Town of Holly Springs
Planning Board
7:00 PM **Tuesday, February 25, 2025**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. January 28, 2025 Regular Meeting Minutes

Town Council Meeting Representative

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

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

Development Plans

2. Pine Springs Upper School Development Plan 24-DP-07

Zone Map Change Petitions

3. Graham Wood Rezoning 24-REZ-03

4. Evans Property Rezoning 24-REZ-04

Other Business

5. Town Council Official Action Overview

6. Committee Reports

7. Development Services Report

8. Other Business

Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:
linda.mckinney@hollyspringsnc.us 919-557-3900

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 1.

New Business
Title: January 28, 2025 Regular Meeting Minutes
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve January 28, 2025 minutes.

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. Jan_28_2025_PB_Minutes-DRAFT

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday January 28, 2025 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **January 28, 2025.** At 7:00 p.m. after determining a quorum was present, Chair Rick Madoni called the meeting to order.

Staff Members Present:
Sean Ryan, Planning Manager
Cheryl Caines, Senior Planner
Brett Gosney, Planner II
Catherine Jacobs, Engineering Manager
Elliot Blonshine, Development Review Engineer
Jay Osbourne, Asst. Town Attorney
Nikki St. Pierre, Board Clerk

The Board completed roll call.

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

Members Absent: Josh Prizer

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

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. *November 20, 2024 Minutes*

Motion:
Motion to approve November 20, 2024 Minutes.

Motion by: Joseph Cuccurullo
Second by: Ernie Carpico
*Action: The Planning Board vote in favor of the motion (7-0)**
**Mr. Urquhart was absent from the November 20, 2024 Planning Board meeting and has abstained from the Motion*

Agenda Item #7: Town Council Representative

a. Planning Board Representation for Town Council
   - February 18: Thomas Urquhart
   - March 4: Sara Kempin (Quarterly Meeting)

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9:

a. Carolina Springs Town Center (22-DP-12) – Development Plan

Mr. Gosney presents the Staff report to the Board.

Mr. Blonshine continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Applicant / Speaker:
Andrew Gaittens
Shenandoah Homes
4112 Blue Ridge Rd., Suite 210
Raleigh, NC 27612

David Stallings Owner Shenandoah

The applicant presents to the Planning Board.

Ms. Holder asks if a left Traffic signal will be added to the intersection of Carolina Springs Blvd Old Holly Springs Apex Rd.
Mr. Gaittens confirms a left Traffic signal will be added to this intersection. Confirming it is part of the completion schedule later this year.

Mr. Crandall asks if there will be areas where families can gather, perhaps sit and enjoy.
Mr. Gaittens confirms there are shaded areas with picnic tables, is a dog park on the South side, and other grassy areas throughout the site. Mr Stallings confirms by pointing out on the presentation the open grassy areas on the site.

Mr. Crandall asks about indoor gathering spaces. Perhaps nonprofit organizations, or small groups to meet.
Mr Stallings agrees there is a shortage of spaces like this in Holly Springs, but points to the Innovation area and retail spaces. Confirming they will have the small meeting spaces, once the Ice Plex gets going, hotels will be brought in allowing for these locations.

Mr. Bess asks about the connectors to other parts of Carolina Springs. Will pedestrians be required to walk along the road or will there be internal connectors?
Mr. Jeska (Shenandoah Homes), Village Square section will have connectivity. The idea is to have 10' wide walkways throughout the Town Center section.

Mr. Madoni inquires about the Ice Plex timeline

Mr. David Stallings confirms there is still interest in the Ice Plex and money is being raised.

Motion:
Motion that the Planning Board recommend the Town Council **approve** Development Plan 22-DP-12 for Carolina Springs Town Center, with conditions listed in the staff report.

Motion by: Mr. Urquhart
Second by: Mr. Carpico
Action: The Planning Board voted in favor of the motion (8-0).

Agenda Item #10: Committee Reports

Committee Reports

LUAC (Thomas Urquhart / Rick Madoni)

i. Last meeting: January 7 - *Canceled*
Next meeting: February 4 – MIRA Ridge Rezoning/Subdivision

Tree Advisory Committee (Joanna Holder / Joseph Cuccurullo)

ii. Last meeting: January 8 – *Canceled*
**Tree Pruning Workshop confirmed -*
**Tree City USA confirmed*
Next meeting: April 14

Transit Advisory Committee (Ernie Carpico)

iii. Last meeting: September 17, 2024
Next meeting: TBD (Spring 2025)

b. *Town Council Official Action Overviews*

i. Pine Springs Academy / Holly Springs Business Park PUD Amendment – APPROVED

c. Development Services Report

*Mr Urquhart asks about the Historical Marker program and the status of those applications submitted last year.

Mr. Ryan confirms the Historical markers from 2024 are moving forward. There will be two applications this year and both will be brought forward to the March Planning Board.

d. Other Business

February 25, 2025, Planning Board will be Earnie Carpico's last.

Agenda Item #11: Adjournment

Motion:
Motion to adjourn.

Motion by: Ms. Holder
Second by: Mr. Cuccurullo
Action: The Planning Board voted in favor of the Motion (8-0)
Time: 7:35pm

_____

Nikki St. Pierre
Planning Board Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services
Title: Pine Springs Upper School Development Plan 24-DP-07
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Catherine Jacobs, Development Services

Action(s):

- Recommend the Town Council approve/deny Development Plan 24-DP-07 for Pine Springs Upper School with the conditions listed in the staff report, and to forward the Planning Board Action Report with the recommendation to the Town Council.

Explanation:

- A Development Plan has been submitted to develop a high school, Pine Springs Upper School, in the Holly Springs Business Park.
- The project is located on two parcels of 14.82 total acres, at 420 Green Oaks Parkway.
- The project includes one 3-story building of approximately 121,000 square feet.
- The submitted Development Plan conforms with terms of the recently adopted PUD Amendment as approved by the Town Council in December of 2024.

Staff Recommendation: Approve

Background:

- The Holly Springs Business Park Planned Unit Development was approved by Town Council on October 1, 2002. It was last amended in December 2024, establishing the Innovation and Institutional District, and applying this district to Tract E.
- Tract E includes the two subject parcels under the proposed Development Plan.

Funding Source(s):
N/A

Attachment(s):
1. 24DP07_PineSpringsUpperSchool_StaffReport
2. 24DP07_PineSpringsUpperSchool_Application
3. 24DP07_PineSpringsUpperSchool_Plans

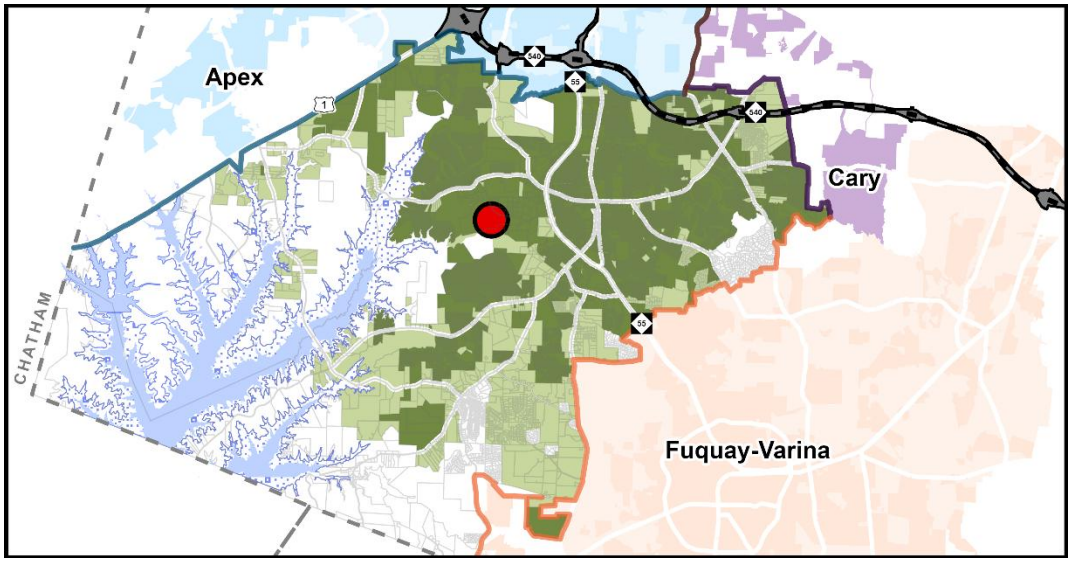
Project Type: Development Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Bruce Friend - Pine Springs Foundation, LLC

Property Address: 420 Green Oaks Parkway

Property Area: 14.82 ac.



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

Project Summary:
A Development Plan for a 121,068 square foot School (K-12) at 420 Green Oaks Parkway. The proposed school is Pine Springs Upper School, a charter high school.

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

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Case Summary

Current Zoning:
PUD – Planned Unit Development

☐ Conditional Zoning District

Current Planned Unit Development:
Holly Springs Business Park

Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Business & Industrial

Staff Analysis:

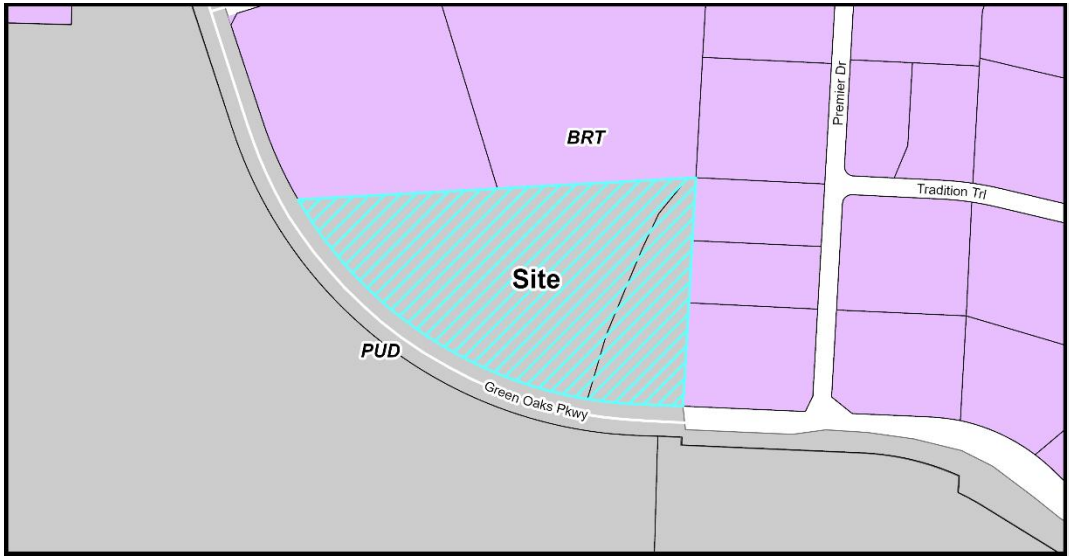
The requested Plan is: ☒ Consistent with Adopted Plans /Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0649120574	PUD	11.64
0649125359	PUD	3.18
	Total Area	**14.82 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

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

Parcel Rezoning History

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

PUD Amendment History

Amendment #1: 08/01/2006	Height Increase in Manufacturing District
Amendment #2: 10/03/2006	Boundaries and District Standards Adjusted
Amendment #3: 07/19/2011	Parcel Addition
Amendment #4: 12/20/2024	New District Established and Applied to Tract E

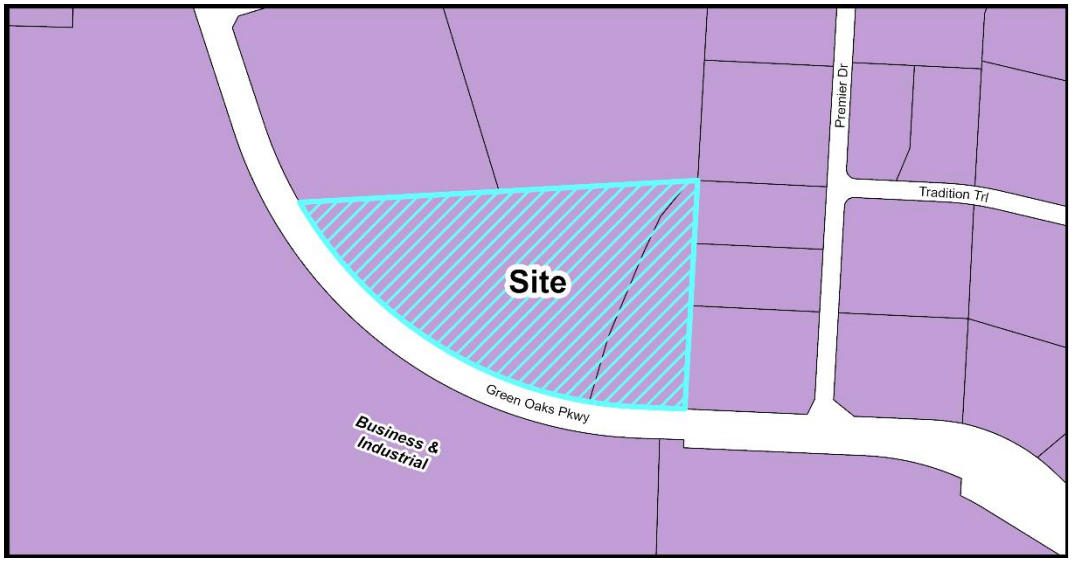
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Business & Industrial

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

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

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

Key Characteristics of Business & Industrial development include:

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

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)

Future Land Use Staff Analysis:

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

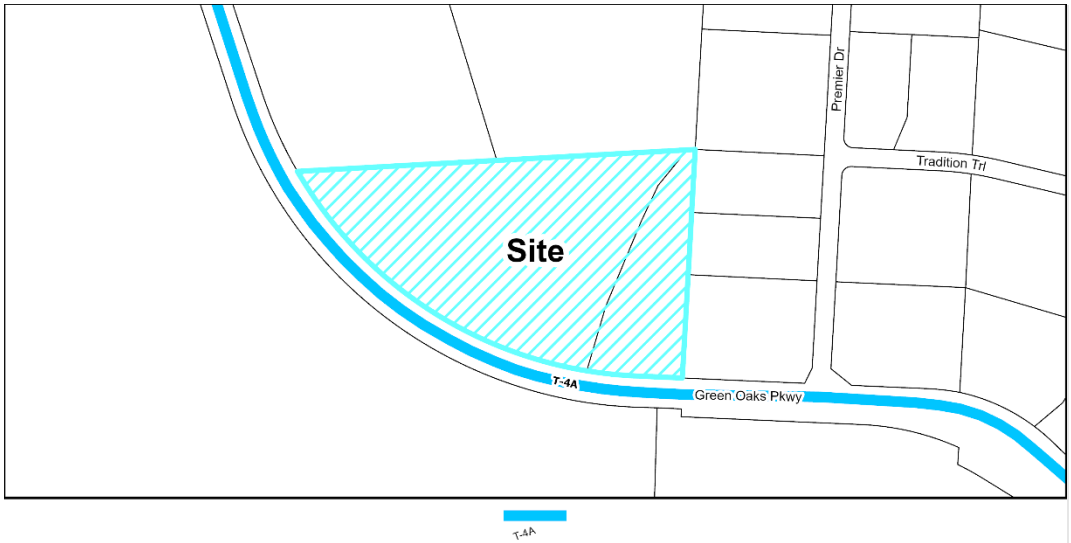
The subject parcels have a Future Land Use designation of Business & Industrial, the same designation applied to the entire Holly Springs Business Park. The proposed Development Plan is for a School (K-12) that may offer a curriculum with industry-specific courses that relate to the overall Business Park and surrounding Life Sciences based employment community. This supports the intent of the Business & Industrial land use designation as it clusters students near employers, providing students with learning opportunities and employers with potential workers. Other Business & Industrial characteristics demonstrated by the proposed Development Plan include appropriate buffering between adjacent uses, and a building scale compatible with the Business Park. Overall, the proposed development plan is consistent with the Land Use & Character Plan.

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

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

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

Improvement Prioritization:
n/a

Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary
A Traffic Impact Analysis (TIA) was completed with the previously approved PUD amendment. A Transportation Verification Memo was submitted with the Development Plan to ensure compliance with the previously approved TIA and associated Transportation Mitigation Agreement (TMA). The completed study outlined several improvements necessary to help mitigate traffic impacts to the surrounding area and each of the following improvements were incorporated into the Development Plan.

Greek Oaks Parkway at Proposed School West Access/Seqirus East Access (unsignalized)
- Limited access to right-in/ right-out/ left-out.
- Extend existing westbound left-turn lane to 300 feet.

Green Oaks Parkway at Proposed School East Access (unsignalized)
- Limited access to right-in/right-out only.
- Construct a westbound right-turn lane of 50 feet.

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

Transportation Staff Analysis:

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

The project has incorporated all traffic mitigation improvements outlined within the approved TIA and TMA and is therefore consistent with the study, the Unified Development Ordinance, and the Comprehensive Plan.

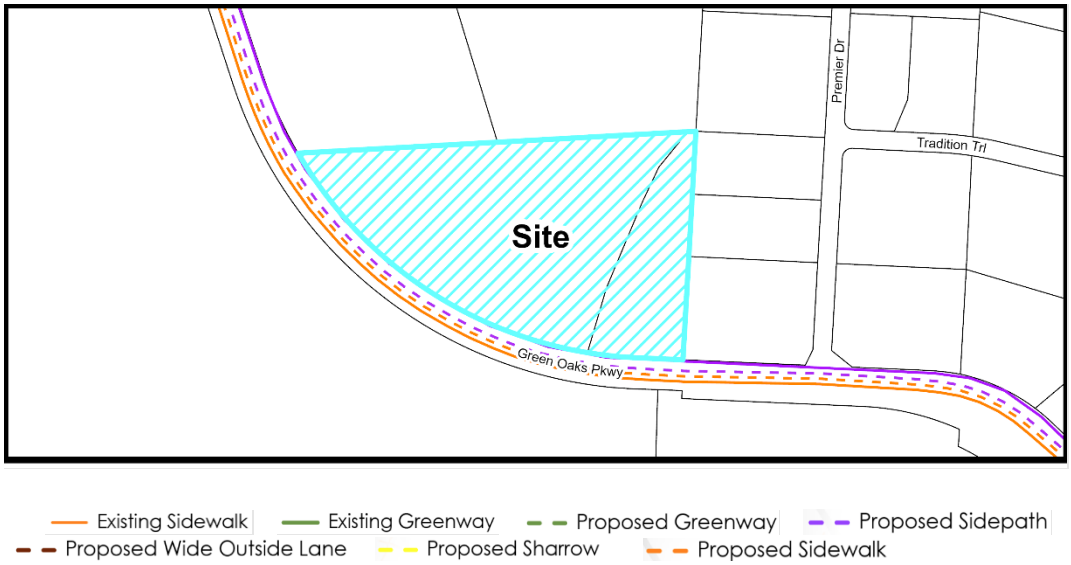
Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

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

Parks, Recreation, & Greenways Summary

The project should retain the existing Sidepath. The site lies outside of a Park Search Area.

Parks, Recreation, & Greenways Staff Analysis:

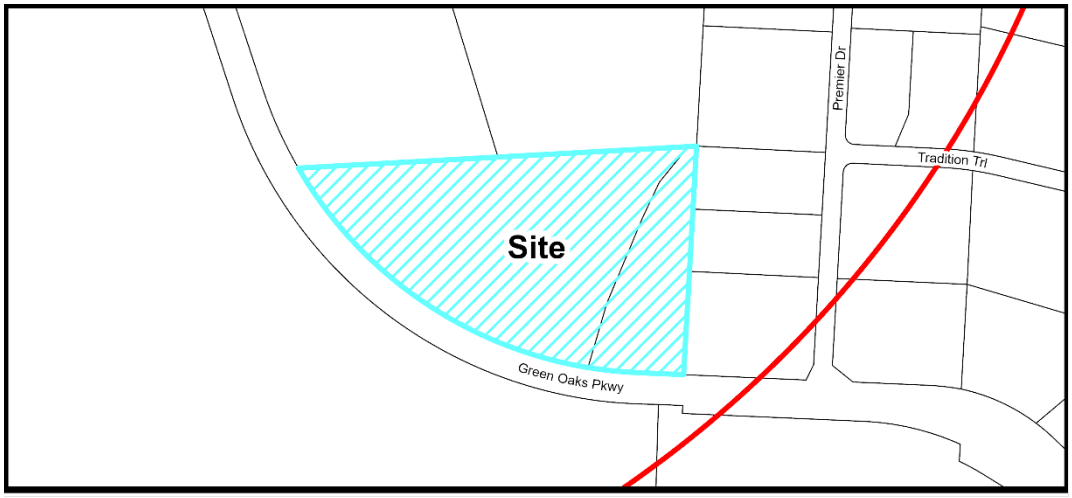
The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation, and Greenways Master Plan.

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

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



Community Facilities Map

WCPSS Coordination

Wake County Public School System (WCPSS) has been informed of the proposed high school.

Community Facilities Plan

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

Community Facilities Staff Analysis:

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

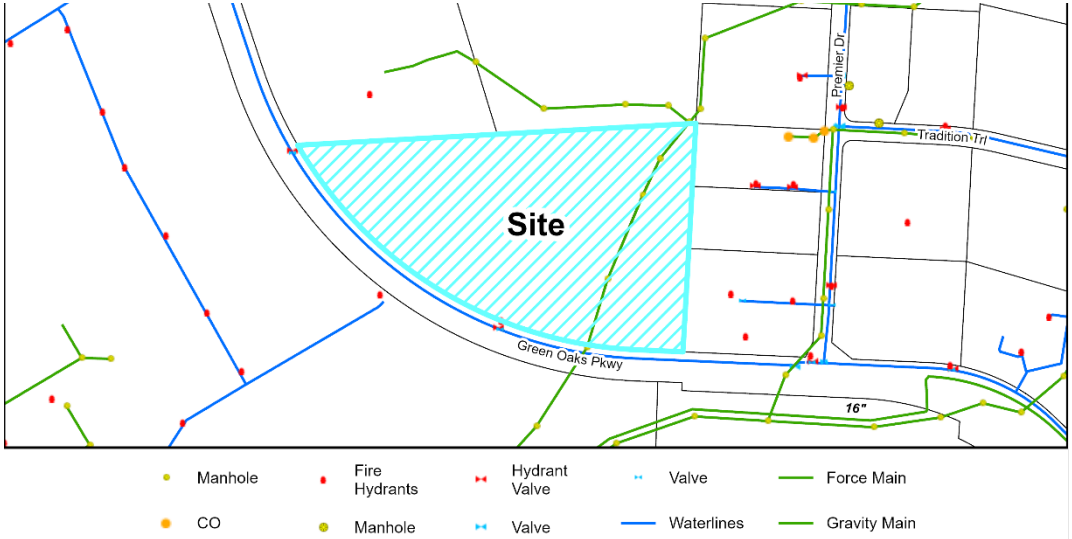
The Development Plan request is consistent with the Community Facilities section of the Comprehensive Plan.

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

Sanitary Sewer:

Sewer service is proposed to tie to existing public sanitary sewer infrastructure crossing the project site.

A sewer study was completed with the previously approved PUD amendment that concluded the existing downstream sewer infrastructure has adequate capacity to support this development. A Sewer Verification Memo was submitted with the Development Plan to ensure compliance with the previously approved sewer study.

Reclaim:

While there is existing reclaim water infrastructure within Green Oaks Parkway, the development is not planning a connection at this time. Because of this, no engineering study was required.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☒ WRMP Applicable
☐ WRMP Not Applicable

☒Tier 1
☐Tier 2
☐Tier 3

Allocation Elements

☐ Public Infrastructure Improvements
☐ Sustainable Design
☐ Work Force Housing
☐ Open Space/Tree Preservation

Water Resource Management Policy Summary
The PUD amendment is subject to the Water Resource Management Policy and Utility Allocation of an additional 7,200 gallons per day was granted by the Town Council with the approval of the PUD amendment on December 17, 2024.

Infrastructure & Utility Staff Analysis:

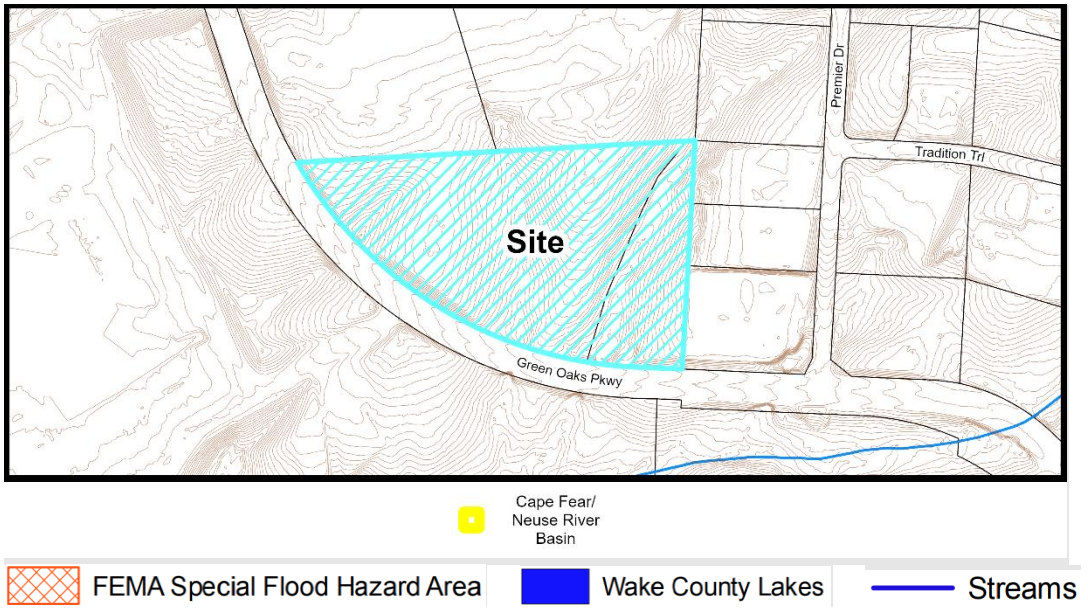
The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan

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

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space 10%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The Holly Springs Business Park PUD Regulations require 10% of Open Space, a 10' Undisturbed Buffer along the northern property line of Tract E, and a 30' Semi-Opaque buffer along Green Oaks Pkwy. The applicant has provided 11.5% (1.71 acres) of tree preservation as open space, preserving the majority of the parcel to the east. Both the 10' Undisturbed buffer and the 30% Semi-Opaque buffer have also been shown on plans.

Stormwater:

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

Natural Resources & Open Space Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan

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

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) and Holly Springs Business Park PUD Regulations that were most recently updated by Amendment 4 in 2024.

Development Standards Summary

Development Standards (Holly Springs Business Park PUD Regulations):

Building Placement	**Standard**	**Proposed**
Thoroughfare Setback (front)	30'	108'
Side/Rear Setback	10'	72'

Building Height	**Standard**	**Proposed**
Maximum Building Height	75'	49.5'

Landscaping (UDO Section 5 & Holly Springs Business Park PUD Regulations):

	Standard	**Proposed Standard**
Perimeter Buffers		
North	10'	10'
East	10'	10'
South/West	30'	30'
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 canopy tree/75 linear ft. or 2 understory tree/ 75' linear ft.	27 Understory Trees
Shrubs	1.5 medium shrubs /5'	302 Medium Shrubs
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	31 Trees/124 Shrubs
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	21 Trees

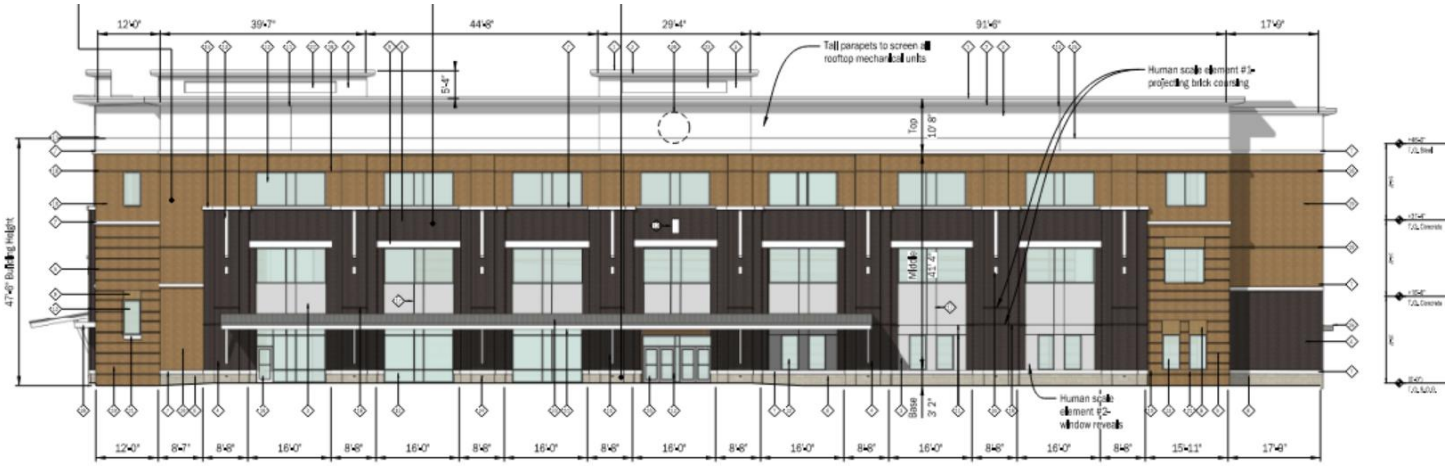
Parking (UDO Section 6):

	Standard	Proposed
Total Parking Spaces	Determined via Parking Study	303 spaces
ADA Parking Spaces	12 spaces	12 spaces
Bike Parking	6 spaces	12 spaces
EV Parking	5% EVSE: 15 15% EVSE Ready: 45	15 spaces 45 spaces

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

	Proposed
Building Design	
Building Materials	Brick, Stone, EIFS
Horizontal Variation	Identified Base, Middle, Top
Vertical Variation	Large Building: Maximum 75' / 18' Provided
Roof Expression	Large Building: Maximum 100' / 92' Provided
Site Design	
Off-street Loading	4,674 Total Queue Length
Pedestrian Access & Circulation	Sidewalks at Two Driveways
Public Realm	Type 1 Materials of 75% of Primary Façade

Primary Elevations



Development Standards Staff Analysis

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

In the previous Major Amendment to the Holly Springs Business Park Planned Unit Development, the Innovation and Institutional District was added to the PUD and applied to this Tract. A School (K-12) is permitted within this district with additional standards, which include several standards related to buffering, on-site stacking of vehicles, and an approved school concept plan. The proposed development plan meets these standards and the intent of the concept plan. The proposed Pine Springs Upper School meets all required development standards of the Holly Springs Unified Development Ordinance and the Holly Springs Business Park Planned Unit Development Regulations.

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

Land Use Advisory Committee Discussion
The LUAC discussed the initial concept for this project on December 5, 2023.
Planning Board Representatives: Thomas Urquhart, Rick Madoni
Town Council Representatives: Mayor Pro Tem Daniel Berry, Council Member-Elect Chris Deshazor

Summary of Discussion:

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

- Total number of students
- Interest from projects such as Amgen, Fujifilm Diosynth Biotechnologies, and CSL Seqirus

- The proposed curriculum
- Transportation/Traffic concerns on Green Oaks Pkwy and neighborhood, possible signalization at site
- Internal pedestrian safety and connection, Bike connections to the site
- Losing an opportunity for a Business Park use
- Adequate parking for a high school facility, in comparison to Holly Springs High School
- Elevations and architecture for a school should be consistent with the Business Park
- Utility & Roadway improvements
- Concerns with chemical storage & hazardous materials near a potential school

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

Meeting Date: 9/10/2024
Summary of Issues:

- A total of 6 attendees were present, including the applicant team. One neighbor expressed their support for the project.

Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

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

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

Action: Development Plan Petition Motion
The Planning Board must make a recommendation to the Town Council on the Development Plan.

Motion to recommend that the Town Council approve / deny Development Plan 24-DP-07 for Pine Springs Upper School as submitted by Bruce Friend with Pine Springs Foundation, LLC, dated Revised 2/12/2025 with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 3/18/2025

Prior to the Legislative Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

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

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

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

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

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

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

DEVELOPMENT 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: Bruce Friend	Company: Pine Springs Foundation, LLC
Mailing Address: 220 Rosewood Centre Drive	
City, State, Zip: Holly Springs, NC 27540	
Telephone: 919-439-9448	E-Mail: bfriend@pinespringsprep.org
Design Professional	
Name: Andrew Petty	Company: Curry Engineering Group, PLLC
Mailing Address: 205 S. Fuquay Avenue	
City, State, Zip: Fuquay-Varina, NC 27526	
Telephone: 919-552-0849	E-Mail: andy@curryeng.com
Developer	
Name: Chris Dell	Company: Cushman & Wakefield
Mailing Address: 1 Fenton Main Street, Cuite 480	
City, State, Zip: Cary, NC 27511	
Telephone: 919-302-4599	E-Mail: chris.dell@cushwake.com
Architect	
Name: Vince Ciccarelli	Company: Insight Architects
Mailing Address: 1307 West Marcherd Street, Suite 108	
City, State, Zip: Charlotte, NC 28208	
Telephone: 704-344-0445	E-Mail: vciccarelli@insightarch.com
Landscape Architect	
Name: Adam Southwell	Company: Southwell Design, PLLC
Mailing Address: PO Box 37178	
City, State, Zip: Raleigh, NC 27627-7178	
Telephone: 919-272-6729	E-Mail: adam@southwelldesign.com
Financially Responsible Party (REQUIRED)	
Name: Bruce Friend	Company: Pine Springs Foundation, LLC
Mailing Address: 220 Rosewood Centre Drive	
City, State, Zip: Holly Springs, NC 27540	
Telephone: 919-439-9448	E-Mail: bfriend@pinespringsprep.org
Property Owner (REQUIRED)	
Name: Bruce Friend	Company: Pine Springs Foundation, LLC
Mailing Address: 220 Rosewood Centre Drive	
City, State, Zip: Holly Springs, NC 27540	
Telephone: 919-439-9448	E-Mail: bfriend@pinespringsprep.org

HOLLY SPRINGS
North Carolina

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	Pine Springs Upper School
PUD/Master Plan or Subdivision	PUD03A04
Shopping Center or Lot #	
Project Location *Use street address. If none, use closest intersection*	420 Green Oaks Parkway
	☑Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0649120574, 0649125359
Real Estate ID	0347152, 1498522
Project Acreage	14.8 Partial Parcel? ☐ Yes ☑ No
Current Zoning	PUD
Proposed Use	School (K-12)
Open Space	☐Dedication ☐Fee-in-lieu ☐Combination ☑N/A
Waivers Requested	☑No ☐Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	TIA = 5/22/24, Sewer = 2/15/24
Sketch Plan Review (pre-submittal) Meeting Date:	10/3/24
Water Resource Management Program (WRMP)	WRMP Priority Level ☑1 ☐2 ☐3 Allocation Request Required

CERTIFICATE OF COMPLETION

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

Signature of Applicant: Bruce Faires Date: 10/10/24

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 will provide a support use to the surrounding properties. This use will strengthen the business and industry community within the Holly Springs Business Park (HSBP) by providing future educated employees through collaborative work/study opportunities.

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 proposed project preserves 3.94 acres of a 14.8 acre site in its natural state. This includes preservation of all natural wetlands and stream buffers. This equated to 26% of the property area which exceeds the maximum requirements of the UDO - Table 4.2-A. Additionally, as a non-residential project, public park land dedication or a fee in lieu of is not applicable.

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 plan has been designed to minimize utility runs and maximize vehicular queue length to avoid any back up onto public right of ways.

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 design for this project provides a high quality, highly attractive educational facility at the forefront of the site while placing parking and drive aisle behind landscaped areas. Circulation for vehicles and pedestrians is efficient and practical.

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

The project provides the business park with a use that is innovative while also upholding the original goals of the HSBP. The project will provide a use that will add creativity and innovation that will help the town build a community attractive to today's businesses and their employees (FLU-14).

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:	9/10/24
Meeting Time:	4 pm
Meeting Location:	PSPA Middle School

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

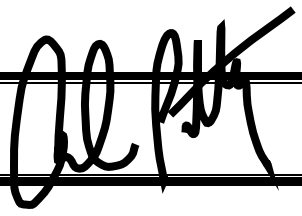
At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

No issues from neighbors. Craig Lechene from Rovis said he was excited for the school to be their neighbor.

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

NONE

Preparer's Signature:  Date: 10/9/24

Pine Springs
PREPARATORY ACADEMY

To: Neighboring Property Owner

From: Pine Springs Preparatory Academy

Date: August 22, 2024

Re: Notice of neighborhood meeting to discuss the Development Petition Plan Submission for the proposed Pine Springs Preparatory Academy High School planned on properties with PINS: 0649120574 & 0649125359

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

The purpose of this meeting is to discuss the Development Petition Submission and gain feedback from the surrounding property owners. Please note this Development Petition submittal and approval of are contingent upon the approval by Town Council of the previously submitted PUD Amendment. Enclosed is a general map showing the subject properties as well as a copy of the proposed concept plan for the high school.

Neighborhood Meeting Details

Location: Pine Springs Prep Academy Middle School – 3rd Floor PBL Space
1729 N Main Street, Holly Springs, NC 27540

Date: Tuesday, September 10, 2024

Time: 4:00pm – 5:00 pm

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

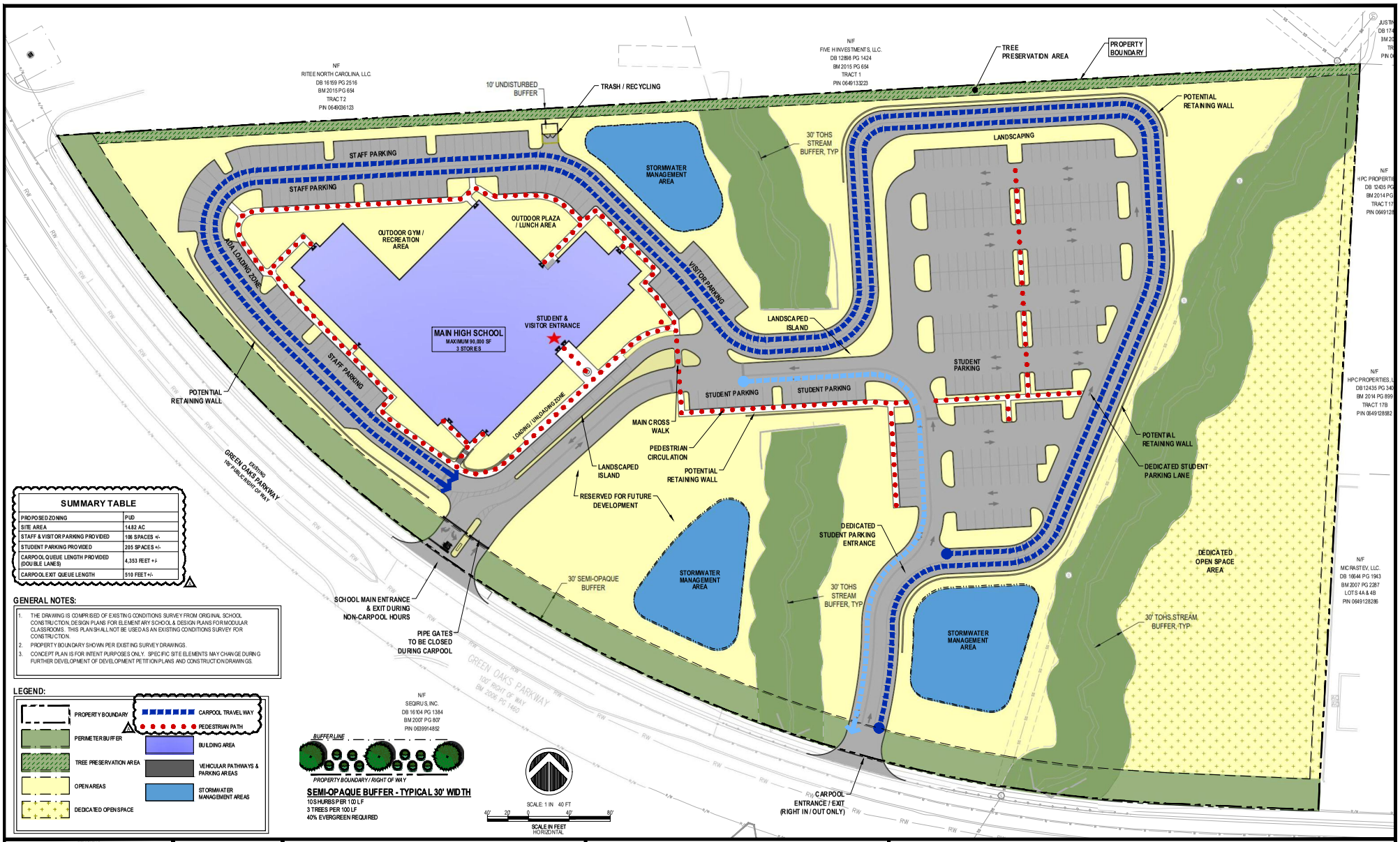
N

0 50 800 1,600

1 inch equals 800 feet

Disclaimer

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



SUMMARY TABLE	
PROPOSED ZONING	PUD
SITE AREA	14.82 AC
STAFF & VISITOR PARKING PROVIDED	106 SPACES +/-
STUDENT PARKING PROVIDED	205 SPACES +/-
CARPOOL QUEUE LENGTH PROVIDED (DOUBLE LANES)	4,353 FEET +/-
CARPOOL EXIT QUEUE LENGTH	510 FEET +/-

GENERAL NOTES:

1. THE DRAWING IS COMPRISED OF EXISTING CONDITIONS SURVEY FROM ORIGINAL SCHOOL CONSTRUCTION, DESIGN PLANS FOR ELEMENTARY SCHOOL & DESIGN PLANS FOR MODULAR CLASSROOMS. THIS PLAN SHALL NOT BE USED AS AN EXISTING CONDITIONS SURVEY FOR CONSTRUCTION.
2. PROPERTY BOUNDARY SHOWN PER EXISTING SURVEY DRAWINGS.
3. CONCEPT PLAN IS FOR INTENT PURPOSES ONLY. SPECIFIC SITE ELEMENTS MAY CHANGE DURING FURTHER DEVELOPMENT OF DEVELOPMENT PETITION PLANS AND CONSTRUCTION DRAWINGS.

