promotion, whichever is greater. In the event of highly skilled and qualified employees, shortage of qualified applicants, or other reasons related to the merit principle of employment, the Town Manager may set the salary at an appropriate rate in the range of the position to which the employee is promoted that best reflects the employees' qualifications for the job and relative worth to the Town, taking into account the range of the position and the relative qualifications of other employees in the same classification. In no event, however, shall the new salary exceed the maximum rate of the new salary range. In setting the promotion salary, the Town shall consider internal comparisons with other employees in the same or similar jobs.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda

Title: Bass Lake Spillway Enlargement TOHS Project # 21-005

Strategic Priority Area: Community Safety

Staff Resource: Darin Eyster, Utilities and Infrastructure

Action(s):

- Award the construction contract for the Bass Lake Spillway Construction Contract for \$657,745.00 and contingency of \$65,774.00 for a total of \$723,519.00 to the lowest responsible bidder Jenns, LLC and authorize the town manager to sign the town's standard construction contract, as well as any other necessary contracts & change orders that are within the total project budget and within the existing project scope.

Explanation:

- This project involves the construction of an additional emergency spillway and raising the height of the dam embankment, increasing the capacity of the dam to manage runoff during flood events.
- A 2019 inspection by NC Department of Environmental Quality (DEQ) Dam Safety indicated that the Bass Lake Spillway does not meet current design standards and should be enlarged.
- The additional spillway will provide the required outlet capacity to meet NC Dam Safety requirements, while limiting impacts to the park during flood events.
- The added spillway will also lower the risk of dam overtopping, helping to prevent flooding in the downstream communities.
- The [Project Manual, including contract](#) may be found here.

Background:

- The dam was originally designed to convey the 1/3 Probable Maximum Precipitation (PMP) storm event. As such, the Town of Holly Springs is required to modify Bass Lake Dam to ensure conveyance of flows from a greater impact 1/2 PMP storm event without overtopping of the dam, per the current required design standard of the NC Dam Safety Program.
- The NC Dam Safety Program provides oversight to more than 3,000 dams statewide, with the mission of reducing risk of failure of dams, prevent property damage, personal injury and loss of reservoir storage and to ensure maintenance of minimum flows of adequate quantity and quality below dams.
- The existing emergency spillway has been topped several times resulting in extensive damage to the Bass Lake Park parking lot and greenway trail. The additional spillway will reduce the likelihood the existing emergency spillway will be activated.
- The dam was constructed in 2002 after a previous dam had been breached by Hurricane Fran.

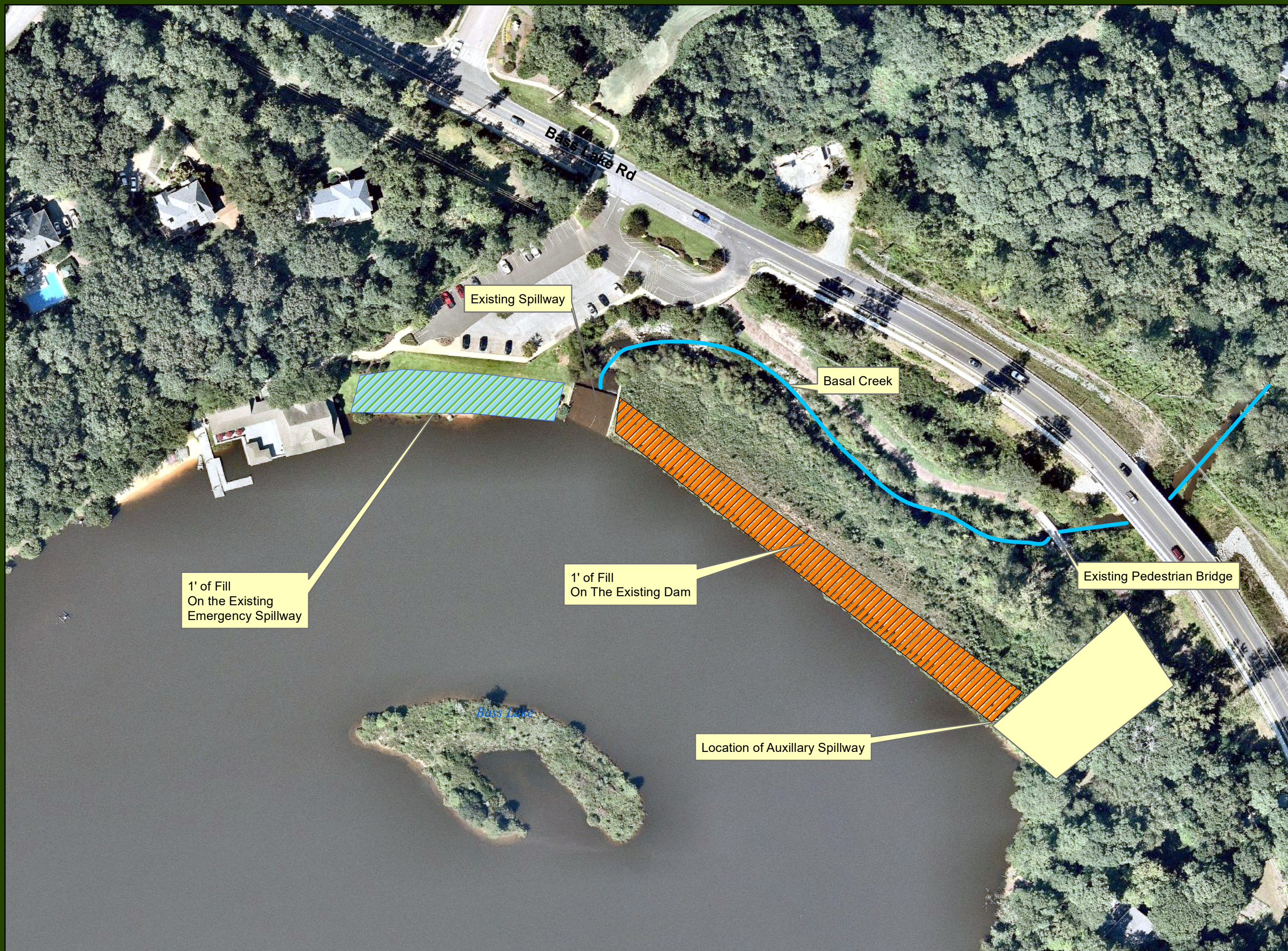
- Tropical Storm Alberto in 2006 and Hurricane Matthew in 2016 both caused significant damage to the parking lot and spillway.
- The project has been funded up to \$1.3M including General Fund revenues, Stormwater revenues, and Federal funds.
 - To date, approximately \$130K has been spent on pre-construction services.
 - In addition to the requested contract, staff anticipates approximately \$50K in additional contract services and review fees.
 - Any remaining budget will be returned to the appropriate operating fund following the completion of the project.

Funding Source(s):

Community Investment Fund - General Fund / Stormwater Fund / Federal Grants

Attachment(s):

1. Bass Lake Improv
2. BidTab_BassLakeSpillway



0 25 50 100
Feet

1 inch = 100 feet
State Plane NAD 1983

Date: 12/13/2023

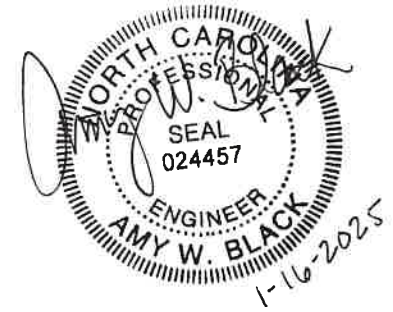
For More Information contact:
Town of Holly Springs
Engineering Department
P.O. Box 8
Holly Springs, NC 27540
919.557.3926
www.hollyspringsnc.us

The Town expressly denies any and all responsibility for errors, if any, in the information/data or for the misuse of the information/data by the user or anyone else. The user understands that he or she should verify the accuracy of the information/data before using it.

CERTIFIED BID TABULATION

PROJECT: Bass Lake Spillway
DESIGN FIRM: LJB Engineering PC
DESIGN ENGINEER: Amy Black, PE
BID OPENING DATE AND TIME: January 14, 2025, 2:00 PM
BID OPENING LOCATION: Holly Springs Town Hall

I hereby certify that the bid tabulation contained herein was prepared under my direct supervision. The individual contractor Unit Prices and Total Bids are the actual prices and amounts placed on the Bid Proposal. Signed, sealed, and dated this 16th Day of January, 2025 by: Amy Black, PE



Description	Quantity	Unit	JENNS LLC		MORGAN CORP		CROSSROADS SITE DEV.	
			Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
GENERAL CONSTRUCTION								
MOBILIZATION	1	LS	\$42,830.00	\$42,830.00	\$47,362.50	\$47,362.50		
SURVEYING & CONSTRUCTION STAKING	1	LS	\$7,459.00	\$7,459.00	\$50,000.00	\$50,000.00		
TRAFFIC CONTROL	1	LS	\$12,144.00	\$12,144.00	\$11,500.00	\$11,500.00		
CONTROL OF WATER	1	LS	\$4,285.00	\$4,285.00	\$46,000.00	\$46,000.00		
EROSION & SEDIMENT CONTROL	1	LS	\$31,491.00	\$31,491.00	\$75,000.00	\$75,000.00		
CLEARING & GRUBBING	1	LS	\$24,624.00	\$24,624.00	\$22,000.00	\$22,000.00		
COMPREHENSIVE GRADING	1	LS	\$38,180.00	\$38,180.00	\$51,000.00	\$51,000.00		
TREE REMOVAL - LARGER THAN 12" DIA.	12	EA	\$1,224.00	\$14,688.00	\$1,200.00	\$14,400.00		
UNDERCUT EXCAVATION	10	CY	\$55.00	\$550.00	\$39.00	\$390.00		
BOROW EXCAVATION TO REPLACE UNDERCUT	10	CY	\$50.00	\$500.00	\$20.00	\$200.00		
OFF SITE DAM FILL MATERIAL - IF NEEDED	10	CY	\$50.00	\$500.00	\$87.00	\$870.00		
PERMANENT SEEDING & MULCHING	2	AC	\$5,622.00	\$11,244.00	\$4,500.00	\$9,000.00		
TEMPORARY MULCHING	10	SY	\$14.00	\$140.00	\$120.00	\$1,200.00		
REPLACE/REPAIR ACCESS ENTRANCE	1	LS	\$14,416.00	\$14,416.00	\$20,000.00	\$20,000.00		
AUXILLARY SPILLWAY								
HYDROTURF	1	LS	\$251,741.00	\$251,741.00	\$325,000.00	\$325,000.00		
CONCRETE ARMOR UNITS	1	LS	\$65,477.00	\$65,477.00	\$132,000.00	\$132,000.00		
#5 STONE	18	CY	\$132.00	\$2,376.00	\$90.00	\$1,620.00		
CLASS II RIPRAP	167	CY	\$137.00	\$22,879.00	\$80.00	\$13,360.00		
FILTER FABRIC	450	SY	\$4.00	\$1,800.00	\$3.50	\$1,575.00		
TOE DRAIN PIPE	135	LF	\$29.00	\$3,915.00	\$30.00	\$4,050.00		
#57 STONE	46	CY	\$82.00	\$3,772.00	\$72.50	\$3,335.00		
TOE DRAIN CLEAN OUT	1	EA	\$724.00	\$724.00	\$700.00	\$700.00		
REMOVE EXISTING HEADWALL	1	LS	\$509.00	\$509.00	\$1,500.00	\$1,500.00		
MODIFY PRIMARY EMBANKMENT								
REMOVE TOPSOIL / SCARIFY CREST	1	LS	\$21,636.00	\$21,636.00	\$40,000.00	\$40,000.00		
EROSION CONTROL MATTING	1,700	SY	\$6.00	\$10,200.00	\$3.50	\$5,950.00		
MODIFY EXISTING EMERGENCY SPILLWAY								
REMOVE TOPSOIL / SCARIFY CREST	1	LS	\$12,867.00	\$12,867.00	\$6,250.00	\$6,250.00		
EROSION CONTROL MATTING	600	SY	\$6.00	\$3,600.00	\$3.50	\$2,100.00		
REMOVE/REPLACE BENCHES	1	LS	\$2,629.00	\$2,629.00	\$27,000.00	\$27,000.00		
ARMOR RECREATIONAL TRAIL								
REMOVE AND DISPOSE OF EXISTING TRAIL	1	LS	\$3,069.00	\$3,069.00	\$3,000.00	\$3,000.00		
PERMEABLE PAVER AT RECREATIONAL TRAIL	100	LF	\$405.00	\$40,500.00	\$525.00	\$52,500.00		
ENKA MAT A20 (OR EQUIVALENT)	125	SY	\$56.00	\$7,000.00	\$3.50	\$437.50		
TOTAL BID				\$657,745.00		\$969,300.00		\$1,004,302.49

Lowest Responsible Bidder
\$657,745.00

Note: Unit prices not provided in submitted bid.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda

Title: Voluntary Annexation A24-05 0 Friendship Road

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sarah Sularz, Development Services

Action(s):

Adopt Resolution 25-04 directing the Town Clerk to investigate the sufficiency of annexation petition A24-05 and setting the public hearing for March 18, 2025.

Explanation:

- The Town has received a petition for voluntary annexation of 1.54 acres.
- The property is located in the 4500 block of Friendship Road.
- The parcels are contiguous to Holly Springs town limits.
- This parcel is part of the Friendship Development Master Plan. This annexation will correct a small gap in the previously annexed portions of the Master Plan for consistency and contiguous connection into the town limits.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- The requested action is to set the public hearing, and to verify that the petition meets the statutory requirements for annexation.

Background:

- Pursuant to NCGS 160A-31(c) Council is required, upon receiving a petition for annexation, "to cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation and to fix a date for a public hearing on the question of annexation."

Funding Source(s):

N/A

Attachment(s):

1. A24-05 map
2. Resolution 25-04, Resolution of Sufficiency A24-05



Annexation Information

Annexation Number

A24-05

Total Acres

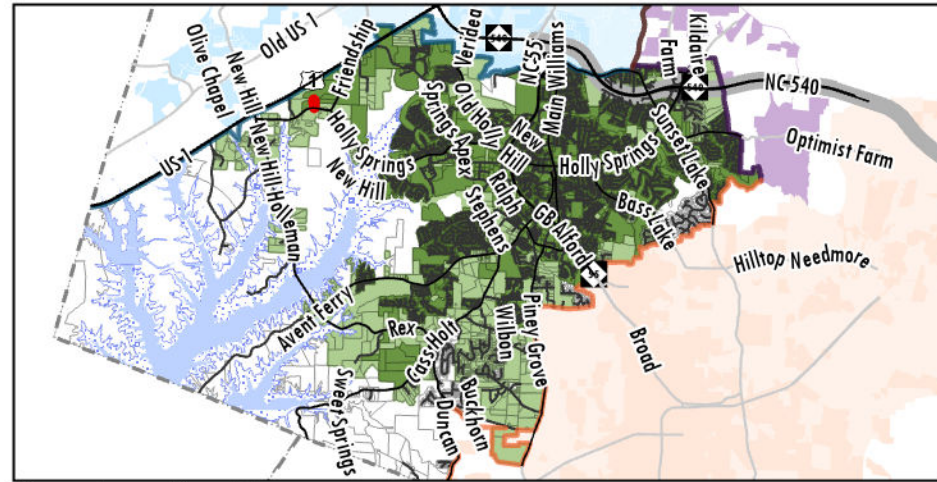
1.54 +/- | Deed Acres

Property Address

0 Friendship Rd

Contiguous to Town Limits

■ Yes □ No



Town Location Map



Property Location Map

Holly Springs



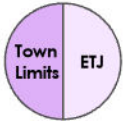
Apex



Fuquay-Varina



Cary



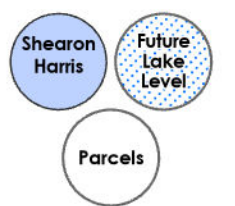
Subdivision

Apex/Cary
Annexation Agreement

Apex/Holly Springs
Annexation Agreement

Cary/Holly Springs
Annexation Agreement

FV/Holly Springs
Annexation Agreement





Resolution No. 25-04

Date Adopted: February 18, 2025

Annexation No.: A24-05

**RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK
TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58 AND FIXING THE DATE
OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION**

WHEREAS, a petition requesting annexation of a non-contiguous area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:

Wake County Pin 0629693214,

Commencing on NGS Monument H 218, having North Carolina State Plane Coordinates of N: 703,507.217', E: 2,029,609.580'; thence South 34°53'57" West, 5,689.53 feet to the

Point of Beginning, being a Computed Point in the Center of Friendship Road (NCSR 1149), having North Carolina State Plane Coordinates of N: 698,840.90', E: 2,026,354.40'; thence along and with the proposed annexation line the following courses and distances: Thence along and with a curve to the left, having a radius of 2,204.00 feet, an arc length of 1,748.48 feet and a chord bearing and distance of North 88°40'01" West, 89.03 feet to a point; North 0°08'31" East, 770.70 feet to a Computed Point: North 75°03'09" East, 92.19 feet to a Computed Point; South 0°08'31" West, 796.55 feet to a Computed Point in the center of Friendship Road (NCSR 1149), said point being the **Point Of Beginning**, containing 67,054 square feet or 1.54 acres, more or less.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing

on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, March 18, 2025.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 18th day of February, 2025.



ATTEST:

Sean Mayefskie, Mayor

Linda C. McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Public Hearings

Title: 22-DP-12 Carolina Springs Town Center - Quasi-Judicial Public Hearing

Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community

Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- Conduct Quasi-Judicial Public Hearing
- Adopt Resolution 25-05 to approve the proposed Development Plan for Carolina Springs Town Center with conditions.

Explanation:

- A Development Plan has been submitted to develop the Town Center portion of the Carolina Springs Planned Unit Development.
- The project is located on 23.64 acres at 3708 Old Holly Springs Apex Rd.
- The project includes a 50,000 sf grocery store with an additional 85,000 sf of commercial space.

Staff Recommendation: Approve

Planning Board Recommendation: Approve (8-0, 1 absent)

A summary of the Planning Board discussion is in the staff report (Note: This Report is a separate attachment from the Staff Report)

Staff Note: The applicant made minor modifications to the building elevations after the Planning Board meeting which included modifying some of the windows and clarifying the materials being used for the base of the buildings. Staff has reviewed the minor modifications and believe they enhance the building facades and are compliant with the UDO.

Background:

- The parcel was zoned PUD Planned Unit Development on May 7, 2019.
- The Carolina Springs PUD is a mixed-use development consisting of commercial/retail, office, multi-family and single-family housing located on approximately 396 acres of land south of the interchange of Old Holly Springs Apex Road/Veridea Parkway and NC 540.
- The Carolina Springs Master Plan (19-MAS-03) was approved on February 18, 2020.
- Carolina Springs Phase 1 Subdivision (20-MAS-01) was approved October 6, 2020. Phase 2 Subdivision (21-MAS-06) was approved on April 19, 2022.
- 404 Residential Building permits have been issued and of those permits, 241 Certificate of Occupancies have been issued.
- An Infrastructure Reimbursement Agreement (IRA) was approved for the Carolina Springs

Town Council Business Meeting
February 18, 2025

development that outlines milestones the Developer must achieve for non-residential development. The milestones help ensure a mixed-use neighborhood is developed as envisioned by the PUD.

- A maximum of 25% (425) of the allowed residential units may receive building permits prior to the approval of plans for at least 20,000 square feet of non-residential development. (Approval of this Development Plan (22-DP-12) will satisfy this first benchmark)
- A maximum of 50% (850) of the allowed residential units may receive building permits once construction is complete for at least 20,000 square feet of non-residential development in addition to having plans approved for the next phase of non-residential development equal to at least 20,000 square feet of additional non-residential development.
- A maximum of 65% (1,015) of the allowed residential units may receive building permits once construction is complete for at least 40,000 square feet of non-residential development in addition to having plans approved for the next phase of non-residential development equal to at least 20,000 square feet of additional non-residential development.
- A maximum of 100% (1,700) of the allowed residential units may receive building permits once construction is complete for at least 60,000 square feet of non-residential development.

Funding Source(s):

N/A

Attachment(s):

1. 22DP12_CarolinaSpringsTownCenter_TCStaffReport
2. 22DP12_CarolinaSpringsTownCenter_PlanningBoardActionReport
3. 22DP12_CarolinaSpringsTownCenter_Resolution
4. 22DP12_CarolinaSpringsTownCenter_Application
5. 22DP12_CarolinaSpringsTownCenter_Planset



Project Type: Development Plan

Concurrent Applications:

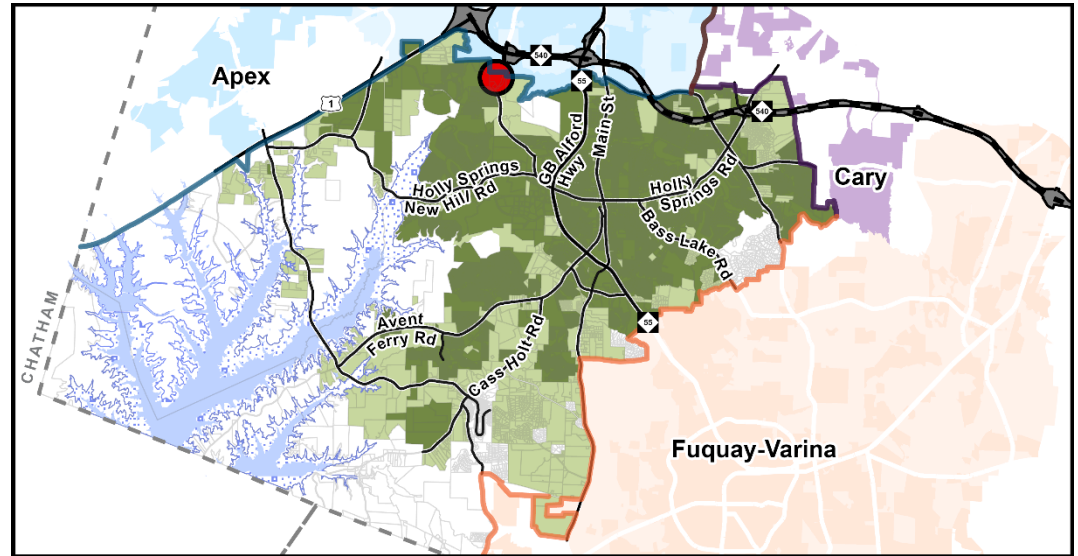
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

Andrew Gaittens – Shenandoah Homes, LLC.

Property Address: 3708 Old Holly Springs Apex Rd.

Property Area: 23.64 ac.



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

Project Summary:

A Development Plan for an integrated center featuring a 50,000-sf grocery store and 85,000-sf of commercial space at 3708 Old Holly Springs Apex Rd. The subject parcel is the Town Center portion of the Carolina Springs Planned Unit Development (PUD).

Requested Action:

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

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 7
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:

PUD Planned Unit Development

☐ Conditional Zoning District

Current Major Subdivision Plan:

Carolina Springs Detailed Master Plan



Aerial Photograph

Growth Strategy Map:

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Regional Center

Staff Analysis:

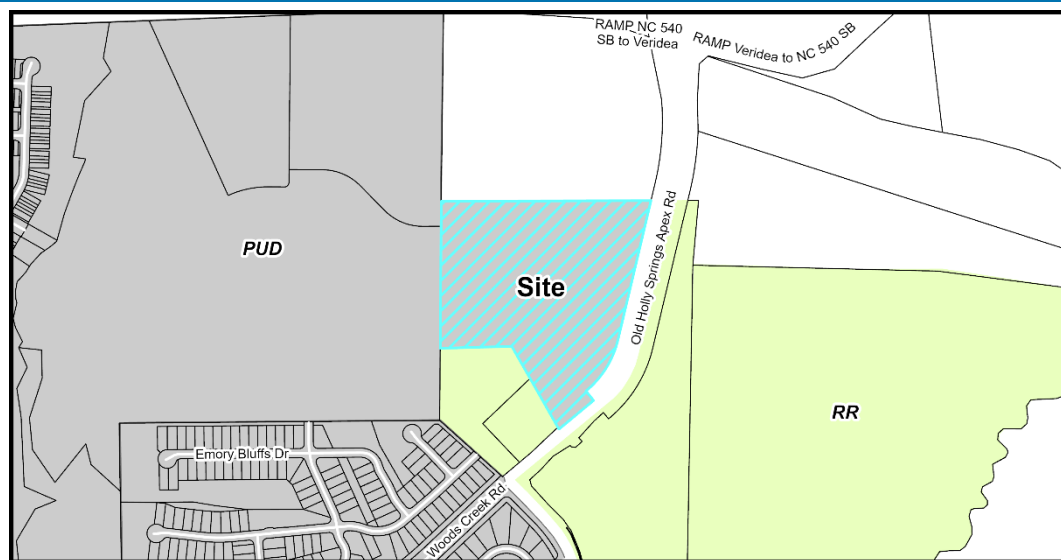
The requested Plan is: ☒ Consistent with Adopted Plans /Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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
0740032625	PUD Planned Unit Development	23.64 ac
Total Area		23.64 ac



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	PUD Planned Unit Development	Vacant
North	SD Sustainable Development (Town of Apex)	Apex Jurisdiction – Vacant (Future Veridea)
South	RR Rural Residential	Vacant / Single Family Home
East	RR Rural Residential	Vacant
West	PUD Planned Unit Development	Vacant (Future Phase of Carolina Springs)

Parcel Rezoning History

Rezoning Number: 18-PUD-01

Original Zoning: R-20

Approved Zoning: PUD Planned Unit Development

Approval Date: May 7, 2019



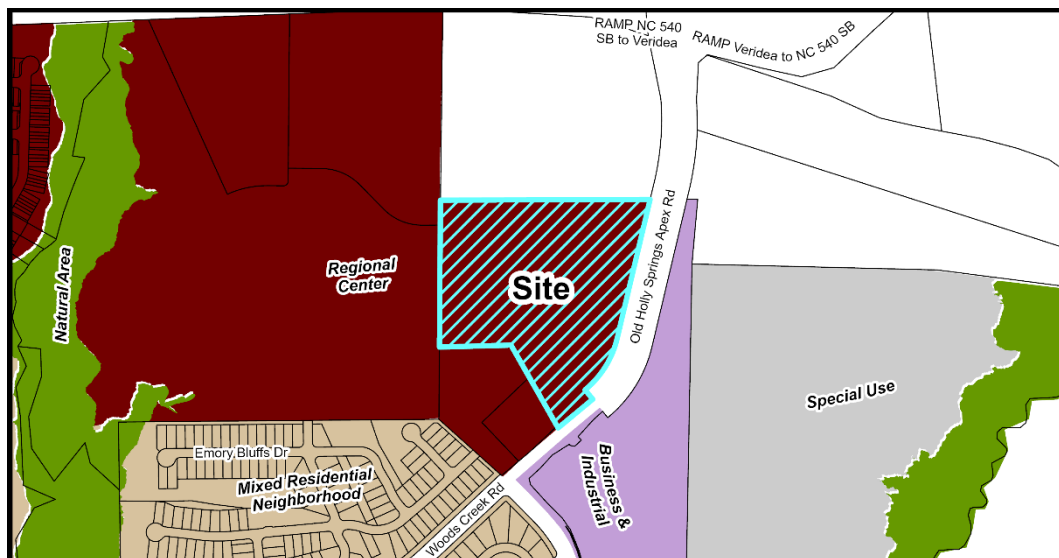
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Regional Center

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Transform

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

Future Land Use: Regional Center

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

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

Key Characteristics:

- Blocks are relatively small, and streets are in a grid network.
- There are typically no front setbacks, and minimal side and rear setbacks.
- Building types are primarily commercial on the ground floor with a storefront to activate the street, and may include residential or office uses on upper floors.
- The compact urban development patterns place less emphasis on preservation of the natural landscape, and prioritizes the provision of a variety of formal public spaces for community gathering.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)



Future Land Use Staff Analysis:

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

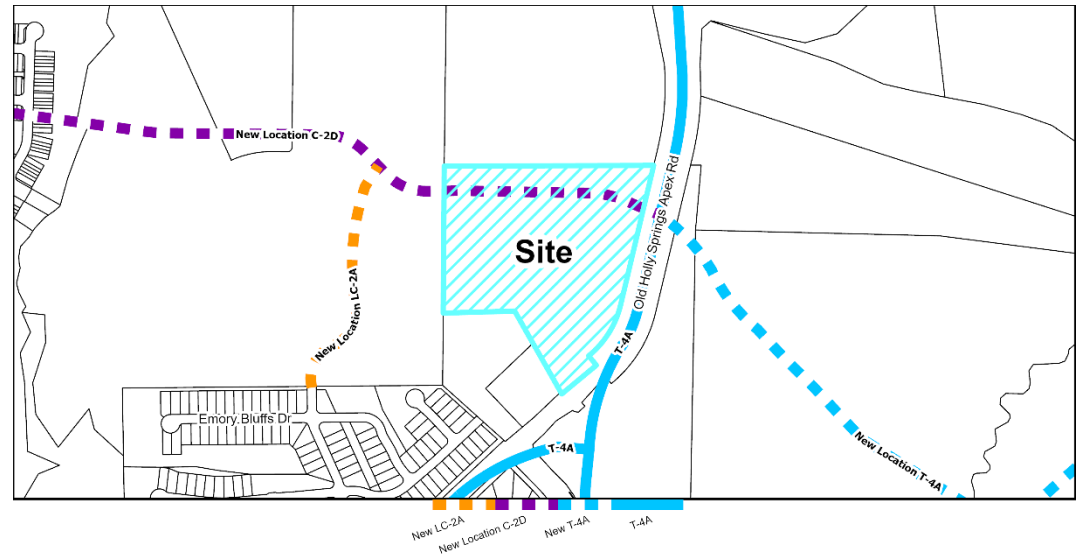
The proposed development is consistent with the Future Land Use Plan as construction of this development will bring a mix of commercial uses to serve neighborhood residents and those in the surrounding area. The proposed site design implements many of the key characteristics of Regional Centers such as ground floor commercial land uses, buildings along the street frontage, a variety of pocket park open spaces spread throughout the Town Center, and strong bike and pedestrian connections to surrounding areas.

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

Road Widening along Project Frontage ☐ Required ☒ Not Required

New Location Roadways ☐ Required ☒ Not Required

Hotspot/Safety Study Location ☐ Yes ☒ No



Roadway Map

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

The project has frontage along Carolina Springs Blvd and Old Holly Springs Apex Rd, which have already been constructed to their ultimate cross sections. 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 Traffic Impact Analysis (TIA) was completed with the Carolina Springs PUD Rezoning. With this Development Plan a Transportation Verification Memo was provided by the applicant's traffic engineer. There have been no changes since the PUD Rezoning that would impact the results of the previously completed TIA.

Transportation Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan

The mitigation improvements identified in the previously completed TIA are consistent with the Comprehensive Plan as well as the Traffic Verification Memo associated with the Development Plan.



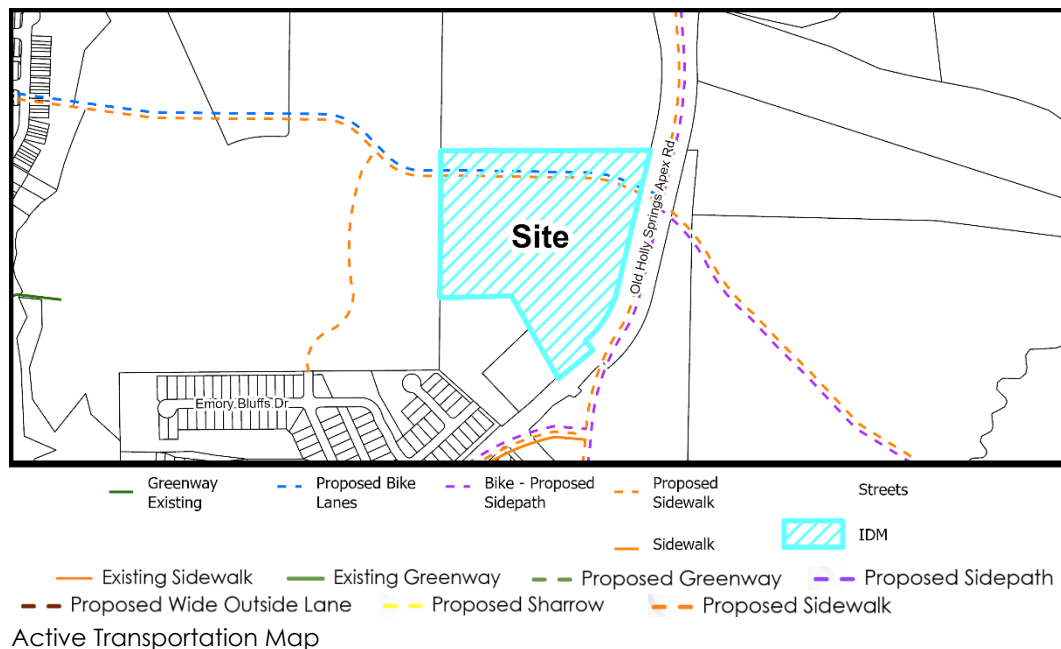
Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Required Active Transportation Improvements

☐ Greenway

☒ Sidepath

The Town's Comprehensive Transportation Plan proposes a Sidepath along the northern and eastern boundary of this project, ultimately connecting to Veridea Parkway and future connections in the Town of Apex.

Parks, Recreation, & Greenways Summary

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

Parks, Recreation, & Greenways Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan

The requested Development Plan is consistent with the Comprehensive Plan as it provides the sidepath shown on the Comprehensive Transportation Plan's Active Transportation 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.



No Facilities Identified

Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) is not required for commercial development.

Fire-Rescue

A portion of the project site is designated by the Carolina Springs PUD as a future fire station. Upon evaluation of the property, the Town determined that a different property would be acquired to provide Fire-Rescue services to the northwest area of Town. Fire Station #3 is now located on Cinder Station Road, west of the project site.

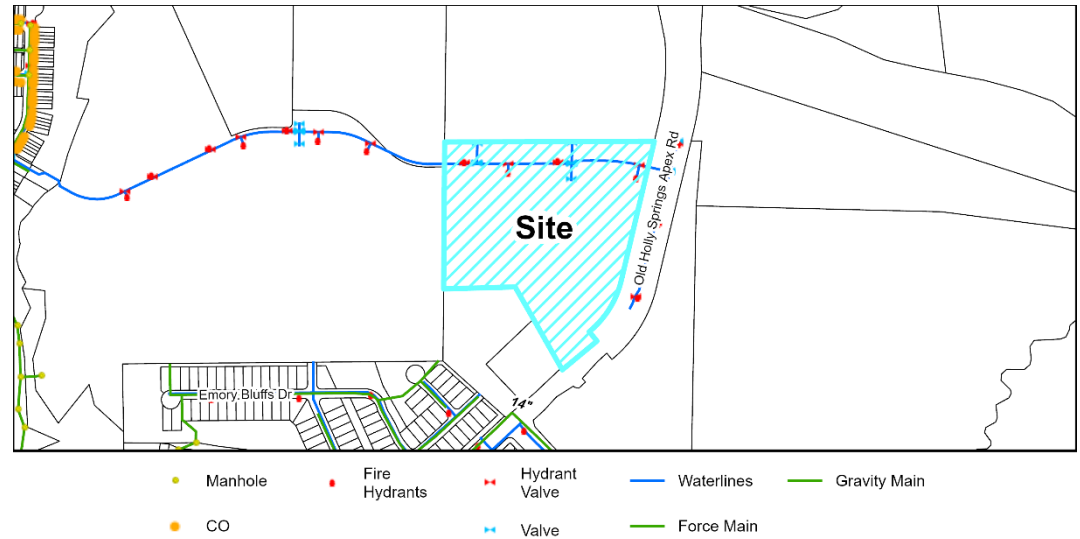
Community Facilities Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan

The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map.

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

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



Utility Map

Infrastructure & Utility Summary**Water:**

The project is required to tie to and extend Town water facilities to serve the proposed development. Watermain is proposed to be extended from Carolina Springs Blvd 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 this project.

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 sewer outfall approved with Carolina Springs Phases 1 and 2.

Reclaim:

The project site is within the Reclaimed Service Area, and reclaimed watermain were installed in Carolina Springs Blvd and Old Holly Springs Apex Road along this project's frontage with the original Master Plan. While a reclaim main extension is not required, the development is proposing a service tap for reclaim use.



Infrastructure & Utility Information (cont.)

Water Resource Management Policy (WRMP)

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

Water Resource Management Policy Summary

The previously approved PUD predates July 1, 2023, and this project is therefore not subject to the WRMP.

Infrastructure & Utility Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan

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

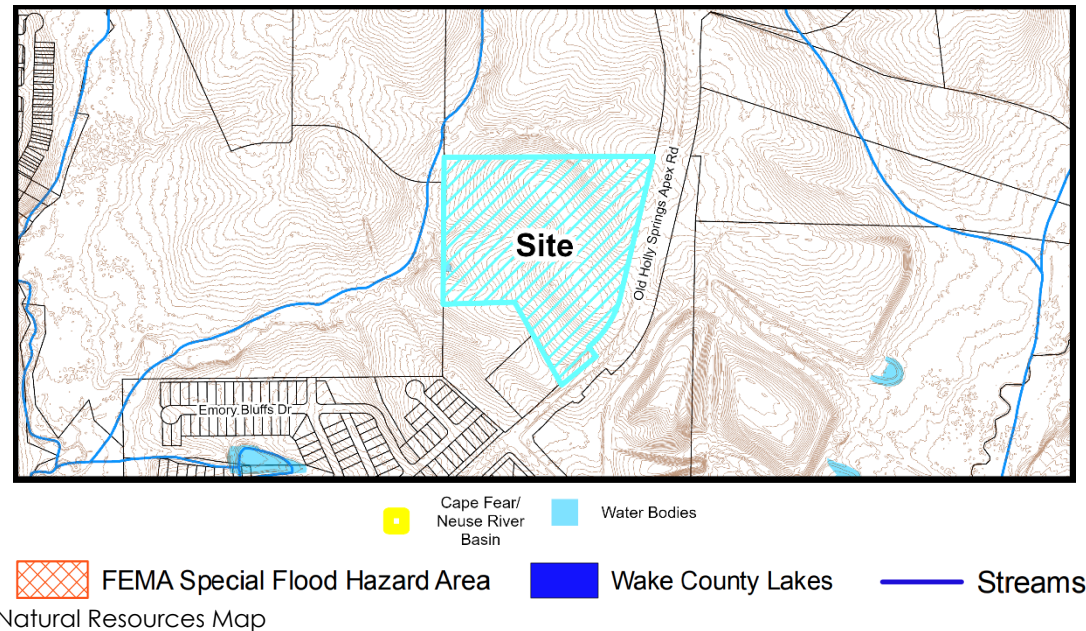


Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space 1 acre of Pocket Parks

Tree Preservation Area	0%
Active Recreation Area	0%
Urban Civic Space	0%
Flexible Space	100% or 1.01 acres



Natural Resources & Open Space Summary

Open Space:

As a part of the Planned Unit Development, the Town Center District is required to provide 1 acre of pocket parks spread throughout the development. There are several of these pocket parks throughout this development including a large corner open space featuring a water element and several smaller seating areas dispersed throughout for a total of 1.01 acres of pocket parks.

Stormwater:

The project is located within the Cape Fear River Basin and proposes to treat all new impervious surfaces onsite with several 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 Development Plan is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan

This development plan is meeting the minimum requirement of 1 acre of pocket parks as required by the Planned Unit Development. All permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features and is consistent with the Comprehensive Plan.

**Development Standards Information**

Unified Development Ordinance

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO), Carolina Springs Planned Unit Development (18-PUD-01), and Carolina Springs Detailed Master Plan (19-MAS-03).

Development Standards Summary**Development Standards (UDO Section 2 & PUD):**

Building Placement	Standard	Proposed
Old Holly Springs Apex Rd. Setback	30 ft min	35 ft
Collector Street Setback	5 ft min – 20 ft max	20 ft
All Other Setbacks	0 ft min	0 ft

Building Height	Standard	Proposed
Minimum Building Height	24 ft min	24 ft
Maximum Building Height	60 ft max	32 ft

Landscaping (UDO Section 5, PUD and Master Plan):

	Standard	Proposed Standard
Perimeter Buffers		
Overall PUD Perimeter Buffer	30 ft min	30 ft
Adjacent PUD District Buffer	0 ft min	0 ft
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.
Shrubs	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	64 landscaped islands with 1 tree and 4 shrubs per island
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Street trees to be provided along Carolina Springs Blvd and Old Holly Springs Apex Rd.

**Parking (UDO Section 6):**

	Standard	Proposed
Vehicle Parking Locations	Front yard restricted, side and rear yard only	Side and Rear Yard Only
Minimum Parking	271 spaces	536 spaces provided
Maximum Parking	542 spaces	
Bike Parking	39 spaces	45 spaces
EV Parking	5% EVSE: 27 15% EVSE Ready: 81	33 EVSE Spaces 96 EVSE-Ready Spaces

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

	Proposed
Building Design	
Building Materials	Brick, Stone, & Hybrid Wood
Horizontal Variation	2 horizontal variations shall occur for any façade representing a discernable Building base, middle, and top
Vertical Variation	Building > 25,000 sq. ft. – 30 ft Building between 25,000 – 75,000 sq. ft. – 50 ft Architectural detail along no less than 60% lineal façade (Columns and changes of plane no less than 12" in width).
Roof Expression	60 ft Parapets are finished to be harmonious with predominate wall color.
Site Design	
Off-street Loading	Provided in the rear of the Grocery Store and screened to not be visible from the public ROW
Pedestrian Access & Circulation	Circulation provided throughout the site connecting all building and adjacent offsite connections.
Public Realm	Public Art is being provided within the corner open space

Development Standards Staff Analysis

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Unified Development Ordinance

The proposed Development Plan is consistent with the development standards of the Carolina Springs Planned Unit Development, Carolina Springs Major Subdivision Plan and the Unified Development Ordinance. The proposed integrated center is the Commercial portion of the Carolina Springs Planned United Development and has been designed in conformance with all these plans.



Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan (Section 6)	☒ Consistent ☐ Inconsistent
Unified Development Ordinance	
Unified Development Ordinance Standards	☒ Consistent ☐ 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: 11/13/2023

Summary of Issues:

- No major issues or concerns from the neighbors.



Planning Board Action

Planning Board Meeting Date: 1/28/2025

A summary of the Planning Board discussion and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Town Council Consideration & Action

Quasi-Judicial Public Hearing

Prior to the Quasi-Judicial 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.

Potential Development Plan Petition Motion

Adopt Resolution #25-05 to make and accept Findings of Fact for and to approve / deny Development Plan 22-DP-12.



Planning Board Meeting Date: 1/28/2025

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.

The Planning Board discussed the following issues and concerns:

- The potential tenants for the grocery store.
- The ability for the development to include a gathering space for those in community to conduct meetings such as HOAs.
- The greenway connections that are associated with not only the Town Center Development but Carolina Springs as a whole and how those living in this community will be able to walk to the commercial aspects.

Development Plan Motion

The Planning Board recommends the Town Council approve Development Plan 22-DP-12 for Carolina Springs Town Center as submitted by Andrew Gaittens – Shenandoah Homes, LLC, dated Revised 12/17/2024 with staff recommended conditions.

The Planning Board voted in favor of the recommendation (8 - 0) [1 absent]



Resolution No.: 25-05

Date Adopted: February 18, 2025

Effective Date: February 18, 2025

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL
MAKING FINDINGS OF FACT FOR
AND TO APPROVE WITH CONDITIONS
DEVELOPMENT PLAN (22-DP-12);
FOR CAROLINA SPRINGS TOWN CENTER**

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in March 2022; and

WHEREAS, pursuant to NCGS §§160D 403 and Chapter 11 of the Town of Holly Springs UDO, the Town Council of Holly Springs ("Town Council") has the authority to grant approval of Development Plans if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Development Plan Findings of Fact:

The Town Council shall consider the following review criteria in determining whether to approve, approve with conditions, or deny a Development Plan.

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.

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.

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.

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.

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

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Applicant's written findings of fact into the minutes (Exhibit A), have received site plans, and have considered conditions of approval (Exhibit B) for the following requested Development Plan:

Development Plan (22-DP-12): Carolina Springs Town Center

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

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact and to approve with conditions (Exhibit B) Development Plan (22-DP-12) for Carolina Springs Town Center; as submitted by Andrew Gaittens – Shenandoah Homes, LLC.

Adopted by the Holly Springs Town Council on this, the 18th day of February, 2025.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk



RESOLUTION EXHIBIT A

DEVELOPMENT PLAN (22-DP-12) FINDINGS OF FACT SUBMITTED BY APPLICANT

Criterion 1: The proposed project's land uses and development intensity align with the zoning district, ensuring consistency with the master plan and PUD. Special studies have shown that the project impacts are within the approved master plan design guidelines. The site design incorporates strategic buffers, landscaping, and screening measures to mitigate visual and acoustic impacts, ensuring the development integrates seamlessly with the surrounding land uses and promotes cohesion within the area.

Criterion 2: The project design includes dedicated open spaces that enhance the area's natural appeal and meet zoning district standards for public space. We've preserved existing green areas where feasible and improved accessible park space for public use. Additionally, the project conforms to the guidelines set by the master plan and PUD for public park space.

Criterion 3: The site layout, including streets, lots, utilities, water metering, and public improvements is designed to follow the existing topography, optimizing grading efficiency and reducing environmental impacts. The design allows for integration with public services and supports the development of surrounding properties.

Criterion 4: The proposed building and site design prioritize the public realm, incorporating features that improve natural surveillance and visibility. Walkways and pedestrian access points are strategically positioned to encourage foot traffic and support connectivity, enhancing the Town's character. Architectural elements reflect the local aesthetic, contributing to a cohesive community appearance and fostering a safe, welcoming environment.

Criterion 5: The project design is aligned with the Comprehensive Plan's goals and policies by supporting sustainable growth, enhancing community connectivity, and improving the character of the area while maintaining the guidelines set in the PUD. The development incorporates commercial land uses, pedestrian-friendly pathways, and open spaces, which contribute to the creation of a cohesive, accessible community.

RESOLUTION EXHIBIT B

DEVELOPMENT PLAN (22-DP-12) CONDITIONS OF APPROVAL

1. All previous conditions of approval for Carolina Springs PUD and Carolina Springs 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. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the Traffic Study unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
4. If build out exceeds the anticipated time frame in the approved Traffic Study, an update of the Traffic Study will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
5. FFA shall be finalized prior to being scheduled for Town Council.
6. Water meter locations will need to be revised as to be located closer to the nearest drive aisle. This must be addressed prior to the first Civil Construction Drawing submittal.
7. All other Special Studies must be finalized prior to being scheduled for Planning Board.
8. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
9. Offsite Sewer Infrastructure Incomplete: If any offsite 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 Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
10. If any offsite water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. 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.
11. Reclaim water service line will need to be tapped onto the existing main and not shown as an extension. The tap should be prior to existing blow-off valve. This must be addressed prior to the first Civil Construction Drawing submittal.

12. Sight-distance triangles (10'x70') shown do not meet the minimum requirement as per the ED&CS. This must be addressed prior to the first Civil Construction Drawing submittal.
13. Crosswalk on the western site drive along Carolina Sprins Blvd. This must be addressed prior to the first Civil Construction Drawing submittal.
14. The maximum distance between hydrants, measured along street centerline, shall be 300 feet. This must be addressed prior to the first Civil Construction Drawing submittal.
15. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
16. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
17. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
18. 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.
19. 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.
20. 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.
21. 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.

RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

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

The Town Council made the following additional findings:

X No additional findings

RESOLUTION EXHIBIT D

ADDITIONAL CONDITIONS OF APPROVAL

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

X No additional conditions of approval

DEVELOPMENT PLAN PETITION

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

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the [Portal](#).

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other	
Name: Andrew Gaittens	Company: Shenandoah Homes, LLC
Mailing Address: 4112 Blue Ridge Road, Suite 210	
City, State, Zip: Raleigh, NC, 27612	
Telephone: 615-779-1881	E-Mail: andrew@shenandoahhomes.us
Design Professional	
Name: Andrew Gaittens	Company: Shenandoah Homes, LLC
Mailing Address: 4112 Blue Ridge Road, Suite 210	
City, State, Zip: Raleigh, NC, 27612	
Telephone: 615-779-1881	E-Mail: andrew@shenandoahhomes.us
Developer	
Name: David Stallings	Company: Shenandoah Homes, LLC
Mailing Address: 4112 Blue Ridge Road, Suite 210	
City, State, Zip: Raleigh, NC, 27612	
Telephone:	E-Mail: david@shenandoahhomes.us
Architect	
Name: Thomas Calabro	Company: JDS Consulting
Mailing Address: 543 Pylon Dr.	
City, State, Zip: Raleigh, NC, 27606	
Telephone: 919-480-1075	E-Mail: tcalabro@jdsconsulting.net
Landscape Architect	
Name: Stephen Sales	Company: Evergreen Design Group
Mailing Address: 4509 Creedmoor Road, Suite 201	
City, State, Zip: Raleigh, NC, 27612	
Telephone: 800-680-6630	E-Mail: stephen@evergreendesigngroup.com
Financially Responsible Party (REQUIRED)	
Name: David Stallings	Company: Shenandoah Homes, LLC.
Mailing Address: 4112 Blue Ridge Road, Suite 210	
City, State, Zip: Raleigh, NC, 27612	
Telephone:	E-Mail: david@shenandoahhomes.us
Property Owner (REQUIRED)	
Name: David Stallings	Company: Phoenix Commercial Development, LLC.
Mailing Address: 4112 Blue Ridge Road, Suite 210	
City, State, Zip: Raleigh, NC, 27612	
Telephone:	E-Mail: david@shenandoahhomes.us

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:

The proposed project's land uses and development intensity align with the zoning district, ensuring consistency with the master plan and PUD. Special studies have shown that the project impacts are within the approved master plan design guidelines. The site design incorporates strategic buffers, landscaping, and screening measures to mitigate visual and acoustic impacts, ensuring the development integrates seamlessly with the surrounding land uses and promotes cohesion within the area.

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 project design includes dedicated open spaces that enhance the area's natural appeal and meet zoning district standards for public space. We've preserved existing green areas where feasible and improved accessible park space for public use. Additionally, the project conforms to the guidelines set by the master plan and PUD for public park 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:

The site layout, including streets, lots, utilities, water metering, and public improvements is designed to follow the existing topography, optimizing grading efficiency and reducing environmental impact. This design allows for integration with public services and supports the development of surrounding properties.

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:

The proposed building and site design prioritize the public realm, incorporating features that improve natural surveillance and visibility. Walkways and pedestrian access points are strategically positioned to encourage foot traffic and support connectivity, enhancing the Town's character. Architectural elements reflect the local aesthetic, contributing to a cohesive community appearance and fostering a safe, welcoming environment.

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

The project design is aligned with the Comprehensive Plan's goals and policies by supporting sustainable growth, enhancing community connectivity, and improving the character of the area while maintaining the guidelines set in the PUD. The development incorporates commercial land uses, pedestrian-friendly pathways, and open spaces, which contribute to the creation of a cohesive, accessible community.

DEVELOPMENT PLAN PETITION

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

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the [Unified Development Ordinance \(UDO\)](#). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSIntake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	11/13/2024
Meeting Time:	4 PM
Meeting Location:	VIRTUAL: meet.google.com/sed-rxxz-ujg
CONDUCT OF MEETINGS <i>(Attach additional sheets if needed)</i> 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 brought up during the meeting. See attached for public comments.	
Changes made to the Petition as a result of the meeting: None were requested.	
Preparer's Signature: _____ Date: 12/13/2024	



Carolina Springs Town Center

Neighborhood Meeting Minutes

Meeting Date: 11/13/2024 (4-5pm)

Attendees Present: Applicant (Andrew Gaittens, Michael Jeska, Ella Rohlinger)

Neighbors (Bill Sowter)

1. Discussion

Topic 1: Project Overview

1. Address: 3708 Old Holly Springs Apex Road
2. Google Maps <https://maps.app.goo.gl/zNNQ9FUe2JBse8YPA>
3. Application type: Development Plan
4. Size: 23.64 ac
5. Zoning: PUD
 - a. Approved PUD 18-PUD-01-A01 (May 7, 2019)
6. District: Town Center District
7. Proposed Use: approximately 140,000 SF of commercial/retail and big box grocery including 6 buildings
 - a. Grocery store is approximately 50k SF
 - b. Retail/commercial buildings are divided into 7-14 tenants, each building is on average 18k sf
 - i. These are envisioned to include shopping, small business, and restaurants with designated outdoor seating areas and public pocket parks aligning with PUD requirements.
 - c. No tenants have been finalized at this time
8. Entrances: 2 entrances off Carolina Springs Boulevard and 1 entrance off of Old Holly Springs Apex Road
9. Connectivity: Sidewalks and crosswalks throughout the site. Connections to Old Holly Springs Apex Road and Carolina Springs Boulevard.
10. Approvals: Sanitary Sewer Outfall Master Plan approved by TOHS (PRCDC202300181) approved 5/19/2023
11. Process: Submittal in December, shooting for planning board review end of January and Town Council approval at 2/18 meeting
12. Timeline: aiming for development plan approval in February 2025, construction plans will be in development after that and under review, then we plan to tentatively complete construction of the project in 2027.

Topic 2: PUD/Master Plan Site Requirements

1. Show site location on PUD
2. 30' Perimeter Landscape screening
3. Proposed fire station is no longer desired by the Town of Holly Springs, so this area has been replaced with commercial development
4. Site access points have been revised
5. Old Holly Springs Apex Road to be widened
6. Pocket parks included within the site to meet the PUD requirement of 1 acre
7. Sewer master plan has been updated stubbing into the property on the western side of the site
8. Page 81 - Town Center District Standards
 - a. Page 82 - PUD Perimeter buffer of 30' applicable to surrounding developments

Topic 3: Public Comment

- 1) Bill Sowter:
 - a) Will Old Holly Springs Apex Road be renamed to Veridian parkway?
Response: We are not aware of any road name changes at this time.
 - b) Proposed tenants - when they will be finalized
Response: We are actively working on finalizing tenants. This should be finalized by the time we have construction plan approval.
 - c) Will the Town council meeting be open to public? (3rd Tuesday of each month- February 18th). Bill to attend maybe.
Response: Information was given to Bill as to where to find meeting location and virtual meeting link.
 - d) Will all sections of Carolina Springs be constructed together?
Response: We currently are projecting construction of the Town Center to be completed by the end of 2027. Other phases of development will be constructed at a later date.
 - e) Possible warehouse development across Old Holly Springs Apex road near 540: correlation to Carolina springs?
Response: This is not part of our development.

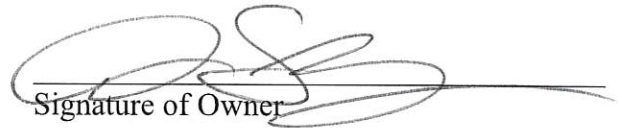


Affidavit of Owner's Consent

Before me personally appeared David Stallings who, being duly sworn, hereby proclaims that they are the owner of the property legally described as the specified Wake County Parcel Identification Number(s) listed below:

0740032625	

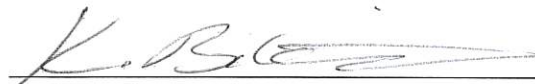
and does hereby authorize Andrew Gaittens to act
(name of representative/applicant)
on their behalf as their agent with regard to the processing of said Development Project.


Signature of Owner

David Stallings
Phoenix Commercial Development, LLC.
4112 Blue Ridge Road, Suite 210
Raleigh, NC, 27612

Sworn to or affirmed and subscribed before me this 17th day of
November, 2024.

NOTARY PUBLIC:


Official Signature of Notary

Konstantina Bakatsias, Notary Public
Print Name

My commission expires: 9/15/2025

(Official Seal)





1340 Environ Way
Chapel Hill, NC 27517
(800) 680-6630

Alternative Landscape Request

Project: Carolina Springs Town Center

Date: 12-11-2024

Project Number: PLDP202200327 (22-DP12)

Project Name & Address

Carolina Springs Town Center
Old Holly Springs Apex Rd
Town of Holly Springs

Landscape Architect:

Stephen Sales, PLA, ASLA
Evergreen Design Group

Due to the 50' Dixie Company Gas Easement, we are requesting a Alternative Landscape Request. No Trees or Plantings are allowed within the Gas Easement. For this reason, we are showing the required plantings (Trees and Shrubs) for the Perimeter Yard Buffer planting requirements along Old Holly Springs Apex Rd, along the Southern Building wall of Building 5 and Northern Building wall of Building 6. This will allow for proper screening of the corner and backside of the two buildings from Old Holly Springs Apex Rd. which would originally be accomplished if the required Trees and Shrubs could have been planted within the easement. This allows for the proper screening that is required from the Perimeter Yard Buffer per the criteria listed in 5.2.3 A-E

Please contact Stephen Sales at stephen@evergreendesigngroup.com if you have any questions.