LEGEND:

- PROPERTY BOUNDARY
- CARPOOL TRAVEL WAY
- PEDESTRIAN PATH
- PERIMETER BUFFER
- BUILDING AREA
- TREE PRESERVATION AREA
- VEHICULAR PATHWAYS & PARKING AREAS
- OPEN AREAS
- STORMWATER MANAGEMENT AREAS
- DEDICATED OPEN SPACE

REVISIONS		
#	09/09/2024	TOWN OF HOLLY SPRINGS COMMENTS

STATUS
ISSUED FOR REVIEW

DATE: JUNE 27, 2024	HORZ. SCALE: 1" 40'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

CONSULTANT
Curry ENGINEERING
NC LIC. NO. P-0799
T (919) 552-0963
F (919) 552-0343
205 S Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY

PROPERTY INFORMATION
ADDRESS: 420 GREEN OAKS PARKWAY
OWNER: SKIE PROPERTIES TWO, LLC
PIN: 0649120574 / 0649123199
REID: 0347153 / 0439322
ZONING: PUD

CONCEPTUAL MASTER PLAN
PINE SPRINGS HIGH SCHOOL
OVERALL CONCEPT PLAN

C-1.0

C:\USERS\ANDY...CURRY ENGR\DESKTOP\CONCEPT PLAN\C-2.0 OVERALL CONCEPT PLAN.DWG
PLOTTED: 9/10/2024 7:31 PM

301 GREEN OAKS LLC
351 GREEN OAKS PKWY
HOLLY SPRINGS NC 27540-6179

AM 850 LLC
CURTIS MEDIA GRP
3012 HIGHWOODS BLVD STE 201
RALEIGH NC 27604-1031

D'ANDREA REALTY GROUP LLC
1317 KIRKLAND RD STE 104
RALEIGH NC 27603-6801

FOX PROPERTY HOLDINGS LLC
312 MAGNOLIA MEADOW WAY
HOLLY SPRINGS NC 27540-5926

TOWN OF HOLLY SPRINGS
TOWN ATTORNEY
PO BOX 8
HOLLY SPRINGS NC 27540-0008

M & D PACOS HOLDING CO LLC
5004 HANNA LN
FUQUAY VARINA NC 27526-9093

RITEE NORTH CAROLINA LLC
1455 DANNER DR
AURORA OH 44202-9273

SEQIRUS INC
475 GREEN OAKS PKWY
HOLLY SPRINGS NC 27540-7976

PINE SPRINGS FOUNDATION LLC
220 ROSEWOOD CENTRE DR
HOLLY SPRINGS NC 27540-6504

TOWN OF HOLLY SPRINGS
ATTN: GRAYSON TAYLOR
128 S. MAIN STREET
HOLLY SPRINGS NC 27540-6179

HPC PROPERTIES LLC
4312 CLARIDGE CT
APEX NC 27539-5798

FIVE H INVESTMENTS LLC
COLE & ASSOCIATES CPA
2118 ROSALIND AVE SW
ROANOKE VA 24014-1718

MICRASTEV LLC
16160 PANTHEON PASS
DELRAY BEACH FL 33446-2315

FERGUSON ENTERPRISES INC
12500 JEFFERSON AVE
NEWPORT NEWS VA 23602-4314

Curry
ENGINEERING

MEETING SIGN-IN SHEET

Project:	PSPA High School Development Petition	**Meeting Date:**	September 10, 2024
Facilitator:	Andrew Petty / andy@curryeng.com / 919.552.0849	**Place/Room:**	PSPA Middle School

Name	Address	Phone	E-Mail
Andy Petty	205 S. Fuquay Avenue Fuquay-Varina, NC 27526	919-552-0849	andy@curryeng.com
Bruce Friend	220 Rosewood Center Drive Holly Springs, NC 27540	919-802-0832	bfriend@pinespringsprep.org
Vince Cicarelli	1307 West Morehead Street Charlotte, NC 28208	704-344-0445	vciccarelli@insightarch.com
Craig Tucker	220 Rosewood Center Drive Holly Springs, NC 27540	919-802-0832	ctucker@pinespringsprep.org
Craig Lechene	480 Green Oaks Pkway Holly Springs NC	919-740-7399	craig.lechene@iovisys.com
JAMIE MCDONALD	101 BELDENSHIRE WAY HOLLY SPRINGS, NC 27540	919-423-6663	jmcdonald@pinespringsprep.org

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
Pine Springs Foundation, LLC

Information

SosId: 1928336
Status: Active-Not Current ⓘ
Date Formed: 12/18/2019
Citizenship: Domestic
Annual Report Due Date: April 15th
Annual Report Status: Delinquent
Registered Agent: TRIANGLE EDUCATION ORGANIZATION

Addresses

Mailing
220 Rosewood Centre Drive
Holly Springs, NC 27540

Principal Office
220 Rosewood Centre Drive
Holly Springs, NC 27540

Reg Office
220 Rosewood Centre Drive
Holly Springs, NC 27540

Reg Mailing
220 Rosewood Centre Drive
Holly Springs, NC 27540

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Secretary	Chief Executive Officer	Chairman	Treasurer
Sean Coleman	Bruce Friend	Shea Maliszewski	Gregg Sinders
116 Palermo Ct.	333 Chrismill Ln	117 Steep Bank Drive	108 Hardy Ivy Way

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PINE SPRINGS UPPER SCHOOL

TOWN OF HOLLY SPRINGS
WAKE COUNTY, NORTH CAROLINA
DEVELOPMENT PETITION
TOWN OF HOLLY PLANS PROJECT # PLDP202400211/24-DP-07

1st SUBMITTAL TO TOWN OF HOLLY SPRINGS: OCTOBER 11, 2024
2nd SUBMITTAL TO TOWN OF HOLLY SPRINGS: NOVEMBER 22, 2024
3rd SUBMITTAL TO TOWN OF HOLLY SPRINGS: JANUARY 17, 2025
SIGNATURE SET TO TOWN OF HOLLY SPRINGS: FEBRUARY 12, 2025

Developer/Land Owner:
Pine Springs Foundation, LLC
220 Rosewood Center Drive
Holly Springs, NC 27540
919.439.9448 (m)
Contact: Bruce Friend

Surveyor:
Maerstan, PLLC
2411 US 64 Business Hwy West
Pittsboro, NC 27312
919.545.7001 (o)
Contact: x

Landscape Architect:
Southwell Design, PLLC
PO Box 37178
Raleigh, NC 27627
919.272.6729
Contact: Adam Southwell, PLA

Civil Engineering:
The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
910.624.5215 (m)
Contact: Andy Petty, PE
andy@curryeng.com

Architect:
Insight Architects, PA
1307 W. Morehead Street, Suite 108
Charlotte, NC 28208
704.344.0445 (o)
Contact: Vince Ciccarelli, ALI

SITE INFORMATION

PIN:	0649120574 / 0649125359
REID:	0347152 / 0498522
EXISTING LAND AREA:	11.55 AC / 3.27 AC
GROSS LAND AREA:	14.82 AC
WETLAND AREA:	0.10 AC / 0.30 AC
BUFFER AREA:	1.10 AC / 1.21 AC
EXISTING ZONING:	PUD
EXISTING USE:	VACANT
PROPOSED USE:	EDUCATION - PUBLIC SCHOOL
WATERSHED:	NONE
RIVER BASIN:	CAPE FEAR
TOWNSHIP:	HOLLY SPRINGS
LOT SUMMARY	
MAXIMUM PRIMARY BUILDING HEIGHT:	75' (NO PORTION OF ANY BUILDING LOCATED WITHIN THE FIRST 50' FROM A FRONT LINE SHALL BE IN EXCESS OF 45')
MAXIMUM ACCESSORY BUILDING HEIGHT:	45'
PROPOSED PRIMARY BUILDING HEIGHT:	
FRONT (EAST) ELEVATION:	47'-6"
LEFT (SOUTH/GREEN OAKS PKWY) ELEVATION:	47'-6"
REAR (NORTH) ELEVATION:	49'-6"
RIGHT (WEST) ELEVATION:	49'-6"
FRONT SETBACK (GREEN OAKS PARKWAY):	30'
REAR SETBACK:	10'
SIDE SETBACK:	10'
OPEN SPACE SUMMARY	
REQUIRED OPEN SPACE AREA:	1.48 AC (10%)
PROPOSED OPEN SPACE AREA:	1.71 AC (11.5%)
BUILDING SUMMARY	
PROPOSED BUILDING FOOTPRINT:	40,356 SF
PROPOSED BUILDING SQUARE FOOTAGE:	121,068 SF
PARKING SUMMARY	
STAFF/VISITOR PARKING PROVIDED:	116 SPACES
STUDENT PARKING PROVIDED:	187 SPACES
EVSE PARKING	
REQUIRED EVSE PARKING:	15 SPACE (5% OF PARKING)
REQUIRED EVSE READY PARKING:	45 SPACES (15% OF PARKING)
PROVIDED EVSE PARKING:	15 SPACE (5% OF PARKING)
PROVIDED EVSE READY PARKING:	45 SPACES (15% OF PARKING)
REQUIRED ADA PARKING:	12 SPACES (4% OF PARKING)
ADA PARKING PROVIDED:	12 SPACES
STANDARD PARKING PROVIDED (9' X 18'):	303 SPACES
BIKE PARKING REQUIRED:	6 BIKES
BIKE PARKING PROVIDED:	6 U-SHAPED RACKS - 12 BIKES
THIS DESIGN PROVIDES:	
SINGLE QUEUE:	0 FEET
DOUBLE QUEUE:	2,337 FEET
TOTAL QUEUE:	4,674 FEET
CAR POOL EXIT QUEUE LENGTH:	510 FEET
IMPERVIOUS SUMMARY	
TOTAL AREA:	14.82 AC
DRIVES / PARKING AREAS:	4.01 AC
SIDEWALK AREA:	0.39 AC
BUILDING AREA:	0.93 AC
TOTAL PROPOSED IMPERVIOUS AREA:	5.33 AC
TOTAL PROPOSED IMPERVIOUS PERCENT:	36.0%
SEWER FLOW SUMMARY	
AVERAGE DAY DESIGN FLOW:	15,000 GPD ADF (1,000 STUDENTS x 15 GPD/STUDENT)* * SCHOOL WITH CAFETERIA, GYM, & SHOWERS

DRAWING INDEX

C-0.0	COVER SHEET	C-5.3	PARTIAL GRADING AND DRAINAGE PLAN III
C-0.1	CIVIL NOTES	C-5.4	PARTIAL GRADING AND DRAINAGE PLAN IV
C-1.0	EXISTING CONDITIONS PLAN	D-1.0	SITE DETAILS
C-1.1	TREE SAMPLE PLAN	D-2.0	WATER DETAILS I
C-2.0	DEMOLITION PLAN	D-2.1	WATER DETAILS II
C-3.0	OVERALL SITE LAYOUT	D-3.0	SANITARY SEWER DETAILS
C-3.1	PARTIAL SITE LAYOUT I	D-4.0	STORM DRAINAGE DETAILS
C-3.2	PARTIAL SITE LAYOUT II	SW-1.0	SCM DRAINAGE AREA MAP
C-3.3	PARTIAL SITE LAYOUT III	EC-1.0	INITIAL EROSION CONTROL PLAN
C-3.4	PARTIAL SITE LAYOUT IV	EC-2.1	EROSION CONTROL DETAILS I
C-3.5	OVERALL QUEUING PLAN	EC-2.2	EROSION CONTROL DETAILS II
C-3.6.1	GARBAGE TRUCK MOVEMENT	EC-2.3	EROSION CONTROL DETAILS III
C-3.6.2	FIRE TRUCK MOVEMENT	EC-2.4	EROSION CONTROL DETAILS IV
C-3.6.3	SCHOOL BUS MOVEMENT	EC-2.5	EROSION CONTROL DETAILS V
C-3.7	LIGHTING PLAN	EC-2.6	EROSION CONTROL DETAILS VI
C-4.0	OVERALL UTILITY PLAN	L-1.0	OVERALL LANDSCAPE PLAN
C-4.1	PARTIAL UTILITY PLAN I	L-1.1	PARTIAL LANDSCAPE PLAN I
C-4.2	PARTIAL UTILITY PLAN II	L-1.2	PARTIAL LANDSCAPE PLAN II
C-4.3	PARTIAL UTILITY PLAN III	L-1.3	PARTIAL LANDSCAPE PLAN III
C-4.4	PARTIAL UTILITY PLAN IV	L-1.4	PARTIAL LANDSCAPE PLAN IV
C-5.0	OVERALL GRADING AND DRAINAGE PLAN	L-2.0	LANDSCAPE DETAILS
C-5.1	PARTIAL GRADING AND DRAINAGE PLAN I	AC211	EXTERIOR ELEVATIONS
C-5.2	PARTIAL GRADING AND DRAINAGE PLAN II	AC212	EXTERIOR ELEVATIONS
		A571	DUMPSTER ENCLOSURE

CONDITIONS OF APPROVAL:

1. PROVIDE $30,000 FEE-IN-LIEU FOR CROSSWALK, REFUGE ISLAND, AND RECTANGULAR RAPID FLASHING BEACONS (RRFB) ON GREEN OAKS PARKWAY. THIS WILL REQUIRED AT THE TIME OF CIVIL CONSTRUCTION DRAWING APPROVAL.
2. ALL PREVIOUS CONDITIONS OF APPROVAL FOR *PUD* 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.
3. 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.
4. ALL RECOMMENDATIONS FROM THE TRAFFIC STUDY ASSOCIATED WITH THIS PROJECT, MUST BE INCORPORATED INTO THE PLANS. THIS IMPROVEMENTS INCLUDE:
   - STAGGER THE SCHEDULES OF GRADES 9-10 AND GRADES 11-12 BY A MINIMUM OF 30 MINUTES TO REDUCE INTENSITY OF PEAK TRAFFIC VOLUMES.
   - EXTEND WESTBOUND LEFT TURN LANE AT WEST ACCESS TO PROVIDE 300 FEET STORAGE (CURRENTLY APPROXIMATELY 175 FEET STORAGE).
   - IN AFTERNOON, RELEASE STUDENT DRIVERS APPROXIMATELY 10 TO 15 MINUTES PRIOR TO OPENING THE LOADING ZONE TO REDUCE CONFLICTS BETWEEN STUDENT DRIVERS AND PARENT TRAFFIC. NOTE THAT THIS HEAD START GIVEN TO STUDENT DRIVERS SHOULD NOT BE ALLOWED TO DIMINISH THE 30-MINUTE SEPARATION BETWEEN WHEN THE CARPOOL OPENS FOR GRADES 9-10 AND GRADES 11-12.
   - PROVIDE TWO-LANE QUEUE STORAGE ON LOOP ROAD AROUND PERIMETER OF CAMPUS AS SHOWN TO ACCOMMODATE PARENT VEHICLE QUEUES.
   - PROVIDE THREE LANES ON EAST ACCESS, INCLUDING TWO ENTRY LANES AND ONE EXIT LANE.
   - PROVIDE SIGNAGE AND / OR PAVEMENT MARKINGS TO INDICATE STUDENT DRIVER ONLY AND CARPOOL ONLY ENTRY LANES.
   - INSTALL GATES WHERE SHOWN TO REINFORCE PEAK PERIOD TRAFFIC PATTERN.
   - DESIGNATE LOADING ZONE WITH 5 LOADING BAYS, LOADING ZONE SHOULD BE IDENTIFIED WITH 4-INCH WIDE SOLID WHITE PAVEMENT MARKINGS. EACH BAY SHOULD BE A MINIMUM OF 8 FEET WIDE. FIRST AND LAST BAYS SHOULD BE 20 FEET LONG, AND MIDDLE BAYS 28 TO 30 FEET LONG.
   - INSTALL STOP LINE AND "STOP" SIGN AT PARENT LOADING ZONE A MINIMUM OF 20 FEET BEFORE FIRST LOADING BAY.
   - DESIGNATE VISITOR / SHORT-TERM PARKING SPACES AS SHOWN. AT LEAST 10 PARKING SHOULD BE IDENTIFIED BY INSTALLING SIGNS AND/OR PAVEMENT MARKINGS AT THE SPACES TO BE ASSIGNED.
   - PROVIDE RAISED CROSSWALKS WITH APPROPRIATE SIGNAGE TO ENHANCE PEDESTRIAN SAFETY.
   - AT WEST ACCESS, GEOMETRICALLY DESIGN ENTRANCE TO PREVENT LEFT TURN ENTRY AND INSTALL "NO LEFT TURN" SIGNAGE.
   - PROVIDE WESTBOUND RIGHT TURN ENTRY LANE AT EAST ACCESS WITH 50 FEET OF STORAGE AND 100 FEET OF TAPER.
5. ALL SPECIAL STUDIES MUST BE FINALIZED PRIOR TO BEING SCHEDULED FOR TOWN COUNCIL.
6. APPROVAL OF STORMWATER MANAGEMENT PLAN IS REQUIRED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT OR CONSTRUCTION DRAWING APPROVAL.
7. PAYMENT OF THE STORMWATER FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
8. ALL ITEMS LISTED ON THE STORMWATER SUBMITTAL CHECKLIST, FORM #16003, MUST BE INCLUDED WITH THE FIRST CONSTRUCTION DRAWING SUBMITTAL.
9. 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 NCDWQS WEBSITE FOR MORE INFORMATION.
10. 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.
11. 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.
12. 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.
13. LANDSCAPE PLANS FOR GREEN OAKS PARKWAY WILL BE PROVIDED WITH FIRST SUBMITTAL OF CONSTRUCTION DRAWINGS.
14. COMPLETE LIGHTING PLANS WILL BE PROVIDED WITH FIRST SUBMITTAL OF CONSTRUCTION DRAWINGS.

TOWN OF HOLLY SPRINGS NOTES:

PLAN IS SUBJECT TO REVISION DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

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

MONUMENT CONTROL NOTE:

THERE IS NO GEODETIC MONUMENT LOCATED WITH IN 2,000 FEET OF THIS PROPERTY. THE NEAREST MONUMENT IS "LTD" LOCATED AT 35°38'20"N, 78°51'38" W

VICINITY MAP
SCALE: 1" = 1,000'

UTILITY AGENCIES:

WATER & SEWER	NCDENR-DWQ SEWER
TOWN OF HOLLY SPRINGS ENGINEERING DEPT. 128 S. MAIN ST. HOLLY SPRINGS, NC 27540 919-557-3938 CONTACT: MS. KENORA PARRISH, PE	NCDENR RALEIGH REGIONAL OFFICE 3800 BARRETT DRIVE RALEIGH, NC 27609 919-791-4232

NCDENR-PUBLIC WATER SUPPLY
NCDENR DIVISION OF WATER RESOURCES
RALEIGH REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4232

GOVERNING AGENCIES:

PLANNING/ZONING/LANDSCAPE:	STORMWATER
TOWN OF HOLLY SPRINGS PLANNING DEPT. 128 S. MAIN ST. HOLLY SPRINGS, NC 27540 919-557-3908 CONTACT: MS. GINA CLAPP	TOWN OF HOLLY SPRINGS ENGINEERING DEPT. 128 S. MAIN ST. HOLLY SPRINGS, NC 27540 919-557-2921 CONTACT: MR. DARIN EYSTER
ENGINEERING	**EROSION CONTROL:**
TOWN OF HOLLY SPRINGS ENGINEERING DEPT. 128 S. MAIN ST. HOLLY SPRINGS, NC 27540 919-557-3938 CONTACT: MS. KENORA PARRISH, PE	TOWN OF HOLLY SPRINGS ENGINEERING DEPT. 128 S. MAIN ST. HOLLY SPRINGS, NC 27540 919-557-2921 CONTACT: MR. DARIN EYSTER

US ARMY CORPS OF ENGINEERS (USACE)
USACE RALEIGH FIELD OFFICE
3331 HERITAGE TRADE DR. SUITE 105
WAKE FOREST, NC 27587
919-554-4884
CONTACT: MR. JAMES LASTINGER

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: AS SHOWN
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S PETTY
02/12/2025

CONSULTANT
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CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
COVER SHEET

C-0.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-0.0 COVER SHEET.DWG
PLOTTED: 2/12/2025 2:22 PM

GENERAL CONSTRUCTION NOTES:

1. BOUNDARY AND TOPOGRAPHY DATA BY MAERSTAN, PLLC. SURVEY IS REFERENCED TO NC GRID NAD 83. REFER TO EXISTING CONDITIONS PLAN.
2. ALL WORK, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS, LATEST EDITION.
3. ALL WORK, CONSTRUCTION AND MATERIALS WITHIN NCDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2018 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
4. ALL RIGHT OF WAYS SHALL BE PUBLIC.
5. THIS SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA MAPS 3720064900K DATED 7/19/2022.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT RIGHT-OF-WAY. TRAFFIC CONTROL SHALL BE MAINTAINED AT ALL TIMES WITH PROPER SIGNAGE, SIGNALS, LIGHTING, FLAGMEN. ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
7. COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION. THIS INCLUDES APPROVED CONSTRUCTION PLANS, APPROVED EROSION CONTROL PLANS, ENCROACHMENT AGREEMENTS, DRIVEWAY PERMITS, WATER/SEWER PERMITS, ETC.
8. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CONTACT THE NC ONE CALL CENTER AT LEAST 48 HOURS PRIOR TO DIGGING @ 1.800.632.4949. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. THE SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.
9. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY TOWN OR NCDOT DAMAGED PROPERTY. THE CONTRACTOR SHALL REPAIR THE DAMAGED PROPERTY TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE AGENCY HOLDING JURISDICTION AT NO COST TO THE OWNER.
11. ANY DAMAGE DONE TO PRIVATE PROPERTY OWNERS SIGNS, MAILBOX, DRIVEWAY CULVERTS, OR OTHER PROPERTY SHALL BE RESTORED TO ORIGINAL CONDITION.
12. CONTRACTOR IS RESPONSIBLE FOR FENCING AND SECURITY OF HIS LAYDOWN AND STORAGE AREA.
13. CONTRACTOR SHALL KEEP ALL ROADS FREE OF DIRT AND DEBRIS AT ALL TIMES.
14. CONTRACTOR SHALL PROTECT EXISTING PAVEMENTS AND UTILITIES FROM HEAVY EARTH MOVING EQUIPMENT. PROVIDE TRAFFIC CONTROL AND ADEQUATE PROTECTION METHODS AT ALL EQUIPMENT CROSSINGS.
15. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
16. ALL STRUCTURAL FILL MATERIAL SHALL BE FREE OF ALL STICKS, ROCKS, AND CLUMPS OF MUD. ALL ROCKS GREATER THAN 3" DURING EXCAVATION SHALL BE REMOVED.
17. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN AN APPROVED, LEGAL DISPOSAL SITE.
18. CONCRETE SIDEWALKS THAT ARE TO BE REMOVED SHALL BE CUT BACK TO NEAREST EXPANSION OR CONTROL JOINT AND REPLACED WITH 4-INCH CONCRETE SIDEWALK FINISHED TO MATCH EXISTING SIDEWALKS.
19. CONTRACTOR TO COORDINATE WITH TOWN OF HOLLY SPRINGS FOR TEMPORARY WATER NEEDED DURING CONSTRUCTION. IF PERMITTED TO CONNECT TO EXISTING FIRE HYDRANT A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER WILL BE REQUIRED.
20. THE TRANSITION OF PROPOSED ROADWAY TO EXISTING ROADWAY SHALL BE DONE WITH A MINIMUM 8-FT TRANSITION WHERE THE EXISTING PAVEMENT IS MILLED TO A MINIMUM DEPTH OF 1-1/2" AND OVERLAID.
21. ALL PAVEMENT SAW CUTS SHALL BE NEAT, STRAIGHT AND FULL DEPTH.
22. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 140N OR APPROVED EQUAL).
23. ALL EXCESS TOPSOIL AND UNCLASSIFIED EXCAVATION IS TO BE HAULED OFF-SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER TO AN APPROVED NCDENR LOCATION.
24. ALL SITE CONSTRUCTION MUST BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE FOLLOWING STAGES:
    A. COMPLETION OF GRADING SUBGRADE PRIOR TO PLACING STONE BASE.
    B. COMPLETION OF STONE PLACEMENT PRIOR TO PAVING.
    C. FINAL INSPECTION WHEN ALL WORK IS COMPLETE.
25. PRIOR TO PLACING CABC STONE BASE, THE CONTRACTOR SHOULD NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE PROOF ROLL OF THE SUBGRADE. ANY STONE PLACED WITHOUT PRIOR APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBJECT TO RE-CONSTRUCTION IF SUBGRADE DOES NOT MEET TOWN AND NCDOT STANDARDS & SPECIFICATIONS.
26. ALL UTILITY SERVICES, (POWER, TELEPHONE, CABLE, ETC.) ARE PROPOSED TO BE UNDERGROUND. DO NOT SEED OR MULCH DISTURBED AREAS UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE UTILITY SERVICE COMPANIES FOR ANY REQUIRED CONDUITS OR POINT OF CONTACT CONDITIONS.
27. ALL PUBLIC UTILITIES THAT REQUIRE AN ENGINEERING CERTIFICATION MUST BE INSPECTED BY A PROFESSIONAL ENGINEER ON A PERIODIC BASIS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER WHEN INSTALLING UTILITIES FOR PERIODIC INSPECTIONS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER AT THE TIME OF PRESSURE TESTING AND WATER LINE DISINFECTION. THE CONTRACTOR SHALL SUPPLY THE PROJECT ENGINEER PRESSURE TEST RESULTS.
28. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12 INCHES, WHICH EVER IS LESS, CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
29. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
30. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT. PREPARATION OF THE NECESSARY/REQUIRED AS-BUILT PLANS TO BE SUBMITTED TO TOWN OF HOLLY SPRINGS AND/OR ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH RELEASE OF BONDS.
31. THE CONTRACTOR SHALL INCLUDE IN THE PRICE, ANY AND ALL COSTS ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON SITE IF REQUIRED, DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES, UNDERGROUND UTILITIES, ETC. AS REQUIRED FOR AS-BUILT CERTIFICATION.
32. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. NCDOT, TOWN OF HOLLY SPRINGS & CURRY ENGINEERING ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
33. TESTING BY CONTRACTOR: CONTRACTOR SHALL EMPLOY AT HIS EXPENSE AN OUTSIDE INDEPENDENT SOIL TESTING SERVICE (APPROVED BY THE OWNER) TO PERFORM SOIL TESTING AND INSPECTION SERVICE FOR QUALITY CONTROL TESTING DURING EARTHWORK OPERATIONS. COPIES OF RESULTS OF TESTS SHALL BE SUBMITTED BY THE TESTING SERVICE DIRECTLY TO THE CONTRACTOR, THE OWNER, AND THE APPLICABLE APPROVING AGENCY. --THE TESTING SERVICE WILL CLASSIFY PROPOSED ON-SITE AND BORROW SOILS TO VERIFY THAT SOILS COMPLY WITH SPECIFIED REQUIREMENTS AND TO PERFORM REQUIRED FIELD AND LABORATORY TESTING. (MINIMUM REQUIRED SOIL BEARING CAPACITY IS NOTED ON THE STRUCTURAL DRAWINGS). --IN PAVED AND BUILDING SLAB AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 2000 SQUARE FEET OF FILL IN EACH COMPACTED FILL LAYER. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION. --IN FOUNDATION WALL AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH OF FILL IN EACH COMPACTED FILL LAYER, WITH NO LESS THAN TWO TESTS ALONG A WALL FACE. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION.
34. COMPACTION: COMPACT EACH LAYER OF BACKFILL AND FILL SOIL MATERIALS AND THE TOP 12" OF SUBGRADE IN CUT AREAS TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99 FOR STRUCTURES, SLABS, AND PAVEMENTS AND 95% OF MAXIMUM DENSITY FOR EMBANKMENTS OR UNPAVED AREAS. MAX LIFT THICKNESS FOR FILL AREAS IS 8 INCHES.
35. DISTURBED AREA IS IN EXCESS OF 1 ACRE AND FORMAL SEDIMENTATION & EROSION CONTROL PLAN APPROVAL IS REQUIRED AS A CONDITION OF CONSTRUCTION PLAN APPROVAL. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE KEPT ON SITE AT ALL TIMES. THE APPROVED SEDIMENTATION & EROSION CONTROL PLAN SHOULD BE REGARDED AS MINIMUM REQUIREMENTS; ADDITIONAL MEASURES SHALL BE PUT IN PLACE AS NEEDED TO ENSURE THAT NO SEDIMENT IS RELEASED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR PICKING UP AND PAYING FOR GRADING PERMIT ISSUED BY NCDENR LAND QUALITY
36. DESIGN/FIELD CONDITIONS QUITE EASILY MAY VARY FROM THAT REPRESENTED IN THE INITIAL SOILS REPORT AND/OR TOPOGRAPHICAL REPORT. ISOLATED AREAS MAY SHOW UP WEAK AND ADVERSE SOILS OR GROUNDWATER CONDITIONS MAY BE DISCOVERED THAT WERE NOT REVEALED DURING THE INITIAL SOILS INVESTIGATION. THEREFORE, THE OWNER/CLIENT IS TO BE AWARE THAT CURRY ENGINEERING GROUP, PLLC WILL NOT AND CANNOT BE HELD RESPONSIBLE FOR ANY FAILURES TO EITHER A STREET OR PARKING LOT PAVEMENT DESIGN UNLESS WE CAN BE FULLY AND TOTALLY INVOLVED IN THE CONSTRUCTION PROCESS WHICH MAY INCLUDE, BUT MAY NOT NECESSARILY BE LIMITED TO, TESTING SUBGRADE AND BASE DENSITY, ENGAGING THE GEOTECHNICAL ENGINEER FOR THE EVALUATION OF THE SUBGRADE AND FOR THE OBSERVATION OF PROOF ROLLING SUBGRADE AND BASE AT VARIOUS STEPS OF CONSTRUCTION, OPPORTUNITY FOR THE DESIGN ENGINEER TO CALL IN A GEOTECHNICAL ENGINEER FOR CONSULTATION AND ADVICE, ETC. - STEPS WHICH TAKEN ALTOGETHER WITH THE INITIAL DESIGN SHOWN ON THE PLANS, CONSTITUTE THE COMPLETE DESIGN OF THE ROAD, STREET OF PARKING AREA (PRIVATE OR PUBLIC). THE DESIGN ENGINEER MUST BE GIVEN THE FULL LATITUDE AND OPPORTUNITY TO COMPLETE THE DESIGN BY FULLY PARTICIPATING IN THE CONSTRUCTION PROCESS. PLAN DESIGN IS A SMALL PORTION OF THE DESIGN AND CANNOT BE SEPARATED FROM THE CONSTRUCTION PROCESS IF THE OWNER'S/CLIENT'S DESIRE IS TO HAVE THE DESIGN ENGINEER STAND BEHIND THE COMPLETED DESIGNED PROJECT.

GENERAL ABBREVIATIONS:

IDENTIFIER	DESCRIPTION
&	AND
℄	CENTERLINE
⌀	DIAMETER OR ROUND
₹	PROPERTY LINE
-- A --	
ABC	AGGREGATE BASE ASPH
	ASPHALT
AVE	AVENUE
-- B --	
BLVD	BOULEVARD
BLDG	BUILDING
BOC	BACK OF CURB
BW	BOTTOM OF WALL
-- C --	
CB	CATCH BASIN
CI	CURB INLET
CIP	CAST IRON PIPE
CLS	CLASS
CJ	CONTROL JOINT
CO	CLEANOUT
CONC	CONCRETE
-- D --	
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DR	DRIVE
-- E --	
(XX)	EXISTING ELEVATION
E	EAST, EASTING
EL	ELEVATION
EJ	EXPANSION JOINT
EOP	EDGE OF PAVEMENT
EX	EXISTING
EVAP	EVAPORATIVE
-- F --	
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FHA	FIRE HYDRANT ASSEMBLY
FL	FLOW LINE
FT	FOOT OR FEET
-- G --	
G	GAS
GALV	GALVANIZED
GB	GRADE BREAK
GE	GENERAL ELECTRIC
GR	GRADE
-- H --	
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HOV	HIGH OCCUPANCY VEHICLE
HP	HIGH POINT
-- I --	
IAW	IN ACCORDANCE WITH
I.H.	INTERSTATE HIGHWAY
INV	INVERT
-- L --	
LEN	LENGTH
LEV	LOW EMISSION VEHICLE
LF	LINEAR FEET
LP	LOW POINT

IDENTIFIER	DESCRIPTION
-- M --	
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
-- N --	
N	NORTH, NORTHING
NCDENR	NORTH CAROLINA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NTS	NOT TO SCALE
-- O --	
OH	OVERHEAD
OCB	OFF-SET CATCH BASIN
-- P --	
PCC	PORTLAND CEMENT CONCRETE
PE	POLYETHYLENE
PKWY	PARKWAY
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
-- R --	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RPZ	REDUCED PRESSURE ZONE
-- S --	
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDE	SIGHT DISTANCE EASEMENT
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
ST.STL	STAINLESS STEEL
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
-- T --	
TB	TOP OF BARRIER
TC/TOC	TOP OF CURB
TD	TEMPORARY DIVERSION
TH	TEST HEADER
TOP	TOP OF PIPE
TP	TOP OF PAD
TYP	TYPICAL
TW	TOP OF WALL
-- U --	
UG	UNDERGROUND
-- V --	
VEG	VEGETATED
VERT	VERTICAL
-- W --	
W	WEST
W/	WITH
W/O	WITHOUT
-- Y --	
YI	YARD INLET

** ALL SYMBOLS & ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS DRAWING PACKAGE **

BEFORE YOU DIG, CALL 811
NORTH CAROLINA ONE CALL CENTER
www.ncocc.org

REVISIONS

A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024 | HORZ. SCALE: NONE
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
ANDREW S. PETTY — 36823 — ENGINEER — 02/12/2025

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CLIENT
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919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY — A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
CIVIL NOTES

C-0.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-0.1 CIVIL NOTES.DWG
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TREE PRESERVATION NOTES:

SPECIFIC TREE PRESERVATION AREAS ARE NOT PROPOSED AND ARE NOT REQUIRED AS PART OF THIS DEVELOPMENT.

AS A TREE PRESERVATION PLAN IS NOT REQUIRED, SAMPLE AREAS ARE PROVIDED SOLELY TO DEPICT THE EXTENTS OF EXISTING TREES SURVEYED AND INTENTIONALLY PROPOSED TO BE PRESERVED FOR THE PURPOSE OF ACHIEVING BUFFER PLANTING CREDIT.

SAMPLE AREA SURVEYS ARE SHOWN AND USED IN PLACE OF A FULL SITE-SURVEY. REPRESENTATIVE AREAS (20'X20') ARE DEPICTED AND INCLUDE NUMBER OF TREES, SPECIES, AND DIAMETER AT BREAST HEIGHT (DBH). ALL TREES SHOWN ARE OF GENERALLY GOOD HEALTH. SEE C-1.1 FOR TREE SAMPLE AREAS.

AS A TREE PRESERVATION PLAN IS NOT REQUIRED, ADDITIONAL CALCULATIONS TYPICALLY REQUIRED OF THE TREE PRESERVATION PLAN ARE EXCLUDED.

LEGEND:

DB	DEED BOOK		STORM PIPE
BM	BOOK OF MAPS	SS	SANITARY SEWER PIPE
PG	PAGE	W	WATER MAIN
PIN	PARCEL ID NUMBER	SF	SILT FENCE
SF	SQUARE FEET	TP	TREE PROTECTION FENC
AC	ACRES		EASEMENT
	PROPERTY CORNER		PROPERTY BOUNDARY
	SIGN	330	MAJOR CONTOUR
	CATCH BASIN		MINOR CONTOUR
	STORM GRATED INLET		TREE LINE
	FLARED-END SECTION		
	FIRE HYDRANT		
	WATER VALVE		
S	SANITARY SEWER MANHOLE		
	FIBER OPTIC MARKER		
	TELEPHONE PEDESTAL		
	CABLE PEDESTAL		
	LIGHT POLE		
P	POWER PEDESTAL		
E	ELECTRICAL MANHOLE		

GENERAL NOTES:

1. THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY.
2. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY MAERSTAN AND IS NOT A RESULT OF A FIELD SURVEY BY CURRY ENGINEERING. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE SEAL AFFIXED TO THIS SHEET IS ONLY TO CERTIFY INFORMATION PERTAINING TO DEMOLITION ITEMS. THE INFORMATION SHOWN REPRESENTS A FIELD SURVEY CONDUCTED BETWEEN MAY-JUNE 2019.
3. THE ENGINEER UNDERSTANDS THE SURVEY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
   - HORIZONTAL DATUM = NAD83
   - VERTICAL DATUM = NAVD88
4. EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
5. WETLANDS & STREAM SHOWN ON PLAN SURVEYED BY MAERSTAN AS DELINEATED BY SAGE ECOLOGICAL SERVICES, INC AS CONCURRED BY NCDENR & USACE.
6. STREAM AND WETLAND IMPACTS TO BE PERMITTED THROUGH THE US ARMY CORP OF ENGINEERS AND THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES - DIVISION OF WATER RESOURCES. COPIES OF IMPACT APPROVALS TO BE PROVIDED PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS.

Surveyor:

Maerstan, PLLC
2411 US 64 Business Hwy West
Pittsboro, NC 27312
919.545.7001 (o)
Contact: x

SCALE: 1 IN = 50 FT

50' 25' 0 50' 100'

SCALE IN FEET HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING CORPORATION NC LIC. NO. P-0799

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205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

EXISTING CONDITIONS PLAN

C-1.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-1.0 EXISTING CONDITIONS PLAN.DWG
PLOTTED: 2/12/2025 2:22 PM

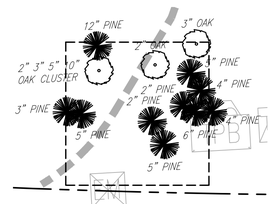
1 / C-1.1 **OVERALL SITE & AERIAL PHOTOGRAPHY**
SCALE: 1"=80'

TREE SAMPLE NOTE:

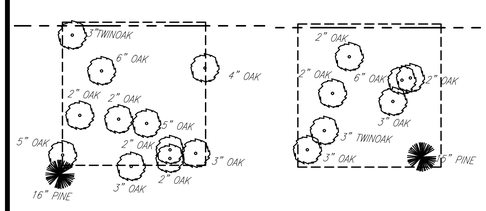
THE 20' X 20' TREE SAMPLE AREAS, PROVIDED BY VILLAGE GREEN LAND DESIGN, ARE REPRESENTATIVE OF THE OVERALL VARIOUS AREAS OF TREE CANOPY THAT EXIST ON THE SITE.

NOTE: DISTANCE "X" FROM TREE SHALL BE A MINIMUM OF 6' OR 1' RADIUS PER 1" OF TREE DIAMETER, WHICH EVER IS GREATER.

1 / C-1.1 **ROOT ZONE PROTECTION**
SCALE: N.T.S

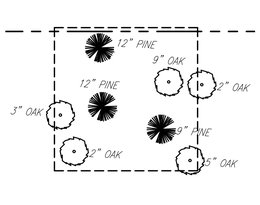


TREE SAMPLE AREA 21

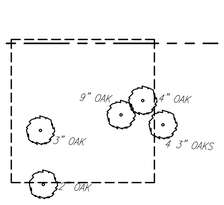


TREE SAMPLE AREA 1

TREE SAMPLE AREA 2



TREE SAMPLE AREA 3



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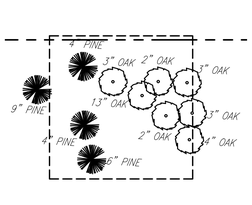
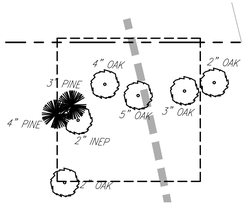


TREE SAMPLE AREA 5



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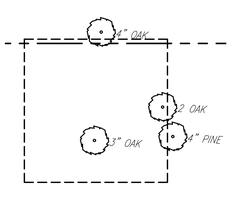

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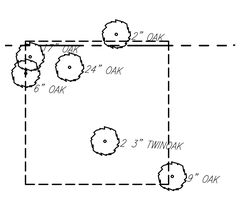

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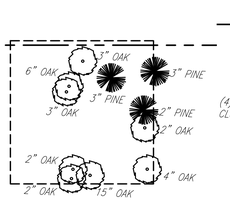

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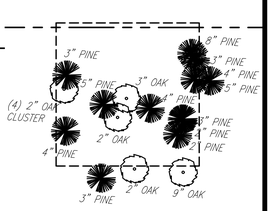
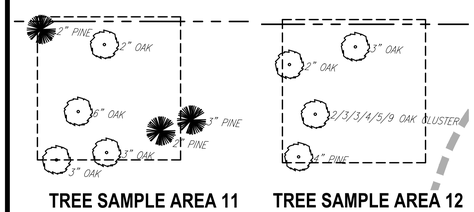
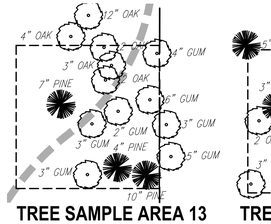


TREE SAMPLE AREA 10



TREE SAMPLE AREA 11

TREE SAMPLE AREA 12



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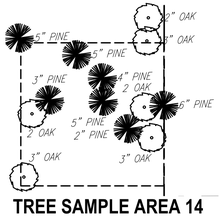
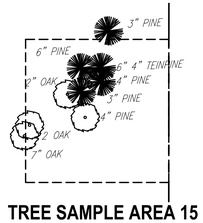
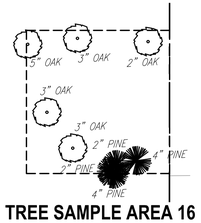


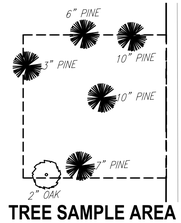
TREE SAMPLE AREA 14



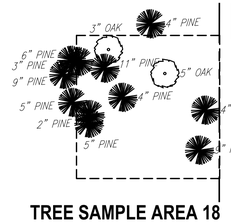
TREE SAMPLE AREA 15



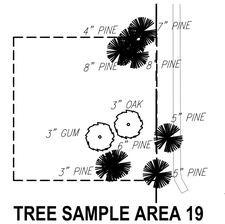
TREE SAMPLE AREA 16



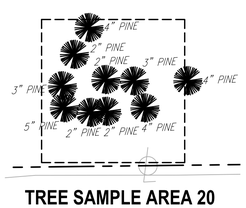
TREE SAMPLE AREA 17



TREE SAMPLE AREA 18



TREE SAMPLE AREA 19



TREE SAMPLE AREA 20

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 10'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA REGISTERED 36823 ENGINEER ANDREW S. PETTY
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 19 NORTH CAROLINA
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Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0341152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

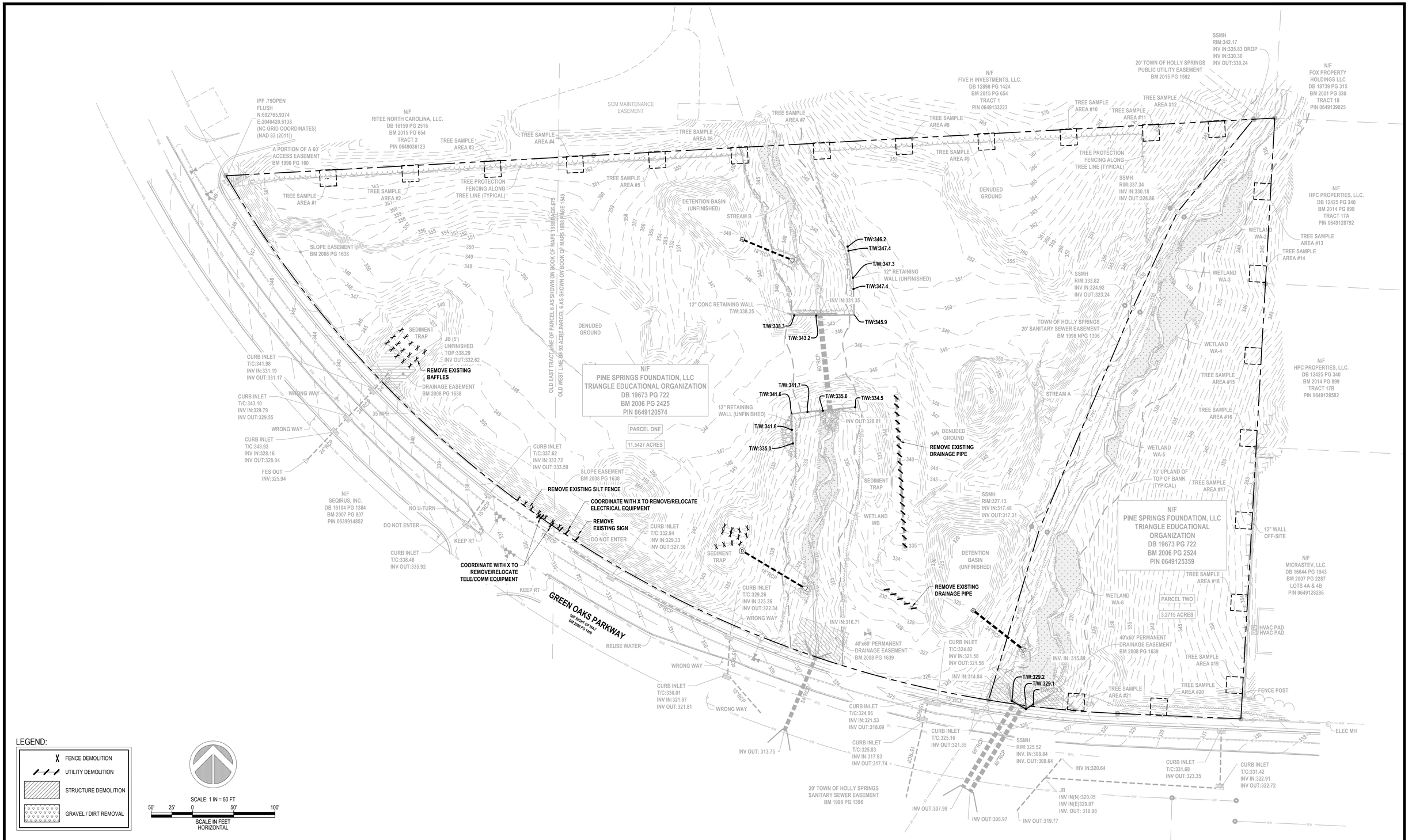
DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

TREE SAMPLE PLAN

C-1.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\SITE\DEVELOPMENT PETITION PLANS\SHEET FILES\C-1.1 TREE SAMPLE PLAN.DWG
PLOTTED: 2/12/2025 2:23 PM



REVISIONS		
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B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING CORPORATION S.E.T. 1.0 NORTH CAROLINA

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Fuquay-Varina, NC 27526

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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

DEMOLITION PLAN

C-2.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066-PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-2.0 DEMOLITION PLAN.DWG
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LEGEND:

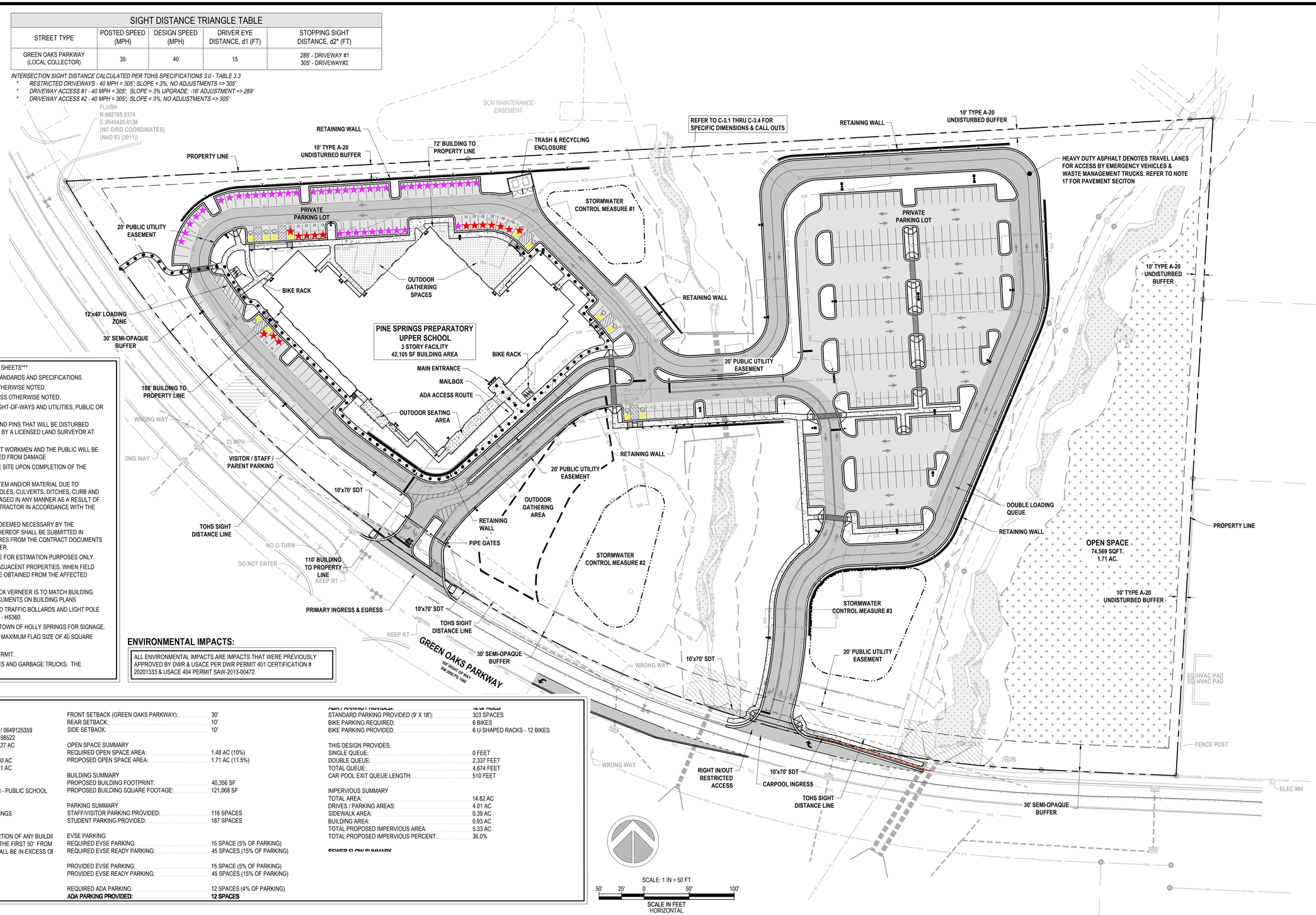
- DOOR LOCATION
- ADA PARKING SPACE
- SITE LIGHTING
- BOLLARD
- CONCRETE WHEEL STOP
- SIGN
- TRAFFIC FLOW ARROWS
- SWING GATES
- SLIDING GATE
- PIPE GATE
- PARKING STRIPE
- CROSS WALK
- BUILDING
- PROPERTY BOUNDARY
- PUBLIC RIGHT OF WAY
- PERIMETER BUFFER
- PUE — UTILITY EASEMENT
- SDE — STORM DRAINAGE EASEMENT
- SCM — SCM ACCESS EASEMENT
- TP — TREE PROTECTION FENCE
- STORMWATER MANAGEMENT AREA
- X — FENCE
- CURB ONLY
- CURB & GUTTER
- SIDEWALK
- OPEN SPACE
- ACCESSIBLE ROUTE
- ADA PARKING
- EV PARKING
- EV READY (EVR) PARKING
- CONCRETE SIDEWALK
- REGULAR DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

SIGHT DISTANCE TRIANGLE TABLE

STREET TYPE	POSTED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE, d1 (FT)	STOPPING SIGHT DISTANCE, d2* (FT)
GREEN OAKS PARKWAY (LOCAL COLLECTOR)	35	40	15	289' - DRIVEWAY #1 305' - DRIVEWAY#2

INTERSECTION SIGHT DISTANCE CALCULATED PER TOHS SPECIFICATIONS 3.0 - TABLE 3.3

- *RESTRICTED DRIVEWAYS - 40 MPH = 305'; SLOPE < 3%; NO ADJUSTMENTS => 305'*
- *DRIVEWAY ACCESS #1 - 40 MPH = 305'; SLOPE > 3% UPGRADE; -16' ADJUSTMENT => 289'*
- *DRIVEWAY ACCESS #2 - 40 MPH = 305'; SLOPE < 3%; NO ADJUSTMENTS => 305'*



GENERAL NOTES:

THE FOLLOWING NOTES SHALL BE RELEVANT FOR ALL SITE LAYOUT SHEETS

1. ALL CONSTRUCTION SHALL BE PER TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
5. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
6. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE
7. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
10. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
12. DUMPSTER ENCLOSURE IS TO MATCH BUILDING MATERIALS. BRICK VERNEER IS TO MATCH BUILDING. FULL DESIGN DETAILS TO BE SUBMITTED AT CONSTRUCTION DOCUMENTS ON BUILDING PLANS
13. PARKING LOT STRIPING SHALL BE WHITE, SIGN POLES BLACK, AND TRAFFIC BOLLARDS AND LIGHT POLE BASES BLACK. ALL STREET SIGNS MUST MEET TOHS STANDARDS - HS360.
14. A SEPARATE SIGN PERMIT WILL HAVE TO BE SUBMITTED TO THE TOWN OF HOLLY SPRINGS FOR SIGNAGE.
15. ANY FLAG POLES SHALL BE NO MORE THAN 30' IN HEIGHT WITH A MAXIMUM FLAG SIZE OF 40 SQUARE FEET. FLAG POLE TO FLY US & NC FLAGS ON ONE POLE.
16. ANY RETAINING WALL OVER 4' TALL WILL REQUIRE A BUILDING PERMIT.
17. ALL DRIVE AISLES WILL BE ACCESSIBLE BY EMERGENCY SERVICES AND GARBAGE TRUCKS. THE MINIMUM PAVEMENT THICKNESS SHALL BE 3" S9.5B AND 8" CABC.

ENVIRONMENTAL IMPACTS:

ALL ENVIRONMENTAL IMPACTS ARE IMPACTS THAT WERE PREVIOUSLY APPROVED BY DWR & USACE PER DWR PERMIT 401 CERTIFICATION # 20201333 & USACE 404 PERMIT SAW-2013-00472.