Thank you,

Stephen Sales, ASLA, PLA #2273

Project Director





SHENANDOAH HOMES

December 13th, 2024

Re: Art Piece Options

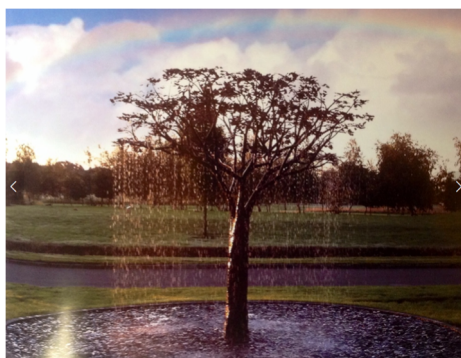
Shown below are the proposed art pieces for the open space areas of Carolina Springs Town Center. See attached exhibit for locations of artwork.

OPEN SPACE ART PIECES: FEATHERS



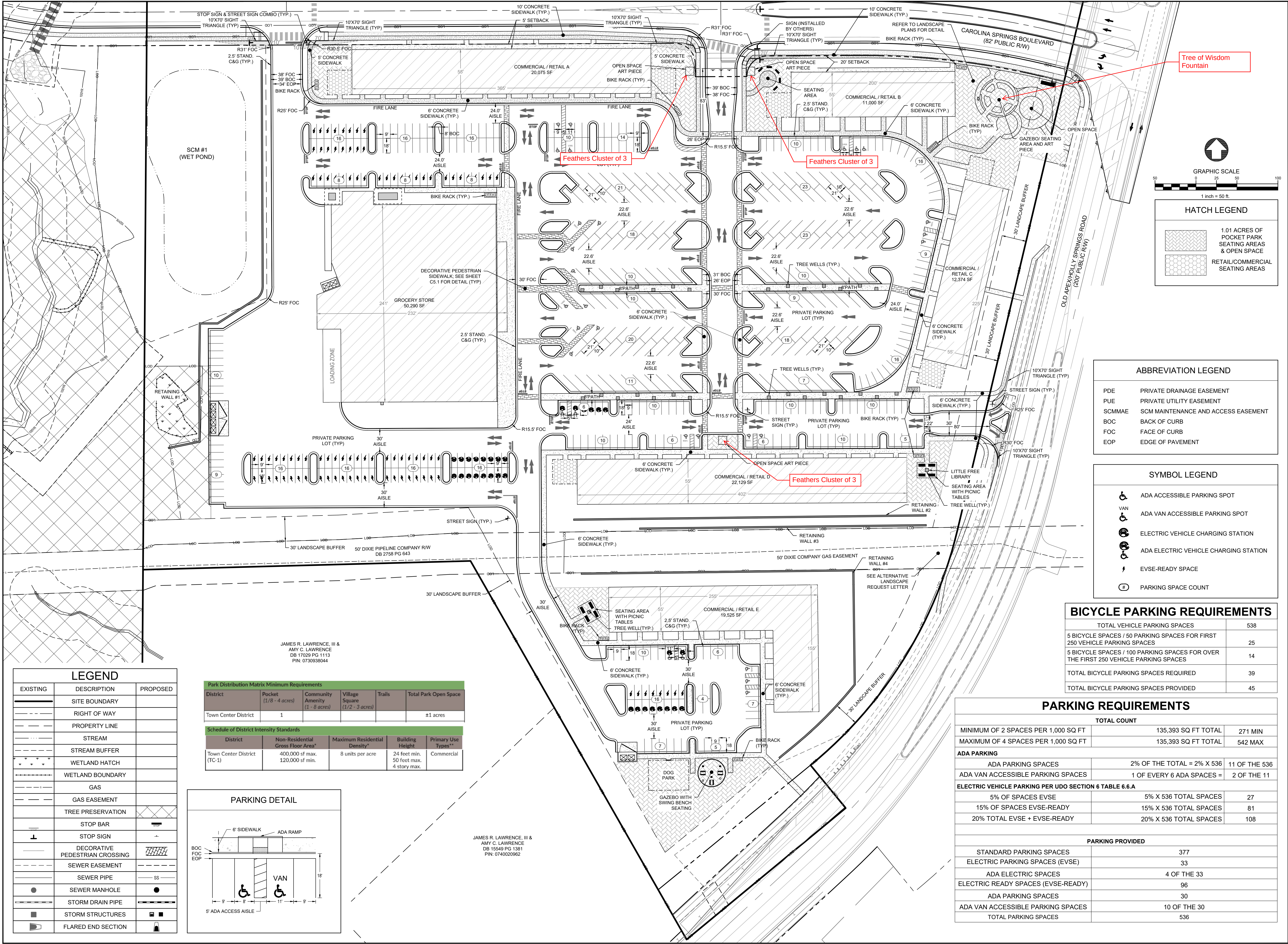
This art piece is sculpted by Kirk Seese a local artist from Holly Springs, North Carolina. These “feathers” consisted of thick medium density overlay board that is primed, sanded, routed, and printed for display. Each feather spans 10’ high and takes up 16” x16” floor area. We are proposing 3 groups of feathers. One feather group will be located in front of building D, and 2 feather groups will be located at the entrance of Carolina Springs Town Center.

NORTH-EASTERN OPEN SPACE ART PIECE: TREE OF WISDOM FOUNTAIN



This art piece is provided by Malibu Fountains. The Tree of Wisdom is a copper tree fountain spanning over 16 feet high and a little less than 10 feet in width. This art piece will be located at the northeastern portion of the site and will be surrounded by a landscape bed.

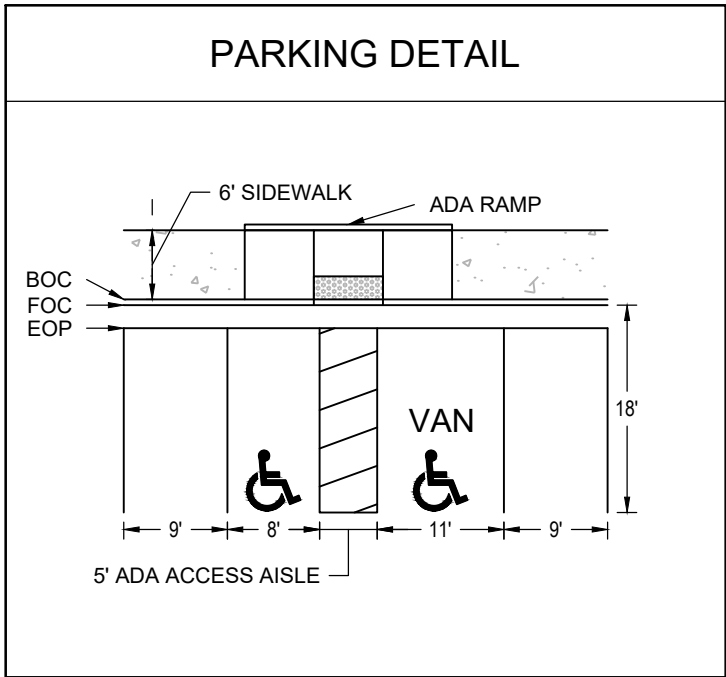
S:\02_Engineering\Department2\Projects\21-102-00 Carolina Springs\02-01-Site Plan\DWG_Site Plan.dwg Tuesday, December 10, 2024 11:57:47 AM ANDREW GAITTENS



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	SITE BOUNDARY	
	RIGHT OF WAY	
	PROPERTY LINE	
	STREAM	
	STREAM BUFFER	
	WETLAND HATCH	
	WETLAND BOUNDARY	
	GAS	
	GAS EASEMENT	
	TREE PRESERVATION	
	STOP BAR	
	STOP SIGN	
	DECORATIVE PEDESTRIAN CROSSING	
	SEWER EASEMENT	
	SEWER PIPE	SS
	SEWER MANHOLE	
	STORM DRAIN PIPE	
	STORM STRUCTURES	
	FLARED END SECTION	

Park Distribution Matrix Minimum Requirements					
District	Pocket (1/8 - 4 acres)	Community Amenity (1 - 8 acres)	Village Square (1/2 - 3 acres)	Trails	Total Park Open Space
Town Center District	1				±1 acres

Schedule of District Intensity Standards				
District	Non-Residential Gross Floor Area*	Maximum Residential Density*	Building Height	Primary Use Types**
Town Center District (TC-1)	400,000 sf max. 120,000 sf min.	8 units per acre	24 feet min. 50 feet max. 4 story max.	Commercial



JAMES R. LAWRENCE, III &
AMY C. LAWRENCE
DB 15549 PG 1381
PIN: 0740020962

ABBREVIATION LEGEND	
PDE	PRIVATE DRAINAGE EASEMENT
PUE	PRIVATE UTILITY EASEMENT
SCMMAE	SCM MAINTENANCE AND ACCESS EASEMENT
BOC	BACK OF CURB
FOC	FACE OF CURB
EOP	EDGE OF PAVEMENT

SYMBOL LEGEND	
	ADA ACCESSIBLE PARKING SPOT
	ADA VAN ACCESSIBLE PARKING SPOT
	ELECTRIC VEHICLE CHARGING STATION
	ADA ELECTRIC VEHICLE CHARGING STATION
	EVSE-READY SPACE
	PARKING SPACE COUNT

BICYCLE PARKING REQUIREMENTS	
TOTAL VEHICLE PARKING SPACES	538
5 BICYCLE SPACES / 50 PARKING SPACES FOR FIRST 250 VEHICLE PARKING SPACES	25
5 BICYCLE SPACES / 100 PARKING SPACES FOR OVER THE FIRST 250 VEHICLE PARKING SPACES	14
TOTAL BICYCLE PARKING SPACES REQUIRED	39
TOTAL BICYCLE PARKING SPACES PROVIDED	45

PARKING REQUIREMENTS			
TOTAL COUNT			
MINIMUM OF 2 SPACES PER 1,000 SQ FT	135,393 SQ FT TOTAL	271 MIN	
MAXIMUM OF 4 SPACES PER 1,000 SQ FT	135,393 SQ FT TOTAL	542 MAX	
ADA PARKING			
ADA PARKING SPACES	2% OF THE TOTAL = 2% X 536	11 OF THE 536	
ADA VAN ACCESSIBLE PARKING SPACES	1 OF EVERY 6 ADA SPACES =	2 OF THE 11	
ELECTRIC VEHICLE PARKING PER UDO SECTION 6 TABLE 6.6.A			
5% OF SPACES EVSE	5% X 536 TOTAL SPACES	27	
15% OF SPACES EVSE-READY	15% X 536 TOTAL SPACES	81	
20% TOTAL EVSE + EVSE-READY	20% X 536 TOTAL SPACES	108	
PARKING PROVIDED			
STANDARD PARKING SPACES	377		
ELECTRIC PARKING SPACES (EVSE)	33		
ADA ELECTRIC SPACES	4 OF THE 33		
ELECTRIC READY SPACES (EVSE-READY)	96		
ADA PARKING SPACES	30		
ADA VAN ACCESSIBLE PARKING SPACES	10 OF THE 30		
TOTAL PARKING SPACES	536		

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 919-230-8177

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

SITE PLAN

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612

APPROVED: ASG PROJECT: 21-102-00
CHECKED: ASG SCALE: 1" = 50'
DESIGNED: ECR DATE: 12/13/2024

SHEET
C2.0

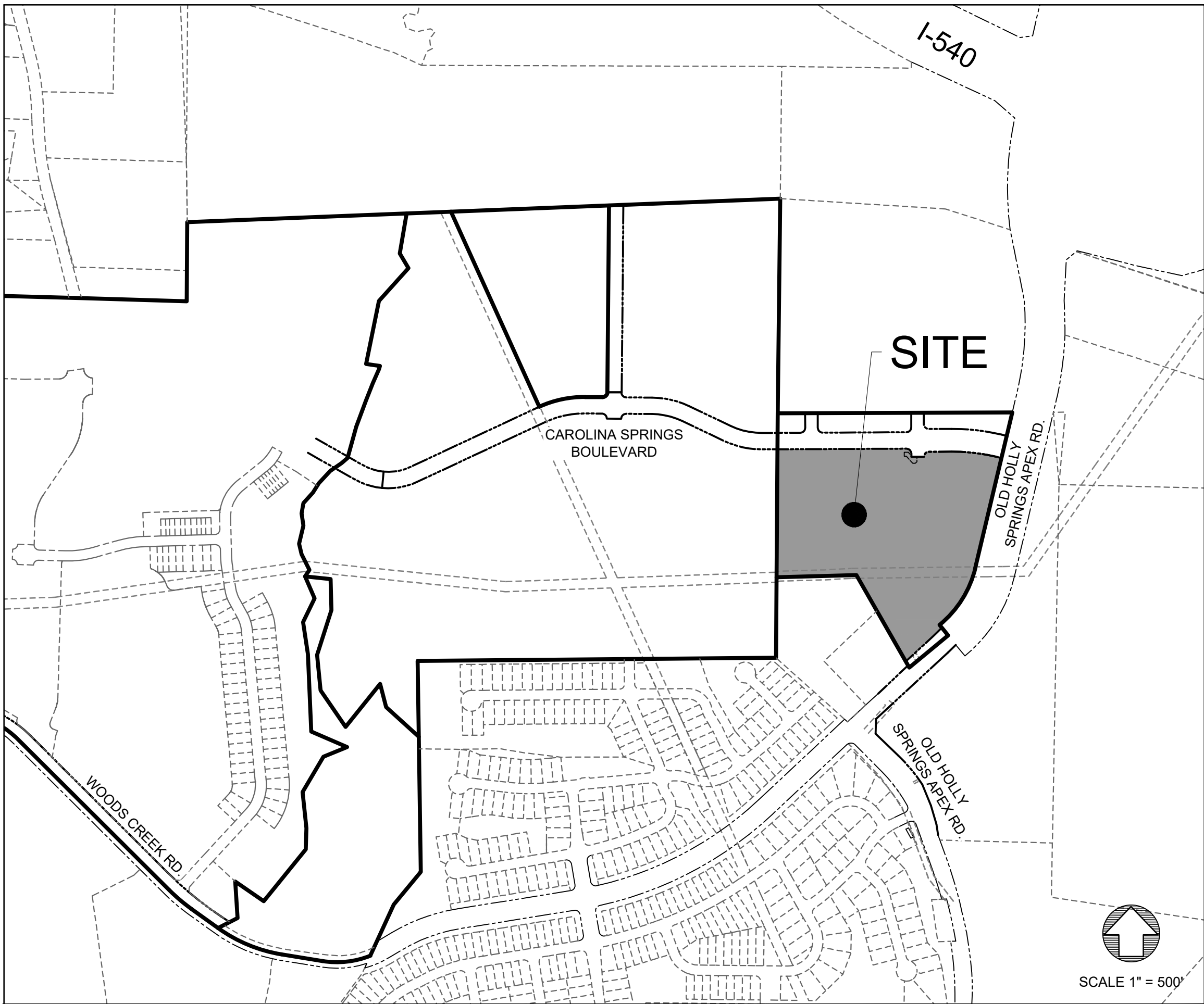
CAROLINA SPRINGS TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NC



SITE SUMMARY INFORMATION	
PROJECT NAME:	CAROLINA SPRINGS TOWN CENTER
LOCATION:	3708 OLD HOLLY SPRINGS APEX ROAD
APPROVED PUD:	(18-PUD-01-A01) MAY 7, 2019
APPROVED MASTER PLAN:	(19-MAS-03-A01) MAY 1, 2020
PIN:	0740032625
REID:	0124454
DEED BOOK: 17610	PAGE: 1795
PARCEL AREA:	23.55 AC
CAROLINA SPRINGS BOULEVARD RIGHT-OF-WAY AREA:	2.79 AC
OLD HOLLY SPRINGS APEX ROAD RIGHT-OF-WAY AREA:	0.24 AC
SITE AREA:	20.52 AC
PROPOSED USE:	MIXED USE
ZONING:	PLANNED UNIT DEVELOPMENT DISTRICT
DISTURBED AREA:	18.44 AC
TOTAL IMPERVIOUS AREA:	519,255 SF (12.0 AC)
TOTAL COMMERCIAL/RETAIL UNITS:	6 BUILDINGS
TOTAL SQUARE FOOTAGE:	135,393 SQ. FT.
PUD HEIGHT MINIMUM:	24 FT
POCKET PARK SEATING AREAS:	0.12 ACRES
OPEN SPACE:	1.01 ACRES
PARKING REQUIRED:	271 MINIMUM, 542 MAXIMUM
PARKING PROVIDED:	536 TOTAL SPACES
ADA PARKING REQUIRED:	11 (2 VAN ACCESSIBLE)
ADA PARKING PROVIDED:	30 (10 VAN ACCESSIBLE)
EV PARKING REQUIRED:	27 EVSE & 81 EVSE-READY
EV PARKING PROVIDED:	33 EVSE & 96 EVSE-READY
BICYCLE PARKING REQUIRED:	39 SPACES
BICYCLE PARKING PROVIDED:	45 SPACES
TOTAL SITE GPD:	15,570 GPD, 38,925 PEAK GPD
PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTIONS: ANDREW GAITTENS, PE SHENANDOAH HOMES 4112 BLUE RIDGE ROAD, SUITE 210, RALEIGH, NC 27612 EMAIL: andrew@shenandoahhomes.us TELEPHONE: 615-779-1881	

1ST SUBMITTAL: NOVEMBER 23RD, 2022
2ND SUBMITTAL: SEPTEMBER 22ND, 2023
3RD SUBMITTAL: JANUARY 11TH, 2024
4TH SUBMITTAL: NOVEMBER 8TH, 2024
5TH SUBMITTAL: DECEMBER 13TH, 2024
6TH SUBMITTAL: JANUARY 24TH, 2025



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER
C0.1	GENERAL NOTES
C0.2	GAS ENCROACHMENT NOTES
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0 - C5.1	SITE DETAILS
C5.2	WATER DETAILS
C5.3	SEWER DETAILS
C5.4	STORM DETAILS
LP-0 - LP-16	LANDSCAPE PLANS
A-1 - A-39	BUILDING ELEVATIONS
WB-50	TOWN CENTER WB-50 TURN AROUND

NOTES:

1. AN EXISTING REBAR WITH CAP IS SET AT THE LOCALIZATION POINT (N: 702,591.86' E: 2,035,789.27'). THIS MONUMENT WAS SURVEYED BY WITHERS & RAVENEL. NO HOLLY SPRINGS MONUMENTS LOCAL TO THE SITE.
2. PLANS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
3. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
4. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

PRELIMINARY SEWER FLOWS - Carolina Springs Town Center					
BUILDING	USAGE	SQ. FT.	AVERAGE DAILY FLOW (GPD)		PEAK FACTOR
A	COMMERCIAL/RETAIL	20,075	.115 GPD x SQ FT	2,309	2.5
B	COMMERCIAL/RETAIL	11,000	.115 GPD x SQ FT	1,265	2.5
C	COMMERCIAL/RETAIL	12,374	.115 GPD x SQ FT	1,423	2.5
D	COMMERCIAL/RETAIL	22,129	.115 GPD x SQ FT	2,545	2.5
E	COMMERCIAL/RETAIL	19,525	.115 GPD x SQ FT	2,245	2.5
16	GROCERY STORE	50,290	.115 GPD x SQ FT	5,783	2.5
TOTAL		135,393	TOTAL	15,570	TOTAL

Summary:

Per the State 2T Rules, WithersRavenel Sewer Study, and Carolina Springs Sewer Outfall Submittal (PRCDC202300181), a daily flow for design of 115 gal/1000 sq ft was used. This averages shopping centers and malls with food service (130 gal/1000 sq ft) and stores and shopping centers without food service (100 gal/1000 sq ft). The Carolina Springs Town Center will have a variety of businesses that both serve food and are only retail.

SEWER NOTE: PLEASE SEE CAROLINA SPRINGS SEWER OUTFALL (PRCDC202300181) FOR FLOW CALCULATIONS AND OUTFALL DESIGN.

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 AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS AND OTHER APPLICABLE TOWN ORDINANCES AND POLICIES. THE ENGINEER WHOSE SEAL AND SIGNATURE APPEAR BELOW CERTIFIES THAT THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS HAVE BEEN THOROUGHLY REVIEWED FOR APPLICABILITY TO THIS PARTICULAR PROJECT.



ALL CONSTRUCTION SHALL BE COMPLAINT WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS



CONTACTS	
OWNER:	
PHOENIX COMMERCIAL DEVELOPMENT, LLC 4112 BLUE RIDGE ROAD, SUITE 210 RALEIGH, NC 27612	
ENGINEER:	
SHENANDOAH HOMES, LLC. 4112 BLUE RIDGE ROAD, SUITE 210 RALEIGH, NC 27612 NCBELS FIRM LICENSE D-0428 919-230-2300	
SURVEYOR:	
BOHLER ENGINEERING, NC, PLLS 4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NC 27612 919-578-9000	
ENVIRONMENTAL:	
SOIL & ENVIRONMENTAL CONSULTANTS, PA 8412 FALLS OF NEUSE ROAD, SUITE 104 RALEIGH, NC 27615 919-846-5900	
LANDSCAPE ARCHITECT:	
STEPHEN W. SALES EVERGREEN DESIGN GROUP OF NORTH CAROLINA 4509 CREEDMOOR RD, SUITE 201 RALIEGH, NC 27612 800-680-6630	

PREPARED BY



4112 BLUE RIDGE RD | SUITE 210 | RALEIGH, NC 27612 | T: 919-230-8177 | LICENSE NO. D-0428

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. BOUNDARY AND SITE INFORMATION BASED ON A BOUNDARY SURVEY PROVIDED BY WITHERSRAVEN INC. DATED JANUARY 29, 2021.
4. WETLAND, BUFFER, AND STREAM DETERMINATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA AND CONFIRMED BY USACE AND NCDWR ON 07/12/2017.
5. FEMA FLOODPLAIN FOUND ON SITE PER FEMA FIRM MAPS 3720073000J AND 3720074000J, EFFECTIVE DATE MAY 2, 2006.
6. ADJACENT PROPERTY LINES ARE BASED ON WAKE COUNTY GIS.
7. PROJECT ENTRANCE LOCATED AT: LATITUDE 35.684052 AND LONGITUDE -78.862543
8. THIS COMMERCIAL DEVELOPMENT IS IN THE TRIASSIC BASIN. ALL PRIVATE DRIVE AISLES THAT ARE DESIGNATED AS FIRE LANES WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

FIRE AND RESCUE NOTES

1. A MINIMUM OF 6" ADDRESS OR SUITE NUMBERS ARE REQUIRED. NCPCE SECTION 505.1
2. A KNOX BOX IS REQUIRED TO BE MOUNTED AT THE RISER ROOM, IF NO RISER ROOM THEN AT THE FRONT ENTRANCE OF THE BUILDING, LOCATED AT 5' ABOVE FINISH GRADE ON THE LATCH SIDE OF THE DOOR. HSED&CS SECTION 6.07 G.
3. FIRE APPARATUS ACCESS ROADS (AISLES, PRIVATE ALLEYS, ETC.) SHALL BE A MINIMUM OF 20' UNOBSTRUCTED WITH AND A VERTICAL CLEARANCE OF NOT LESS THAN 13' 6". HSED&CS SECTION 6.08 A.
4. FIRE APPARATUS ACCESS ROADS AND DRIVE AISLES SHALL BE DESIGNED AND TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. HEAVY DUTY ASPHALT OR CONCRETE. HSED&CS SECTION 6.08 A.
5. NEED TO SUBMIT A WB50 TURNING TEMPLATE FOR ALL FIRE APPARATUS ACCESS ROADS AND AISLES. THIS INCLUDES ALL DRIVE AISLES. HSED&CS SECTION 3.02
6. INDICATE LOCATION OF SPRINKLER RISER ROOMS WITH EXTERIOR DOOR. HSED&CS SECTION 6.07 F. (DETAIL 626)
7. REMOTE FDC ARE REQUIRED ON MULTI STORY BUILDINGS TO BE LOCATED ON THE FRONT SIDE OF THE BUILDING, THE LOCATION SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. WALL MOUNTED FDC ARE ALLOWED ON SINGLE STORY BUILDINGS ONLY. HSED&CS SECTION 6.07 E. (DETAIL HSE625)
8. THE MINIMUM FIRE FLOW REQUIREMENTS SHALL BE IN ACCORDANCE WITH HSED&CS SECTION 6.02 TABLE 1. HYDRANT NUMBERS SHALL BE IN ACCORDANCE WITH TABLE A AND SPACING BETWEEN HYDRANTS MAXIMUM OF 300'. ALL HYDRANTS, PIV'S AND FDC'S SHALL HAVE A MINIMUM OF 5' CLEARANCE AROUND THE DEVICE.
9. ALL NEW AND UPGRADED TRAFFIC SIGNALS SHALL BE PROVIDED WITH A PRE-EMPTION SYSTEM (OPTICOM 764 PHASE SELECTION). HSED&CS SECTION 3.07

STRIPING AND SIGNAGE NOTES

1. BOLLARDS, SIGNPOSTS, AND THE BACKS OF TRAFFIC CONTROL SIGNAGE SHALL BE BLACK
2. ALL BIKE RACKS SHALL BE POWDER COATED BLACK.

GENERAL NOTES - EROSION CONTROL:

1. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL STANDARDS AND PRACTICES PRESCRIBED BY THE LAND QUALITY SECTION OF NCDENR.
2. THIS PROJECT SHALL BE SUBJECT TO MONITORING REQUIREMENTS IN ACCORDANCE WITH SECTION II.B(3) OF THE MOST RECENT NCDENR-DEMLR GENERAL PERMIT NCG 01000.
3. THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL FIELD MEASURES AS NECESSARY TO PROVIDE ADEQUATE PROTECTION FROM RECEIVING WATER COURSES.
4. CONTRACTOR SHALL NOTIFY "NC811" (811 OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLAN.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR SHALL CALL FOR AN INSPECTION BY HOLLY SPRINGS SEDIMENTATION AND EROSION CONTROL ONCE INITIAL MEASURES ARE IN PLACE. (SEE CONSTRUCTION SEQUENCES)
8. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
9. LIMITS OF DISTURBANCE, SILT FENCE, AND TREE PROTECTION FENCE SHOWN OFFSET FOR READABILITY PURPOSES. ALL FENCING SHALL BE PLACED AT EDGE OF LIMITS OF DISTURBANCE.
10. CONTRACTOR WILL FIELD LOCATE SILT FENCE OUTLETS AT LOW POINTS IN SILT FENCE AS REQUIRED TO PROVIDE RELIEF FROM CONCENTRATED FLOWS.
11. PROVIDE INLET PROTECTION AROUND ALL SITE STORM INLETS. PROTECT OPEN PIPES UNDER CONSTRUCTION WITH EITHER PLYWOOD OR WITH MESH AND GRAVEL WEIRS. RUNOFF SHALL NOT BE ALLOWED IN ANY OPEN TRENCH.
12. ALL GROUND COVER IS TO BE APPLIED PER CONDITIONS OF THE NPDES, OR IN CRITICAL AREAS, AT THE END OF THE DAY. REFERENCE DETAIL SHEET C3.2 FOR NCG01 PERMIT REQUIREMENTS.
13. ALL E&SC MEASURES MUST BE MAINTAINED UNTIL ALL UPGRADE DRAINAGE AREAS HAVE BEEN STABILIZED WITH THE ESTABLISHMENT OF PERMANENT VEGETATION.
14. SLOPES SHALL BE NO STEEPER THAN 2:1, PREFERABLY FLATTER FOR VEGETATIVE COVER.
15. THE CONTRACTOR SHALL FAITHFULLY MAINTAIN ALL SEDIMENTATION CONTROL DEVICES AND TAKE PRECAUTIONARY MEASURES TO ENSURE THAT SILT DOES NOT ENTER ANY NATURAL STREAM CHANNEL LOCATED WITHIN THE SITE.
16. THE CONTRACTOR SHALL NOT DISTURB ANY AREA LOCATED WITHIN WETLAND AREAS UNLESS SPECIFICALLY SHOWN ON THE PLAN.
17. NO DEBRIS SHALL BE TRACKED ONTO PUBLIC RIGHT OF WAY IF THE SITUATION OCCURS WHERE MUD, ROCK AND DEBRIS IS TRACKED ONTO PAVEMENT, THE CONTRACTOR SHALL CLEAN THE PAVEMENT AND INSTALL ADDITIONAL MEASURES TO PREVENT THE FUTURE OCCURRENCE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF LANDSCAPING SOD AND/OR GRASS ON ALL DISTURBED AREAS AND MEETING ALL NPDES FINAL STABILIZATION REQUIREMENTS.
19. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE STRIPPING OF TOPSOIL OR LOWERING OF EXISTING GRADE AROUND A TREE, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA AND SHALL BE POSTED ON THE PROTECTION FENCE. A PROTECTION FENCE CONSTRUCTED OF MATERIAL RESISTANT TO DEGRADATION BY SUN, WIND, AND MOISTURE FOR THE DURATION OF THE CONSTRUCTION, SHALL BE INSTALLED AT THE SAME TIME AS THE EROSION CONTROL MEASURES AND SHALL BE IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE.
20. CONTRACTOR SHALL INSPECT ALL SEDIMENT / EROSION CONTROL DEVICES AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
21. DISTURBANCE OUTSIDE OF THE SITE PROPERTY LIMITS OR PUBLIC RIGHT-OF-WAY SHALL ONLY BE AS ALLOWED BY SIGNED GRADING AGREEMENTS AND/OR EASEMENTS BETWEEN THE DEVELOPER AND THE OFFSITE PROPERTY OWNER.
22. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SAFE OPEN ACCESS TO ALL PROPERTIES ALONG ADJACENT PROPERTIES DURING CONSTRUCTION PERIOD.
23. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE TOWN OF HOLLY SPRINGS EROSION CONTROL DEPARTMENT OR THE DOW.

EROSION AND SEDIMENT CONTROL - CONSTRUCTION SEQUENCE

1. SCHEDULE AND HOLD A PRE-CONSTRUCTION CONFERENCE PRIOR TO BEGINNING ANY LAND-DISTURBING ACTIVITIES. THIS CONFERENCE SHOULD BE ATTENDED BY A REPRESENTATIVE OF THE FINANCIALLY RESPONSIBLE PARTY AND/OR THE GENERAL CONTRACTOR, EROSION CONTROL SUB-CONTRACTOR AND THE TOWN OF HOLLY SPRINGS DEVELOPMENT SERVICES DEPARTMENT.
2. OBTAIN LAND DISTURBING PERMIT AND PLACARD, AND POST THE PLACARD ON SITE.
3. OBTAIN AN APPROVED (STAMPED) S&E CONTROL PLAN AND KEEP IT ON SITE, EITHER IN THE INSPECTION BOX, CONSTRUCTION OFFICE OR WITH THE CONTRACTOR.
4. ONCE APPROVED, INSTALL CONSTRUCTION ENTRANCE SILT FENCING AND SILT FENCE OUTLETS AS SHOWN ON APPROVED PLANS. GRADE ONLY AS NECESSARY TO INSTALL THESE DEVICES. INSTALL SILT FENCE OUTLETS AT LOW POINTS IN THE SILT FENCING AS NEEDED TO PREVENT BLOWOUTS.
5. NOTIFY THE TOWN OF HOLLY SPRINGS SITE INSPECTOR AFTER MEASURES HAVE BEEN INSTALLED AND PROJECT HAS STARTED.
6. FOR ANY LAND-DISTURBING ACTIVITY WHERE GRADING ACTIVITIES HAVE BEEN COMPLETED, TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION SHALL BE PROVIDED AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER COMPLETING THE WORK.
7. MAINTAIN EROSION CONTROL DEVICES WEEKLY AND FOLLOWING EVERY RAIN EVENT AS NEEDED.
8. REMOVE ALL EROSION CONTROL MEASURES AFTER THE TOWN OF HOLLY SPRINGS EROSION & SEDIMENT CONTROL APPROVAL OF PERMANENT STABILIZATION.

UTILITY NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
2. ALL CONSTRUCTION WITHIN THE NCDOT PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST NCDOT STANDARD SPECIFICATIONS AND DETAILS.
3. ALL STORM DRAINAGE SHALL BE CLASS III RCP OR GREATER, 15" MINIMUM DIAMETER, AND HAVE A MINIMUM COVER OF 2' TO SUBGRADE. STORM DRAINAGE PIPES HAVE A MINIMUM SLOPE OF 0.50%.
4. ALL WATER LINES SHALL BE DUCTILE IRON PIPE. WATERLINE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 3' AND MAXIMUM OF 6' MEASURED FROM THE TOP OF THE PIPE TO THE FINISHED SUBGRADE OF THE ROADWAY.
5. WATER MAINS SHALL BE LAID AT LEAST 10 FEET Laterally FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT LATERAL SEPARATION, IN WHICH CASE: THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR, THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
6. WHEN WATER MAINS MUST CROSS SEWER MAINS, THE WATER MAINS SHALL CROSS AT AN APPROXIMATE 90° ANGLE UNLESS ADEQUATE VERTICAL SEPARATION IS PROVIDED.
7. WHERE A WATER MAIN AND A SANITARY SEWER CROSS AND THE VERTICAL SEPARATION IS LESS THAN 18 INCHES, OR WHERE THE WATER MAIN PASSES UNDER THE SANITARY SEWER, THE ENTIRE LEG OF THE SANITARY SEWER LINE SHALL BE DUCTILE IRON PIPE. TRANSITIONS OF PIPE MATERIAL SHALL NOT OCCUR BETWEEN MANHOLES ON SANITARY SEWER LINES, EXCEPT AT INSIDE DROP MANHOLES.
8. WATER MAINS AND STORM SEWER MAINS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" AT CROSSINGS AND 24 INCHES WHEN HORIZONTAL SEPARATION IS LESS THAN 5 FEET.
9. WATER LINES THAT CROSS AND RUN BENEATH STORM DRAINAGE PIPES THAT ARE GREATER THAN OR EQUAL TO 42" DIAMETER (SINGLE PIPE) OR 36" DIAMETER (MULTIPLE PIPES) AND/OR STREAMS OR CREEKS SHALL BE INSTALLED AS RESTRAINED JOINT PIPE AND ENCLOSED IN CASING PIPE. INSTALLATION MAY BE BY BORE AND JACK OR EXCAVATION AT DISCRETION OF EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE SERVICES
10. SANITARY SEWER MAINS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 24 INCHES BETWEEN STORM SEWERS.
11. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS IS BASED ON BEST AVAILABLE INFORMATION BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
12. ALL NEW AND EXISTING OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED OVERGROUND WITH THE DEVELOPMENT. IF THE RELOCATION OF EXISTING OVERHEAD POWER LINES UNDERGROUND IS DEEMED NOT FEASIBLE BY THE UTILITY COMPANY AND/OR THE TOWN, A FEE-IN-LIEU WILL BE REQUIRED. THE APPLICANT IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANY TO DETERMINE THE COST ESTIMATE FOR THE FEE-IN-LIEU OF RELOCATION. THE COST ESTIMATE SHOULD BE SUBMITTED TO TOWN STAFF FOR REVIEW AND APPROVAL. THE FEE IS DUE AT THE TIME OF CONSTRUCTION DRAWING APPROVAL.

STORM DRAINAGE AND GRADING NOTES

3. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS.
2. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
3. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS, OR ANY OTHER NON-COMPATIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE. ALL FILL MATERIAL SHALL BE TESTED AND APPROVED BY PROJECT GEOTECHNICAL ENGINEER. ALL FILL SHALL BE PLACED IN ACCORDANCE WITH PROJECT GEOTECHNICAL ENGINEER DIRECTION AND RECOMMENDATIONS. TESTING RESULTS SHALL BE PROVIDED TO OWNER TO VERIFY PROPER PLACEMENT.
4. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL MEET THE REQUIREMENTS OF THE FINAL GEOTECHNICAL REPORT RECOMMENDATIONS.
5. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY. ALL SOIL USED SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL ENGINEER REQUIREMENTS.
6. ALL DEMOLITION DEBRIS AND OTHER EXCESS MATERIAL SHALL BE HAULED OFF-SITE.
7. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS (IF APPLICABLE) AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
8. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
9. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLASTING ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS.
10. CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
11. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
12. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
13. ALL RCP STORM SEWER SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED.
14. THE LOCATIONS OF EXISTING STORM SEWER STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE. WHERE PROPOSED STORM SEWER PIPING TIES TO EXISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL FIELD ADJUST PROPOSED STORM SEWERS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.
15. CONTRACTOR SHALL REMOVE ALL TOPSOIL THAT IS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER TO BE UNSUITABLE.



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 919-230-8171

CAROLINA SPRINGS
TOWN CENTER

GENERAL NOTES

[illegible]

OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612



APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE:
DESIGNED: ECR	DATE: 12/13/2024

SHEET

C0.1

NOTIFICATION AND CONSTRUCTION SAFETY REQUIREMENTS

- ## PLAN DESIGN AND REVIEW REQUIREMENTS

- ## WILLIAMS EASEMENT, PERMITS AND AGREEMENTS

GENERAL REQUIREMENTS

- ## EXCAVATION AND BLASTING

- ## DISTURBANCE, MAINTENANCE AND VEGETATION

- ## EQUIPMENT CROSSING

- ## FENCES

- ## LOGGING AND TIMBER OPERATIONS

- ## NON-OCCUPANCY STRUCTURE

OCCUPANY STRUCTURE

OVERHEAD CROSSING UTILITY

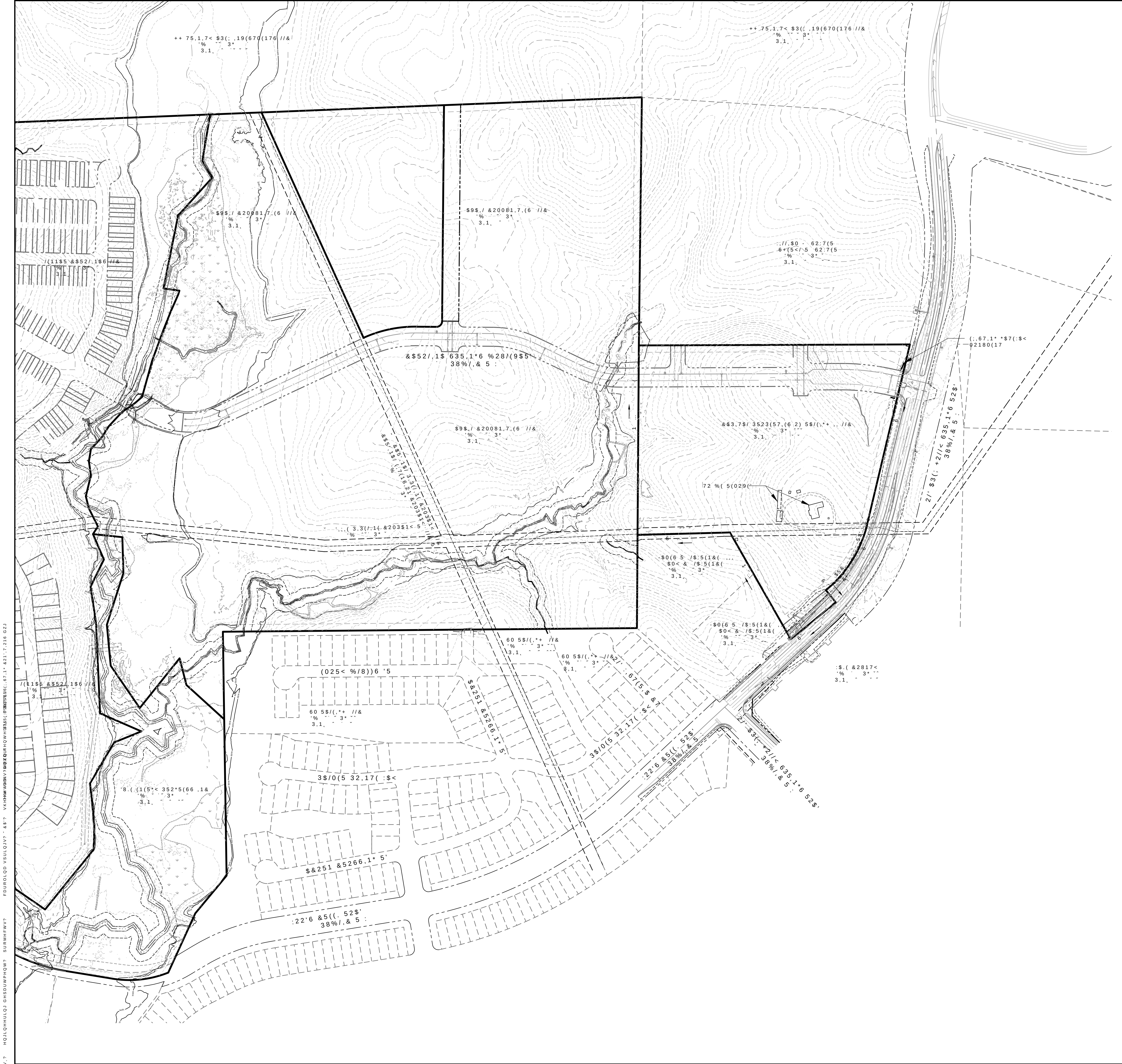
- ## PARALLEL UTILITY

ROAD, RAIL, PAVED AND UNPAVED TRANSPORTATION

- ## SUBSURFACE CROSSING UTILITY

- ## SURFACE WATER

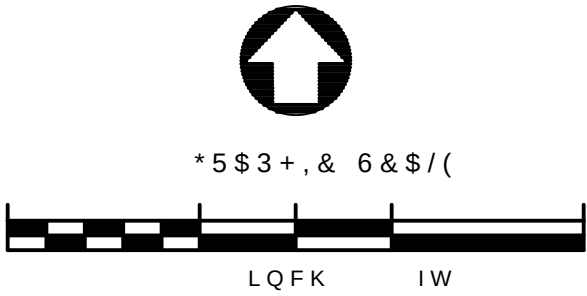
- ## STATEMENT REGARDING RIGHTS



/(*(1'		
(.67,1*	'(6&5,37,21	352326('
6,7(%281'\$5<		
5,*+7 2) :\$<		
3523(57< /,1(		
675(\$0		
675(\$0 %8))(5		
:(7/\$1' +\$7&+		
:(7/\$1' %281'\$5<		
*\$6		
*\$6 (\$6(0(17		
75((35(6(59\$7,21		
6723 %\$5		
6723 6,*1		
3'(675,\$1 &5266,1*		
6:(5 (\$6(0(17		
6:(5 3,3(		
6:(5 0\$1+2/(		
67250 '5\$1 3,3(		
67250 6758&785(5		
)/\$5(' (1' 6&7,21		

&\$52/,1\$ 635,1*6 %28/(9\$5' 127(	
72:1 &(17(5 &211&7,21 72 &\$52/,1\$ 635,1*6 %28/(9\$5' ,1)\$6758&785('\$1' 87/,7,(6 :// 127(%(*,1 817/, %28/(9\$5' &216758&7,21 ,6 &203(	

6859(< 127(6	
%(\$6,6 2) %(\$5,1*6 1& 67\$7(3/\$1(*5,' &225'.1\$7('1\$ \$// '67\$1&(6 \$5(+25,=217\$/' *5281' '.67\$1&(6 ,1 8 6' 6859()((7 81/(66 27+(5,6(127(' \$5(\$6 6+2:1 +(521 :5(&20387(' 86,1* 7+(&225'.1\$7(0(7+2' /,1(6 127 6859(<' \$5(6+2:1 \$6 %52.(1 /,1(6)520 ,1)250\$7,21 5()(5(1&(' 21 7+()\$&(2) 7+,6 3/\$7 ,521 3,3(6 6(7 \$7 \$// &251(56 81/(66 27+(5,6(127(' 81'\$7(' %281'\$5< \$1' *\$6 /,1((\$6(0(17 ,1)250\$7,21 3529 \$1' 3(5)250(' %< %\$7(0\$1 &,9/ 6859(< &203\$1< 6+(1\$1 2+20(6 \$6680(6 12 /,\$%/,7< %\$6(' 21 7+(,1)250\$7,21 \$529	





SHENANDOAH
HOMES

6KHQDQGRDK +RPH
SHVLGHQWLDQ 'HYHORSHU
1&%(/6)LUP /LFHQVH
5DOHLJK 1\$ 3KRQH, --

CAROLINA SPRINGS
TOWN CENTER

72:1 2) +2//< 635,,1*6 :\$.(&2817< 1257+ &\$52/,1\$

(,67,1* &21',7,216

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612



ANDREW S. GATTENS

APPROVED: \$6*	PROJECT:
CHECKED: \$6*	SCALE:
DESIGNED: (&5	DATE:

SHEET

&

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

SITE PLAN

SITE PLAN

[illegible]

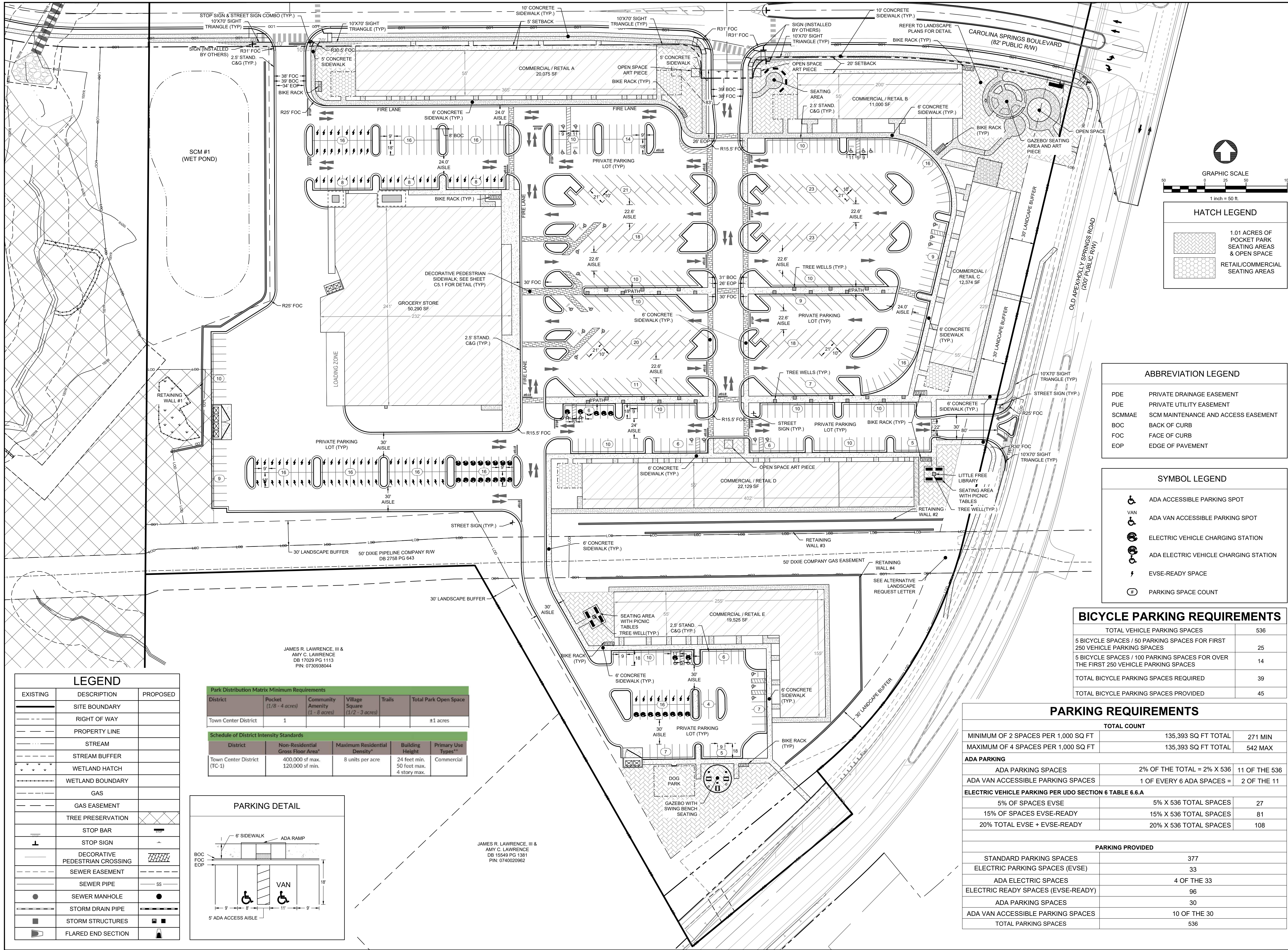
OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612



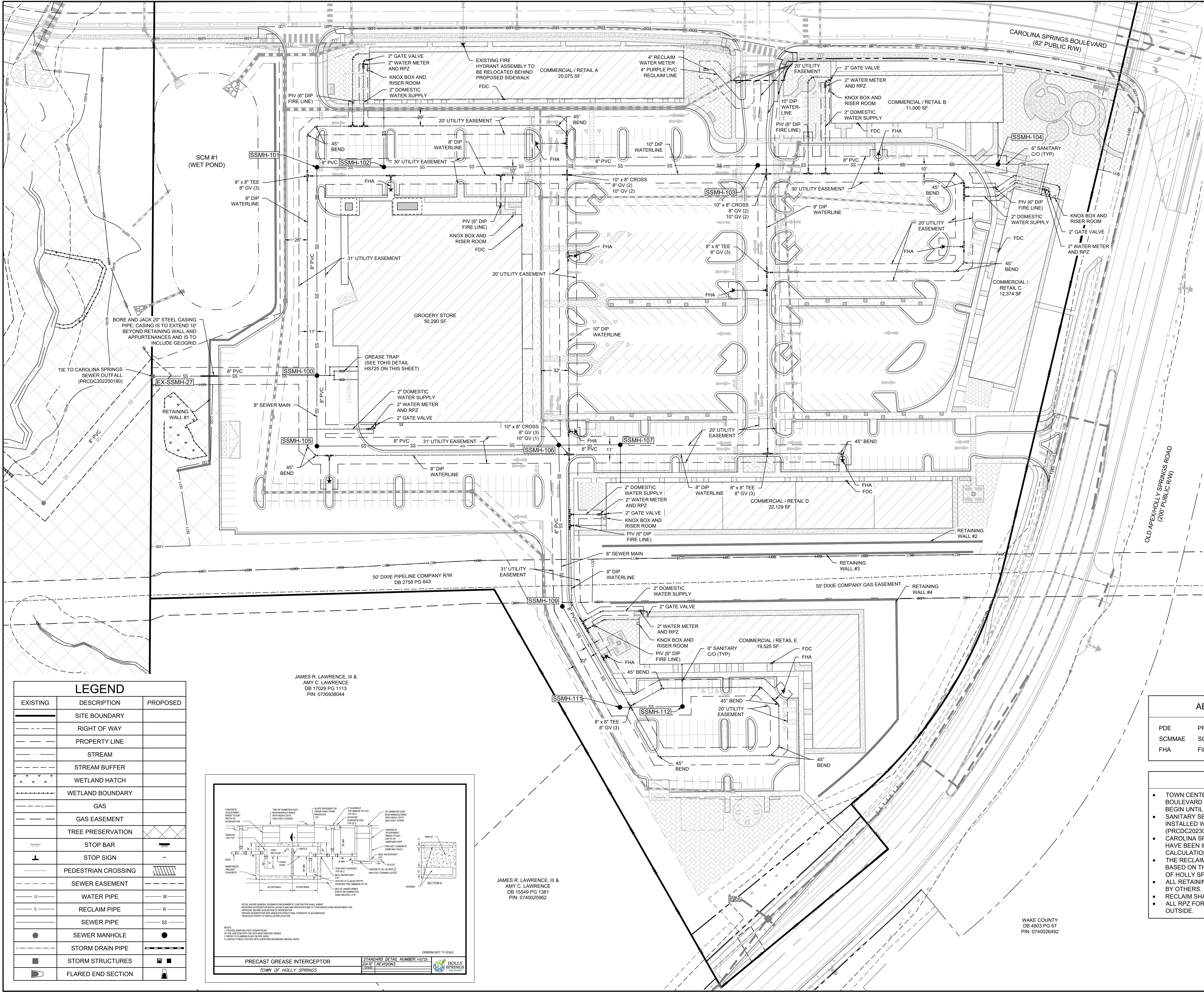
APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE: 1" = 50'
DESIGNED: ECR	DATE: 12/13/2024

SHEET

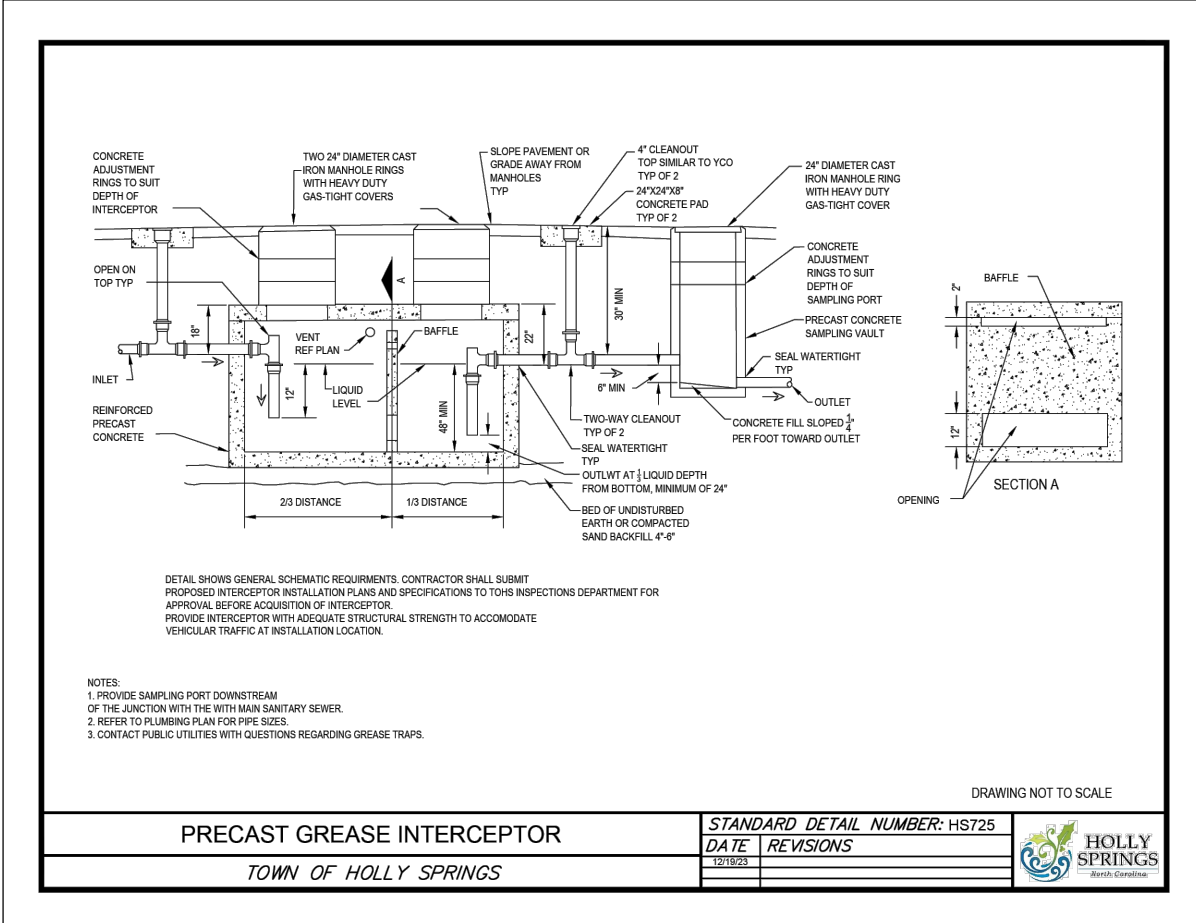
C2.0



S:\02 - Engineering Department\02-Projects\21-102-00 Carolina Springs\02-TOWN CENTER\3.0 UTILITY PLAN.dwg Tuesday, January 28, 2025 1:30:52 AM ANDREW GAITTENS

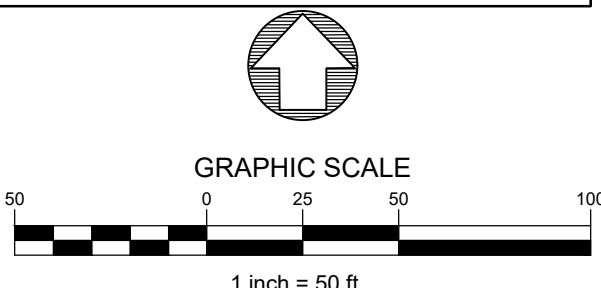


LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	SITE BOUNDARY	
	RIGHT OF WAY	
	PROPERTY LINE	
	STREAM	
	STREAM BUFFER	
	WETLAND HATCH	
	WETLAND BOUNDARY	
	GAS	
	GAS EASEMENT	
	TREE PRESERVATION	
	STOP BAR	
	STOP SIGN	
	PEDESTRIAN CROSSING	
	SEWER EASEMENT	
	WATER PIPE	W
	RECLAIM PIPE	R
	SEWER PIPE	SS
	SEWER MANHOLE	
	STORM DRAIN PIPE	
	STORM STRUCTURES	
	FLARED END SECTION	



ABBREVIATION LEGEND	
PDE	PRIVATE DRAINAGE EASEMENT
SCMMAE	SCM MAINTENANCE AND ACCESS EASEMENT
FHA	FIRE HYDRANT ASSEMBLY

- NOTES
- TOWN CENTER CONNECTION TO CAROLINA SPRINGS BOULEVARD INFRASTRUCTURE AND UTILITIES WILL NOT BEGIN UNTIL BOULEVARD CONSTRUCTION IS COMPLETE.
 - SANITARY SEWER EX-SSMH-27 AND EX-SSMH-29 TO BE INSTALLED WITH CAROLINA SPRINGS SEWER OUTFALL (PRDC202300181).
 - CAROLINA SPRINGS TOWN CENTER DAILY FLOW RATES HAVE BEEN INCLUDED IN SEWER OUTFALL CALCULATIONS.
 - THE RECLAIMED WATERLINE SHOWN MAY BE RELOCATED BASED ON THE FINAL DESIGN PREPARED BY THE TOWN OF HOLLY SPRINGS DESIGN CONSULTANT.
 - ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS.
 - RECLAIM SHALL BE 4" PURPLE PVC PIPE.
 - ALL RPZ FOR NON-RESIDENTIAL BUILDINGS ARE LOCATED OUTSIDE.