SITE INFORMATION

PIN:	0649120574 / 0649125359
REID:	0347152 / 0498522
EXISTING LAND AREA:	11.55 AC / 3.27 AC
GROSS LAND AREA:	14.82 AC
WETLAND AREA:	0.10 AC / 0.30 AC
BUFFER AREA:	1.10 AC / 1.21 AC
EXISTING ZONING:	PUD
EXISTING USE:	VACANT
PROPOSED USE:	EDUCATION - PUBLIC SCHOOL
WATERSHED:	NONE
RIVER BASIN:	CAPE FEAR
TOWNSHIP:	HOLLY SPRINGS
LOT SUMMARY	
MAXIMUM PRIMARY BUILDING HEIGHT:	75' (NO PORTION OF ANY BUILDI WITHIN THE FIRST 50' FROM LINE SHALL BE IN EXCESS OI
MAXIMUM ACCESSORY BUILDING HEIGHT:	45'
PROPOSED PRIMARY BUILDING HEIGHT:	
FRONT (EAST) ELEVATION:	47'-6"
LEFT (SOUTH/GREEN OAKS PKWY) ELEVATION:	47'-6"
REAR (NORTH) ELEVATION:	49'-6"
RIGHT (WEST) ELEVATION:	49'-6"
FRONT SETBACK (GREEN OAKS PARKWAY):	30'
REAR SETBACK:	10'
SIDE SETBACK:	10'
OPEN SPACE SUMMARY	
REQUIRED OPEN SPACE AREA:	1.48 AC (10%)
PROPOSED OPEN SPACE AREA:	1.71 AC (11.5%)
BUILDING SUMMARY	
PROPOSED BUILDING FOOTPRINT:	40,356 SF
PROPOSED BUILDING SQUARE FOOTAGE:	121,068 SF
PARKING SUMMARY	
STAFF/VISITOR PARKING PROVIDED:	116 SPACES
STUDENT PARKING PROVIDED:	187 SPACES
EVSE PARKING	
REQUIRED EVSE PARKING:	15 SPACE (5% OF PARKING)
REQUIRED EVSE READY PARKING:	45 SPACES (15% OF PARKING)
PROVIDED EVSE PARKING:	15 SPACE (5% OF PARKING)
PROVIDED EVSE READY PARKING:	45 SPACES (15% OF PARKING)
REQUIRED ADA PARKING:	12 SPACES (4% OF PARKING)
ADA PARKING PROVIDED:	**12 SPACES**
STANDARD PARKING PROVIDED (9' X 18'):	303 SPACES
BIKE PARKING REQUIRED:	6 BIKES
BIKE PARKING PROVIDED:	6 U-SHAPED RACKS - 12 BIKES
THIS DESIGN PROVIDES:	
SINGLE QUEUE:	0 FEET
DOUBLE QUEUE:	2,337 FEET
TOTAL QUEUE:	4,674 FEET
CAR POOL EXIT QUEUE LENGTH:	510 FEET
IMPERVIOUS SUMMARY	
TOTAL AREA:	14.82 AC
DRIVES / PARKING AREAS:	4.01 AC
SIDEWALK AREA:	0.39 AC
BUILDING AREA:	0.93 AC
TOTAL PROPOSED IMPERVIOUS AREA:	5.33 AC
TOTAL PROPOSED IMPERVIOUS PERCENT:	36.0%
SEWER FLOW SUMMARY	

REVISIONS

A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
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PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

OVERALL SITE LAYOUT

C-3.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.0 OVERALL SITE LAYOUT.DWG
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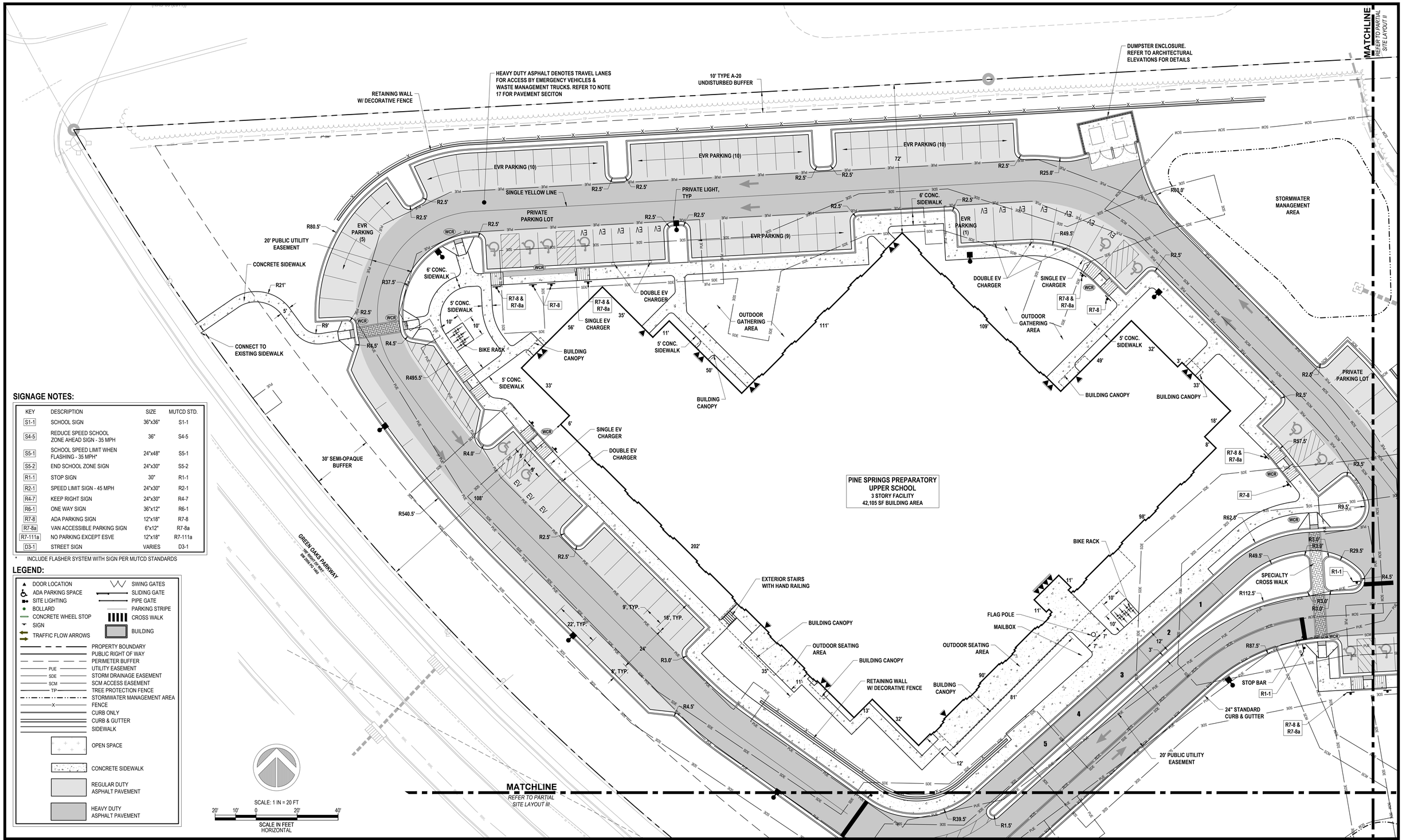

SIGNAGE NOTES:

KEY	DESCRIPTION	SIZE	MUTCD STD.
S1-1	SCHOOL SIGN	36"x36"	S1-1
S4-5	REDUCE SPEED SCHOOL ZONE AHEAD SIGN - 35 MPH	36"	S4-5
S5-1	SCHOOL SPEED LIMIT WHEN FLASHING - 35 MPH*	24"x48"	S5-1
S5-2	END SCHOOL ZONE SIGN	24"x30"	S5-2
R1-1	STOP SIGN	30"	R1-1
R2-1	SPEED LIMIT SIGN - 45 MPH	24"x30"	R2-1
R4-7	KEEP RIGHT SIGN	24"x30"	R4-7
R6-1	ONE WAY SIGN	36"x12"	R6-1
R7-8	ADA PARKING SIGN	12"x18"	R7-8
R7-8a	VAN ACCESSIBLE PARKING SIGN	6"x12"	R7-8a
R7-111a	NO PARKING EXCEPT ESVE	12"x18"	R7-111a
D3-1	STREET SIGN	VARIES	D3-1

* INCLUDE FLASHER SYSTEM WITH SIGN PER MUTCD STANDARDS

LEGEND:

- DOOR LOCATION
- ADA PARKING SPACE
- SITE LIGHTING
- BOLLARD
- CONCRETE WHEEL STOP
- SIGN
- TRAFFIC FLOW ARROWS
- SWING GATES
- SLIDING GATE
- PIPE GATE
- PARKING STRIPE
- CROSS WALK
- BUILDING
- PROPERTY BOUNDARY
- PUBLIC RIGHT OF WAY
- PERIMETER BUFFER
- PUE — UTILITY EASEMENT
- SDE — STORM DRAINAGE EASEMENT
- SCM — SCM ACCESS EASEMENT
- TP — TREE PROTECTION FENCE
- STORMWATER MANAGEMENT AREA
- FENCE
- CURB ONLY
- CURB & GUTTER
- SIDEWALK
- OPEN SPACE
- CONCRETE SIDEWALK
- REGULAR DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 20'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 36823 ENGINEER ANDREW S PETY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING CO. EST. 10 NORTH CAROLINA

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CLIENT

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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL SITE LAYOUT I

C-3.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.1 PARTIAL SITE LAYOUT I.DWG
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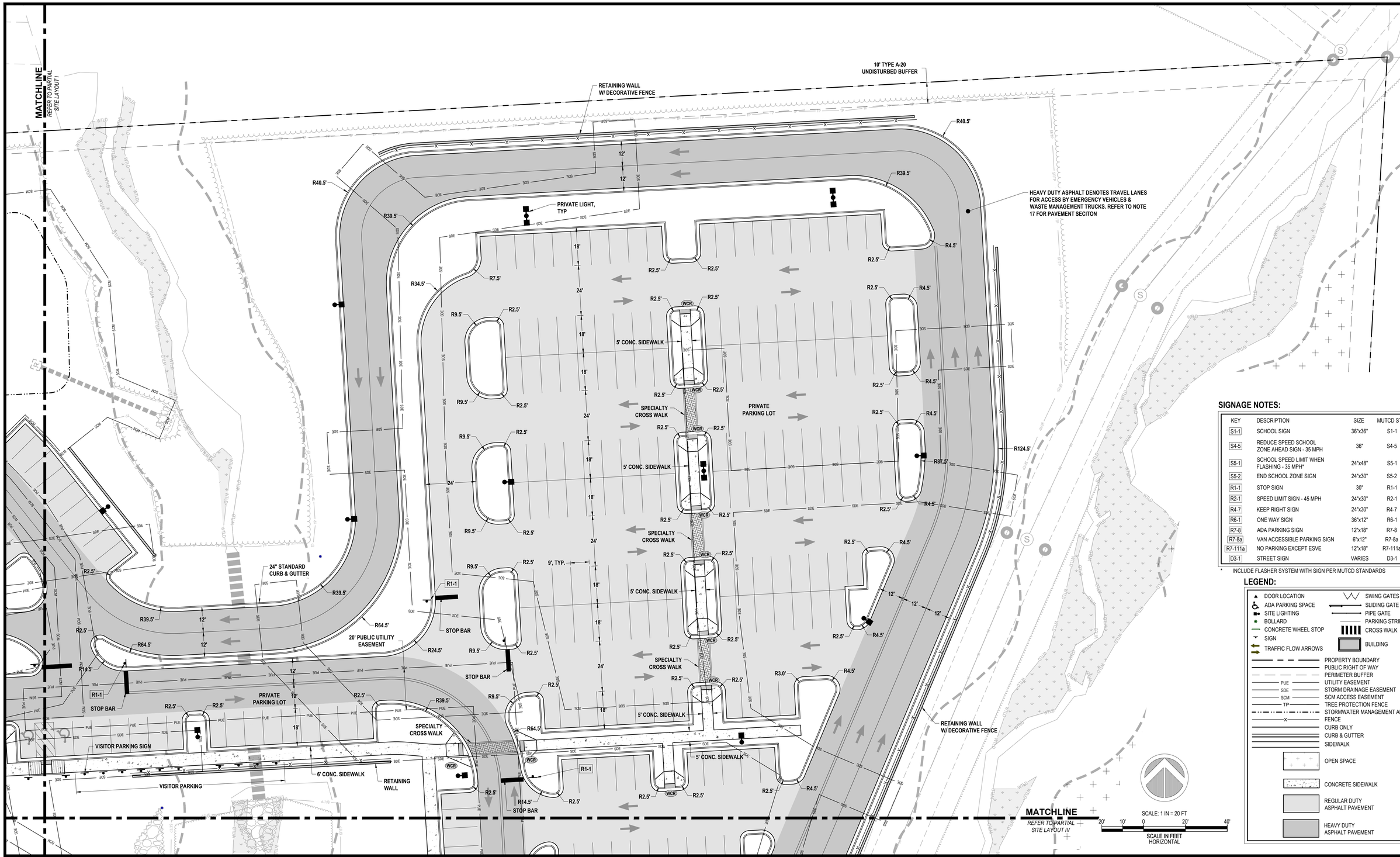

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- PARKING STRIPE
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- BUILDING
- PROPERTY BOUNDARY
- PUBLIC RIGHT OF WAY
- PERIMETER BUFFER
- UTILITY EASEMENT (PUE)
- STORM DRAINAGE EASEMENT (SDE)
- SCM ACCESS EASEMENT (SCM)
- TREE PROTECTION FENCE (TP)
- STORMWATER MANAGEMENT AREA
- FENCE
- CURB ONLY
- CURB & GUTTER
- SIDEWALK
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- REGULAR DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

REVISIONS		
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STATUS: *ISSUED FOR SIGNATURE*

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FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER ANDREW S PETT 36823
02/12/2025

CONSULTANT
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Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0341152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL SITE LAYOUT II

C-3.2

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.2 PARTIAL SITE LAYOUT II.DWG
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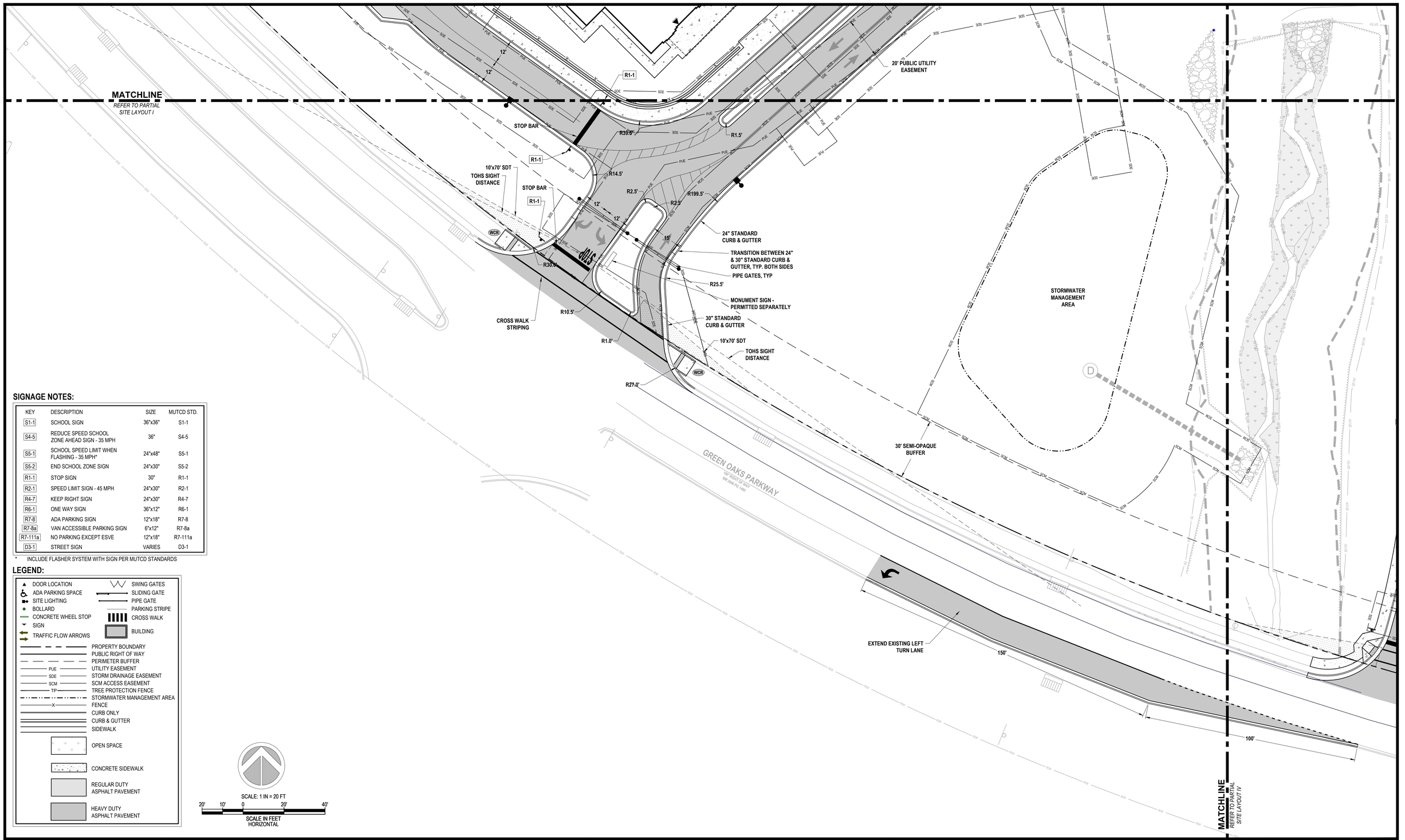

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20' 10' 0 20' 40'

SCALE IN FEET HORIZONTAL

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ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 20'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PE SEAL 36823 ENGINEER ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

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Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL SITE LAYOUT III

C-3.3

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.3 PARTIAL SITE LAYOUT III.DWG
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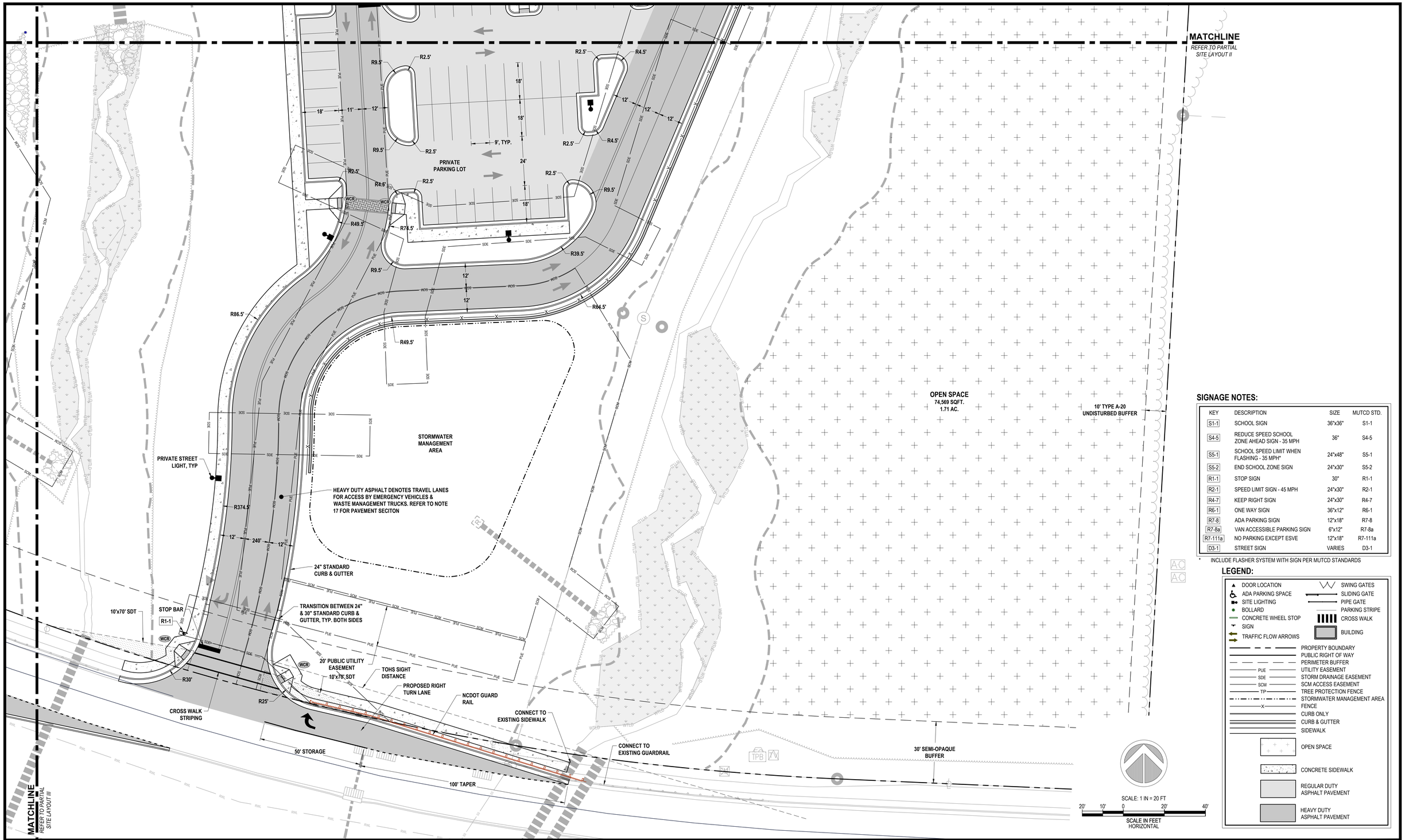

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REVISIONS		
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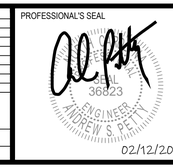
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: 1" = 20'

FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL



CONSULTANT
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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL SITE LAYOUT IV

C-3.4

Z:\PROJECTS FOLDER_ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.4 PARTIAL SITE LAYOUT IV.DWG
PLOTTED: 2/12/2025 2:24 PM

SCM MAINTENANCE EASEMENT

DOUBLE CARPOOL QUEUE LANES

PINE SPRINGS PREPARATORY UPPER SCHOOL

STUDENT PARKING

STUDENT PARKING

DOUBLE CARPOOL QUEUE LANES

DEDICATED STUDENT PARKING LANE

EXIT QUEUE

DESIGNATED LOADING ZONE WITH 5 LOADING BAYS - 8'x20'

TRANSITION & ALTERNATE TO ONE LANE PICK UP / DROP OFF LANE

MAIN ENTRANCE
FULL ACCESS
CLOSED OFF DURING CARPOOL

GREEN OAKS PARKWAY
100' RIGHT OF WAY
BM 2006 PG 1460

DEDICATED STUDENT PARKING LANE

CARPOOL EXIT LANE

BEGIN CARPOOL QUEUE

CARPOOL & STUDENT PARKING ENTRANCE
RIGHT IN / RIGHT OUT RESTRICTED ACCESS

TJW:329.9

LEGEND:

- CARPOOL DROP OFF / PICK UP PATH
- CARPOOL EXIT
- STUDENT PARKING CIRCULATION
- LOADING ZONE

SCHEDULE PROVISIONS:

1. STAGGER THE SCHEDULES OF GRADES 9-10 AND GRADES 11-12 BY A MINIMUM OF 30 MINUTES TO REDUCE INTENSITY OF PEAK TRAFFIC VOLUMES
2. IN AFTERNOON, RELEASE STUDENT DRIVERS APPROXIMATELY 10 TO 15 MINUTES PRIOR TO OPENING THE LOADING ZONE TO REDUCE CONFLICTS BETWEEN STUDENT DRIVERS AND PARENT TRAFFIC. NOTE THAT THIS HEAD START GIVEN TO STUDENT DRIVERS SHOULD NOT BE ALLOWED TO DIMINISH THE 30-MINUTE SEPARATION BETWEEN WHEN THE CARPOOL OPENS FOR GRADES 9-10 AND GRADES 11-12

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET
HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
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STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 40'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PE 36823 ENGINEER ANDREW S. PETTY
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 1 0 NORTH CAROLINA
NC LIC. NO. P-0799

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Suite 200 Holly Springs, NC 27540
919-439-9448
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Pine Springs PREPARATORY ACADEMY
A Challenger Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

OVERALL QUEUING PLAN

C-3.5

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.5 OVERALL QUEUING PLAN.DWG
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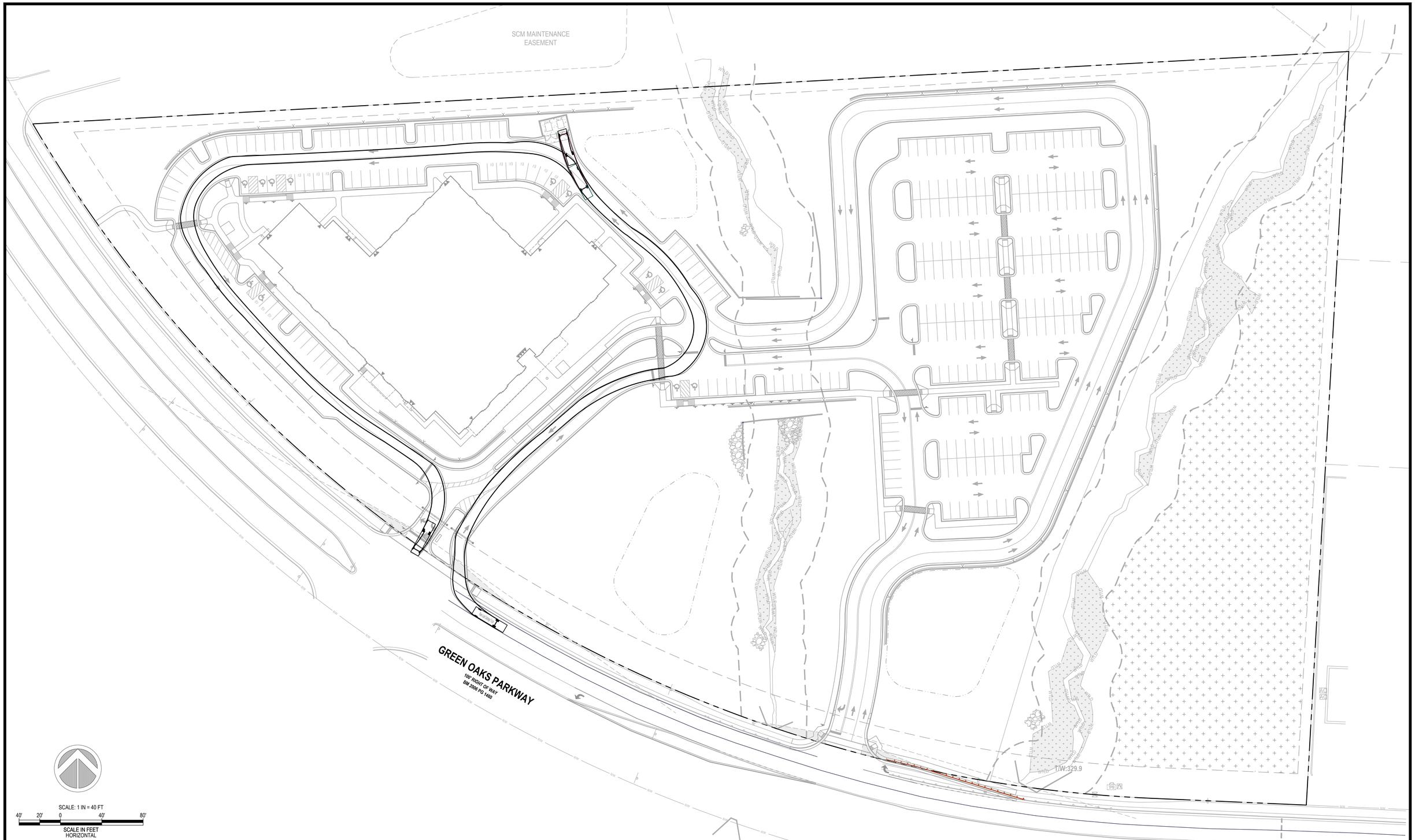

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PROFESSIONAL'S SEAL

CURRY ENGINEERING SEAL 36823 ENGINEER ANDREW S. PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

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A Challenge Foundation Academy

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REID: 0347152
ZONING: HOLLY SPRINGS, PUD
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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

GARBAGE TRUCK MOVEMENT

C-3.6.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.6.1 GARBAGE TRUCK MOVEMENT.DWG
PLOTTED: 2/12/2025 2:25 PM

SCM MAINTENANCE EASEMENT

GREEN OAKS PARKWAY
100' RIGHT OF WAY
BM 2006 PG 1466

TJW:329.9

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET
HORIZONTAL

REVISIONS		
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PROFESSIONAL'S SEAL

ANDREW S. PETTY — 36823 — ENGINEER

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 10 NORTH CAROLINA

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ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

FIRE TRUCK MOVEMENT

C-3.6.2

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.6.2 FIRE TRUCK MOVEMENT.DWG
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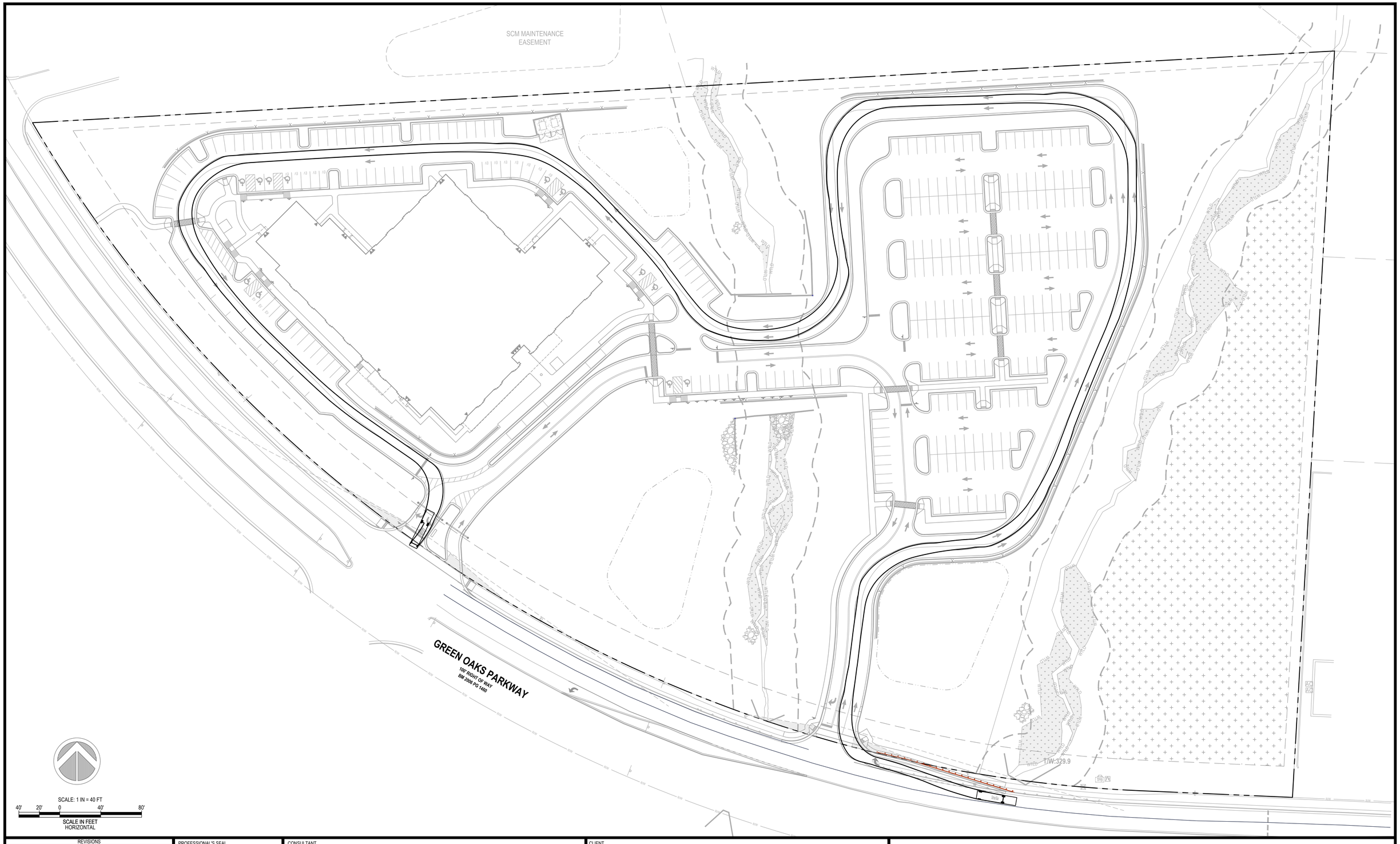

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PROFESSIONAL'S SEAL

PROFESSIONAL SEAL 36823 ENGINEER ANDREW S. PETTY

02/12/2025

CONSULTANT

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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

SCHOOL BUS MOVEMENT

C-3.6.3

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.6.3 SCHOOL BUS MOVEMENT.DWG
PLOTTED: 2/12/2025 2:25 PM

PROPRIETARY & CONFIDENTIAL

THIS DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, PRESENTED AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF DUKE ENERGY PROGRESS, AND IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND PROSPECTIVE CLIENT AS STATED IN THE TITLE BLOCK OF THIS DRAWING. ANY USE, COPYING, REPRODUCTION OR DISCLOSURE OF THE DRAWING, DESIGN OR ANY INFORMATION CONTAINED HEREIN BY THE PROSPECTIVE CUSTOMER OR OTHER ENTITIES, INCLUDING WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, OR EQUIPMENT MANUFACTURERS IS HEREBY EXPRESSLY PROHIBITED AND SHALL NOT BE PERMITTED ABSENT PRIOR WRITTEN CONSENT FROM, AND PAYMENT OF COMPENSATION TO DUKE ENERGY PROGRESS. DUKE ENERGY PROGRESS DISCLAIMS ANY LIABILITY OR RESPONSIBILITY FOR ANY UNAUTHORIZED USE OF OR RELIANCE ON THIS DOCUMENT.

LIGHTING DESIGN TOLERANCE

THE CALCULATED FOOTCANDLE LIGHT LEVELS IN THIS LIGHTING DESIGN ARE PREDICTED VALUES AND ARE BASED ON SPECIFIC INFORMATION THAT HAS BEEN SUPPLIED TO DUKE ENERGY PROGRESS. ANY INACCURACIES IN THE SUPPLIED INFORMATION, DIFFERENCES IN LUMINAIRE INSTALLATION, LIGHTED AREA GEOMETRY INCLUDING ELEVATION DIFFERENCES, REFLECTIVE PROPERTIES OF SURROUNDING SURFACES, OBSTRUCTIONS (FOLIAGE OR OTHERWISE) IN THE LIGHTED AREA, OR LIGHTING FROM SOURCES OTHER THAN LISTED IN THIS DESIGN MAY PRODUCE DIFFERENT RESULTS FROM THE PREDICTED VALUES. NORMAL TOLERANCES OF VOLTAGE, LAMP OUTPUT, AND BALLAST AND LUMINAIRE MANUFACTURE WILL ALSO AFFECT RESULTS.

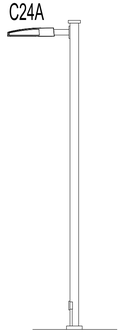
IPF .75OPEN
FLUSH
N:692765.9374
E:2040420.6138
(NC GRID COORDINATES)
(NAD 83 (2011))

SCM MAINTENANCE EASEMENT

SITE LIGHT, TYP.
TYPE C24A

GREEN OAKS PARKWAY
100' RIGHT OF WAY
BM 2006 PG 1466

C24A



C24B

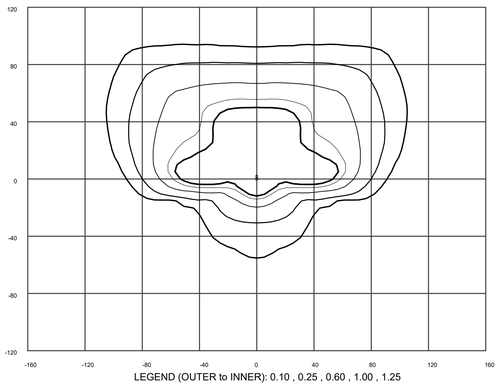
TOP VIEW FOR FIXTURE ORIENTATION

ISOFOOTCANDLE CURVES

FIXTURE: LED205, GALLEON
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED'S, 4000K, 70 CRI
PATTERN: TYPE IV, B3-U0-G4 (zero light at or above 90 degrees)

ASSY# LFIX-SBX-LED-205-BLK-IV-MULTIV-___-P (BLACK)
POLE ASSY# LPOLE-AB-STL-30FT-BLK-SQ-___-P (BLACK)
BRACKET ASSY# LBKT-SIDE-12IN-BLK-UNV-STL-___-P (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.60 , 1.00 , 1.25

GENERAL NOTES:

1. LIGHTING PLAN IS TO BE CONSIDERED PRELIMINARY.
2. ALL LIGHT POLES AND FIXTURES SHALL BE BLACK.
3. THE MAXIMUM LIGHT LEVEL PERMITTED WITHIN THE PARCEL SHALL NOT EXCEED FIFTEEN (15) HORIZONTAL FOOT CANDLES.
4. THE MAXIMUM LIGHT LEVEL PERMITTED ON THE LOT LINE SHALL NOT EXCEED (0.2) HORIZONTAL FOOT CANDLES.
5. LIGHTING FOR MULTI-PURPOSE FIELD NOT SHOWN ON THIS PLAN AS FINAL DESIGN ELEMENTS OF FIELD HAVE NOT BEEN DETERMINED. IT IS UNDERSTAND THE FOLLOWING CRITERIA APPLY TO THE FIELD:
   - A. SHALL NOT EXCEED ONE-HUNDRED AND TEN (110) FEET IN HEIGHT ABOVE GRADE, PROVIDED, HOWEVER, THAT FOR ANY OUTDOOR LIGHT FIXTURE LOCATED AT A HEIGHT OF EIGHT (80) FEET ABOVE GRADE OR HIGHER, THE APPLICANT SHALL DEMONSTRATE THAT THE ADDITIONAL HEIGHT IS NECESSARY TO REDUCE SPILL AND GLARE;
   - B. SHALL BE OF A TYPE AND MANUFACTURER THAT OFFERS A SPILL AND GLARE CONTROL PACKAGE AND SHALL BE FITTED WITH THE MANUFACTURER'S SPILL AND GLARE CONTROL PACKAGE;
   - C. SHALL NOT EXCEED 0.3 HORIZONTAL MAINTAINED FOOT CANDLES AT THE LOT LINE;
   - D. SHALL BE EXTINGUISHED NO LATER THAT ONE (1) HOUR AFTER THE END OF THE EVENT; AND,
   - E. MAY EXCEED THE MAXIMUM LIGHTING LEVEL SET FORTH IN THIS SECTION, SUBJECT TO THE APPROVAL OF THE TOWN COUNCIL, WHEN NEEDED TO ACCOMMODATE TOURNAMENT LEVEL PLAY.

SCALE: 1 IN = 50 FT

50' 25' 0 50' 100'

SCALE IN FEET
HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

ANDREW S PETY — 36823 — ENGINEER — NORTH CAROLINA

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING CO. EST. 10 NORTH CAROLINA

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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
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Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

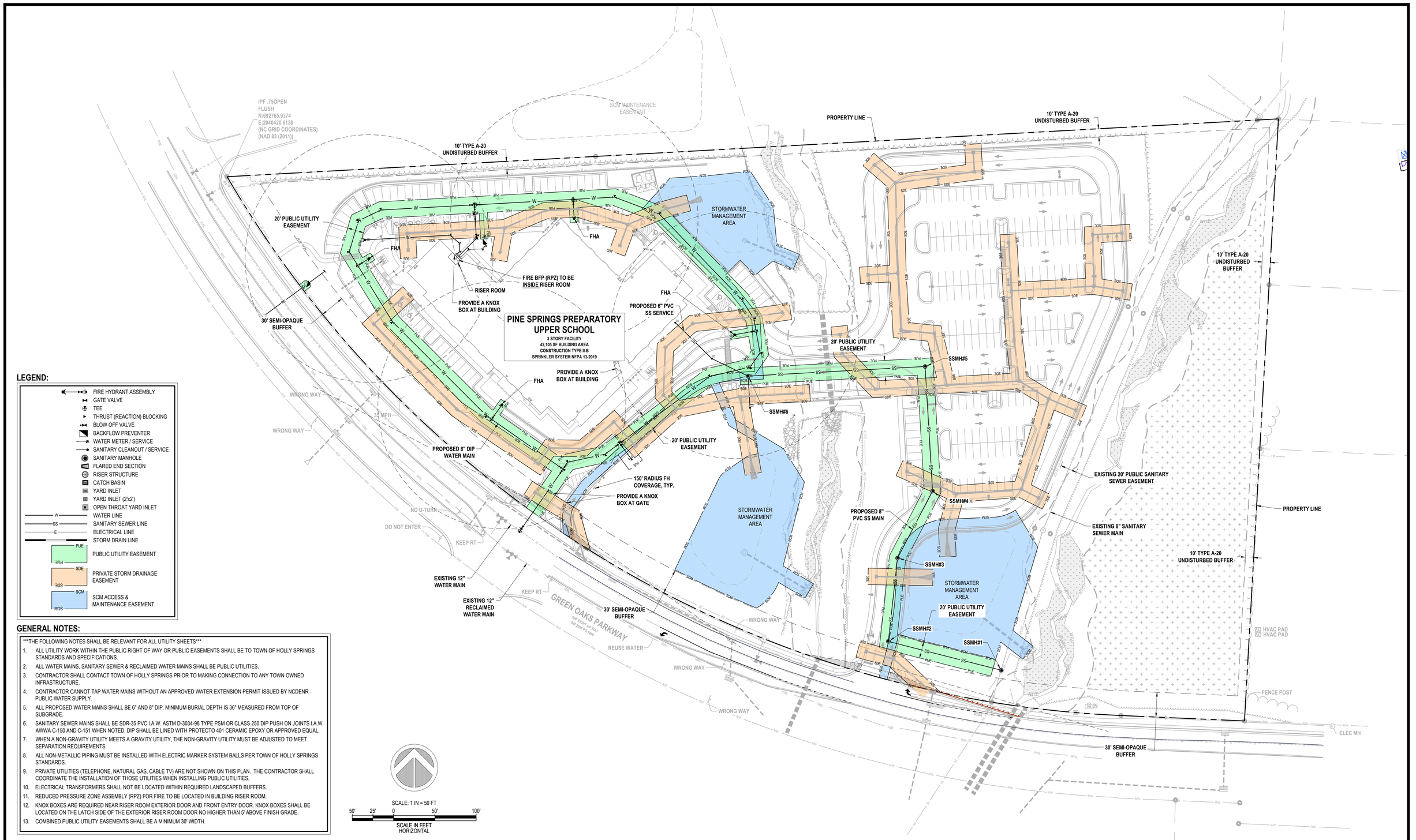
DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

LIGHTING PLAN

C-3.7

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.7 LIGHTING PLAN.DWG
PLOTTED: 2/12/2025 2:25 PM



LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- E — ELECTRICAL LINE
- STORM DRAIN LINE
- PUE — PUBLIC UTILITY EASEMENT
- SDE — PRIVATE STORM DRAINAGE EASEMENT
- SCM — SCM ACCESS & MAINTENANCE EASEMENT

GENERAL NOTES:

THE FOLLOWING NOTES SHALL BE RELEVANT FOR ALL UTILITY SHEETS

1. ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
2. ALL WATER MAINS, SANITARY SEWER & RECLAIMED WATER MAINS SHALL BE PUBLIC UTILITIES.
3. CONTRACTOR SHALL CONTACT TOWN OF HOLLY SPRINGS PRIOR TO MAKING CONNECTION TO ANY TOWN OWNED INFRASTRUCTURE.
4. CONTRACTOR CANNOT TAP WATER MAINS WITHOUT AN APPROVED WATER EXTENSION PERMIT ISSUED BY NCDENR - PUBLIC WATER SUPPLY.
5. ALL PROPOSED WATER MAINS SHALL BE 6" AND 8" DIP. MINIMUM BURIAL DEPTH IS 36" MEASURED FROM TOP OF SUBGRADE.
6. SANITARY SEWER MAINS SHALL BE SDR-35 PVC I.A.W. ASTM D-3034-98 TYPE PSM OR CLASS 250 DIP PUSH ON JOINTS I.A.W. AWWA C-150 AND C-151 WHEN NOTED. DIP SHALL BE LINED WITH PROTECTO 401 CERAMIC EPOXY OR APPROVED EQUAL.
7. WHEN A NON-GRAVITY UTILITY MEETS A GRAVITY UTILITY, THE NON-GRAVITY UTILITY MUST BE ADJUSTED TO MEET SEPARATION REQUIREMENTS.
8. ALL NON-METALLIC PIPING MUST BE INSTALLED WITH ELECTRIC MARKER SYSTEM BALLS PER TOWN OF HOLLY SPRINGS STANDARDS.
9. PRIVATE UTILITIES (TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING PUBLIC UTILITIES.
10. ELECTRICAL TRANSFORMERS SHALL NOT BE LOCATED WITHIN REQUIRED LANDSCAPED BUFFERS.
11. REDUCED PRESSURE ZONE ASSEMBLY (RPZ) FOR FIRE TO BE LOCATED IN BUILDING RISER ROOM.
12. KNOX BOXES ARE REQUIRED NEAR RISER ROOM EXTERIOR DOOR AND FRONT ENTRY DOOR. KNOX BOXES SHALL BE LOCATED ON THE LATCH SIDE OF THE EXTERIOR RISER ROOM DOOR NO HIGHER THAN 5' ABOVE FINISH GRADE.
13. COMBINED PUBLIC UTILITY EASEMENTS SHALL BE A MINIMUM 30' WIDTH.