Shenandoah Homes, LLC

Residential Developer / Land Development
NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 919-230-8177

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

UTILITY PLAN

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612

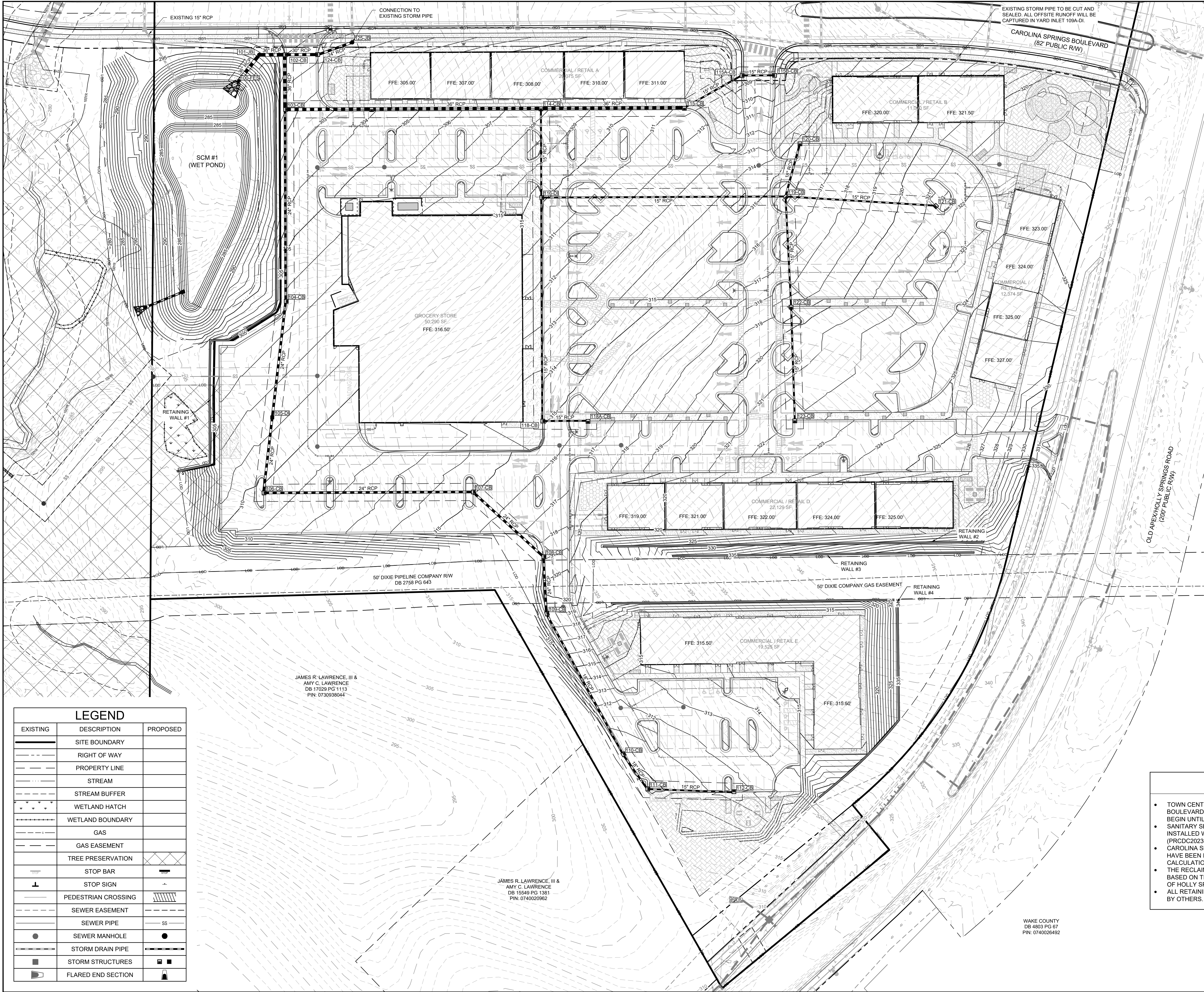
ANDREW S. GAITTENS
ENGINEER

APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE: 1" = 50'
DESIGNED: ECR	DATE: 12/13/2024

SHEET

C3.0

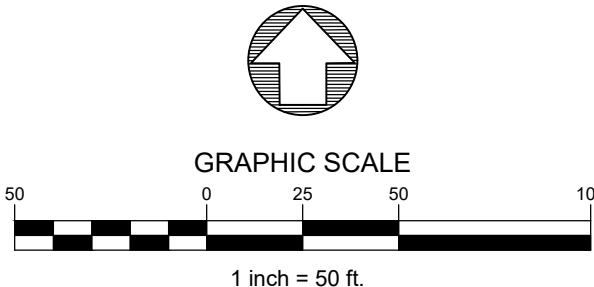
s:\02 - engineering\department05\project21-102-00 carolina springs\05-C4.003-sheet\stormwater\c4.0-grainings and drainage plan.dwg Tuesday, January 21, 2025 4:42:47 PM - ANDREW GAITTENS



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	SITE BOUNDARY	
	RIGHT OF WAY	
	PROPERTY LINE	
	STREAM	
	STREAM BUFFER	
	WETLAND HATCH	
	WETLAND BOUNDARY	
	GAS	
	GAS EASEMENT	
	TREE PRESERVATION	
	STOP BAR	
	STOP SIGN	
	PEDESTRIAN CROSSING	
	SEWER EASEMENT	
	SEWER PIPE	
	SEWER MANHOLE	
	STORM DRAIN PIPE	
	STORM STRUCTURES	
	FLARED END SECTION	

NOTES

- TOWN CENTER CONNECTION TO CAROLINA SPRINGS BOULEVARD INFRASTRUCTURE AND UTILITIES WILL NOT BEGIN UNTIL BOULEVARD CONSTRUCTION IS COMPLETE.
- SANITARY SEWER EX-SSMH-27 AND EX-SSMH-29 TO BE INSTALLED WITH CAROLINA SPRINGS SEWER OUTFALL (PRCDC202300181).
- CAROLINA SPRINGS TOWN CENTER DAILY FLOW RATES HAVE BEEN INCLUDED IN SEWER OUTFALL CALCULATIONS.
- THE RECLAIMED WATERLINE SHOWN MAY BE RELOCATED BASED ON THE FINAL DESIGN PREPARED BY THE TOWN OF HOLLY SPRINGS DESIGN CONSULTANT.
- ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS.



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 919-230-8177

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

GRADING AND DRAINAGE PLAN

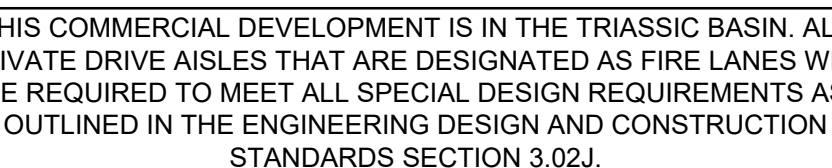
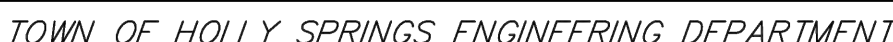
REV	DATE	DESCRIPTION	INIT

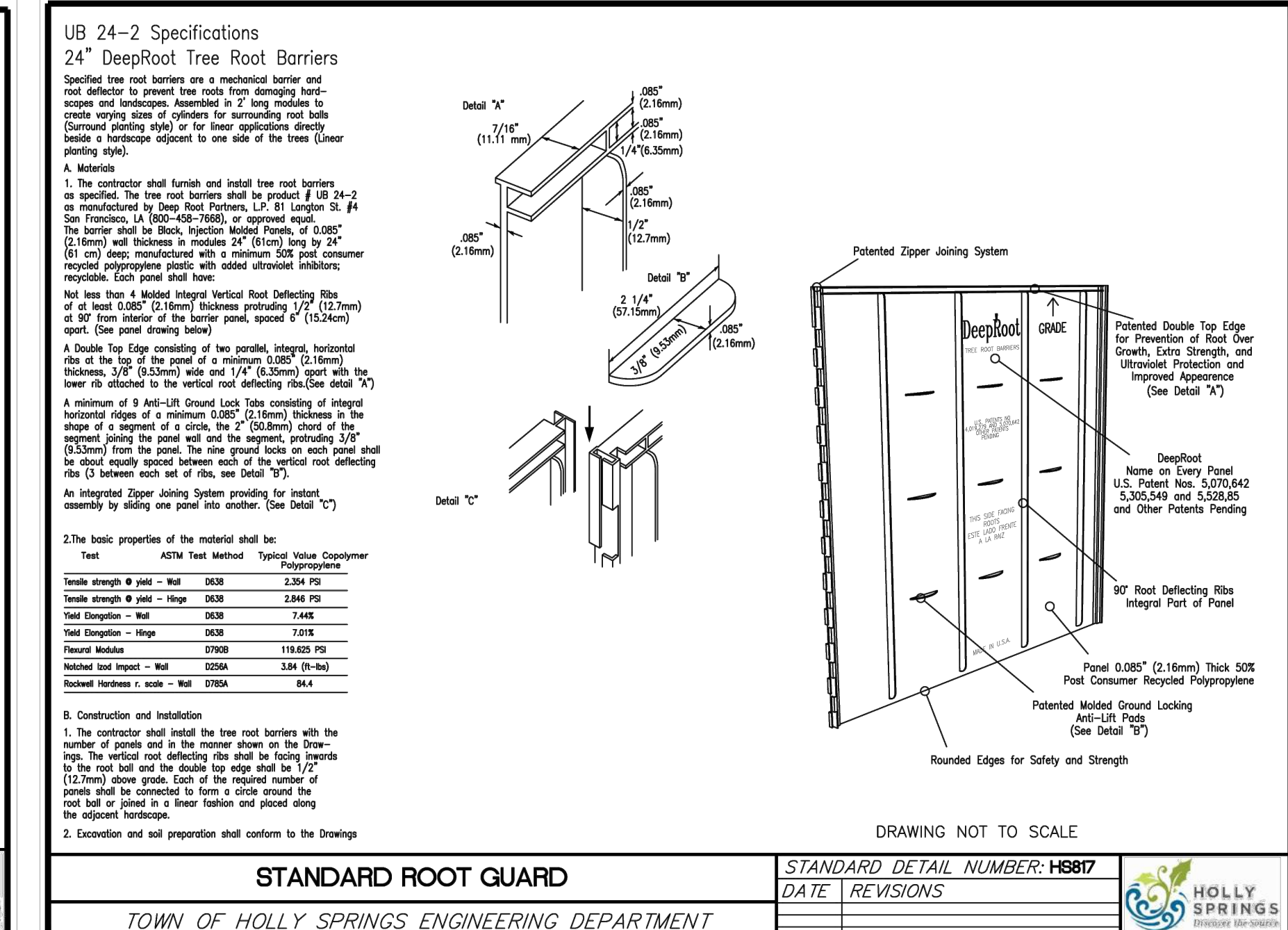
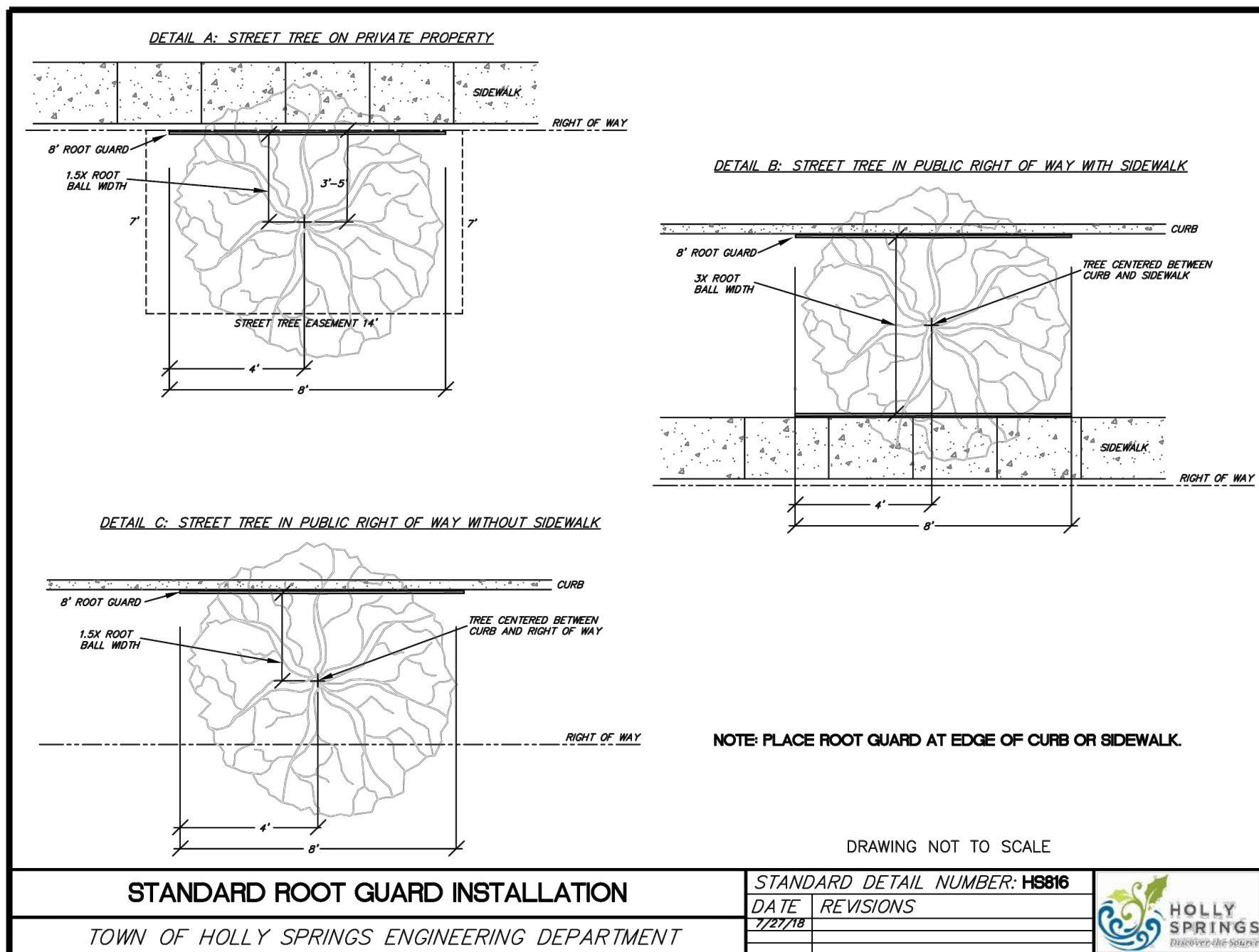
OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612

APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE: 1" = 50'
DESIGNED: ECR	DATE: 12/13/2024

SHEET

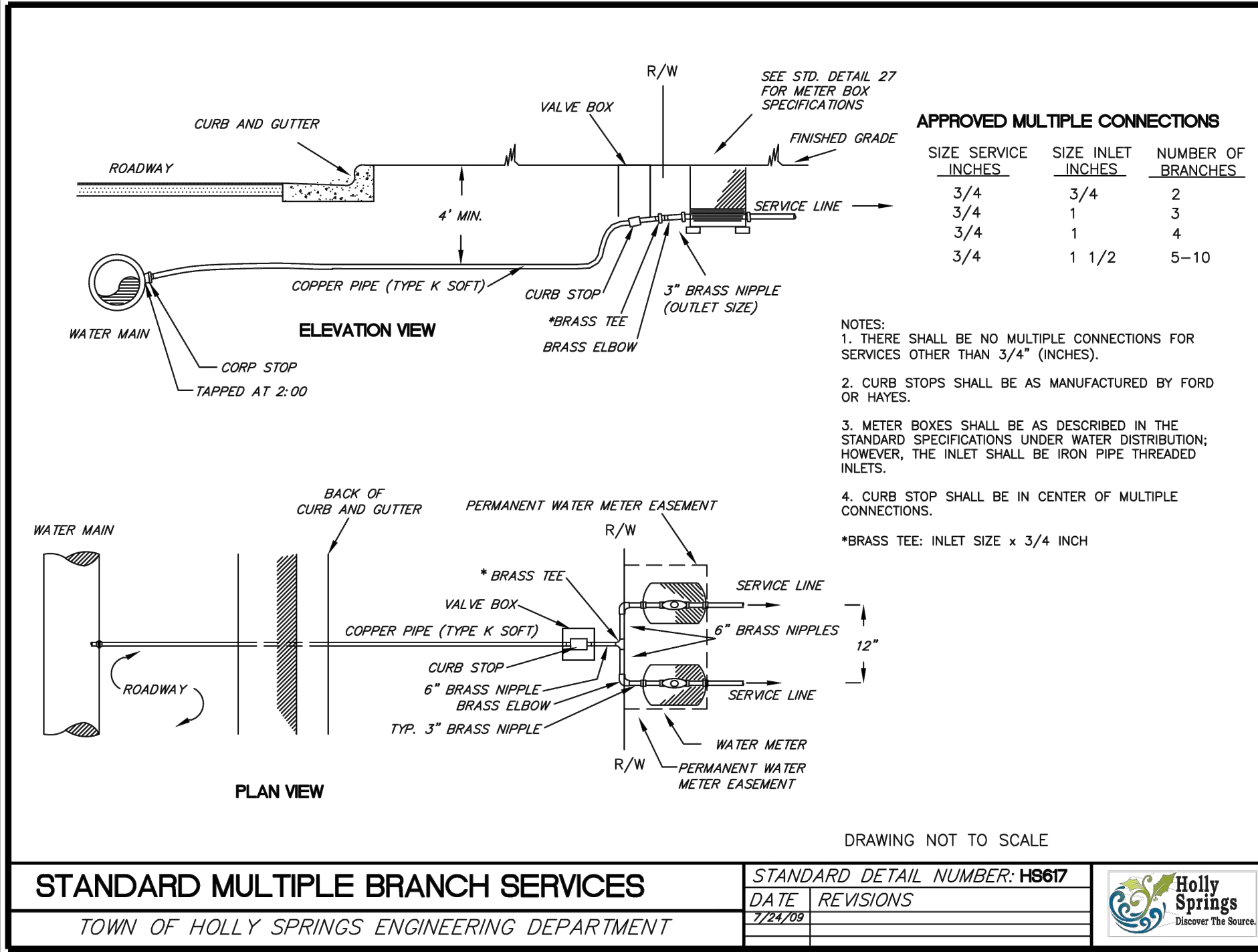
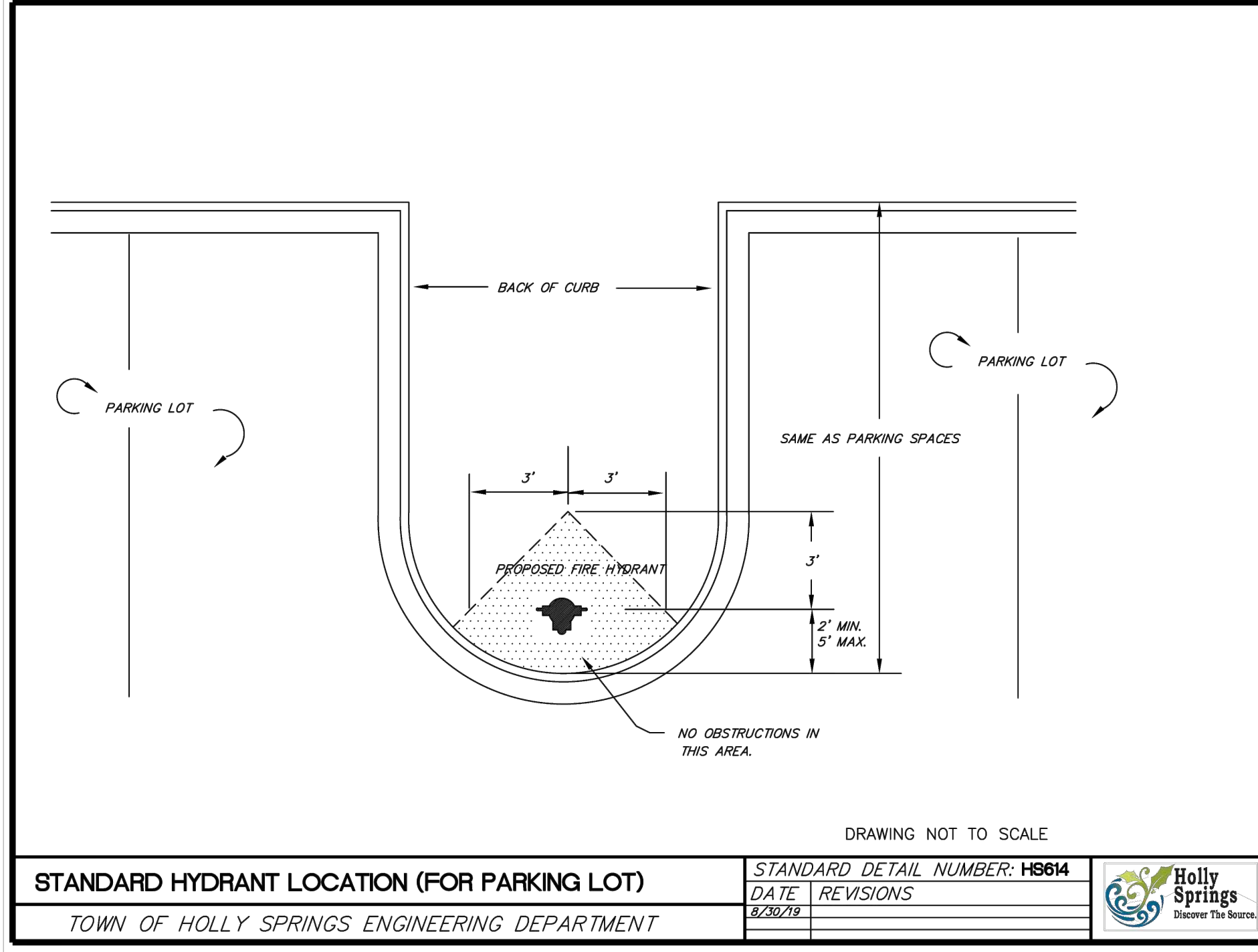
C4.0



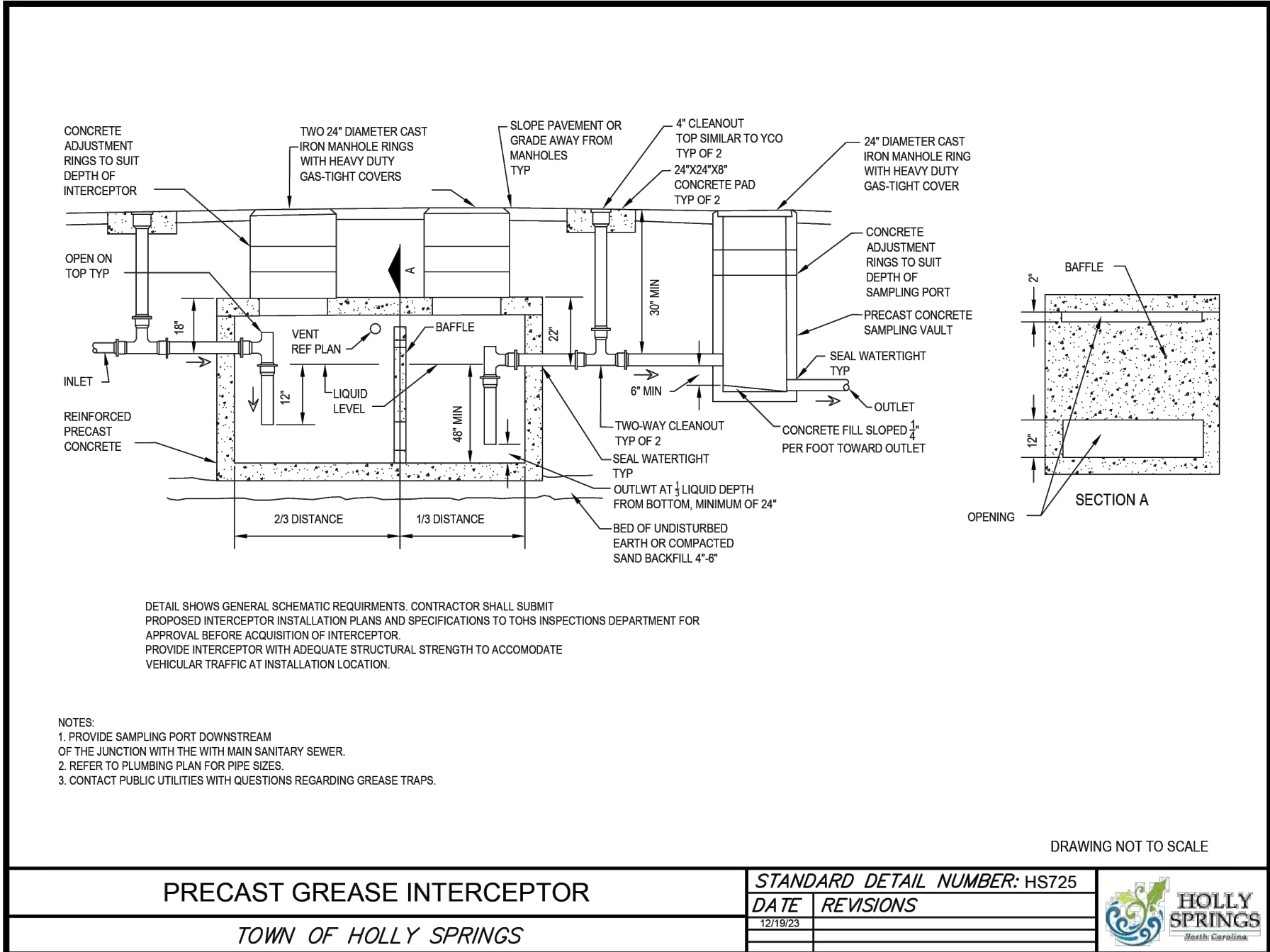
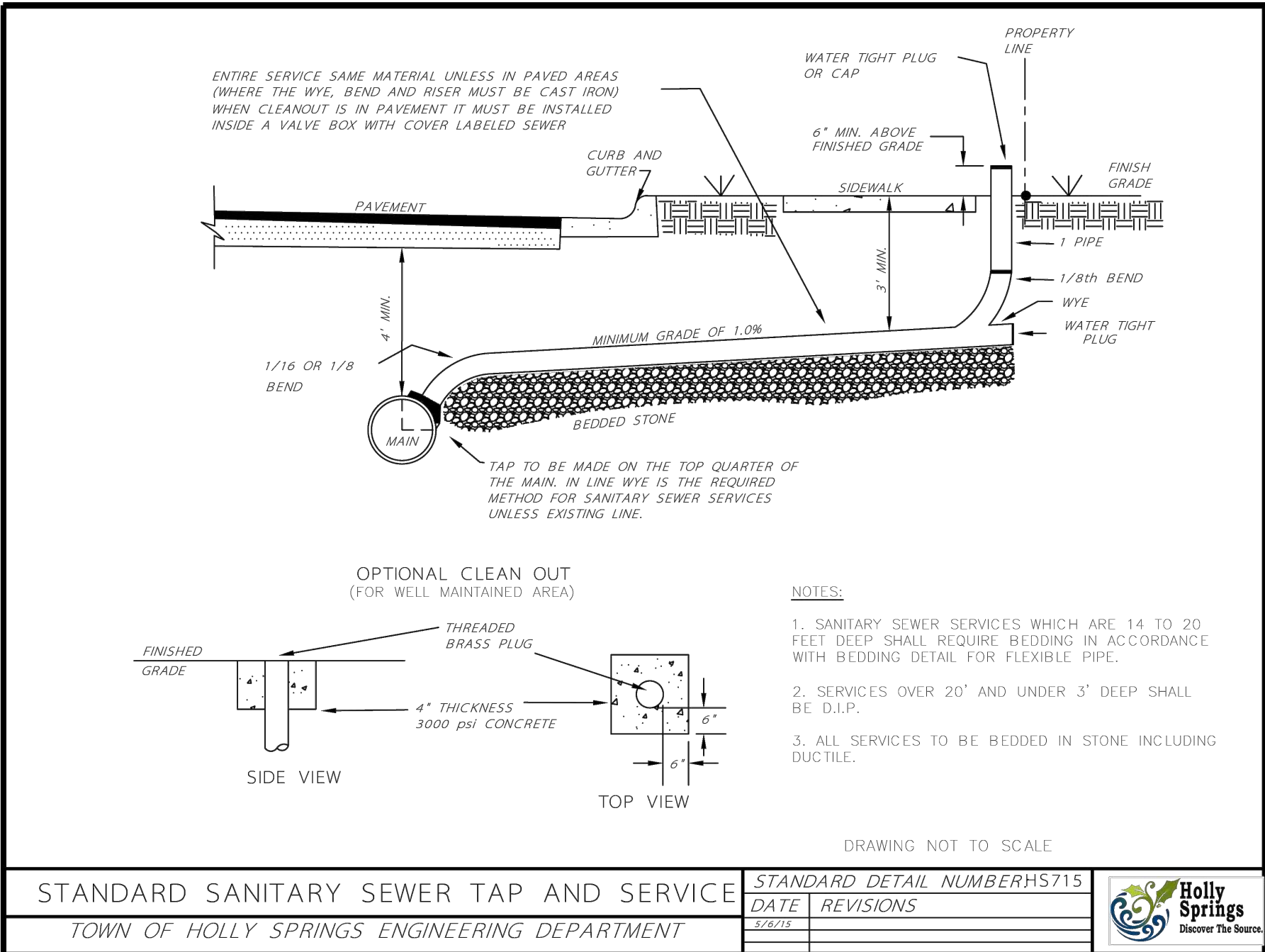
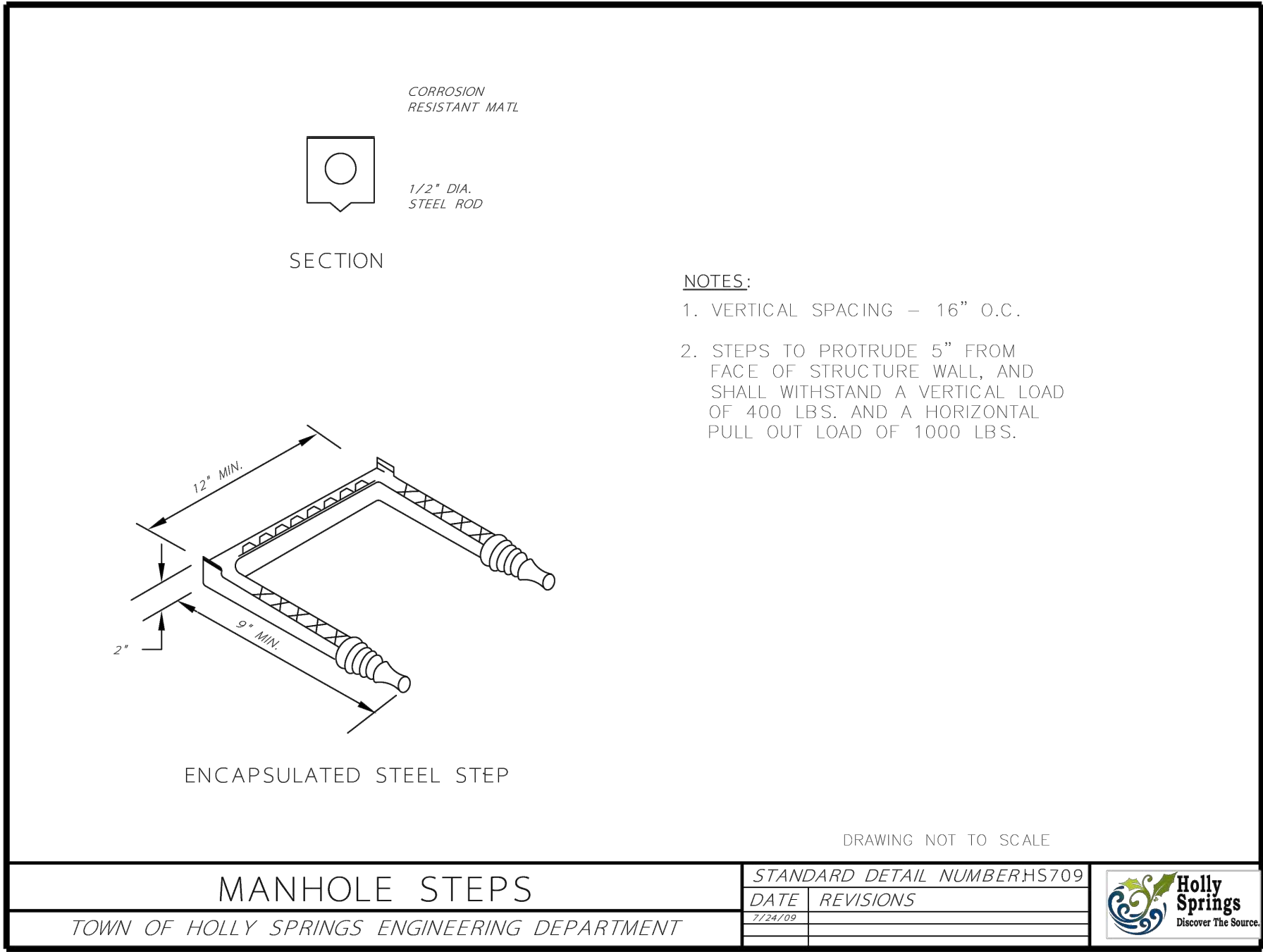
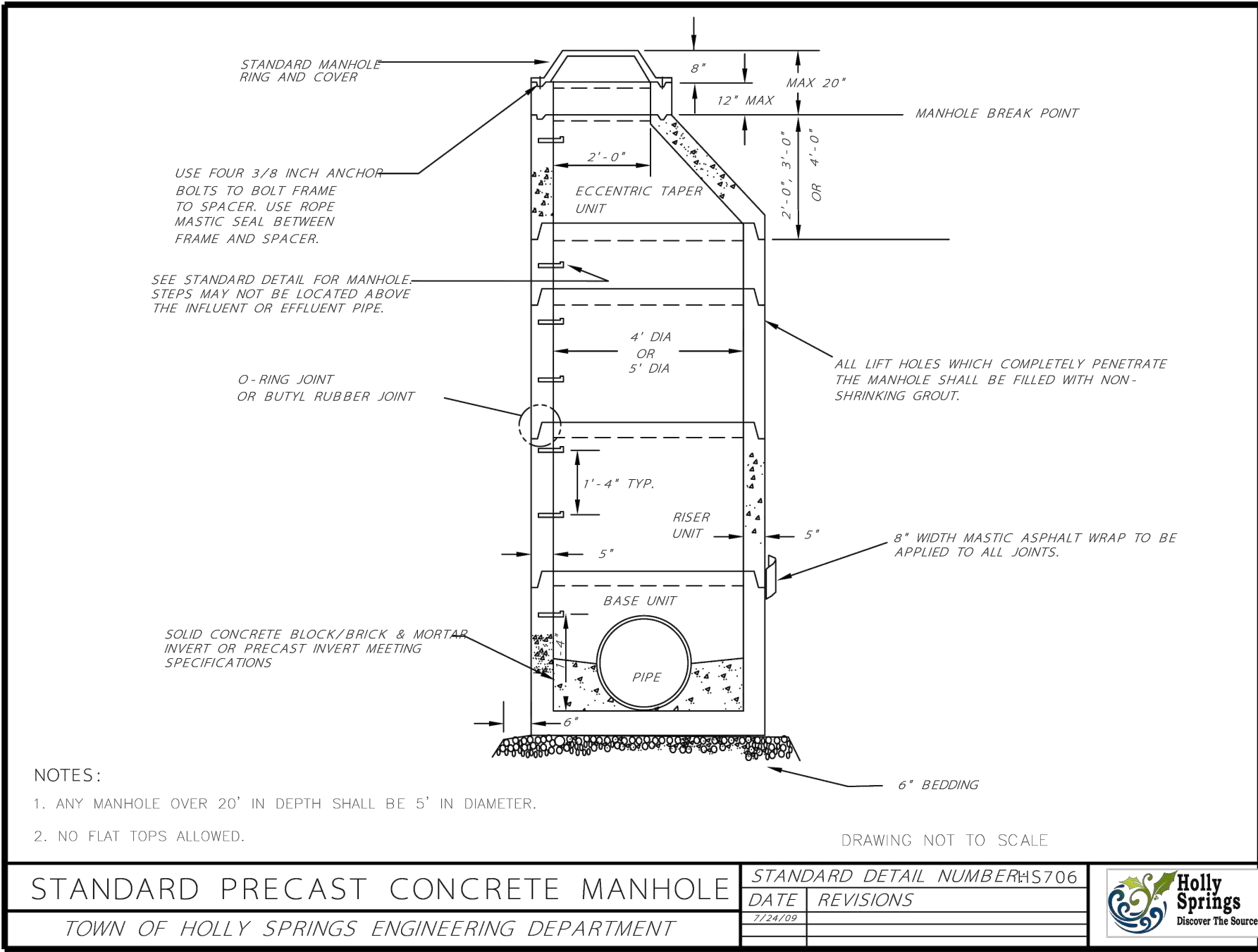
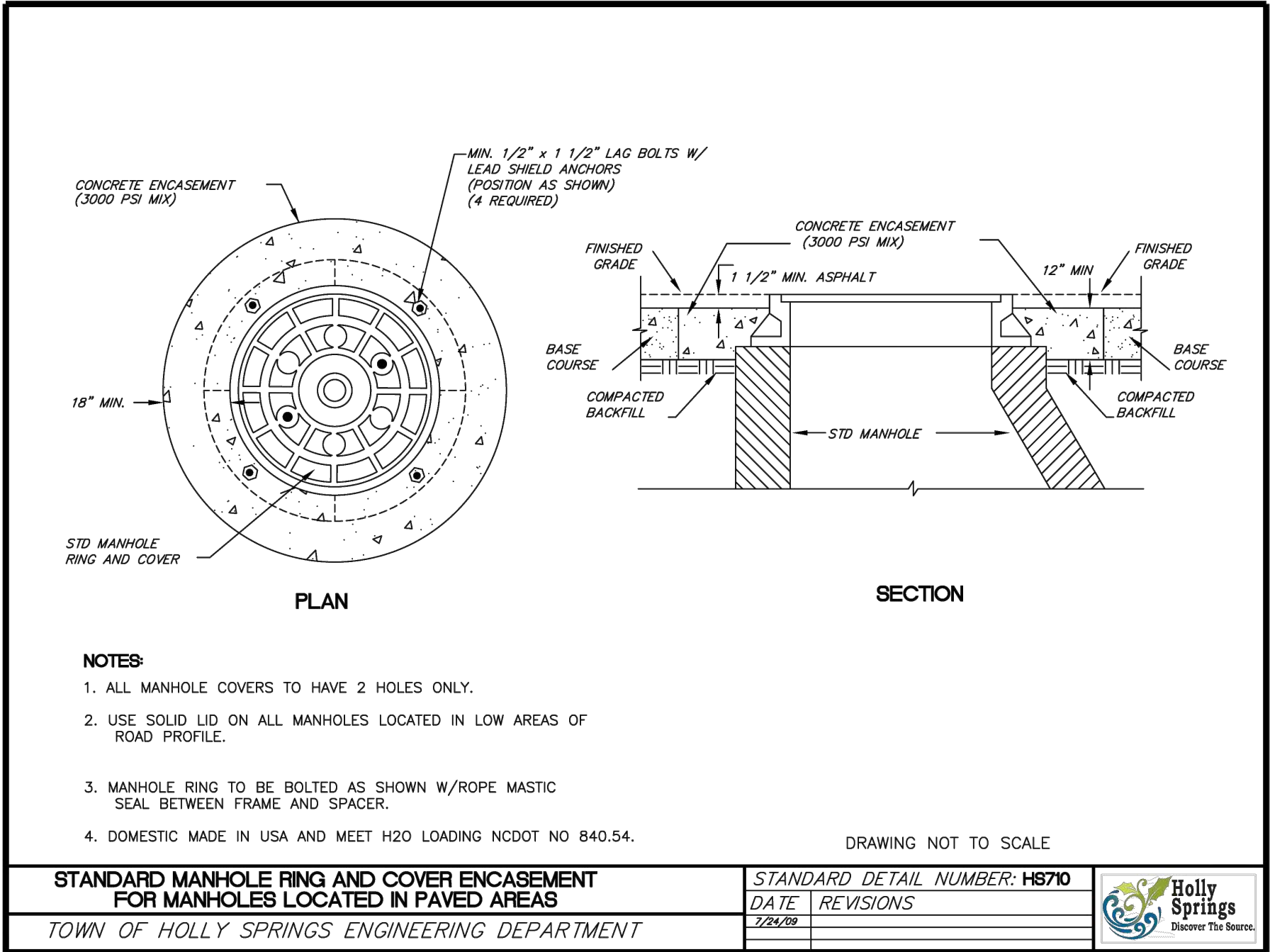
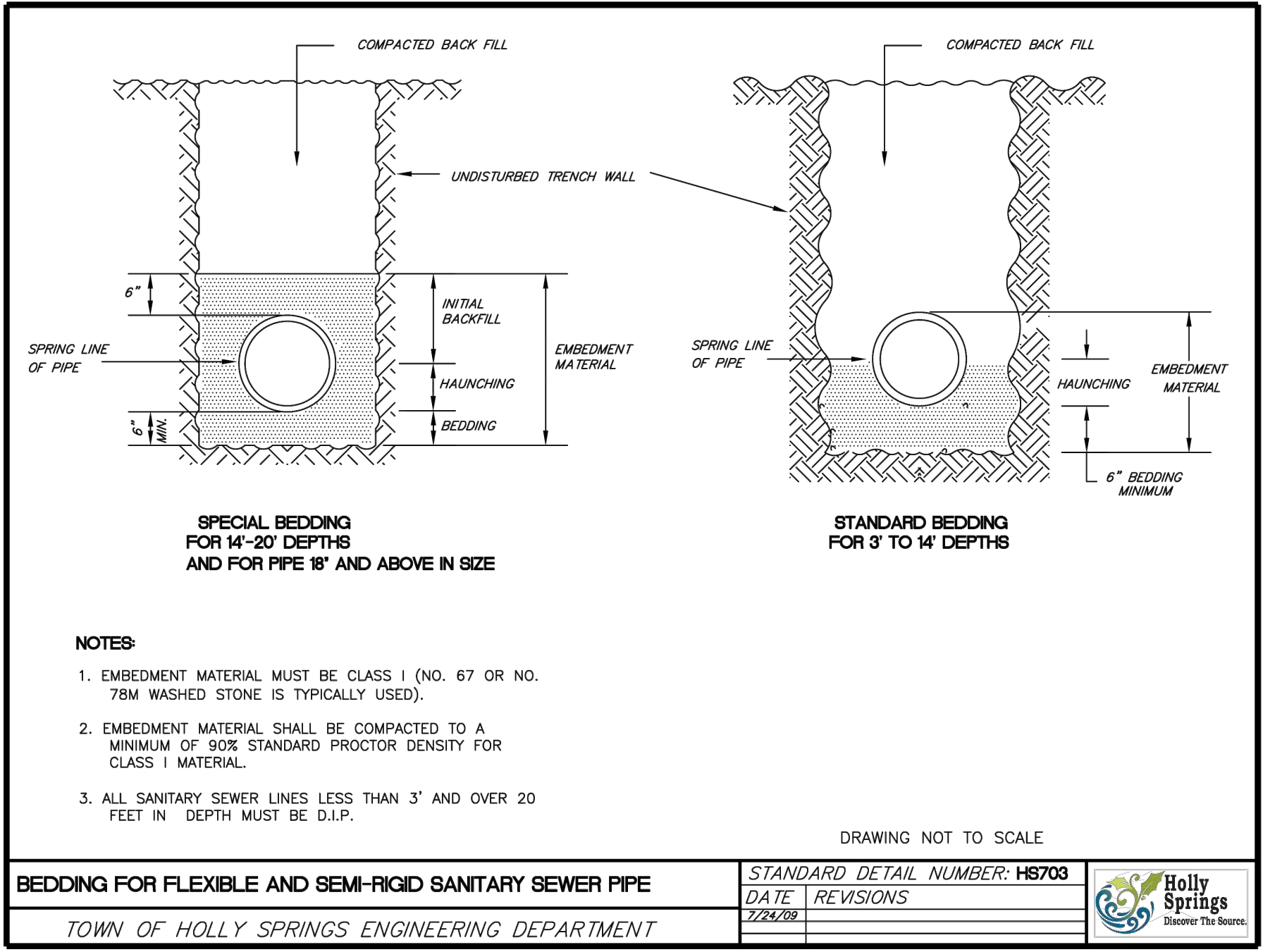


Holly Springs
Discover The Source





s:\02 - engineering department\02 projects\21-102-00 carolina springs\05-CAD\03-sheet set\sheet cover\C5.0.C5X_DETAILS.dwg Tuesday, January 21, 2025 4:43:17 PM - ANDREW GAITTENS



CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

SEWER DETAILS

REV	DATE	DESCRIPTION	INIT

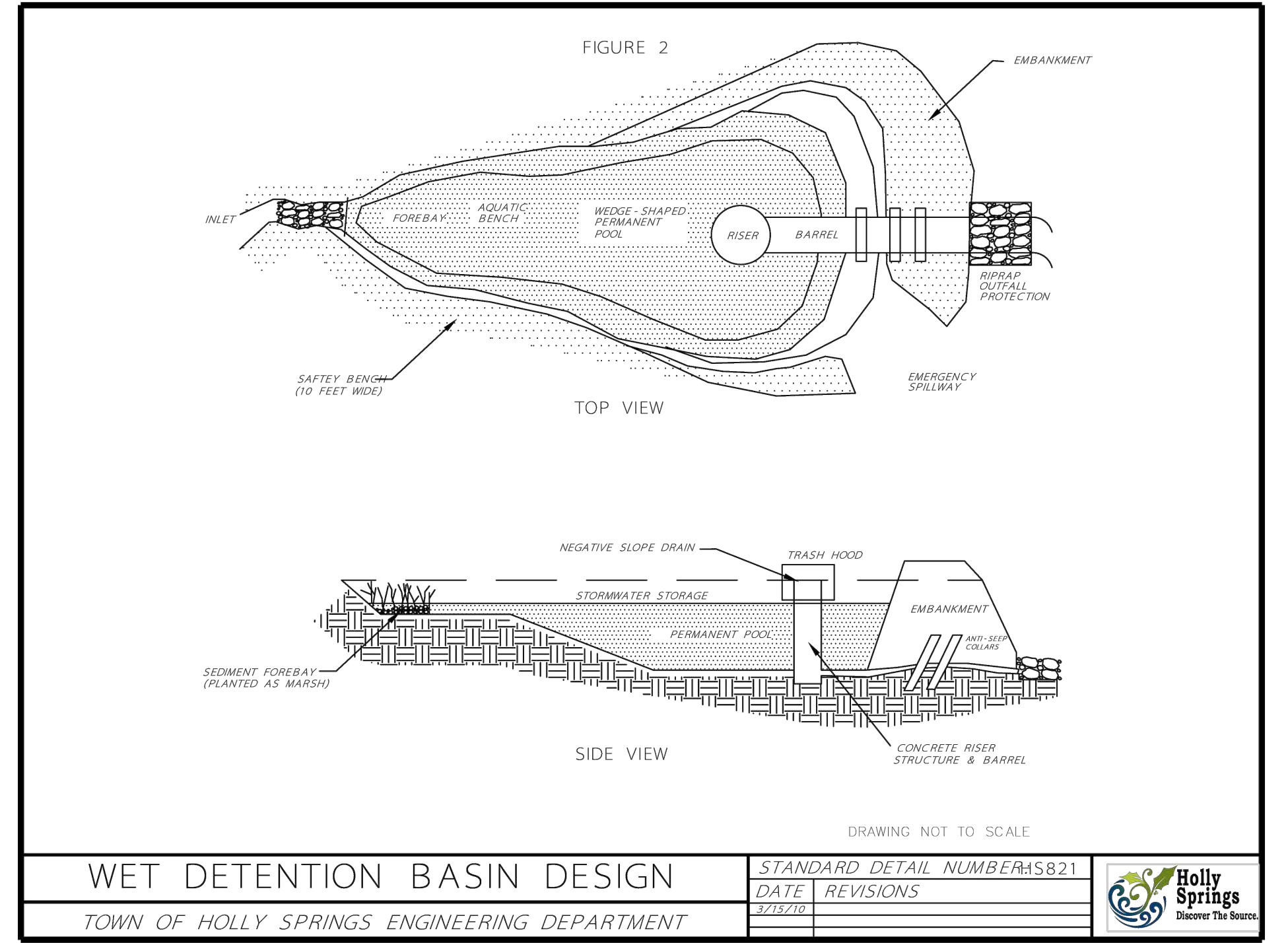
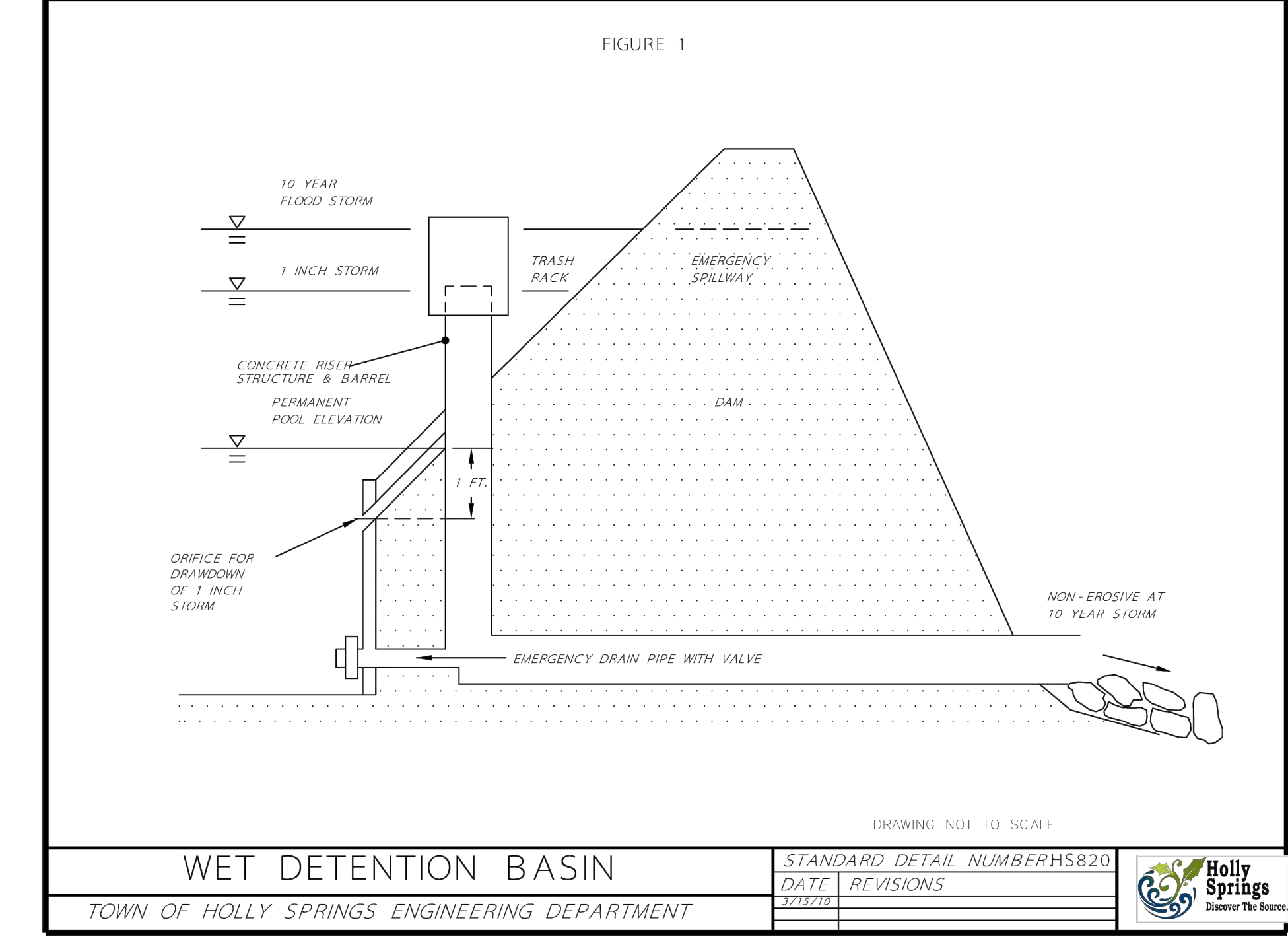
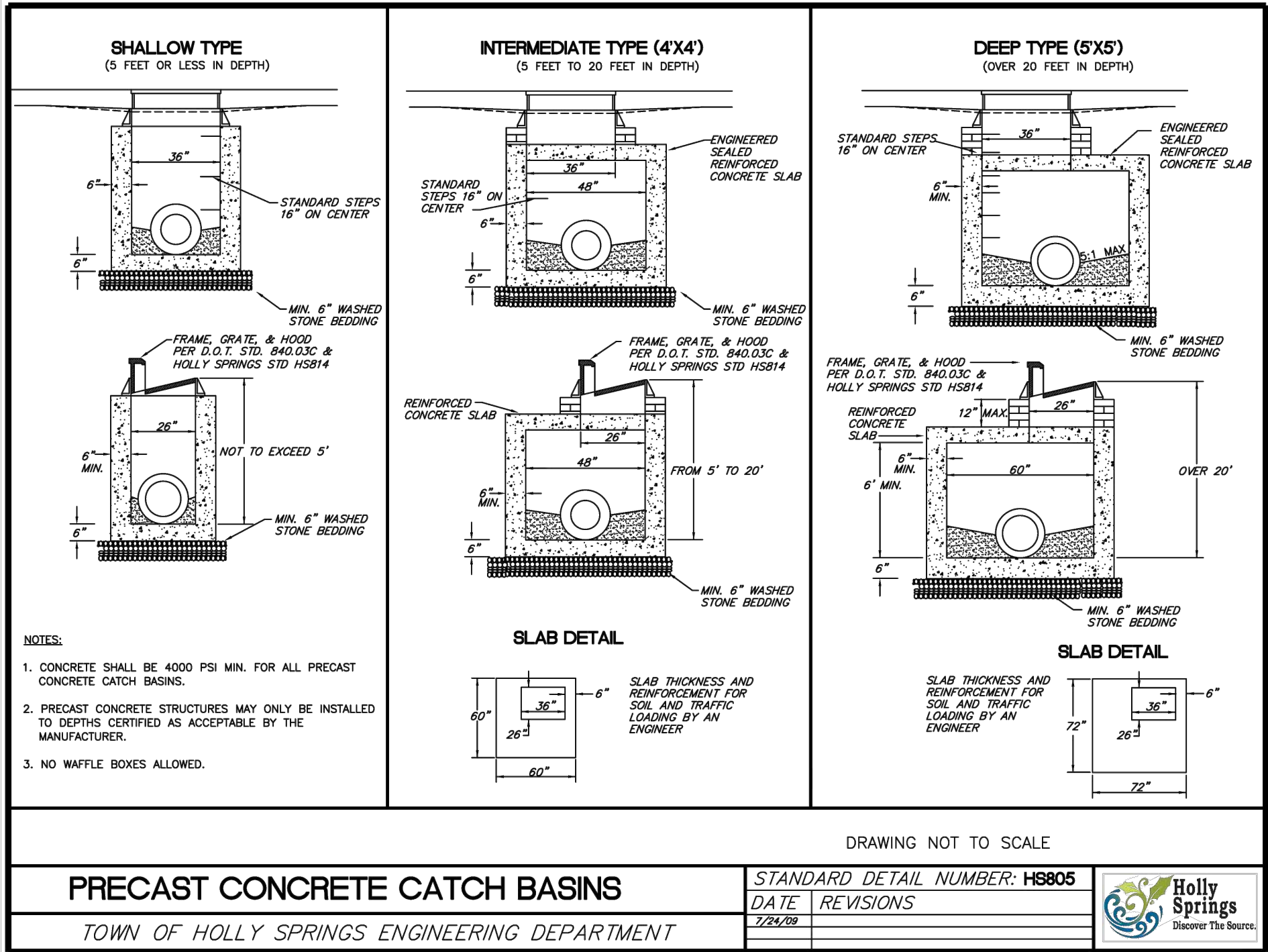
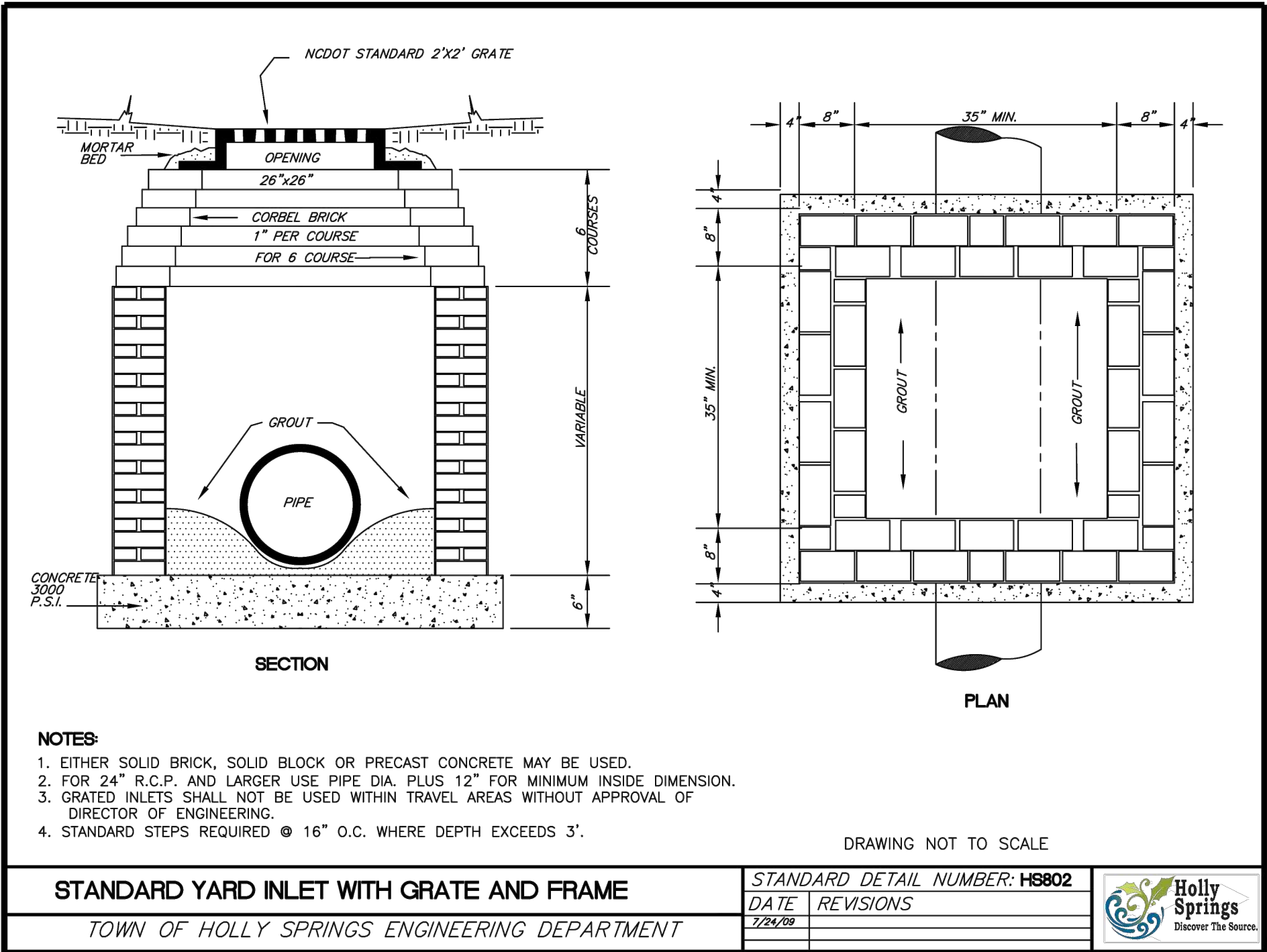
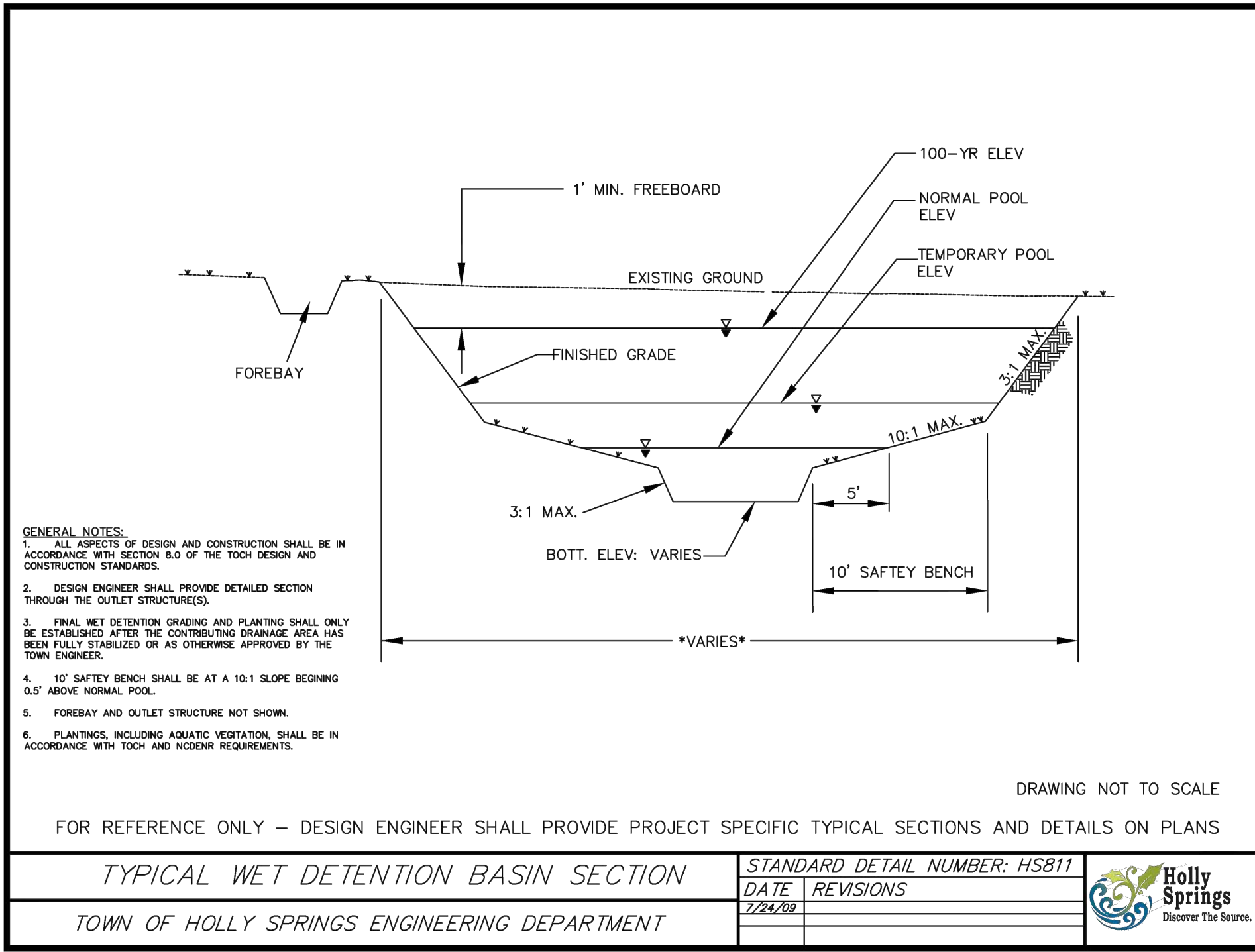
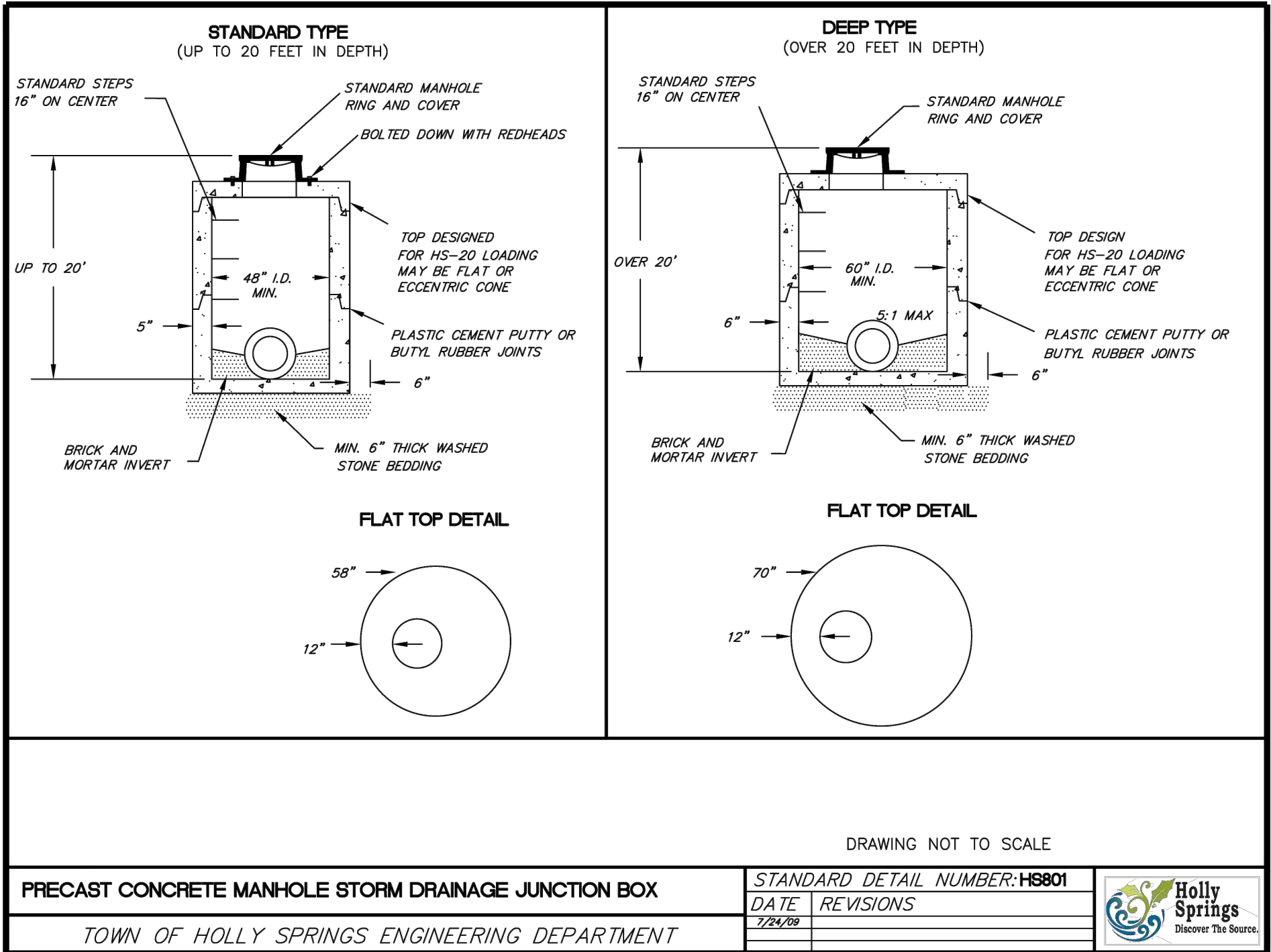
OWNER:
SHENANDOAH HOMES, LLC
4112 BLUE RIDGE RD
SUITE 210
RALEIGH, NC 27612



APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE:
DESIGNED: ECR	DATE: 12/13/2024

SHEET
C5.3

s:02 - engineering department\02 projects\21-102-00 carolina springs\05-CAD\03 sheet set\storm center\C5.0.C5X_DETAILS.dwg Tuesday, January 21, 2025 4:43:33 PM - ANDREW GATTENS



SHENANDOAH HOMES

Shenandoah Homes, LLC

Residential Developer / Land Development

NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 919-230-8177

CAROLINA SPRINGS TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

STORM DETAILS

REV	DATE	DESCRIPTION	INIT

OWNER:

SHENANDOAH HOMES, LLC

4112 BLUE RIDGE RD

SUITE 210

RALEIGH, NC 27612

NORTH CAROLINA PROFESSIONAL SEAL

058185

ENGINEER

ANDREW S. GATTENS

APPROVED: ASG	PROJECT: 21-102-00
CHECKED: ASG	SCALE:
DESIGNED: ECR	DATE: 12/13/2024

SHEET

C5.4

NOT A PART OF LANDSCAPE PLANS

NOT A PART OF LANDSCAPE PLANS

LP-2

LP-3

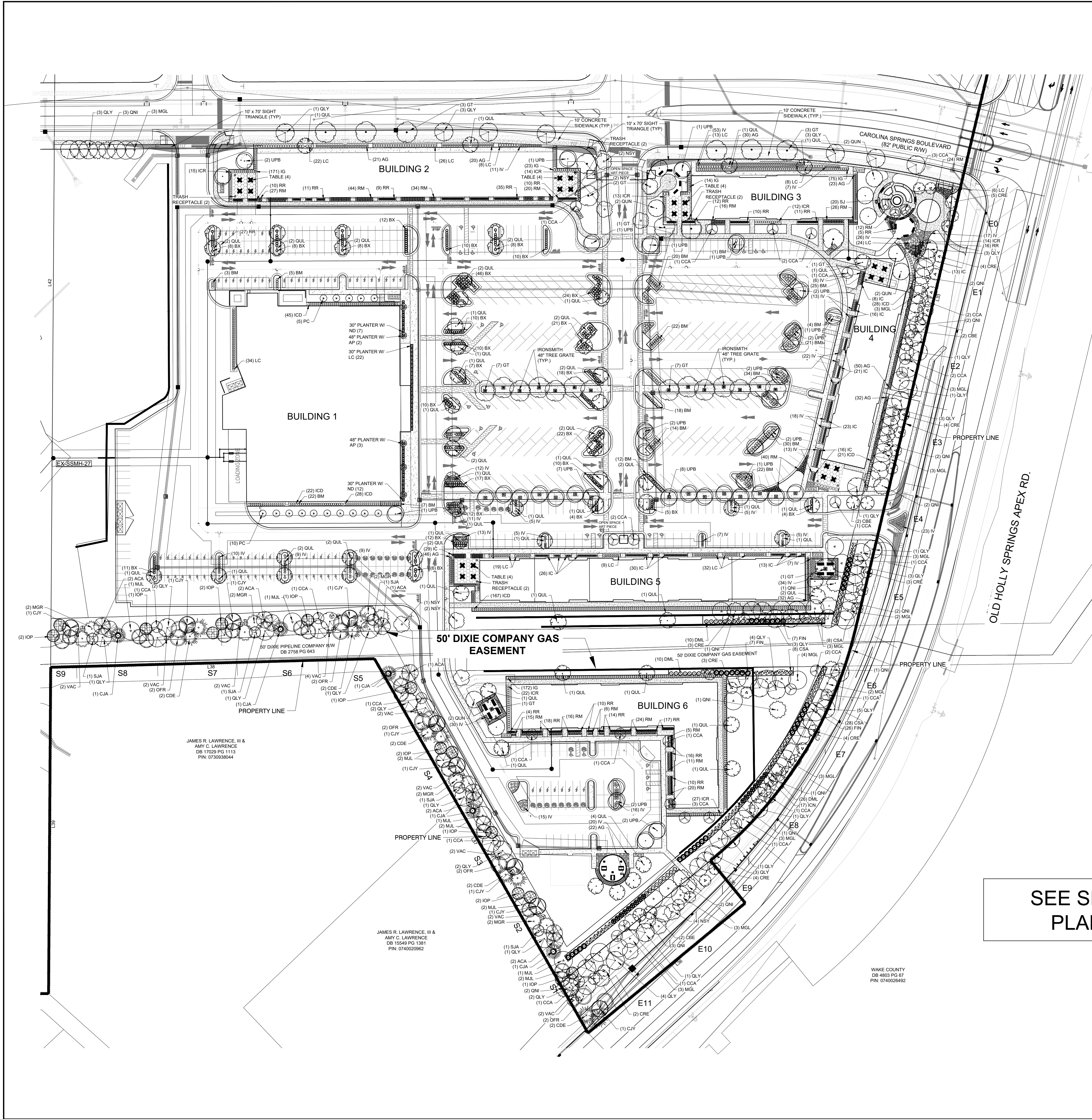
LP-4

LP-5

OLD HOLLY SPRINGS APEX RD.

PERIMETER YARD LANDSCAPING - EAST PROPERTY LINE - 1,306 LF					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
E1	3 SMALL EVERGREEN @ 6' 5 POINTS EACH	15	79	29%	TYPE A - 75
	8 LARGE DECIDUOUS @ 2.5" CAL 8 POINTS EACH	64		81%	
E2- E11 **	10 LARGE DECIDUOUS @ 2.5" CAL 8 POINTS EACH	80	80	100%	TYPE A - 75
E12- 72 LF*	5 LARGE DECIDUOUS @ 2.5" CAL 8 POINTS EACH	40	60	67%	TYPE A - 75
	4 SMALL EVERGREEN @ 6'	20		33%	
(**NOTE: PLANT UNIT VALUE PRO-RATED OVER REMAINING 50' INCREMENT) (** PLANTING REQUIRED WITHIN 50' DIXIE COMPANY GAS EASEMENT RELOCATED ALONG BUILDING 5 & BUILDING 6 WALLS. AS NOTED IN REQUEST FOR ALTERNATE LANDSCAPE PLAN)					

INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
S1 - S8 **	15 SMALL EVERGREEN @ 6' 5 POINTS EACH	75	150	100%	TYPE C - 75
N9 - 32 LF* **	5 SMALL EVERGREEN @ 6 5 POINTS EACH	25	25	100%	TYPE C - 75
(*NOTE: PLANT UNIT VALUE PRO-RATED OVER REMAINING 50' INCREMENT) (** LESS 50' DIXIE COMPANY GAS EASEMENT)					



GENERAL PLANTING NOTES

- 1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.
- 2. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
- 3. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- 5. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING (VIA PROPER CHANNELS).
 - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE OWNER OR OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- 7. PROVIDE AND INSTALL HYDROMULCH IN ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- 8. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

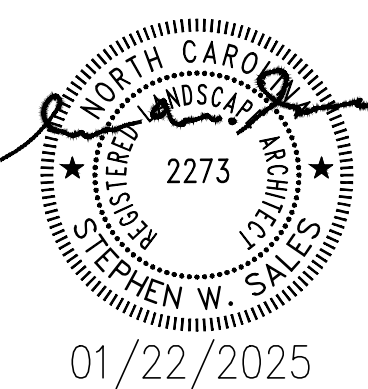
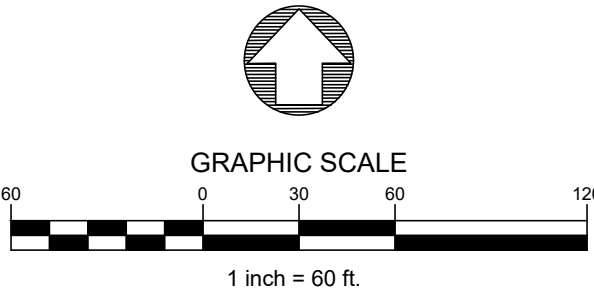
IRRIGATION CONCEPT

- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- 3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

TOWN OF HOLLY SPRINGS STANDARD NOTES

OWNER SHALL BE RESPONSIBLE FOR:
- THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOVED, 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 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.

SEE SHEET LP-16 FOR PLANT SCHEDULE



Shenandoah Homes, LLC

Residential Developer / Land Development

NCBELS Firm License #D-0428

Raleigh, NC 27612

Phone: 984-200-5540

CAROLINA SPRINGS

TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

LANDSCAPE PLANTING

REV	DATE	DESCRIPTION	INIT

OWNER:

SHENANDOAH HOMES, LLC

3724 NATIONAL DRIVE

RALEIGH, NC 27612

APPROVED: AM

CHECKED: MJ

DESIGNED: MJ

PROJECT: 21-102-00

SCALE:

DATE: 8/8/2022

SHEET

LP-1

SEE SHEET LP-16 FOR
PLANT SCHEDULE



Residential Developer / Land Development
NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 984-200-5540

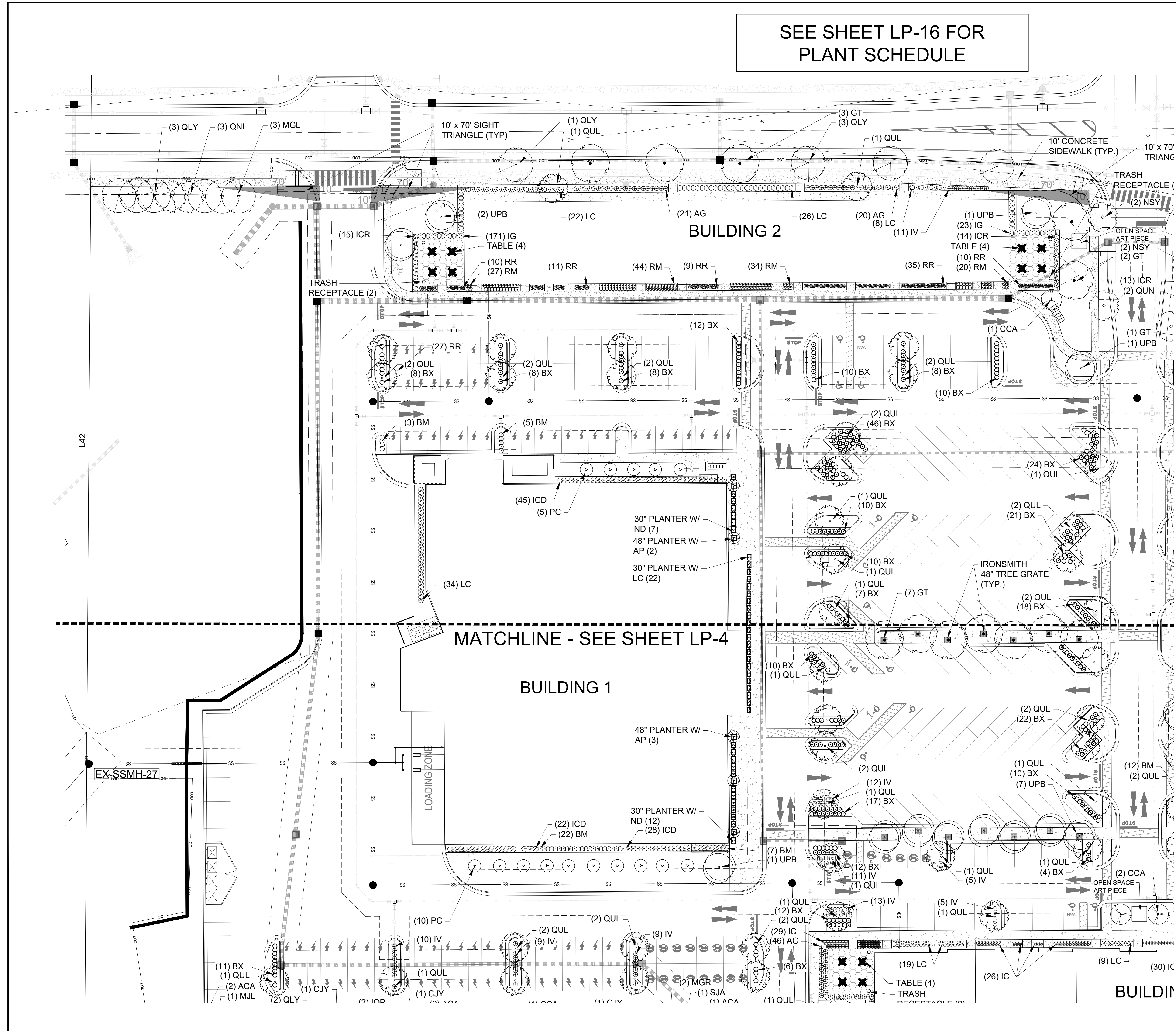
CAROLINA SPRINGS TOWN CENTER TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
LANDSCAPE PLANTING

[illegible]

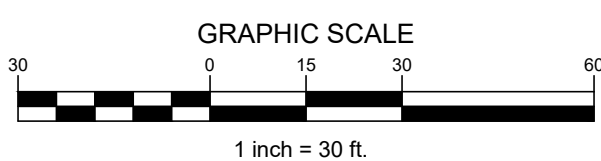
OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612

SHEET

LP-2



MATCHLINE - SEE SHEET LP-3



EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING • IRRIGATION DESIGN

**FIRM CERTIFICATION
NO. C-561**

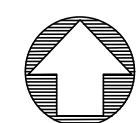
01/22/2025

CAROLINA SPRINGS
TOWN CENTER

LANDSCAPE PLANTING

[illegible]

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



GRAPHIC SCALE

15 30 60

1 inch = 30 ft.



National Presence. Local Expertise.

EVERGREEN DESIGN GROUP

800.680.6630
www.evergreendesigngroup.com

LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

FIRM CERTIFICATION

NO. C-561

SHEET

LP-3

SEE SHEET LP-16 FOR
PLANT SCHEDULE



01/22/2025



Residential Developer / Land Development
NCBELS Firm License #D-0428

Phone: 984-200-55

**CAROLINA SPRINGS
TOWN CENTER**

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

LANDSCAPE PLANTING

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612

APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

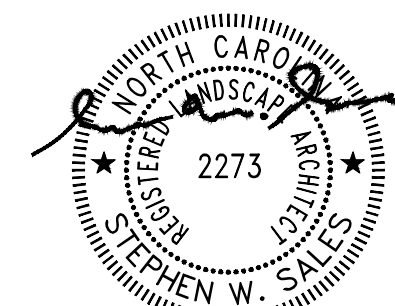
SHEET
LP-4



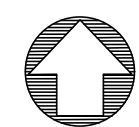
SEE SHEET LP-16 FOR
PLANT SCHEDULE

JAMES R. LAWRENCE, III &
AMY C. LAWRENCE
DB 17029 PG 1113
PIN: 0730938044

JAMES R. LAWRENCE, III &
AMY C. LAWRENCE
DB 15549 PG 1381
PIN: 0740020962



01/22/2025



GRAPHIC SCALE

1 inch = 30 ft.

National Presence. Local Expertise.

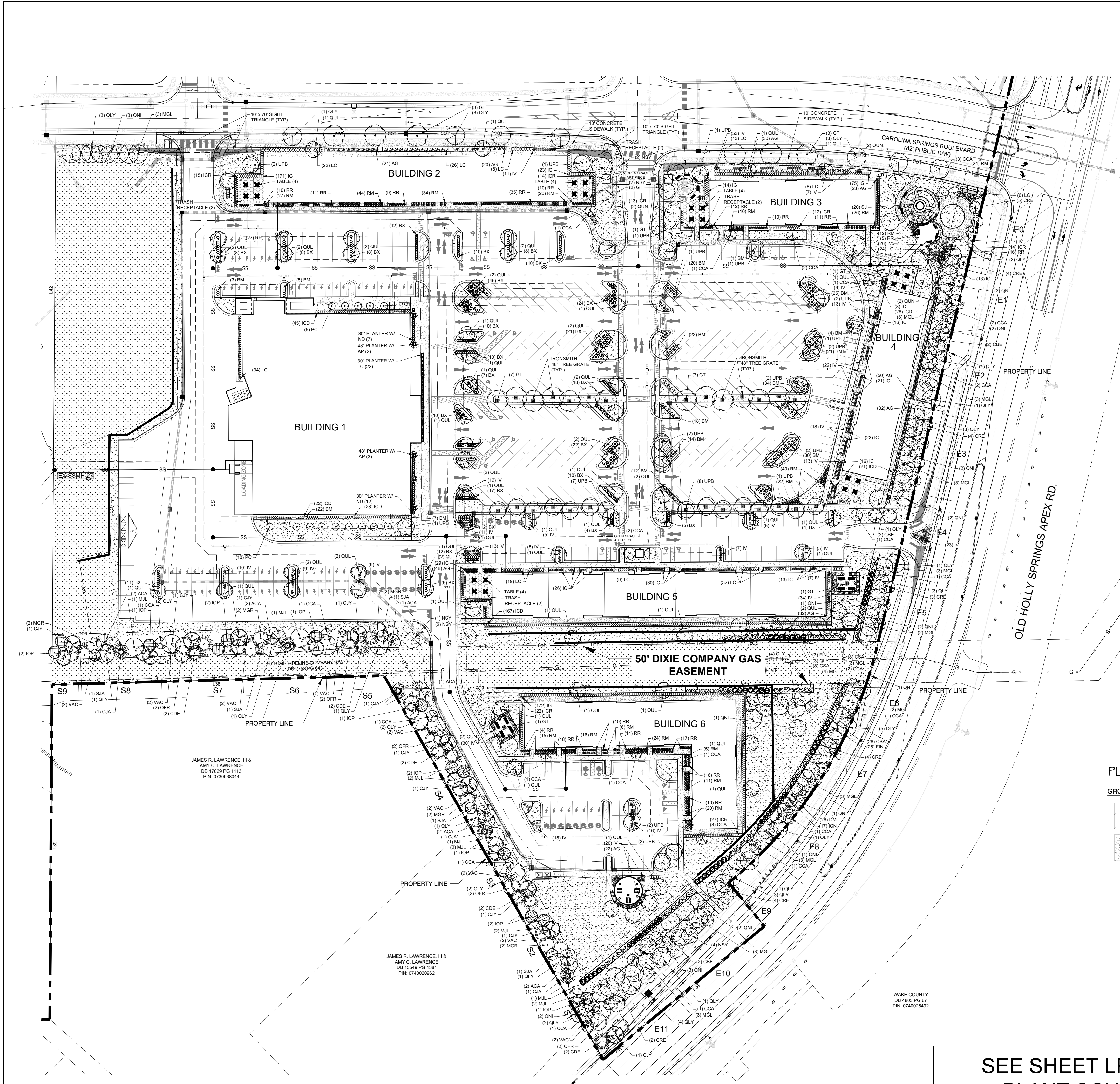


EVERGREEN DESIGN GROUP

800.680.6630
www.evergreendesigngroup.com

LANDSCAPE ARCHITECTURE
LAND PLANNING - IRRIGATION DESIGN

FIRM CERTIFICATION



SEE SHEET LP-16 FOR
PLANT SCHEDULE



CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

LANDSCAPE PLANTING
GROUND COVER COVERAGE

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612

APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET
LP-6



Residential Developer / Land Development
NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 984-200-5540

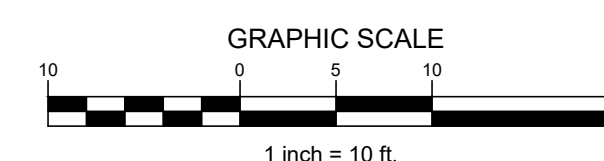
CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

OPEN SPACE AREA ENLARGEMENT

[illegible]

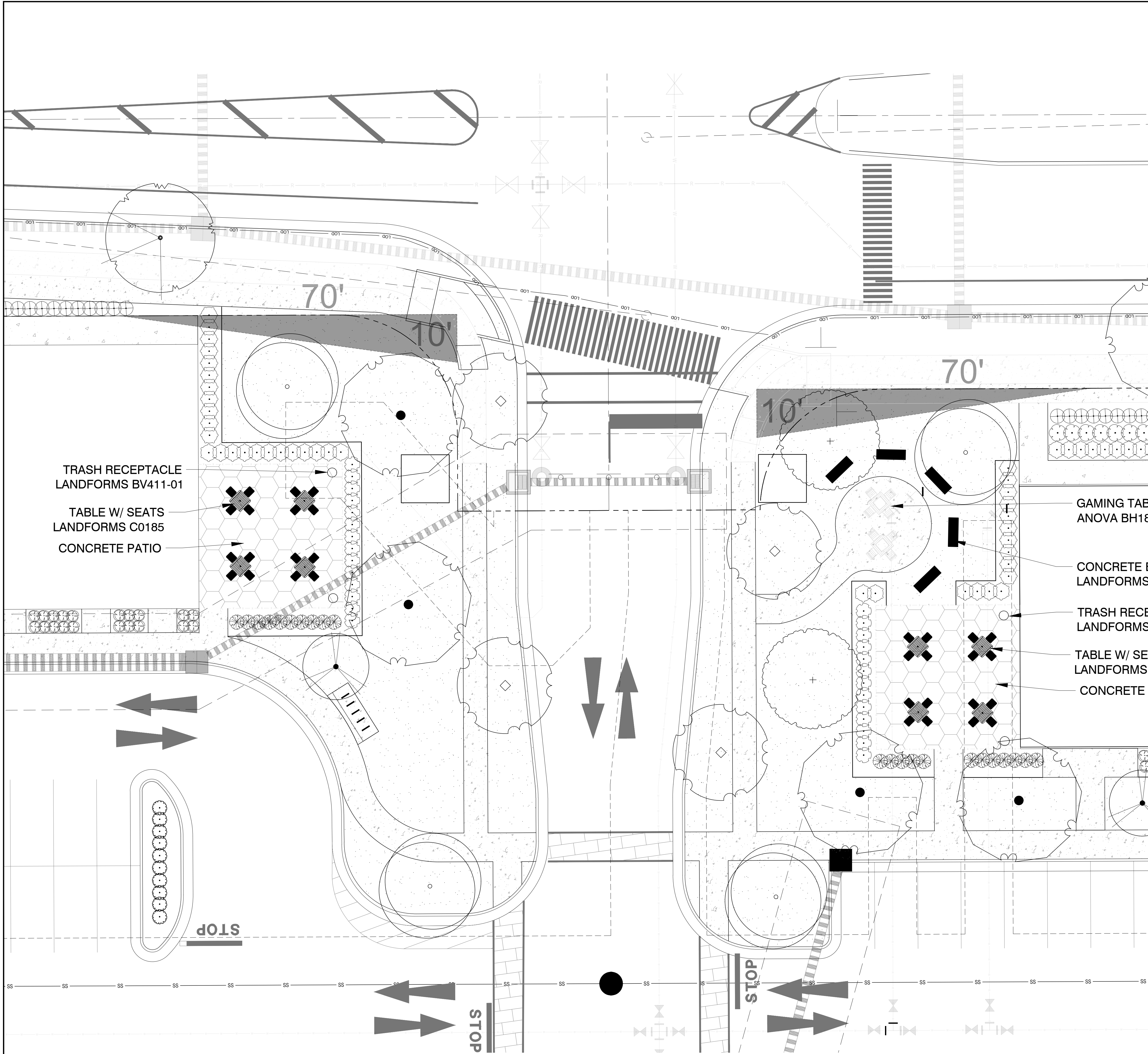
OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



FIRM CERTIFICATION
NO. C-561

SHEET

LP-8



TRASH RECEPTACLE
LANDFORMS BV411-01

TABLE W/ SEATS
LANDFORMS C0185

CONCRETE PATIO

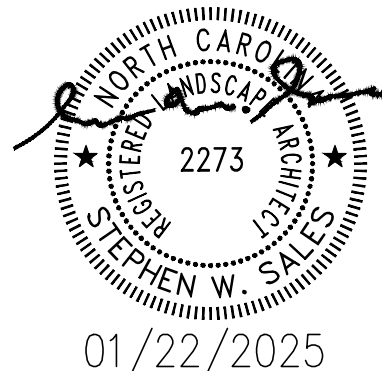
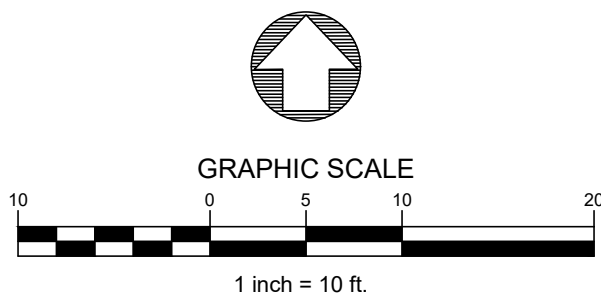
GAMING TABLES
ANOVA BH1800T-GT

CONCRETE BENCHES
LANDFORMS ESB01-01

TRASH RECEPTACLE
LANDFORMS BV411-01

TABLE W/ SEATS
LANDFORMS C0185

CONCRETE PATIO



01/22/2025



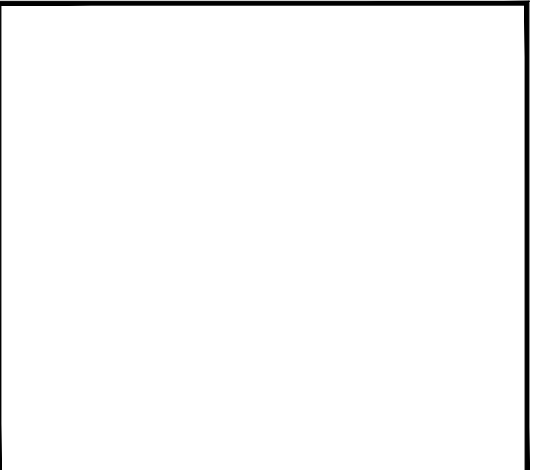
**CAROLINA SPRINGS
TOWN CENTER**

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

**OPEN SPACE AREA
ENLARGEMENT**

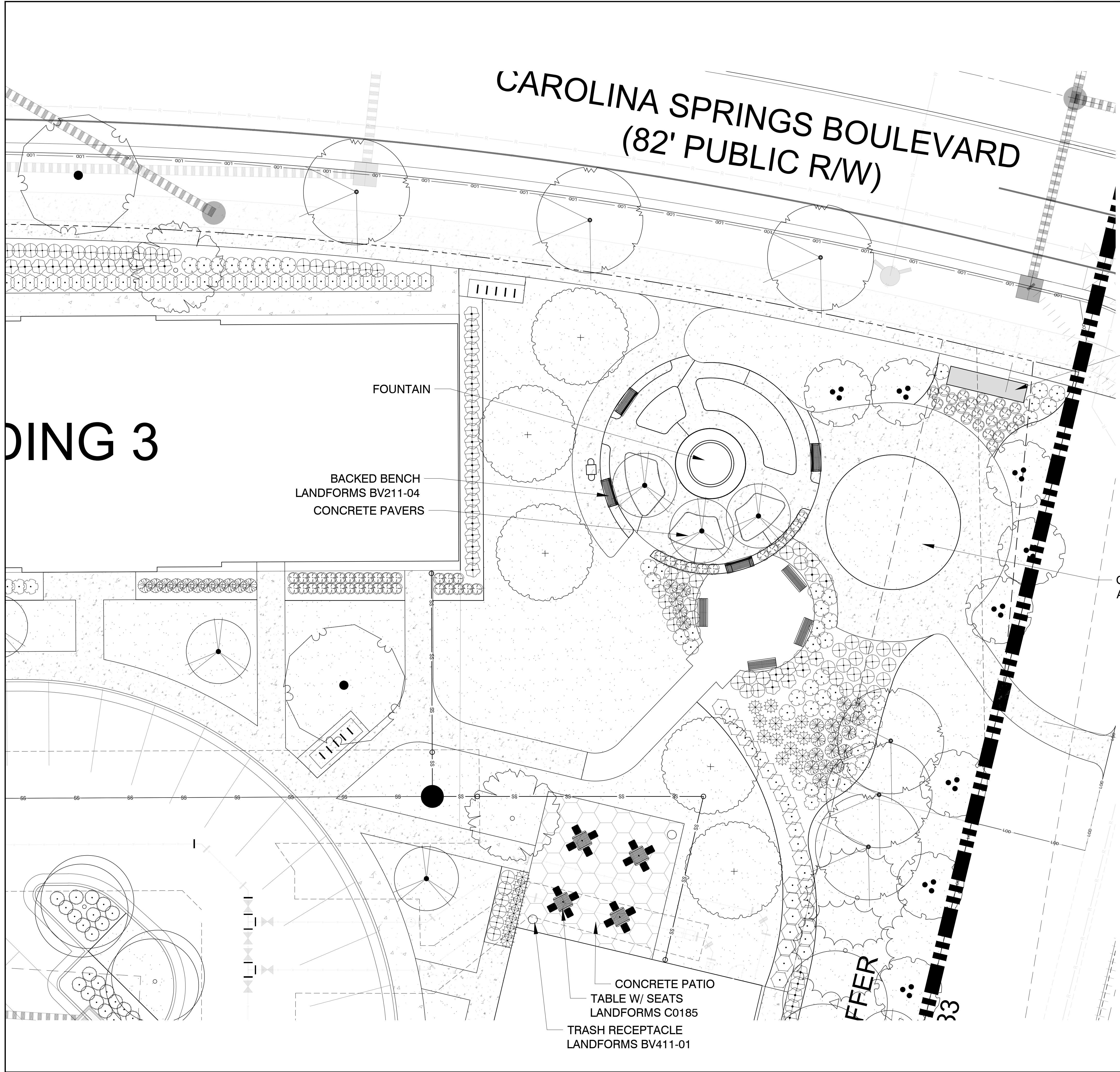
REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET
LP-9



MONUMENT SIGN
BY OTHERS

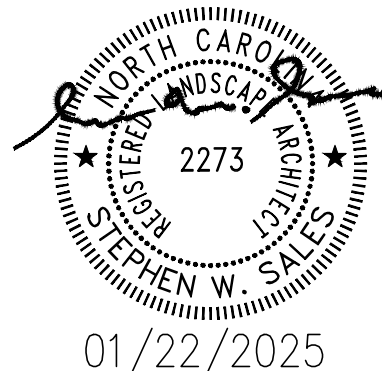
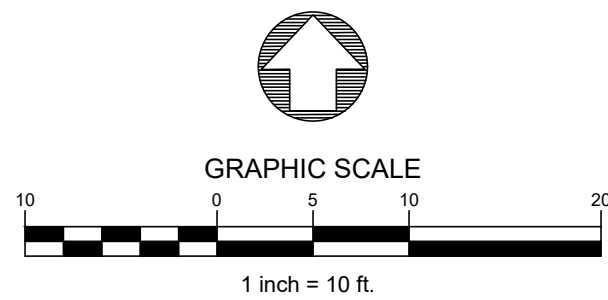
OPEN SPACE LAWN
AREA

FOUNTAIN

BACKED BENCH
LANDFORMS BV211-04
CONCRETE PAVERS

CONCRETE PATIO
TABLE W/ SEATS
LANDFORMS C0185

TRASH RECEPTACLE
LANDFORMS BV411-01



CAROLINA SPRINGS TOWN CENTER TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA	OPEN SPACE AREA ENLARGEMENT
---	--------------------------------

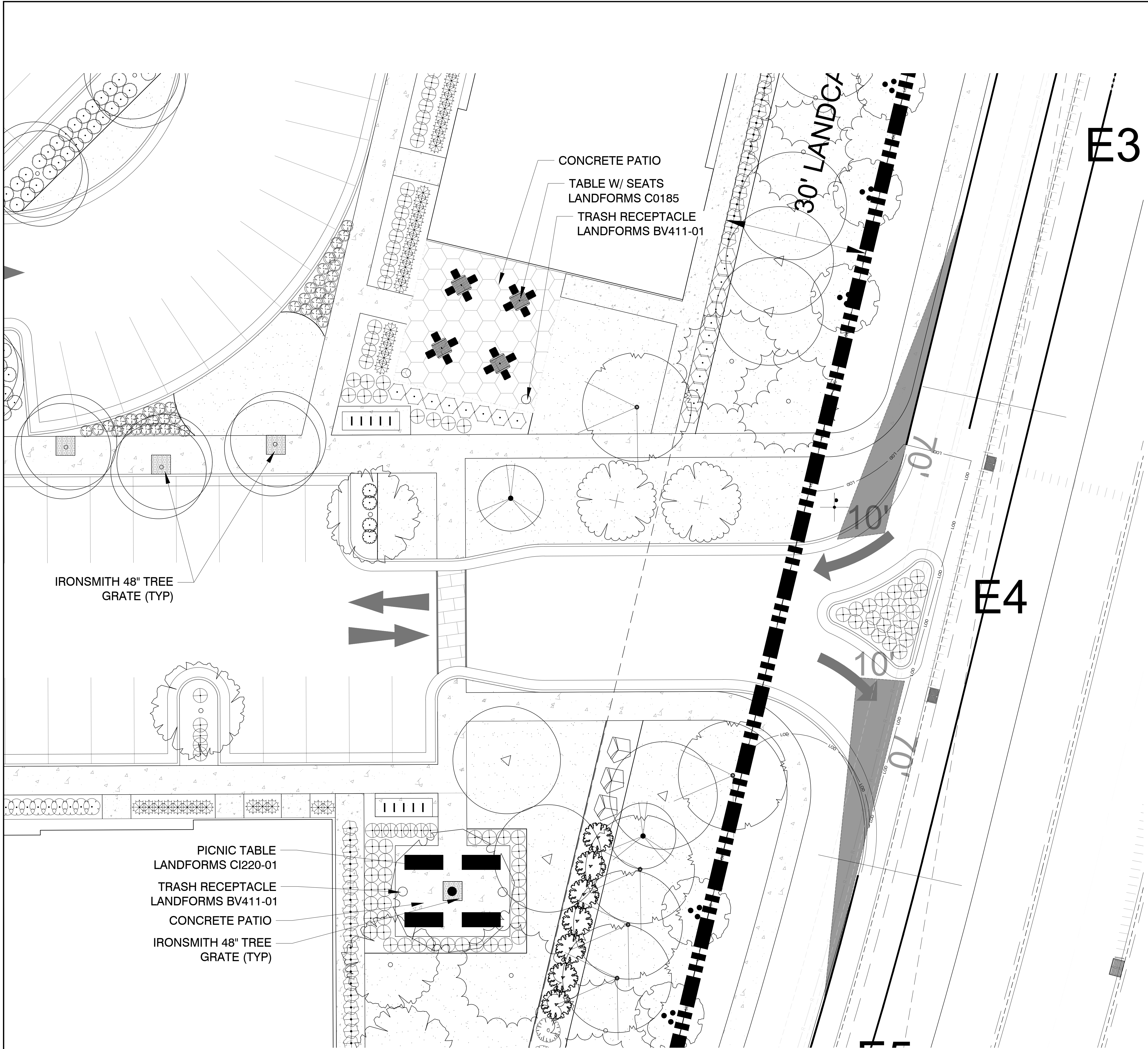
REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET
LP-10



GRAPHIC SCALE

1 inch = 10 ft.

National Presence. Local Expertise.

EVERGREEN DESIGN GROUP

800.650.6630

www.evergreendesigngroup.com

LANDSCAPE ARCHITECTURE

LAND PLANNING - IRRIGATION DESIGN

FIRM CERTIFICATION

NO. C-561

SHENANDOAH HOMES

Shenandoah Homes, LLC

Residential Developer / Land Development

NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 984-200-5540

CAROLINA SPRINGS TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

OPEN SPACE AREA ENLARGEMENT

REV	DATE	DESCRIPTION	INIT

OWNER:

SHENANDOAH HOMES, LLC

3724 NATIONAL DRIVE

RALEIGH, NC 27612

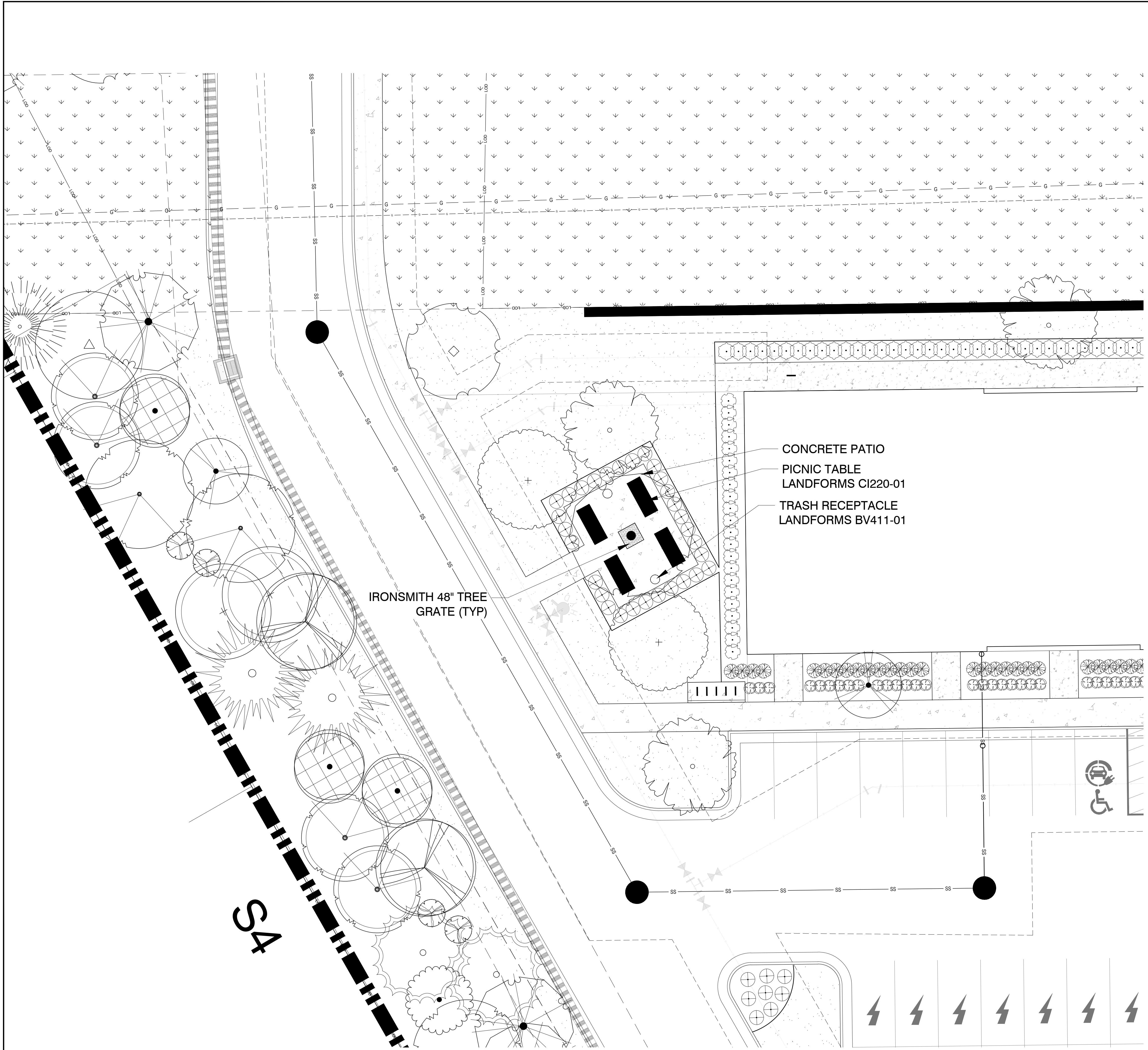
APPROVED: AM PROJECT: 21-102-00

CHECKED: MJ SCALE:

DESIGNED: MJ DATE: 8/8/2022

SHEET

LP-11



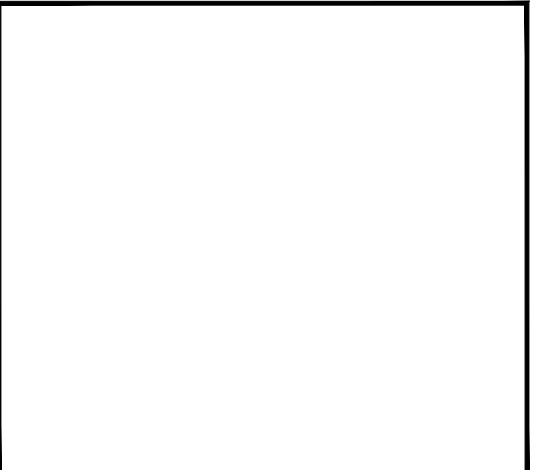
**CAROLINA SPRINGS
TOWN CENTER**

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

**OPEN SPACE AREA
ENLARGEMENT**

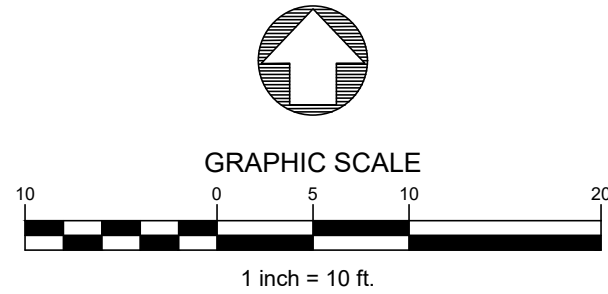
REV	DATE	DESCRIPTION	INIT

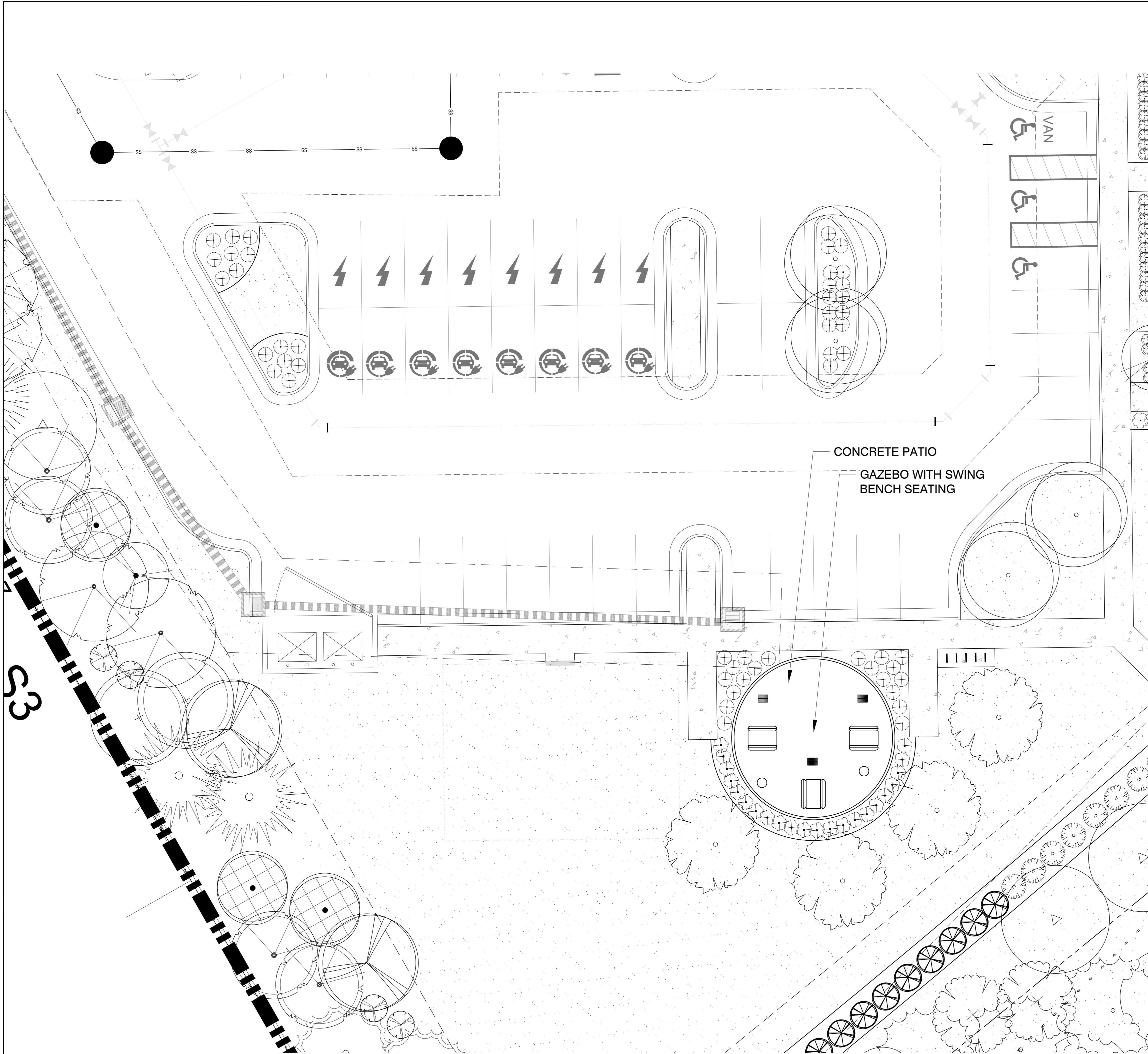
OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET
LP-12







SHENANDOAH
HOMES

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 984-200-5540

CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

OPEN SPACE AREA
ENLARGEMENT

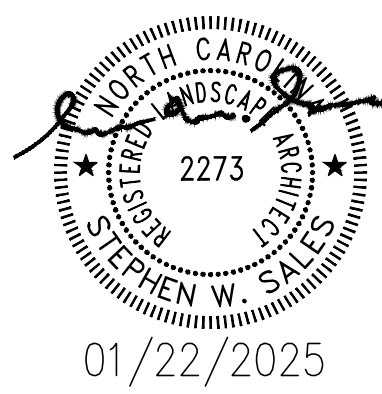
REV	DATE	DESCRIPTION	INIT

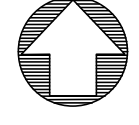
OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET
LP-13



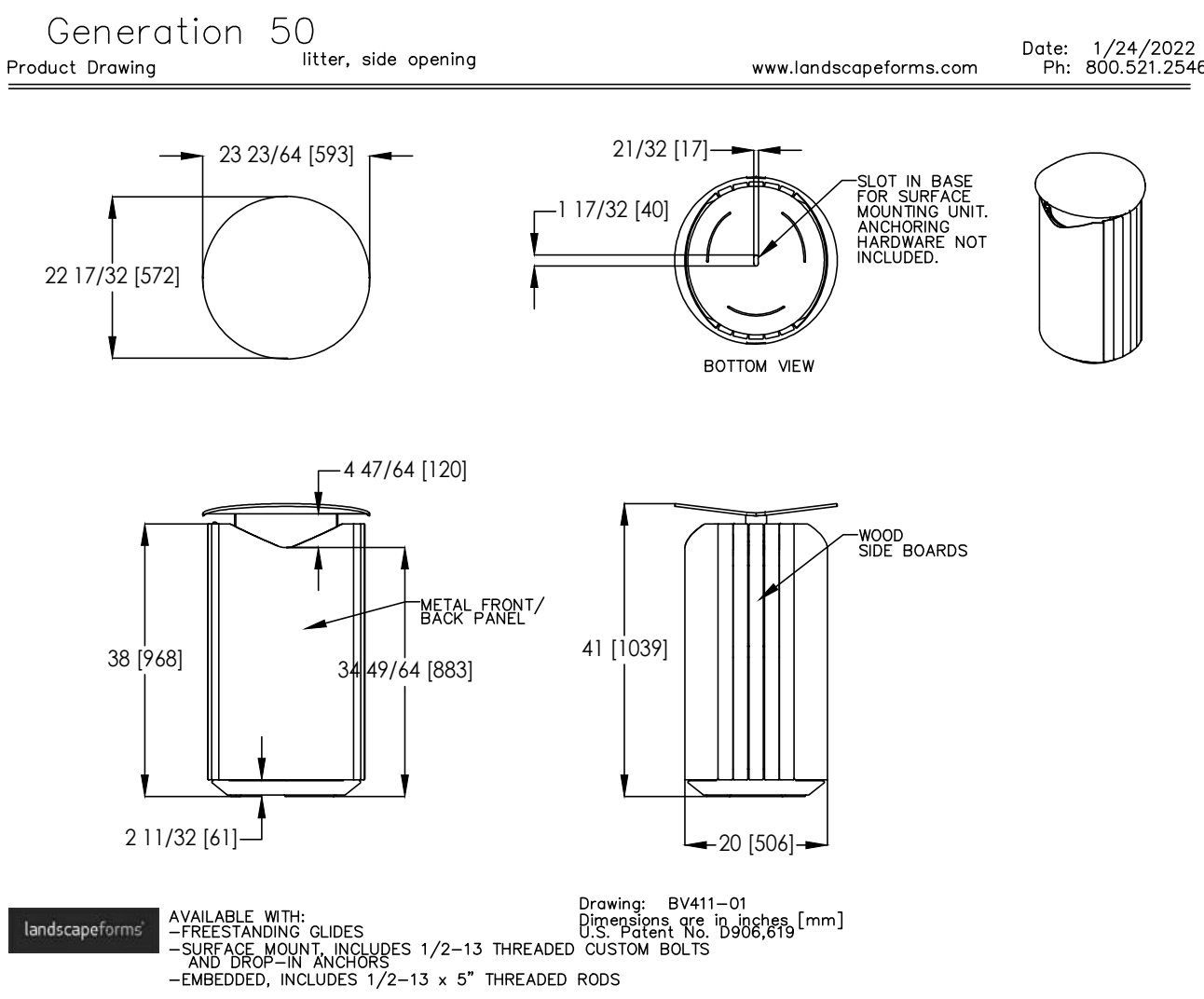
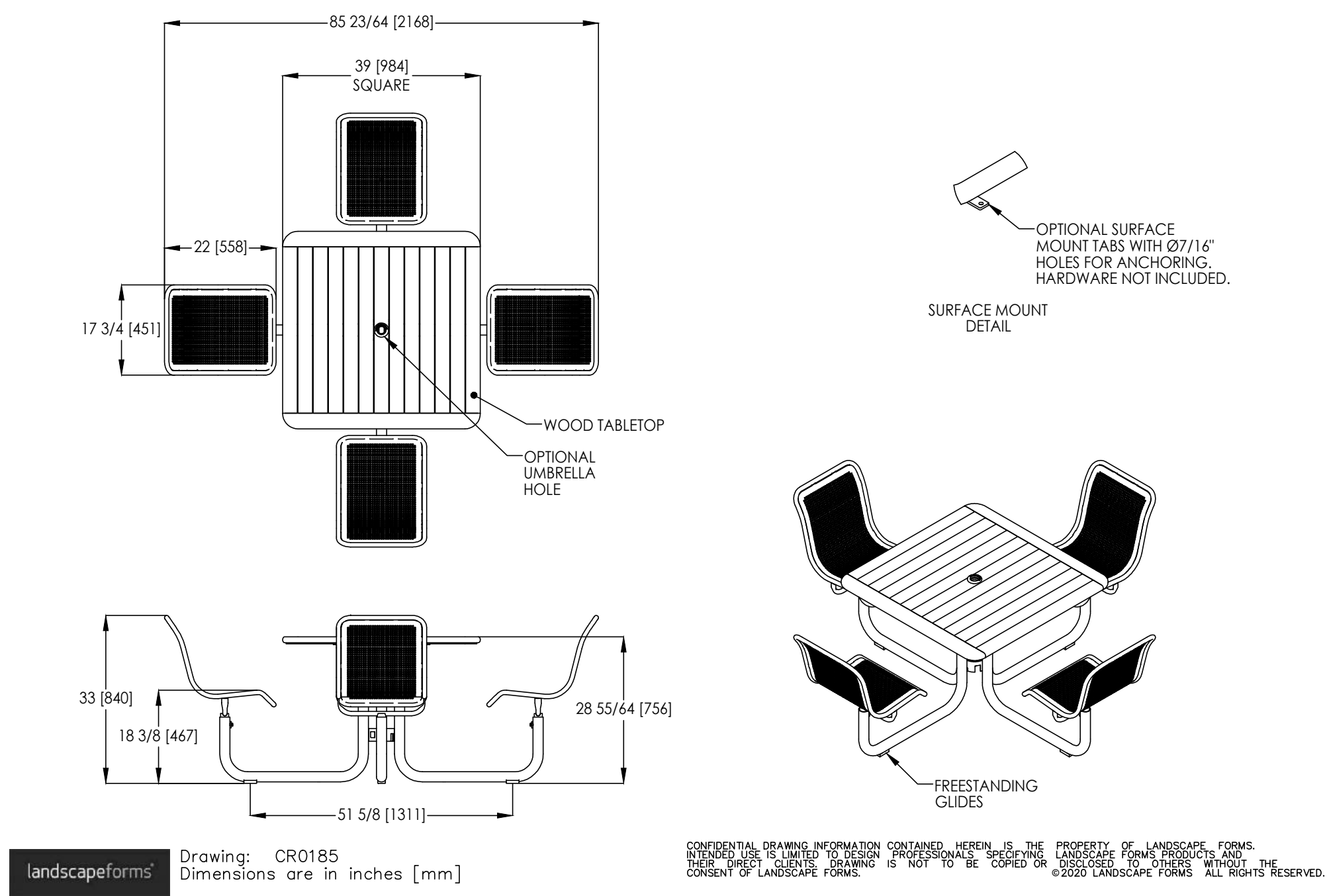


GRAPHIC SCALE
1 inch = 10 ft.