SCALE: 1 IN = 50 FT

50' 25' 0 50' 100'

SCALE IN FEET HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER 36823 ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

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919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

OVERALL UTILITY PLAN

C-4.0

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.0 OVERALL UTILITY PLAN.DWG
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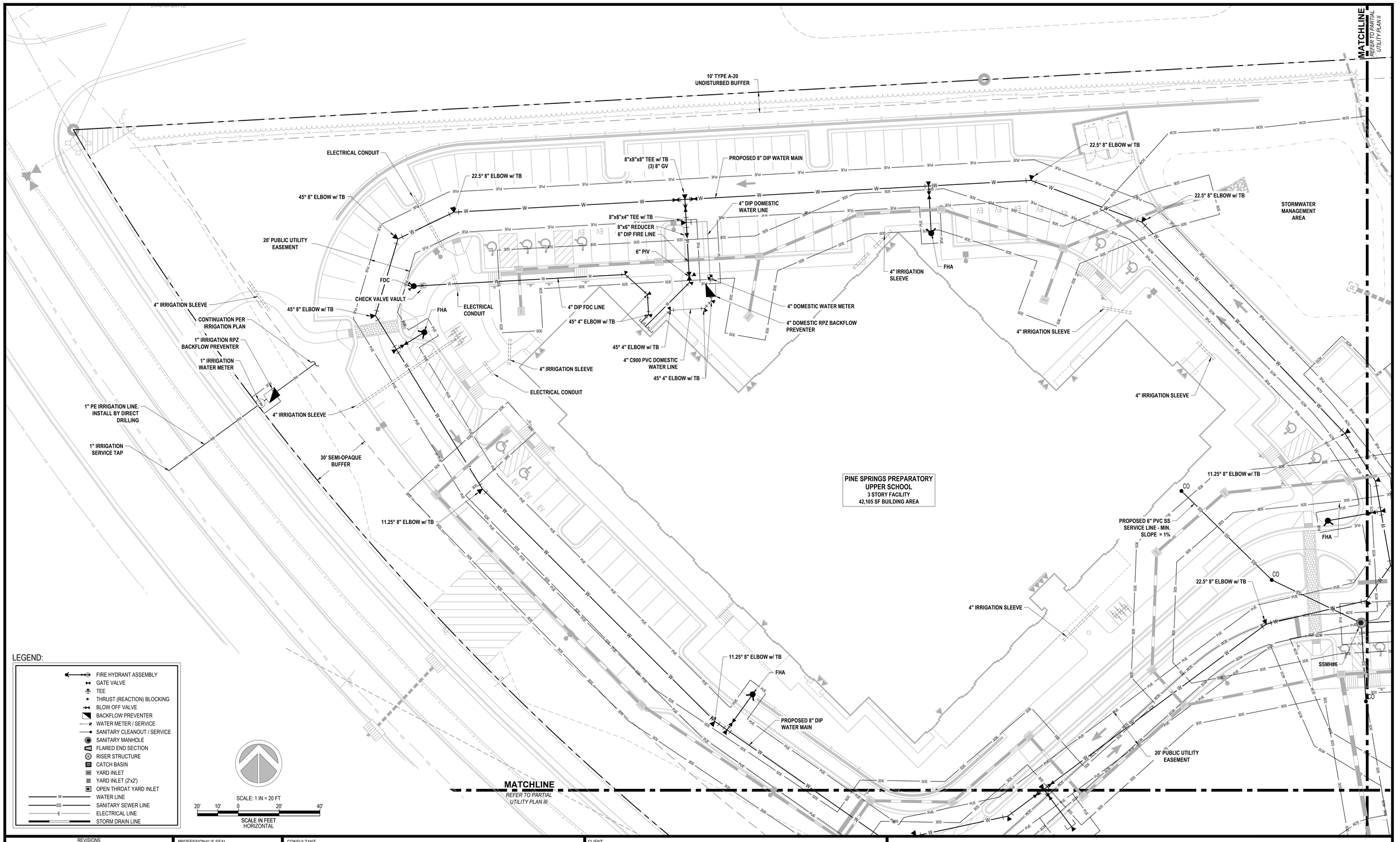

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- E — ELECTRICAL LINE
- STORM DRAIN LINE

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

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FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 36823 ANDREW S PETT

02/12/2025

CONSULTANT

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CURRY ENGINEERING EST. 1978 NORTH CAROLINA

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Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0341152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

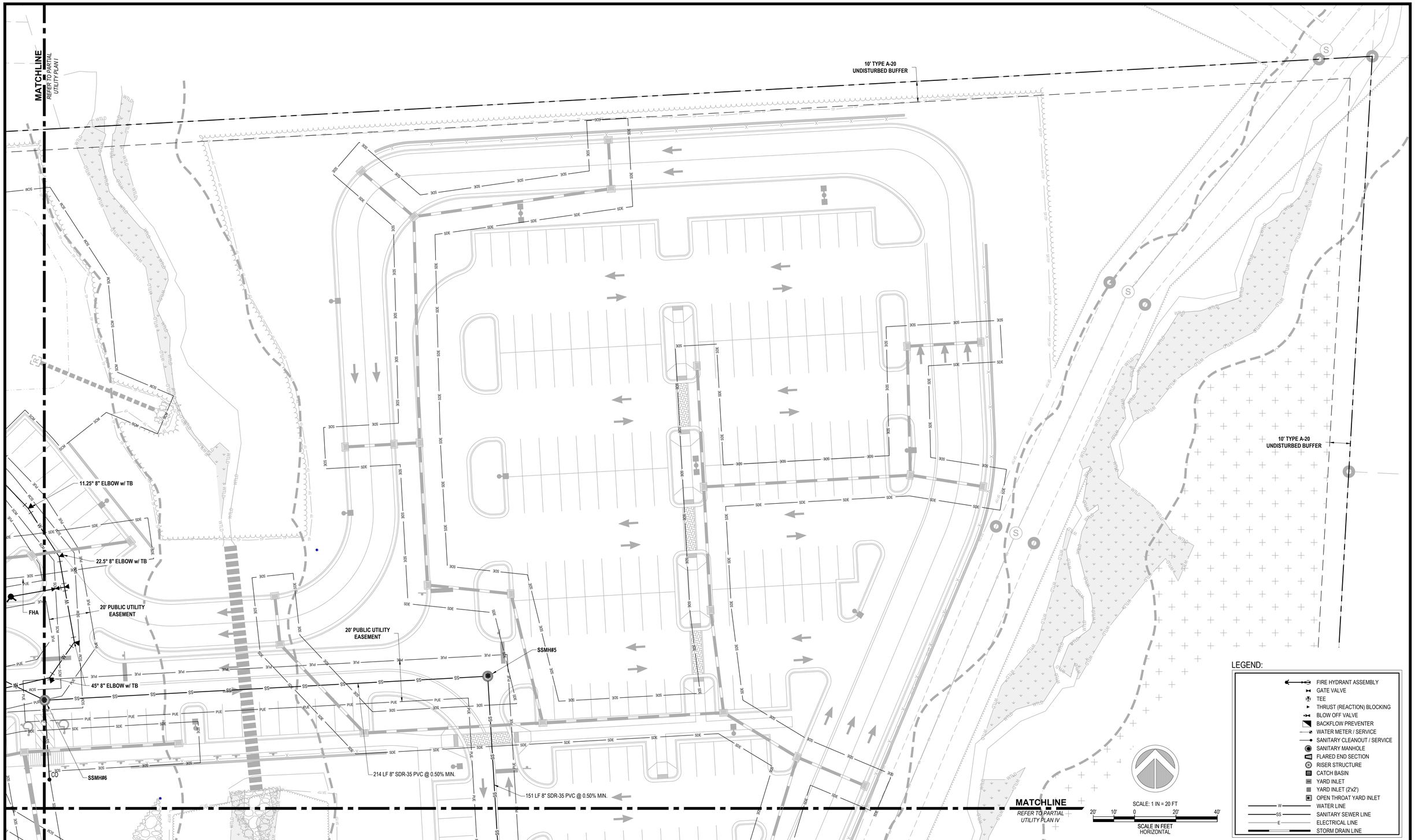
DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL UTILITY PLAN I

C-4.1

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\SITE\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.1 PARTIAL UTILITY PLAN I.DWG
PLOTTED: 2/12/2025 2:28 PM



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PLOTTED: 2/12/2025 2:26 PM

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 20'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

SEAL 36823 ENGINEER ANDREW S. PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERS EST. 10 NORTH CAROLINA

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Contact: Bruce Friend

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A Challenge Foundation Academy

PROPERTY INFORMATION

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PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL UTILITY PLAN II

C-4.2

MATCHLINE
REFER TO PARTIAL UTILITY PLAN I

11.25° 8" ELBOW w/ TB

FHA

8" TEE w/ TB
(3) 8" GV

20' PUBLIC UTILITY EASEMENT

8" CAP w/ TB

45° 8" ELBOW w/ TB

8" TEE w/ TB
(3) 8" GV

PROPOSED 8" DIP WATER MAIN

12"x8" TS&V w/ TB
(1) 8" GV

STORMWATER MANAGEMENT AREA

30' SEMI-OPAQUE BUFFER

GREEN OAKS PARKWAY
100' RIGHT-OF-WAY
BM 2008 PG 1466

MATCHLINE
REFER TO PARTIAL UTILITY PLAN IV

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- E — ELECTRICAL LINE
- STORM DRAIN LINE

SCALE: 1 IN = 20 FT
20' 10' 0 20' 40'
SCALE IN FEET
HORIZONTAL

REVISIONS		
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PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETTY
02/12/2025

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DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
PARTIAL UTILITY PLAN III

C-4.3

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.3 PARTIAL UTILITY PLAN III.DWG
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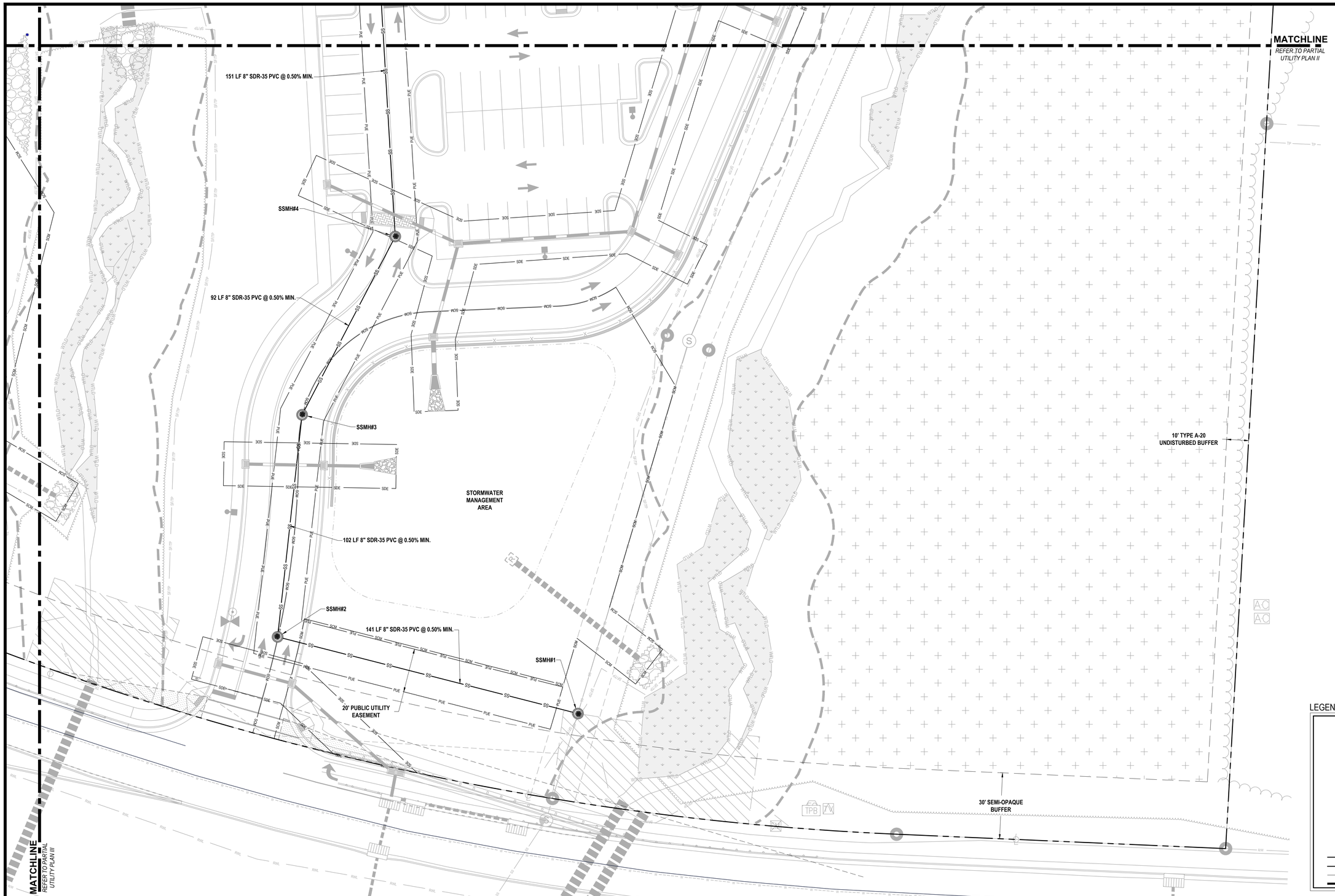

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PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER 36823 ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

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CLIENT

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Suite 200 Holly Springs, NC 27540
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Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

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REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL UTILITY PLAN IV

C-4.4

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.4 PARTIAL UTILITY PLAN IV.DWG
PLOTTED: 2/12/2025 2:27 PM

REFER TO C-5.1 THRU C-5.4 FOR SPOT ELEVATIONS & RETAINING WALL HEIGHTS

PINE SPRINGS PREPARATORY UPPER SCHOOL
3 STORY FACILITY
42,105 SF BUILDING AREA
FFE = 348.50

SCM MAINTENANCE EASEMENT

10' TYPE A-20 UNDISTURBED BUFFER

RETAINING WALL

20' PUBLIC UTILITY EASEMENT

STORMWATER CONTROL MEASURE #1

30' SEMI-OPAQUE BUFFER

OUTDOOR GATHERING AREA

STORMWATER CONTROL MEASURE #2

STORMWATER CONTROL MEASURE #3

WETLAND WA-2

WETLAND WA-3

WETLAND WA-4

WETLAND WA-5

WETLAND WA-6

GREEN OAKS PARKWAY
100' RIGHT-OF-WAY
BM 2024 PG 1466

LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- SPOT ELEVATION
- 4.0% FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

GENERAL NOTES:

1. BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
2. ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
3. STORM DRAINAGE PIPING SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. STORM DRAINAGE WITH LESS THAN 2' OF COVER MEASURED FROM SUBGRADE SHALL BE CLASS IV RCP.
4. PRIVATE UTILITIES (POWER, TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING STORM DRAINAGE TO AVOID CONFLICTS.
5. RIM ELEVATION FOR YARD INLETS (YI) REFERS TO THE CENTER OF THE TOP OF GRATE. RIM ELEVATION OF MANHOLES (SDMH) REFERS TO THE CENTER OF THE TOP OF MANHOLE COVER. RIM ELEVATION OF CATCH BASINS (CB) REFERS TO THE CENTER, EDGE OF PAVEMENT GRATE ELEVATION. RIM OF CURB INLETS (CI) REFERS TO THE TOP OF SLAB, EDGE OF PAVEMENT ELEVATION.
6. CUT/FILL SLOPES SHALL BE GRADED AT A MAXIMUM OF 3H:1V UNLESS OTHERWISE INDICATED.
7. NO GRADING EQUIPMENT SHALL BE PERMITTED ON-SITE UNTIL A LAND DISTURBANCE PERMIT HAS BEEN ISSUED BY WAKE COUNTY.
8. THERE SHALL BE NO GRADING WITHIN THE WETLANDS OR CAPE FEAR RIVER STREAM BUFFERS OTHER THAN AS SHOWN ON PLANS.
9. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 140N OR APPROVED EQUAL).
10. WHERE PROPOSED EDGE OF PAVEMENT CONNECTS TO EXISTING, CONTRACTOR SHALL MATCH EXISTING ELEVATION AND CREATE A SMOOTH TRANSITION.
11. MANHOLES, CLEANOUTS, VALVES, METERS, AND OTHER AT OR ABOVE GRADE APPURTENANCES SHALL NOT BE INSTALLED IN SIDEWALKS.

SCALE: 1 IN = 50 FT

50' 25' 0 50' 100'

SCALE IN FEET HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: 1" = 50'

FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 19 NORTH CAROLINA

NC LIC. NO: P-0799

T (919) 552-0849
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205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

OVERALL GRADING AND DRAINAGE PLAN

C-5.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.0 OVERALL GRADING AND DRAINAGE PLAN.DWG
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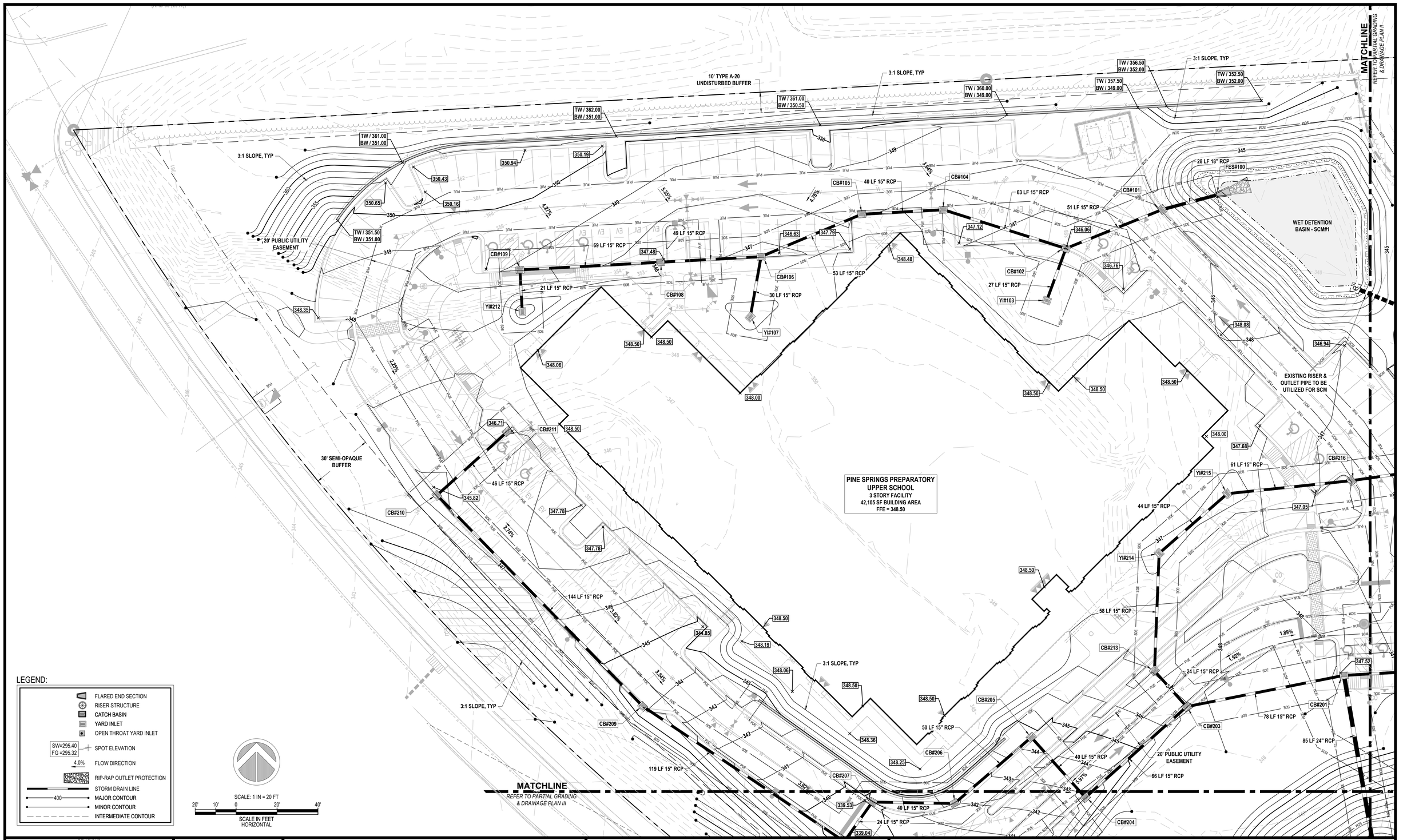

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024 | HORZ. SCALE: 1" = 20'
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
ANDREW S PETTY 36823 ENGINEER
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
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PROPERTY INFORMATION
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ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
PARTIAL GRADING AND DRAINAGE PLAN I

C-5.1

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.1 PARTIAL GRADING AND DRAINAGE PLAN I.DWG
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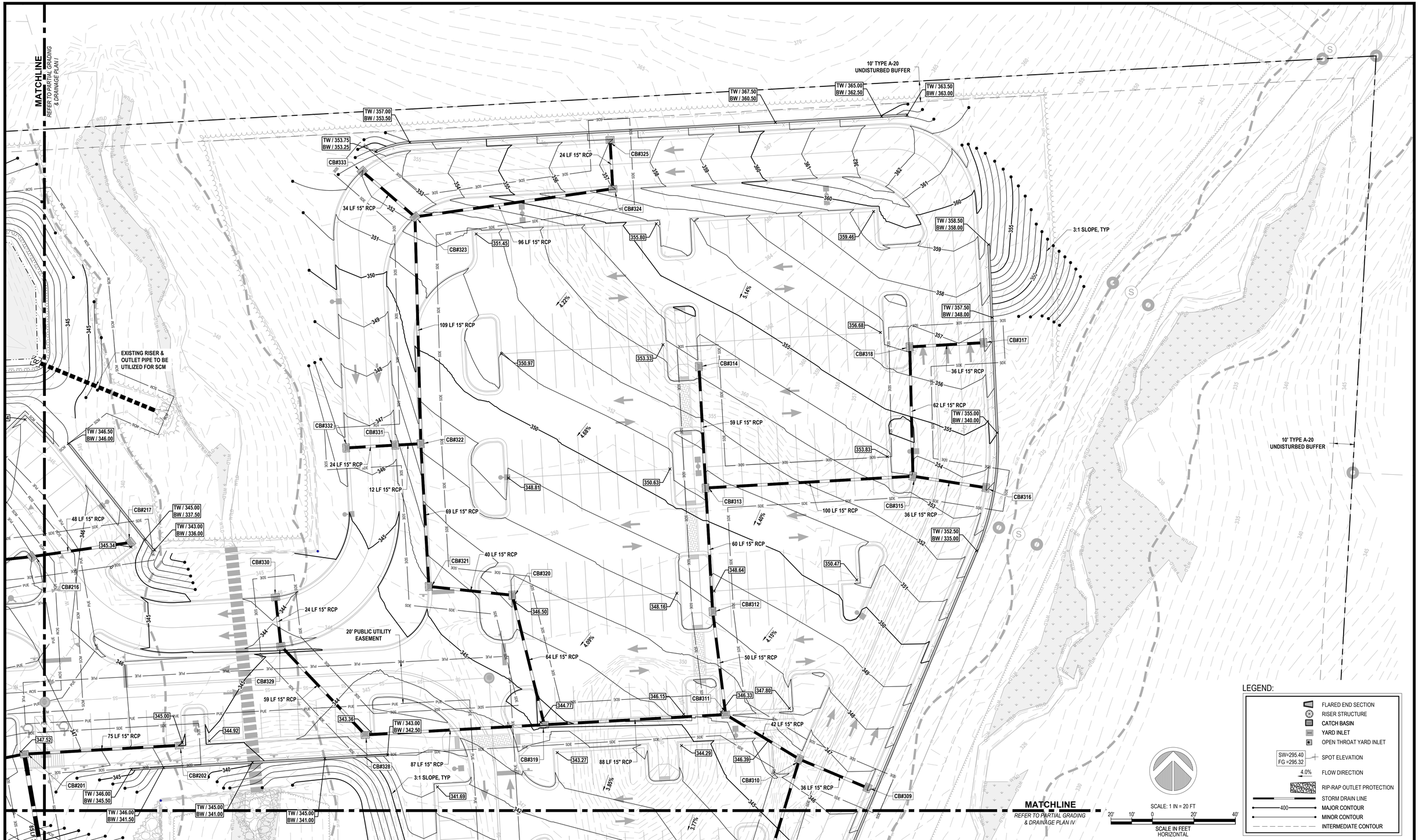

REVISIONS		
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B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

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PROFESSIONAL'S SEAL

02/12/2025

CONSULTANT

Curry ENGINEERING

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Pine Springs PREPARATORY ACADEMY

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PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
PARTIAL GRADING AND DRAINAGE PLAN II

C-5.2

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.2 PARTIAL GRADING AND DRAINAGE PLAN II.DWG
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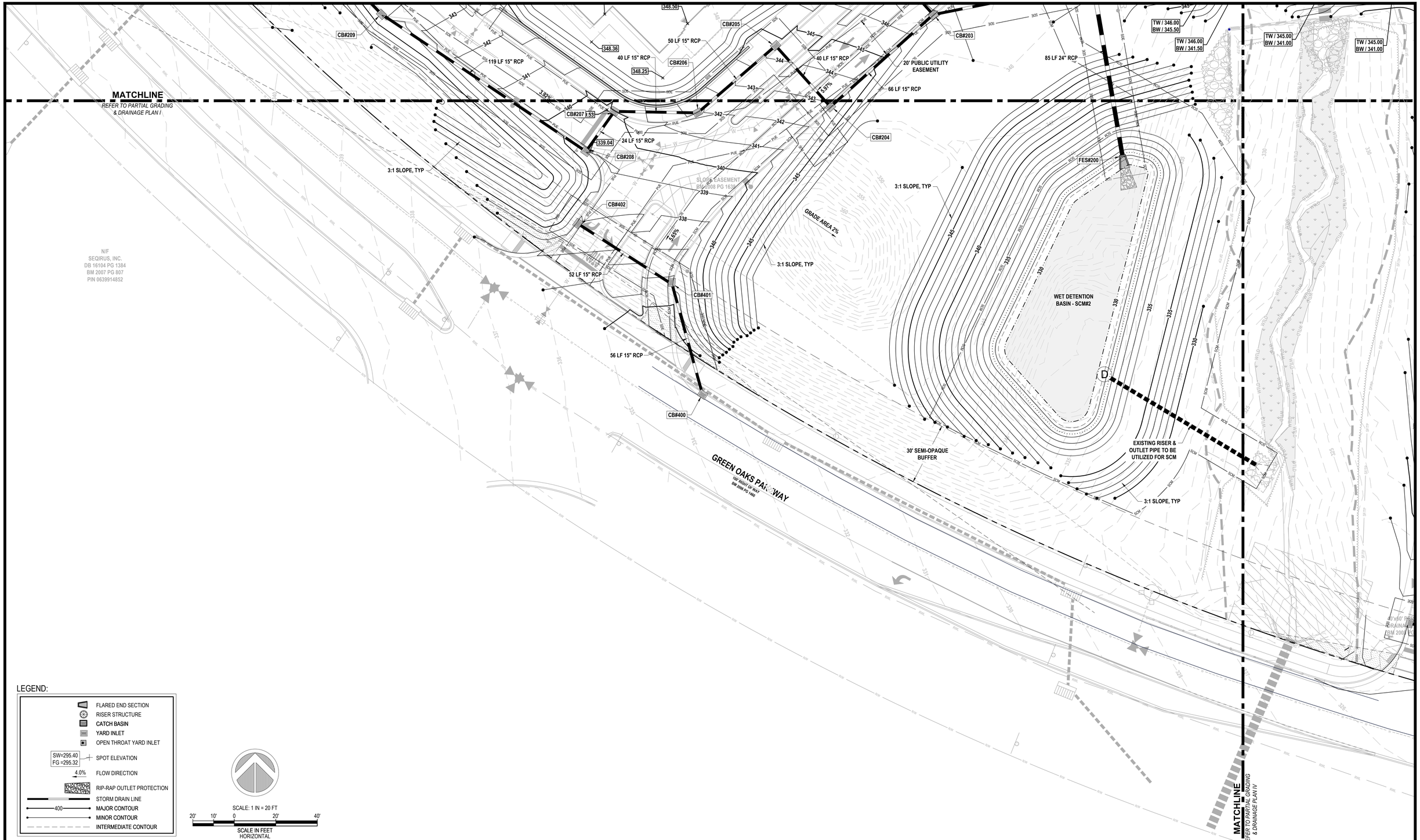

LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- SW=295.40 FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET
HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

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FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

SEAL 36823 ENGINEER ANDREW S. PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 10 NORTH CAROLINA

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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL GRADING AND DRAINAGE PLAN III

C-5.3

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.3 PARTIAL GRADING AND DRAINAGE PLAN III.DWG
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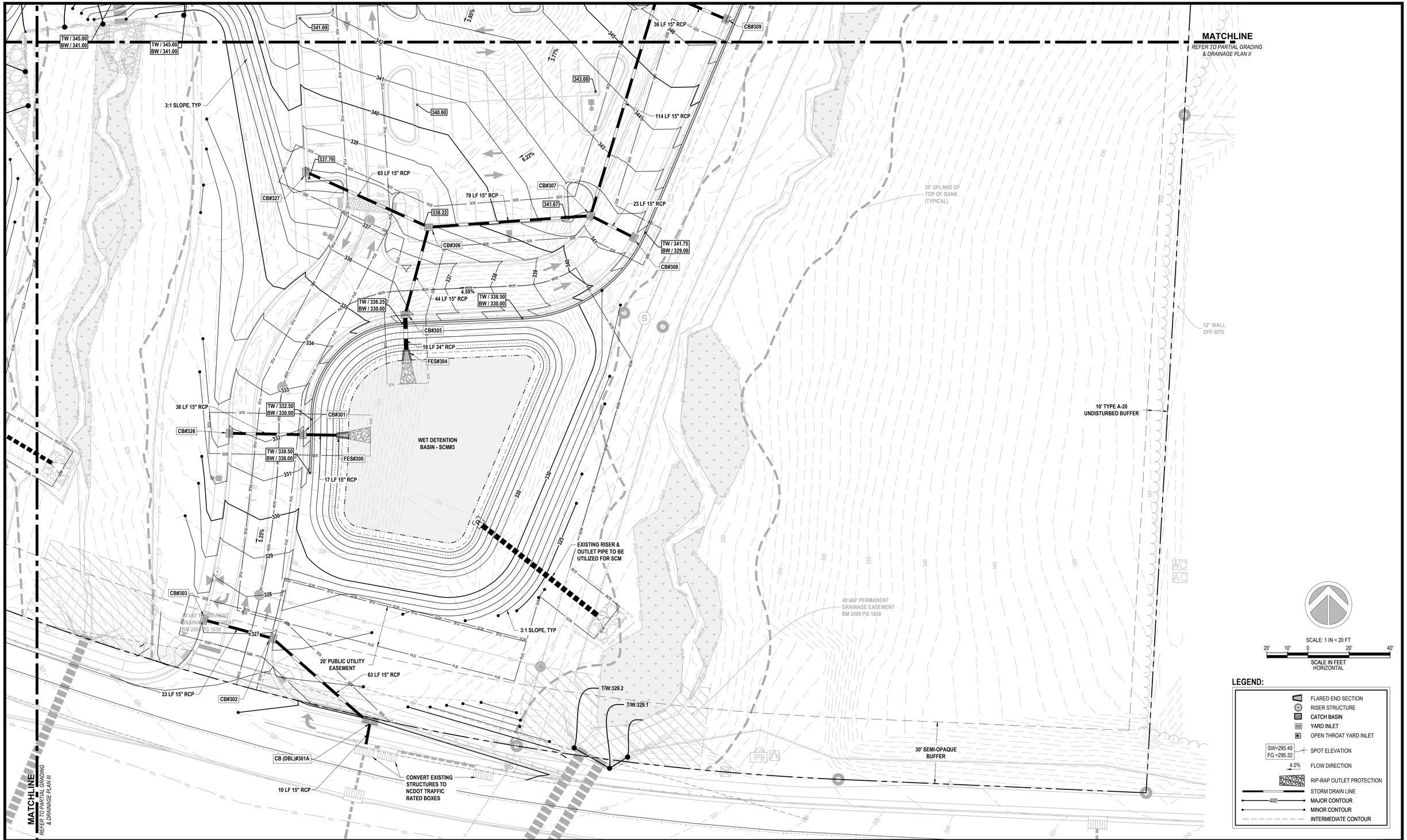

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
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0	2/12/2025	SIGNATURE SET

STATUS

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FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

02/12/2025

CONSULTANT

Curry ENGINEERING

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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL GRADING AND DRAINAGE PLAN IV

C-5.4

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.4 PARTIAL GRADING AND DRAINAGE PLAN IV.DWG
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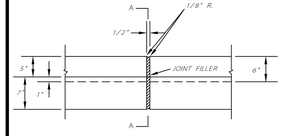
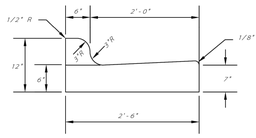
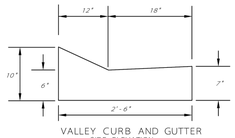


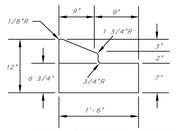
TRANSVERSE EXPANSION JOINT
FRONT ELEVATION



SECTION A-A
SIDE ELEVATION
STANDARD CURB



VALLEY CURB AND GUTTER
SIDE ELEVATION



MEDIAN CURB AND GUTTER
SIDE ELEVATION

NOTES:

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

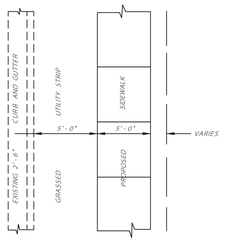
DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER	STANDARD DETAIL NUMBER: HS321
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS

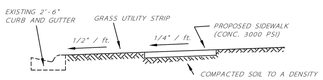
NOTES:

1. SIDEWALK SHALL BE 6" DEPTH AT ALL DRIVEWAYS.
2. SIDEWALK SHALL BE 6" DEPTH AT ALL HANDICAP RAMPS.
3. TRANSVERSE EXPANSION JOINT TO BE A MAX OF 50 FEET.

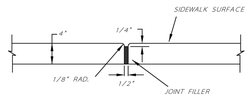
* VARIES – SEE APPROVED PROJECT PLANS



PLAN VIEW



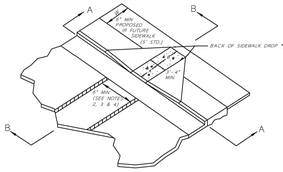
TYPICAL SECTION



TRANSVERSE EXPANSION JOINT

DRAWING NOT TO SCALE

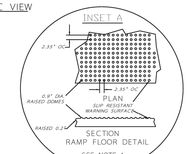
STANDARD CONCRETE SIDEWALK	STANDARD DETAIL NUMBER: HS327
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS



ISOMETRIC VIEW

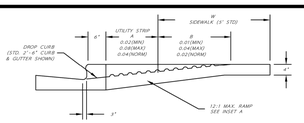
W	A	R=(1/8)*	X	B
5'	5.0'	9.6"	5.4"	8.1"
6'	5.0'	9.6"	5.4"	8.1"
7'	5.0'	9.6"	5.4"	8.1"
8'	5.0'	9.6"	5.4"	8.1"
5'	5.0'	9.6"	5.4"	8.1"
6'	5.5'	9.5"	5.1"	8.6"
7'	5.0'	9.6"	5.4"	8.1"
8'	5.5'	9.5"	5.1"	8.6"
5'	4.0'	9.6"	5.4"	7.1"
6'	4.5'	10.3"	5.7"	7.6"
7'	4.0'	9.6"	5.4"	7.1"
8'	4.5'	10.3"	5.7"	7.6"
5'	3.0'	10.8"	5.9"	7.1"

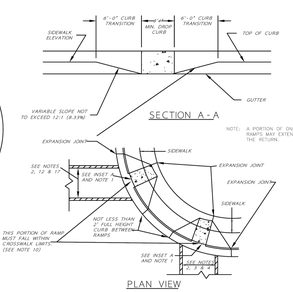
B = X-(A+.5)
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE
* = 6" MIN. SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
** = BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04



NOTES:

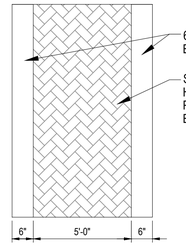
1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOMES SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.33". THE RAMP SHALL BE BLACK IN COLOR.
2. ALL SIGNS AND PAVEMENT MARKINGS MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY BISECTING THE INTERSECTION RADII. (SEE NOTE 14)
4. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.





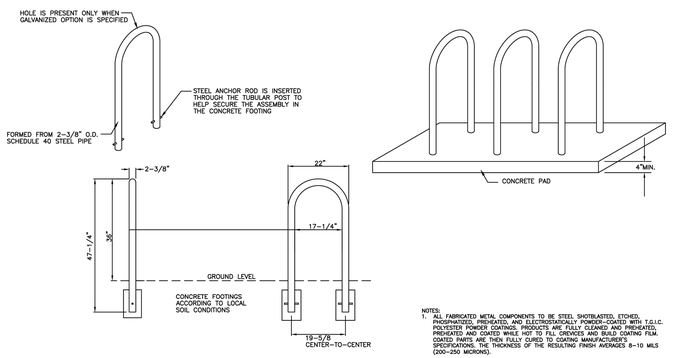
DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP	STANDARD DETAIL NUMBER: HS331
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS



NOTE: CONTRACTOR TO PROVIDE CONSTRUCTION DETAILS FROM "PATTERN PAVING PRODUCTS" OR APPROVED EQUAL.

1 / D-1.0 — SPECIALITY CROSSWALK
SCALE: NTS

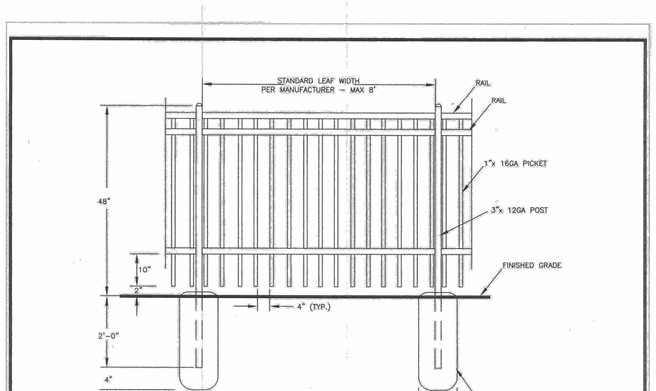


NOTES:

1. ALL FABRICATED METAL COMPONENTS TO BE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PHOSPHATIZED AND DRIED WITH A CHROMIC RINSE AND BAKED. COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8–10 MILS (200–250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.
4. MIN. 3 RACKS REQUIRED TO PROVIDE 6 BIKE SPACES.

DRAWING NOT TO SCALE

STANDARD IN-GROUND MOUNT BIKE RACK	STANDARD DETAIL NUMBER: HS007
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 4/27/18 — REVISIONS



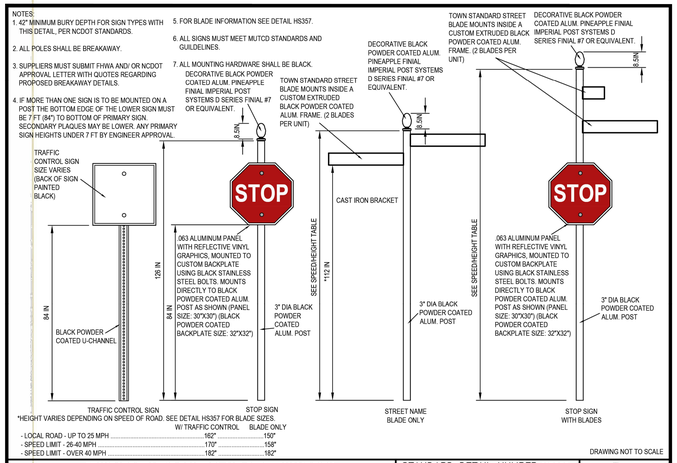
NOTE:
1. Fence shall be aluminum powder coated with black paint.
2. Dimensions may vary. Max height is 48".

DRAWING NOT TO SCALE

DECORATIVE FENCE DETAIL	STANDARD DETAIL NUMBER: HS012
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 3/3/20 — REVISIONS

NOTES:

1. 42" MINIMUM BURY DEPTH FOR SIGN TYPES WITH THIS DETAIL, PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY.
3. SUPPLIERS MUST SUBMIT FHWA AND/ OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAILS.
4. IF MORE THAN ONE SIGN IS TO BE MOUNTED ON A POST THE BOTTOM EDGE OF THE LOWER SIGN MUST BE 7'FT (84") TO BOTTOM OF PRIMARY SIGN. SECONDARY PLAQUES MAY BE LOWER. ANY PRIMARY SIGN HEIGHTS UNDER 7 FT BY ENGINEER APPROVAL.
5. FOR BLADE INFORMATION SEE DETAIL HS357.
6. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
7. ALL MOUNTING HARDWARE SHALL BE BLACK.



*HEIGHT VARIES DEPENDING ON SPEED OF ROAD. SEE DETAIL HS357 FOR BLADE SIZES.

	W/ TRAFFIC CONTROL	BLADE ONLY
- LOCAL ROAD - UP TO 25 MPH	162"	150"
- SPEED LIMIT - 26-40 MPH	170"	158"
- SPEED LIMIT - OVER 40 MPH	182"	182"

DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES	STANDARD DETAIL NUMBER: HS360
TOWN OF HOLLY SPRINGS	DATE: 1/2/19, 8/7/24 — REVISIONS

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
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STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: N.T.S.
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA — 36823 — ENGINEER — ANDREW S PETTY
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
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ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

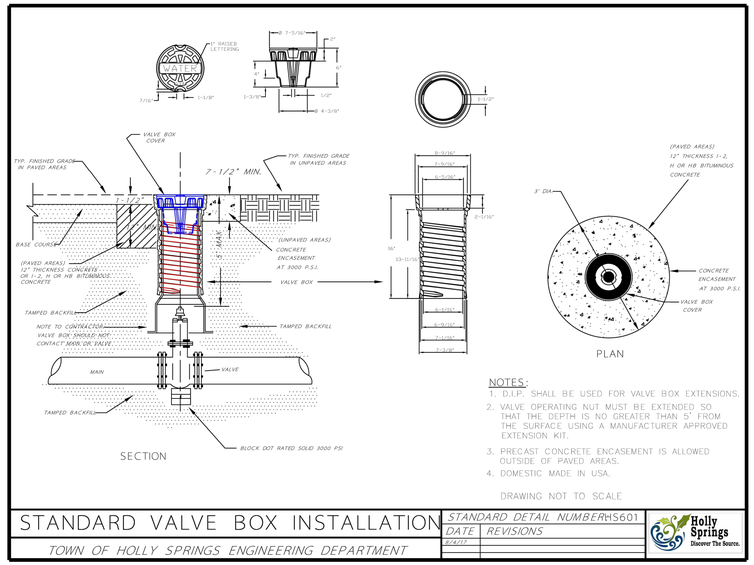
DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

SITE DETAILS

D-1.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D-1.0 SITE DETAILS.DWG
PLOTTED: 2/12/2025 2:29 PM

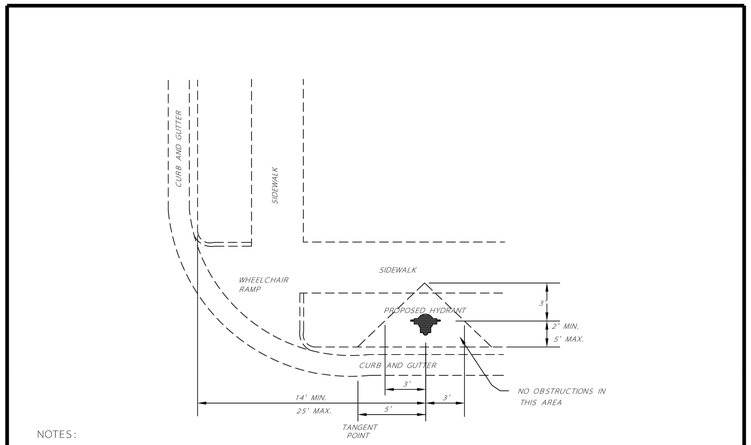


NOTES:

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

DRAWING NOT TO SCALE

STANDARD VALVE BOX INSTALLATION	STANDARD DETAIL NUMBER: HS601
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 6/4/11 — REVISIONS:

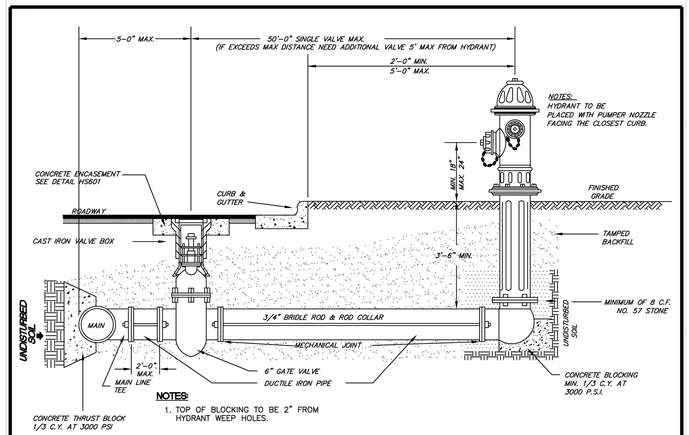


NOTES:

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

DRAWING NOT TO SCALE

STANDARD HYDRANT LOCATION	STANDARD DETAIL NUMBER: HS613
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 5/16/13 — REVISIONS:



NOTES:

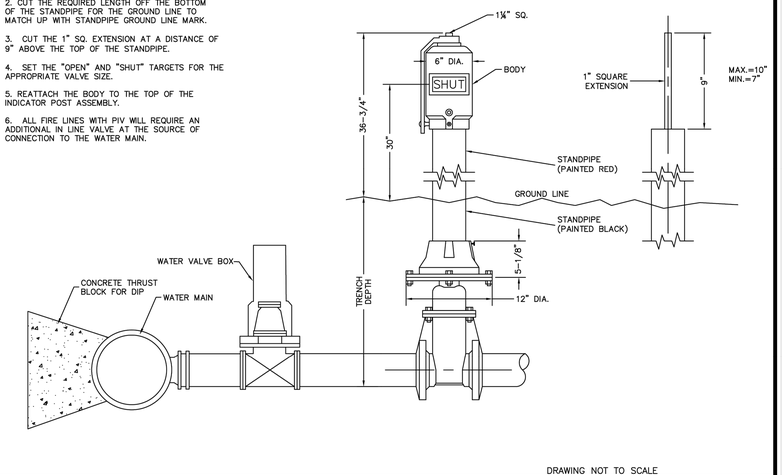
1. TOP OF BLOCKING TO BE 2" FROM HYDRANT WEEP HOLES.

DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION	STANDARD DETAIL NUMBER: HS622
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/2/24 — REVISIONS:

FIELD ADJUSTMENT INSTRUCTIONS

1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. REATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL FIRE LINES WITH PIV WILL REQUIRE AN ADDITIONAL IN LINE VALVE AT THE SOURCE OF CONNECTION TO THE WATER MAIN.



DRAWING NOT TO SCALE

POST INDICATOR VALVE	STANDARD DETAIL NUMBER: HS627
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/14/19 — REVISIONS:

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: N.T.S.

FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

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Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

WATER DETAILS I

D-2.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D-2.0 WATER DETAILS I.DWG
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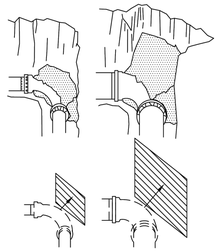
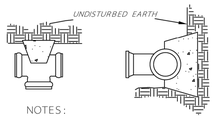




MINIMUM CONCRETE BLOCKING (C.Y.)*					
NOM. PIPE DIA. IN.	TEES & DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1/3	1/3	1/3	1/3	1/3
6	1/3	1/3	1/3	1/3	1/3
8	1/3	1/2	1/3	1/3	1/3
10	2/3	3/4	1/2	1/3	1/3
12	3/4	1.0	2/3	1/3	1/3
14	1.0	1 1/2	3/4	1/2	1/3
16	1 1/3	2.0	1.0	1/2	1/3
18	1 2/3	2 1/3	1 1/3	2/3	1/3
20	2.0	3.0	1 2/3	3/4	1/2
24	3.0	4 1/3	2 1/3	1 1/3	2/3

*CONCRETE SHALL BE 3000 P.S.I. MIX.

NOTES:

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

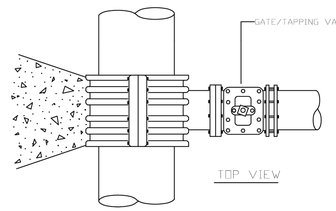
DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS624

DATE	REVISIONS
7/24/09	



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

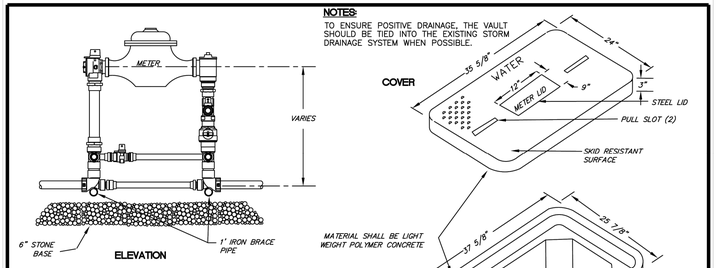
DRAWING NOT TO SCALE

4" – 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS628

DATE	REVISIONS
7/24/09	



NOTES:
TO ENSURE POSITIVE DRAINAGE, THE VAULT SHOULD BE TIED INTO THE EXISTING STORM DRAINAGE SYSTEM WHEN POSSIBLE.

NOTES:

1. PIPING TO BE BRASS & COPPER TUBING & SHALL BE EQUIPPED W/ANGLED CHECK VALVE OUTLETS & BY-PASS FLANGED VALVE OR BY-PASS FLANGED BALL VALVE INLETS AS FURNISHED BY FORD CUSTOMSETTERS, MUELLER OR OTHER APPROVED EQUAL.
2. PRECAST CONCRETE BOX WITH ALUMINUM ACCESS HATCH WILL BE AN ACCEPTABLE ALTERNATIVE WITH APPROVAL OF THE DIRECTOR OF ENGINEERING.

DIMENSIONS (INCHES)

A	B
18 3/8"	30 1/8"

• BOX NOT TRAFFIC LOADED

DRAWING NOT TO SCALE

STANDARD 3"METER INSTALLATION AND VAULT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS631

DATE	REVISIONS
3/22/19	

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D2-1 WATER DETAILS II.DWG
PLOTTED: 2/12/2025 2:39 PM

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024 | HORZ. SCALE: N.T.S.
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PE 36823 ENGINEER ANDREW S PETTY
02/12/2025

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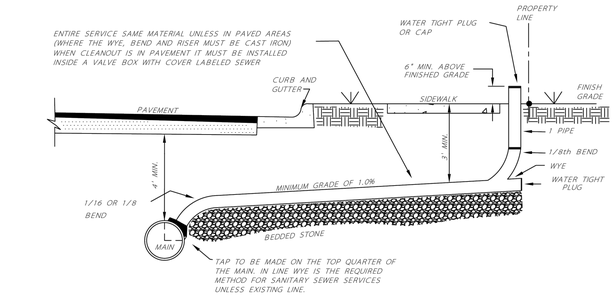
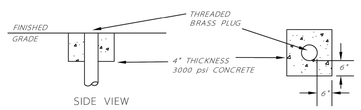
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
WATER DETAILS II

D-2.1



OPTIONAL CLEAN OUT
(FOR WELL MAINTAINED AREA)



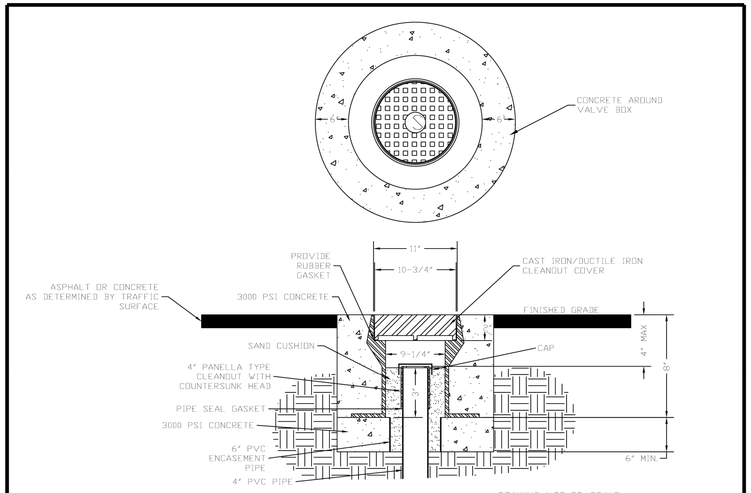
SIDE VIEW TOP VIEW

NOTES:

1. SANITARY SEWER SERVICES WHICH ARE 14 TO 20 FEET DEEP SHALL REQUIRE BEDDING IN ACCORDANCE WITH BEDDING DETAIL FOR FLEXIBLE PIPE.
2. SERVICES OVER 20' AND UNDER 3' DEEP SHALL BE D.I.P.
3. ALL SERVICES TO BE BEDDED IN STONE INCLUDING DUCTILE.

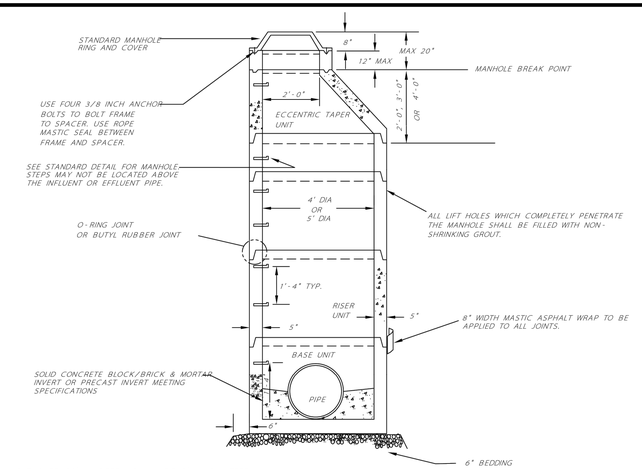
DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE	STANDARD DETAIL NUMBER HS715	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/08	



DRAWING NOT TO SCALE

SEWER MINI-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREAS	STANDARD DETAIL NUMBER HS723	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/08	

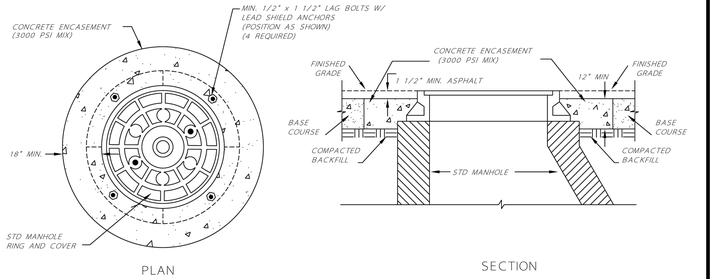


NOTES:

1. ANY MANHOLE OVER 20' IN DEPTH SHALL BE 5' IN DIAMETER.
2. NO FLAT TOPS ALLOWED.

DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE MANHOLE	STANDARD DETAIL NUMBER HS706	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/08	



PLAN

SECTION

NOTES:

1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H20 LOADING NCDOT NO 840.54.

DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS	STANDARD DETAIL NUMBER HS710	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/08	

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D-3.0 SANITARY SEWER DETAILS.DWG
PLOTTED: 2/12/2025 2:39 PM

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
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FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
ANDREW S. PETTY SEAL 36823 ENGINEER
02/12/2025

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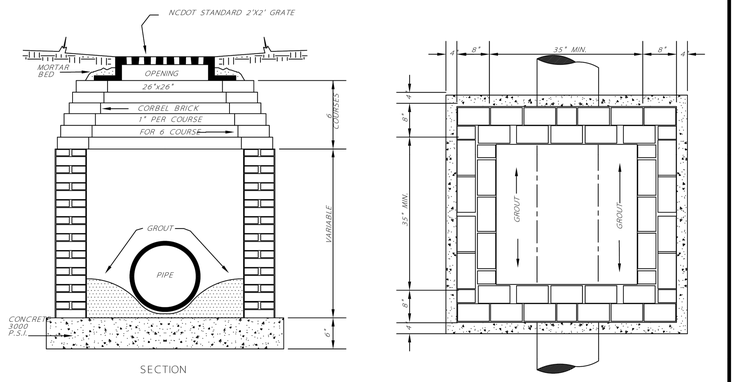
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
SANITARY SEWER DETAILS

D-3.0

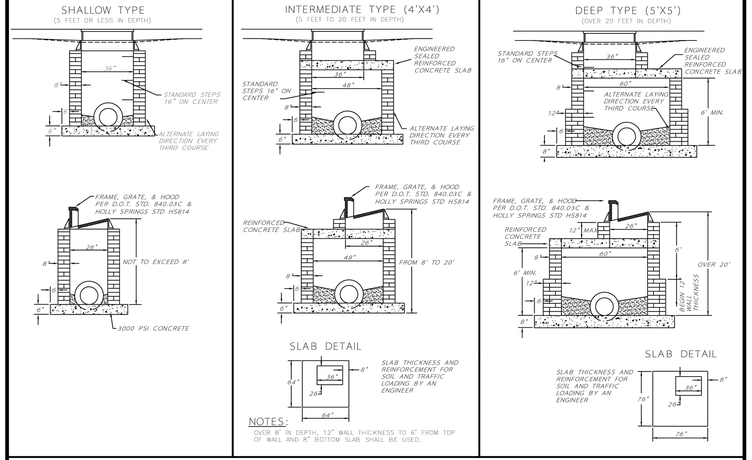


NOTES:

1. EITHER SOLID BRICK, SOLID BLOCK OR PRECAST CONCRETE MAY BE USED.
2. FOR 24" R.C.P. AND LARGER USE PIPE DIA. PLUS 12" FOR MINIMUM INSIDE DIMENSION.
3. GRATED INLETS SHALL NOT BE USED WITHIN TRAVEL AREAS WITHOUT APPROVAL OF DIRECTOR OF ENGINEERING.
4. STANDARD STEPS REQUIRED @ 16" O.C. WHERE DEPTH EXCEEDS 3'.

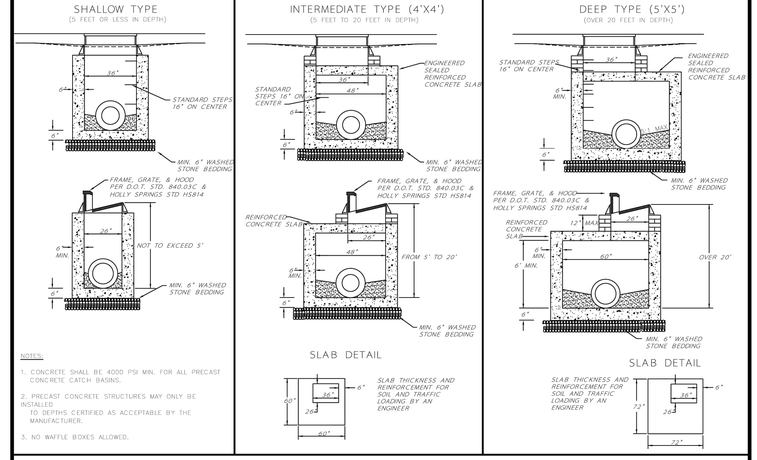
DRAWING NOT TO SCALE

STANDARD YARD INLET WITH GRATE AND FRAME	STANDARD DETAIL NUMBER: HS802
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/24/09 — REVISIONS



DRAWING NOT TO SCALE

CONCRETE BLOCK OR BRICK CATCH BASIN	STANDARD DETAIL NUMBER: HS804
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/24/09 — REVISIONS



NOTES:

1. CONCRETE SHALL BE 4000 PSI MIN. FOR ALL PRECAST CONCRETE CATCH BASINS.
2. PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
3. NO WAFFLE BOXES ALLOWED.

DRAWING NOT TO SCALE

PRECAST CONCRETE CATCH BASINS	STANDARD DETAIL NUMBER: HS805
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/24/09 — REVISIONS

MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING 840.03

DRAWING NOT TO SCALE

STANDARD FRAME LABEL FOR CATCH BASIN	STANDARD DETAIL NUMBER: HS814
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/24/09 — REVISIONS

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D-4.0 STORM DRAINAGE DETAILS.DWG
PLOTTED: 2/12/2025 2:39 PM

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: N.T.S.
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETTY
02/12/2025

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DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
STORM DRAINAGE DETAILS

D-4.0

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
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STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S PETTY

02/12/2025

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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

SCM DRAINAGE AREA MAP

SW-1.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\SP PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\SW-1.0 SCM DRAINAGE AREA MAP.DWG
PLOTTED: 2/12/2025 2:30 PM

SKIMMER SEDIMENT BASIN 1

MINIMUM DIMENSIONS (WxLxD) = 31'x62'x2'
VOLUME REQUIRED = 3,844 CF
SURFACE AREA REQUIRED = 1,912 SF
SURFACE AREA PROVIDED= 3,024 SF
TOP OF BASIN ELEVATION = 344.00
SURFACE AREA ELEVATION = 341.75
BOTTOM OF BASIN ELEVATION = 339.75
CLEANOUT ELEVATION = 338.75

EMERGENCY SPILLWAY LENGTH = 15'
EMERGENCY SPILLWAY ELEVATION = 339.75
SKIMMER SIZE = 2 INCH, 1.5 INCH ORIFICE
DEWATERING TIME = 3.01 days

SKIMMER SEDIMENT BASIN 2

MINIMUM DIMENSIONS (WxLxD) = 64'x128'x3'
VOLUME REQUIRED = 5,490 CF
SURFACE AREA REQUIRED = 3,578 SF
SURFACE AREA PROVIDED= 8,150 SF
TOP OF BASIN ELEVATION = 335.00
SURFACE AREA ELEVATION = 333.00
BOTTOM OF BASIN ELEVATION = 330.00
CLEANOUT ELEVATION = 331.50

EMERGENCY SPILLWAY LENGTH = 15'
EMERGENCY SPILLWAY ELEVATION = 333.00
SKIMMER SIZE = 3 INCH, 2.50 INCH ORIFICE
DEWATERING TIME = 3.40 days

SKIMMER SEDIMENT BASIN 3

MINIMUM DIMENSIONS (WxLxD) = 60'x120'x3'
VOLUME REQUIRED = 6,930 CF
SURFACE AREA REQUIRED = 4,799 SF
SURFACE AREA PROVIDED= 7,200 SF
TOP OF BASIN ELEVATION = 326.00
SURFACE AREA ELEVATION = 323.35
BOTTOM OF BASIN ELEVATION = 320.00
CLEANOUT ELEVATION = 321.50

EMERGENCY SPILLWAY LENGTH = 20'
EMERGENCY SPILLWAY ELEVATION = 323.35
SKIMMER SIZE = 3 INCH, 2.25 INCH ORIFICE
DEWATERING TIME = 3.69 days

SKIMMER SEDIMENT BASIN 4

MINIMUM DIMENSIONS (WxLxD) = 40'x80'x3'
VOLUME REQUIRED = 2,160 CF
SURFACE AREA REQUIRED = 2,933 SF
SURFACE AREA PROVIDED = 3,200 SF
TOP OF BASIN ELEVATION = 340.00
SURFACE AREA ELEVATION = 338.00
BOTTOM OF BASIN ELEVATION = 335.00
CLEANOUT ELEVATION = 336.00

EMERGENCY SPILLWAY LENGTH = 12.56' (RISER)
EMERGENCY SPILLWAY ELEVATION = 338.29
SKIMMER SIZE = 2 INCH, 1.75 INCH ORIFICE
DEWATERING TIME = 3.32 days

NPDES STABILIZATION TABLE

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches and slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length
All other areas with slopes fatter than 4:1	14 days	None, except for perimeters and HQW Zones

LEGEND:

- CONSTRUCTION ENTRANCE/EXIT
- SEDIMENT BASIN
- STOCKPILE
- SILT FENCE OUTLET
- ROCK CHECK DAM
- TEMP. SEED/MULCH/PERM. SEED
- OUTLET PROTECTION
- COIR WATTLE
- TDD DIVERSION DITCH
- INLET PROTECTION
- CONCRETE WASH AREA
- SLOPE DRAIN / TEMPORARY STORM DRAIN WITH OUTLET PROTECTION
- SKIMMER
- POROUS BAFFLES
- SILT FENCE
- TP TREE PROTECTION FENCE
- TP COMBINATION TREE PROTECTION & SILT FENCE
- DISTURBANCE LIMITS

GENERAL NOTES:

1. THE TEMPORARY DIVERSION DITCHES, SILT FENCE, AND LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATION OF THE ACTUAL EROSION CONTROL MEASURES THAT SHALL BE INSTALLED UNDER THIS PROJECT. DUE TO SCALE OF THIS DRAWING, THESE MEASURES ARE GRAPHICALLY DEPICTED AND MAY BE BEYOND WHERE THEY ACTUALLY WILL BE INSTALLED IN THE FILED. HOWEVER, UNDER NO CIRCUMSTANCES IS THERE TO BE DISTURBANCE WITHIN ANY WETLAND AND/OR STREAM BUFFER AREAS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS STANDARDS AND REGULATIONS.
3. CONTRACTOR TO COORDINATE WITH TOWN OF HOLLY SPRINGS ON WHEN CERTAIN EROSION CONTROL DEVICES CAN BE REMOVED.
4. SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. 2.5:1 ARE PERMITTED ALONG SEDIMENT BASINS.
5. THERE SHALL BE NO DISTURBANCE OUTSIDE THE LIMITS SHOWN ON THIS PLAN WITHOUT AN APPROVED PLAN AMENDMENT BY TOWN OF HOLLY SPRINGS. PRE-CONSTRUCTION CONFERENCE MAY BE REQUIRED BEFORE GRADING PERMIT IS ISSUED.
6. ALL DISTURBED AREAS SHALL BE SEEDED PER STABILIZATION TABLE.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SELF-INSPECTION LOG.
8. SHAPE OF SKIMMER BASINS CAN VARY AS SHOWN PROVIDED MINIMUM VOLUME & SURFACE AREA REQUIREMENTS ARE PROVIDED.
9. ALL DIVERSION DITCHES SHALL HAVE 12" STRAW WATTLE CHECK DAMS SPACED EVERY 50 L.F. OF DITCH AND SHALL BE LINED WITH ACF ENVIRONMENTAL ECSC-2 DOUBLE NET STRAW / COCONUT ROLLED EROSION CONTROL PRODUCT OR APPROVED EQUAL.
10. STREETS IN FRONT OF PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
11. CUT AND FILL SLOPES THAT ARE 2:1 OR GREATER SHALL BE STABILIZED WITH PERMANENT SLOPE RETENTION DEVICES OR A SUITABLE COMBINATION OF PLANTING AND RETENTION DEVICES. SLOPES GREATER THAN 3:1 SHALL NOT BE STABILIZED WITH TURF GRASS BUT MUST BE STABILIZED WITH VEGETATION THAT REQUIRES MINIMAL MAINTENANCE.
12. PROPOSED TREE PROTECTION FENCE, SILT FENCE OR COMBINATION TREE & SILT PROTECTION FENCE MAY BE INSTALLED JUST UPSTREAM OF EXISTING FENCE OR INSTALLED IN PLACE OF EXISTING FENCING ON SITE. NO EXISTING FENCE SHALL BE UTILIZED IF DAMAGED.
13. SKIMMER DEVICES SHALL CONNECT TO EXISTING RISER STRUCTURES WITH WATER TIGHT CONNECTIONS.
14. MINIMUM OF 3 POROUS BAFFLES ARE REQUIRED BETWEEN INLET AND SKIMMER.

TOTAL DISTURBANCE LIMITS = 9.90 AC

TEMPORARY DIVERSION DITCH SCHEDULE

DITCH DESIGNATION	DRAINAGE AREA (AC)	RUNOFF COEFFICIENT	Q10 (CFS)	AVG. SLOPE (%)	FLOW DEPTH (FT)	VELOCITY (FPS)	SHAPE	GEOMETRY (FT)	LINING MATERIAL
A	0.38	0.35	0.94	2.5%	0.37	2.24	TRAPEZOIDAL	b=1', d=12", m=3:1	STRAW w/ NET
B	1.23	0.35	3.03	4.0%	0.39	3.53	TRAPEZOIDAL	b=1', d=12", m=3:1	STRAW w/ NET
C	0.87	0.35	2.14	1.0%	0.46	1.93	TRAPEZOIDAL	b=1', d=12", m=3:1	STRAW w/ NET
D	0.31	0.35	0.76	1.0%	0.28	1.47	TRAPEZOIDAL	b=1', d=12", m=3:1	STRAW w/ NET
E	1.25	0.50	4.40	1.8%	0.54	2.83	TRAPEZOIDAL	b=1', d=15", m=3:1	STRAW w/ NET
F	1.62	0.50	5.70	4.0%	0.53	4.16	TRAPEZOIDAL	b=1', d=15", m=3:1	STRAW w/ NET
G	0.20	0.35	0.49	0.5%	0.27	1.01	TRAPEZOIDAL	b=1', d=12", m=3:1	STRAW w/ NET
H	1.46	0.50	5.14	2.5%	0.56	3.41	TRAPEZOIDAL	b=1', d=15", m=3:1	STRAW w/ NET

SCALE: 1 IN = 50 FT
50' 25' 0 50' 100'
SCALE IN FEET HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETTY
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY
A Challenger Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
INITIAL EROSION CONTROL PLAN

EC-1.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\EC-1.0 INITIAL EROSION CONTROL PLAN.DWG
PLOTTED: 2/12/2025 2:31 PM

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.
2. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN IN THE PLAN IS A VIOLATION OF THE NORTH CAROLINA SEDIMENTATION CONTROL LAW & IS SUBJECT TO A FINE.
3. GRADING MORE THAN 20,000 SQUARE FEET WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE SECTION 4.02 OF THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS & IS SUBJECT TO A FINE.
4. ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS & NCDENR STANDARDS AND SPECIFICATIONS.
8. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. A MINIMUM OF ONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND UTILIZED. THIS ENTRANCE SHALL BE BETWEEN THE LIMITS OF DISTURBANCE AND ANY ROAD RIGHT OF WAY.
9. ADJACENT PROPERTIES AND RIGHT-OF-WAY SHALL BE KEPT FREE OF MUD AND/OR SEDIMENT-LADEN RUNOFF.
10. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE RECOMMENDED AS A MINIMUM IN ORDER TO CONTROL RUN-OFF. IT IS POSSIBLE THAT MORE STRINGENT MEASURES MAY BE NEEDED AS DETERMINED BY THE CONTRACTOR, PROJECT ENGINEER, AND/OR EROSION CONTROL INSPECTOR. IF IT IS DETERMINED THAT ADDITIONAL RUN-OFF CONTROL IS NEEDED, SUCH MEASURES SHALL BE INSTALLED IMMEDIATELY.
11. SHOULD MAINTENANCE ISSUES ARISE, PLEASE CONTACT PATRICK LOWERY AT 336-399-3045
12. CONTRACTOR SHALL LOCATE AND VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
13. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (919-557-3938) WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION.

EROSION CONTROL NARRATIVE:

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO DEVELOP 15 ACRES TO BE USED AS A CHARTER UPPER SCHOOL CAMPUS TO INCLUDE ROADS, UTILITIES, PARKING LOTS AND A UPPER SCHOOL BUILDING. SEE OWNER INFORMATION ON EXISTING CONDITIONS PLAN. THE SITE IS CURRENTLY UNDEVELOPED.

THE MAXIMUM FILL WILL BE APPROX. 14 FEET. THIS PROJECT WILL INVOLVE REMOVAL OF EXISTING ASPHALT, CONCRETE, GRAVEL AND TOPSOIL TO CREATE A SUITABLE SITE FOR A SCHOOL CAMPUS. AN UNDERGROUND STORM DRAINAGE SYSTEM WILL BE INSTALLED TO CONVEY STORMWATER TO PERMANENT STORMWATER MANAGEMENT AREAS.

THE PROJECT IS SCHEDULED TO BEGIN CONSTRUCTION IN EARLY TO LATE FALL 2024 WITH PROJECT COMPLETION AND FINAL STABILIZATION BY LATE SPRING TO EARLY SUMMER 2026. THE EROSION AND SEDIMENT CONTROL PROGRAM FOR THIS PROJECT WILL INCLUDE THE INSTALLATION OF A SUITABLE CONSTRUCTION ENTRANCE, TEMPORARY SILT FENCING, SILT FENCE OUTLETS, DIVERSION DITCHES, AND INLET PROTECTION MEASURES. SEVERAL SEDIMENT SKIMMER BASINS AND RIP-RAP & GRAVEL FILTER BERMS WILL BE INSTALLED TO CAPTURE SEDIMENT AND PREVENT OFF-SITE SEDIMENT DISCHARGE AND EROSION. SILT FENCE WILL BE PLACED ALONG ALL DOWNSTREAM DISTURBANCE LIMITS.

ADJACENT PROPERTY

ADJACENT PROPERTY OWNERS ARE NOTED ON THE EXISTING CONDITIONS PLAN.

NATIVE SOILS

THE SOILS AT THIS SITE ARE PREDOMINATELY SILTY LOAMS. SOILS ARE MOSTLY POORLY DRAINED WITH Ksat RANGES FROM VERY LOW TO MODERATELY HIGH. SLOPES ARE LARGELY BETWEEN 6 TO 10% UP TO 25%. ON-SITE SOILS ARE HERNDON (HrC2,HrD2), GEORGEVILLE (GeC2, GeD2), AND WORSHAM (Wy).

CONSTRUCTION SEQUENCE:

1. REQUEST A PRE-CONSTRUCTION MEETING WITH THE TOWN OF HOLLY SPRINGS, MARK TUDOR AT 919-215-2249.
3. OBTAIN GRADING PERMIT FROM TOWN OF HOLLY SPRINGS.
4. INSTALL TREE PROTECTION FENCING. REQUEST INSPECTION FOR APPROVAL FROM TOWN OF HOLLY SPRINGS INSPECTOR PRIOR TO ISSUANCE OF GRADING PERMIT.
5. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN ON EROSION CONTROL PLANS.
6. CALL TOWN OF HOLLY SPRINGS (919-557-3938) FOR AN ONSITE INSPECTION BY THE TOWN OF HOLLY SPRINGS INSPECTOR. OBTAIN CERTIFICATE OF COMPLIANCE THROUGH ON-SITE INSPECTOR BY EROSION CONTROL OFFICER.
7. PROCEED WITH GRADING AND INSTALLATION OF UTILITIES.
8. CLEAN SEDIMENT BASINS WHEN ONE HALF FULL.
9. SEED AND MULCH DENUDED AREAS WITHIN 15 DAYS AFTER ANY PHASE OF GRADING.
10. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
11. CALL FOR ON-SITE MEETING TO OBTAIN APPROVAL FOR REMOVAL TEMPORARY EROSION CONTROL MEASURES, STABILIZE THESE AREAS AND INSTALL APPLICABLE PERMANENT MEASURES AND STORMWATER BMP'S
12. REQUEST FINAL APPROVAL BY ENGINEERING DEPARTMENT – CERTIFICATE OF COMPLETION.
13. IF APPROVED, REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREAS.

DUST CONTROL:

VEGETATIVE COVER
FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC, VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL.

MULCH
WHEN PROPERLY APPLIED, MULCH OFFERS A FAST, EFFECTIVE MEANS OF CONTROLLING DUST.

MAINTENANCE
MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

SEDIMENT & EROSION CONTROLS:

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION CONTROLS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES BE TO THE STANDARDS OF THE NC DEPT. OF ENVIRONMENTAL MANAGEMENT - LAND QUALITY SECTION, AND SECTION 4 TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.

STRUCTURAL PRACTICES

1. SILT FENCE (SEDIMENT FENCE):
   SILT FENCE CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION. SILT FENCES SHALL BE PROVIDED WHERE SHOWN AND AS NEEDED ON THE SITE PLAN. THESE BARRIERS SHALL BE USED TO CONTAIN SEDIMENT.
2. SILT FENCE OUTLET:
   GRAVEL SILT FENCE OUTLETS SHALL BE PROVIDED WHERE SHOWN AND AS NEEDED ON THE SITE PLAN. THESE OUTLETS SHALL BE LOCATED AT ALL LOW POINTS IN A RUN OF SILT FENCE AND USED TO DISCHARGE "CLEAN WATER" OFF-SITE.
3. DIVERSION DITCHES:
   USE DIVERSION DITCHES TO CONVEY SEDIMENT LADEN RUNOFF TO EROSION CONTROL BMPS AS SHOWN ON THE PLANS.
4. CONSTRUCTION ENTRANCE:
   CONSTRUCTION TRAFFIC SHALL BE LIMITED TO STABILIZED AREAS. AT A MINIMUM, A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE PROVIDED AS SHOWN ON THIS DRAWING. VEHICLE WHEELS SHALL BE CLEAN WHEN LEAVING THE SITE TO PREVENT THE TRACKING OF MUD ON PAVED ROADS.
5. ROCK CHECK DAMS:
   ROCK CHECK DAMS CAN BE USED TO REDUCE EROSION IN A DRAINAGE CHANNEL TO LIMIT EROSION BY REDUCING VELOCITY IN OPEN CHANNELS.
6. SKIMMER BASINS:
   SKIMMER BASINS WITH SKIMMERS AND POROUS BAFFLES ARE USED TO RETAIN SEDIMENT ON THE CONSTRUCTION SITE, AND PREVENT SEDIMENTATION IN OFF-SITE STREAMS, LAKES, AND DRAINAGE WAYS. POROUS BAFFLES TO BE COIR FIBER.
7. INLET PROTECTION:
   BLOCK & GRAVEL INLET PROTECTION CAN BE USED TO HELP PREVENT SEDIMENT FROM ENTERING STORM DRAINS BEFORE STABILIZING THE CONTRIBUTING WATERSHED. THIS PRACTICE ALLOWS EARLY USE OF THE STORM DRAIN SYSTEM

VEGETATIVE PRACTICES

1. TEMPORARY SEEDING:
   DISTURBED AREAS THAT ARE NOT ANTICIPATED TO BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 7 OR 14 CALENDAR DAYS MUST RECEIVE TEMPORARY SEEDING (SEE NPDES TABLE). A QUICK GROWING GRASS SPECIES, WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING, SHOULD BE USED. TEMPORARY SEEDING SHALL BE PER TOWN OF HOLLY SPRINGS REQUIREMENTS.
2. TEMPORARY GRASSING:
   THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
3. TEMPORARY REGRASSING
   IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER. RESEED AND MULCH BARE SPOTS LARGER THAN 9 SQUARE FEET.
4. PERMANENT SEEDING:
   ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. PERMANENT SEEDING SHALL BE PER HOLLY SPRINGS REQUIREMENTS. IF GROWTH IS NOT ESTABLISHED BY FINAL PROJECT INSPECTION, CONTINUE SPECIFIED ATTENTION UNTIL THE STAND OF GRASS IS ACCEPTABLE.

MANAGEMENT STRATEGIES

1. STOCKPILING MATERIAL:
   NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY. PER NCDWQ CONSTRUCTION GENERAL PERMIT REVISED AUGUST 4, 2011 ALL EARTHEN MATERIAL STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO OTHER REASONABLE ALTERNATIVE IS AVAILABLE.
2. RIP-RAP OUTLET PROTECTION:
   ALL RIP-RAP SHALL BE INSTALLED WITH FILTER FABRIC BENEATH.
3. SOIL DISPOSAL:
   DISPOSE OF ALL STOCKPILED MATERIAL TO AN APPROVED PERMITTED NCDENR DISPOSAL SITE.
4. DEWATERING:
   ALL TRENCH/PIT DEWATERING MUST DISCHARGE TO AN APPROVED S&EC MEASURE OR SILT SACK PRIOR TO LEAVING THE SITE.
5. PERMANENT EROSION CONTROL:
   THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

SCM CONSTRUCTION CONVERSION SEQUENCE:

THE BASIC INSTALLATION SEQUENCE ON PROJECTS FOR E&SC DEVICES THAT ARE TO BE CONVERTED TO PERMANENT STRUCTURAL BMPS SHALL BE ROUGHLY AS FOLLOWS. THIS SEQUENCE SHOULD BE MODIFIED AS NEEDED FOR EACH SPECIFIC INSTALLATION. THE SPECIFIC SEQUENCE WILL BE APPROVED WITH THE CONSTRUCTION DRAWING/EROSION CONTROL PLAN FOR THE SITE.

1. ATTEND PRE-CONSTRUCTION CONFERENCE.
2. OBTAIN ENVIRONMENTAL DEVELOPMENT PERMIT.
3. INSTALL TREE PROTECTION ON SITE.
4. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN.
5. CALL FOR ON-SITE INSPECTION BY ENGINEERING DEPARTMENT DEVELOPMENT INSPECTOR (DI) (919-557-3938) TO OBTAIN CERTIFICATE OF COMPLIANCE. THE FIRST ENGINEER CERTIFICATION FOR THE BASIN(S) MUST BE RECEIVED AND APPROVED BY ET OF THE TOWN, BEFORE THE CERTIFICATE OF COMPLIANCE WILL BE ISSUED BY THE DI.
6. PROCEED WITH GRADING.
7. CLEAN SEDIMENT TRAPS AND BASINS WHEN ONE-HALF FULL AND CHECK FOR MAINTENANCE OF ALL EROSION CONTROL DEVICES WEEKLY OR AFTER EVERY ½" OF RAIN.
8. SEED AND MULCH DENUDED AREA WITHIN 14 DAYS.
9. MAINTAIN SOIL EROSION AND SEDIMENTATION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHEN APPROPRIATE, CALL FOR ON-SITE MEETING WITH THE DEVELOPMENT INSPECTOR (DI) AND THE ENVIRONMENTAL TECHNICIAN (ET) TO OBTAIN APPROVAL FOR REMOVAL OF TEMPORARY EROSION CONTROL MEASURES. IF SITE OR DRAINAGE AREA IS AT LEAST 85% STABILIZED AND APPROVAL IS GRANTED, STRUCTURAL STORMWATER BMPS MAY BE INSTALLED.
11. THE ET WILL PERFORM ROUTINE INSPECTIONS DURING INSTALLATION. THE DI WILL BE RESPONSIBLE FOR ENSURING EROSION CONTROL AND ANY NECESSARY BYPASS MEASURES FUNCTION.
12. ONCE INSTALLATION IS COMPLETE, CONTACT THE ET FOR BMP SPECIFIC PUNCHLIST INSPECTION. ONCE ALL PUNCHLIST ITEMS ARE ADDRESSED, THE PERFORMANCE MONITORING PERIOD MAY BEGIN.
13. THE FINANCIALLY RESPONSIBLE PARTY THAT INSTALLED THE BMP(S) WILL BE RESPONSIBLE FOR ENSURING THAT THE DEVICE FUNCTIONS PROPERLY AND ALL VEGETATION BECOMES ESTABLISHED DURING THIS TIME.
14. AT THE END OF THE PERFORMANCE MONITORING PERIOD, CONTACT THE ET FOR A FINAL BMP SPECIFIC PUNCHLIST INSPECTION. BEFORE THE TOWN WILL ALLOW LONG-TERM OPERATIONS AND MAINTENANCE (O&M) TO TRANSFER TO THE HOA/OWNER, ALL PUNCHLIST ITEMS MUST BE COMPLETED, INCLUDING, BUT NOT LIMITED TO: RECORDED PLAT SHOWING ALL APPLICABLE DRAINAGE EASEMENTS, BMP SPECIFIC AS- BUILTS (MYLAR AND CAD FORMAT), MAINTENANCE SURETY, AND A RECORDED O&M AGREEMENT.
15. ONCE ALL BMP SPECIFIC PUNCHLIST ITEMS HAVE BEEN COMPLETED AND APPROVED BY THE ET, IF ALL OTHER EROSION CONTROL HAS BEEN SATISFIED, A CERTIFICATE OF COMPLETION MAY BE ISSUED BY THE DI.

MAINTENANCE/INSPECTION PROCEDURES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

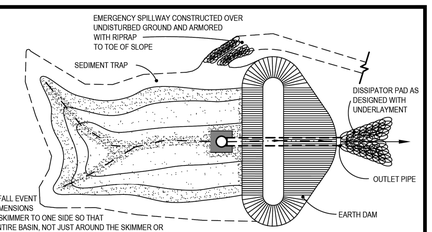
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, DAILY AND WITHIN 24 HOURS OF EVERY RAINFALL EVENT.
- SILT FENCE & FABRIC INLET PROTECTION: INSPECT FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- DIVERSION DIKES/SWALES: INSPECT AND ANY BREACHES PROMPTLY REPAIRED. SEDIMENT SHALL BE REMOVED FROM THE FLOW AREA IMMEDIATELY AFTER EACH RAINFALL
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT: MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP-DRESSING WITH 2-3" STONE. AFTER A RAINFALL, IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO ROADWAYS.
- SEDIMENT BASIN: INSPECT AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH. PLACE REMOVED SEDIMENT IN AN AREA WITH SEDIMENT CONTROLS. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE RISER AND POOL AREA. REPAIR BAFFLES AND SKIMMERS AS NEEDED.
- INLET PROTECTION: INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (½ INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.
- SEEDING, FERTILIZING, AND MULCHING: INSPECT SEEDED AREAS FOR FAILURE AND NECESSARY REPAIRS AND RE-SEEDING SHALL BE MADE WITHIN THE SAME SEASON. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- MAINTAIN THE ON-SITE RAIN GAUGE & DATA AND STORMWATER INSPECTION LOG SHEETS. THIS PERMIT INFORMATION MUST BE COLLECTED AND MAINTAINED UNTIL TOWN OF HOLLY SPRINGS HAS CLOSED THE PROJECT & SURETY HAS BEEN RELEASED.
- THE CONTACT PERSON IS REQUIRED TO MAINTAIN A LOG OF SELF-INSPECTIONS PER REQUIREMENTS AS OUTLINED IN NCG01000 PERMIT. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THIS PERMIT INFORMATION MUST BE COLLECTED AND MAINTAINED UNTIL TOWN OF HOLLY SPRINGS HAS CLOSED THE PROJECT.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE. SUPERINTENDENT; THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.
- GROUND STABILIZATION: SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
  - A. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
  - B. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS POSSIBLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY

	DIMENSIONS	ELEV.
EMERGENCY SPILLWAY		
TOP OF DAM WIDTH		
ANTI-SEEP COLLAR		
RIPRAP DISSIPATER PAD		
ANTI-FLOATATION DEVICE		
TOP OF RISER		
OUTLET PIPE INVERT IN		
OUTLET PIPE INVERT OUT		
SEDIMENT STORAGE AREA		

MAINTENANCE:
INSPECT SKIMMER SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM.

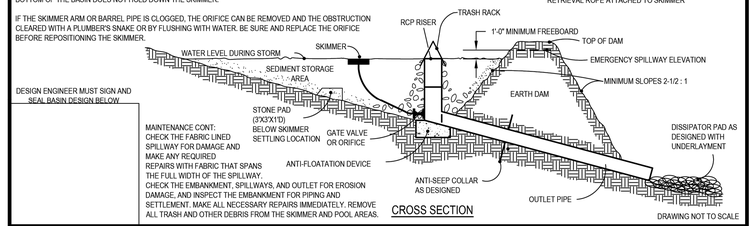
IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USE ROPE TO SHAKE AND TRY TO DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED; IF SO REMOVE THE DEBRIS. ENSURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.

IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.



PLAN VIEW

NOTE:
RETRIEVAL ROPE ATTACHED TO SKIMMER



CROSS SECTION

DRAWING NOT TO SCALE

STANDARD RISER-BARREL SEDIMENT BASIN (WITH SKIMMER)

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS412

DATE	REVISIONS
10/30/24	
5/21/24	

HOLLY SPRINGS Justin Glassdino

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: NONE
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PE 36823 ENGINEER ANDREW S PEETY
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 1.0 NORTH CAROLINA
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Fuquay-Varina, NC 27526

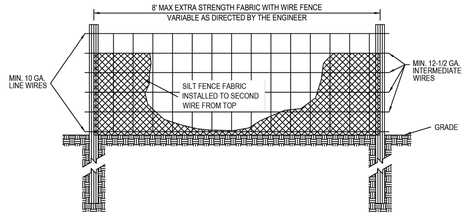
CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
EROSION CONTROL DETAILS I

EC-2.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\EC-2.1 EROSION CONTROL DETAILS I.DWG
PLOTTED: 2/12/2025 2:31 PM



FRONT VIEW

SIDE VIEW

NOTES:

1. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
2. UV RESISTANT SILT FENCE FABRIC MUST BE USED NO ORANGE SILT FENCE PERMITTED.

MAINTENANCE:
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

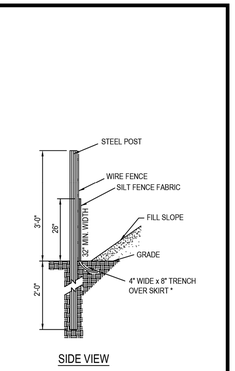
DRAWING NOT TO SCALE

STANDARD TEMPORARY SILT FENCE

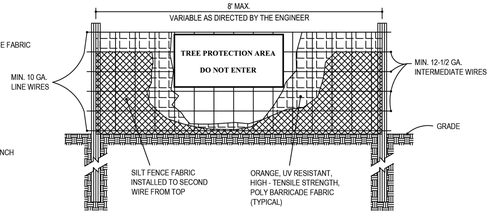
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS401

DATE	REVISIONS
3/24/08	
6/01/24	



SIDE VIEW



FRONT VIEW

NOTES:

1. NO ORANGE SILT FENCE PERMITTED.
2. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
3. TREE PROTECTION FENCE MUST BE ORANGE, UV RESISTANT, HIGH-TENSILE STRENGTH POLY BARRICADE FABRIC.
4. END OF SILT FENCE NEEDS TO BE TURNED UPHILL
5. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
6. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
7. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
8. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
9. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
10. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
11. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
12. ADDITIONAL SIGNS MAY BE REQUIRED BY TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.

WARNING SIGN DETAIL

MAINTENANCE:
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

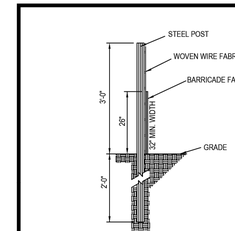
DRAWING NOT TO SCALE

COMBINATION SILT / TREE PROTECTION FENCE

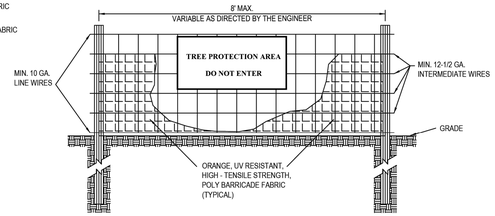
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS402

DATE	REVISIONS
3/24/08	
6/01/24	



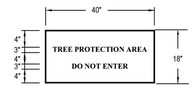
SIDE VIEW



FRONT VIEW

NOTES:

1. NO ORANGE SILT FENCE PERMITTED.
2. TREE PROTECTION FENCE MUST BE ORANGE UV RESISTANT HIGH-TENSILE STRENGTH POLY BARRICADE FABRIC.
3. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
4. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
5. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
6. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
7. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
8. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
9. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
10. ADDITIONAL SIGNS MAY BE REQUIRED BY TOWN OF HOLLY SPRINGS INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.



WARNING SIGN DETAIL

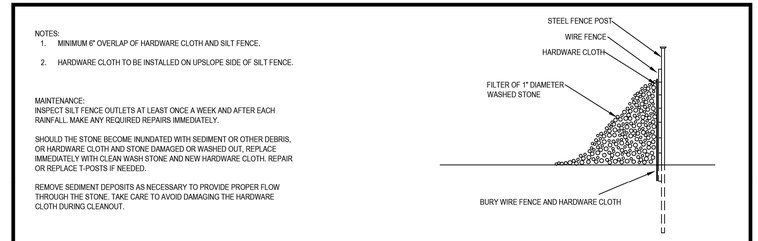
DRAWING NOT TO SCALE

STANDARD TREE PROTECTION DETAIL

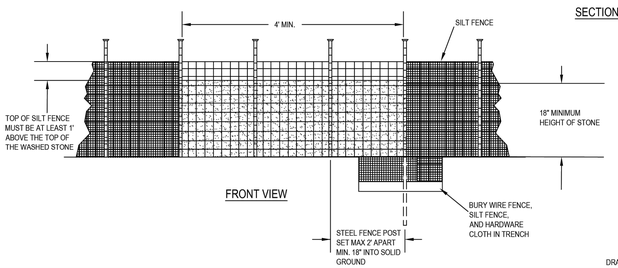
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS403

DATE	REVISIONS
3/24/08	
6/01/24	



SECTION VIEW



FRONT VIEW

NOTES:

1. MINIMUM 6" OVERLAP OF HARDWARE CLOTH AND SILT FENCE.
2. HARDWARE CLOTH TO BE INSTALLED ON UPSLOPE SIDE OF SILT FENCE.

MAINTENANCE:
INSPECT SILT FENCE OUTLETS AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE STONE BECOME INUNDATED WITH SEDIMENT OR OTHER DEBRIS, OR HARDWARE CLOTH AND STONE DAMAGED OR WASHED OUT, REPLACE IMMEDIATELY WITH CLEAN WASH STONE AND NEW HARDWARE CLOTH. REPAIR OR REPLACE T-POSTS IF NEEDED.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE PROPER FLOW THROUGH THE STONE. TAKE CARE TO AVOID DAMAGING THE HARDWARE CLOTH DURING CLEANOUT.

DRAWING NOT TO SCALE

SILT FENCE OUTLET

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS404

DATE	REVISIONS
6/01/24	

MAINTENANCE:
INSPECT SKIMMER SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED; EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM. IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USE ROPE TO SHAKE AND TRY TO DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER SEE IF IT IS CLOGGED; IF SO REMOVE THE DEBRIS. ENSURE VEGETATION GROWING IN THE BOTTOM OF THOSE BASIN DOES NOT HOLD DOWN THE SKIMMER.

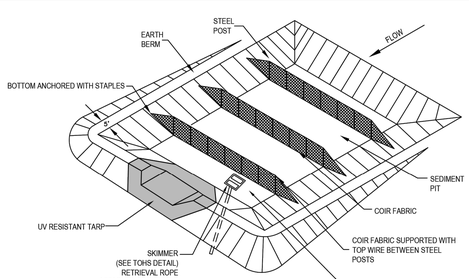
IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLETS FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE SKIMMER AND POOL AREAS.

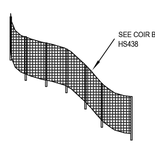
NOTES:

1. STONE PAD INSTALLED AT LOCATION SKIMMER SETTLES (3'X3'X1'D)

*IF BASIN WILL BE CONVERTED TO PERMANENT SCM, PERMANENT RISER STRUCTURE MUST BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE, WITH THE SKIMMER ATTACHED TO THE RISER STRUCTURE AT THE PROPER ELEVATION.



PERSPECTIVE VIEW



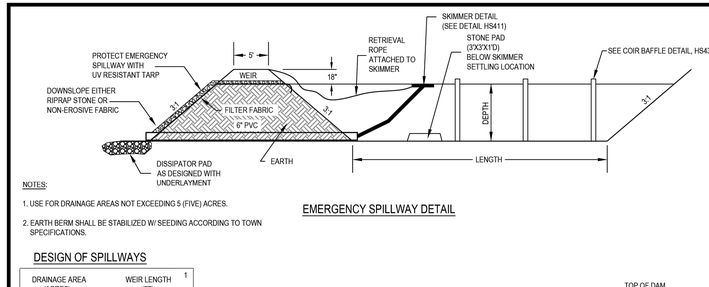
DRAWING NOT TO SCALE

STANDARD SKIMMER FILTER BASIN (PLAN VIEW)

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS409

DATE	REVISIONS
3/24/08	
6/01/24	



NOTES:

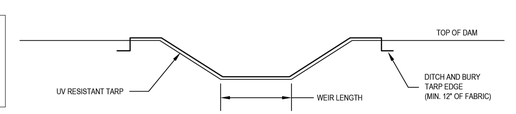
1. USE FOR DRAINAGE AREAS NOT EXCEEDING 5 (FIVE) ACRES.
2. EARTH BERM SHALL BE STABILIZED W/ SEEDING ACCORDING TO TOWN SPECIFICATIONS.

EMERGENCY SPILLWAY DETAIL

DESIGN OF SPILLWAYS

DRAINAGE AREA (ACRES)	WEIR LENGTH (FT) [1]
1	4.0
2	6.0
3	8.0
4	10.0
5	12.0

[1] DIMENSIONS SHOWN ARE MINIMUM



MAINTENANCE:

INSPECT TEMPORARY SEDIMENT TRAPS AND EMPTY SKIMMER OF ALL DEBRIS AFTER EACH PERIOD OF SIGNIFICANT RAINFALL. REMOVE SEDIMENT AND RESTORE TRAP TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN A DESIGNATED DISPOSAL AREA AND REPLACE THE CONTAMINATED PART OF THE GRAVEL FACING.

CHECK THE STRUCTURE FOR DAMAGE FROM EROSION OR PIPING. PERIODICALLY CHECK THE DEPTH OF THE SPILLWAY TO ENSURE IT IS A MINIMUM OF 1.5 FT BELOW THE LOW POINT OF THE EMBANKMENT. IMMEDIATELY FILL ANY SETTLEMENT OF THE EMBANKMENT TO SLIGHTLY ABOVE DESIGN GRADE. ANY RIPRAP DISPLACED FROM THE SPILLWAY MUST BE REPLACED IMMEDIATELY.

STABILIZE THE EMBANKMENT AND ALL DISTURBED AREAS ABOVE THE SEDIMENT POOL AND DOWNSTREAM FROM THE TRAP IMMEDIATELY AFTER CONSTRUCTION WITH SEEDING.

DRAWING NOT TO SCALE

STANDARD SKIMMER FILTER BASIN (PROFILE VIEW)

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS410

DATE	REVISIONS
3/24/08	
6/01/24	

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066-PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\EC-2.2 EROSION CONTROL DETAILS II.DWG
PLOTTED: 2/12/2025 2:31 PM

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024 | HORZ. SCALE: NONE
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETTY
02/12/2025

CONSULTANT
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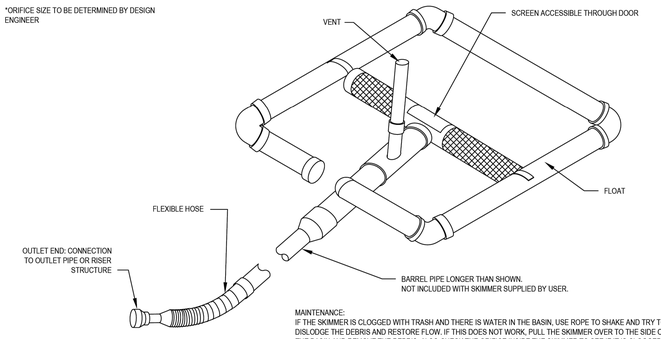
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
EROSION CONTROL DETAILS II

EC-2.2

NOTES:
1. SKIMMER IS TO BE A SURFACE DEWATERING DEVICE SUCH AS BMP SKIMMER OR APPROVED DEVICE.
2. *ORIFICE SIZE TO BE DETERMINED BY DESIGN ENGINEER

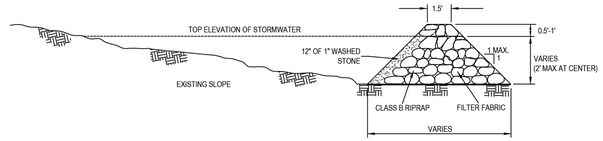


MAINTENANCE:
IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USE ROPE TO SHAKE AND TRY TO DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED. IF SO REMOVE THE DEBRIS. ENSURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.

IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

DRAWING NOT TO SCALE

STANDARD SKIMMER DETAIL	STANDARD DETAIL NUMBER: HS411
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 7/24/08; 6/01/24

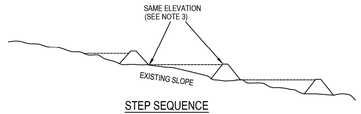


SIDE VIEW

NOTES:
1. HEIGHT & WIDTH DETERMINED BY EXISTING TOPOGRAPHY AND SEDIMENT STORAGE REQUIRED.
2. KEY RIPRAP INTO THE DAM FOR STABILIZATION.
3. TOP OF DOWNHILL CHECK DAM IS TO BE SAME ELEVATION OF BOTTOM OF UPHILL CHECK DAM.

MAINTENANCE:
INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS THAT COULD CLOG THE CHANNEL AND STONE AS NEEDED.

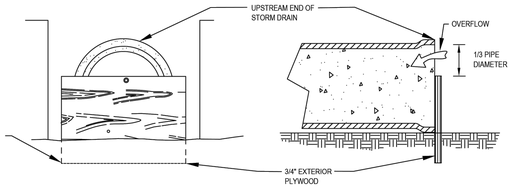
INSPECT FOR EROSION AROUND EDGES OF CHECK DAM AND UNDERMINING. CORRECT ALL DAMAGE IMMEDIATELY. REPLACE STONE AS NEEDED.



STEP SEQUENCE

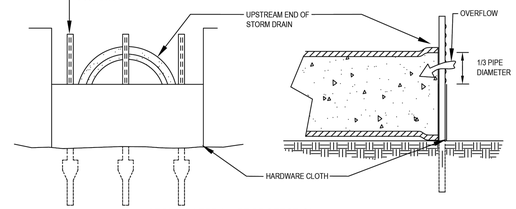
DRAWING NOT TO SCALE

CHECK DAM	STANDARD DETAIL NUMBER: HS413
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 6/01/24; 6/01/24



NOTES:
1. ALL PARTIALLY COMPLETED STORM DRAINS SHALL BE PROTECTED AT THE END OF EACH DAY IN ACCORDANCE WITH THESE DETAILS.

PLYWOOD INLET PROTECTION



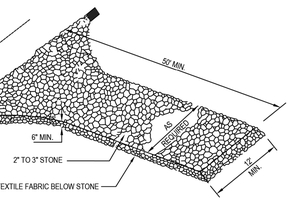
STONE FILTER INLET PROTECTION

MAINTENANCE:
CLEAN SEDIMENT AND RESTORE THE SEDIMENT STORAGE AREA TO ITS ORIGINAL DIMENSIONS WHEN ACCUMULATED HALFWAY UP THE PIPE OR GREATER.

INSPECT AND REPAIR AS NEEDED THE PLYWOOD OR HARDWARE CLOTH/STONE AT LEAST WEEKLY AND AFTER EVERY SIGNIFICANT RAIN EVENT,

DRAWING NOT TO SCALE

PIPE INLET PROTECTION (PLYWOOD AND STONE)	STANDARD DETAIL NUMBER: HS423
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 6/01/24; 6/01/24

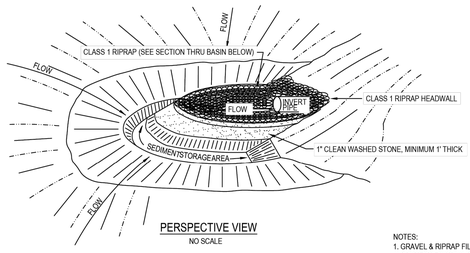


APPLICABLE AT ALL POINTS OF INGRESS & EGRESS UNTIL SITE IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.

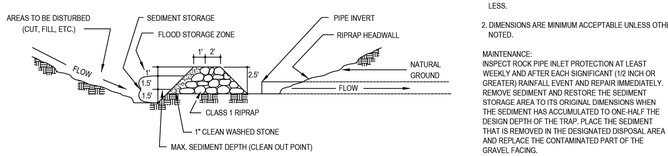
NOTES:
1. TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGER TRUCKS IS TO BE PROVIDED.
2. ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILIZATION BY ALL CONSTRUCTION TRUCKS.
3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF TRAFFIC ONTO STREETS. PERIODIC TOP DRESSING WITH STONE WILL BE NECESSARY, KEEP SOME ON HAND.
4. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED IMMEDIATELY.

DRAWING NOT TO SCALE

CONSTRUCTION ENTRANCE	STANDARD DETAIL NUMBER: HS432
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 6/26/24; 6/01/24



PERSPECTIVE VIEW
NO SCALE



SECTION THROUGH BASIN, FILTER AND CULVERT PIPE
NO SCALE

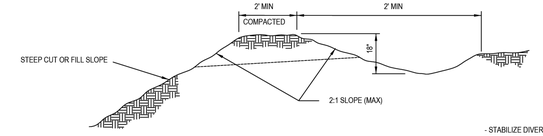
NOTES:
1. GRAVEL & RIPRAP FILTER BERM BASIN DETAIL IS DESIGNED TO PROTECT EXISTING PIPE INVERTS THAT DRAIN 5 ACRES OR LESS.
2. DIMENSIONS ARE MINIMUM ACCEPTABLE UNLESS OTHERWISE NOTED.

MAINTENANCE:
INSPECT ROCK PIPE INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE SEDIMENT STORAGE AREA TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN THE DESIGNATED DISPOSAL AREA AND REPLACE THE CONTAMINATED PART OF THE GRAVEL FACING.

CHECK THE STRUCTURE FOR DAMAGE. ANY RIPRAP DISPLACED FROM THE STONE HORSESHOE MUST BE REPLACED IMMEDIATELY.

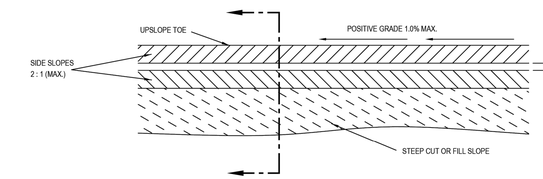
DRAWING NOT TO SCALE

(EXISTING PIPE INVERTS) GRAVEL & RIPRAP FILTER BERM BASIN	STANDARD DETAIL NUMBER: HS407
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 6/26/24; 6/01/24



CROSS SECTION

STABILIZE DIVERSION DITCH WITH PERMANENT SEEDING AND EROSION CONTROL MATTING



PLAN VIEW

MAINTENANCE:
INSPECT DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED.

DRAWING NOT TO SCALE

PERMANENT DIVERSION DITCH	STANDARD DETAIL NUMBER: HS417
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 7/24/08; 6/01/24

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\EC-2.3 EROSION CONTROL DETAILS III.DWG
PLOTTED: 2/12/2025 2:31 PM

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: NONE
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S SETTY
02/12/2025

CONSULTANT
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CURRY ENGINEERING EST. 1.0 NORTH CAROLINA
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Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

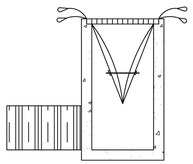
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

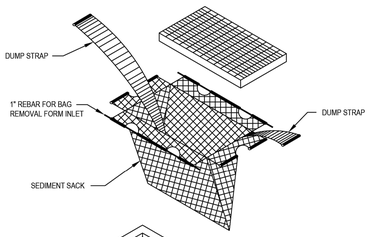
DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
EROSION CONTROL DETAILS III

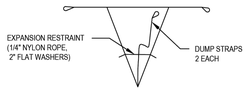
EC-2.3

NOTES:
1. ALTERNATE SILT SACKS MAY BE USED PROVIDED THEY MEET MINIMUM DESIGN CRITERIA AND FUNCTION

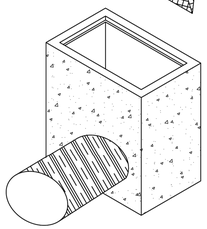


INSTALLATION DETAIL





BAG DETAIL



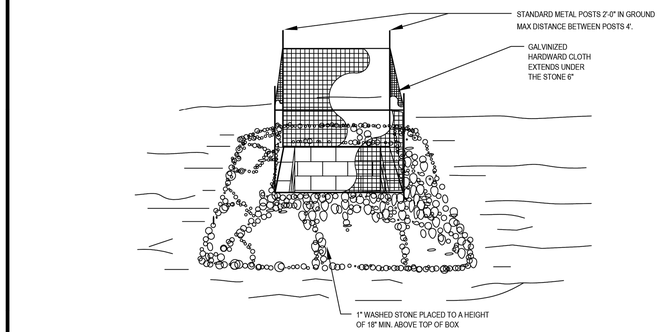
MAINTENANCE:
CLEAN OUT DEVICE WHEN HALF FULL OF SEDIMENT.

CHECK FOR RIPS, TEARS, AND HOLES AND REPLACE IF ANY ARE PRESENT.

ENSURE DEVICE IS SEATED IN INLET, NOT FALLING IN.

DRAWING NOT TO SCALE

STANDARD INLET SEDIMENT CONTROL DEVICE	STANDARD DETAIL NUMBER: HS420
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 1/24/19; 6/21/24



MAINTENANCE:
INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT. CLEAR THE HARDWARE CLOTH OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE HARDWARE CLOTH DURING SEDIMENT REMOVAL.

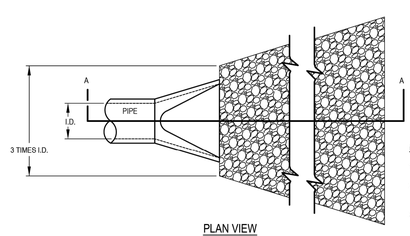
REPLACE STONE AND REPAIR HARDWARE CLOTH AS NEEDED.

DRAWING NOT TO SCALE

STANDARD CATCH BASIN/YARD INLET PROTECTION	STANDARD DETAIL NUMBER: HS422
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 9/21/15; 6/21/24

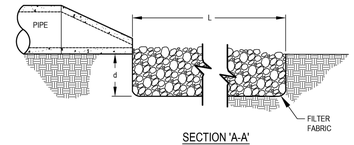
MAINTENANCE:
INSPECT RIPRAP OUTLET STRUCTURES WEEKLY AND AFTER SIGNIFICANT RAIN EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

CLEAN OUT SEDIMENT/REPLACE ONCE INUNDATED WITH SEDIMENT AND NO LONGER FUNCTIONING TO DIFFUSE OR SLOW DOWN FLOW.



PLAN VIEW

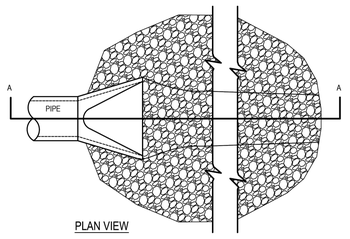
NOTES:
1. L = THE LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
4. TOP OF STONE MUST BE BELOW OUTLET ELEVATION TO PREVENT OBSTRUCTION.



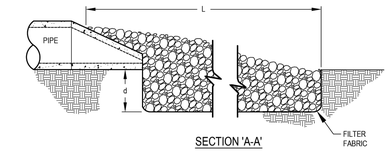
SECTION 'A-A'

DRAWING NOT TO SCALE

PIPE OUTLET TO FLAT AREA (NO WELL-DEFINED CHANNEL)	STANDARD DETAIL NUMBER: HS427
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 1/24/19; 6/21/24



PLAN VIEW



SECTION 'A-A'

MAINTENANCE:
INSPECT RIPRAP OUTLET STRUCTURES WEEKLY AND AFTER SIGNIFICANT RAIN EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

CLEAN OUT SEDIMENT/REPLACE RIPRAP ONCE INUNDATED WITH SEDIMENT AND NO LONGER FUNCTIONING TO DIFFUSE OR SLOW DOWN FLOW.

NOTES:
1. L = THE LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" (INCHES) ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
5. TOP OF STONE MUST BE BELOW OUTLET ELEVATION TO PREVENT OBSTRUCTION.

DRAWING NOT TO SCALE

PIPE OUTLET TO WELL-DEFINED CHANNEL	STANDARD DETAIL NUMBER: HS428
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 1/24/19; 6/21/24

TS TEMPORARY SEED SPECIES MIXTURE AND RATES OF APPLICATION

TEMPORARY SEEDING IS THE USE OF RAPID GROWING ANNUAL GRASSES, SMALL GRAINS OR LEGUMES TO PROVIDE INITIAL, TEMPORARY COVER FOR EROSION CONTROL ON DISTURBED AREAS FOR LESS THAN 12 MONTHS. MULCH IS USED TO PROVIDE AN IMMEDIATE GROUND COVER TO PROTECT DISTURBED SOIL FROM EROSION DURING THE COMPLETION OF CONSTRUCTION UNTIL THE DISTURBANCE IS PERMANENTLY STABILIZED. SEEDING AND MULCHING SHALL BE DONE IMMEDIATELY FOLLOWING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE DRESSED TO A DEPTH OF 8 INCHES (SOIL LOOSENED USING A RIPPER, HARROW, OR CHISEL PLOW). THE TOP 3 INCHES SHALL BE PULVERIZED TO PROVIDE A UNIFORM SEEDBED.

AGRICULTURAL LIME
SHALL BE APPLIED AT THE RATE OF 95-LBS/1000 FT2 OR 2-TONS/ AC.IMMEDIATELY BEFORE PLOWING (SOILS WITH A PH OF 7 OR HIGHER NEED NOT BE LIMED).

GRASS SEED
SHALL BE APPLIED AT THE RATES OUTLINED IN TABLE 4.3. 10-10-10 SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 23-LBS./ 1000 FT2 OR 1000-LBS./AC.

SURFACE ROUGHENING
IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSES THE SURFACE TO BE COME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

MULCHING
THE USE OF APPROPRIATE MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO THE SUCCESS UNDER HARSH SITE CONDITIONS. MULCHING SHALL CONSIST OF SMALL GRAIN STRAW APPLIED AT A RATE OF 95-LBS. / 1000 FT2 OR 2-TONS/ AC. MULCHED AREAS SHALL BE TACKED WITH ASPHALT AT A RATE OF 200 TO 400 GALLONS PER ACRE, OR OTHER APPROVED METHOD SUFFICIENT TO HOLD THE STRAW IN PLACE.

IF ACTIVE CONSTRUCTION CEASES, MEANING NO SUBSTANTIAL OR SIGNIFICANT PROGRESS IS MADE IN ANY AREA FOR MORE THAN 30 DAYS, ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, AND TACKED UNLESS WRITTEN APPROVAL IS GRANTED BY THE ENVIRONMENTAL ENGINEER. INCIDENTAL GRADING SHALL NOT CONSTITUTE SUBSTANTIAL OR SIGNIFICANT PROGRESS IN CONSTRUCTION ACTIVITY

Table 4.3 – Temporary Seeding Recommendations

Date	Type	Planting Rate
Jan. 1 – May 1	Rye ***and*** Annual lespedeza (Kobe)[1]	120 lb/acre 50 lb/acre
May 1 – Aug. 15	German millet	40 lb/acre
Aug. 15 – Dec. 31	Rye (grain)	120 lb/acre

[1] Omit annual lespedeza when duration of temporary cover is not to extend beyond June.
Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

PS PERMANENT SEED SPECIES MIXTURE AND RATES OF APPLICATION

PERMANENT STABILIZATION CONSISTS OF A PERMANENT GROUND COVER TO PROTECT THE DISTURBED SOIL AND PREVENT EROSION AFTER COMPLETION OF THE DISTURBANCE. THE DIFFERENT TYPES OF PERMANENT STABILIZATION ARE: 1) VEGETATION, 2) MULCH, 3) STONE, AND 4) SOD. THE TOWN OF HOLLY SPRINGS EROSION CONTROL ORDINANCE REQUIRES THAT A PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION BE PROVIDED ON SLOPES WITHIN 21 DAYS AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT. PROVISION MUST BE MADE IN THE EROSION CONTROL PLAN TO STABILIZE ALL DISTURBED AREAS.

VEGETATION
SEEDBED PREPARATION IS VERY IMPORTANT IN ESTABLISHING GOOD VEGETATIVE COVER. ALL DISTURBED AREAS SHALL BE DRESSED TO A DEPTH OF 8 INCHES (SOIL LOOSENED USING A RIPPER, HARROW, OR CHISEL PLOW). THE TOP 3 INCHES SHALL BE PULVERIZED TO PROVIDE A UNIFORM SEEDBED.

AGRICULTURAL LIME
SHALL BE APPLIED AT THE RATE OF 95-LBS/1000 FT2 OR 2-TONS/ AC. IMMEDIATELY BEFORE PLOWING (SOILS WITH A PH OF 7 OR HIGHER NEED NOT BE LIMED).

GRASS SEED
SHALL BE APPLIED AT THE RATES OUTLINED IN TABLES 4.4 AND 4.5. 10-10-10 SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 23-LBS. / 1000 FT2 OR 1000-LBS./AC.

SURFACE ROUGHENING
IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF

TABLE 4.4 - PERMANENT SEEDING RECOMMENDATIONS
SHOULDERS, SIDE DITCHES, SLOPES (MAXIMUM SLOPE 3:1)

DATE**	TYPE	PLANTING RATE
AUGUST 15 – NOVEMBER 1	TALL FESCUE OR HARD FESCUE	300 LBS/ACRE
NOVEMBER 1 – MARCH 1	TALL FESCUE AND ABRUZZI RYE OR ANNUAL RYE	300 LBS/ACRE
MARCH 1 – APRIL 15	TALL FESCUE OR HARD FESCUE	300 LBS/ACRE
MARCH 1 – JULY 15	HULLED COMMON BERMUDA GRASS OR HYBRID BERMUDA GRASS OR CENTIPEDE GRASS OR ZOYSIA GRASS OR ST. AUGUSTINE GRASS	200 LBS/ACRE
APRIL 15 – JUNE 30	WEEPING LOVE GRASS OR BAHIA GRASS	25 LBS/ACRE
JULY 15 – AUGUST 15	TALL FESCUE, AND BROWNTOP MILLET OR SORGHUM–SUDAN HYBRID*	35 LBS/ACRE

*Temporary – Reseed according to optimum season for desired vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.
**Seeding dates will vary depending on weather conditions (e.g. temperature, rainfall, etc.)

Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

RIPARIAN AREAS TO BE RESEEDED WITH NATIVE GRASS MIX/ VEGETATION

TABLE 4.5 - PERMANENT SEEDING RECOMMENDATIONS
SHOULDERS, SIDE DITCHES, SLOPES (SLOPES 3:1 AND 2:1 - NO MOW)

DATE	TYPE	PLANTING RATE
MARCH 1 – JUNE 1	SERICEA LESPEDEZA (SCARIFIED), AND	50 LBS/ACRE
MARCH 1 – APRIL 15	ADD TALL FESCUE, OR	120 LBS/ACRE
MARCH 1 – JUNE 30	ADD WEEPING LOVEGRASS, OR	10 LBS/ACRE
MARCH 1 – JUNE 30	ADD HULLED COMMON BERMUDAGRASS	25 LBS/ACRE
JUNE 1 – SEPTEMBER 1	TALL FESCUE, AND ADD BROWNTOP MILLET,* OR ADD SORGHUM–SUDAN HYBRIDS*	120 LBS/ACRE 25 LBS/ACRE 30 LBS/ACRE
SEPTEMBER 1 – MARCH 1	SERICEA LESPEDEZA (UNHULLED–UNSCARIFIED), AND ADD TALL FESCUE, AND ADD ABRUZZI RYE AND ANNUAL RYE	70 LBS/ACRE 120 LBS/ACRE 25 LBS/ACRE

*For temporary seeding purposes.

Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertiiize and mulch immediately following erosion or other damage.

RIPARIAN AREAS TO BE RESEEDED WITH NATIVE SEED MIX.

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\EC-2.4 EROSION CONTROL DETAILS IV.DWG
PLOTTED: 2/12/2025 2:32 PM

REVISIONS

A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024 | HORZ. SCALE: NONE
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA 36823 ENGINEER ANDREW S PEPPY
02/12/2025

CONSULTANT
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CURRY ENGINEERING CORPORATION EST. 1979 NORTH CAROLINA
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Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
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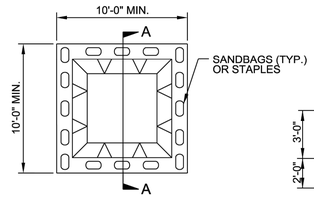
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

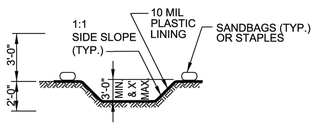
DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
EROSION CONTROL DETAILS IV

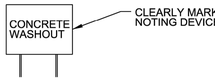
EC-2.4

WITH LINER, NO GRAVEL APPROACH

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER







SECTION A-A

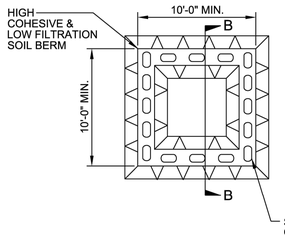
NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

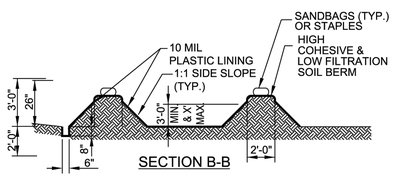
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.

3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

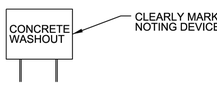
PLAN

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE





SECTION B-B



NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.

3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

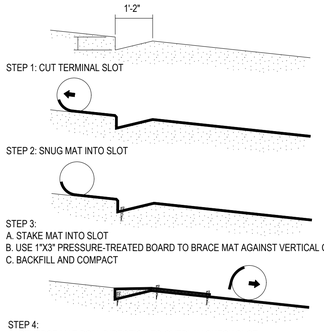
PLAN

ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

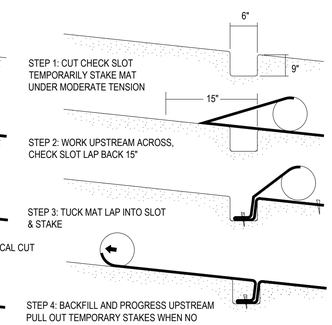
		PRELIMINARY DESIGN NOT FOR CONSTRUCTION

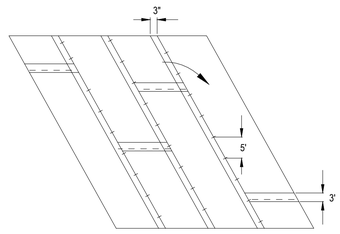
1 / EC-2.5 — CONCRETE WASHOUT STRUCTURE
SCALE: NTS

UPSTREAM TERMINAL

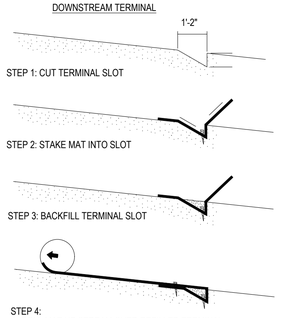


TRANSVERSE CHECK SLOT





DOWNSTREAM TERMINAL

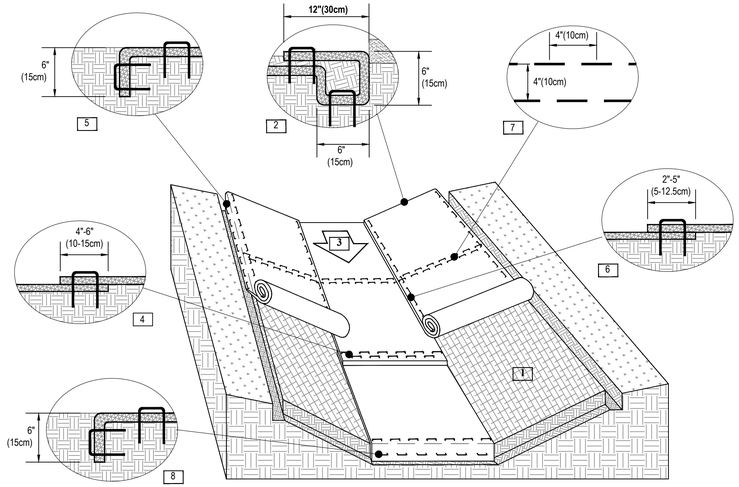


MAINTENANCE

1. INSPECT ROLLED EROSION CONTROL PRODUCTS DAILY AND AFTER EVERY RAIN FALL EVENT REPAIR IMMEDIATELY.
2. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE RECP.
3. ANY AREAS OF THE RECP THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.
4. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED.
5. MONITOR AND REPAIR THE RECP AS NECESSARY UNTIL GROUND COVER OS ESTABLISHED.

ROLLED EROSION CONTROL PRODUCT
DETAIL REFERENCE 6.17 NC ESCPDM

2 / EC-2.5 — INSTALLATION OF EROSION CONTROL BLANKET ON SLOPES
SCALE: NTS



NOTES:
*HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

**IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6"(15CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECPS IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH WITH APPROXIMATELY 12"(30CM) OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. USE SHOREMAX MAT AT THE CHANNEL/CULVERT OUTLET AS SUPPLEMENTAL SCOUR PROTECTION AS NEEDED. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(30CM) PORTION OF RECPS BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS.
3. ROLL CENTER RECPS IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. PLACE CONSECUTIVE RECPS END-OVER-END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECPS.
5. FULL LENGTH EDGE OF RECPS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) APART IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECPS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5-12.5CM) (DEPENDING ON RECPS TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 -12M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4"(10CM) APART AND 4"(10CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECPS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

3 / EC-2.5 — INSTALLATION OF EROSION CONTROL BLANKET ON CHANNELS
SCALE: NTS

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: NONE
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S PEET
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 1 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
EROSION CONTROL DETAILS V

EC-2.5

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\EC-2.5 EROSION CONTROL DETAILS V.DWG
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PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (use this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measures, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (install-ation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover).
		2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes [After Discovery] and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours,*** an oral or electronic notification. • ***Within 7 calendar days,*** a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours,*** an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible.*** The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours,*** an oral or electronic notification. • ***Within 7 calendar days,*** a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours,*** an oral or electronic notification. • ***Within 7 calendar days,*** a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING | EFFECTIVE: 04/01/19

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Site Area Description	Required Ground Stabilization Timeframes: Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

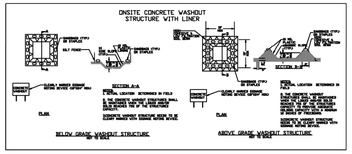
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING | EFFECTIVE: 04/01/19

DEMLR Monitoring Form DEMLR Form Rev. 04012019 Page 1 of 2

INSPECTION AND MONITORING RECORDS FOR ACTIVITIES UNDER STORMWATER GENERAL PERMIT NCG010000 AND SELF-INSPECTION RECORDS FOR LAND DISTURBING ACTIVITIES PER G.S. 113A-54.1

Project Name		**Land Quality or Local Program Project #**	
Financially Responsible Party, (FRP) / Permittee		**County**	
INSPECTOR	Name	Employer	
Inspector Type (Mark)	**X**	Address	
FRP/Permittee			
Agent/Designee		Phone Number	Email Address

PART 1A: Rainfall Data

Day / Date	Rain Amt (inches) Daily Rainfall Required, except for Holidays or Weekends. If no rain, indicate with a "zero"
M	
T	
W	
Th	
F	
Sat (Optional)	
Sun (Optional)	

PART 1B: Current Phase of Project

Phase of Grading check the applicable box(es)	X
Installation of perimeter erosion and sediment control measures	
Clearing and grubbing of existing ground cover	
Completion of any phase of grading of slopes or fills	
Installation of storm drainage facilities	
Completion of all land-disturbing activity, construction or development	
Permanent ground cover sufficient to restrain erosion has been established	

PART 1C: Signature of Inspector

By this signature, I certify in accordance with the NCG010000 permit & G.S. 113A-54.1 that this report is accurate and complete to the best of my knowledge.

Financially Responsible Party / Permittee or Agent / Designee	Date

GROUND STABILIZATION TIMEFRAMES

Site Area Description	Stabilization	Timeframe Variations
Perimeter dikes, swales and slopes	**7 Days**	**None**
High Quality Water (HQW) Zones	**7 Days**	**None**
Slopes Steeper than 3:1	**7 Days**	**14 days for slopes 10 ft or less in length and not steeper than 2:1 10 days for Falls Lake Watershed**
Slopes 3:1 to 4:1	**14 Days**	**7 days for slopes greater than 50 ft in length, 10 days for Falls Lake Watershed**
All other areas with slopes flatter than 4:1	**14 Days**	**10 days for Falls Lake Watershed**

DEMLR Monitoring Form DEMLR Form Rev. 04012019 Page 2 of 2

PART 2A: EROSION AND SEDIMENTATION CONTROL MEASURES: Measures must be inspected at least ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT EQUAL TO OR GREATER THAN 1.0 INCH PER 24 HOUR PERIOD.

Erosion and Sedimentation Control Measures Inspected						Inspection Date	Describe Actions Needed Corrective actions should be performed as soon as possible and before the next storm event	Date Noted as Corrected
Measure ID or Location and Description	Operating Properly? (Y/N)	Any Repair or Maintenance Needed? (Y/N)	New Measures Installed * Proposed Dimensions (ft.)	Actual Dimensions (ft.)	Significant Deviation from Plan? (Y/N)			

*New erosion and sedimentation control measures installed since the last inspection should be documented here or by initialing and dating each measure or practice shown on a copy of the approved erosion and sedimentation control plan. List Dimensions of Measures such as Sediment Basins and Riprap Aprons

PART 2B: STORMWATER DISCHARGE OUTFALLS (SDOs): SDOs must be inspected at least ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT EQUAL TO OR GREATER THAN 1.0 INCH PER 24 HOUR PERIOD.

Stormwater Discharge Outfalls Inspected					Inspection Date	Report Visible Sedimentation to streams or wetlands to Land Quality within 24 Hours https://deq.nc.gov/contact/regional-offices Describe Actions Needed Corrective actions should be performed as soon as possible and before the next storm event	Date Noted as Corrected
Stormwater Discharge Outfall ID or Location	Any Visible Sedimentation in Streams, Wetlands or Outside Site Limits? (Y/N)	Any Increase in Stream Turbidity from Discharge? (Y/N)	Any Visible Erosion below SDO? (Y/N)	Any visible oil sheen, floating or suspended solids or discoloration? (Y/N)			

PART 2C: GROUND STABILIZATION Must be recorded after each Phase of Grading

Areas Where Land Disturbance Has Been Completed or Temporarily Stopped	Time Limit for Ground Cover 7 days or 14 days	Is Ground Cover Sufficient to Restrain Erosion? (Y/N)	Inspection Date	Describe Actions Needed	Date Noted as Corrected

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\EC-2.6 EROSION CONTROL DETAILS VI.DWG
PLOTTED: 2/12/2025 2:32 PM

REVISIONS

A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: N.T.S.
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
ANDREW SCOTT CURRY — 036823 — ENGINEER
02/12/2025

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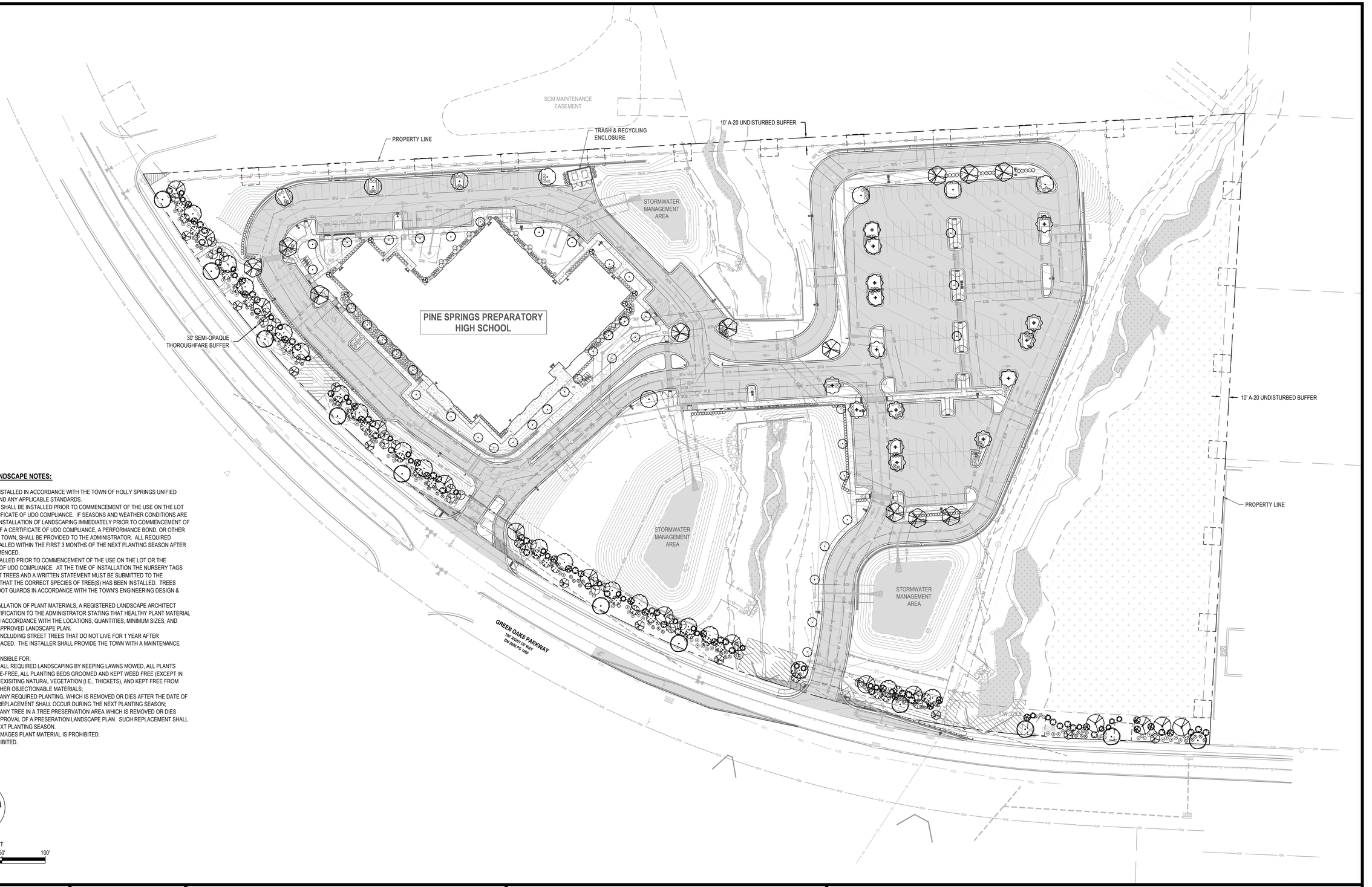
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY — A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
EROSION CONTROL DETAILS VI

EC-2.6



TOWN OF HOLLY SPRINGS LANDSCAPE NOTES:

1. ALL LANDSCAPING IS TO BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE AND ANY APPLICABLE STANDARDS.
2. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING IMMEDIATELY PRIOR TO COMMENCEMENT OF THE USE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN, SHALL BE PROVIDED TO THE ADMINISTRATOR. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED WITHIN THE FIRST 3 MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED.
3. STREET TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE ADMINISTRATOR TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
4. WITHIN 30 DAYS OF THE INSTALLATION OF PLANT MATERIALS, A REGISTERED LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE ADMINISTRATOR STATING THAT HEALTHY PLANT MATERIAL WAS PROPERLY INSTALLED IN ACCORDANCE WITH THE LOCATIONS, QUANTITIES, MINIMUM SIZES, AND SPECIES INDICATED ON THE APPROVED LANDSCAPE PLAN.
5. ALL LANDSCAPE MATERIALS, INCLUDING STREET TREES THAT DO NOT LIVE FOR 1 YEAR AFTER INSTALLATION SHALL BE REPLACED. THE INSTALLER SHALL PROVIDE THE TOWN WITH A MAINTENANCE BOND.
6. THE OWNER SHALL BE RESPONSIBLE FOR:
   a. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISITING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
   b. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF THE PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON;
   c. THE REPLACEMENT OF ANY TREE IN A TREE PRESERVATION AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
   d. MAINTENANCE THAT DAMAGES PLANT MATERIAL IS PROHIBITED.
   e. TREE TOPPING IS PROHIBITED.

REVISIONS			
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS	
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS	
C	2/12/2025	SIGNATURE SET	

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1700 ADAM SOUTHWELL

2/12/2025

CONSULTANT

Curry ENGINEERING

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919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

OVERALL LANDSCAPE PLAN

L-1.0

D:\DROPBOX\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\PSPA HIGH SCHOOL*.CADL-1.0 OVERALL LANDSCAPE PLAN.DWG
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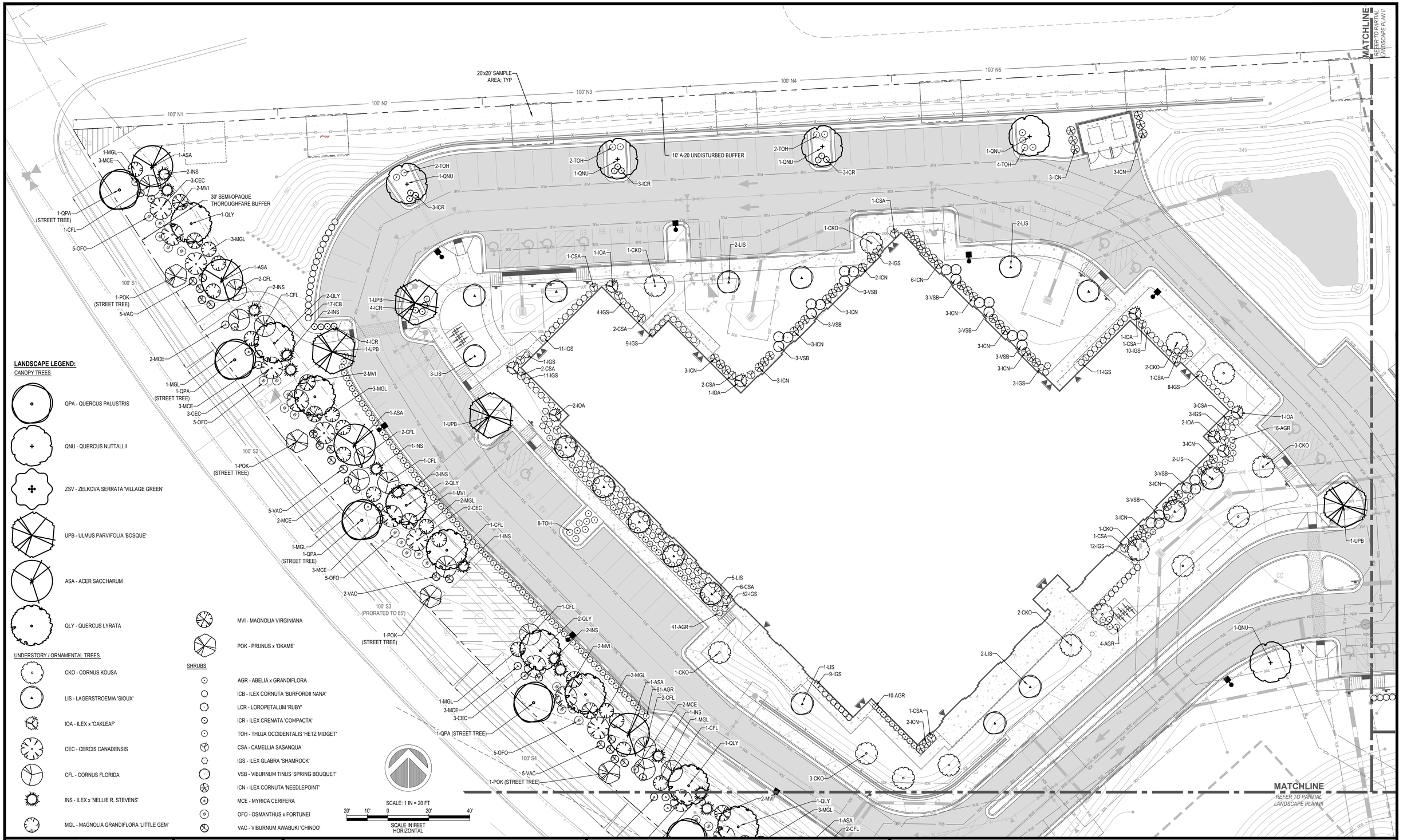

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REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
C	2/12/2025	SIGNATURE SET

STATUS

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DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 20'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 1700 RANDAM SOUTHWELL

2/12/2025

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Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL LANDSCAPE PLAN I

L-1.1

MATCHLINE
REFER TO PARTIAL LANDSCAPE PLAN I

20'x20' SAMPLE AREA; TYP

10' A-20 UNDISTURBED BUFFER

100' N7 | 100' N8 | 100' N9 | 100' N10 | 100' N11 | 100' N12 | 74.6' N13

100.6' E7 | 100' E6 | 100' E5

10' A-20 UNDISTURBED BUFFER

5-LCR | 3-UPB | 5-LCR | 5-LCR | 1-QNU | 3-ICR | 4-TOH | 1-QNU | 4-TOH | 5-TOH | 1-QNU

2-ZSV | 8-ICR | 1-LIS | 5-ICR | 1-ZSV

2-ZSV | 8-ICR | 1-LIS | 2-ZSV | 8-ICR | 1-LIS | 1-ZSV

1-UPB | 6-ICR | 1-UPB | 1-UPB | 1-ZSV | 4-TOH | 1-ZSV | 4-TOH | 13-ICB | 24-AGR | 1-CKO | 1-ZSV | 4-TOH | 1-ZSV | 3-ICR | 4-TOH | 13-ICB | 2-CKO | 1-ZSV | 7-ICR

MATCHLINE
REFER TO PARTIAL LANDSCAPE PLAN IV

SCALE: 1 IN = 20 FT
20' 10' 0 20' 40'
SCALE IN FEET
HORIZONTAL

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REVISIONS		
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PROFESSIONAL'S SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1700 ADAM SOUTHWELL
2/12/2025

CONSULTANT
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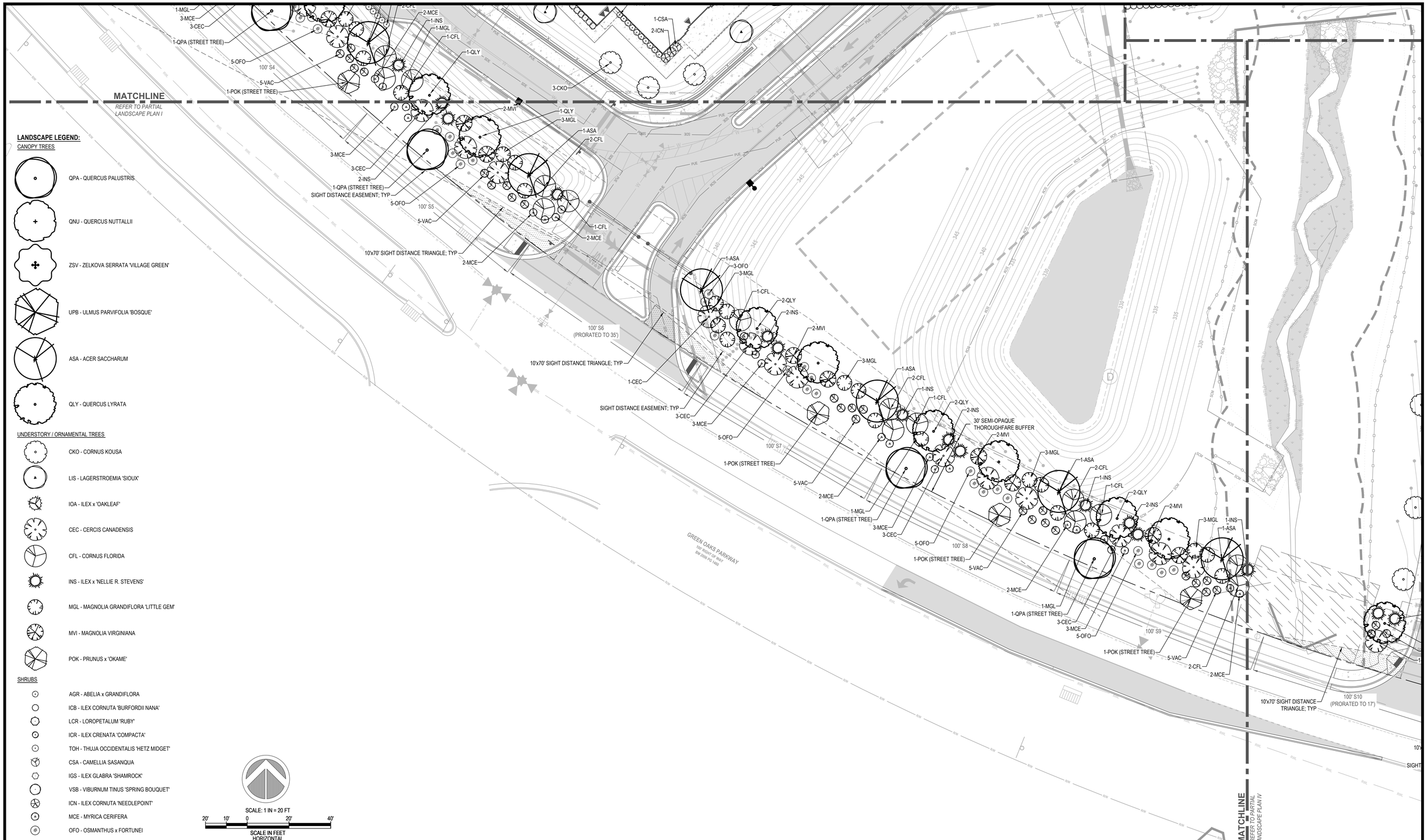
DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL LANDSCAPE PLAN II

L-1.2



LANDSCAPE LEGEND:

CANOPY TREES

- QPA - QUERCUS PALUSTRIS
- QNU - QUERCUS NUTTALLII
- ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'
- UPB - ULMUS PARVIFOLIA 'BOSQUE'
- ASA - ACER SACCHARUM
- QLY - QUERCUS LYRATA

UNDERSTORY / ORNAMENTAL TREES

- CKO - CORNUS KOUSA
- LIS - LAGERSTROEMIA 'SIOUX'
- IOA - ILEX x 'OAKLEAF'
- CEC - CERCIS CANADENSIS
- CFL - CORNUS FLORIDA
- INS - ILEX x 'NELLIE R. STEVENS'
- MGL - MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- MVI - MAGNOLIA VIRGINIANA
- POK - PRUNUS x 'OKAME'

SHRUBS

- AGR - ABELIA x GRANDIFLORA
- ICB - ILEX CORNUTA 'BURFORDII NANA'
- LCR - LOROPETALUM 'RUBY'
- ICR - ILEX CRENATA 'COMPACTA'
- TOH - THUJA OCCIDENTALIS 'HETZ MIDGET'
- CSA - CAMELLIA SASANQUA
- IGS - ILEX GLABRA 'SHAMROCK'
- VSB - VIBURNUM TINUS 'SPRING BOUQUET'
- ICN - ILEX CORNUTA 'NEEDLEPOINT'
- MCE - MYRICA CERIFERA
- OFO - OSMANTHUS x FORTUNEI
- VAC - VIBURNUM AWABUKI 'CHINDO'

REVISIONS

A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
C	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 20'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 1700 RADAM SOUTHWELL

2/12/2025

CONSULTANT

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Contact: Bruce Friend

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A Challenge Foundation Academy

PROPERTY INFORMATION

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PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL LANDSCAPE PLAN III

L-1.3

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\PSPA HIGH SCHOOL*CADIL-1.X PARTIAL LANDSCAPE PLANS.DWG
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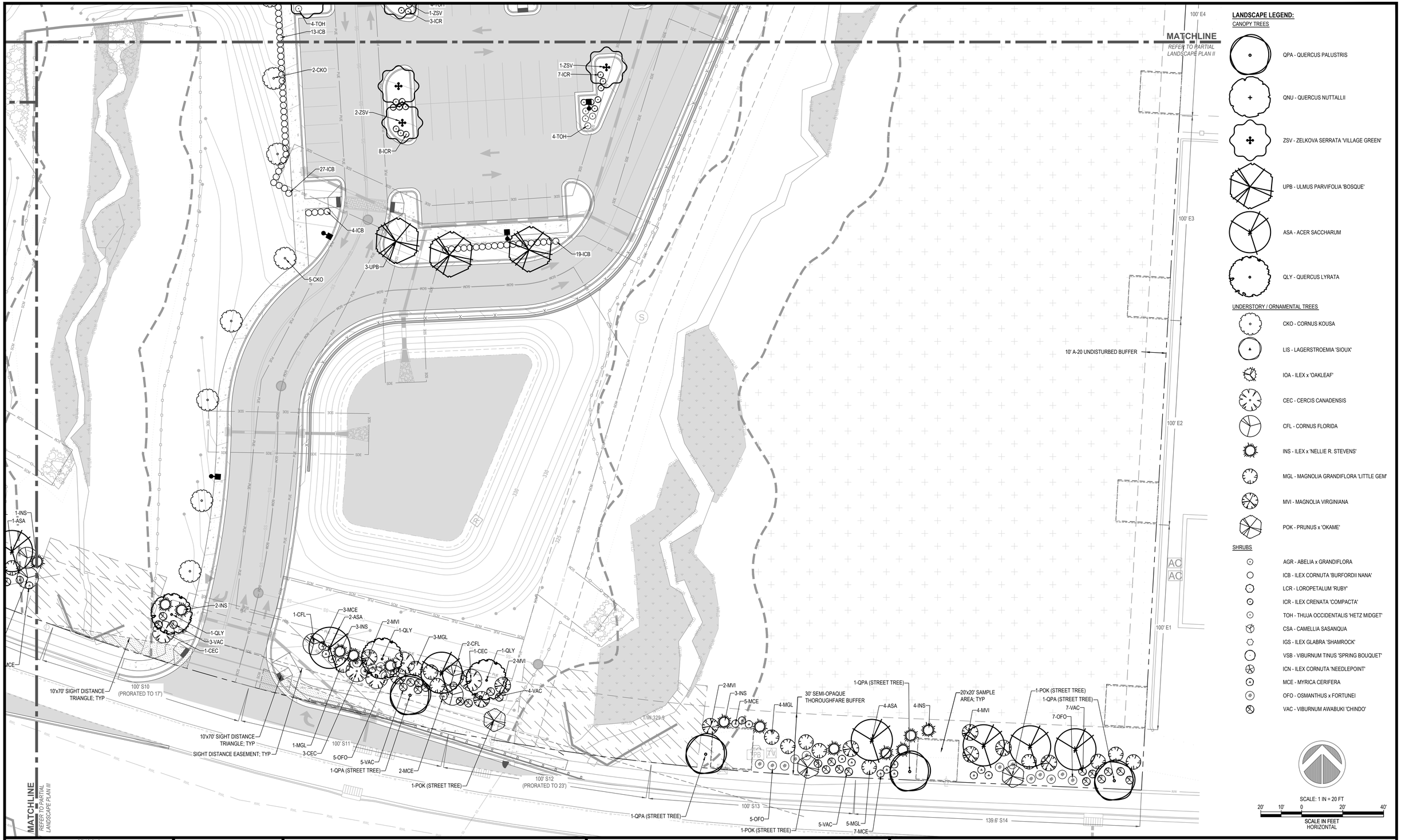

LANDSCAPE LEGEND:

CANOPY TREES

- QPA - QUERCUS PALUSTRIS
- QNU - QUERCUS NUTTALLII
- ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'
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UNDERSTORY / ORNAMENTAL TREES

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SHRUBS

- AGR - ABELIA x GRANDIFLORA
- ICB - ILEX CORNUTA 'BURFORDII NANA'
- LCR - LOROPETALUM 'RUBY'
- ICR - ILEX CRENATA 'COMPACTA'
- TOH - THUJA OCCIDENTALIS 'HETZ MIDGET'
- CSA - CAMELLIA SASANQUA
- IGS - ILEX GLABRA 'SHAMROCK'
- VSB - VIBURNUM TINUS 'SPRING BOUQUET'
- ICN - ILEX CORNUTA 'NEEDLEPOINT'
- MCE - MYRICA CERIFERA
- OFO - OSMANTHUS x FORTUNEI
- VAC - VIBURNUM AWABUKI 'CHINDO'

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET
HORIZONTAL

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\PSPA HIGH SCHOOL*CAD\L-1.X PARTIAL LANDSCAPE PLANS.DWG
PLOTTED: 2/6/2025 4:12 PM

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
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PROFESSIONAL'S SEAL

NORTH CAROLINA 1700 ADAM SOUTHWELL REGISTERED LANDSCAPE ARCHITECT

2/12/2025

CONSULTANT

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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL LANDSCAPE PLAN IV

L-1.4

LANDSCAPE CALCULATIONS:

THOROUGHFARE BUFFER

REQUIREMENT:	30' SEMI-OPAQUE BUFFER (FROM HSB PUD)
	3 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	6 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENTS S1-S2	3,000 SF EACH
PROVIDED:	3 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	6 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S3	1,950 SF PRORATED DUE TO EASEMENT
PROVIDED:	2 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	4 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	6 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	10 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENTS S4-S5	3,000 SF EACH
PROVIDED:	3 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	6 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S6	1,050 SF PRORATED DUE TO DRIVEWAY
PROVIDED:	1 CANOPY TREE 2.5" CAL PER 3,000 SF (30' x 100')
	2 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	3 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	5 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENTS S7-S9	3,000 SF EACH
PROVIDED:	3 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	6 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S10	510 SF PRORATED DUE TO EASEMENT & DRIVEWAY
PROVIDED:	1 CANOPY TREE 2.5" CAL PER 3,000 SF (30' x 100')
	1 UNDERSTORY TREE 1.5" CAL PER 3,000 SF (30' x 100')
	2 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	3 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S11	3,000 SF
PROVIDED:	3 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	6 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S12	690 SF PRORATED DUE TO EASEMENT
PROVIDED:	1 CANOPY TREE 2.5" CAL PER 3,000 SF (30' x 100')
	1 UNDERSTORY TREE 1.5" CAL PER 3,000 SF (30' x 100')
	2 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	4 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S13	3,000 SF
PROVIDED:	TREE PRESERVATION (9 PINES 2"-6"; 12" PINE; 2 OAKS 2"-3"; 2", 3", 5", 12" OAK CLUSTER)
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S14	4,200 SF
PROVIDED:	TREE PRESERVATION (10 PINES 2"-5")
	4 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	13 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	21 SHRUBS 18"HT PER 3,000 SF (30' x 100')

PERIMETER BUFFER

REQUIREMENT:	10' A-20 BUFFER (FROM HSB PUD)
SEGMENT N1	TREE PRESERVATION (2-5" OAKS; 6" OAK; 2-4" PINES; 5" PINE)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	42
SEGMENT N2	TREE PRESERVATION (3" OAK; 4" OAK; 6" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	24
SEGMENT N3	TREE PRESERVATION (3-2" OAKS; 6" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	18
SEGMENT N4	TREE PRESERVATION (2" OAK; 9: OAK; 12" PINE)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	32
SEGMENT N5	TREE PRESERVATION (4" OAK; 9" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	24
SEGMENT N6	TREE PRESERVATION (2" OAK; 2-3" OAKS; 13" OAK; 4" PINE; 9" PINE)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	24
SEGMENT N7	TREE PRESERVATION (2" OAK; 3" OAK; 13"OAK; 4" PINE; 9" PINE)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	32
SEGMENT N8	TREE PRESERVATION (2" OAK; 4" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	18
SEGMENT N9	TREE PRESERVATION (2" OAK; 6" OAK; 17" OAK; 24" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	54
SEGMENT N10	TREE PRESERVATION (6" OAK; 2-3" OAKS; 2-3" OAKS)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	28
SEGMENT N11	TREE PRESERVATION (3" OAK; 4-2" OAKS; 5" PINE; 8" PINE)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	43
SEGMENT N12	TREE PRESERVATION (2-2" OAKS)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	12 (EX. TREES WITHIN 80' OF 100' SEGMENT MEET REQUIREMENT)
SEGMENT N13	TREE PRESERVATION (3" OAK)
PUV REQUIRED	12 (80% OF A-20 PRORATED OVER 74.6')
PUV PROVIDED	6 (EX. TREES WITHIN 80' OF 100' SEGMENT MEET REQUIREMENT)
SEGMENT E1	TREE PRESERVATION (8 PINES 3"-8"; 3" OAK; 3" GUM)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	76
SEGMENT E2	TREE PRESERVATION (2-4" PINES; 9" PINE; 5" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	30
SEGMENT E3	TREE PRESERVATION (2-10" PINES)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	24
SEGMENT E4	TREE PRESERVATION (4 PINES 2"-4"; 2" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	38
SEGMENT E5	TREE PRESERVATION (4 PINES 3"-6")
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	32
SEGMENT E6	TREE PRESERVATION (4 PINES 2"-5"; 2-2" OAKS; 2-3" OAKS)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	56
SEGMENT E7	TREE PRESERVATION (4" PINE; 12" PINE; 5 OAKS/GUMS 2"-4"; 6" GUM)
PUV REQUIRED	16.1 (80% OF A-20 PRORATED OVER 100.6')
PUV PROVIDED	62

VEHICLE PARKING AREA

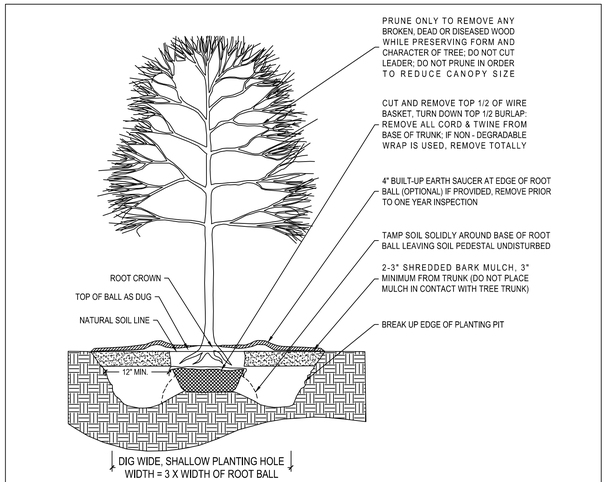
REQUIREMENTS:	1 ISLAND PER 10 SPACES
	1 TREE & 4 SHRUBS PER ISLAND
PARKING SPACES	303
ISLANDS REQUIRED:	31
ISLANDS PROVIDED:	31
REQUIRED:	31 TREES & 124 SHRUBS
PROVIDED:	31 TREES & 124 SHRUBS

FOUNDATION LANDSCAPING

REQUIREMENTS:	2 UNDERSTORY TREES PER 75 LF OF FOUNDATION
	1.5 MEDIUM SHRUBS PER 5 LF OF FOUNDATION
FOUNDATION:	1,007 LF
REQUIRED:	27 UNDERSTORY TREES & 302 MEDIUM SHRUBS
PROVIDED:	27 UNDERSTORY TREES & 302 MEDIUM SHRUBS

STREET TREES

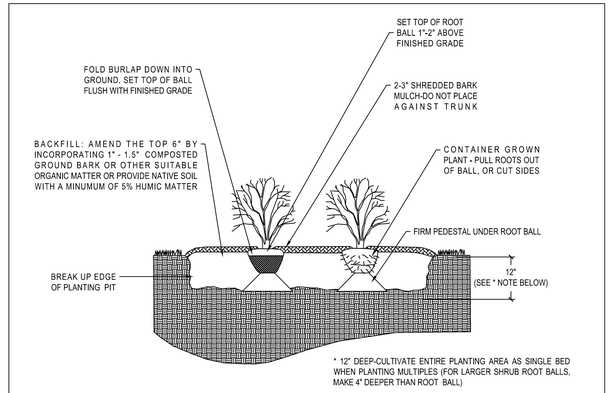
REQUIREMENTS:	DECIDUOUS TREES 40' O.C. MIN. & 60' O.C. MAX. TO BE LOCATED WITHIN 5' OF THE R/W
GREEN OAKS PKWY	
REQUIRED:	21 DECIDUOUS STREET TREES
PROVIDED:	21 DECIDUOUS STREET TREES



NOTES

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

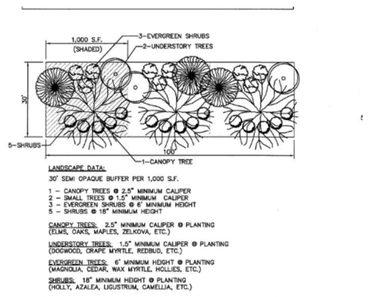
TREE PLANTING DETAIL (LAN-37)
NTS



NOTES

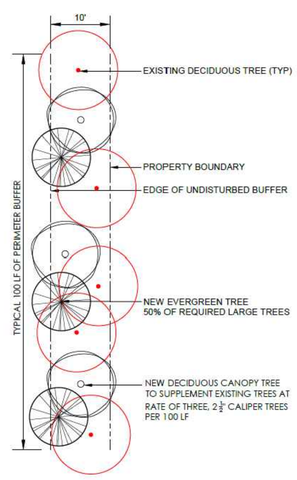
1. ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT *AMERICAN STANDARDS FOR NURSERY STOCK* PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
2. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED.
3. SHEET PREPARATION OF BEDS IS HIGHLY PREFERRED TO INDIVIDUAL DUG HOLE.S.