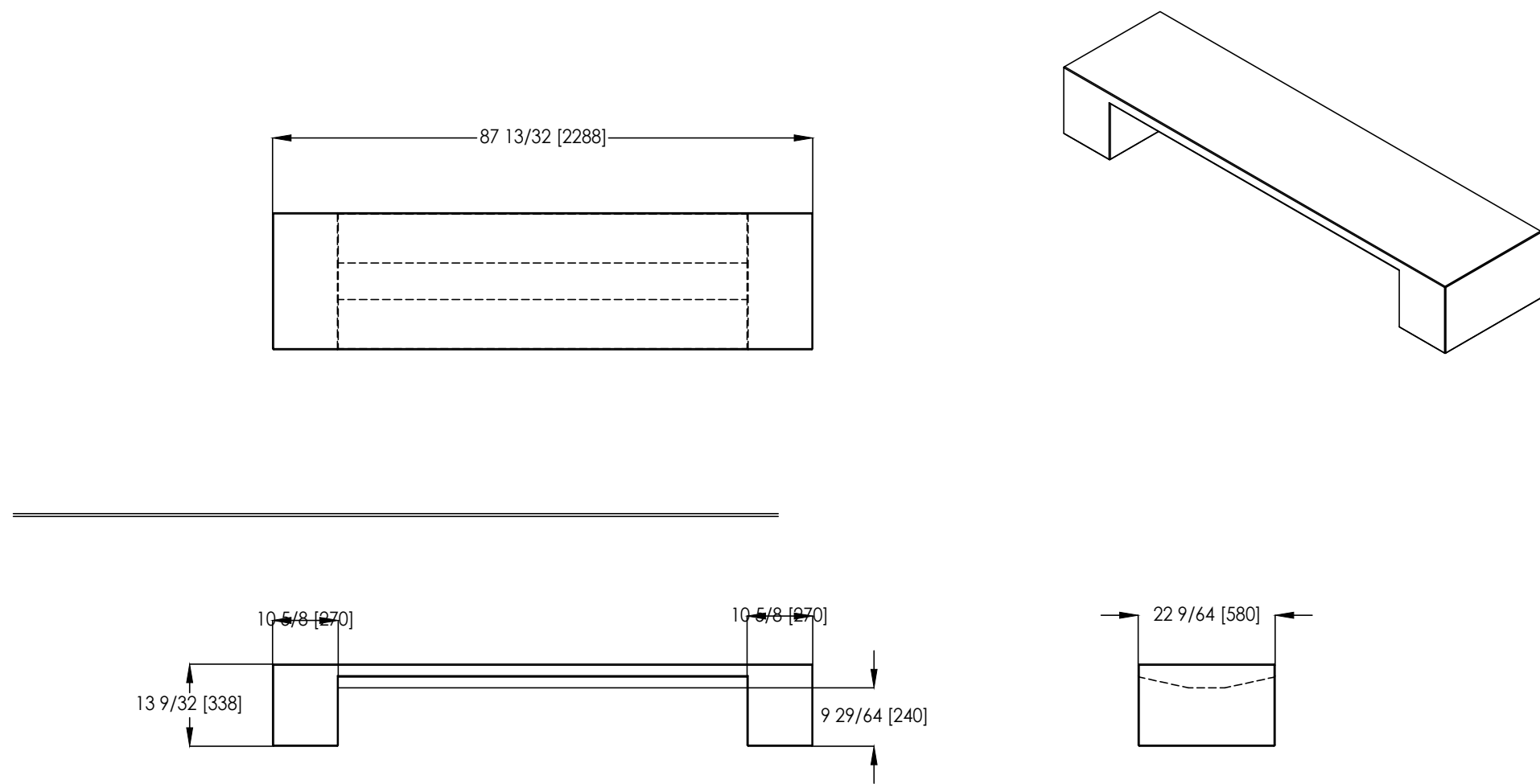
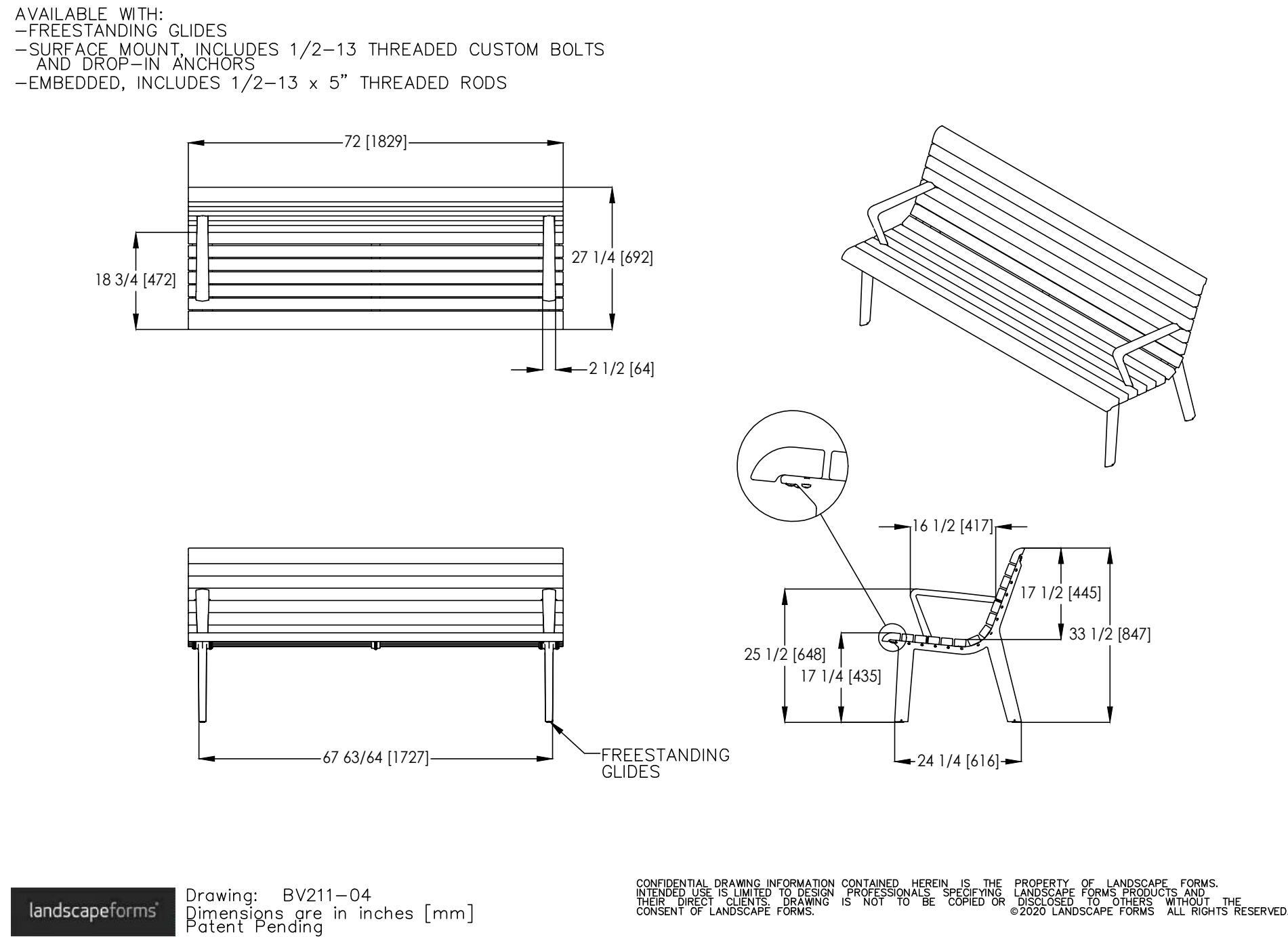
National Presence. Local Expertise.

EVERGREEN DESIGN GROUP
800.860.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING - IRRIGATION DESIGN
FIRM CERTIFICATION
NO. C-561

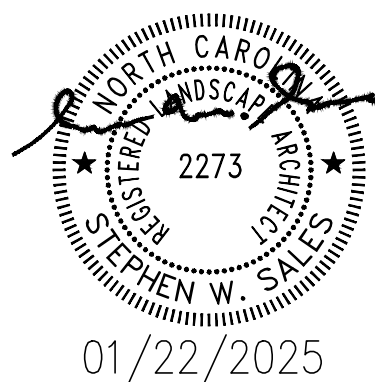


SITE_FURNISHINGS_LEGEND

SYMBOL	SITE FURNISHING / SITE AMMENITY		QTY
	BACKED BENCH	LANDFORMS BV211-04	8
	CONCRETE BENCH	LANDFORMS ESB01-01	5
	TABLE	LANDFORMS CR0185	24
	TRASH RECEPTACLE	LANDFORMS BV411-01	16
	GAMING TABLE	ANOVA BH1800T-GT	2
	PICNIC TABLE	LANDFORMS C1220-01	8
	45 x 45 PLANTER	LANDFORMS SR108-03	5
	45 x 30 PLANTER	LANDFORMS SR111-03	41



ALL LANDFORMS SITE FURNISHINGS SHALL BE
POWDER-COATED BLACK IN COLOR WITH
THERMALLY MODIFIED ASH WOOD



CAROLINA SPRINGS
TOWN CENTER

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

LANDSCAPE SITE AMMENTIES
DETAILS & SPECIFICATIONS

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



**CAROLINA SPRINGS
TOWN CENTER**

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

**LANDSCAPE SITE AMMENTIES
DETAILS & SPECIFICATIONS**

[illegible]

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612

SHEET

LP-15

Technical drawings of the planter assembly showing top, front, and side views with dimensions in inches and millimeters.

Top View: Shows the planter base with a top width of 42 1/4 [1067] and a height of 42 1/4 [1067]. It includes a label for the "INTERIOR PLASTIC BASE".

Front View: Shows the planter body with a top width of 45 [1143] and a height of 30 [762]. It includes a label for the "POWDERCOATED STEEL PLANTER BODY".

Side View: Shows the planter body with a top width of 45 [1143] and a height of 30 [762]. It includes a label for the "PLASTIC GUIDES".

Dimensions:

- Top View: 42 1/4 [1067] (width), 42 1/4 [1067] (height)
- Front View: 45 [1143] (top width), 30 [762] (height)
- Side View: 45 [1143] (top width), 30 [762] (height)
- Plastic Guides: 37 5/16 [942] (width), 38 1/32 [990] (width)

Drawing: SR108-03
Dimensions are in inches [mm]

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC.
INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND
THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT
OF LANDSCAPE FORMS, INC. ©2013 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED

Technical drawings of the 1000 Series Planter showing dimensions in inches and millimeters.

Top View:

- Overall Width: 42 1/4 [1067]
- Overall Height: 27 1/4 [687]
- Interior Plastic Base Depth: 6 3/4 [171]
- Label: INTERIOR PLASTIC BASE

Front View (Left):

- Overall Width: 45 [1143]
- Base Width (Top): 37 5/8 [962]
- Base Width (Bottom): 38 31/32 [990]
- Label: POWDERCOATED STEEL PLANTER BODY

Side View (Right):

- Overall Height: 30 [762]
- Base Width (Top): 22 57/64 [581]
- Base Width (Bottom): 23 31/32 [609]
- Label: PLASTIC GUIDES

landscapeforms® Drawing: SR11
Dimensions are

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC.
INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND
THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT
OF LANDSCAPE FORMS, INC. © 2013 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED

ANOVA FURNISHINGS
1424 TALMAGE AVENUE
ST. LOUIS, MO 63110-2323
TOLL FREE: 1-888-535-5005
PHONE: (800) 231-1327
FAX: (314) 754-0835
www.anovafurnishings.com

4.42" (4 PLCS)
2X 22.52"
49.45"
SECTION A-A
SURFACE MOUNTING

30.25"
36.79"
A
A
FRONT ELEVATION

91.68"
20.50"
41.52"
TOP VIEW

Colors and/or Options: Please see manufacturer website at www.anovafurnishings.com.

Finish: Plank- Thermory is a lustrous chocolate brown color when new and will naturally age to uniform silver/gray over time. Regular use of a standard deck oil will maintain the original plank color. **Game Board:** Features durable, fade-resistant UV cured ink. Rust-proof aluminum and rust-resistant primed steel components feature a fade-resistant powder coating. Treated components exceed the industry standard by 34% in testing by independent sources.

Material: Composed of 1" x 3.5" (1" x 4" nominal dimensions) and 1" x 2" low-maintenance Thermory hardwood tabletop and seat planks. 24" square inset gameboard made of .110" polycarbonate material. Frame is 10-gauge steel with 2.38" O.D. steel tube legs. Seats have steel and aluminum plates.

Capacity: 2 person.

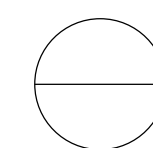
Unit Weight: 170 lbs.

Assembly: Some assembly is required. The tabletop and seats ship pre-assembled. Stainless steel assembly hardware is included.

Finish Warranty: Planks: 10-year warranty. Powder Coat: 3-year warranty against rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship; 7-year warranty against fading.

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. IF THE INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER Carolina



BEACON HILL COLLECTION

BH1800T-GT - BEACON HILL THERMORY BISTRO GAME TABLE, 2 FLAT SEATS

Carolina Springs Retail pltg 2025-01-19

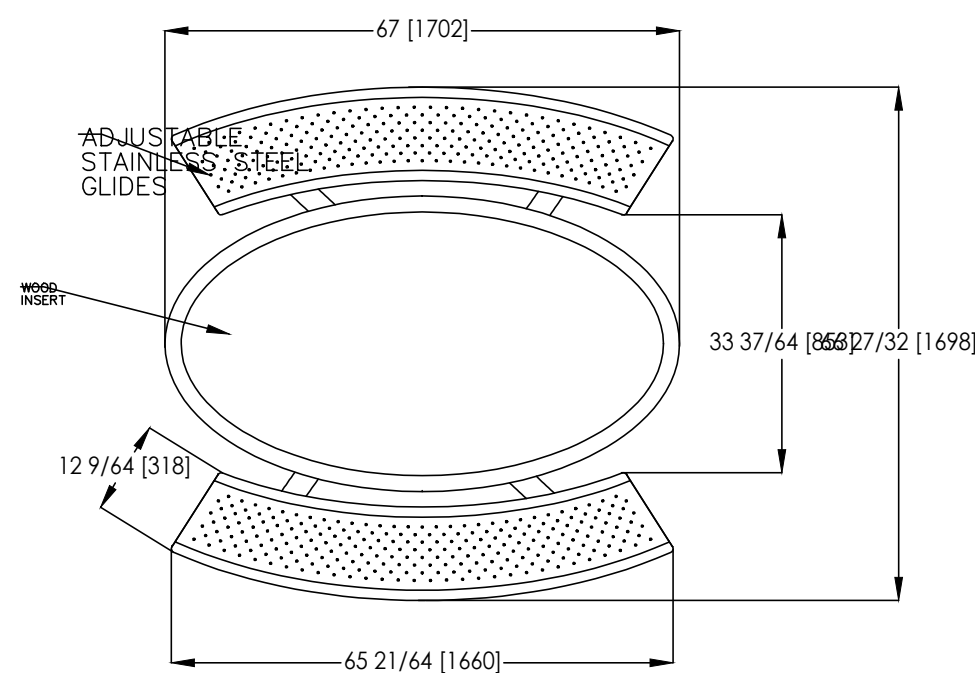
PROTECTED BY COPYRIGHT ©2025 CADDETAILS.COM LTD.

REVISION DATE 01/19/2025

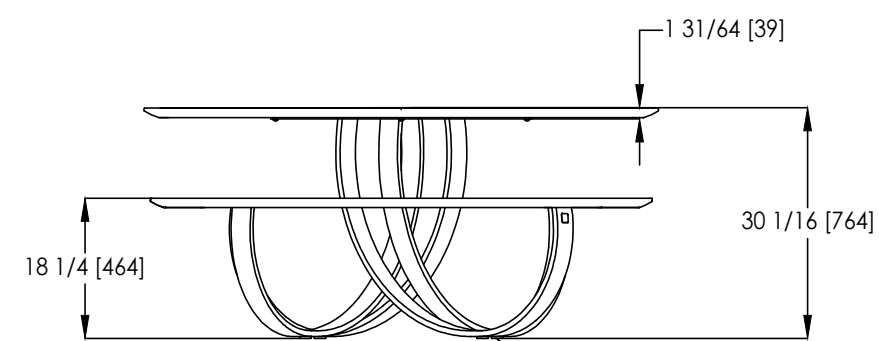
www.CADdetails.com

www.landscapeforms.com

Date: 10/16/2012
Ph: 800.521.2546



* UNIT MUST BE SURFACE MOUNTED *



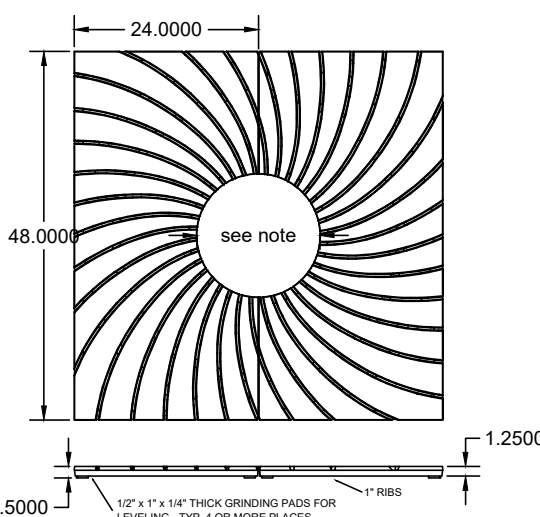
—(4) 3/8-16 X 1-1/2" STAINLESS STEEL HEX HEAD
DROP-IN ANCHORS INCLUDED. SEE
INSTALLATION GUIDE FOR MORE INFORMATION.

landscapeforms

AVAILABLE WITH:
-FREESTANDING GLIDES
-SURFACE MOUNT, INCLUDES 1/2-13 THREADED CUSTOM BOLTS
AND DROP-IN ANCHORS
-EMBEDDED, INCLUDES 1/2-13 x 5" THREADED RODS

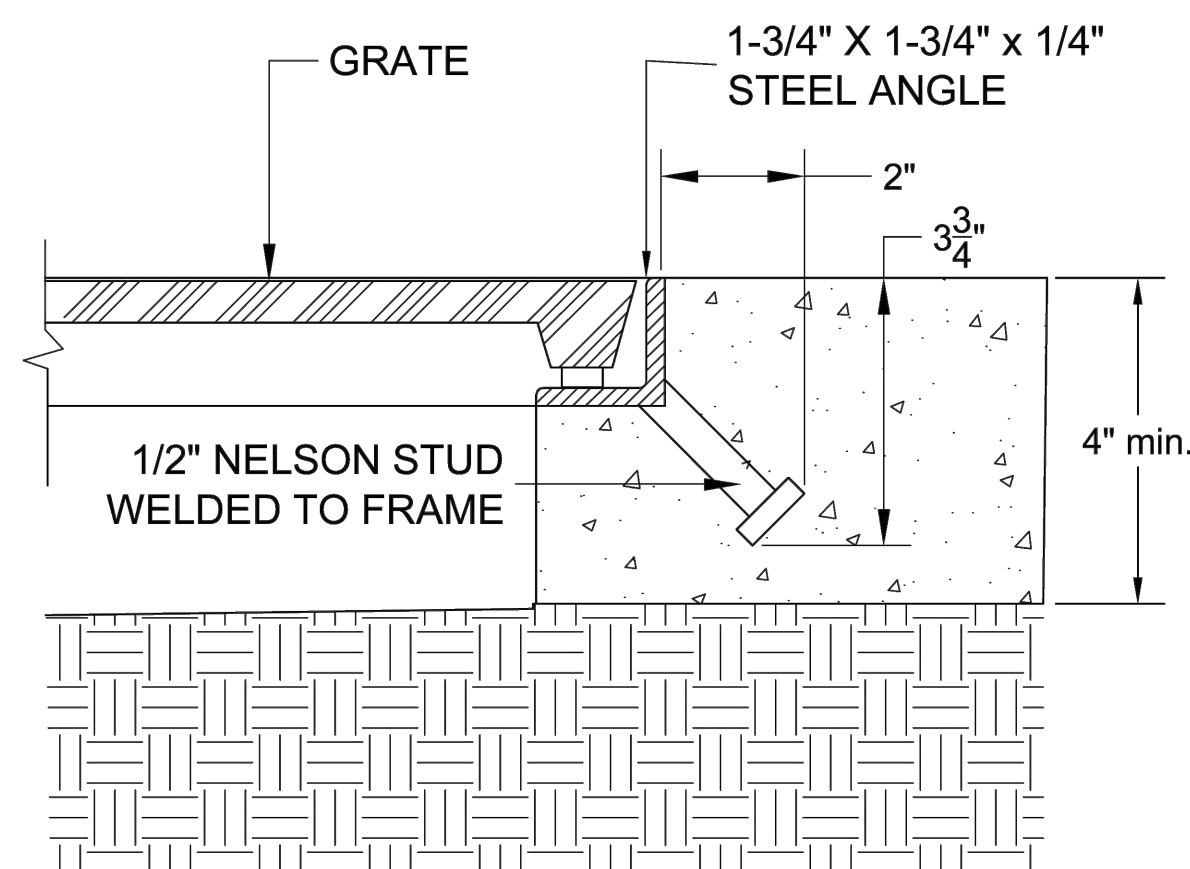
CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. ©2013 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

TREE GRATE #M4890
 STYLE: BOND STREET



SLOT WIDTH IS 1/4" MAXIMUM, MEETS ADA COMPLIANCE.
GRATE CAST FROM GRAY IRON
TREE OPENING SIZE: 16"
STEEL ANGLE FRAME REQUIRED
FOR INSTALLATION USE MODEL M4800F
OUTER FRAME DIM. IS 3/4" ± 1/8"
GREATER THAN GRATE.

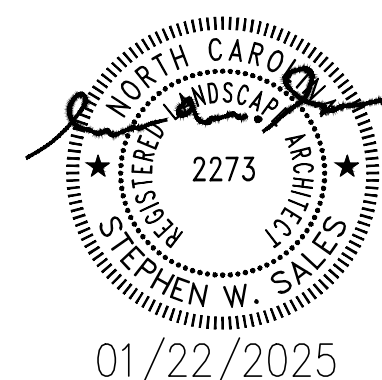
This drawing embodies a confidential proprietary design of RIONESTM Palm Desert, CA. All design, manufacturing, reproduction, use, sale, or other rights regarding the same are expressly reserved. This drawing is submitted under confidential relationship for a specific purpose and the recipient agrees by accepting this drawing not to supply or disclose any information regarding it to any unauthorized person or to incorporate any special features peculiar to this design in other projects. The information disclosed in this drawing may be covered completely or in part by patents pending. Designers may incorporate this drawing in their plans for the purpose of showing design intent. This drawing is not to be used for the purpose of product production.



TREE GRATE FRAME INSTALLATION DETAIL
STANDARD CONCRETE ANCHOR

This drawing embodies a confidential proprietary design of IRONSMITH, INC. Palm Desert, Ca. All design, manufacturing, reproduction, use, sale, and other rights regarding the same are expressly reserved. This drawing is submitted under confidential relationship for a specific purpose and the recipient agrees by accepting this drawing not to supply or disclose any information regarding it to any unauthorized person or to incorporate any special feature peculiar to this design in other projects. The information in this drawing may be covered completely or in part by patents pending.

IRONSMITH
41-701 Corporate Way #
Palm Desert, CA 9226
(800) 338-4766
(760) 776-5080 Fax



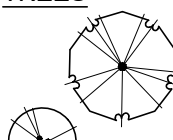
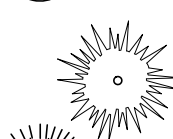
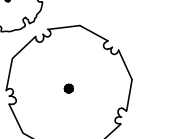
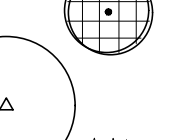
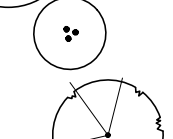
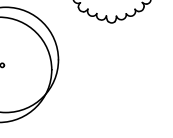
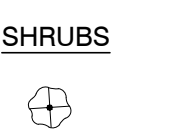
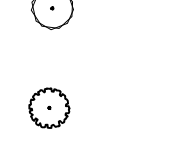
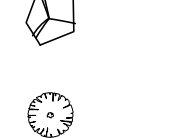
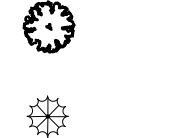
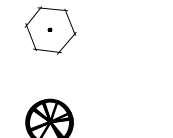
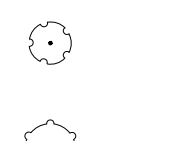
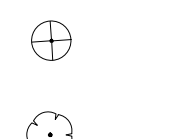
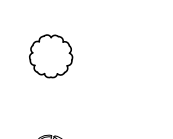
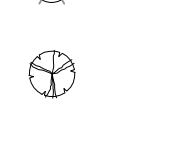
01/22/2025

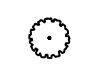
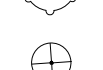


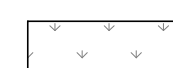
FIRM CERTIFICATION
NO. C-561

ALL LANDFORMS SITE FURNISHINGS SHALL BE
POWDER-COATED BLACK IN COLOR WITH
THERMALLY MODIFIED ASH WOOD

PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY	%	SHADE VALUE	SHADE VALUE TOTAL
	ACA	Shadblow Serviceberry / Amelanchier canadensis Buffer Tree	CONT.	6' Tall	10	2.1%	275 SF EA.	2,750 SF
	AP	Crimson Queen Japanese Maple / Acer palmatum var. dissectum 'Crimson Queen'	CONT.	30 Gal.	5	1.1%	275 SF EA.	1,375 SF
	CBE	Common Hornbeam / Carpinus betulus Buffer Tree	CONT.	2.5" Cal	8	1.7%	550 SF EA.	4,400 SF
	CCA	Eastern Redbud / Cercis canadensis Buffer Tree / Street Tree	CONT.	1" Cal	35	7.4%	275 SF EA.	9,625 SF
	CDE	Deodar Cedar / Cedrus deodara Buffer Tree	CONT.	12' Tall	10	2.1%	550 SF EA.	5,500 SF
	CJA	Japanese Cedar / Cryptomeria japonica Buffer Tree	CONT.	12' Tall	5	1.1%	875 SF EA.	4,375 SF
	CJY	Japanese Cedar / Cryptomeria japonica 'Yoshino' Buffer Tree	CONT.	6' Tall	9	1.9%	875 SF EA.	7,875 SF
	CRE	Chinese Fringe Tree / Chionanthus retusus Buffer Tree	CONT.	1" Cal.	33	7.0%	275 SF EA.	9,075 SF
	GT	Shademaster Honeylocust / Gleditsia tricanthos inermis 'Shademaster' Street Tree	CONT.	2.5" Cal	27	5.7%	875 SF EA.	23,625 SF
	IOP	American Holly / Ilex opaca Buffer Tree	CONT.	12' Tall min	13	2.7%	275 SF EA.	3,575 SF
	MGL	Dawn Redbud / Metasequoia glyptostroboides Buffer Tree	CONT.	2.5" Cal	45	9.5%	875 SF EA.	39,375 SF
	MGR	Southern Magnolia / Magnolia grandiflora Buffer Tree	CONT.	2.5" Cal	10	2.1%	875 SF EA.	8,750 SF
	MVI	Sweetbay Magnolia / Magnolia virginiana Buffer Tree	CONT.	6' Tall	18	3.8%	275 SF EA.	4,950 SF
	NSY	Nyssa sylvatica / Black Gum Street Tree	CONT.	2.5" Cal	11	2.3%	875 SF EA.	9,625 SF
	OFR	Tea Olive / Osmanthus fragrans Buffer Tree	CONT.	6' Tall	10	2.1%	275 SF EA.	2,750 SF
	PC	Compact Cherry Laurel / Prunus caroliniana 'Compacta'	CONT.	30 Gal.	15	3.2%	275 SF EA.	4,125 SF
	QLY	Overcup Oak / Quercus lyrata Buffer Tree	CONT.	2.5" Cal.	61	12.9%	875 SF EA.	53,375 SF
	QNI	Water Oak / Quercus nigra Buffer Tree	CONT.	2.5" Cal	29	6.1%	875 SF EA.	25,375 SF
	QUL	Laurel Oak / Quercus laurifolia Street Tree	CONT.	2.5" Cal	63	13.7%	875 SF EA.	56,000 SF
	QUN	Nuttall Oak / Quercus nuttallii Parking Tree	CONT.	2.5" Cal	9	2%	875 SF EA.	7,875 SF
	SJA	Japanese Snowbell / Styra japonica Buffer Tree	CONT.	1" Cal	5	1.1%	275 SF EA.	1,375 SF
	UPB	Chinese Elm / Ulmus parviflora 'Bosque' Street Tree	CONT.	2.5 Cal	39	8.4%	875 SF EA.	34,125 SF
					TOTAL TREES: 471			
						TOTAL CANOPY:	319,875 SF	

SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	%
	AG	Kaleidoscope Abelia / Abelia grandiflora 'Kaleidoscope' 24" Tall Min., 30" o.c.	3 gal	279	11.4%
	BM	Baby Jade Boxwood / Buxus microphylla 'Grejade' 24" Tall Min., 30" o.c.	5 gal	253	7.4%
	BX	Emerald Knoll Boxwood / Buxus x 'RLH-BI' 24" Tall Min., 30" o.c.	5 gal	327	9.6%
	CSA	Camelia / Camelia sasanqua 24" Tall Min.	5 gal	44	1.2%
	DML	Distylium / Distylium 'Linebacker' 24" Tall Min.	5 gal	46	1.2%
	FIN	Forsthyia / Forsythia x intermedia 24" Tall Min.	5 gal	41	1.1%
	IC	Carissa Holly / Ilex cornuta 'Carissa' 24" Tall Min., 30" o.c.	5 gal	195	6.7%
	ICD	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana' 24" Tall Min., 30" o.c.	5 gal	307	9.3%
	ICN	Needlepoint Holly / Ilex cornuta 'Needlepoint' 24" Tall Min.	5 gal	17	0.4%
	ICR	Compact Japanese Holly/ Ilex crenata 'Compacta' 24" Tall Min., 30" o.c.	5 gal	117	3.2%
	IG	Shamrock Inkberry / Ilex glabra 'Shamrock' 24" Tall Min., 30" o.c.	5 gal	305	9.2%
	IV	Stokes Dwarf Yaupon / Ilex vomitoria 'Stokes Dwarf' 24" Tall Min., 30" o.c.	5 gal	424	12.7%
	LC	Fringe Flower / Loropetalum chinensis 'Purple Diamond' 24" Tall Min., 30" o.c.	5 gal	242	7.2%
	ND	Obsession Nandina / Nandina domestica 'Obsession' 18" Tall Min.	3 gal	38	1%
	RM	Drift Rose / Rosa 'Meidiflora' 18" Tall Min., 24" o.c.	3 gal	345	10.9%
	RR	Knockout Rose / Rosa 'Radtko' 24" Tall Min., 30" o.c.	5 gal	218	6.5%
	SJ	Candy Corn Spiraea / Spiraea japonica 'NCSX1' 18" Tall Min., 24" o.c.	3 gal	20	0.5%
	VAC	Chindo Viburnum / Viburnum awabuki 'Chindo' 24" Tall Min.	5 gal	20	0.5%
				TOTAL SHRUBS:	3,281

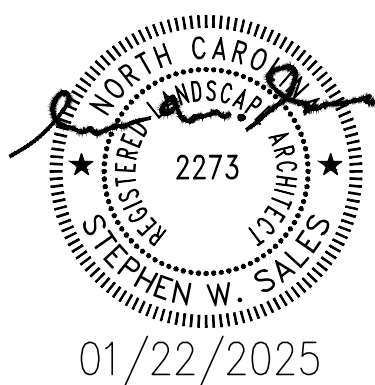
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	CS	Bermuda Hydromulch	seed	
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod	122,370 sf

GENERAL PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKIGN IN THE VICINITY OF UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE OWNER OR OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- PROVIDE AND INSTALL HYDROMULCH IN ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.





SHENANDOAH
H O M E S

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428

Raleigh, NC 27612 Phone: 984-200-5540

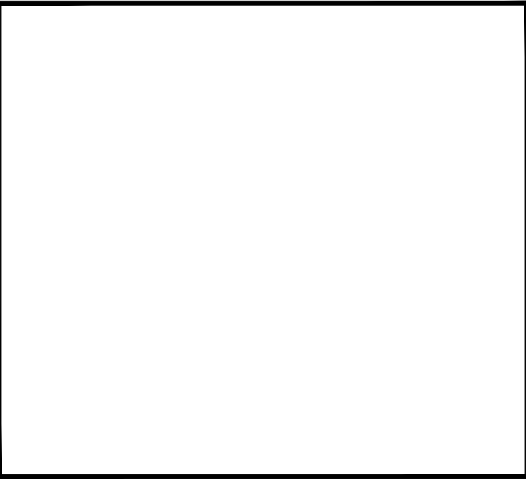
**CAROLINA SPRINGS
TOWN CENTER**

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

**PLANT SCHEDULE & PLANTING
NOTES**

REV	DATE	DESCRIPTION	INIT

OWNER:
SHENANDOAH HOMES, LLC
3724 NATIONAL DRIVE
RALEIGH, NC 27612



APPROVED: AM	PROJECT: 21-102-00
CHECKED: MJ	SCALE:
DESIGNED: MJ	DATE: 8/8/2022

SHEET

LP-16

FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 3650 SF
40% OF 3650 SF = 1460 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 2474 SF
2474 SF = 68% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 6359 SF

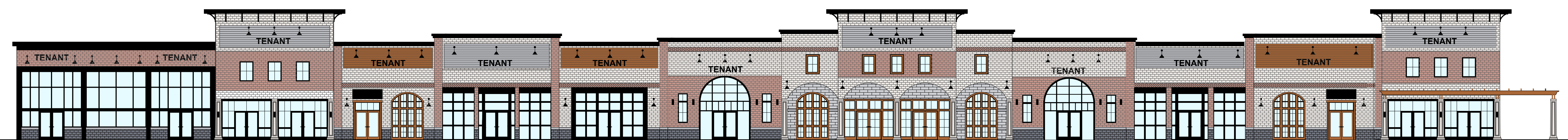
PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 5385 SF
MIN REQUIRED = 60% PROVIDED = 85%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 974 SF
PROVIDED = 15%

MATERIALS LEGEND			
	BRICK 01 - OFF WHITE GREY		STANDING SEAM BLACK METAL ROOF/AWNING
	BRICK 02A - RED-BROWN		GEOLAM HYBRID WOOD PRODUCT - COLOR TO MATCH MAHOGANY TRIM
	BRICK 02B - RED-BROWN (HERRINGBONE PATTERN)		GEOLAM HYBRID WOOD PRODUCT - COLOR TO MATCH STONE 01 (BLUESTONE SILL AT WATER TABLE)
	WATER TABLE -		WOOD TRIM AND PERGOLAS - MAHOGANY STAINED FINISH
	STONE 01 - BLUESTONE SILL & STONE 02 - STACKED STONE DARK GREY DRY STACKED		BLACK METAL TRIM
	CONCRETE PILASTER/COLUMN - INTEGRAL FINISH TO MATCH BRICK 01		
	CONCRETE BLOCK - MEDIUM GREY INTEGRAL FINISH		

- NOTES
1. ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT
 2. NO VINYL SIDING, METAL SIDING, OR PLASTIC ARE USED
 3. ANY TRAFFIC CONTROL BOLLARDS REQUIRED SHALL BE COLOR: BLACK
 4. ALL EXTERIOR MECHANICAL/ELECTRICAL EQUIPMENT WILL BE COLOR MATCHED TO THE WALL TO WHICH THEY ARE AFFIXED
 5. ALL PARAPETS TO BE MIN 4'-0" IN HEIGHT TO FULLY SCREEN ANY ROOF MOUNTED MECHANICAL EQUIPMENT.



1A **B1** **RETAIL A 'FRONT'- PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY**
SCALE: 1/8" - 1'-0"



RETAIL A FRONT - KEY ELEVATION - PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY
NTS

LEFT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 550 SF
40% OF 3650 SF = 220 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 291 SF
291 SF = 53% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

RIGHT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 550 SF
40% OF 3650 SF = 220 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 475 SF
475 SF = 86% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

LEFT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
105 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 105 SF
MIN REQUIRED = 60%
PROVIDED = 100%

RIGHT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
1265 SF

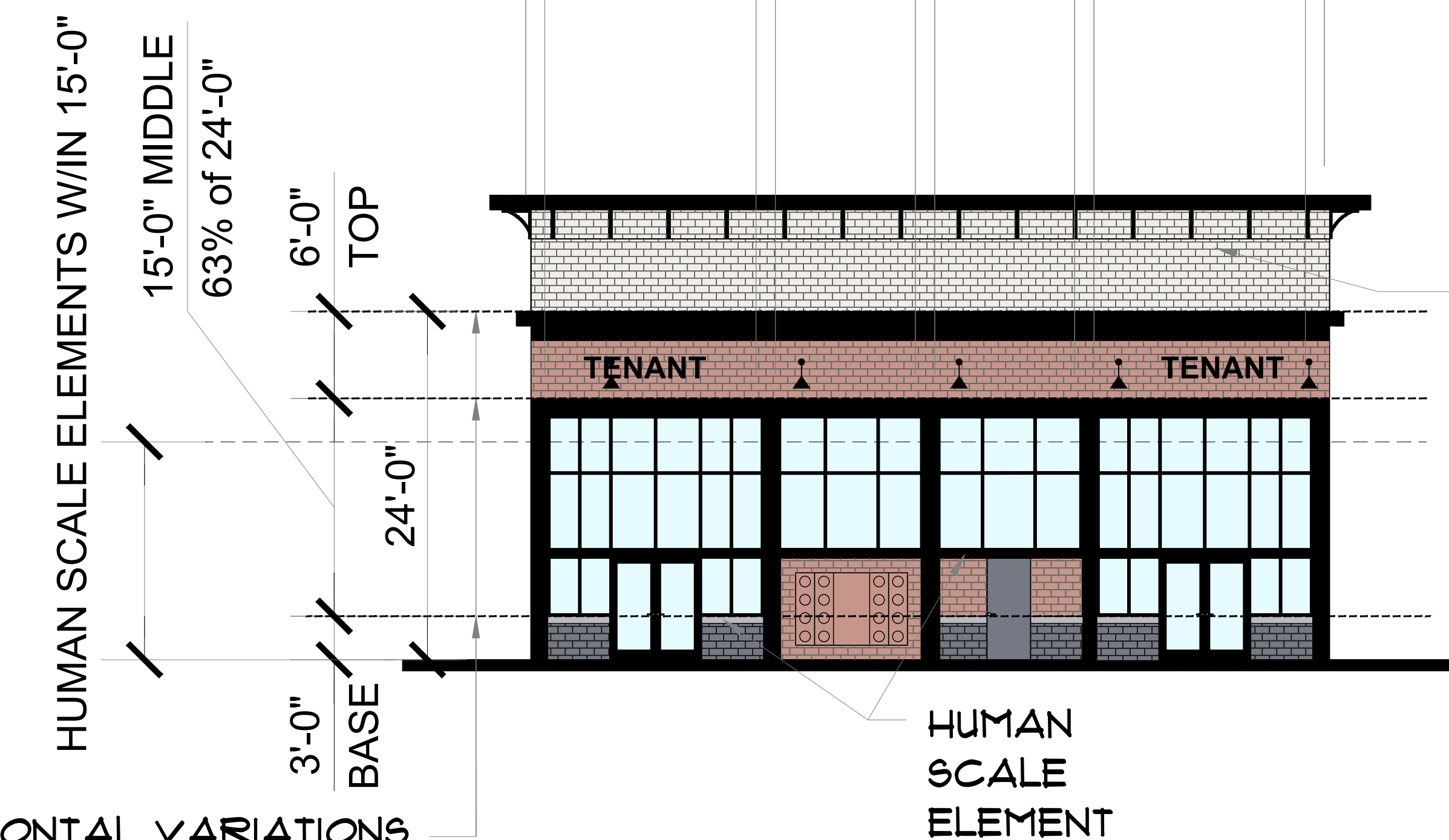
PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 981 SF
MIN REQUIRED = 60%
PROVIDED = 18%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 278 SF
PROVIDED = 22%



2A B2 RETAIL A FRONT - PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY
SCALE: 1/8" - 1'-0"

ROOF EXPRESSION - NO
CONTINUOUS PLANE FOR
MORE THAN 60'

VERTICAL VARIATIONS
- NO BAYS (DEFINED BY
COLUMNS AND CHANGES
OF PLANE NO LESS THAN
12" IN WIDTH AND 4" IN
DEPTH) LESS THAN 30'
IN WIDTH

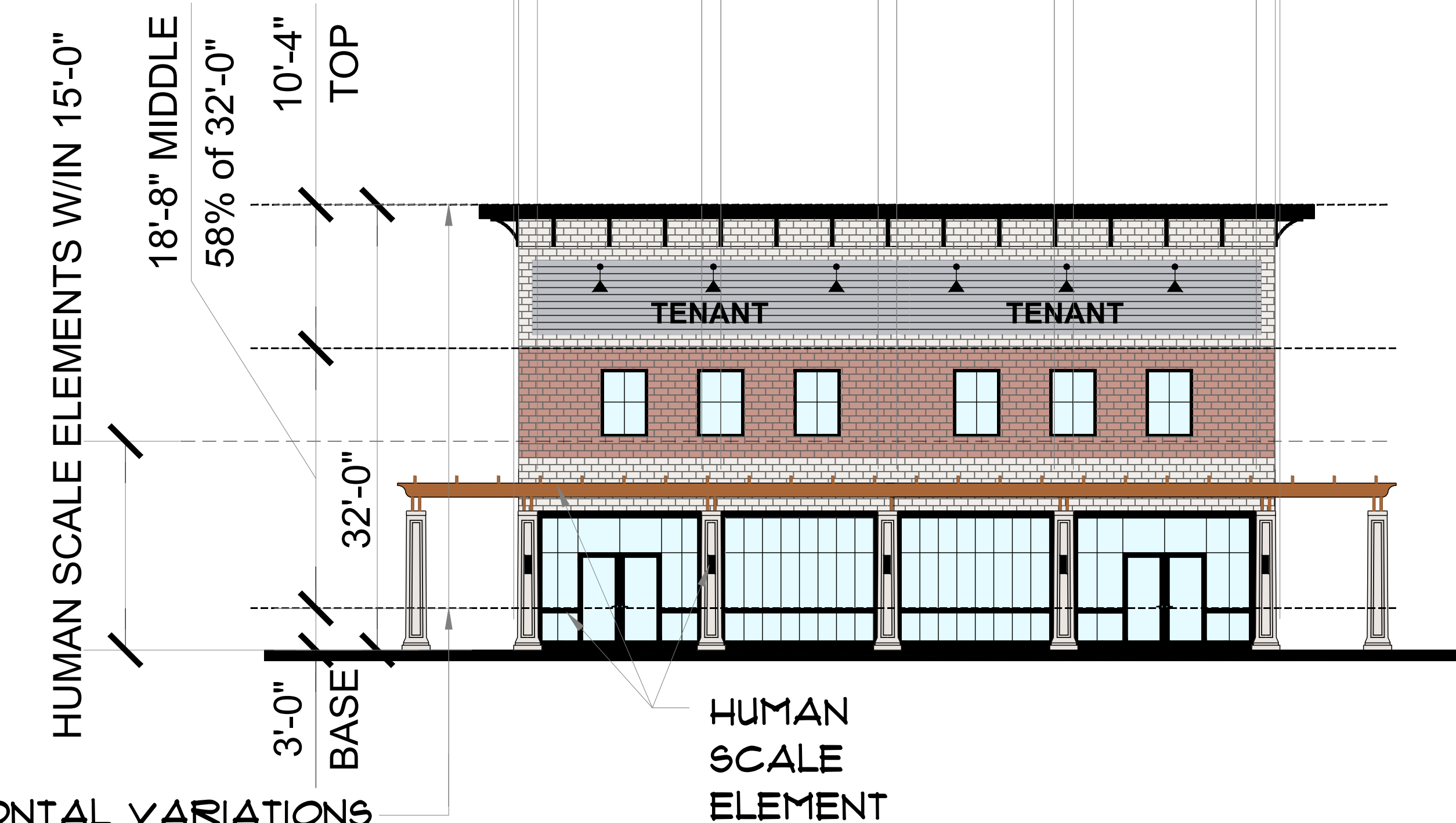


HORIZONTAL VARIATIONS
- MIDDLE OVER 50% OF
TOTAL HEIGHT

3A B2 RETAIL A LEFT - PARKING LOT
INTERNAL DRIVE ELEVATION - PRIMARY
SCALE: 1/8" - 1'-0"

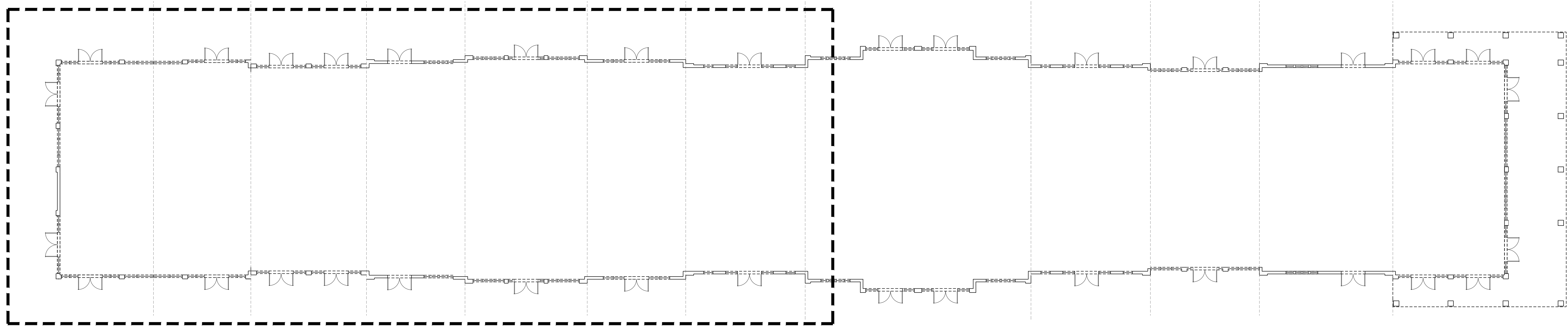
ROOF EXPRESSION - NO
CONTINUOUS PLANE FOR
MORE THAN 60'

VERTICAL VARIATIONS
- NO BAYS (DEFINED BY
COLUMNS AND CHANGES
OF PLANE NO LESS THAN
12" IN WIDTH AND 4" IN
DEPTH) LESS THAN 30'
IN WIDTH



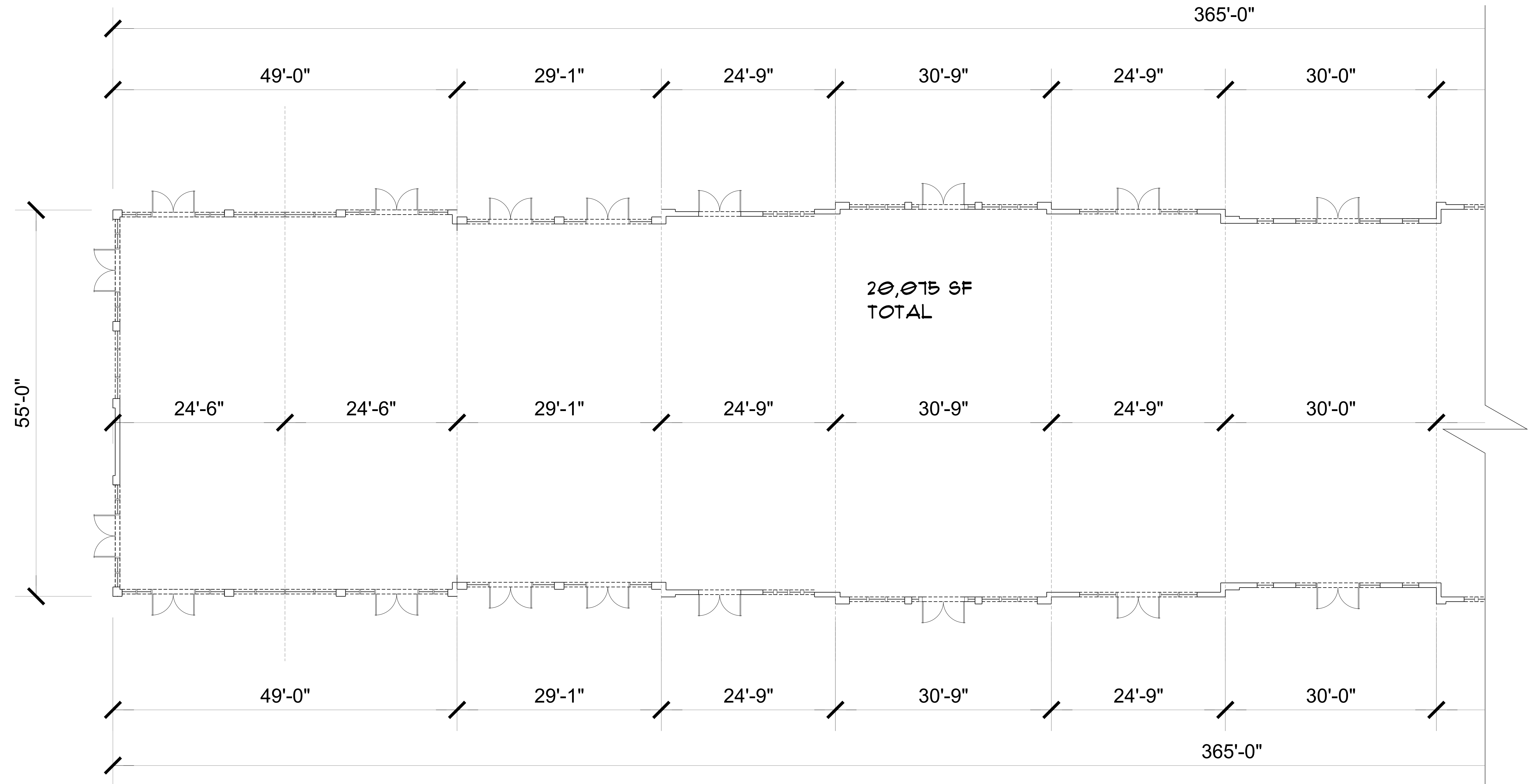
HORIZONTAL VARIATIONS
- MIDDLE OVER 50% OF
TOTAL HEIGHT

4A B2 RETAIL A RIGHT - PARKING LOT INTERNAL
DRIVE ELEVATION - PRIMARY
SCALE: 1/8" - 1'-0"



RETAIL A - KEY FLOOR PLAN

SCALE: NTS



RETAIL A - FLOOR PLAN

SCALE: 1/8" - 1'-0"



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-9428
Raleigh, NC 27612 Phone: 984-200-9540



Professional Engineer
051518
JAMES M. WOOD

P-0961
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY



JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC 343 PLYMOUTH DRIVE, RALEIGH, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net

JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS LOT NUMBER, PROPERTY OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS OVER DIMENSIONS ON DRAWINGS.