SHRUB/GROUNDCOVER PLANTING DETAIL (LAN-38)
NTS



30' SEMI OPAQUE BUFFER DETAIL

NOTE: BUFFER DETAIL FROM HOLLY SPRINGS BUSINESS PARK PUD



10' WIDE A-20 BUFFER DETAIL
NTS

NOTE: BUFFER DETAIL FROM HOLLY SPRINGS BUSINESS PARK PUD EXISTING VEGETATION IN PERIMETER BUFFERS IS TO BE PRESERVED TO THE EXTENT POSSIBLE & SUPPLEMENTED AS NECESSARY TO ACHIEVE THE MINIMUM REQUIREMENTS OF THE PRESCRIBED BUFFER

PLANT SCHEDULE

KEY	QTY	SPECIES %	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	TYPE	USE	NOTES
CANOPY TREES										
ASA	15	18.99%	Acer saccharum	Sugar Maple	B&B	2.5"		D	BUFFER	MATCHED
QLY	18	22.78%	Quercus lyrata	Overcup Oak	B&B	2.5"		D	BUFFER	MATCHED
QNU	8	10.13%	Quercus nuttallii	Nuttall Oak	B&B	2.5"		D	INTERIOR PARKING	MATCHED
QPA	11	13.92%	Quercus palustris	Pin Oak	B&B	2.5"		D	STREET TREE	MATCHED
UPB	12	15.19%	Ulmus parvifolia 'Bosque'	Chinese Elm	B&B	2.5"		D	INTERIOR PARKING	MATCHED
ZSV	15	18.99%	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	B&B	2.5"		D	INTERIOR PARKING	MATCHED
UNDERSTORY / ORNAMENTAL TREES										
CEC	29	13.00%	Cercis canadensis	Eastern Redbud	B&B	1.5"		D	BUFFER	MATCHED
CFL	27	12.11%	Cornus florida	Flowering Dogwood	B&B	1.5"		D	BUFFER	MATCHED
CKO	22	9.87%	Cornus kousa	Kousa Dogwood	B&B	1.5"		D	FOUNDATION / PEDESTRIAN CIRCULATION	MATCHED
INS	35	15.70%	Ilex x 'Nellie R. Stevens'	Nellie Steven's Holly	B&B		6'	E	BUFFER	MATCHED
IOA	8	3.59%	Ilex x 'Oakleaf'	Oakleaf Holly	B&B		4'	E	FOUNDATION	MATCHED
LIS	20	8.97%	Lagerstroemia indica x fauriei 'Sioux'	Sioux Crape Myrtle	B&B	1.5"		D	FOUNDATION / PEDESTRIAN CIRCULATION	MATCHED / SINGLE STEM
MGL	47	21.08%	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	B&B		6'	E	BUFFER	MATCHED
MVI	25	11.21%	Magnolia virginiana	Sweetbay Magnolia	B&B		6'	E	BUFFER	MATCHED
POK	10	4.48%	Prunus x 'Okame'	Okame Cherry	B&B	2.5"		D	STREET TREE	MATCHED
SHRUBS										
AGR	176	21.39%	Abelia x grandiflora	Glossy Abelia	CONT.		24"	E	PARKING SCREEN / FOUNDATION	MATCHED
CSA	21	2.55%	Camellia sasanqua	Sasanqua Camellia	CONT.		24"	E	FOUNDATION	MATCHED
ICB	93	11.30%	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	CONT.		24"	E	PARKING SCREEN	MATCHED
ICN	46	5.59%	Ilex cornuta 'Needlepoint'	Needlepoint Holly	CONT.		24"	E	FOUNDATION / SCREEN	MATCHED
ICR	73	8.87%	Ilex crenata 'Compacta'	Compacta Holly	CONT.		18"	E	INTERIOR PARKING	MATCHED
IGS	146	17.74%	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	CONT.		24"	E	FOUNDATION	MATCHED
LCR	15	1.82%	Loropetalum chinensis v.r. 'Ruby'	Ruby Loropetalum	CONT.		18"	E	INTERIOR PARKING	MATCHED
MCE	57	6.93%	Myrica cerifera	Southern Wax Myrtle	CONT.		18"	E	BUFFER	MATCHED
OFO	60	7.29%	Osmanthus x fortunei	Fortune's Tea Olive	CONT.		18"	E	BUFFER	MATCHED
TOH	51	6.20%	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	CONT.		18"	E	INTERIOR PARKING	MATCHED
VAC	61	7.41%	Viburnum awabuki 'Chindo'	Chindo Viburnum	CONT.		18"	E	BUFFER	MATCHED
VSB	24	2.92%	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	CONT.		24"	E	FOUNDATION	MATCHED

TYPE LEGEND

PLANT TYPE: E = EVERGREEN / D = DECIDUOUS / SE = SEMI-EVERGREEN / H = HERBACEOUS

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\DSPSPA HIGH SCHOOL\VCADL 2.0 LANDSCAPE DETAILS.DWG
PLOTTED: 2/6/2025 4:14 PM

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
C	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: NONE
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1700 ADAM SOUTHWELL
2/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 19 NORTH CAROLINA INC.
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

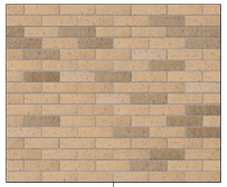
CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
LANDSCAPE DETAILS

L-2.0



Brick 2
Endicott Modular Brick 2 color blend
Main Color: Golden Buff Velour
Second Color: Light Sandstone

Brick 1
Endicott Modular Brick 3 color blend
Main Color: Graphite Velour Modular
Second Color: Manganese Ironspot Velour
Third Color: Graphite Smooth

Johnson Concrete Co.
Prestige Cast Stone,
JCLC #103 "Talc"

Primary Facade Building Material Calculation

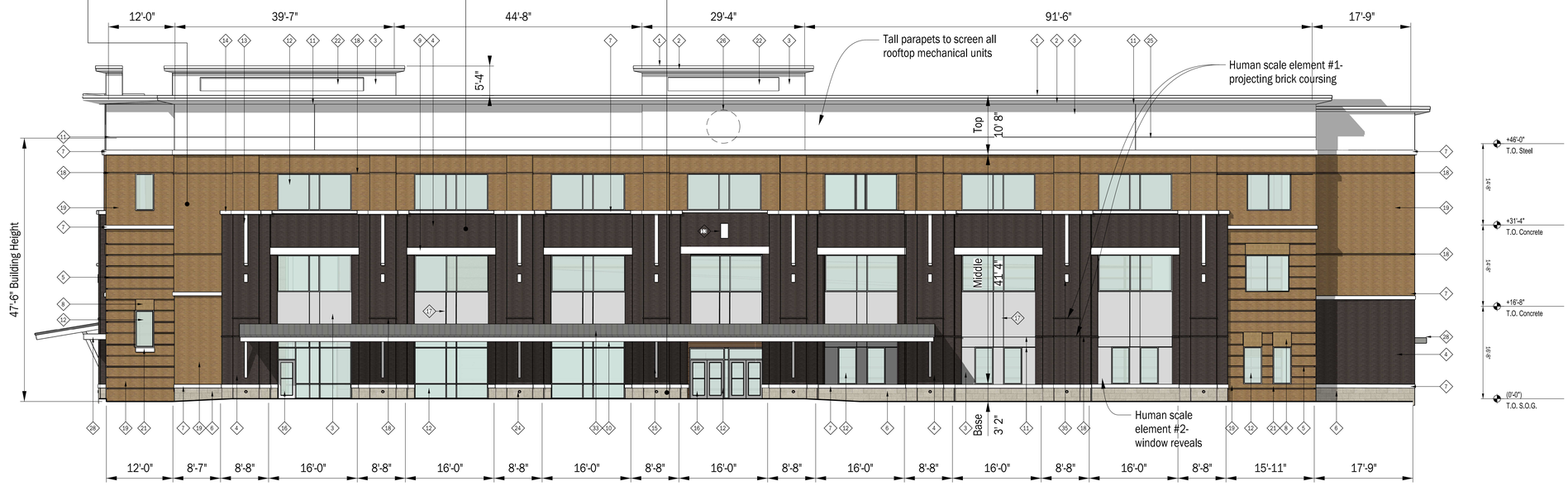
Total Solid Surface Wall Area	9,883 Sq.'
Type 1 material area	7,439 Sq.' (75%) - 75% min. req'd (per 8.3.B.11)

Ground Level Glazing Calculation

Total Surface Area to 10'	2,356 Sq.'
Total glazing area to 10'	704 Sq.' (30%) - 20% min. req'd

Upper Level Glazing Calculation

Total Surface area of levels 2 & 3	6,912 Sq.'
Total glazing at levels 2 & 3	1,376 Sq.' (20%) - 15% min. req'd



C1 FRONT ELEVATION - PRIMARY FACADE
1/8"=1'-0"

Primary Facade Building Material Calculation

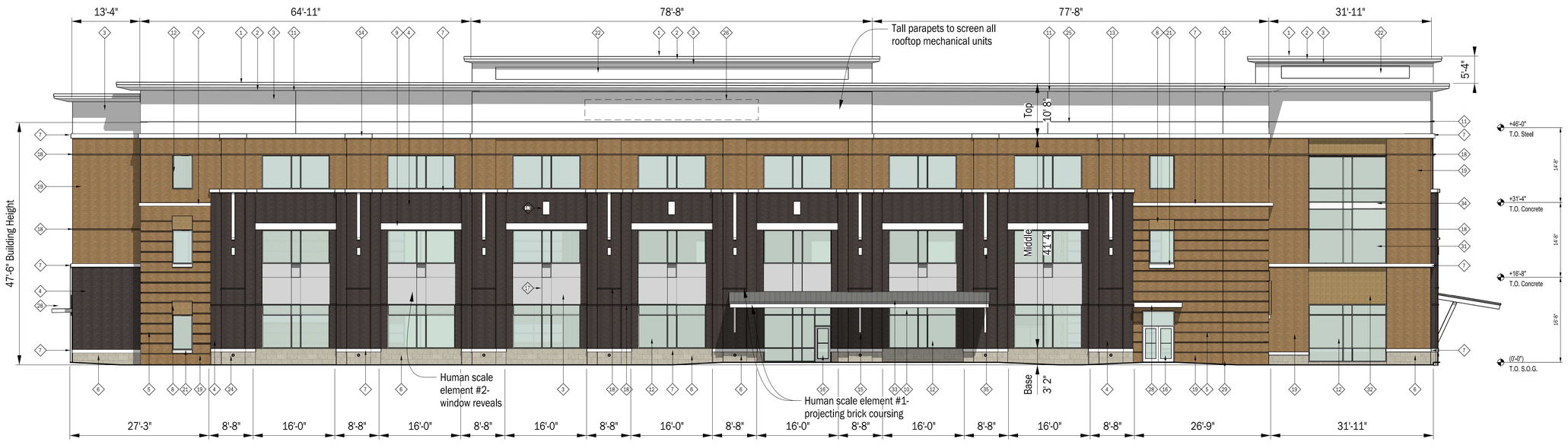
Total Solid Surface Wall Area	11,105 Sq.'
Type 1 material area	8,446 Sq.' (76%) - 75% min. req'd (per 8.3.B.11)

Ground Level Glazing Calculation

Total Surface Area to 10'	2,668 Sq.'
Total glazing area to 10'	966 Sq.' (36%) - 20% min. req'd

Upper Level Glazing Calculation

Total Surface area of levels 2 & 3	7,814 Sq.'
Total glazing at levels 2 & 3	1,692 Sq.' (22%) - 15% min. req'd



A1 LEFT SIDE (GREEN OAKS PARKWAY) ELEVATION - PRIMARY FACADE
1/8"=1'-0"

GENERAL ELEVATION NOTES

A. Exterior finish material and side returns at roof parapets shall extend to the rear of the parapet wall so that roofing is not visible on the exposed sides.

B. Any ground mounted mechanical equipment shall be screened per the Holly Springs Business Park Covenants.

C. All rooftop equipment shall be fed through the roof. Do not install any exterior wall mounted mechanical equipment, meters, conduit, pipes, etc. without prior authorization.

D. Provide control joints in masonry veneers at the following locations:
a) Vertical joints at all inside corners.
b) Vertical joints at approximately 25'-0" intervals horizontally in solid, straight walls without openings, including parapet walls.
c) Horizontal joints below all shelf/relieving angles.
d) Below joints in roofs or floors that project past veneer and bear on wall.
e) Where indicated on the drawings.

E. Control joints shall be a minimum of 2' from door and window jambs, unless indicated otherwise on the Drawings.

F. When control joints are indicated at jambs of doors or windows that have loose lintels, provide saturated building felt or flashing between shelf angle and masonry below.

G. Control joints shall be between ⅜" and ½" wide with closed cell backer rod and sealant. Sealants shall meet ASTM C920 Class 50 rating.

H. Provide ⅜" to ½" joint space and sealant at vertical transitions between dissimilar materials and at window/door penetrations.

ELEVATION KEYNOTES

1. Prefinished aluminum coping
2. EIFS cornice
3. EIFS
4. Brick 1 in running bond
5. Horizontal reveals, stretcher course recessed ¾" at 24" O.C.
6. JCP Prestige Cast Stone, 24" x 12" x 4" in 1/3 running bond. Mortar to match stone.
7. Cast stone watertable
8. Brick soldier courses projecting 1/2" from adjacent masonry
9. Cast stone header
10. Painted steel canopy
11. Painted EIFS channel reveal
12. Aluminum storefront windows w/ insulating glass
13. Cast stone accent
14. Cast Stone cap
15. Painted steel bracket
16. Aluminum entrance doors
17. Clear anodized aluminum EIFS channel reveal centered on window mullions
18. Horizontal brick stretcher course projecting 1" from face of adjacent veneer
19. Brick 2 in running bond
20. Projecting EIFS pier
21. Cast stone sill
22. Recessed EIFS panel
23. Projecting EIFS trim
24. "Cow Tongue" overflow scupper
25. Roof line beyond
26. Building signage by others. Provide conduit and j-box in wall for future power- see electrical drawings
27. Painted steel door and frame
28. Prefinished aluminum canopy
29. Control joint
30. Cast stone coping
31. Aluminum curtain wall w/ insulating glass
32. Brick in stack bond, recessed from adjacent brick by ½"
33. Prefinished, standing seam metal roof
34. Spandrel panel
35. Wall sconce- see electrical drawings

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PINE SPRINGS PREPARATORY ACADEMY

Public Charter School

UPPER SCHOOL

420 Green Oaks Parkway
Holly Springs, NC

TOHS Project #
PLDP202400211 / 24DP07

Date 2-11-2025
Architect's Project # 2403

REVISIONS
NUMBER DATE

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COLORED EXTERIOR ELEVATIONS

AC211

EIFS Color -
Neutral White

Primary Facade Building Material Calculation

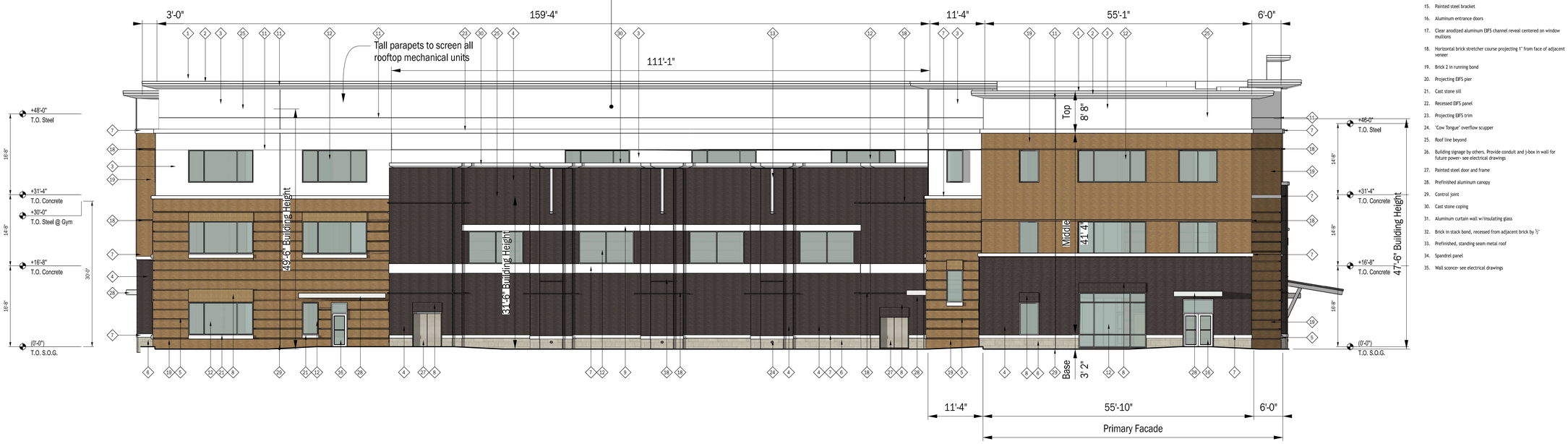
Total Solid Surface Wall Area	2,575 Sq.'
Type 1 material area	2,179 Sq.' (85%) - 75% min. req'd per 8.3.B.11

Ground Level Glazing Calculation

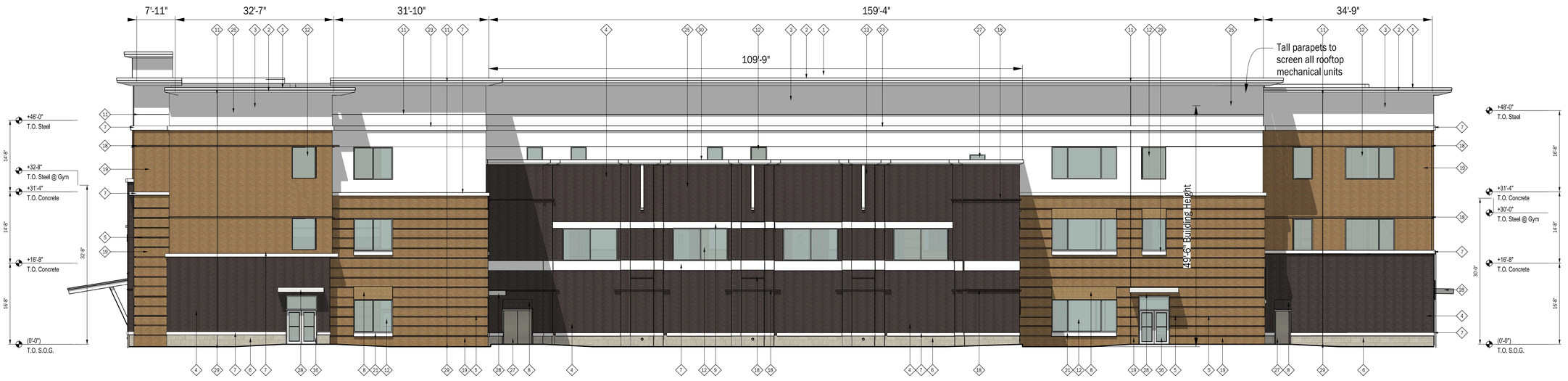
Total Surface Area to 10'	618 Sq.'
Total glazing area to 10'	230 Sq.' (37%) - 20% min. req'd

Upper Level Glazing Calculation

Total Surface area of levels 2 & 3	1,615 Sq.'
Total glazing at levels 2 & 3	347 Sq.' (21%) - 15% min. req'd



C1 REAR ELEVATION
1/8"=1'-0"



A1 RIGHT SIDE ELEVATION
1/8"=1'-0"

GENERAL ELEVATION NOTES

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B. Any ground mounted mechanical equipment shall be screened per the Holly Springs Business Park Covenants.

C. All rooftop equipment shall be fed through the roof. Do not install any exterior wall mounted mechanical equipment, meters, conduit, pipes, etc. without prior authorization.

D. Provide control joints in masonry veneers at the following locations:
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d) Below joints in roofs or floors that project past veneer and bear on wall.
e) Where indicated on the drawings.

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F. When control joints are indicated at jambs of doors or windows that have loose lintels, provide saturated building felt or flashing between shelf angle and masonry below.

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35. Wall sconce- see electrical drawings

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UPPER SCHOOL

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TOHS Project #
PLDP202400211 / 24DP07

Date 2-11-2025
Architect's Project # 2403

REVISIONS

NUMBER	DATE

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COLORED EXTERIOR ELEVATIONS

AC212

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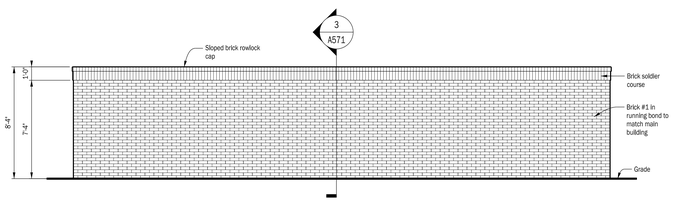
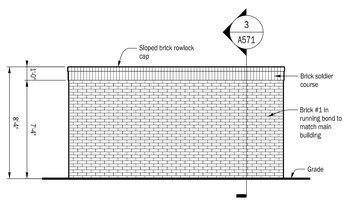
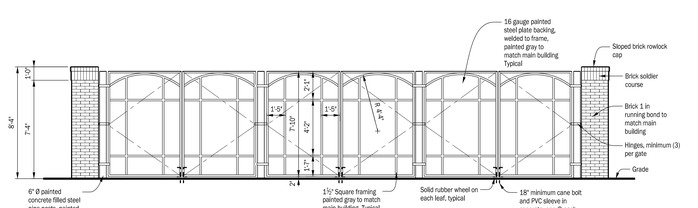


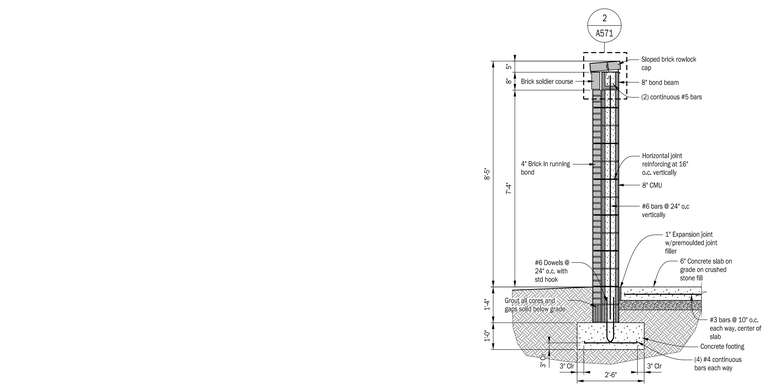
6 REAR ELEVATION
1/4"=1'-0"



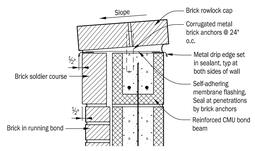
5 SIDE ELEVATION
1/4"=1'-0"



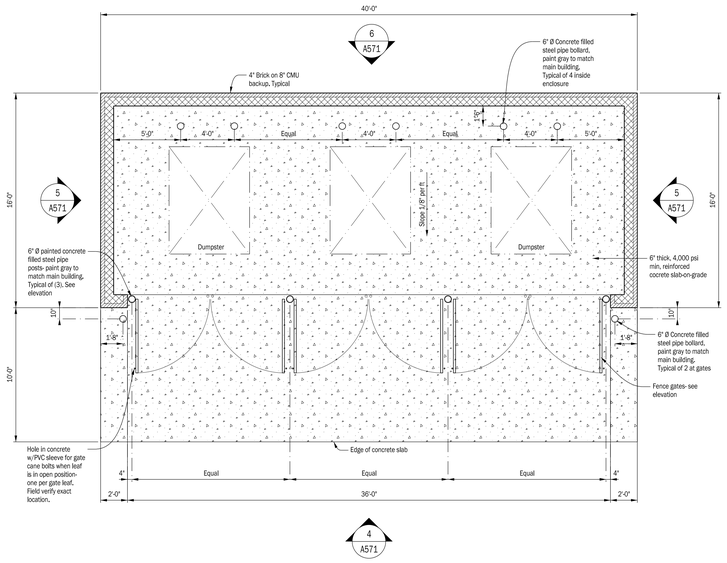
4 FRONT ELEVATION
1/4"=1'-0"



3 WALL SECTION
1/2"=1'-0"



2 WALL CAP DETAIL
1 1/2"=1'-0"



1 FLOOR PLAN
1/4"=1'-0"

Date 1-16-2025
Architect's Project # 2403

REVISIONS

NUMBER DATE

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DUMPSTER ENCLOSURE

A571

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

Development Services
Title: Graham Wood Rezoning 24-REZ-03
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Catherine Jacobs, Development Services

Action(s):

- Adopt Plan Consistency Statement
- Recommend to Town Council to approve/deny 24-REZ-03 Graham Wood Rezoning from RR - Rural Residential to MXR-CD - Mixed-Use Residential Conditional Zoning District, and to forward the Planning Board Action Report with the recommendation to the Town Council.

Explanation:

- The Town has received a Conditional District Rezoning request for an attached and detached dwelling subdivision at 1432 Avent Ferry Road.
- The proposed rezoning area consists of 39.34 acres.
- The applicant has proposed 32 attached dwellings and 82 detached dwellings, for a total of 114 total units. They have also proposed a maximum unit total of 120 units for flexibility.

Staff Recommendation: Deny

Background:

- The property has been within the Town's ETJ since at least 1985.

Funding Source(s):
N/A

Attachment(s):

1. 24REZ03_GrahamWood_StaffReport
2. 24REZ03_GrahamWood_WCPSS_Report
3. 24REZ03_GrahamWood_Application
4. 24REZ03_GrahamWood_Plans
5. 24REZ03_GrahamWood_DesignManual

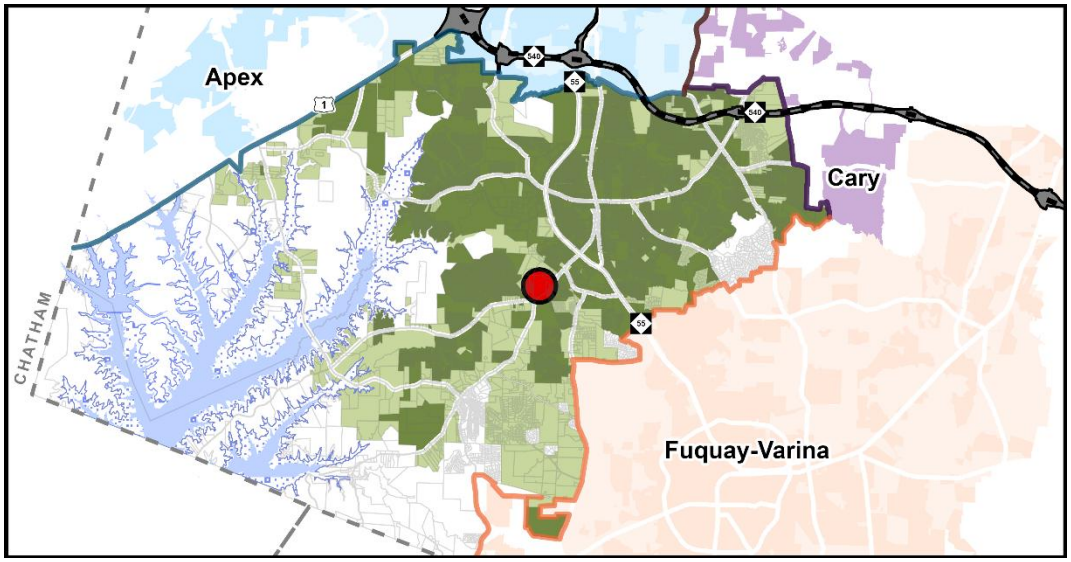
Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Michael Kemp – Epcon Communities

Property Address: 1432 Avent Ferry Road

Property Area: 39.24 ac.



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

Project Summary:
A rezoning of 39.24 acres from RR – Rural Residential to MXR-CD Mixed Use Residential at 1432 Avent Ferry Road.

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

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Land Use & Character Information	Page 4
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Natural Resources & Open Space Information	Page 15
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Decision-Making Information	Page 20

Case Summary

Current Zoning:
RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:
MXR Mixed-Use Residential

☒ Conditional Zoning District

Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Neighborhood Center

Staff Analysis:

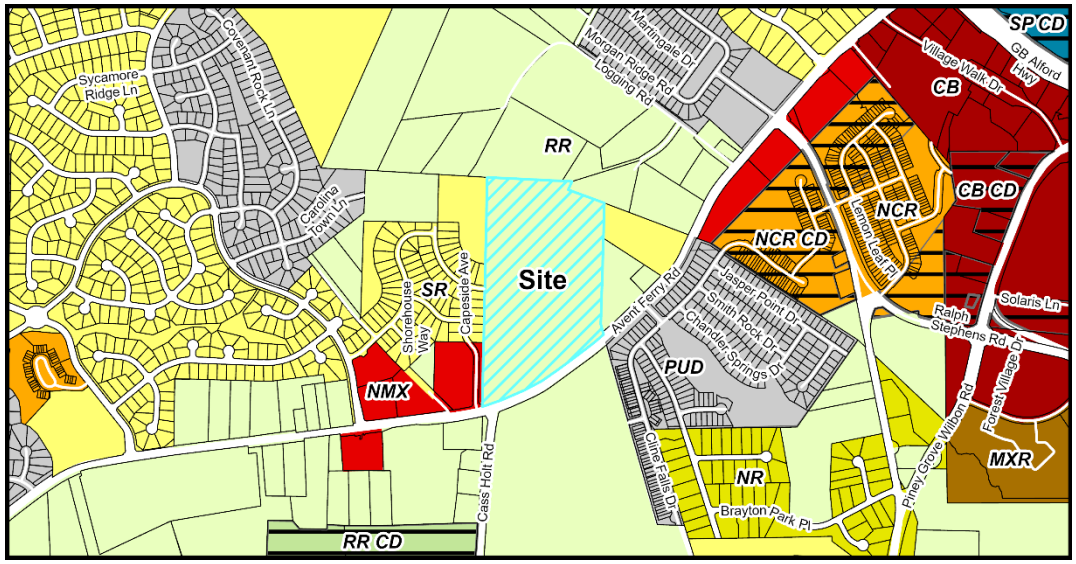
The requested Zoning Map Amendment is: ☐ Consistent with Adopted Plans ☒ Inconsistent with Adopted Plans

The proposed Conditional Zoning District, which includes only residential uses, fails to meet several land use goals and objectives of the Town's approved plans and policies. This area is identified as a Neighborhood Center, which is intended to provide commercial uses that allow residents to purchase daily goods and services without traveling to NC-55. Rezoning this parcel for strictly residential uses may impact the Town's long held land use goals for this area of Town. In some cases, the Planning Board or Town Council may need to weigh multiple goals for the community, and this project offers several potential benefits to the Town, most notably road improvements and the realignment of Capeside Avenue and Avent Ferry Road. Decision-makers may find that the current transportation needs outweigh the long-term land use goals of the Comprehensive Plan and support approval. Staff retain concerns regarding adherence to the Water Resource Management Policy. The Town Council is granted authority under the Water Resource Management Policy to waive the policy and will need to make such determination when considering this case.

Staff Recommendation: ☐ Approve ☒ Deny

Current Zoning Information

Parcel #	Zoning	Area
0648464144	RR	34.34
	Total Area	**34.34 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR – Rural Residential	Vacant
North	RR – Rural Residential	Detached Dwellings
South	RR – Rural Residential	Avent Ferry Road Holly Grove Middle School, Holly Springs High School
East	RR – Rural Residential, SR – Suburban Residential	Detached Dwellings
West	SR – Suburban Residential, NMX – Neighborhood Mixed-Use	Detached Dwellings Vacant

Parcel Rezoning History

The subject parcel has been within the Town's Extraterritorial Jurisdiction since at least 1985. Prior to the current Unified Development Ordinance, the parcel was zoned R-20 Residential. This parcel was part of Rezoning application 16-REZ-02 to rezone to R-MF-8-CU and R-8-CU to allow a development with a mix of detached and attached dwellings. The request was denied by Town Council on December 20, 2016.

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Neighborhood Center

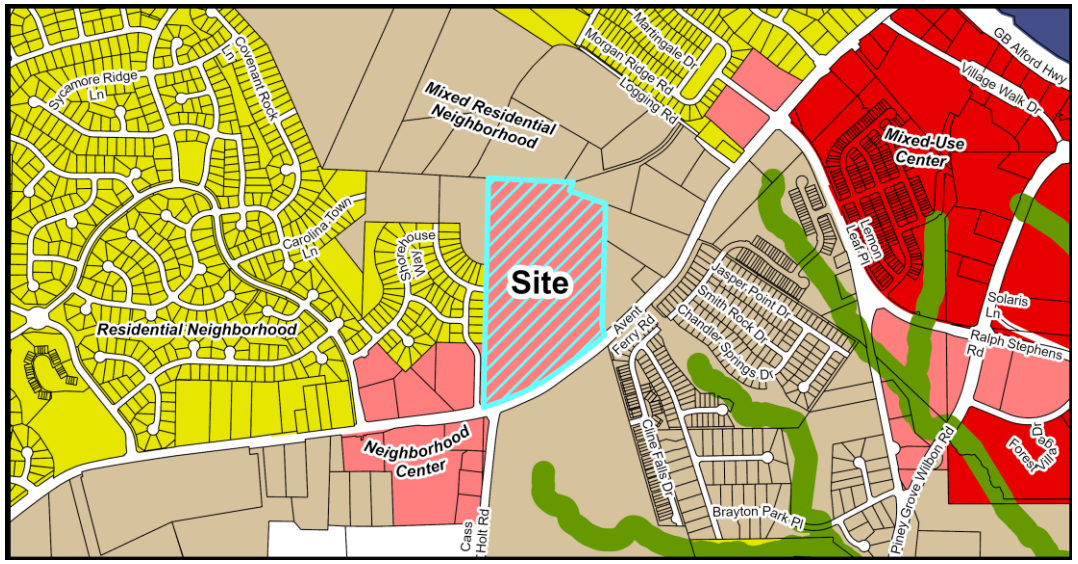
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☐ **Consistent with the Future Land Use Map**

☒ **Inconsistent with the Future Land Use Map**

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



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Key Characteristics of a Neighborhood Center include:

- Building types are primarily commercial on the ground floor, but may include residential or office uses on upper floors or at the edge of the commercial center.
- Buildings may be up to 3 stories in height.
- These areas include a variety of shared public open spaces throughout a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, and community gardens.
- Specimen tree preservation is encouraged.
- Grid street patterns with high connectivity for all modes of transportation.
- Lots are primarily rear-loaded to maximize walkability and reduce the emphasis on automobiles.
- Front setbacks should be minimal, with storefronts pulled up to the street to enhance walkability.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)

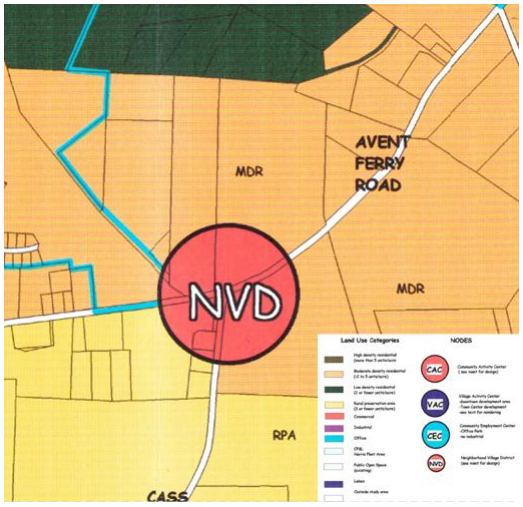
Land Use & Character Staff Analysis:

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

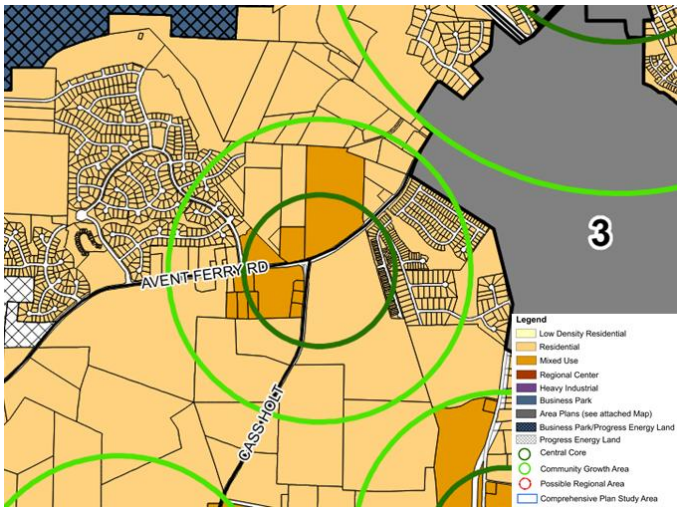
The applicant is requesting consideration of rezoning to the Mixed-Use Residential Conditional Zoning District (MXR-CD), which, according to the UDO, is a district that can be compatible with the Neighborhood Center Character Area if the applicant can demonstrate, through proposed conditions or development commitments, that the intent of the Character Area destination has been achieved. It is important to note that the UDO provides only general guidance of Comprehensive Plan compatibility and does not suggest that all applications of the zoning district are automatically compatible.

Staff's analysis finds the proposed zoning district and concept plan is inconsistent with the Town's Comprehensive Plan and the Town's long-term goals. The designation of the Neighborhood Center Future Land Use Character Area at this location was intentional in order to provide commercial options closer to residents in the western portion of the community, while aiming to reduce vehicular trips on Avent Ferry Road and ultimately NC-55.

Neighborhood oriented commercial uses at the intersection of Cass Holt and Avent Ferry Roads has been a long-held goal for the Town dating back to at least the 1998 Growth Plan. The 1998 Growth Plan identified a portion of the subject parcel as a "Neighborhood Village District" which was described as "centers for neighborhood activity that will include grocery stores, offices, drug stores, service and specialty stores, as well as some convenience stores such as gas stations and other auto oriented services. Higher density residential development, such as multi-family and traditional neighborhood residential, would also be found in and around the NVD."



1998 Growth Plan



2007 Comprehensive Plan

The 2007 Comprehensive Plan identified the subject parcel as "Mixed-Use" within a "Community Growth Area," described as areas that promote a "mixed use commercial core that includes a civic amenity, higher density residential surrounding the core, transitioning to lower density residential expanding outward to the boundaries of each Growth Area." It was envisioned that the Community Growth Area at Avent Ferry Road and Cass Holt Road may be able to support a neighborhood commercial center approximately 50 to 75 acres in size. It should be noted that in 2018, following the Southern Area Planning Initiative, many of the Future Land Use

Land Use & Character Information (cont.)

categories in the southern portion of Holly Springs were changed to a lower density residential designation while the Town was working on the 2019 Land Use & Character Plan, the subject parcel included.

During the drafting of the 2019 Land Use & Character Plan, public feedback for commercial uses at the Cass Hold Road and Avent Ferry Road intersection was generally supportive and neighborhood oriented commercial at the intersection for Avent Ferry Road and Cass Holt Road was reaffirmed by designating the subject parcel as Neighborhood Center. An example of a typical neighborhood center is shown in the adjacent image that was adopted with the Comprehensive Plan (showing an open space in green, commercial in red, and residential in tan).

This concept plan is for illustrative purposes only, and is intended to provide an example of the type of development that could take place in any Neighborhood Center Character Area.

This Neighborhood Center designation is a critical component of the Town's long-range planning goals. Currently, there are no significant non-residential land uses west of the vicinity of NC-55, creating a one-way flow of vehicular traffic to NC-55 for all goods and services. Commercial options further west along Avent Ferry Road have the potential to alleviate the number of vehicles having to travel to commercial centers along NC-55, as they would not need to travel as far. Commercial options closer to residences also creates the possibility of walking or biking to this site as it is a shorter distance, further removing vehicles from the road. Upon adoption of the 2019 Land Use & Character Plan, this specific Neighborhood Center encompassed approximately 107 total acres, upon which 75 acres was believed to be developable. A portion of Eagles Landing Park (17 acres) was initially included in the Neighborhood Center but was removed with the approval of the rezoning to support the park use, leaving approximately 62 acres for the Neighborhood Center. Some of the parcels within the Neighborhood Center are smaller parcels that could support single use buildings, such as daycare centers. The subject parcel and the parcel at the southwest corner of the intersection of Cass Holt Road and Avent Ferry Road represent the best opportunities to achieve a larger commercial development with the possibility of a grocery anchored center. It could be assumed that rezoning the subject parcel for residential uses and thus eliminating an additional 27 developable acres from the Neighborhood Center (leaving 40 acres for commercial development) would still leave the possibility for a larger commercial development at the southwest corner. However, the southwest corner is challenged with a potential stream bisecting the property which could limit larger scale commercial development. It is for these reasons that staff views the subject property as a critical component of the Town's long-term vision for commercial uses within this Neighborhood Center.

Despite the Neighborhood Center designation, the applicant has proposed no non-residential uses on site, limiting uses to attached and detached dwellings. Without a commercial portion for this project, it may conflict with several themes for Transforming Holly Springs, including Suburban Remix, Establish Mixed-Use Activity Centers Throughout Holly Springs, Context-Sensitive Infill Development

Land Use & Character Information (cont.)

Choices, and More Transportation-Land Use Coordination in the Community. The subject parcel lies within the Town's Extraterritorial Jurisdiction, however, and is surrounded by Town limits. Development at this location would provide infill and prevent utility extension at the Town's exterior, which comes with increased Town maintenance over time. However, a solely residential project fails to activate a neighborhood mixed-use center, may not be context-sensitive to this location, and necessitates a vehicle for transportation.

Lastly, the proposed development is also not in alignment with the Town Council's legislative priorities and strategic plan.

- The Town Council has adopted a strategic initiative to achieve a tax base balance of 30% non-residential/70% residential. Preserving land for non-residential uses is critical to achieving and maintaining this goal.

Despite staff finding that the rezoning is inconsistent with the Future Land Use & Character designation, the application does meet some of the criteria for quality neighborhood design outlined elsewhere in the Comprehensive Plan. Components where the proposed Conditional Zoning District may be in alignment with neighborhood design goals include several Community Character recommendations:

- CC-1: Establish a Discernable Neighborhood Structure
- CC-8: Increase Walkability

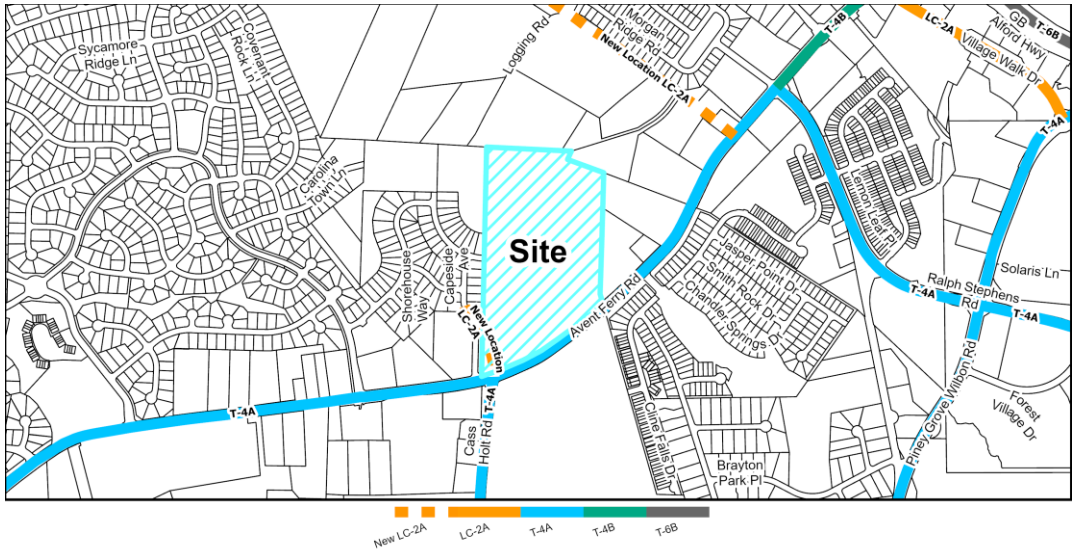
Through the review process, the applicant modified their proposal to include rear-loaded townhomes in the center of the site, creating a more structured neighborhood by placing the heist density and smallest lot sizes within the center of the neighborhood. Also, while the inward nature of the site may limit walkability to exterior uses, the road network provides connectivity within the site and to Holly Glen, allowing residents opportunities to walk recreationally. The applicant has also proposed a sidepath extension along Avent Ferry Road, which may allow certain residents to get closer to commercial uses nearer to NC-55.