CLIENT:	SHENANDOAH HOMES
PROJECT:	CAROLINA SPRINGS BUILDING A
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO:
24901042

DATE:
01/22/2025

DRAWN BY:
LW/TCC/
AWC

BUILDING A
FIRST FLOOR PLAN

B4.0

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER



P-0961
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY



JDS Consulting
ENGINEERING • DESIGN • ENERGY

JDS Consulting, PLLC 343 PLYM DRIVE, RALEIGH, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net
JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS LOT NUMBER, PROPERTY OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS OVER DIMENSIONS ON DRAWINGS.

CLIENT:	SHENANDOAH HOMES
PROJECT:	CAROLINA SPRINGS BUILDING A
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA

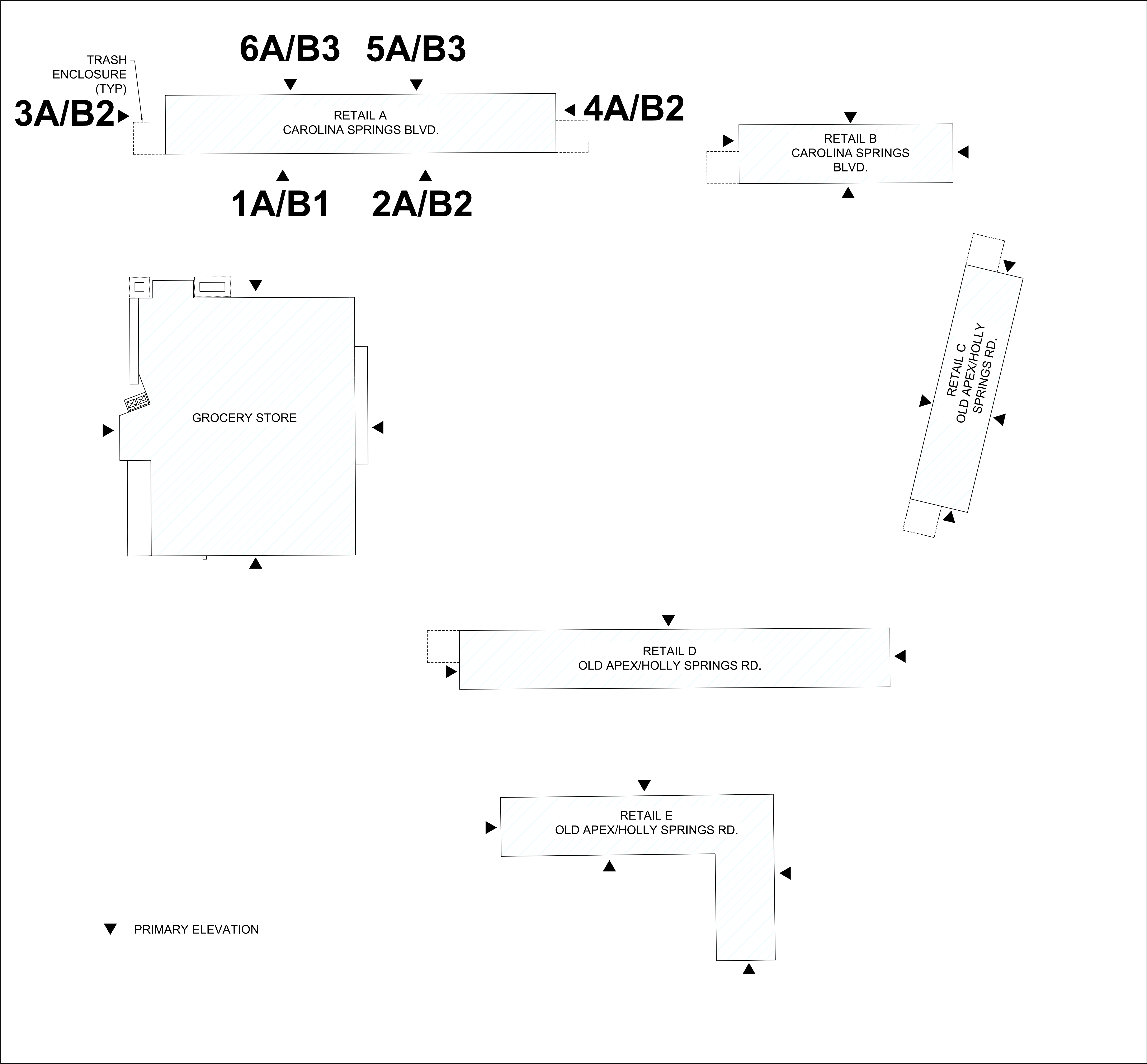
PROJECT NO:
24901042

DATE:
01/22/2025

DRAWN BY:
LW/TCC/
AWC

BUILDING A
FIRST FLOOR PLAN

B5.0



KEY PLAN

NTS



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-9428
Raleigh, NC 27612 Phone: 984-200-5540



P-0981
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY



JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC 343 PLYMOUTH DRIVE, RALEIGH, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net

CLIENT: SHENANDOAH HOMES
PROJECT: CAROLINA SPRINGS BUILDING A
LOCATION: HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO.: 24901042

DATE: 01/22/2025
DRAWN BY: LW/TCC/
AWC

KEY PLAN

B6.0

JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD. THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

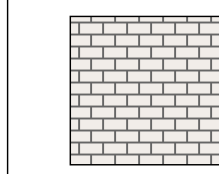
SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 1991 SF
40% OF 1991 SF = 799 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1399 SF
1399 SF = 10% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

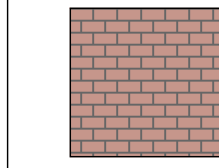
FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 3419 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 2904 SF
MIN REQUIRED = 60% PROVIDED = 83%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 592 SF
PROVIDED = 11%

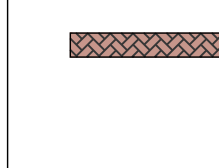
MATERIALS LEGEND



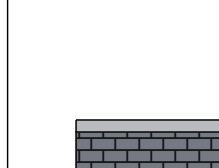
BRICK 01 - OFF WHITE GREY



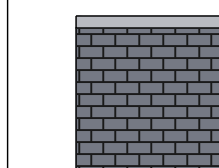
BRICK 02A - RED-BROWN



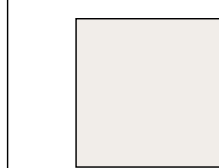
BRICK 02B - RED-BROWN
(HERRINGBONE PATTERN)



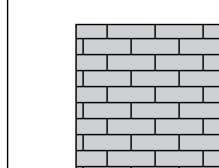
WATER TABLE -



STONE 01 - BLUESTONE SILL &
STONE 02 - STACKED STONE
DARK GREY DRY STACKED



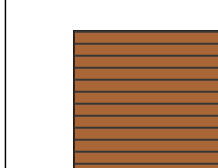
CONCRETE PILASTER/COLUMN -
INTEGRAL FINISH TO MATCH
BRICK 01



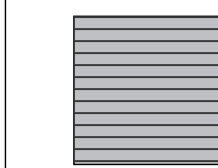
CONCRETE BLOCK - MEDIUM
GREY INTEGRAL FINISH



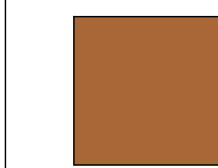
STANDING SEAM BLACK
METAL ROOF/AWNING



GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
MAHOGANY TRIM



GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
STONE 01 (BLUESTONE SILL AT
WATER TABLE)



WOOD TRIM AND PERGOLAS -
MAHOGANY STAINED FINISH



BLACK METAL TRIM

NOTES

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

2. NO VINYL SIDING, METAL SIDING, OR
PLASTIC ARE USED

3. ANY TRAFFIC CONTROL BOLLARDS
REQUIRED SHALL BE COLOR: BLACK

4. ALL EXTERIOR MECHANICAL/
ELECTRICAL EQUIPMENT WILL BE
COLOR MATCHED TO THE WALL TO
WHICH THEY ARE AFFIXED

5. ALL PARAPETS TO BE MIN 4'-0" IN
HEIGHT TO FULLY SCREEN ANY ROOF
MOUNTED MECHANICAL EQUIPMENT.

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

VERTICAL VARIATIONS - NO BAYS
(DEFINED BY COLUMNS AND
CHANGES OF PLANE NO LESS THAN
12" IN WIDTH AND 4" IN DEPTH) LESS
THAN 30' IN WIDTH

HORIZONTAL VARIATIONS MIDDLE
OVER 50% OF TOTAL HEIGHT

HUMAN SCALE
ELEMENTS W/IN 15'-0"



1B
B1

RETAIL B FRONT- PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY

SCALE: 1/8" = 1'-0"

LEFT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 543 SF
40% OF 543 SF = 211 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 323 SF
323 SF = 59% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

RIGHT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 550 SF
40% OF 550 SF = 220 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 384 SF
384 SF = 70% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

LEFT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
1318 SF

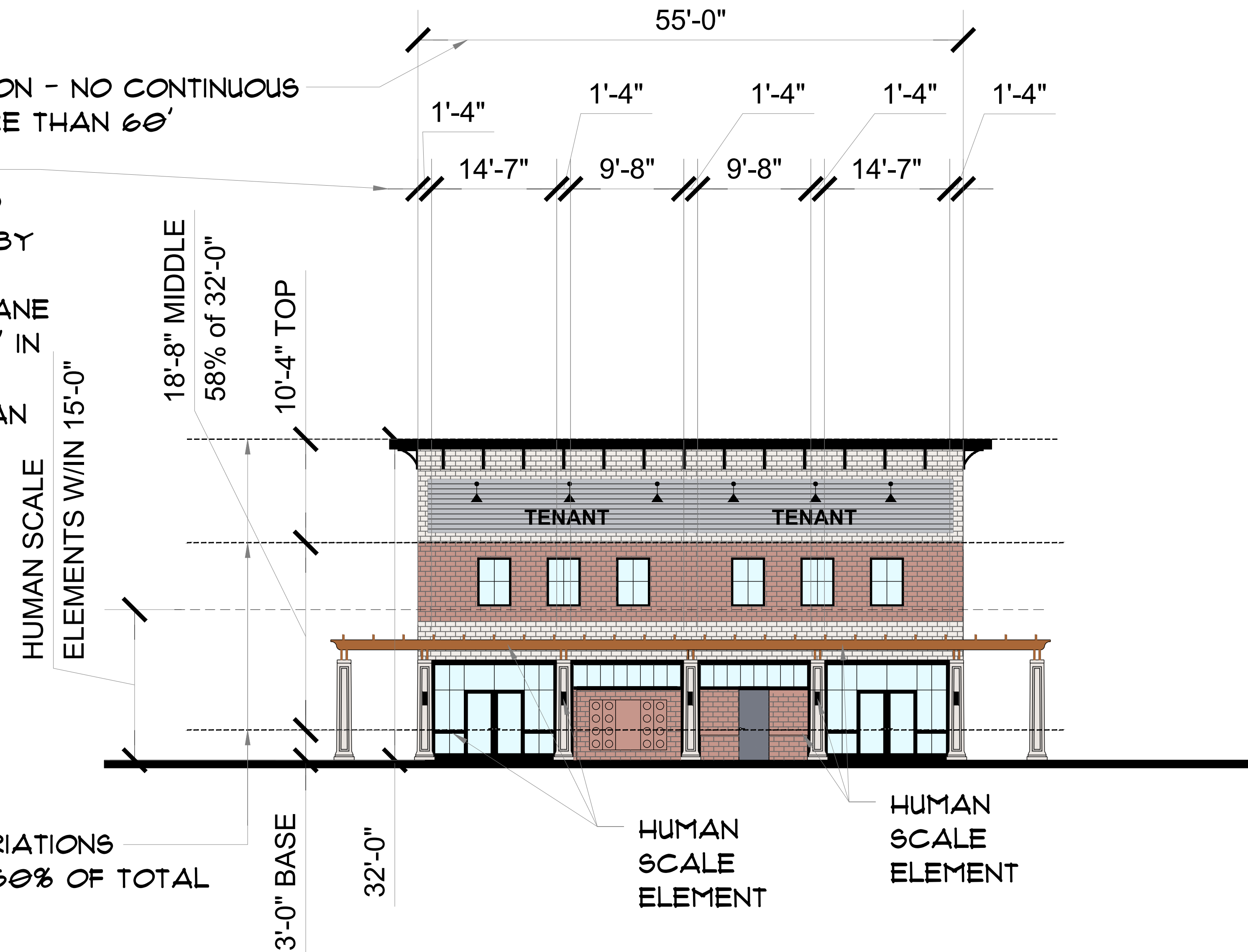
PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 1040 SF
MIN REQUIRED = 60%
PROVIDED = 79%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 278 SF
PROVIDED = 21%

RIGHT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
605 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 605 SF
MIN REQUIRED = 60%
PROVIDE = 100%

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'
VERTICAL
VARIATIONS - NO
BAYS (DEFINED BY
COLUMNS AND
CHANGES OF PLANE
NO LESS THAN 12" IN
WIDTH AND 4" IN
DEPTH) LESS THAN
30' IN WIDTH

HORIZONTAL VARIATIONS
- MIDDLE OVER 50% OF TOTAL
HEIGHT

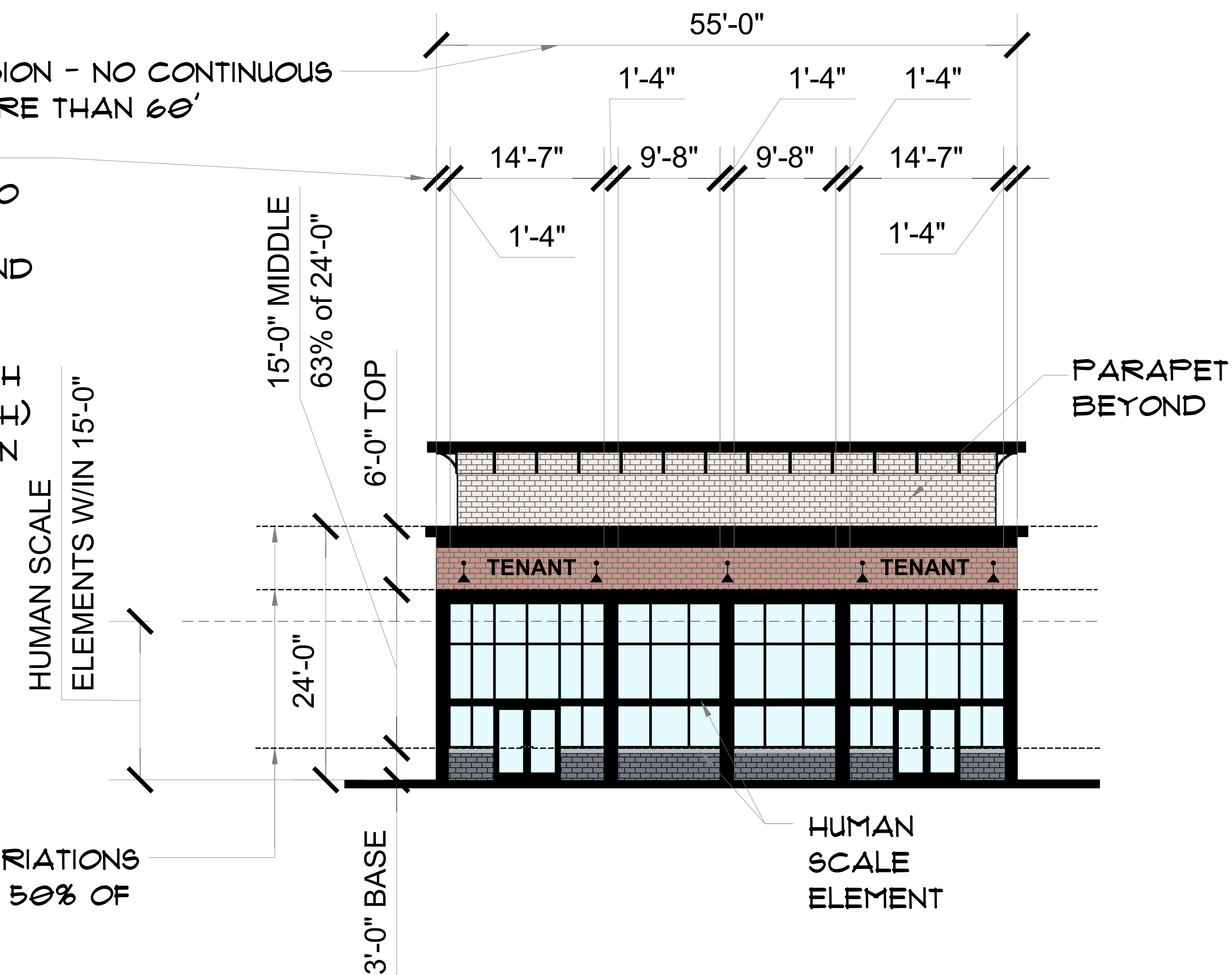


2B RETAIL B LEFT - PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY

B2 SCALE: 1/8" - 1'-0"

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'
VERTICAL
VARIATIONS - NO
BAYS (DEFINED BY
COLUMNS AND
CHANGES OF PLANE
NO LESS THAN 12" IN WIDTH
AND 4" IN DEPTH)
LESS THAN 30' IN
WIDTH

HORIZONTAL VARIATIONS
- MIDDLE OVER 50% OF
TOTAL HEIGHT



3B RETAIL B RIGHT - APEX/HOLLY SPRINGS ROAD ELEVATION - PRIMARY

B2 SCALE: 1/8" - 1'-0"

REAR FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 1991 SF
40% OF 1991 SF = 799 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1399 SF
1399 SF = 70% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

REAR FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 3479 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 2904 SF
MIN REQUIRED = 60% PROVIDED = 83%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 592 SF
PROVIDED = 17%

ROOF EXPRESSION - NO
CONTINUOUS PLANE FOR
MORE THAN 60'

VERTICAL VARIATIONS - NO
BAYS (DEFINED BY COLUMNS
AND CHANGES OF PLANE NO
LESS THAN 12" IN WIDTH AND
4" IN DEPTH) LESS THAN 30'
IN WIDTH

HUMAN SCALE
ELEMENTS W/IN 15'-0"

HORIZONTAL VARIATIONS
- MIDDLE OVER 50% OF
TOTAL HEIGHT



4B RETAIL B REAR- CAROLINA SPRINGS BOULEVARD ELEVATION - PRIMARY
B3 SCALE: 1/8" - 1'-0"



P-0961
 REAL FOR DEVELOPMENT PLAN
 APPROVAL ONLY



6 Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY THE CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR INFORMATION ONLY. NO WARRANTY IS MADE AS TO THE ACCURACY OF THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON IT. ALL RIGHTS, DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER ALL OTHERS.



PROJECT: SIENANDOAN HOMES

PROJECT: **CAROLINA SPRINGS BUILDING B**

LOCATION: **HOLLY SPRINGS, NORTH CAROLINA**

SCALE: 1/4" = 1'-0" FOR 30X42 PAPER

PROJECT NO.:

24901042

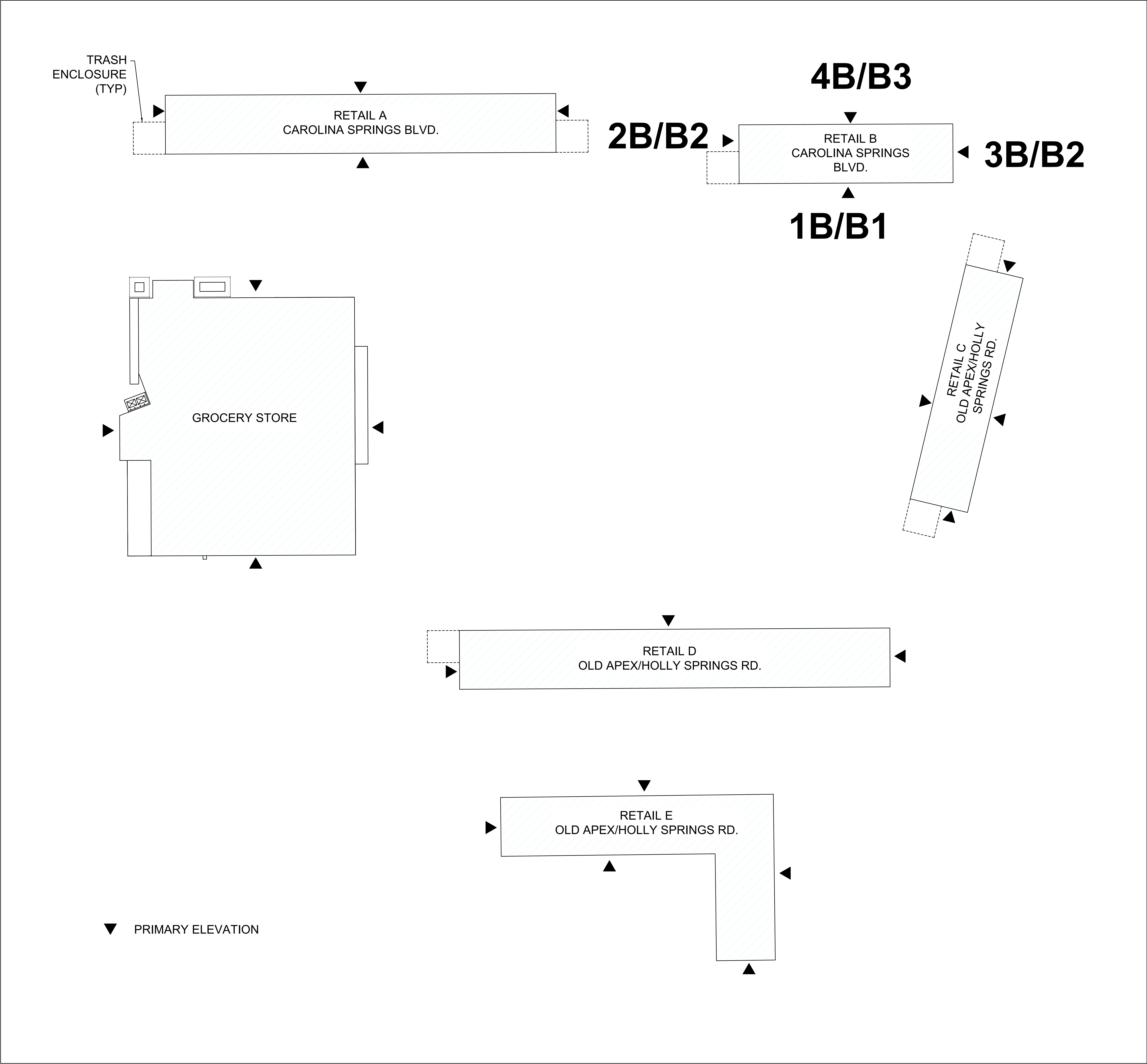
22/2025

DRAWN BY:
WTC

LW/TC
14146

BUILDING B
FIRST FLOOR PLAN

34.0



KEY PLAN
NTS

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-9428
Raleigh, NC 27612 Phone: 984-200-5540

P-0991
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY

JDS Consulting, PLLC 443 Pylon Drive, Raleigh, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net
JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT:	SHENANDOAH HOMES		
PROJECT:	CAROLINA SPRINGS BUILDING B		
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA		
PROJECT NO.:	24901042		
DATE:	01/22/2025	DRAWN BY:	LW/TCC /AWC
KEY PLAN			
B5.0			

FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 3369 SF
40% OF 1991 SF = 1348 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1896 SF
1896 SF = 56% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 3835 SF

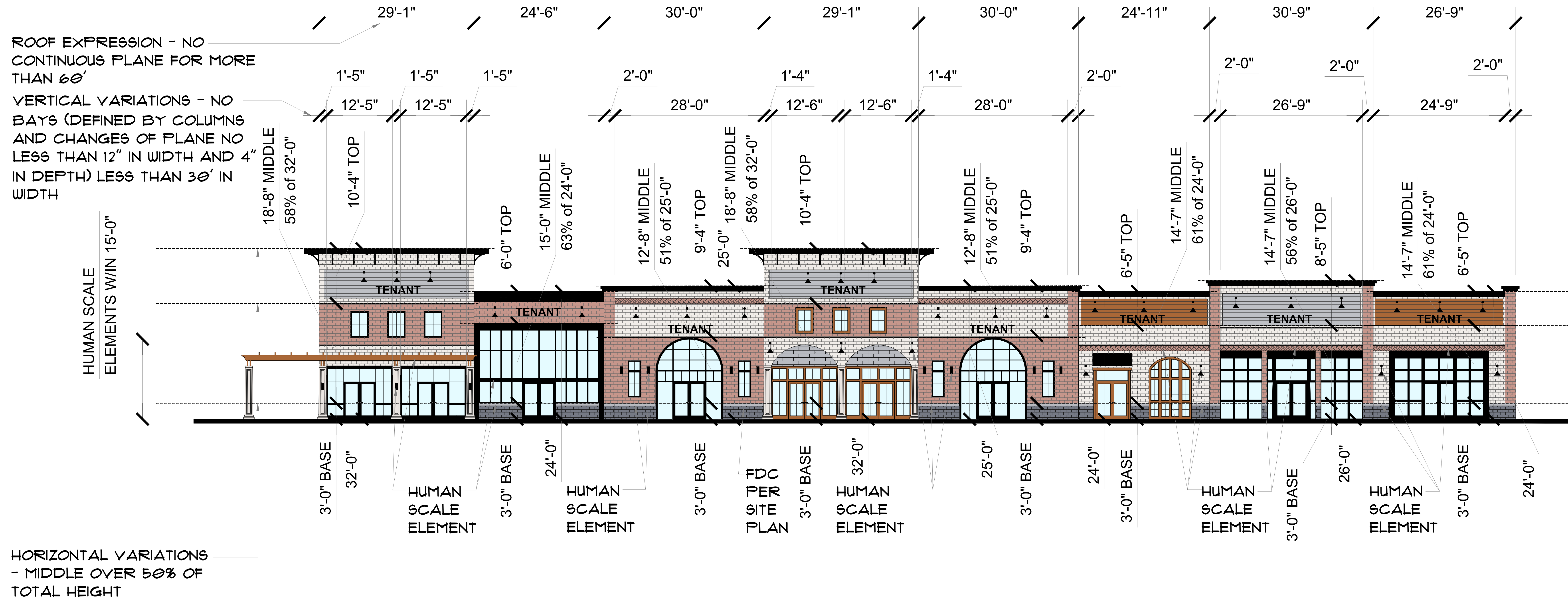
PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 3215 SF
MIN REQUIRED = 60% PROVIDED = 85%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 560 SF
PROVIDED = 15%

MATERIALS LEGEND

	BRICK 01 - OFF WHITE GREY		STANDING SEAM BLACK METAL ROOF/AWNING
	BRICK 02A - RED-BROWN		GEOLAM HYBRID WOOD PRODUCT - COLOR TO MATCH MAHOGANY TRIM
	BRICK 02B - RED-BROWN (HERRINGBONE PATTERN)		GEOLAM HYBRID WOOD PRODUCT - COLOR TO MATCH STONE 01 (BLUESTONE SILL AT WATER TABLE)
	WATER TABLE -		WOOD TRIM AND PERGOLAS - MAHOGANY STAINED FINISH
	STONE 01 - BLUESTONE SILL & STONE 02 - STACKED STONE DARK GREY DRY STACKED		BLACK METAL TRIM
	CONCRETE PILASTER/COLUMN - INTEGRAL FINISH TO MATCH BRICK 01		
	CONCRETE BLOCK - MEDIUM GREY INTEGRAL FINISH		

NOTES

1. ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT
2. NO VINYL SIDING, METAL SIDING, OR PLASTIC ARE USED
3. ANY TRAFFIC CONTROL BOLLARDS REQUIRED SHALL BE COLOR: BLACK
4. ALL EXTERIOR MECHANICAL/ELECTRICAL EQUIPMENT WILL BE COLOR MATCHED TO THE WALL TO WHICH THEY ARE AFFIXED
5. ALL PARAPETS TO BE MIN 4'-0" IN HEIGHT TO FULLY SCREEN ANY ROOF MOUNTED MECHANICAL EQUIPMENT.



1C RETAIL C FRONT- PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY
B1 SCALE: 1/8" - 1'-0"

LEFT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 815 SF
40% OF 1168 SF = 326 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 474 SF
474 SF = 58% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

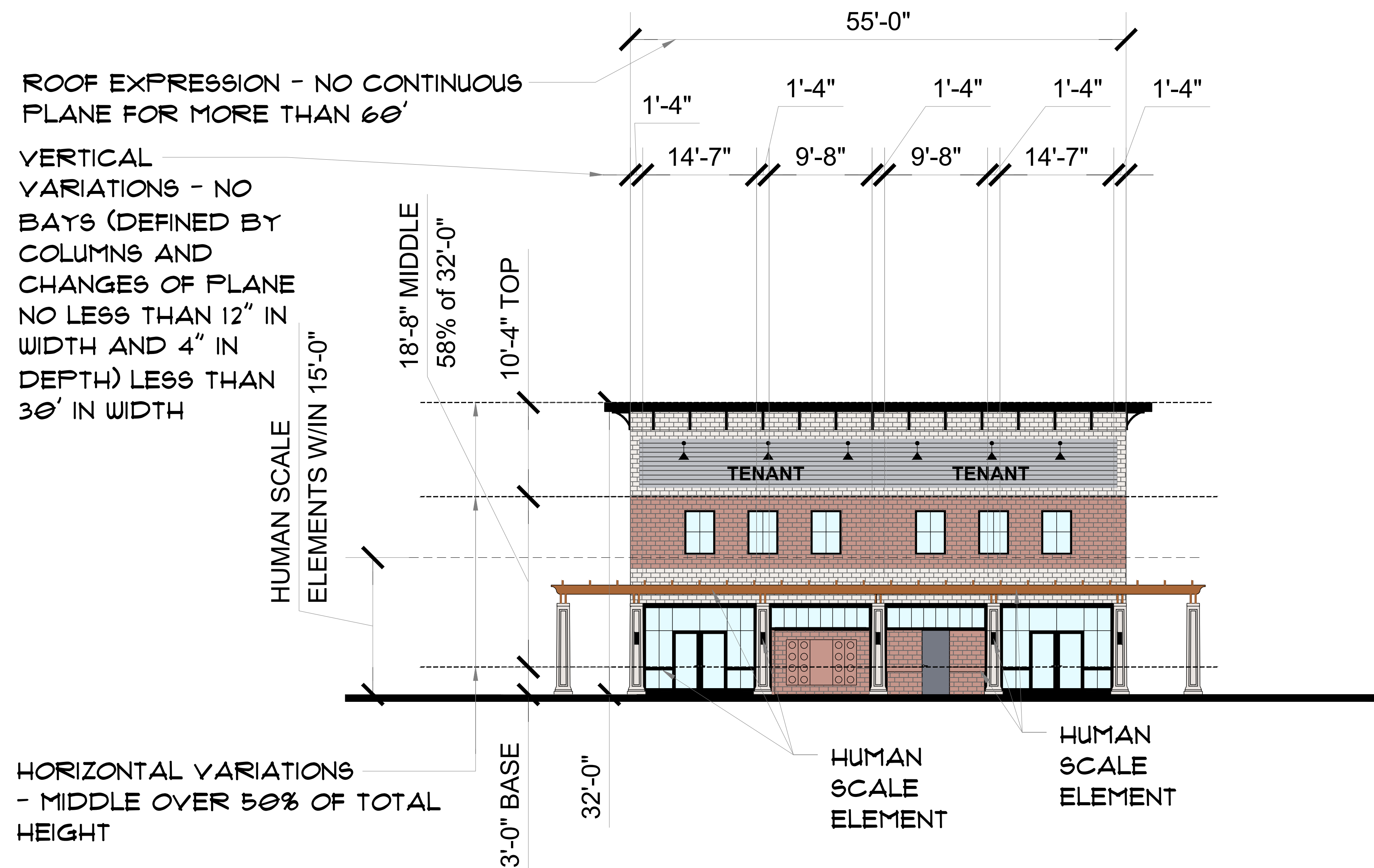
RIGHT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 821 SF
40% OF 550 SF = 330 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 351 SF
351 SF = 42% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

LEFT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
1168 SF

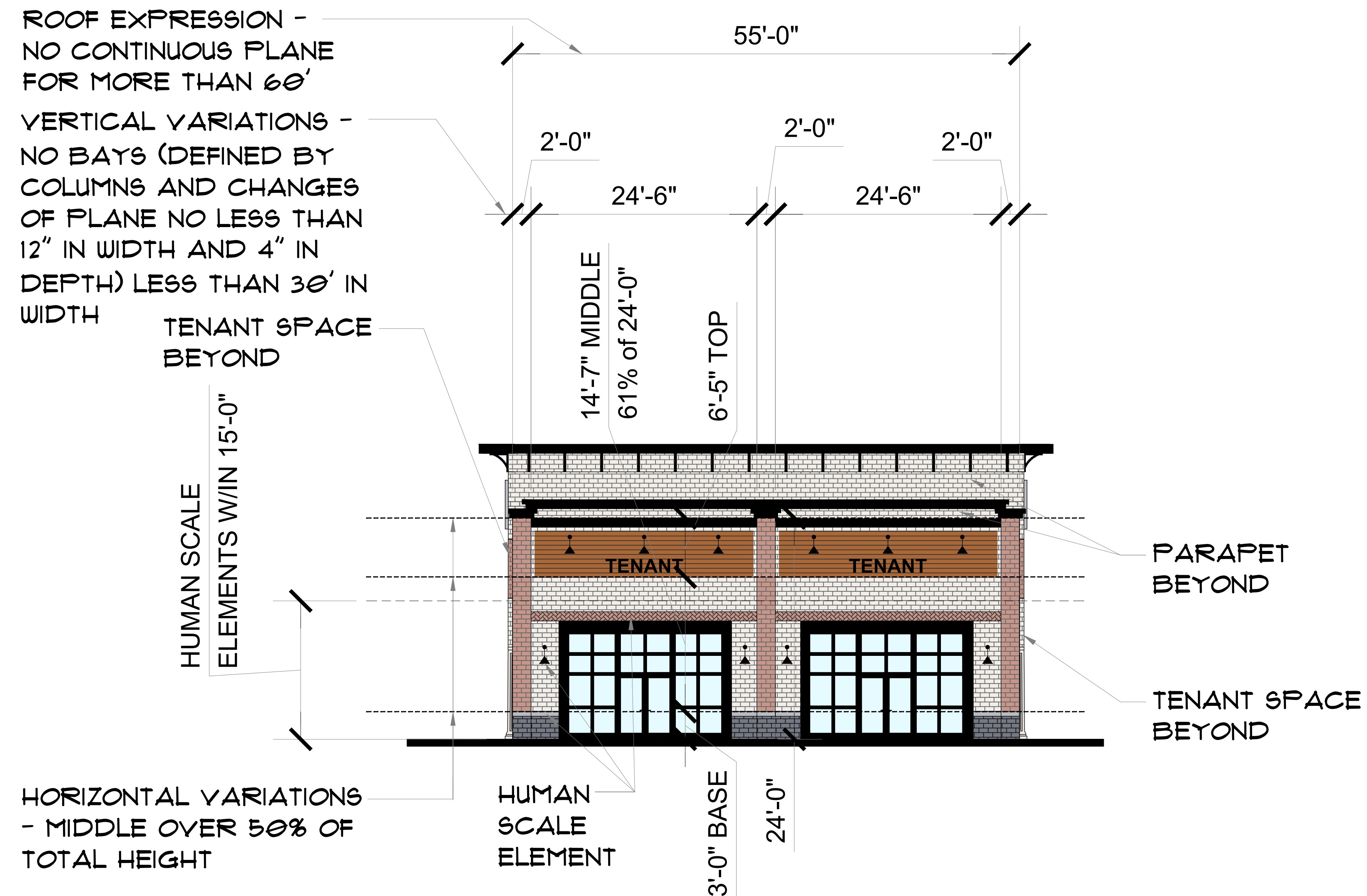
PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 890 SF
MIN REQUIRED = 60%
PROVIDED = 16%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 278 SF
PROVIDED = 24%

RIGHT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) =
1061 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 826 SF
MIN REQUIRED = 60%
PROVIDE = 18%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 235 SF
PROVIDED = 22%



2C B2 RETAIL C LEFT - CAROLINA SPRINGS BOULEVARD ELEVATION - PRIMARY
SCALE: 1/8" = 1'-0"



3C B2 RETAIL C RIGHT - PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY
SCALE: 1/8" = 1'-0"

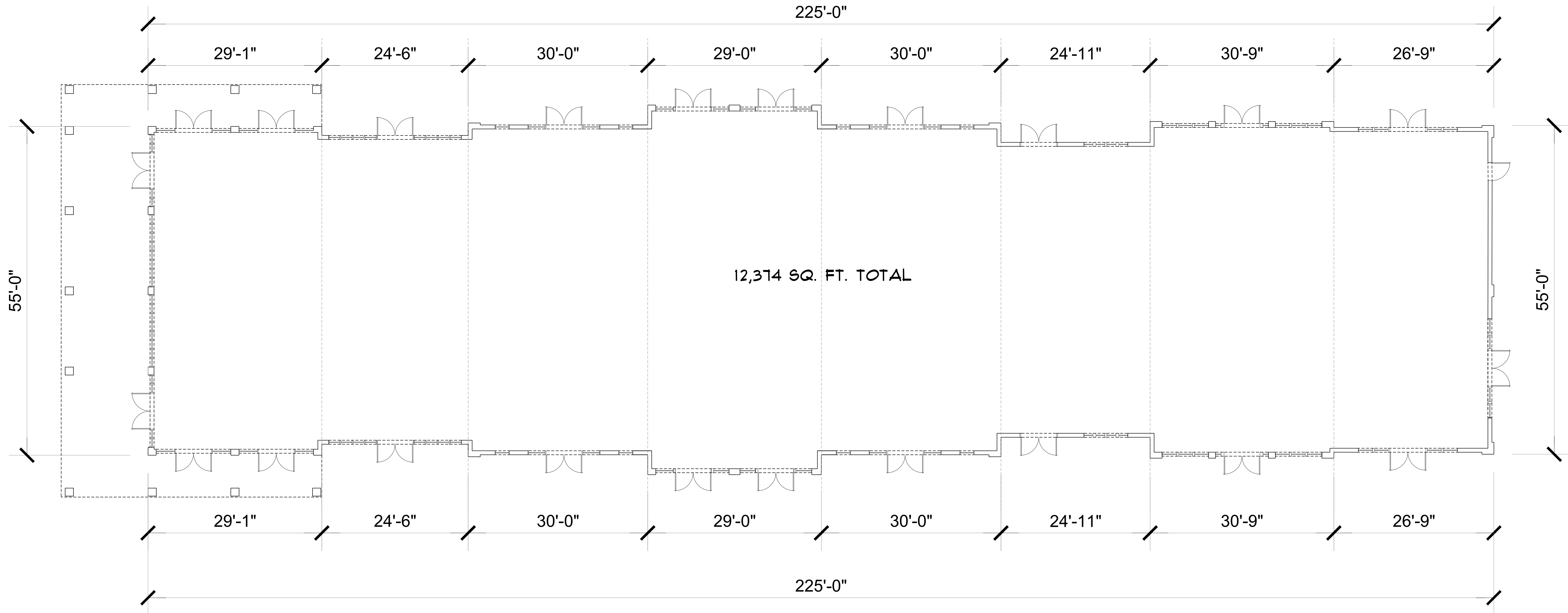
REAR FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 3369 SF
40% OF 1997 SF = 1348 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1896 SF
1896 SF = 56% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

REAR FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 3835 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 3215 SF
MIN REQUIRED = 60% PROVIDED = 85%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 560 SF
PROVIDED = 15%



4C **B3** **RETAIL C REAR- OLD APEX/HOLLY SPRINGS ROAD ELEVATION - PRIMARY**
SCALE: 1/8" - 1'-0"



RETAIL C - FLOOR PLAN

SCALE: 1/8" = 1'-0"



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5540



P-0961
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC 543 PLYMOUTH DRIVE, RALEIGH, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net
JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS OVER DIMENSIONS ON DRAWINGS.

CLIENT: SHENANDOAH HOMES
PROJECT: CAROLINA SPRINGS BUILDING C
LOCATION: HOLLY SPRINGS, NORTH CAROLINA

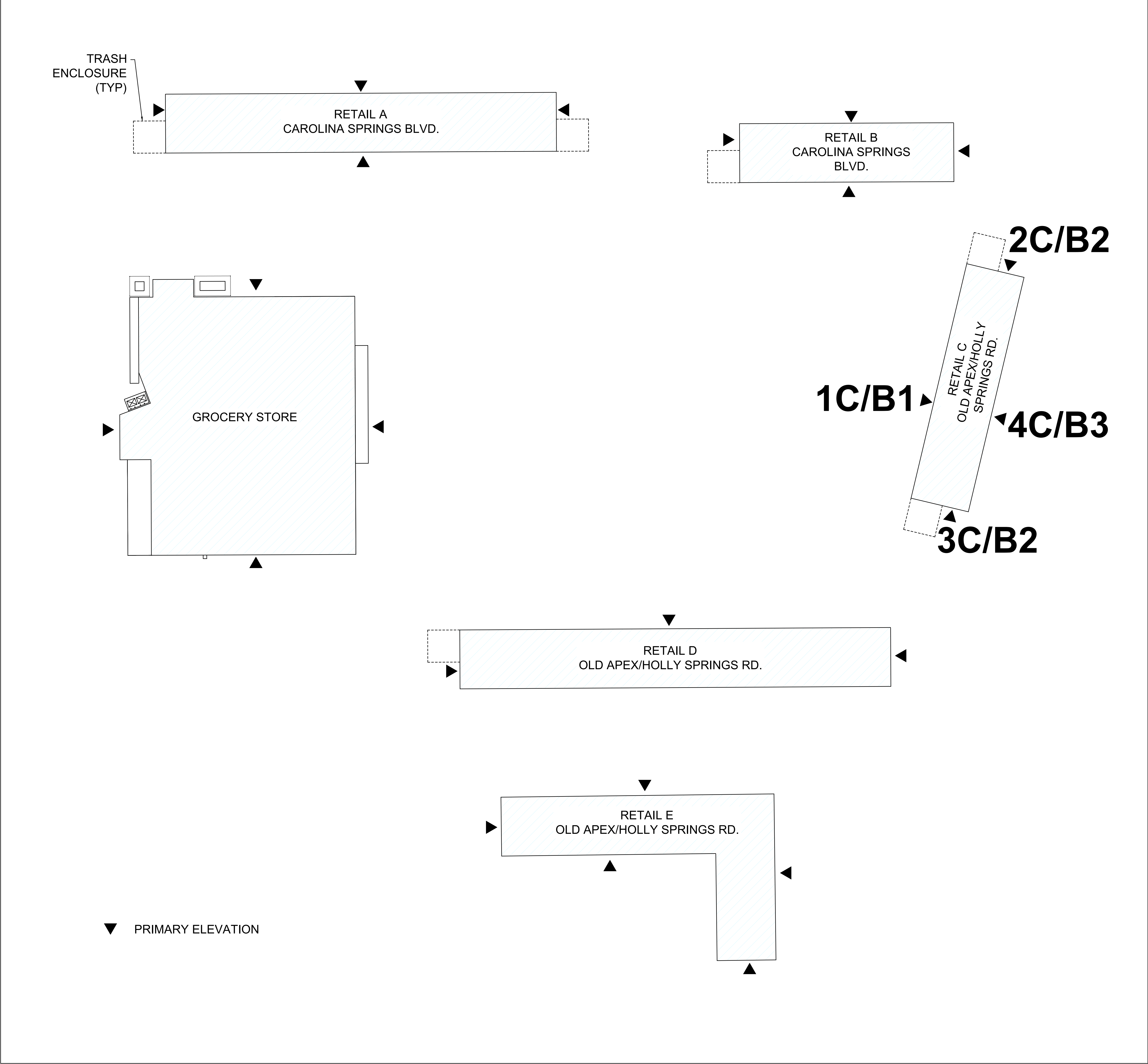
PROJECT NO: 24901042

DATE: 01/22/2025
DRAWN BY: LW/TCC /AWC

BUILDING C
FIRST FLOOR PLAN

B4.0

SCALE: 1/4" = 1'-0" FOR 36x42 PAPER



TRASH
ENCLOSURE
(TYP)

RETAIL A
CAROLINA SPRINGS BLVD.

RETAIL B
CAROLINA SPRINGS
BLVD.

GROCERY STORE

1C/B1

2C/B2

4C/B3

3C/B2

RETAIL D
OLD APEX/HOLLY SPRINGS RD.

RETAIL E
OLD APEX/HOLLY SPRINGS RD.

PRIMARY ELEVATION

KEY PLAN

NTS

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-9428
Raleigh, NC 27612 Phone: 984-200-5540

P-0961
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC 343 Pylon Drive, Raleigh, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net
JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: SHENANDOAH HOMES

PROJECT: CAROLINA SPRINGS BUILDING C

LOCATION: HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO: 24901042

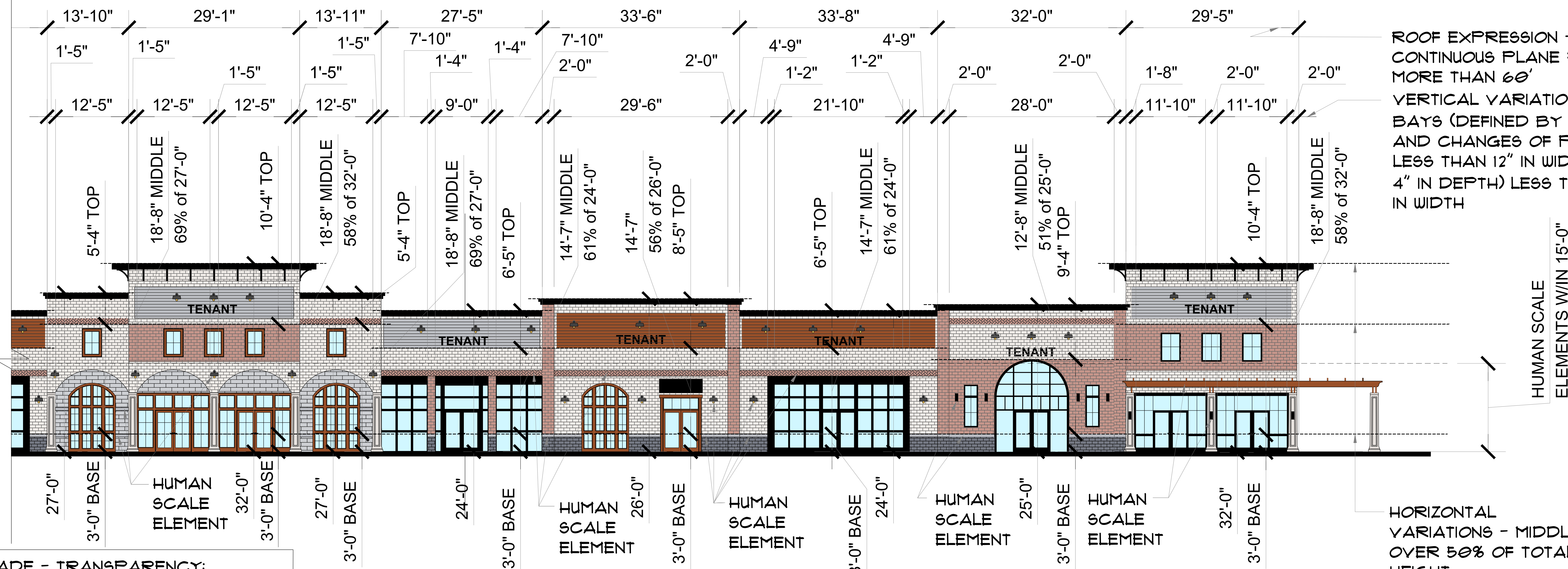
DATE: 01/22/2025

DRAWN BY: LW/TCC /AWC

KEY PLAN

B5.0

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER



ROOF EXPRESSION - NO CONTINUOUS PLANE FOR MORE THAN 60'
VERTICAL VARIATIONS - NO BAYS (DEFINED BY COLUMNS AND CHANGES OF PLANE NO LESS THAN 12" IN WIDTH AND 4" IN DEPTH) LESS THAN 30' IN WIDTH

LEFT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10' FROM GROUND LEVEL = 551 SF
40% OF 551 SF = 221 SF
TRANSPARENCY PROVIDED ON FACADE WITH 10' FROM GROUND LEVEL = 291 SF
291 SF = 53% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

RIGHT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10' FROM GROUND LEVEL = 547 SF
40% OF 547 SF = 219 SF
TRANSPARENCY PROVIDED ON FACADE WITH 10' FROM GROUND LEVEL = 485 SF
485 SF = 88% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

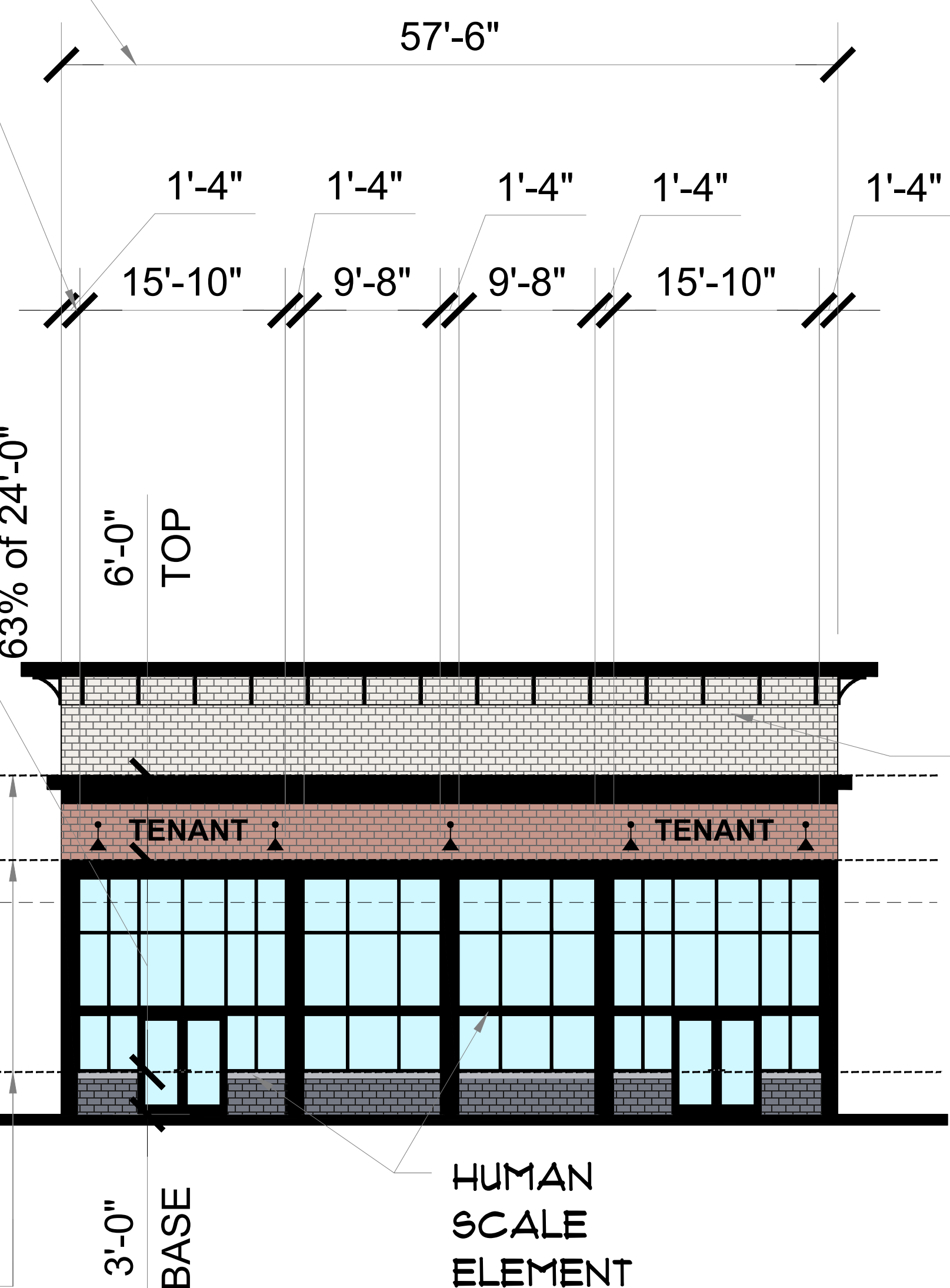
LEFT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL (NOT INCLUDING TRANSPARENCY) = 689 SF
PRIMARY FACADE MATERIALS: TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 689 SF
MIN REQUIRED = 60% PROVIDED = 100%

RIGHT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL (NOT INCLUDING TRANSPARENCY) = 1201 SF
PRIMARY FACADE MATERIALS: TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 923 SF
MIN REQUIRED = 60% PROVIDED = 11%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 278 SF
PROVIDED = 23%

2D RETAIL D FRONT - PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY

SCALE: 1/8" - 1'-0"

ROOF EXPRESSION - NO CONTINUOUS PLANE FOR MORE THAN 60'
VERTICAL VARIATIONS - NO BAYS (DEFINED BY COLUMNS AND CHANGES OF PLANE NO LESS THAN 12" IN WIDTH AND 4" IN DEPTH) LESS THAN 30' IN WIDTH



HORIZONTAL VARIATIONS - MIDDLE OVER 50% OF TOTAL HEIGHT

3D B2 RETAIL D LEFT - OLD APEX/HOLLY SPRINGS ROAD ELEVATION - PRIMARY

SCALE: 1/8" - 1'-0"

ROOF EXPRESSION - NO CONTINUOUS PLANE FOR MORE THAN 60'
VERTICAL VARIATIONS - NO BAYS (DEFINED BY COLUMNS AND CHANGES OF PLANE NO LESS THAN 12" IN WIDTH AND 4" IN DEPTH) LESS THAN 30' IN WIDTH



HORIZONTAL VARIATIONS - MIDDLE OVER 50% OF TOTAL HEIGHT

4D B2 RETAIL D RIGHT - PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY

SCALE: 1/8" - 1'-0"

ROOF EXPRESSION - NO CONTINUOUS PLANE FOR MORE THAN 60'
VERTICAL VARIATIONS - NO BAYS (DEFINED BY COLUMNS AND CHANGES OF PLANE NO LESS THAN 12" IN WIDTH AND 4" IN DEPTH) LESS THAN 30' IN WIDTH

HUMAN SCALE ELEMENTS W/IN 15'-0"

HORIZONTAL VARIATIONS - MIDDLE OVER 50% OF TOTAL HEIGHT



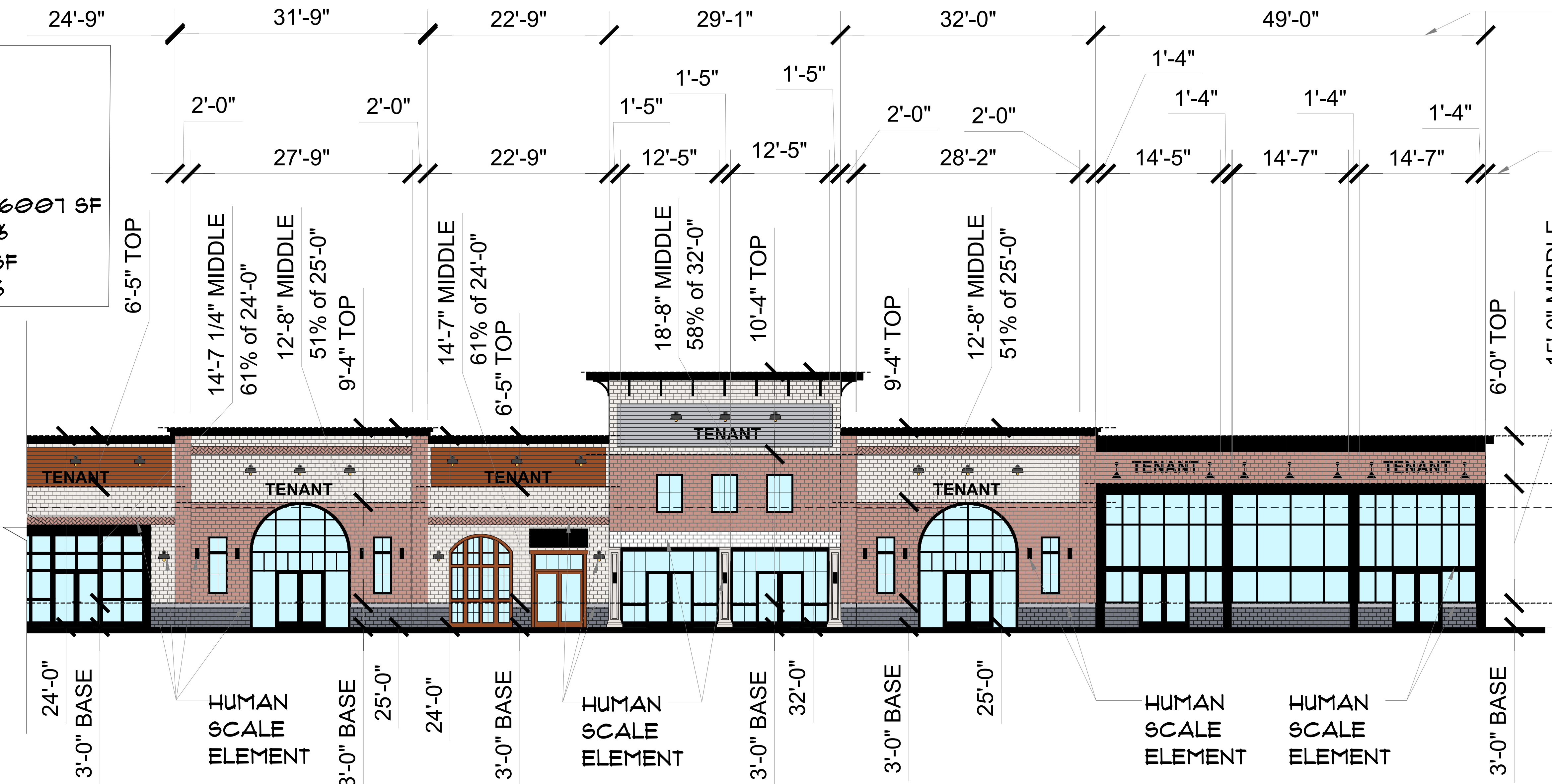
5D RETAIL D REAR- CAROLINA SPRINGS BOULEVARD ELEVATION - PRIMARY
SCALE: 1/8" - 1'-0"

REAR FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 7131 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 6007 SF
MIN REQUIRED = 60% PROVIDED = 84%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 1124 SF
PROVIDED = 16%

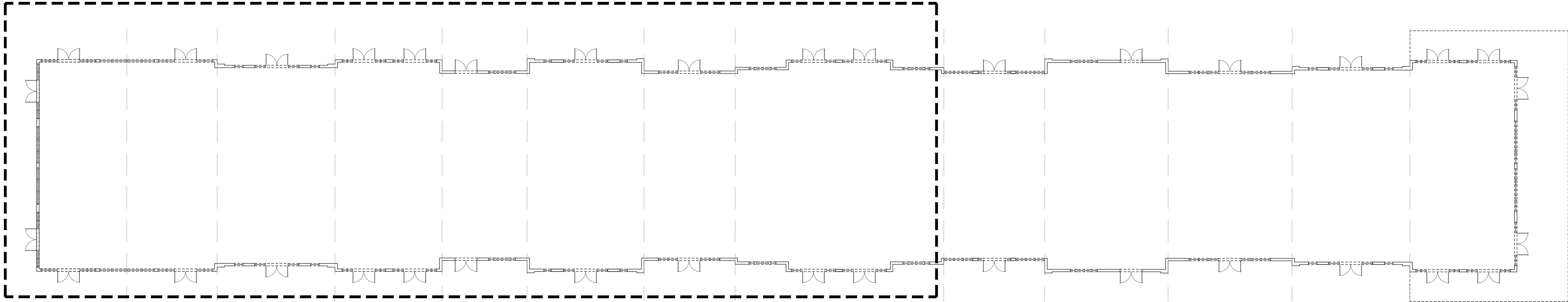
REAR FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 3994 SF
40% OF 6007 SF = 1597 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 2562 SF
2474 SF = 64% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

ROOF EXPRESSION - NO CONTINUOUS PLANE FOR MORE THAN 60'
VERTICAL VARIATIONS - NO BAYS (DEFINED BY COLUMNS AND CHANGES OF PLANE NO LESS THAN 12" IN WIDTH AND 4" IN DEPTH) LESS THAN 30' IN WIDTH



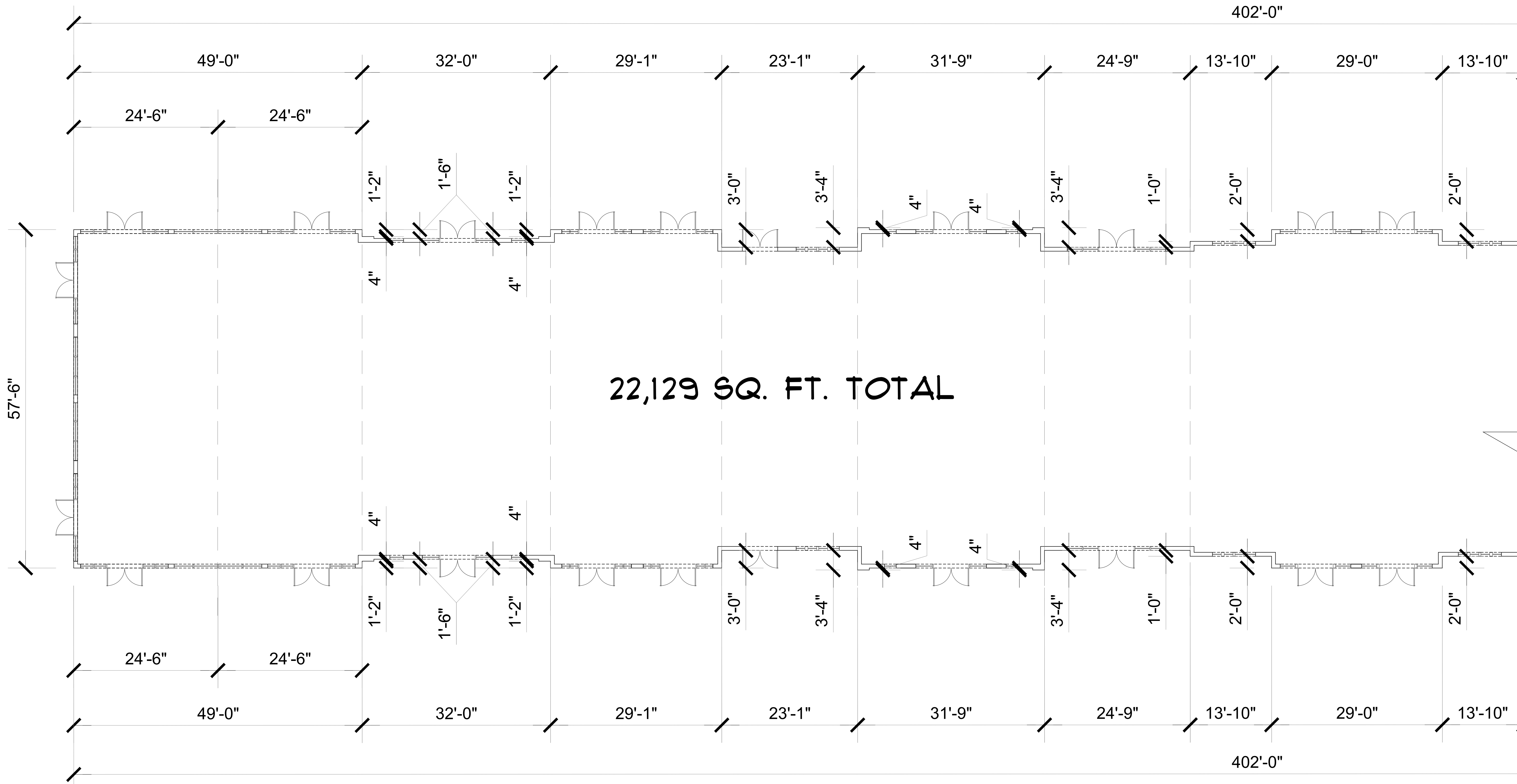
HORIZONTAL VARIATIONS - MIDDLE OVER 50% OF TOTAL HEIGHT

6D RETAIL D REAR- CAROLINA SPRINGS BOULEVARD ELEVATION - PRIMARY
SCALE: 1/8" - 1'-0"



RETAIL D - KEY FLOOR PLAN

SCALE: NTS



RETAIL D - FLOOR PLAN

SCALE: 1/8" = 1'-0"



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-9426
Raleigh, NC 27612 Phone: 984-200-9540



WILLIAM M. CRUTCH
051518
1/24/25
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER

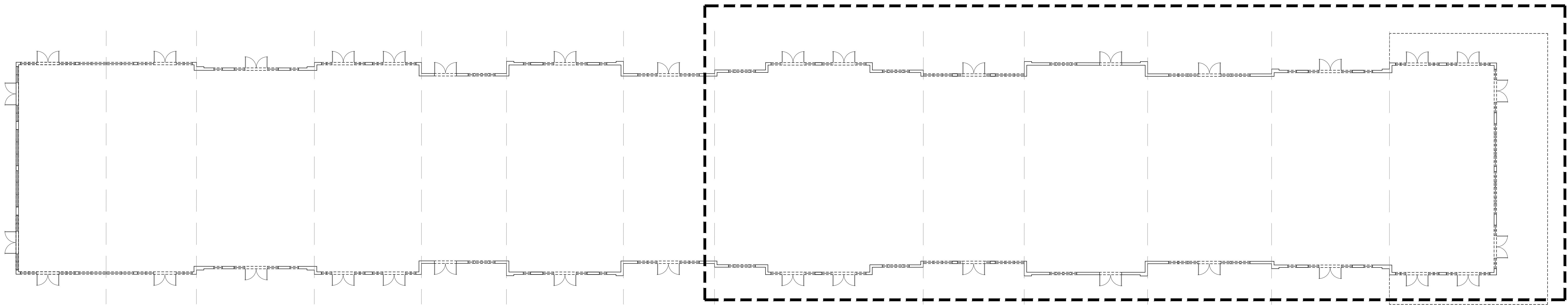
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC 443 PLYM DRIVE, RALEIGH, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net

JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS LOT NUMBER, PROPERTY OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS OVER DIMENSIONS ON DRAWINGS.

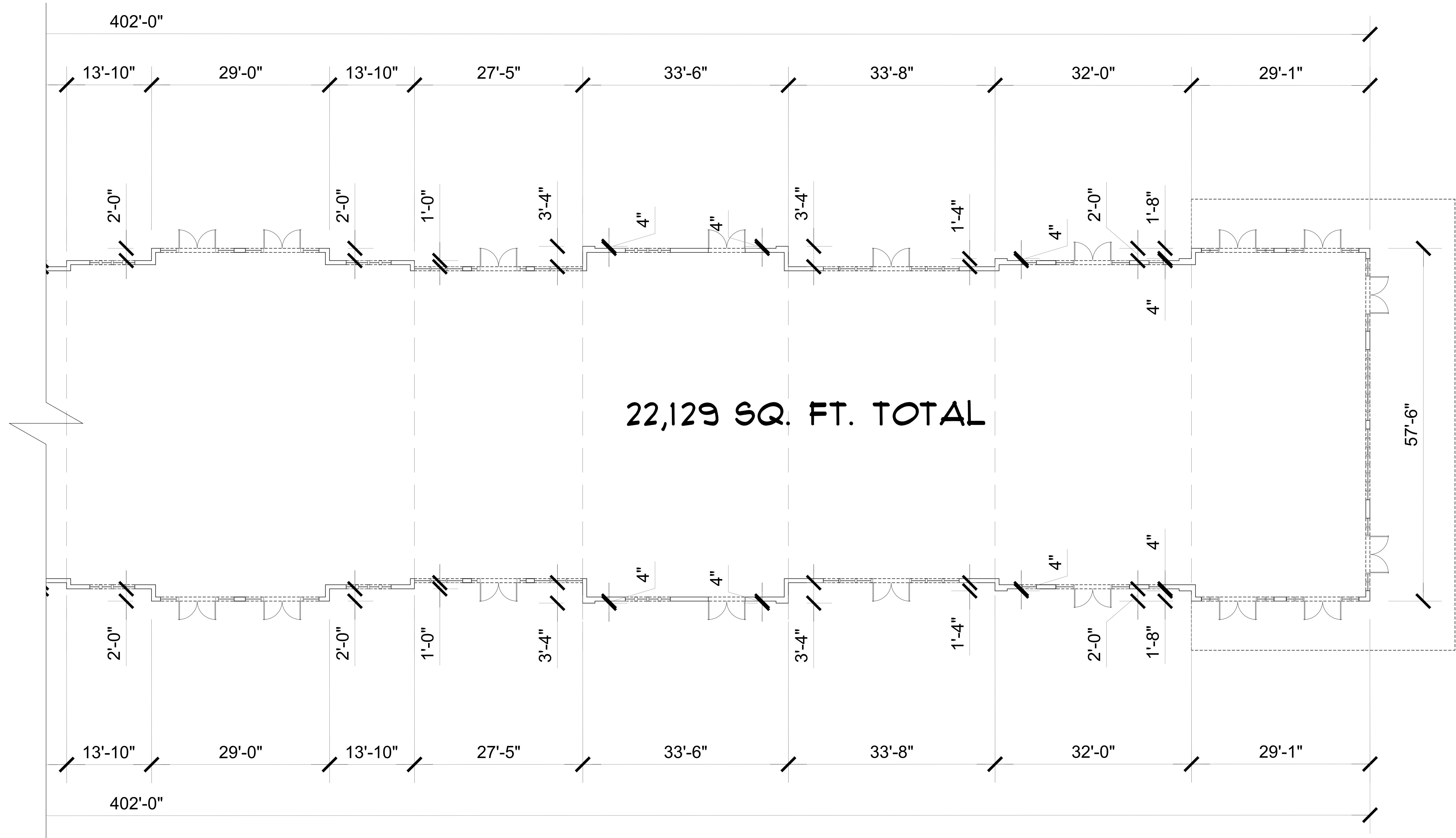
CLIENT:	SHENANDOAH HOMES
PROJECT:	CAROLINA SPRINGS BUILDING D
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA
PROJECT NO.:	24901042
DATE:	01/22/2025
DRAWN BY:	LW/TCC /AWC
BUILDING D FIRST FLOOR PLAN	
B4.0	

SCALE: 1/4" = 1'-0" FOR 36x42 PAPER



RETAIL D - KEY FLOOR PLAN

SCALE: NTS



RETAIL D - FLOOR PLAN

SCALE: 1/8" - 1'-0"

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-4026
Raleigh, NC 27612 Phone: 984-200-9540

WILLIAM M. CRUTCH
051518
1/26/25
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER

P-0961
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC 343 PLYM DRIVE, RALPH, NC 27606-919-488-0075
info@jdsconsulting.net WWW.JDSCONSULTING.NET
JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS LOT NUMBER, PROPERTY OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: SHENANDOAH HOMES

PROJECT: CAROLINA SPRINGS BUILDING D

LOCATION: HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO.: 24901042

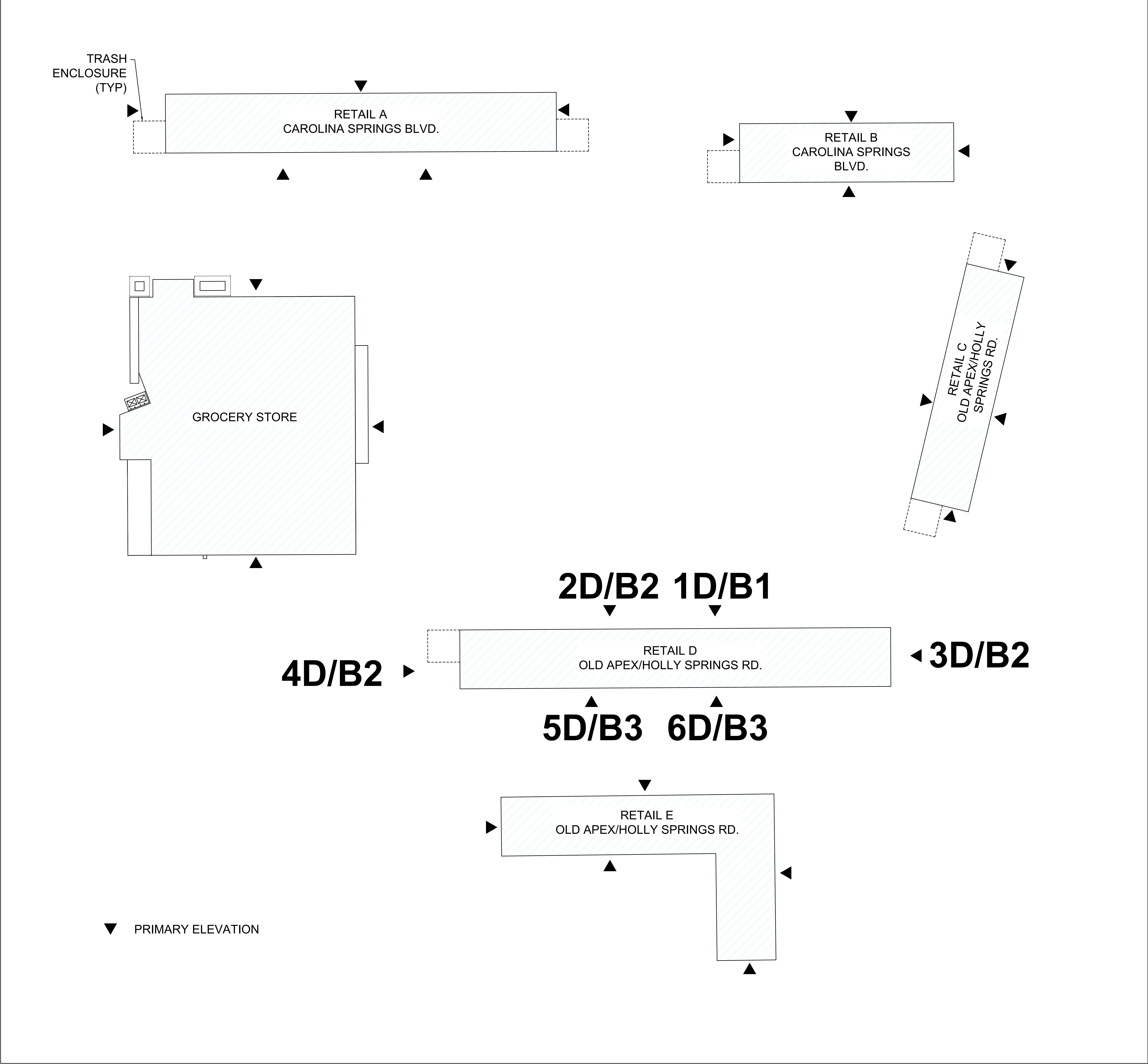
DATE: 01/22/2025

DRAWN BY: LW/TCC /AWC

BUILDING D
FIRST FLOOR PLAN

B5.0

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER



KEY PLAN
NTS

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5540

P-0961
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY

JDS Consulting
ENGINEERING + DESIGN + ENERGY
JDS Consulting, PLLC 343 PLYMOUTH DRIVE, RALEIGH, NC 27606-919-488-0075
info@jdsconsulting.net, www.jdsconsulting.net
JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS OVER DIMENSIONS ON DRAWINGS.

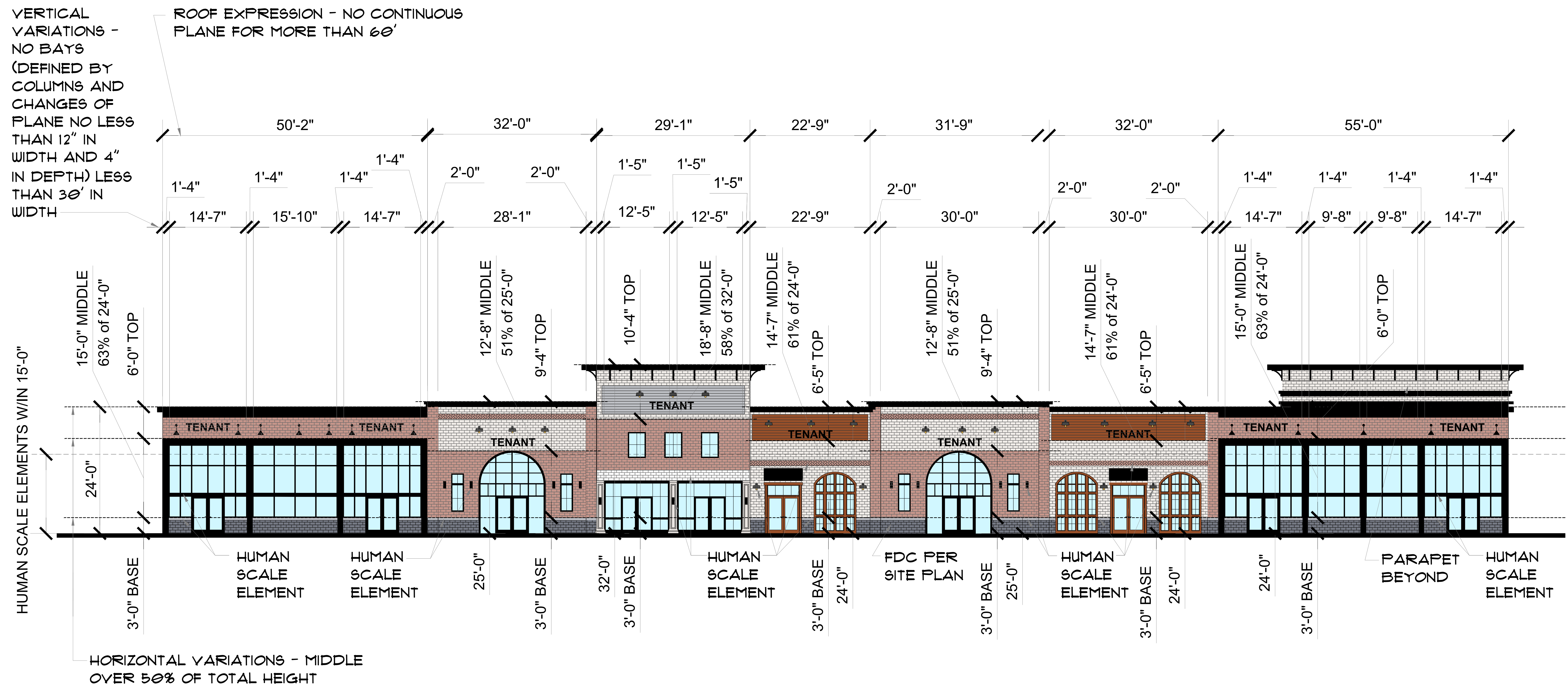
CLIENT:	SHENANDOAH HOMES		
PROJECT:	CAROLINA SPRINGS BUILDING D		
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA		
PROJECT NO.:	24901042		
DATE:	01/22/2025	DRAWN BY:	LW/TCC /AWC
KEY PLAN			
B6.0			

FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 2445 SF
40% OF 1991 SF = 918 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1508 SF
1508 SF = 62% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 4084 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 3616 SF
MIN REQUIRED = 60% PROVIDED = 90%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 408 SF
PROVIDED = 10%

MATERIALS LEGEND				NOTES	
	BRICK 01 - OFF WHITE GREY		STANDING SEAM BLACK METAL ROOF/AWNING	1. ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT 2. NO VINYL SIDING, METAL SIDING, OR PLASTIC ARE USED 3. ANY TRAFFIC CONTROL BOLLARDS REQUIRED SHALL BE COLOR: BLACK 4. ALL EXTERIOR MECHANICAL/ELECTRICAL EQUIPMENT WILL BE COLOR MATCHED TO THE WALL TO WHICH THEY ARE AFFIXED 5. ALL PARAPETS TO BE MIN 4'-0" IN HEIGHT TO FULLY SCREEN ANY ROOF MOUNTED MECHANICAL EQUIPMENT.	
	BRICK 02A - RED-BROWN		GEOLAM HYBRID WOOD PRODUCT - COLOR TO MATCH MAHOGANY TRIM		
	BRICK 02B - RED-BROWN (HERRINGBONE PATTERN)		GEOLAM HYBRID WOOD PRODUCT - COLOR TO MATCH STONE 01 (BLUESTONE SILL AT WATER TABLE)		
	WATER TABLE - STONE 01 - BLUESTONE SILL & STONE 02 - STACKED STONE DARK GREY DRY STACKED		WOOD TRIM AND PERGOLAS - MAHOGANY STAINED FINISH		
	CONCRETE PILASTER/COLUMN - INTEGRAL FINISH TO MATCH BRICK 01		BLACK METAL TRIM		
	CONCRETE BLOCK - MEDIUM GREY INTEGRAL FINISH				



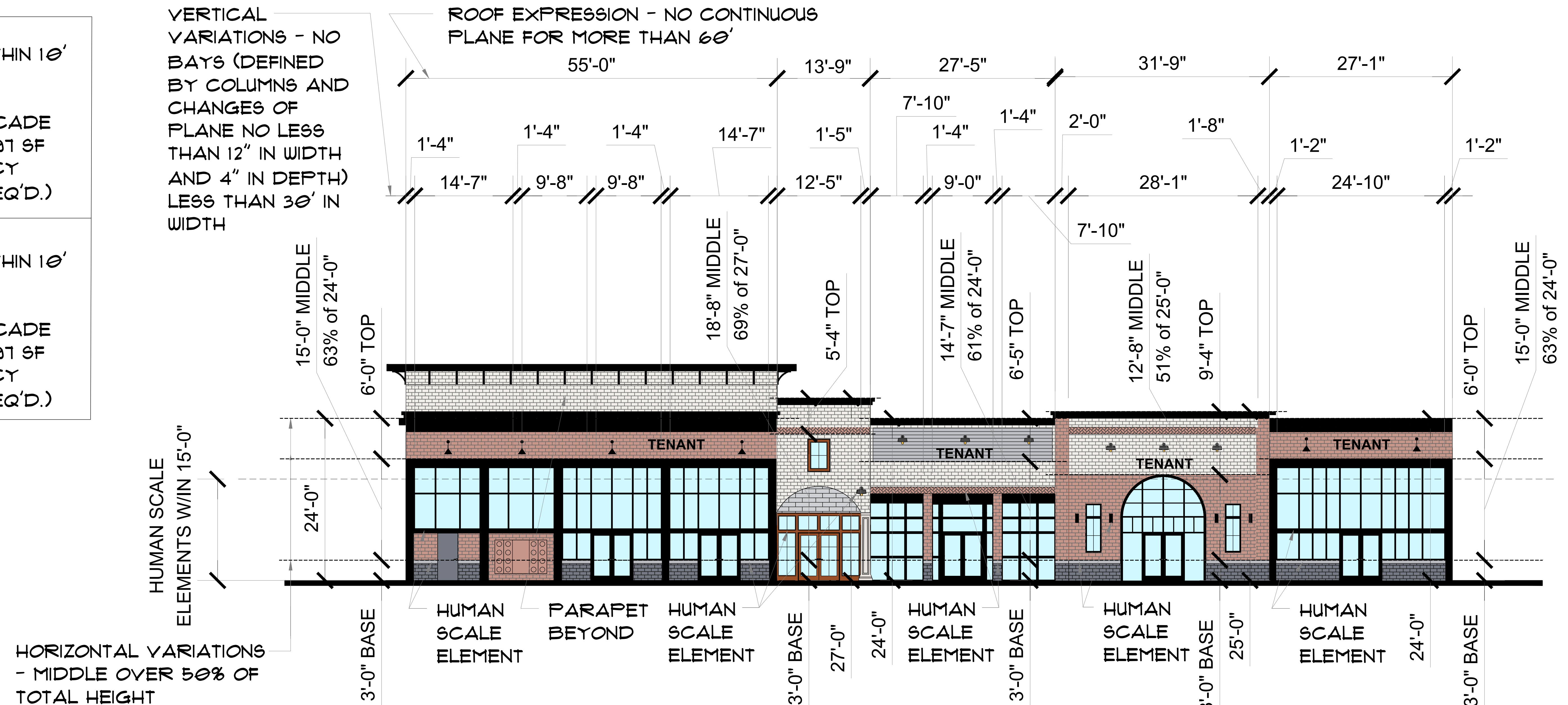
1E B1 RETAIL E FRONT- PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY
SCALE: 1/8" = 1'-0"

RIGHT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 1560 SF
40% OF 550 SF = 624 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1091 SF
1091 SF = 70% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 1906 SF
MIN REQUIRED = 60%
PROVIDED = 94%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 131 SF
PROVIDED = 6%

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE,
CONCRETE) = 1755 SF
MIN REQUIRED = 60%
PROVIDED = 86%
TOTAL TYPE 2 (WOOD-
MAHOGANY) = 275 SF
PROVIDED = 14%

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

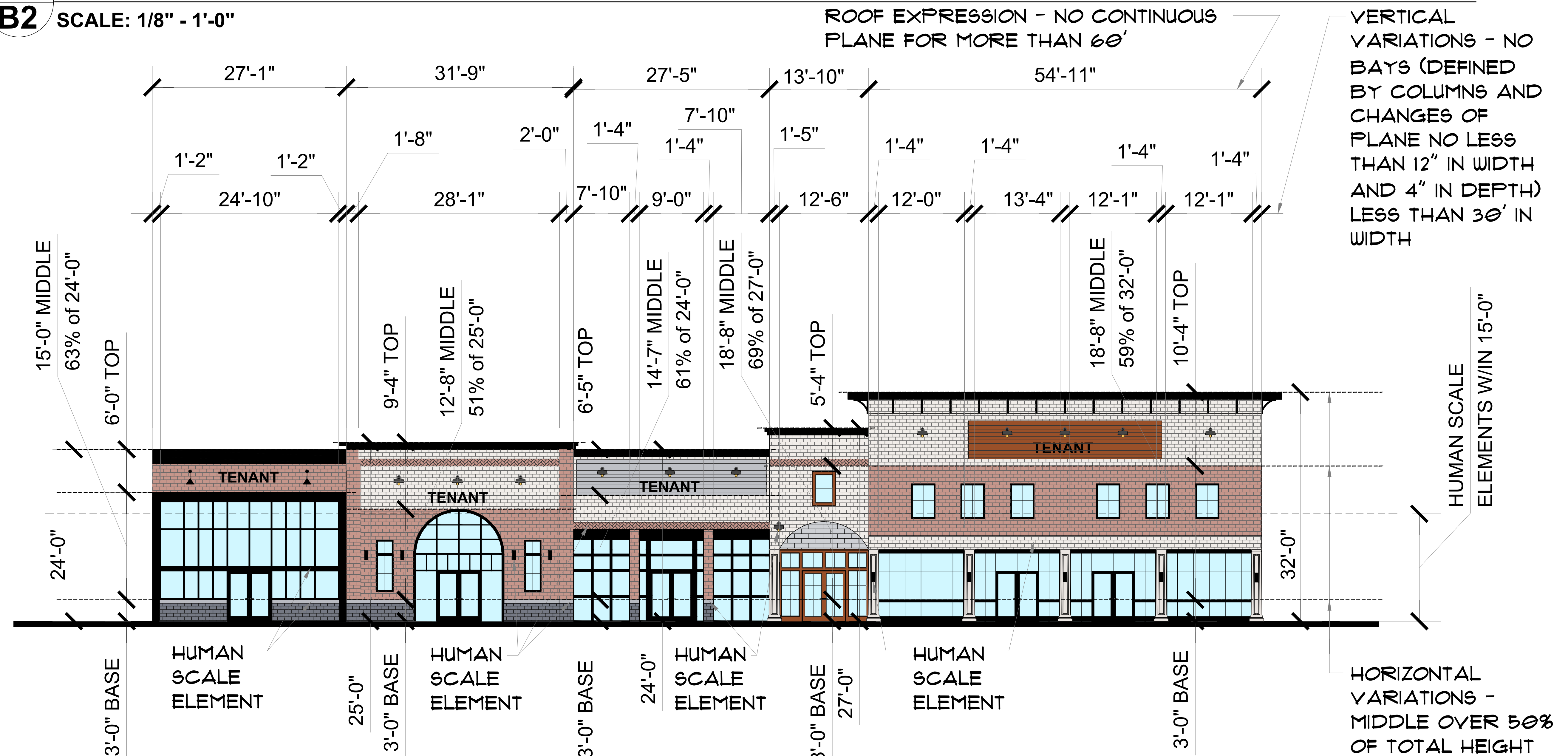


2E **RETAIL E LEFT - PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY**
B2 SCALE: 1/8" = 1'-0" ROOF EXPRESSION - NO CONTINUOUS VERTICAL

B2 SCALE: 1/8" - 1'-0"

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

VERTICAL
VARIATIONS - NO
BAYS (DEFINED
BY COLUMNS AND
CHANGES OF
PLANE NO LESS
THAN 12" IN WIDTH
AND 4" IN DEPTH)
LESS THAN 30' IN
WIDTH



3E
B2 **RETAIL E RIGHT - OLD APEX/HOLLY SPRINGS ROAD ELEVATION - PRIMARY**
SCALE: 1/8" - 1'-0"

B2 SCALE: 1/8" - 1'-0"

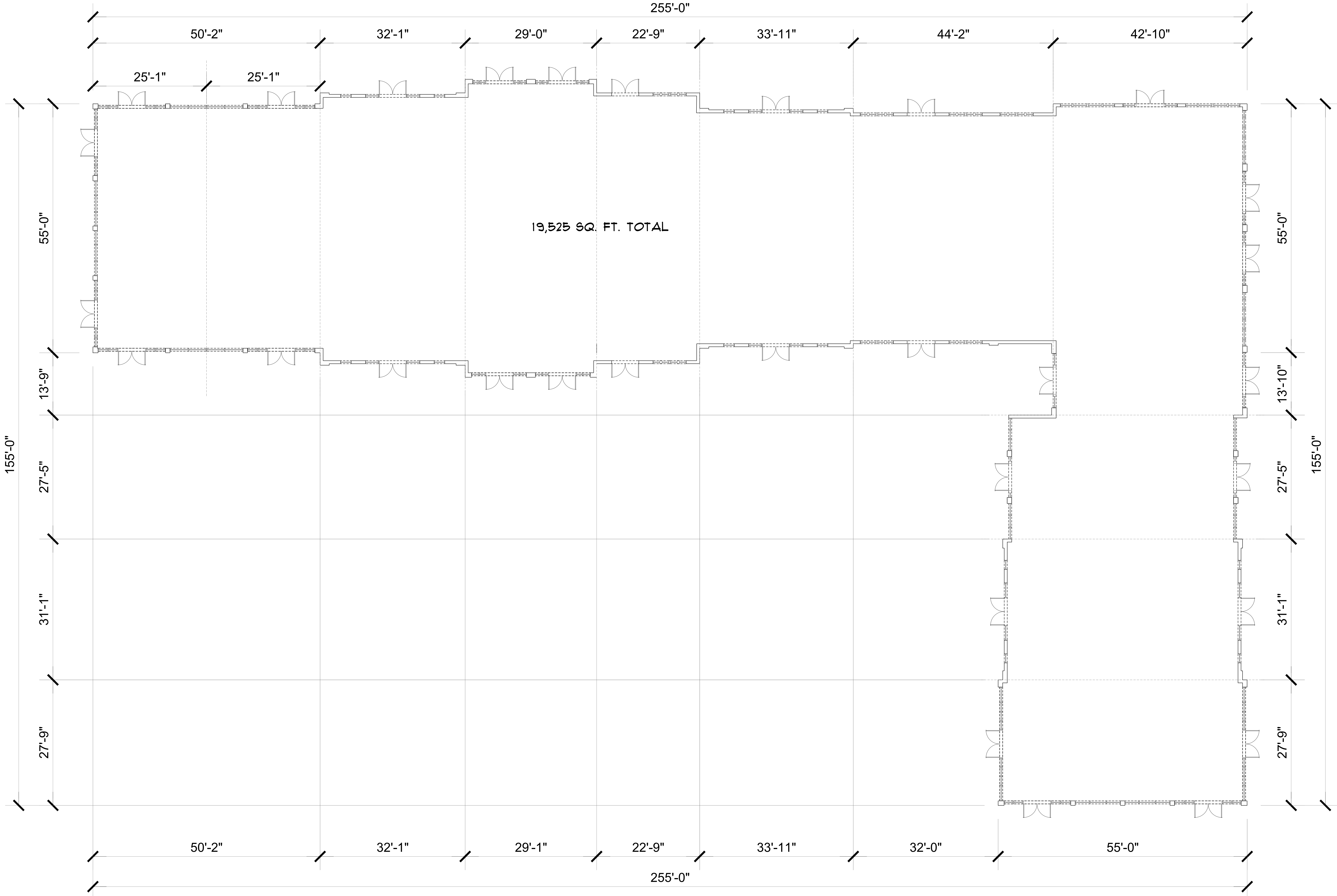
FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 2445 SF
40% OF 1997 SF = 978 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 1508 SF
1508 SF = 62% TRANSPARENCY
(40% MIN TRANSPARENCY REQ'D.)

FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 4084 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 3676 SF
MIN REQUIRED = 60% PROVIDED = 90%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 408 SF
PROVIDED = 10%



4E B3 RETAIL E REAR- EASEMENT & RETAIL D FACING ELEVATION - PRIMARY
SCALE: 1/8" - 1'-0"



RETAIL E - FLOOR PLAN

SCALE: 1/8" = 1'-0"



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-9428
Raleigh, NC 27612 Phone: 984-200-9540



P-0961
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY



CLIENT:	SHENANDOAH HOMES
PROJECT:	CAROLINA SPRINGS BUILDING E
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO.:
24901042

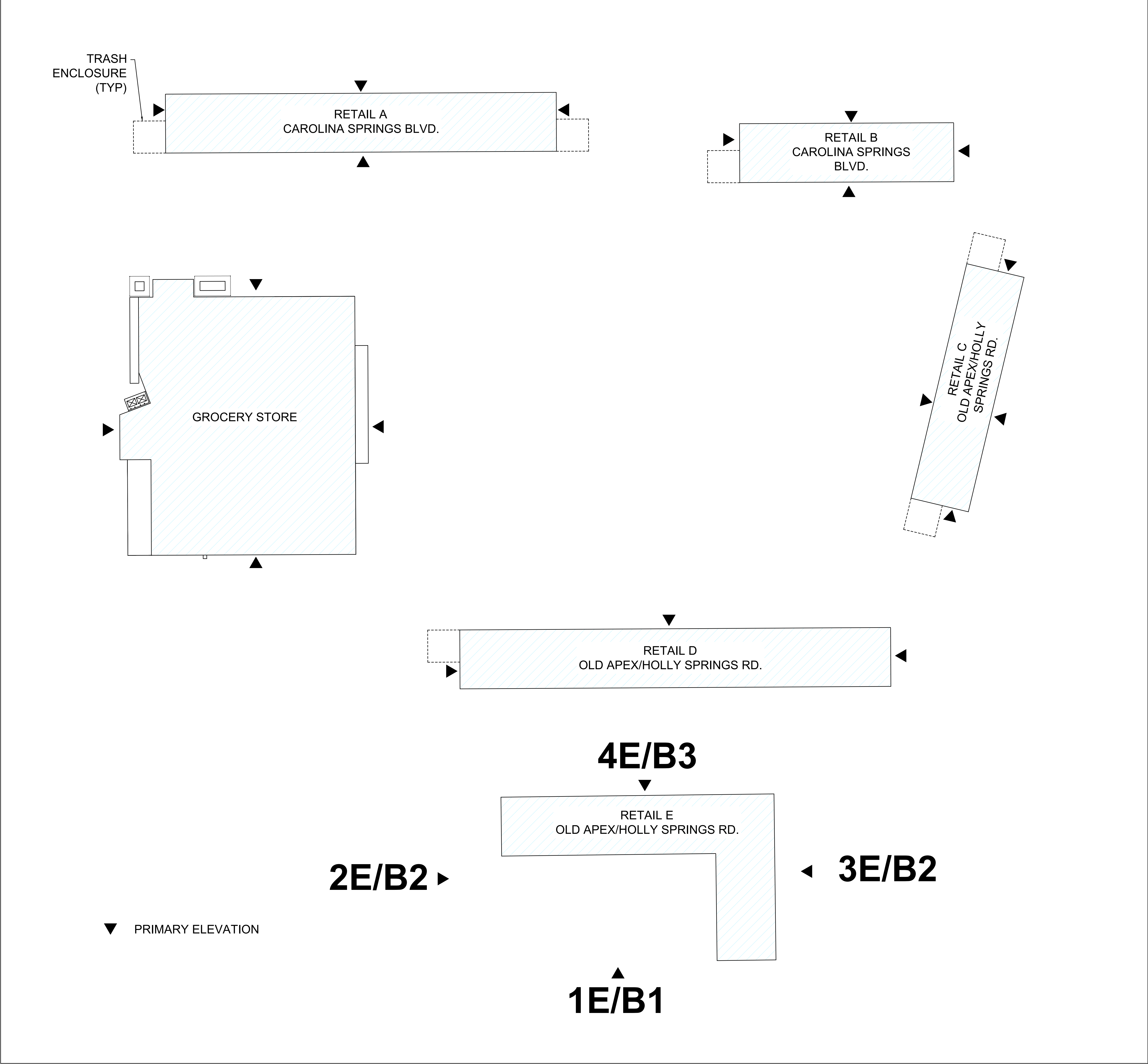
DATE:
01/22/2025

DRAWN BY:
LW/TCC
/AWC

BUILDING E
FIRST FLOOR PLAN

B4.0

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER



KEY PLAN
NTS

Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-0428
Raleigh, NC 27612 Phone: 984-200-5540

P-0961
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC 343 Pylon Drive, Raleigh, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net
JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT:	SHENANDOAH HOMES		
PROJECT:	CAROLINA SPRINGS BUILDING E		
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA		
PROJECT NO.:	24901042		
DATE:	01/22/2025	DRAWN BY:	LW/TCC /AWC
KEY PLAN			
B5.0			

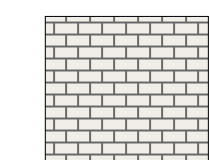
SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

FRONT FACADE - TRANSPARENCY:
ENTIRE FACADE SURFACE AREA WITHIN 10'
FROM GROUND LEVEL = 2567 SF
20% OF 2567 SF = 514 SF
TRANSPARENCY PROVIDED ON FACADE
WITH 10' FROM GROUND LEVEL = 908 SF
908 SF = 35% TRANSPARENCY
50,290 SF = MEDIUM BUILDING =
20% MIN TRANSPARENCY REQ'D.

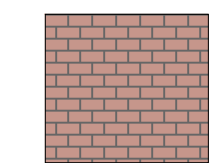
FRONT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 6099 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 5215 SF
MIN REQUIRED = 60% PROVIDED = 86%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 884 SF
PROVIDED = 14%

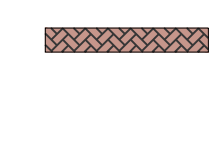
MATERIALS LEGEND



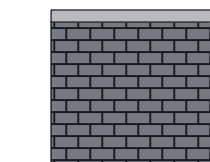
BRICK 01 - OFF WHITE GREY



BRICK 02A - RED-BROWN



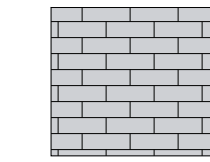
BRICK 02B - RED-BROWN
(HERRINGBONE PATTERN)



WATER TABLE -
STONE 01 - BLUESTONE SILL &
STONE 02 - STACKED STONE
DARK GREY DRY STACKED



CONCRETE PILASTER/COLUMN -
INTEGRAL FINISH TO MATCH
BRICK 01



CONCRETE BLOCK - MEDIUM
GREY INTEGRAL FINISH



STANDING SEAM BLACK
METAL ROOF/AWNING



GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
MAHOGANY TRIM



GEOLAM HYBRID WOOD
PRODUCT - COLOR TO MATCH
STONE 01 (BLUESTONE SILL AT
WATER TABLE)



WOOD TRIM AND PERGOLAS -
MAHOGANY STAINED FINISH



BLACK METAL TRIM

NOTES

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

2. NO VINYL SIDING, METAL SIDING, OR
PLASTIC ARE USED

3. ANY TRAFFIC CONTROL BOLLARDS
REQUIRED SHALL BE COLOR: BLACK

4. ALL EXTERIOR MECHANICAL/
ELECTRICAL EQUIPMENT WILL BE
COLOR MATCHED TO THE WALL TO
WHICH THEY ARE AFFIXED

5. ALL PARAPETS TO BE MIN 4'-0" IN
HEIGHT TO FULLY SCREEN ANY ROOF
MOUNTED MECHANICAL EQUIPMENT.

ROOF EXPRESSION - NO CONTINUOUS
PLANE FOR MORE THAN 60'

VERTICAL VARIATIONS
- NO BAYS (DEFINED
BY COLUMNS AND
CHANGES OF PLANE
NO LESS THAN 12" IN
WIDTH AND 4" IN
DEPTH) LESS THAN
50' IN WIDTH

HUMAN SCALE ELEMENTS W/IN 15'-0"

HORIZONTAL VARIATIONS
MIDDLE OVER 50% OF
TOTAL HEIGHT

1G GROCERY STORE 'FRONT'- PARKING LOT ELEVATION - PRIMARY

B1 SCALE: 1/8" - 1'-0"

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 5564 SF
MIN REQUIRED = 60% PROVIDED = 94%
TOTAL TYPE 2 (WOOD-MAHOAGANY) = 369 SF
PROVIDED = 6%

VERTICAL
VARIATIONS - NO
BAYS (DEFINED BY
COLUMNS AND
CHANGES OF PLANE
NO LESS THAN 12" IN
WIDTH AND 4" IN
DEPTH) LESS THAN
50' IN WIDTH

HUMAN SCALE ELEMENTS W/IN 15'-0"

4G B3 **GROCERY STORE 'REAR'- PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY**

52'-8"

1'-5"

1'-5"

5'-10"

1'-5"

1'-2"

1'-5"

1'-5"

15'-3"

1'-5"

1'-5"

27'-0"

1'-5"

1'-5"

1"

13'-6"

12'-8"

12'-5"

12'-5"

12'-5"

12'-5"

12'-5"

12'-5"

11'-10"

1'-5"

4'-10" TOP

18'-8" MIDDLE
72% of 26'-6"

18'-8" MIDDLE
75% of 25'-0"

3'-4" TOP

4'-10" TOP

18'-8" MIDDLE
72% of 26'-6"

18'-8" MIDDLE
75% of 25'-0"

3'-4" TOP

26'-6"

3'-0" BASE

26'-6"

3'-0" BASE

25'-0"

3'-0" BASE

25'-0"

3'-0" BASE

HUMAN SCALE ELEMENT

HUMAN SCALE ELEMENTS WIN 15'-0"

ROOF EXPRESSION - NO CONTINUOUS PLANE FOR MORE THAN 60'

VERTICAL VARIATIONS - NO BAYS (DEFINED BY COLUMNS AND CHANGES OF PLANE NO LESS THAN 12" IN WIDTH AND 4" IN DEPTH) LESS THAN 50' IN WIDTH

HUMAN SCALE

HUMAN SCALE ELEMENTS WIN 15'-0"

HORIZONTAL VARIATIONS

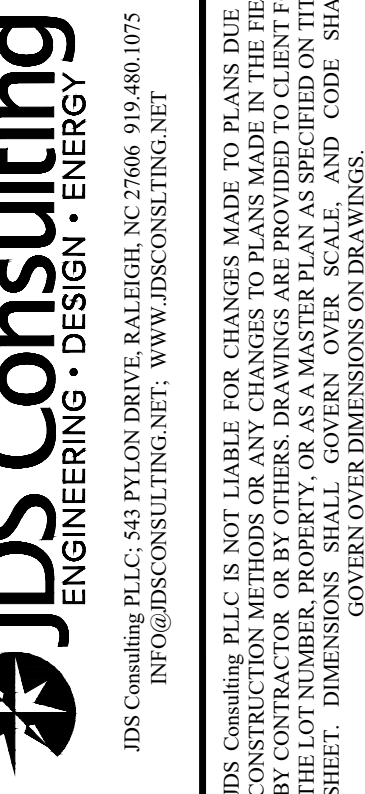
VERTICAL
VARIATIONS - NO
BAYS (DEFINED
BY COLUMNS
AND CHANGES
OF PLANE NO
LESS THAN 12" IN
WIDTH AND 4" IN
DEPTH) LESS
THAN 50' IN
WIDTH

HUMAN SCALE
ELEMENTS W/IN 15'-0"

— HORIZONTAL VARIATIONS - MIDDLE
OVER 50% OF TOTAL HEIGHT

5G B3 GROCERY STORE 'REAR'- PARKING LOT ELEVATION CONT'D.- PRIMARY

SCALE: 1/8" - 1'-0"



PROJECT: **CAROLINA SPRINGS - GROCERY STORE**

LOCATION: **HOLLY SPRINGS, NORTH CAROLINA**

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

PROJECT NO.:
24901042

22/2025

DRAWN BY:
LW/TCC
/AWC

GROCERY STORE
TERIOR ELEVATION S

B3.0

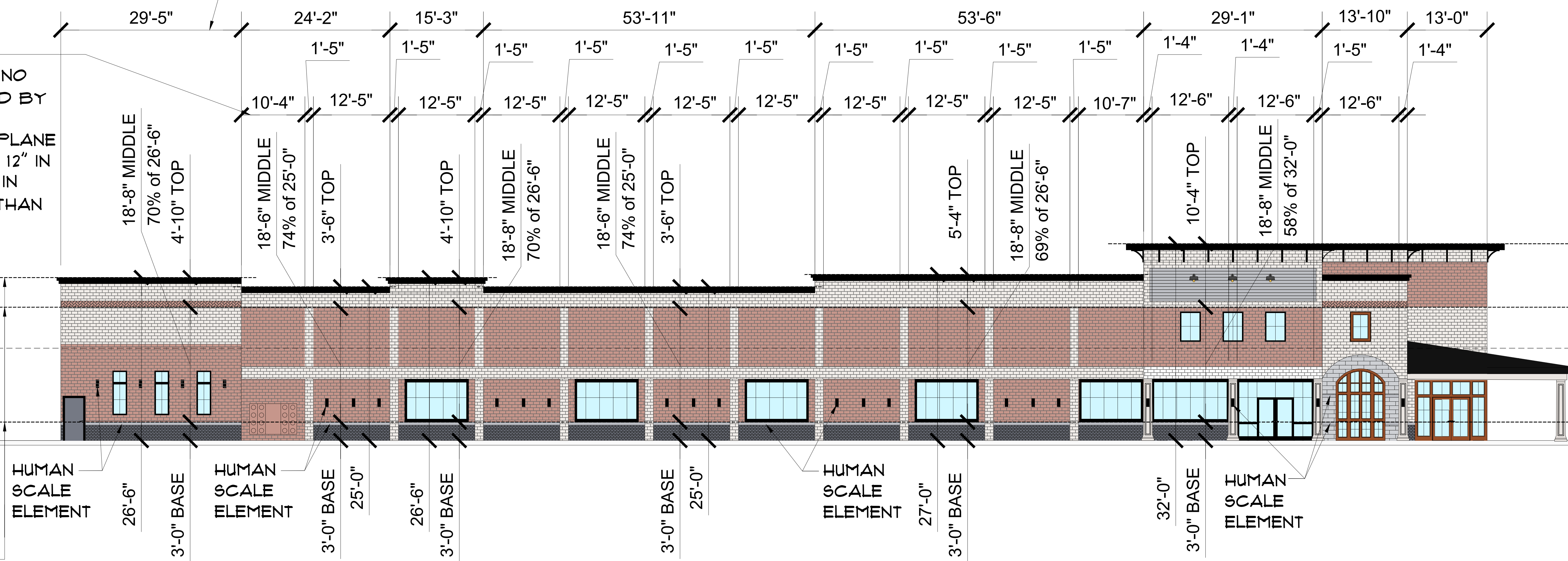
LEFT FACADE MATERIALS:
TOTAL SOLID FACADE MATERIAL
(NOT INCLUDING TRANSPARENCY) = 5744 SF

PRIMARY FACADE MATERIALS:
TOTAL TYPE 1 (BRICK, STONE, CONCRETE) = 5500 SF
MIN REQUIRED = 60% PROVIDED = 96%
TOTAL TYPE 2 (WOOD-MAHOGANY) = 244 SF
PROVIDED = 4%

VERTICAL VARIATIONS - NO BAYS (DEFINED BY COLUMNS AND CHANGES OF PLANE NO LESS THAN 12" IN WIDTH AND 4" IN DEPTH) LESS THAN 50' IN WIDTH

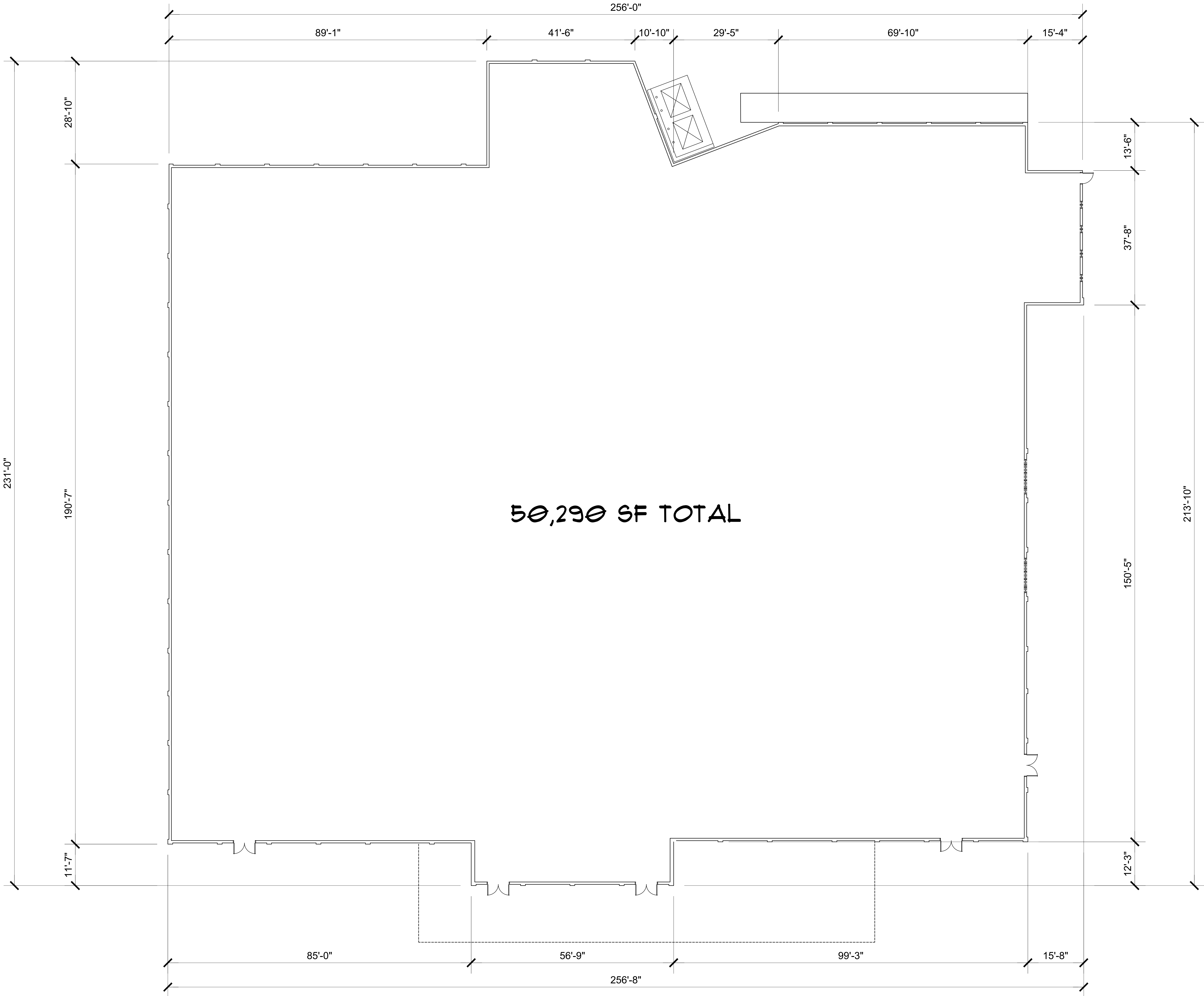
HUMAN SCALE ELEMENTS W/IN 15'-0"

HORIZONTAL
VARIATIONS -
MIDDLE OVER
50% OF TOTAL
HEIGHT



6G B4 GROCERY STORE 'LEFT'- PARKING LOT INTERNAL DRIVE ELEVATION - PRIMARY

SCALE: 1/8" - 1'-0"



50,290 SF TOTAL

GROCERY STORE - FLOOR PLAN



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-9428
Raleigh, NC 27612 Phone: 984-200-9540



Matthew M. Crouch
051518
NORTH CAROLINA
MATTHEW M. CROUCH
ENGINEER

SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC 343 Pylon Drive, Raleigh, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net

JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION
WITHOUT THE LOT NUMBER, PROPERTY OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS ON DRAWINGS
GOVERN OVER DIMENSIONS ON PLANS.

CLIENT: SHENANDOAH HOMES

PROJECT: CAROLINA SPRINGS - GROCERY STORE

LOCATION: HOLLY SPRINGS, NORTH CAROLINA

PROJECT NO.: 24901042

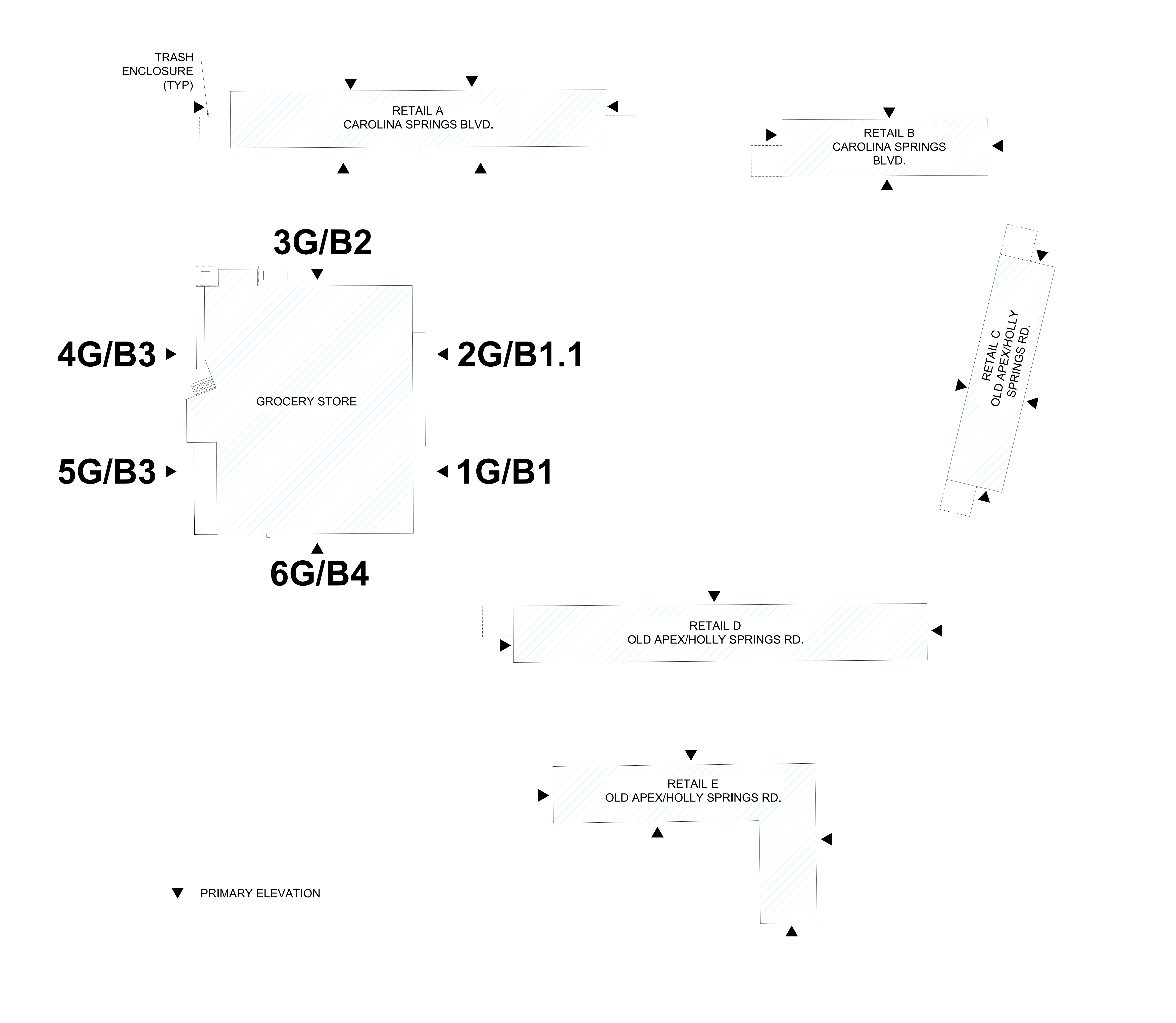
DATE: 01/22/2025

DRAWN BY: LW/TCC /AWC

GROCERY STORE
FIRST FLOOR PLAN

B5.0

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER



KEY PLAN

NTS



Shenandoah Homes, LLC
Residential Developer / Land Development
NCBELS Firm License #D-9428
Raleigh, NC 27612 Phone: 984-200-5540



P-0981
SEAL FOR DEVELOPMENT PLAN
APPROVAL ONLY

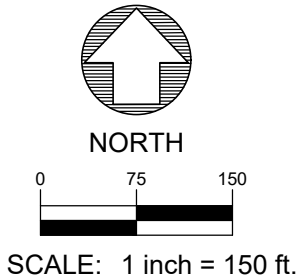
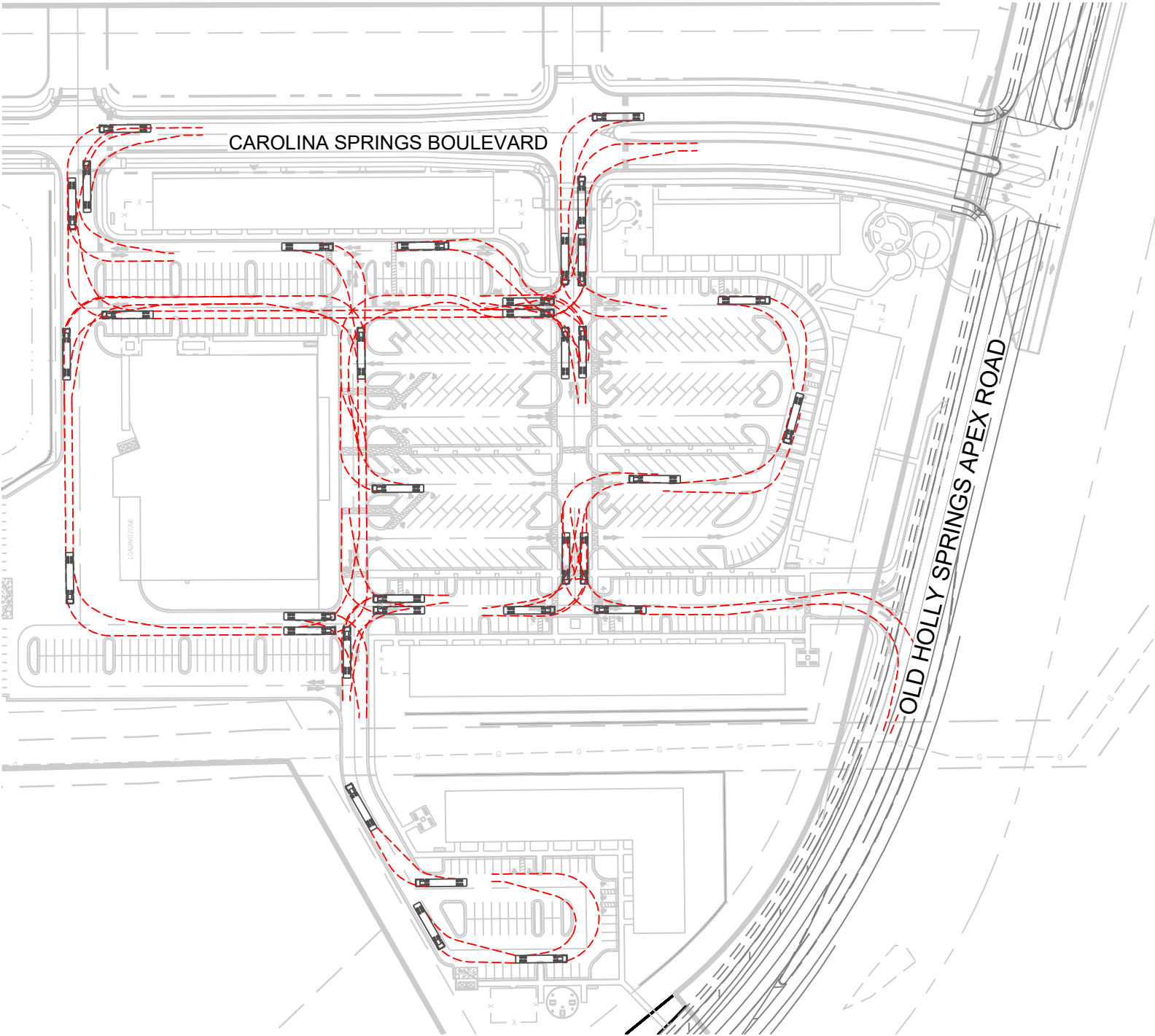


JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting, PLLC 343 Pylon Drive, Raleigh, NC 27606-919-488-0075
info@jdsconsulting.net www.jdsconsulting.net
JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO
CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD.
THIS LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE
SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT:	SHENANDOAH HOMES		
PROJECT:	CAROLINA SPRINGS - GROCERY STORE		
LOCATION:	HOLLY SPRINGS, NORTH CAROLINA		
PROJECT NO.:	24901042		
DATE:	01/22/2025	DRAWN BY:	LW/TCC /AWC
KEY PLAN			
B6.0			

SCALE: 1/4" = 1'-0" FOR 30x42 PAPER

S:\02 - Engineering Department\02-Projects\21-102-00 Carolina Springs\05-CAD\04-Exhibits\2023-11-10_TownCenter_WB-50 Turn Around\20231110_TownCenter_WB-50_Turnaround.dwg- Friday, December 6, 2024 3:28:00 PM - ELLA ROHLINGER



NOTES:
1. VEHICLE TRACKING IS DESIGNED TO HAVE WHEEL PATH WITHIN FACE OF CURB.

SHEET WB-50	APPROVED: ASG	PROJECT: 21-102-00	CAROLINA SPRINGS TOWN CENTER WB-50 TURN AROUND TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA	Shenandoah Homes, LLC Residential Developer / Land Development NCBELS Firm License #D-0428 Raleigh, NC 27612 Phone: 984-200-5540	 SHENANDOAH HOMES
	CHECKED: ASG	SCALE: 1" = 150'			
	DESIGNED: ECR	DATE: 12/13/2024			



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

New Business

Title: Establishment of a Social District in Downtown Holly Springs

Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community

Staff Resource: Tyler Garner, Economic Development

Action(s):

Adopt Ordinance 25-04 to Establish and Implement a Social District in Downtown Holly Springs

Explanation:

- A social district allows patrons to purchase alcoholic beverages from participating businesses and consume them within a designated public area.
- The *Sip & Stroll Downtown Holly Springs Social District* will allow beer and wine purchased from participating establishments to be consumed within district boundaries, during the times of Monday through Sunday from 11:00 a.m. to 10:00 p.m.
- Focusing on the core of Downtown Holly Springs, boundaries for the social district will be clearly marked with signage at prominent entrance and exit points of the district. While parking areas are not included in the designated social district, the Town reserves the right to temporarily activate parking areas for Town-sponsored events. *Please see agenda packet attachment for exact boundaries.*
- The social district will operate within defined hours and include clear signage, sanitation measures, and compliance guidelines for participating businesses and patrons.

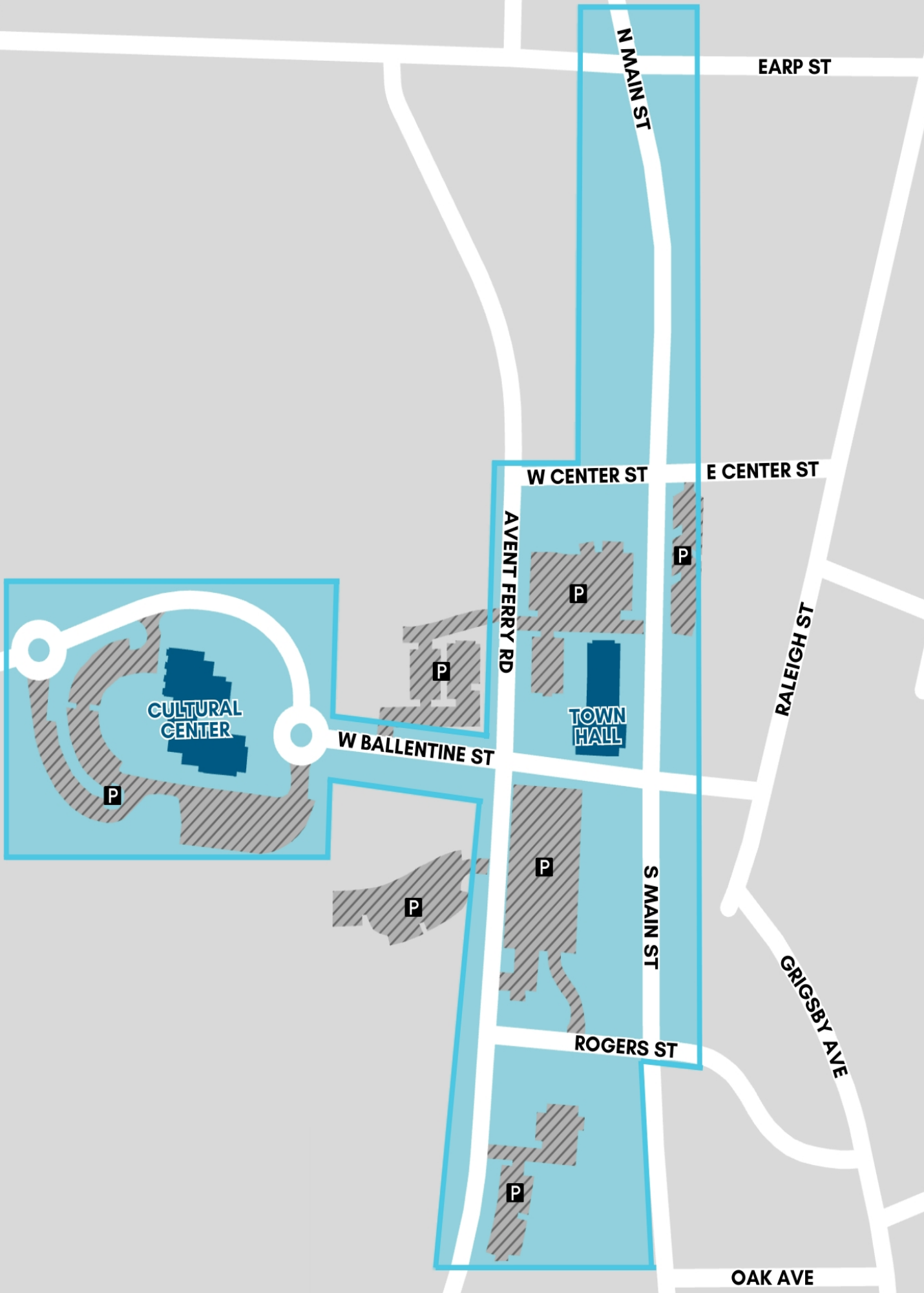
Background:

- Establishing a social district in Downtown Holly Springs aims to enhance economic vitality, encourage foot traffic, and supports a vibrant atmosphere for residents and visitors.
- First presented to the Council at the December 10, 2024, Town Council Workshop, the concept of a downtown social district, where patrons can purchase and consume beer and wine in a specially labeled social district cup within designated areas, aligns with the Downtown Area Plan.
- Following the Workshop, Town staff prepared a social district proposal which was reviewed at the Town Council Retreat on February 7, 2025.
- Town staff have conducted outreach with downtown businesses and stakeholders, receiving positive feedback regarding the benefits of a social district.
- Additionally, staff have researched best practices from other municipalities to ensure the program is implemented effectively and aligns with community expectations.

Funding Source(s):

Attachment(s):

1. Social District Boundary Map
2. 25-04 Amend Code of Ordinances Chapter 4, Article VII Alcohol Sales
3. Social District - Management and Maintenance Plan





Ordinance No. 25-04

Date Submitted: February 18, 2025

Date Adopted: February 18, 2025

AN ORDINANCE TO AMEND THE TOWN CODE OF THE TOWN OF HOLLY SPRINGS, NC TO AMEND CHAPTER 4 ARTICLE VII, ALCOHOL SALES

BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Code of Ordinances Chapter 4: Businesses, Article VII, Alcohol Sales, is amended to add Section 4-162, Consumption of Acholic Beverages: Social District, as follows:

Part 1: A new section 4-162 is hereby established in the Town Code of Ordinances as follows:

Sec. 4-162. Consumption of alcoholic beverages; social district.

- (a) It shall be unlawful for any person to consume any alcoholic beverage or to possess an open container of any alcoholic beverage, on any property owned, occupied, or controlled by the town, including, without limitation, any public park, building or grounds used for municipal purposes, or the area within the right-of-way of any street, sidewalk, alley or public parking area, except as provided herein. The sale, distribution, possession and consumption of alcoholic beverages is permitted in the following circumstances:
 - (1) Within a specified area at community events which have been approved by town council resolution, where the applicant has specified such area and such beverages in the application and has all required ABC permits, limited to malt beverages and/or unfortified wine;
 - (2) Within a social district designated in accordance with this section and in conformity with the Town's Social District Management Plan.
- (b) A violation of this section is punishable as a misdemeanor with a maximum fine of one hundred dollars (\$100.00).
- (c) *Social district.*
 - (1) A "social district" is a clearly marked area in which a person aged twenty-one (21) years or above may consume certain alcoholic beverages sold by ABC licensed permittees, but not including the permittee's licensed premises or an extended area allowed under N.C.G.S. § 18B-904(h). A social district includes sidewalks and crosswalks but excludes public streets and parking areas unless specifically closed as allowed by town Code or other applicable law.
 - (2) "allowed alcoholic beverages" are only malt beverages (including but not limited to beer) and unfortified wine. Spiritous liquor and mixed beverages are not allowed alcoholic beverages pursuant to this ordinance section, are not allowed in a social district, and must be consumed only within the establishment where these alcoholic beverages are purchased in compliance with all applicable state and local laws. Only allowed alcoholic beverages may be consumed within a social district in conformity with the requirements of this section.
 - (3) Pursuant to the provisions of N.C.G.S. §§ 160A-205.4 and 18B-300.1, and as otherwise allowed by state law, the Holly Springs Social District, also known as the Sip & Stroll Downtown Holly Springs Social District (the "Social District"), is hereby created and designated as shown on the map of the Sip & Stroll Downtown Holly Springs Social District Effective Date February 18, 2025 said map being maintained for inspection and review at town

hall. The Social District is delineated by signage posted on public or private property or other markings to clearly delineate its boundaries.

- (4) The days and hours during which allowed alcoholic beverages may be purchased and consumed within the Social District are Monday, Tuesday, Wednesday, Thursday, Friday, Saturday and Sunday between the hours of 11:00 a.m. and 10:00 p.m. At all other times, the provisions and terms of state and local laws concerning the possession and consumption of alcohol shall be in full force and effect.
- (5) Any allowed alcoholic beverage purchased for consumption in the Social District shall only be provided in a container that complies with N.C.G.S. § 18B-300.1 and the town's adopted Sip & Stroll Downtown Holly Springs Social District Management and Maintenance Plan, and shall only be consumed in the Springs Social District.
- (6) The allowed alcoholic beverage and the designated container must be disposed of before the person in possession exits the Social District, unless the person is reentering the licensed premises where the alcoholic beverage was purchased, or before the person enters a vehicle. The owner of any premises located within the Social District may prohibit persons from entering the premises with an alcoholic beverage.
- (7) When a town-approved special event is held within or immediately adjacent to the boundaries of the Social District, the special event may supersede this section if so authorized in the special event permit, including, but not limited to, suspending the applicability of the Social District during the special event. The special event permittee may allow allowed alcoholic beverages in social district containers to be carried into the special event area or may refuse to allow any or all alcoholic beverages in the special event area, including those sold in the Social District.
- (8) Violations of the town's adopted Social District Management and Maintenance Plan may be assessed as a misdemeanor pursuant to this section, a civil penalty in accordance with Section 1-6 of the town Code of Ordinances, or a combination of both.

Part 2: REPEAL OF CONFLICTING ORDINANCES

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

Part 3: SEVERABILITY

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

Part 4: INCLUSION IN CODE

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

Part 5: EFFECTIVE DATE

The provisions of this ordinance shall become effective February 18, 2025 in accordance with the laws of the State of North Carolina.

Adopted this, the 18th day of February, 2025.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk



SIP & STROLL

DOWNTOWN HOLLY SPRINGS SOCIAL DISTRICT



Management and Maintenance Plan

TABLE OF CONTENTS

	PAGE
Introduction	3
Management	3
Days and Hours of Operation	4
District Boundary	4
Participating and Non-Participating Locations	5
Social District Requirements	5
ABC Permittee Requirements	5
Patron Requirements	6
Residential Areas	6
Special Events	6
Parking Areas	7

INTRODUCTION

A “social district” is an area where people can walk with open, to-go cups of alcoholic beverages in a contiguous area. A social district may include both indoor and outdoor areas of businesses within the defined district during the days and hours established for the district.

The Sip & Stroll Downtown Holly Springs Social District will allow beer and wine purchased from participating establishments to be consumed within district boundaries, during the times of Monday through Sunday from 11:00 a.m. to 10:00 p.m. Boundaries for the social district will be clearly marked with signage at prominent entrance and exit points of the district.

Visitors to the district are not allowed to bring and consume their own alcoholic beverages. Any alcoholic beverages consumed in the social district must be consumed from the required specially labeled cup. A person cannot pour their wine or beer into any other type of cup or container. Only beer and wine sold by a participating ABC permitted establishment within the district may be consumed in the specially labeled cup – ***liquor may not be consumed outside of the establishment in which it was purchased.***

A person may take their beer or wine into the establishment where they bought it, another participating business that allows the specially labeled cups, or a public, outdoor space within the district's boundaries. **No alcoholic beverages are to be taken into parking areas or in a non-participating business within the parameters of the district unless noted otherwise.** A person is required to dispose of any alcoholic beverage in the person's possession prior to exiting the social district or entering a vehicle.

MANAGEMENT

The Sip & Stroll Downtown Holly Springs Social District will be jointly managed by various Town departments.

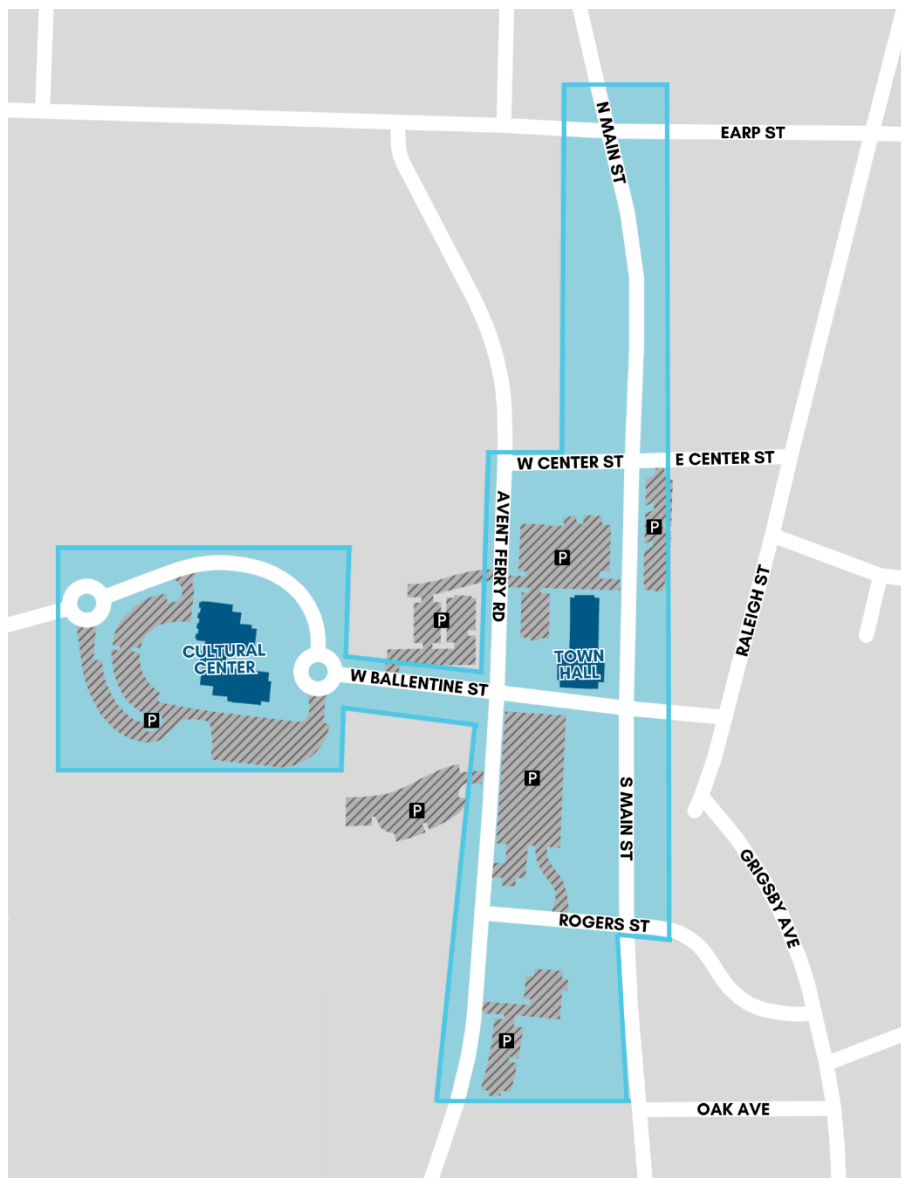
- **Law enforcement** within the social district shall be provided by the Holly Springs Police Department.
- **Sanitation services** within the social district boundaries, including trash removal and litter pick up will be provided by Holly Springs' Parks & Recreation and Public Works Departments. Trash and recycling receptacles will be located within the boundaries of the social district to encourage patrons to properly dispose of their used cups and unconsumed alcohol.
- **Promotion and marketing strategies** for the social district will be developed by the Town. Participants of the social district are to follow the Town marketing and design guidelines.

DAYS AND HOURS OF OPERATION

The social district will operate Monday through Sunday from 11:00 a.m. to 10:00 p.m.

DISTRICT BOUNDARY

The district boundary begins 120 feet north of the Main Street and Holly Springs Road intersection and extends south to Oak Avenue. It is bounded to the west at a point 120 feet from Main Street and to the east to include the Cultural Center property. The exact boundaries are shown in the map below, which the Town may update periodically. This map will be maintained on the Town's website.



PARTICIPATING AND NON-PARTICIPATING LOCATIONS

Businesses located within the social district boundary can decide how they wish to participate within the district. Businesses that have not indicated their social district participation will by default be opted out until indicated otherwise.

- **ABC Permitted Businesses** can participate in the following ways:
 - Selling/serving wine and beer within the social district in a clear cup with the social district beverage sticker.
 - Allowing or prohibiting social district beverages from other establishments on the premises of their business.
- **Non-ABC Permitted Businesses** can decide whether or not to allow social district beverages from other permitted establishments on to the property of their business.

Business decals will be displayed to indicate the businesses' participation status:

- **Beverages Welcome:** Indicates that social district beverages are allowed within the business from other permitted establishments.
- **Beverages Sold Here:** Indicates that social district beverages are sold/served at the business.
- **Please No Beverages:** Indicates that social district beverages are not allowed within that business.

SOCIAL DISTRICT REQUIREMENTS

Under North Carolina law, an alcoholic beverage purchased for consumption in the social district must:

- Be consumed in the social district.
- Be disposed of before exiting the social district unless entering a business within the social district that allows alcoholic beverages to be brought inside the business.

ABC PERMITTEE REQUIREMENTS

Under North Carolina law and Holly Springs' social district ordinance, a permittee located and selling alcoholic beverages within the social district must meet the following requirements:

- Only sell and serve alcoholic beverages on its licensed premises.
- Only sell beer and unfortified wine for consumption off its premises within the social district in a container that meets all the following requirements:
 - The container clearly identifies the permittee from which the beer or wine was purchased.

- The container clearly displays the official Town social district logo in which it will be consumed.
- The container displays, in no less than 12-point font, the statement, "Drink Responsibly – Be 21."
- The container shall not hold more than 16 fluid ounces.
- The container is not comprised of glass.

A permittee located and selling alcoholic beverages within the social district should meet the following requirements:

- Write the name of the business and the date/time of when the beverage was served on the social district beverage sticker.

PATRON REQUIREMENTS

The possession and consumption of an alcoholic beverage in a social district is subject to all the following requirements of North Carolina law:

- Only alcoholic beverages purchased from a permittee located in the social district may be possessed and consumed.
- Alcoholic beverages must:
 - Only be in a designated, specially labeled social district cup.
 - Only be possessed and consumed during the days and hours set by the Town of Holly Springs:
 - Monday to Sunday: 11:00 a.m. to 10:00 p.m.
- A single patron cannot be sold or delivered alcoholic beverage drinks in excess of two alcoholic beverage drinks at one time which contains beer or wine.
- A person must dispose of any alcoholic beverage before exiting the social district unless entering a business within the social district that allows alcoholic beverages to be brought inside the business.

RESIDENTIAL AREAS

The designated social district boundary includes public areas such as sidewalks, streets, other municipal spaces, and private businesses as outlined in the official boundary map. **Residential areas are not included.**

SPECIAL EVENTS

A special event located within a social district may apply for a permit from the ABC Commission to sell alcohol within its event area. According to ABC Commission staff, a permitted special event can participate in a social district if it complies with all applicable North Carolina laws, including allowing social district beverages to be

carried into and out of the event area. However, participation in the social district is at the discretion of the event organizer. This means that while a permitted special event may choose to allow social district beverages within its footprint, it is not required to do so.

For permitted special events that choose not to participate in the social district, the event organizers are responsible for providing the necessary signage noting outside beverages are not allowed within the event's footprint.

PARKING AREAS

While parking areas are not included in the designated social district, the Town reserves the right to temporarily activate parking areas for Town-sponsored events. During such activations, the Town may permit the consumption of alcoholic beverages in accordance with all applicable laws and regulations. Any temporary activation of parking areas within the social district shall be subject to approval by the Town and communicated in advance.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

New Business

Title: Midterm Appointment to Parks and Recreation Advisory Committee

Strategic Priority Area: Vibrant Community

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Appoint a person to serve on the Parks and Recreation Advisory Committee for a term ending June 30, 2027.

Explanation:

- The Parks and Recreation Advisory Committee consists of nine members serving three-year terms.
- New appointments were made in May, but one appointee has resigned.
- After advertising on the Town's website, through social media and other means, the Clerk's office received five applications for the opening.

Background:

- The Parks and Recreation Advisory Committee (PRAC) was created to advise the Council and serve as a liaison between town officials and the citizens of Holly Springs and the surrounding area on issues relative to parks and recreation.
- The PRAC serves at the pleasure of the Town Council.

Funding Source(s):

N/A

Attachment(s):

1. Combined applications
2. PRAC midterm map

Application to Serve on Parks & Recreation Advisory Committee



Applicant Information

Please select one: *

☒ New applicant, never served on the Committee

☐ Current member, reapplying for a second term

First Name *

Will

Last Name *

Ulmer

Email *

wm.ulmer3@gmail.com

Address *

Street Address

504 Quaker Meadows Court

Address Line 2

City

Holly Springs

Postal / Zip Code

27540

State / Province / Region

NC

Country

United States

I reside within the *

☒ Corporate limits of Holly Springs

☐ Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *

6 years

Subdivision *

If you do not reside within a subdivision, please enter N/A.

12 Oaks

Home/Cell Phone *

919-889-8356

Work Phone *

919-889-8356

Current Employer *

FlexTrack

Job Title/Occupation *

Director of Solution Design

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Ulmer_Resume_(9.6.2024).pdf

254.89KB

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. *

Growing up in Raleigh, NC having access to the Parks and Recreation opportunities that I did shaped my childhood in numerous positive ways. It was where I was introduced to sports that I am still passionate about to this day. The multiple parks that surrounded the area were instrumental to the passion I have for the outdoors. I feel compelled to give back to my community in hopes that I could provide the same type of positive experiences that the Parks and Recreation of Raleigh gave to me. I want to see my children and the children of Holly Springs grow up with the benefit of access and availability that will hopefully help shape their future.

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings. *

I currently am a volunteer head coach for my daughters soccer team through Holly Springs Parks and Rec and I am a volunteer assistant coach for her basketball team as well. I also serve on the board for Downtown Alive Holly Springs.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed? *

If appointed I hope to help continue the success of the Parks and Recreation department in Holly Springs. I believe that we are well on our way to creating something special within our community and I would like the opportunity to continue to drive that forward. I believe the responsibilities of this committee is to help ensure that our community is continuously being provided the opportunities to grow and thrive through recreation opportunities and through the access of the outdoor environments. I see this committee as being a voice for the community to ensure that this access and availability are continuously met.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

☐ Yes

☒ No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy? *

☐ Yes

☒ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the committee as assigned. *



Date *

12/30/2024

Time *

11:52:19 AM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

Sarah Lawson / Chris Champion

WILLIAM J. ULMER, III

Holly Springs, NC | 919-889-8356 | wm.ulmer3@gmail.com | [LinkedIn](#)

SUMMARY

Strategic, compliance-focused, and results-driven Sr. Manager, Contingent Workforce Program and SIA Certified Contingent Workforce Professional (CCWP) recognized for 15+ years of workforce planning and recruiting experience across the sports betting, games and entertainment, public services, technology, and biopharmaceutical industries.

- Excels at managing contingent labor business support functions, including resource tracking, compliance, reporting, and risk management, ensuring alignment with regulatory, policy, and business needs.
- Proven track record of developing and implementing strategies for integrating new compliance activities into ongoing operations, serving as a subject-matter expert in policies and regulatory topics impacting contingent labor.
- Skilled in managing programs and projects related to policy and regulatory compliance, establishing credible relationships with internal clients and business leadership, and providing active coaching and mentoring to junior staff.

SKILLS

- | | | |
|-----------------------------------|----------------------------------|---|
| - Contingent Workforce Management | - Talent Acquisition/Integration | - VMS/MSP Relationship Management |
| - Compliance Strategy | - Policy Implementation | (VNDLY, Fieldglass, Beeline, FlexTrack) |
| - Risk Management | - Change Management | - Project Management |
| - Resource Tracking | - Training and Communications | - Coaching and Mentoring |
| - Workforce Analytics | - Trusted Advisor | - Strategic Planning |

EXPERIENCE

FanDuel

Sr. Manager, Contingent Workforce Program

New York, NY

November 2023 – September 2024

Contingent Workforce Program Development & Strategy

- Built FanDuel's first generation Global Contingent Workforce Program framework from the ground up, defining strategy & implementation plans.
- Drove organizational alignment by advocating for program adoption among key stakeholders, providing clear guidance and support to ensure consistent application of program requirements.
- Continuously improved program processes by reviewing and refining procedures from onboarding to offboarding, increasing efficiency and satisfaction among key business stakeholders.
- Provided training and support to hiring managers and other stakeholders on best practices for engaging and managing contingent workers, fostering a culture of compliance and excellence.

Compliance & Risk Management

- Monitored industry trends and legal requirements, ensuring the program remained compliant and effective in an evolving regulatory landscape.
- Collaborated with internal stakeholders, including Legal, Compliance, Tax, and Procurement, to ensure adherence to labor laws, tax regulations, immigration requirements, and data privacy standards, mitigating potential risks.
- Established compliance and reporting mechanisms to track and analyze contingent worker utilization and performance, driving data-informed decision-making and program optimization.
- Conducted audits and compliance reviews to identify and address potential risks, ensuring continuous adherence to internal policies and external regulations.

Technology Integration & Vendor Management

- Integrated emerging technology solutions to enhance the efficiency and accuracy of end-to-end program management, reducing manual processes and increasing productivity.
- Implemented standardized onboarding and offboarding processes, conducting regular evaluations to optimize the utilization and performance of contingent workers, leading to enhanced workforce efficiency.
- Leveraged data analytics to evaluate program impacts, keeping stakeholders informed and guiding future enhancements to meet business needs.
- Identified, evaluated, and managed relationships with vendors, staffing agencies, and other third-party service providers, ensuring high-quality service delivery and cost-effectiveness.

Epic Games

Sr. Manager, Contingent Workforce Program

Cary, NC

January 2022 – October 2023

Program Development and Strategy

- Owned the design, development, and strategic roadmap of Epic Games' first-generation Contingent Worker Program, earning recognition from Staffing Industry Analysts as a *Contingent Workforce Program Game Changer in 2023*.
- Developed and designed Contingent Labor Policy, Workforce Engagement types and categories, Supplier engagement strategies, and Independent Contractor (IC/1099) evaluation and compliance as the designated subject matter expert.

- Cultivated relationships across key business units and stakeholders to drive adoption of a Contingent Labor Program Strategy, addressing key pain points within the business focusing on Worker Visibility, Cost Visibility, and Legal/Business Risk Mitigation.
- Consolidated all Contingent Labor onboarding into one centralized location, leveraging the VMS tool's data analytic capabilities to gain insights into Epic Games' expansive (10K+ workers) global contingent worker population.

Technology Integration and Process Improvement

- Managed the implementation of VNDLY (VMS) and Monument Consulting (MSP), completing the project under budget and ahead of schedule.
- Purpose-built the program to leverage data analytic capabilities of the VMS tool, providing a deep understanding and visibility into contingent labor usage and performance.
- Streamlined contingent workforce processes to improve efficiency and reduce manual efforts, enhancing overall program effectiveness.
- Continuously evaluated and optimized workforce engagement strategies and tools to align with evolving business needs and industry best practices.

Risk Management & Vendor Relationship Management

- Provided guidance and support to internal stakeholders, fostering collaboration and alignment with the contingent workforce strategy.
- Led the development of policies and procedures to mitigate risks associated with contingent labor, enhancing overall program compliance.
- Developed strong relationships with vendors and third-party service providers, ensuring high-quality service delivery and cost-effectiveness.
- Led and crafted all RFI and RFP efforts for partner selection, ensuring strategic alignment and value for the organization.

Waste Management

Raleigh, NC

Manager, Contingent Labor Program

June 2019 – January 2022

- Managed a \$200+ million contingent labor budget across 500+ sites in 49 States and Canada, overseeing an average contractor headcount of 4,000+ per week.
- Developed and executed strategies for the management and fulfillment of all contingent labor solutions within Waste Management's portfolio, enhancing workforce efficiency and cost-effectiveness.
- Recognized for the enhanced delivery strategy and fulfillment of contingent labor for the Waste Management Phoenix Open in 2020, achieving the most successful contingent labor utilization in the event's title sponsorship history.
- Spearheaded RFP efforts to enhance and optimize MSP and VMS capabilities, successfully awarding VNDLY as the VMS and Guidant Global as the MSP in Q2 2020.
- Collaborated closely with MSP and VMS partners in the rollout and delivery of strategic initiatives and projects, supporting 85+ suppliers in the Waste Management Contingent Labor Program.

NETAPP

Durham, NC

Program Manager, Alternative Workforce and Residency Staffing

July 2017 – June 2019

- Planned, led, and managed daily operations and project portfolio, successfully fulfilling contract staffing requests for a \$25+ million line of business, ensuring efficient resource allocation.
- Collaborated with Senior Professional Services leadership to develop yearly forecasts, identifying areas for improvement in residency fulfillment and aligning resources with business objectives.
- Provided strategic rate guidance on all requisitions, resulting in a significant year-over-year margin gain on contract residencies, with a 35% average profit margin achieved through new rate guidance implementation.
- Implemented a new fulfillment strategy, reducing average requisition fulfillment time by 10 days, streamlining operations and increasing client satisfaction.
- Worked closely with Managed Service Providers to measure, review, and manage staffing supplier performance, ensuring high-quality service delivery and continuous improvement.

EARLY CAREER

Resource Planner, Clinical Operations Leaders Parexel, Durham, NC	2016 – 2017
Vendor Manager, Contingent Workforce Solutions NNE Pharmaplan, Morrisville, NC	2014 – 2016
Technical Recruiter, National Accounts The Select Group, Raleigh, NC	2013 – 2014
Professional Account Recruiting Manager Aerotek, Raleigh, NC	2010 – 2013

CERTIFICATIONS

Certified Contingent Workforce Professional (CCWP) Staffing Industry Analysts	2019
Strategic Workforce Planning Human Capital Institute	2016

EDUCATION

Bachelor of Science in Business Administration (BSBA), Finance | East Carolina University

Application to Serve on Parks & Recreation Advisory Committee



Applicant Information

Please select one: *

☒ New applicant, never served on the Committee

☐ Current member, reapplying for a second term

First Name *

Gaile

Last Name *

Valcho

Email *

Gailebv@gmail.com

Address *

Street Address

206 Olive Field Drive

Address Line 2

City

Holly Springs

Postal / Zip Code

27540

State / Province / Region

NC

Country

USA

I reside within the *

☒ Corporate limits of Holly Springs

☐ Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *

8.5 years

Subdivision *

If you do not reside within a subdivision, please enter N/A.

Sunset Oaks

Home/Cell Phone *

954 253 8005

Work Phone *

954 253 8005

Current Employer *

HANDS Center For Autism

Job Title/Occupation *

Community Partnership Manager

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Resume 2025 a.pdf

68.17KB

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. *

As a parent raising a teenage son who is autistic, I know firsthand how important inclusivity is for our children. I am the President and Founder of the Holly Springs Autism Acceptance Day event held annually here in our community along with the Holly Springs Police Department. I have spent the last 8 years building community relations and speaking and getting to know families who have loved ones with disabilities. Giving these families a voice on how our beautiful parks, greenways, and greenspaces are developed as our town of Holly Springs grows it extremely important.

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings. *

Currently, I serve as Co-chair for the Family Support Network of UNC and School of Social Work on the advisory board. In addition, I am also a member of the SE Regional Community Advisory Committee through the Department of Health and Human Services, representing Holly Springs. I am also the Founder and President of the Brady Valcho Autism Foundation and a member in good standing of the Holly Springs Chamber of Commerce. I am also a member of the Holly Springs Run Club.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed? *

The town of Holly Springs has exhibited tremendous growth since I first became a resident in 2016. Keeping the integrity of the beauty of our town where we live, work, and play must remain a priority. Parks, greenways, trails, and playgrounds bring people together. I would like to join the committee and continue the important work of maintaining the beauty of these areas that we love but also bring the perspective of inclusion for children to make these spaces and the events in our town accessible for all.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

☐ Yes

☒ No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy? *

☐ Yes

☒ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the committee as assigned. *

Gaile Valcho

Date *

1/11/2025

Time *

6:21:17 PM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

Gaile Valcho

954 253 8005 | Gailev@me.com | 206 Olive Field Drive, Holly Springs, NC 27540

Summary

A highly organized, well-qualified leader with excellent communication, negotiation, and interpersonal skills. Strong strategic planning and organizational skills and knowledge of business management, operational optimization, marketing skills, and organizational growth. Experience working with Boards, community partners, and government and private business leaders. Well-versed in the area of autism and special needs populations. Hardworking and passionate about making a difference in people's lives and ready to help the team achieve company goals through outstanding services.

Experience

HANDS Center For Autism | Raleigh, North Carolina Community Partnership Manager | 10/2021 - Present

Provides support groups and community resources in the triangle area for HANDS Center families and their children

Assisted families with:

IEP questions, letter writing for schools, recreation programs for special needs, camps, and a weekly support group. Responded to customer requests, offering excellent support and tailored recommendations to address needs. Offered customer advice and assistance, paying attention to special needs or wants.

Exhibited high energy and professionalism when dealing with clients and staff. Promoted superior experience by addressing customer concerns, demonstrating empathy, and resolving problems swiftly. Developed highly empathetic client relationships and earned a reputation for exceeding service standard goals.

Attended and chaired monthly board meetings and 2 executive committee meetings, leading to the adoption of an action plan by the board of the Family Services Network of

Developed a better understanding of the company's product offerings, creating greater enjoyment of the store's merchandise

Organized approximately 4 volunteer events that promoted HANDS branding and provided community resources for special needs families.

Brady Valcho Autism Foundation | Holly Springs, North Carolina
President & Founder | 03/2021 - Present

Built productive relationships with industry partners and competitors to support strategic business objectives.

Build relationships with area business to partner with the Holly Springs Autism Acceptance Day Event.

Provides autism training to first responders and law enforcement, schools and businesses on how to engage with the autistic population.

Managed and responded to correspondence and inquiries from customers and vendors.

Maintained strict client confidentiality in personal, telephone, and email interactions to comply with preset standards and regulations.

Participates in community wide events for neurodiverse population

US Biosystems Environmental Labs | Boca Raton, FL
Project Manager | 01/2001 - 12/2024

Maintained responsibility for the management of the highest revenue accounts. Ensured that aims, goals, and objectives were accomplished per outlined priorities, timelines, and funding condition Acted as liaison by providing excellent customer service to both private and public utility companies Negotiated contracts with vendors and clients to ensure quality and meet regulatory standards

Modeled management and organizational skills and multi-tasked and prioritized in a deadline-driven environment. Coordinated daily activity and flow of projects through multiple departments to verify on-time product delivery.

Adhered to industry practices, company standards, and safety protocols at work.

Developed project timelines for product lines from kickoff through production and online content development based on marketplace requirements.

Scheduled and facilitated meetings between project stakeholders to discuss deliverables, schedules, and conflicts. Maintained open communication by presenting regular updates on project status to customers.

Maintained consistent service levels with a 90% customer satisfaction rating

Waste Management, Sustainability Services Maritime Division | Parkland, Florida

Project Manager | 08/2013 - 04/2014

Plans and directs all onsite activities at cruise ship ports in South Florida concerning the removal, transportation, and disposal of hazardous and non-hazardous wastes and other related services following federal, state & local regulations

Serves as liaison between clients and vendors concerning service issues and contract management Maintains pre-established standards for safety and environmental issues

Coordinates logistics for transportation of hazardous and non-hazardous waste from client site including profiling, scheduling, manifesting and physically loading bulk and drum loads

Developed and initiated projects, managed costs, and monitored performance. Identified plans and resources required to meet project goals and objectives. Consult with client to identify, design and implement cost saving opportunities and proposals

Ensure compliance with client and government regulations by performing necessary inspections and reporting Administer client and vendor financial obligations including invoicing, reporting and contracts

Directly supervises 5-10 operation level employees on site.

Monitored project performance to identify areas of improvement and make adjustments.

Coordinated with cross-functional teams to resolve project issues and mitigate risks.

Carnival Cruise Lines | Miami, Florida

Environmental Superintendent | 07/2001 - 04/2006

Supervised all environmental policies and procedures for 7 ships in Carnival Cruise Lines Fleet.

Ensure that applicable environmental laws and regulations are fully implemented aboard assigned ships.

Conducted ship environmental audits and due diligence for all shore- side waste vendors.

Audited hazardous waste management facilities and Waste Accumulation Areas for compliance with EPA regulations.

Provided all technical assistance for waste stream sampling and analysis

Directed preparation of individual ships for issues including waste minimization, hazardous waste storage, chemical storage and recycling.

Participated in all wet/dry dock environmental management activities of assigned ships.

Approval of environmental requisitions through Carnival Cruise Lines' INFO SHIP data base.

Management of Carnival's donation program to minimize waste and cost of disposal, thereby increasing revenue.

Responsible for fleet Legionella- mitigation sampling program methods and implementation and training for engineer officers.

Responsible for all California annual Hazardous Waste Manifest Fee reports (Schedule A & B).

Participated in all external/governmental environmental audits for assigned ships.

Management and implementation of changes/corrections to Carnival's Safety Management System

Developed emergency sampling kit program fleet-wide.

Monitored priorities and liaised between maintenance team and management, delegating tasks to complete on time. Prepared and submitted reports to demonstrate staff productivity and areas of improvement.

Coordinated with outside vendors to provide supplies and equipment for staff.

Conducted regular audits of public spaces and staff work areas to maximize quality control.

Skills

Microsoft Office IBCCES Autism Certification 2022, Project Management Fundraising Campaigns, Public Speaking, Organizational Leadership, Board Relations and Development, Marketing Strategy, Community Engagement, Client Relationship Management

Education

Autism Certification IBCCES Certification | Raleigh, North Carolina 12/2022

MBA, Florida Atlantic University | Boca Raton, | 05/2003

BA University of Central Florida | Orlando, FL | 05/2001

Application to Serve on Parks & Recreation Advisory Committee



Applicant Information

Please select one: *

☒ New applicant, never served on the Committee

☐ Current member, reapplying for a second term

First Name *

Robert

Last Name *

Fluet

Email *

robbfluet@gmail.com

Address *

Street Address

4805 Sunset Fairways Drive

Address Line 2

City

Holly Springs

Postal / Zip Code

27539

State / Province / Region

North Carolina

Country

Usa

I reside within the *

☒ Corporate limits of Holly Springs

☐ Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *

5 years

Subdivision *

If you do not reside within a subdivision, please enter N/A.

Woodcreek

Home/Cell Phone *

9194440991

Work Phone *

9194440991

Current Employer *

Eaton

Job Title/Occupation *

Senior Program Manager

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. *

I've been a youth coach for over 2 years. I coach the local club track team, and was the Massachusetts Track and Field Coach of the year in 2007 and 2008

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings. *

I have been an HOA president, Social Committee Chair, ARC Member.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed? *

I would like to increase access to existing programs and facilities. I would like to balance the private rentals with more open access to residents. I'd like to see new sports and programs to be catered around all residents, including teens, young adults and 55+.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

☐ Yes

☒ No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy? *

☐ Yes

☒ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the committee as assigned. *



Date *

1/12/2025

Time *

11:31:50 AM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

Application to Serve on Parks & Recreation Advisory Committee



Applicant Information

Please select one: *

☒ New applicant, never served on the Committee

☐ Current member, reapplying for a second term

First Name *

Stacey

Last Name *

Burns

Email *

staceyburns167@gmail.com

Address *

Street Address

696 Skymont Dr

Address Line 2

City

Holly Springs

Postal / Zip Code

27540

State / Province / Region

NC

Country

United States

I reside within the *

☒ Corporate limits of Holly Springs

☐ Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *

six years

Subdivision *

If you do not reside within a subdivision, please enter N/A.

Sunset Ridge North

Home/Cell Phone *

7605055225

Work Phone *

7605055225

Current Employer *

Self

Job Title/Occupation *

Work from Home Mom

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

StaceyBurns_Resume_2024.pdf

68.05KB

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. *

When we moved to Holly Springs, I immediately knew I was home. I simply love it here. It has been so exciting to watch this Town grow and adapt seamlessly to our community's changing needs in the time my family has lived here. As a family, we are BIG fans of the Parks and Recreation Department. From classes to rec baseball teams to summer camps, we've always had wonderful experiences. I would be honored to be a part of the Parks and Recreation Advisory Committee to continue to help our town grow and adapt to support our ever-growing community while maintaining the amazing charm and warmth that made me feel so welcome!

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings. *

In San Diego I was appointed by my City Leadership to the the Citizen's Oversight Committee for the San Diego Unified School District. This Committee worked as a liaison between the school district and the town to ensure that contracts were being fulfilled, budgets were adhered to. We followed each project from start to finish and I gave updates regularly to the City Planner's office as well as the City Council. Serving on that committee helped me understand how crucial good communication is when working with multiple offices. It taught me to reach out in my community to get as many perspectives as I can because, while we are all members of this community, we all have different backgrounds and perspectives that we bring with us... and part of serving the community is making sure that every voice feels heard. I currently serve on the Board of several community organizations both within town and the WCPSS. Much of my volunteering work centers around Community Engagement and Fundraising. Giving my time to these organizations has taught me how crucial it is to do your part within your community. It has taught me that the most important part of community engagement is actively engaging with the community you serve during the entire process and being able to adjust the process and decisions based on the feedback you receive.

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed? *

The role of this Committee is to serve as a liaison between the Town Parks and Recreation Dept and our community. It helps support our Parks and Rec program as it meets the needs of an ever-growing and changing town. It's the responsibility of the committee to have "their finger on the pulse" of Holly Springs so that we are able to give counsel on the best ways to meet those needs. As a member of the Parks and Recreation Committee, my goal would be to represent this community the very best way I can. I would work hard to understand the needs of all of our neighbors and to be their voice. I would also like to help further the communication efforts of the department to engage with the public. Parks and Rec offers SO many wonderful programs, activities, and services, and the more successfully we communicate with the public about them, the better!

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

☐ Yes ☒ No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy? *

☐ Yes ☒ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the committee as assigned. *

Stacey L. Burns

Date *

1/14/2025

Time *

7:24:09 AM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

Word of Mouth

STACEY BURNS

ABOUT ME

I am an educator with a passion for community engagement. I'm looking to become part of a dynamic team that is working to make a positive impact on my community.

CONTACT INFO



Phone

760.505.5225



Email

staceyburns167@gmail.com



Address

696 Skymont Drive
Holly Springs, NC

EDUCATION

Bachelor Of Human Sciences & Services
Early Childhood Education
University of Rhode Island
1996-2000

MY SKILLS/EXPERIENCE

- Event Planning
- Curriculum Design
- Volunteer Management/Engagement
- Project Management
- Graphic Design
- Community Engagement
- Team Building

MY REFERENCE

Donna Friend
RVC - Democratic Party
804.241.1256
djfriend108@gmail.com

Jen Coyle
HSES PTA/ President
757.869.1633
jen.i.coyle@gmail.com

Mike Kondratick
Founder -Relate Advocacy
703.999.2988
jmkondratick@gmail.com

WORK EXPERIENCE

Marketing/Logistics Director Friends of Jack Turnwald

6/2023 - 11/2023

- Planned and Implemented Campaign Events.
- Maintained the campaign volunteer database and communications
- Designed all graphic materials for the campaign - including campaign mailers, yard signage, Web/Social Media graphics, etc.

Board Member - PTA

2014- current

Holly Springs ES, La Mirada ES, Holly Ridge MS

VP of Programs/Engagement

2015-18, 2021-current

Vice President of Fundraising

2021-2023

President (PTO)

2014-2018

- Implemented safety and inclusion initiatives on campus (incl: Weekend Nutritional Program, Alumni college scholarship program, and Good Samaritan Program)
- Educated and engaged with community.
- Facilitated inclusion trainings for staff and community
- Project Lead on both small and large scale fundraising and community engagement events (from 25-800 attendees)
- Ensured adherence to 501C3 nonprofit guidelines in our efforts to support the school community.
- Build and supported a team of over 50 fundraising more than \$75k for the school.

Coordinator - Democratic Party

2016- current

Wake County Democrats

2021-current

San Marcos Democrats

2016-2019

- Led a team of elected officers and over a hundred volunteers through seven years of election cycles.
- Created Graphics for printed and social media & apparel.
- Plan, Budget, and executed fundraisers and events. (from 10-500 attendees)
- Facilitated key trainings for Area and County Team Members and the community at large.

Center Director - ECE

2004-2010

La Petite Academy

2007-2010

Kindercare

2004-2007

Glendale Unified School Program

2000-2004

- Oversaw all daily operation, budget, and P&L monitoring for a large scale Preschool/After School Care Center providing education and care for approx. 200 families.
- Led a team of 30 Teachers and Staff. Including hiring, interviews, PIP processes, Mandated and enrichment trainings, etc.
- Maintained all Employment and Educational files in accordance with our state guidelines.

Student Services

1997-2000

University of Rhode Island

- Served as Lead RA in one of two dedicated Freshman Dorms on campus.
- Created and implemented community enrichment programs for new student and their families.
- Worked as a Campus Tour and Personalized "First Look" Guide for interested students.
- Helped plan and implement a successful Orientation Program for incoming students.
- Served as a liason/mentor to transferring students, leading classes and programs specifically geared to their needs.

Application to Serve on Parks & Recreation Advisory Committee



Applicant Information

Please select one: *

☒ New applicant, never served on the Committee

☐ Current member, reapplying for a second term

First Name *

Yale

Last Name *

Wedig

Email *

ywedig@yahoo.com

Address *

Street Address

229 West Elm Ave

Address Line 2

City

Holly Springs

Postal / Zip Code

27540

State / Province / Region

NC

Country

United States

I reside within the *

☒ Corporate limits of Holly Springs

☐ Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *

7 years

Subdivision *

If you do not reside within a subdivision, please enter N/A.

Advent Acres

Home/Cell Phone *

9194484557

Work Phone *

9194484557

Current Employer *

LYRYSIS

Job Title/Occupation *

IT

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. *

I love living here in Holly Springs. The greenways served me well during the covid lockdown and I would like to see them grow. I believe that I can meet with fellow residents and bring their goals and concerns to the larger group. Parks and Recreation plans are growth decisions and I feel they can have a healthy and positive outcome for our community.

List any current or past volunteer activities including experience you have serving on boards or committees related to municipal governments. If you're a current member (applying for a 2nd term) please list out your involvement on the Committee during your 1st term beyond attending monthly meetings. *

Spring 2024 Citizen Police Academy graduate

What do you see as the responsibilities of this committee and what do you hope to accomplish if appointed? *

The committee is a link between the citizens and the Town Council (Parks & Recreation Department). I would like to continue the great work the town has already achieved building parks and greenways. I hope to accomplish helping to build a greater connectivity between our parks and schools.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

☐ Yes

☒ No

Have you taken the opportunity to attend any committee meetings prior to the notice of this vacancy? *

☐ Yes

☒ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge. I also understand that I will be required to be available to attend meetings of the committee as assigned. *

Yale F. Wedig Jr

Date *

1/19/2025

Time *

5:28:01 PM

This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

This application is subject to disclosure under the North Carolina Public Records Law (NCGS 132-1).

How did you find out about these opportunities?

<https://www.hollyspringsnc.gov/>

PRAC Applicants & Members