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:

In accordance with the Unified Development Ordinance (UDO) and the Comprehensive Transportation Plan (CTP), road widening is required across the property frontage of Avent Ferry Road to meet ½ of the ultimate cross section, which in this case is a 4-lane median-divided thoroughfare. The development proposes one driveway access along Avent Ferry Road and one driveway access along Capeside Avenue.

New Location Roadways:

There is a new CTP roadway affecting this property: the realignment of the existing Capeside Avenue as the fourth leg of the Avent Ferry Road and Cass Holt Road intersection. The design and construction of this CTP realignment is included as part of this development.

Hotspot/Safety Study Location:

The intersection of Avent Ferry Road and Cass Holt Road was the location of a CTP Hotspot Study. The design and construction of the CTP required Long-Term improvement of realigning Capeside Avenue is included as part of this development.

Improvement Prioritization:

n/a

Transportation Information (cont.)

Traffic Study Policy

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

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

Avent Ferry Road and Holly Grove Middle School Driveway/ Site Access #1:

- The westbound approach should be striped to provide an exclusive thru lane and a shared thru-right turn lane.
- Site Access #1 should be constructed with one (1) ingress lane and two (2) egress lanes.
- Construct an exclusive southbound left-turn lane with appropriate deceleration and taper.
- Provide stop control on the southbound approach of the proposed site driveway.
- Provide a proportionate fee-in-lieu for a future signal.

Avent Ferry Road and Cass Holt Road/ Proposed Realignment of Capeside Avenue:

- Realign Capeside Avenue to function as the 4th leg (southbound approach) with one (1) ingress lane and two (2) egress lanes.
- Construct an exclusive southbound left-turn lane with a minimum of 175 feet of full width storage and appropriate deceleration and taper.
- Restripe the westbound approach after widening to provide an additional westbound through lane striped as a shared through-right. Note: This improvement is recommended as part of the development frontage widening along Avent Ferry Road.
- Restripe the eastbound approach to extend the existing eastbound left-turn lane at Capeside Avenue to the previous alignment of Capeside Avenue.
- Restripe the existing exclusive eastbound right-turn lane to that of a through-only lane.
- Construct an exclusive eastbound right-turn lane with a minimum of 225 feet of full width storage and appropriate deceleration and taper.
- Restripe the northbound approach to an exclusive left-turn lane, a shared left-through lane, and an exclusive right-turn lane.
- Provide signal modifications to account for the geometric improvements and fourth leg at this intersection.

Transportation Staff Analysis:

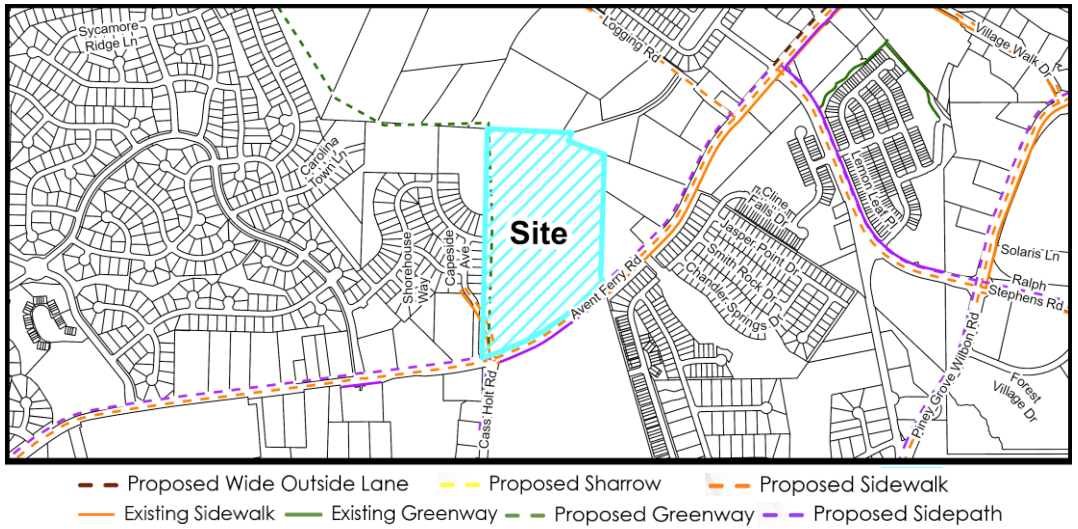
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan

The Traffic Study and associated mitigation improvements are consistent with the Traffic Study policy and the realignment of Capeside Avenue is consistent with the Town's Comprehensive Transportation Plan.

Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☒ Yes ☐ No



Active Transportation Map

Required Active Transportation Improvements

☒ Greenway ☒ Sidepath

A Greenway connection is identified on the Future Active Transportation Map, running along the western edge of the property wrapping around the back of Holly Glen. Due to topographical challenges, the application is seeking flexibility to provide the greenway as a 10' Sidepath along Avent Ferry Road north from the project site to Logging Road. This proposed alternate will be included in the Development Agreement for this project.

Parks, Recreation, & Greenways Summary

Park Search Area 5 overlaps the majority of the subject property. The Developer has proposed terms to be included in a Development Agreement to extend a sidepath south to Cass Holt Road to connect to Eagles Landing Park with fee-in-lieu credits for the required parkland dedication. This proposed alternate will be included in the Development Agreement for this project.

Parks, Recreation, & Greenways Staff Analysis:

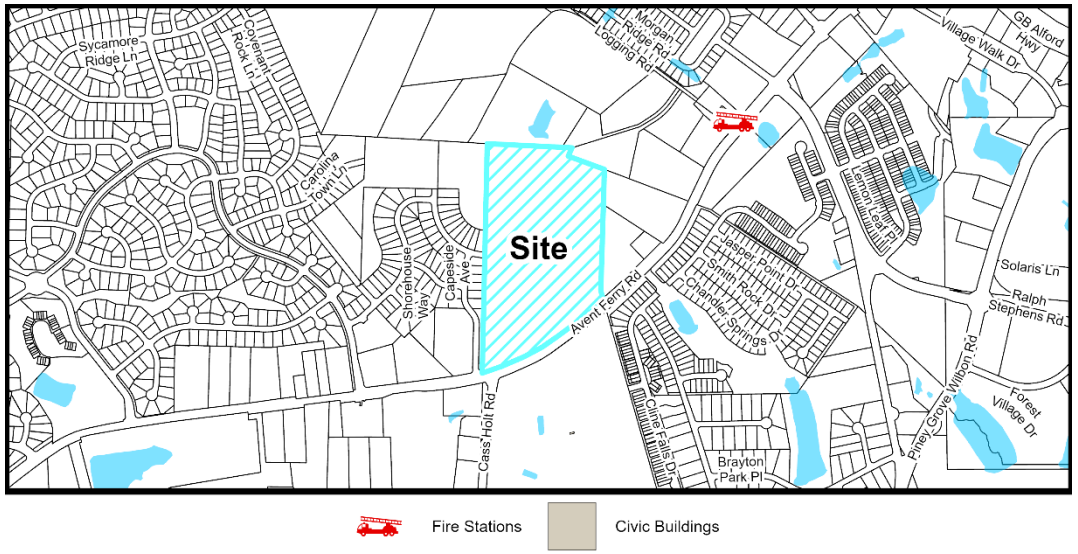
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan

The Developer has proposed terms to be included in the Development Agreement for this project to address an alternate approach to the greenway and parkland dedication requirements. The application is consistent with the Parks, Recreation, and Greenways Plan if the proposed development agreement terms are approved by the Town Council.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☒ High School ☐ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☒ High School

☐Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

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

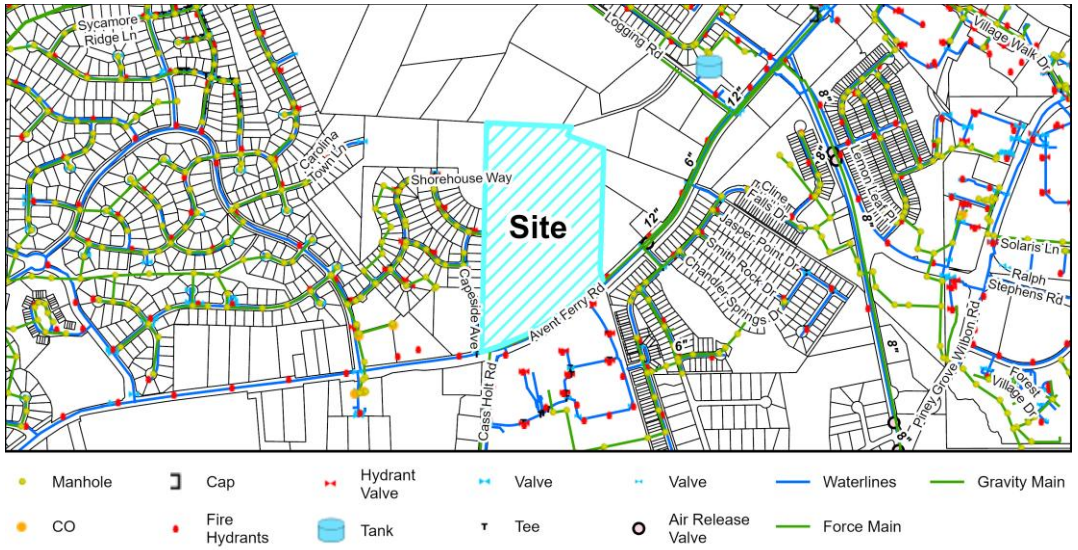
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

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:

There is existing public water infrastructure located within Avent Ferry Road along the property frontage. The project proposes to tie to and extend Town water facilities throughout the site to serve the proposed development. The waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

There is existing public sanitary sewer located within the adjacent Harbor Fog Trail. The project proposes an extension of the gravity sewer network ultimately draining to the existing Avent Ferry Pump Station.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed and concluded that the existing downstream sewer infrastructure and the existing pump station have adequate capacity, therefore, no improvements are required to increase capacity. The development is, however, proposing to lower existing gravity sewer segments along Harbor Fog Trail to eliminate the need for a pump station and allow this project to discharge by gravity sanitary sewer.

Reclaim:

This project is not located within the Town's Reclaim Water Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Water Resource Management Policy Summary
This project is subject to the Water Resource Management Policy. The applicant requests Town Council deviate from the adopted policy and grant sewer allocation without committing to any Allocation Elements as required by the Policy.

Utility Allocation Summary

Priority Level: Priority Level #2
Allocation Assignment: Residential – Single Family
Allocation Requested: 29,835 GPD

Staff Determination: Per the Water Resource Management Policy, projects with direct access to existing utilities but seeking a new zoning are considered Priority Level 2 and are required to commit to two Allocation Elements to be considered for allocation by Town Council. The submitted Allocation Request does not propose any Allocation Elements in accordance with the Policy and the applicant is requesting the Town Council waive the policy for this project.

Infrastructure & Utility Staff Analysis:

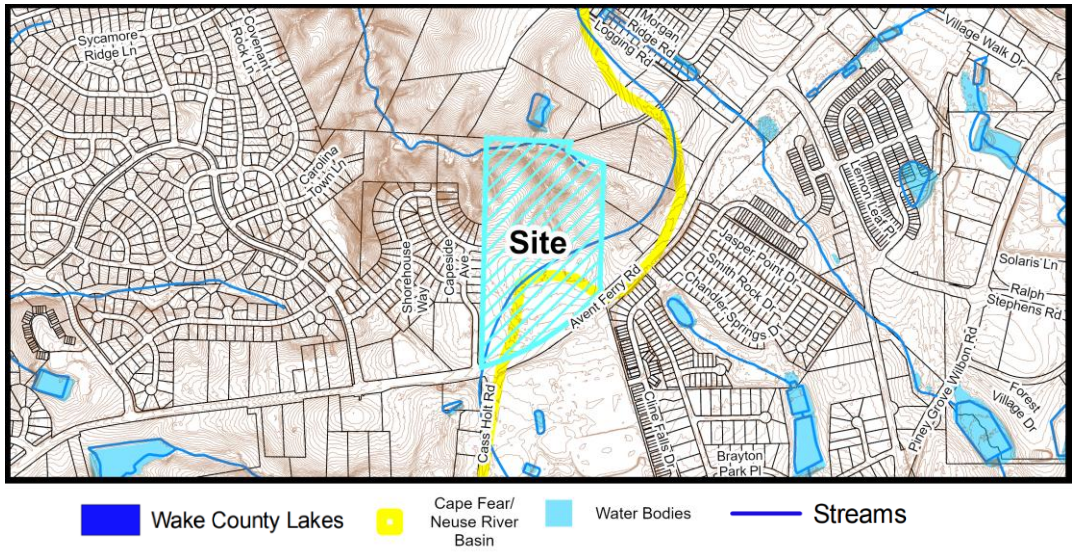
The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with the Infrastructure & Utilities Plan

The proposed extensions and improvements are consistent with the Sewer Study. However, the project does not commit to the necessary Allocation Elements required by a Priority Level 2 project and is therefore inconsistent with the Water Resource Management Policy. If the applicant were to commit to the Water Resource Management Policy's allocation elements, the staff analysis would find the application consistent.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**15% or 5.9 ac.**
Tree Preservation Area	10% or 3.93 ac.
Active Recreation Area	5% or 1.97 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 5.9 acres of private open space on-site, including 10% Tree Preservation. As part of determining which areas of a project should be Tree Preservation, and applicant must provide to staff a tree sample, plus a survey of any specimen trees on-site. UDO Section 4.4.1 requires projects to prioritize Tree Preservation areas around specimen trees. Upon reception of a tree survey, several significant specimen trees were identified outside of designated Tree Preservation Areas. These include a 38" Red Oak and a 28" White Oak. While staff understand project clearing is necessary for other site considerations, it does not appear that significant consideration was made to protect and incorporate specimen trees during the conceptual design phase.

Stormwater:

The project is located largely within the Cape Fear River Basin with a small portion of the site within the Neuse River Basin and is proposing to treat all new impervious surfaces onsite with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as floodplains, wetlands, streams and Riparian buffers.

Natural Resources & Open Space Staff Analysis:

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

Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features. While staff understand project clearing is necessary for other site considerations, it does not appear that significant consideration was made to protect and incorporate specimen trees during the conceptual design phase.

Conditional Zoning District Standards Information

Unified Development Ordinance

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The Conditional District allows the applicant the option of requesting this flexibility in exchange for higher quality, innovative, and sustainable development.

CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character;
2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns;
3. Development of pedestrian oriented communities; development of traditional style neighborhoods;
4. Development of communities that are visually and functionally connected to one another;
5. Protection of significant watershed areas in order to preserve water quality;
6. Creativity and imagination in the process of development;
7. Unique architecture or sustainable design;
8. Efficient, aesthetic and desirable use of open space;
9. Variety in housing types and physical development patterns; and,
10. Special considerations for property with a unique history or outstanding physical features.

Conditional Zoning District Summary

Development Standards (UDO Section 2):

Development Density	UDO Standard	Proposed Standard
Maximum Gross Density (Units/Acre)	15/acre	2.7/acre

Minimum Lot Width at Setback Line	UDO Standard	Proposed Standard
Attached Dwelling Minimum	18'	28'
Detached Dwelling Minimum	60'	53'

Minimum Lot Frontage for a Driveway	UDO Standard	Proposed Standard
Lots with a Front Facing Driveway	60'	53'

Building Placement	UDO Standard	Proposed Standard
Front Setback Maximum	15'	20'

Building Height	UDO Standard	Proposed Standard
Primary Structure Maximum	60'	35'
Accessory Structure Maximum	30'	25'

Landscaping (UDO Section 5):

Perimeter Buffers	UDO Standard	Proposed Standard
North Buffer	10' Type B	20' Type B
West Buffer	10' Type B	50' Type C
South Buffer	5' Type A	25' Type B

Additional Standards

	Proposed Standard
Residential Façade Standards	• Primary Facades shall consist of 60% Type 1 Materials • Primary Facades will include a masonry watertable along the entire front of the building • Type 3 Materials only for accents, no more than 10% of a Primary Façade • Variation of elevation types, no detached dwelling with identical façade next to or across from each other

Conditional Zoning District Standards Staff Analysis

The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with Conditional Zoning District Standards

Staff have found the rezoning application to be generally inconsistent with Conditional Zoning District standards. The Mixed-Use Residential zoning district encourages a variety of housing types and allows up to 15 units per acre by right, the highest of a residential use district. Dwelling types can include attached, detached, and apartment dwellings. These districts are expected to be compact in form and utilize a connected Street and Open Space network. The proposed Mixed Use Residential Conditional Zoning District includes attached and detached dwellings, within a mildly compact network. The concept plan indicates a development more similar to a Neighborhood Residential (NR) zoning district, under the 5 units/acre threshold, and between 10% and 50% attached dwellings. Mixed Use Residential zoning districts are allowed 5% of total area towards non-residential uses, which would come to almost 2 acres of non-residential uses. The applicant has not proposed any non-residential uses on-site. However, the proposed Conditional Zoning District

provides similar uses and transitions to neighboring residential development, Holly Glen, which is a trait typical of a Mixed-Use Residential District.

The applicant's proposed modifications to district standards primarily serve to provide detail to the development. An increase in the lot width standard and reductions in height allowances for attached dwellings could provide benefits to overall design. A reduction in lot width and increase in front setback for detached dwellings may provide a more suburban character, however the proposed 20' front setback is still shorter than the 25' required for a driveway. This would require the front façade of a home to be set in front of a garage, a built-in requirement of the UDO to improve the streetscape. The proposed façade standards also provide clarity for the aesthetics of the development, where the UDO cannot require standards for attached or detached dwellings.

As for meeting CD Design Goals, the application preserves the slope and natural character of the northern portion of the parcel where significant topography limits development in this area. This area includes the applicant's tree preservation and the majority of their open space. This topography could also be considered an outstanding physical feature. As the proposed district also includes both attached and detached dwellings, a variety of housing types are also included.

Though the Conditional Zoning District meets several design goals, it does not meet expectations of a Mixed-Use Residential zoning district. Higher density and connectivity, along with non-residential uses, would be welcome at this site. It is not clear that the proposed development standard modifications indicate development more consistent with the UDO or Comprehensive Plan. Without determining a clear benefit to the overall project design thought the condition district flexibility allowances, the application is inconsistent with Conditional Zoning District standards.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District 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	
Conditional Zoning District Standards	☐ Consistent ☒ Inconsistent

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

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

☐ Consistent with Adopted Plans
☐ Reasonable and in the Public Interest
☒ Inconsistent with Adopted Plans
☒ Not Reasonable and in the Public Interest

The proposed Conditional Zoning District fails to meet several land use goals and objectives of the Town's approved plans and policies, including meeting the vision of a Neighborhood Center, which could provide daily goods and services to nearby residents without traveling to NC-55. Rezoning this parcel for strictly residential uses may impact the Town's long held land use goals for this area of Town.

In some cases, the Planning Board or Town Council may need to weigh multiple goals for the community, and this project offers several potential benefits to the Town, most notably road improvements and the realignment of Capeside Avenue and Avent Ferry Road. Decision-makers may find that the current transportation needs outweigh the long-term land use goals of the comprehensive plan and support approval. Staff retain concerns regarding adherence to the Water Resource Management Policy. The Town Council is granted authority under the Water Resource Management Policy to waive the policy and will need to make such determination when considering this case.

Staff Recommendation: ☐ Approve ☒ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion
The LUAC discussed the initial concept for this project on March 5, 2024.
Planning Board Representatives: Thomas Urquhart, Rick Madoni
Town Council Representatives: Mayor Sean Mayefskie, Mayor Pro Tem Daniel Berry, Chris Deshazor

Summary of Discussion:

Representatives including Michael Kemp with Epcon Communities, Laura Holloman with McAdams, Jason Barron with Morningstar Law Group, and the property owner Graham Wood, presented an early concept plan of the site. Topics of Discussion included:

- The Neighborhood Center Future Land Use Character Area
- Appropriate Zoning Districts compatible with a Neighborhood Center
- Sewer Capacity
- Avent Ferry Rd/Capeside Ave Road Improvements
- Project as a 55+ Community
- The site within a Park Search Area
- Progressive Care within the site
- Possibility of Commercial within the project, concerns with no commercial provided, potential commercial uses if provided
- Possible greenway connections with ADA compliance and acquisition feasibility
- Potential prices of proposed homes

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: 4/17/2024
Summary of Issues:

The applicant team held a virtual neighborhood meeting on April 17, 2024 at 5:30pm. 11 attendees joined, and the following issues were discussed:

- Road and Utility Realignment
- Connection to Harbor Fog Trail
- Transitions to neighboring properties, Comprehensive Plan compatibility

Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

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

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

Action #1: Zoning Map Amendment Plan Consistency Statement
The Planning Board must determine whether the Zoning Map Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

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

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

Option 1: Staff Recommended Plan Consistency Statement
The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

> The requested Zoning Map Amendment from RR – Rural Residential to MXR-CD – Mixed Use Residential Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Neighborhood Center, and the proposed MXR-CD does not meet the intent of the Neighborhood Center character area and specific Community Character recommendations. The requested rezoning is not reasonable and in the public interest because it does not provide neighborhood-based commercial uses where identified and needed by the public.

Option 2: Alternate Plan Consistency Statement
The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

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

or

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

for the following reasons:

_____

_____

_____

Option 3: Plan Consistency cannot be Determined
The Planning board is unable to agree by majority vote on whether the Zoning Map Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Zoning Map Amendment Petition Motion
The Planning Board must make a recommend to the Town Council on the Zoning Map Amendment.

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition #24-REZ-03 to change the zoning of 34.34 acres of Wake County PIN #0648464144 from RR – Rural Residential to MXR-CD – Mixed Use Residential Conditional Zoning District, as submitted by Laura Holloman of McAdams, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Potential Motion Modification
Should the Planning Board make a recommendation for Approval, staff suggests the following condition be forwarded to the Town Council with the recommendation:

This motion is conditioned upon adherence to the Water Resource Management Policy.

Next Steps

Legislative Public Hearing

Anticipated Town Council Public Hearing Date: Click or tap to enter a date.

Prior to the Legislative Public Hearing:

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

Town Council Decision: Legislative Decision

Legislative Decision:

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

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Office of Student Assignment
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

July 29, 2024

Chris Hills, AICP
Director, Development Services
Town of Holly Springs
Chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: 05/03/2024
- Name of development: Wood Property
- Address of rezoning: 1432 Avent Ferry Rd (PINs): 0648464185 (portion)
- Total number of proposed residential units: 114 Dwelling Units (A Declaration of Covenants, Conditions, and Restrictions requires that at least eighty percent (80%) of all occupied units shall have as a resident at least one-person age 55 or older)
- Type(s) of residential units proposed: 70 Detached Dwelling Units and 44 Attached Dwelling Units

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☒ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☒ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

TOWN OF HOLLY SPRINGS

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

DPM Appendix #A.02
Supplement 18
March 2022

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

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

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

☐ UDO Amendment (UDO Section: _____)

For DS Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: Wood Property
Project Location: 1432 Avent Ferry Road
Use street address. *If none, use the closest intersection*
☐ Within Corporate Limits [X] Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0648464185 Real Estate ID: 0003854
Project Acreage: *(Rounded to nearest tenth)* 39.34 Partial Parcel: ☐ No ☒ Yes
Sketch Plan Review (Pre-Submittal) Meeting Date: December 14, 2023 and April 11, 2024

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

Petition Request

Current Zoning: Rural Residential (RR) Proposed Zoning: Mixed-use Residential Conditional District (MXR-C
Current Future Land Use Designation: Neighborhood Center
Proposed Future Land Use Designation: _____
Area Plan Designation (if applicable): _____

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

Project Applicant/Contact

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

Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No *If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.*

Name Michael Kemp Company Epcon Communities
Mailing Address 5440 Wade Park Blvd, Suite 101
City Raleigh State NC Zip 27607
Telephone # (919) 795-1701 E-Mail mkemp@epconcommunities.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

Name Graham H. Wood Company _____
Mailing Address 480 Tavern Circle
City Sandy Springs State GA Zip 30350-4455
Telephone # ( ) E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization

Owner's Signature(s) Graham H Wood PIN/REID 0648464185/0003854 Date 12/18/2023

Plan Consistency Statement

Wood Property Rezoning

Executive Summary

The proposed rezoning provides the perfect use for this location. For years there have been two overarching concerns with new development in this area: traffic and school impacts. The proposed rezoning checks each of these boxes with flying colors by proposing a community for seniors that will have very little impact on traffic – especially during peak hours – and schools. Moreover, this age restricted development will provide for the first time an age-in-place opportunity for the many residents of Holly Glen, who will have the option of moving into a smaller lot community for seniors within close proximity to their current homes.

In addition to the foregoing, the proposed rezoning includes the realignment of Capeside Avenue, an improvement that will finally resolve the conflicts presented with the current intersection of Capeside, Avent Ferry and Cass Holt. The applicant believes this will increase the safety of motorists and pedestrians alike. While this is a senior community that will be generating very few school age children, the public benefit derived from the improvement to this intersection specifically addresses the Town's priority with Wake County and the Wake County Public School System, fostering a much safer environment for school age children in Holly Glen to bike or walk to school. Lastly, all of the foregoing is wrapped into a rezoning proposal that is consistent with the Future Land Use Map ("FLUM") classification of the property as a Neighborhood Center.

Section 1: Future Land Use and Community Character

The Town's Land Use and Character Plan implements a vision that preserves the character of the Town while embracing growth such that the quality of life for all citizens is improved and protected. The FLUM illustrates preferred development types and locations within the Town, while the Character Areas focus on shape and form, including but not limited to, site design, land use and density, all supporting the long-term goals for Holly Springs.

A. FUTURE LAND USE

The following specifically addresses Future Land use objectives this proposed rezoning will satisfy.

1) "Establish a series of pedestrian friendly neighborhoods that will enable the town to maintain a "small town" character as it grows and changes."

Over the years, the Town of Holly Springs has taken an active role in creating a framework within its UDO to ensure this character is preserved through every new development constructed. This "small town" feel can be recognized in the walkability made available through private streets and ample sidewalks within the communities and connecting to the public realm and other neighborhoods. The proposed development will have sidewalks along both sides of its streets

throughout the neighborhood. In addition, there will be walking trails within the neighborhood throughout the natural, protected areas of open space. These trails will ensure all residents will enjoy the character of the area, all while being able to enjoy active recreation in the amenities that will be included with the development.

The MXR district in the Town is one that seeks to encourage highly walkable neighborhoods with residential uses designed to be compact in form and utilize a connected street and open space network. The proposed development satisfies these expectations as it offers a mix of smaller lot single-family and townhome homes for seniors/empty nesters, designed to be accessible with an amenity center for residents to enjoy. This use will increase housing choices without negatively impacting school capacity and with minimal impact on traffic. In addition, the proposed development is consistent with the area and encourages connectivity to the public realm and other neighborhoods, neighborhood community in its active open space areas and amenity areas, and preservation of the natural environment. Lastly, the development will be located less than one mile from significant retail and services along the HWY 55 Bypass.

Through the Conditional District Design Guidelines, the developer is committed to providing a community that speaks to the quality and small town feel of the area. This commitment will result in a development that will exhibit the small-town charm the Town expects to preserve for years to come.

2) "Ensure that new housing is appropriate in type, location and density to minimize environmental impacts and maintain community character."

The project area is currently zoned Rural Residential (RR). Allowing the rezoning to MXR-CD will allow for the development of this proposed age-restricted, 55 and older community that provides a much-needed mix of single-family and townhomes for seniors, while preserving the natural environment and keeping with the character of the area. The FLUM designates this area as a Neighborhood Center for which the proposed MXR-CD rezoning is consistent according to Table 2.1 Zoning – Future Land Use Designations in the Town's Unified Development Ordinance, ("UDO"). While MXR-CD is consistent with the Neighborhood Center designation, Neighborhood Centers are a primarily commercial category calling for small scale commercial that provides goods and services to surrounding neighborhoods, effectively minimizing the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

Given the location of the site which is directly adjacent to a residential neighborhood and directly across the street from an elementary, middle, and high school, and in close proximity to other child daycare facilities, a commercial use for this location does not promote an improved and protected quality of life for the citizens of this community. The proposed use will provide a neighborhood that is complimentary to the existing community character by delivering a community that embraces the long-term vision for the Town, all while being less than a mile from shopping and dining along the HWY 55 Bypass. With the sidewalk improvements that have been made along Avent Ferry Road, the continuous sidewalk network will be an attractive walkable feature for the active seniors that the applicant anticipates will be their future

homeowners. The applicant has revised the development plan locating the townhomes to the center of the development and placing the single-family housing along the perimeter. This configuration is consistent with the Comprehensive Plan and the Town's UDO and aligns with the Town's vision related to design and orientation for building types. It is also in direct response to neighbor comments in the first neighborhood meeting held in November 2023, concerning density and transitions.

3) "Accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums, and apartments."

The proposed rezoning consists of both townhomes and single-family dwellings targeted toward seniors and empty nesters. These housing types present a much-needed housing product, which is a goal of the Comprehensive plan. This goal is also mentioned in the Executive Summary above.

4) "Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively."

Sprawl, often characterized by non-connected low-density zoning that results in greater construction costs of both road and utility infrastructure is not the character of the proposed development. This proposed development is intended to provide a cohesive 21st century 55 and over residential neighborhood that will be located less than one mile from significant retail and services along the HWY 55 Bypass. Further, the close proximity of the site to other residential neighborhoods and schools, makes this 55 and over residential development at the proposed density a better choice as compared to the existing zoning and land use objectives of the designated Neighborhood Center.

This development is not the first development along Avent Ferry Road where there are existing water mains located along Avent Ferry Road, resulting in available tie-in to existing lines and provide a pump station.

B. COMMUNITY CHARACTER

The following specifically addresses Community Character objectives this proposed rezoning will satisfy.:

1) "To accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums and apartments."

The proposed development will provide much needed housing for the Town and include variety of townhomes and single-family homes targeted toward seniors and empty nesters. The development will also include on-site amenities for residents to enjoy active and passive recreation.

2) "To preserve and protect, where appropriate, agricultural land, green space, woodland and the natural environment."

The proposed development provides for preservation of stream and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town's tree protection ordinance.

The proposed rezoning request meets both the current and proposed long term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods and services makes this 55 and over residential development at the proposed density a welcomed part of Holly Springs

Section 2: Transportation /Comprehensive Transportation Plan

As growth occurs, the traffic impact becomes more and more critical. The proposed rezoning will minimize potential traffic impacts to the existing challenged Avent Ferry Road network by developing a 55 and over community that will have minimal impact on school time and peak hour transportation demands. The Town's engineering department and the NCDOT work together to investigate potential traffic impacts through a Traffic Impact Analysis. The CTP endeavors to balance land use and effective transportation within the Town. The proposed rezoning is consistent with these Transportation plans and will provide right-of-way dedication and frontage improvements including, very significantly, the realignment of Capeside Avenue and Cass Holt Road with the goal of providing a safe and connected full movement intersection. Holly Grove Elementary, Middle, and Holly Springs High School are located on the same parcel at the intersection of Cass Holt Road and Avent Ferry Road. The 2019 SouthWest Area Study (SWAS) concludes that the current state of this intersection makes walking and biking to school unsafe. The SWAS calls out the need to improve this intersection and specifically states that "Avent Ferry/Cass Holt/Capeside should be realigned for a 4-way intersection (remove the offset)." The plan proposes internal streets designed to match the constructed roadways of the adjacent Holly Glen subdivision and provides a walkable, connected, and expanded pedestrian network. Further, the developer agrees to design and construct the mitigation improvements set forth in the TIA and transportation mitigation agreement, as well as provide access stubs to adjacent properties as required by the UDO.

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

The purpose of the Parks & Recreation Master Plan is to focus on the importance of providing open space and active opportunities for all Town residents. The Master Plan provides guidance on the following Comprehensive Plan objectives:

1) "To physically unite the Town by connecting existing trails, sidewalks, and open spaces."

The proposed development will contribute to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, and amenity areas.

Section 4: Community Facilities

Community facilities focuses on the need for increased demand for public services as the Town experiences growth. Community facilities include fire, police, EMS, and public schools. The Comprehensive Plan addresses several objectives, and this rezoning request achieves the following Comprehensive Plan objectives:

1) "Inform developers when proposing new subdivisions – of the need for residents' access to community facilities and the importance to plan appropriately to enable this access."

The development is designed with an amenity center located in the center of the development to serve as the centralized location to facilitate community activity and gatherings for this active adult community. In addition, Wake County Public Schools require all proposed residential development to submit a residential notification form that outlines the number of units and the year breakdown that they will be completed. The development is restricted to seniors, consistent with federal law and, thus, will have virtually no impact on school capacity. Further, developers also plan for community facilities such as police, fire, and EMS when designing development. Interior streets are required to accommodate the largest emergency response vehicle. Staff reviews the submittal to ensure that the vehicle can safety maneuver through all access points and amenity parking areas.

Section 5: Infrastructure and Utilities

The Comprehensive Plan endeavors to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications, etc. with respect to new development will adequately handle new growth. This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Provide infrastructure to meet the needs of residents and development while protecting the environment."

The proposed development will extend public utilities to the site and provide a pump station. The developer agrees to design and construct the mitigation improvements set forth in the sewer study, as well as provide water and sewer stubs to adjacent properties as required by the UDO. In addition, it is noted that a fire flow analysis is required at Major Subdivision plan. Further, the tree preservation areas designated for the development far exceed the UDO requirements for same. With respect to the Town's Water Resources Management Policy, the development includes significant public infrastructure improvements with the (1) relocation of Capeside and (2) the extension of a greenway along Avent Ferry Road to each of Logging Trail Road and the Town's new public park. As noted in Section 3.1 of the UDO, the Town Council reserves the right to deviate from the Policy at its sole discretion. Based upon this authority and consistent with the developer agreement that is provided, the applicant requests that the Council use its authority to deviate and approve the allocation of utilities necessary to support the development.

Section 6: Natural Resources

The Town is challenged with finding a balance between preserving the natural environment and the development of the Town's future. This rezoning request is consistent with the following Comprehensive Plan objectives:

1) “Balance development with conservation.”

The Town uses several tools throughout the development process to ensure this balance has been thoughtfully approached in the protection of streams and wetland features and a newly adopted tree protection ordinance. The proposed development provides for preservation of stream and perimeter buffers along with surrounding open space that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town’s tree protection ordinance.

Zoning Compatibility Statement

The Town has experienced consistent growth, including a number of new residential subdivisions. The Town staff and officials have worked diligently to ensure that this residential growth grows at a rate that is appropriate for the surrounding area with a specific focus on density.

The proposed project that is the subject of this rezoning request is currently zoned Rural Residential (RR). An RR district is not expected to be supported with public water and sewer in the short-term and may accommodate very low-density residential land use and should be located near the periphery of the jurisdictional boundary which is not expected to develop in the near future. The Future Land Use Map designates this property as a Neighborhood Center. Rezoning of this property to Mixed-Use Residential Conditional District ("MXR-CD") will introduce an age-restricted, 55 and older community that provides a much needed mix of single-family and townhomes for seniors, while preserving the natural environment and creating amenities for future residents to enjoy. Because the development is targeted toward seniors, it will have minimal impact on school capacity and peak hour traffic. The proposed rezoning will provide right-of-way dedication and frontage improvements including, very significantly, the realignment of Capeside Avenue and Cass Holt Road with the goal of providing a safe and connected full movement intersection which will increase safety for existing and future residents.

This rezoning request creates a neighborhood that accounts for environmental protection and preservation while creating a community that will provide much needed housing, active recreation amenities and multimodal connectivity. This neighborhood would be a welcomed part of Holly Springs.

TOWN OF HOLLY SPRINGS
ZONING PETITION

AFFIDAVIT OF OWNER CONSENT

DPM Appendix #A-02
Supplement #8
March 2022

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

For DS Use only
Project #
Date Received:

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

Michael Kemp (Name of Representative) of Epcon Communities (Name of Company)

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

Rural Residential (RR) (Current Zoning District) to Mixed Residential (RMX) (Proposed Zoning District)

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

Signature of Owner(s):	Wake County PIN/REID:
[signature]	
[signature]	064864185/0003854
[signature]	
[signature]	

State of Georgia
County of Gwinnett

Sworn to and subscribed before me the 23 day of November, 2023.

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

[signature] / Kelli Spanjers
Notary Public Printed

Seal

KELLI SPANJERS
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 19, 2024
GWINNETT COUNTY, GEORGIA

NEIGHBORHOOD MEETING REPORT

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

☒ Neighborhood Meeting Date: November 8, 2023
Time: 5:30pm - 6:45pm
Location: Virtual - Zoom Platform

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

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

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

☒ Date of Notification Mailing: October 27, 2023

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

Summary of Issues:
See Attached - Discussion Summary

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) Date

Neighborhood Meeting Notice

MORNINGSTAR LAW GROUP

Jason Barron | Partner
421 Fayetteville Street | Suite 530
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: October 27, 2023

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Avent Ferry Road west of its intersection with NC Highway 55, with Parcel Identification Number (PIN) 0648464185 (the "Property"). The Property approximately 39.34 acres, depicted on the attached Context Map.

We are counsel for Epcon Communities, a developer that is considering rezoning the above-captioned Property in the Town of Holly Springs for an age-restricted, 55 and older community consistent with their very well established reputation for building such communities (the "Town"). Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property. The subject property and all properties within 500 ft of the Property are highlighted in yellow on the context map included with this mailing.

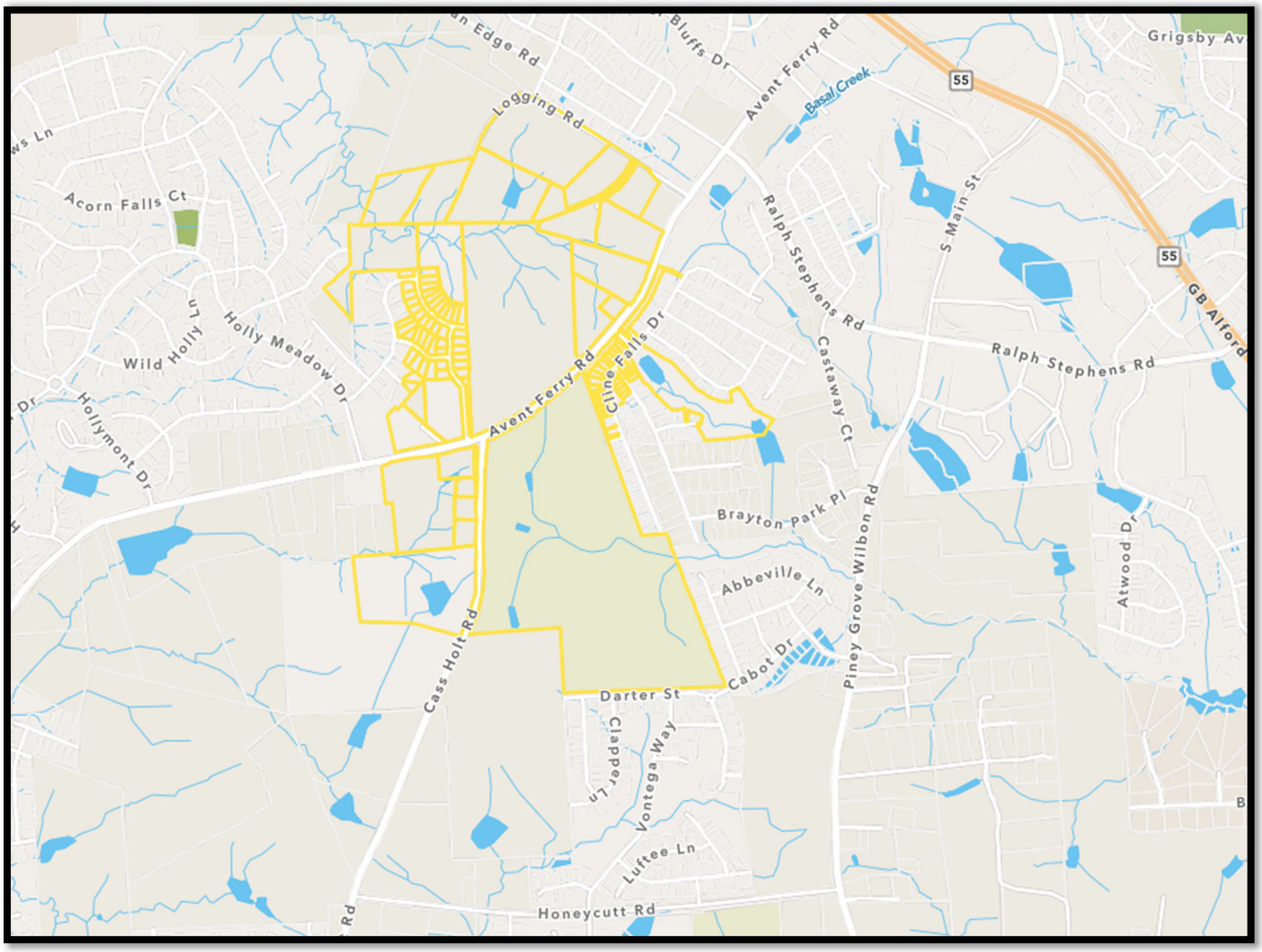
As mentioned above, the purpose of the rezoning is to facilitate the development of an age-restricted single family and townhome community with associated amenities. The Conditional District Master Plan enclosed herewith provides the overall concept associated with this proposed community. Currently, the Property is zoned Rural Residential (RR). We are contemplating rezoning the Property to Mixed-Use Residential Conditional District (MXR-CD).

We will hold a virtual neighborhood meeting on **Wednesday, November 8, 2023**, **5:30 p.m. – 6:30 p.m.** via Zoom to discuss the rezoning. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed rezoning and share comments and questions they may have.

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map


Logging Rd
Avent Ferry Rd
Bluffs Dr
Basal Creek
55
Grigsby Av
Acorn Falls Ct
Holly Meadow Dr
Wild Holly Ln
Hollymont Dr
Avent Ferry Rd
Cline Falls Dr
Ralph Stephens Rd
Castaway Ct
S Main St
GB Alford
Brayton Park Pl
Abbeville Ln
Cabot Dr
Piney Grove Wilbon Rd
Atwood Dr
Cass Holt Rd
Darter St
Clapper Ln
Vontega Way
Luftee Ln
Honeycutt Rd

How to Participate in the November 8, 2023 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/11082023.mtg to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)
    - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
    - To participate by phone,
    - Dial one of the following numbers:
        - +1 929 436 2866
        - +1 301 715 8592
        - +1 305 224 1968
        - +1 309 205 3325
        - +1 312 626 6799
        - +1 646 931 3860
        - +1 719 359 4580
        - +1 253 205 0468
        - +1 253 215 8782
        - +1 346 248 7799
        - +1 360 209 5623
    - Webinar ID: 856 3654 2355
    - Passcode: 319499
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0366** or email **tshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **tshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **tshapiro@morningstarlawgroup.com**.

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

GRAHAM WOODS PROPERTY
MASTER PLAN
AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	XX
DRAWN BY	XX
SCALE	1"=100'
DATE	10.XX.2023

SHEET

UTILITY PLAN

C4.00

WOOD PROPERTY NEIGHBORHOOD MEETING MAILING LIST

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H	PO BOX 1131	HOLLY SPRINGS NC 27540-1131	
LAMM, KARL GARRETT ROTH	312 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
WOOD, GRAHAM H	480 TAVERN CIR	SANDY SPRINGS GA 30350-4455	
GICHOHI, TONNY W SIBUNGA, VERCILLI	213 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
CACIOPPO, SHAWN W CACIOPPO, MELISSA	11 CLEARWATER PT	SANFORD NC 27332-9663	
AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
YANG, GUOHUA TRUSTEE ZHENG, HUI TRUSTEE	3016 NASHVILLE DR	SAN JOSE CA 95133-2059	
PALAZOLA, GENELL M PALAZOLA, ELISABETH	201 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
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AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
BRIGGS-FISHER, MARVIRSTINE Y	108 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
MCGUIRK, ANYA	1212 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
XIAO, JUN LI, MIAO	316 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
LINDSAY, SCOTT H LINDSAY, CLAIRE P	401 SHOREHOUSE WAY	HOLLY SPRINGS NC 27540-5952	
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
PACHECO, JOSE O PACHECO, MIRNA	5116 MABE DR	HOLLY SPRINGS NC 27540-7398	
MURRAY, JAMES ARTHUR JR MURRAY, ADRIANE	220 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
THAXTON, LEWIS RAY THAXTON, PAMELA M	945 LOGGING RD	HOLLY SPRINGS NC 27540-6920	
MOSLEY, MATTHEW MOSLEY, KELLI	225 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H	PO BOX 1131	HOLLY SPRINGS NC 27540-1131	
HOLLY GLEN HOMEOWNERS ASSOCIATION INC	ASSOCIA HRW INC	4700 HOMEWOOD CT STE 380	RALEIGH NC 27609-5732
BOWEN, KEITH E BOWEN, LARAINE R	205 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
STAUFFER, ERIC ALLAN STAUFFER, MELANIE LYNN	221 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
EMOND, GLEN ALAN EMOND, PAULA FIALHO	209 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
WEBB, DANA L WEBB, CECELIA ALLEN	1216 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
EVANS-GRIFFIN, TAWANA GRIFFIN, SYLVESTER	113 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
FEHLNER, CAROL DENOBLE, KIMI	C/O LINDA EGENTOWITH (EXEC)	210 FRANCONIA WAY	APEX NC 27502-8601
MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	205 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
HALE, STEVEN A HALE, LISA N	229 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
CLARK, TOMMY S JR CLARK, MELANIE RHEA	100 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
SHUMAKER, JARROD KEELEY, JENNIFER	212 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
HIDALGO, AGUSTIN H ROMERO, MELANY	1126 NOOR LN	FUQUAY VARINA NC 27526-3310	
SANTOMAURO, DIANE C	304 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
FUNCHESS, DARYL L. FUNCHESS, DIONNE A.	204 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	

AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
SIMPSON, NANCY	236 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
KIMARIO, ZAINAB	232 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
YOUNG, CHARLENE FAY	5533 OLD AIRPORT RD	HOLLY SPRINGS NC 27540-8860	
ECHOLS, ANDREA	218 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
PATEL, RAMESHBHAI N PATEL, GITA R	200 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6293	
FORCUM, ROBERT B FORCUM, LINDA K	1001 LOGGING RD	HOLLY SPRINGS NC 27540-6943	
WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	301 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	305 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
MUNISTERI, RUSSELL PORCELLI-MUNISTERI, NADIA	228 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
MOYA, STEPHEN JOHN MOYA, MARIA MONINA E	232 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
CARSON, JONATHON MONTILLA, JOYETTE CECILIA C	112 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
TAYLOR, MARK J	117 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
ELKON, MOHAMED A KANDIEL, MAIE M	151 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-0030	
CHEN, CHIEN-AN CHEN, HSUEH-MIN	305 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5991	
AMH NC PROPERTIES, LP	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
LAMARCA, JOSEPH M LAMARCA, ANGELA	222 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
PALMER, DOUGLAS L PALMER, WHITNEY J	104 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
BENINCOSA, JONATHAN LEE BENINCOSA, AMBER NICHOLE	304 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6295	
AKA REAL HOLDINGS LLC	102 BANCROFT BROOK DR	CARY NC 27519-1812	
LAKABI, TARIK BENMOHAMMED, SOUMEYA	4140 IRVINGTON AVE APT 26	FREMONT CA 94538-4850	
BATTA, SUSHIL KUMAR KUMARI, SWATI	224 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
GAJJALA, BHUSHAN REDDY PANDIRI, MOHINI	1119 GROGANS MILL DR	CARY NC 27519-9473	
HARABIN, CASSIDY L HARABIN, MAREK	208 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
X FORM LLC KOMPETENT REALTY VENTURES LLC	1003 HIGH HOUSE RD STE 205	CARY NC 27513-3585	
X FORM LLC KOMPETENT REALTY VENTURES LLC	1003 HIGH HOUSE RD STE 205	CARY NC 27513-3585	
PARIMI, SATYANARAYANA PARIMI, VARA LAKSHMI	1344 MAGNOLIA BEND LOOP	CARY NC 27519-0120	
PETRUSKA, LAURA A	216 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
NUTTY, JEFFREY L NUTTY, CAROL K	309 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
SNOOK, DANIELLE M	116 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
JOHNSON, TAMAR JOHNSON, EFFIE C	224 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
2018-4 IH BORROWER LP	INVITATION HOMES	1717 MAIN ST STE 2000	DALLAS TX 75201-4657
D & L EVER GREEN LLC	409 CRICKET HEARTH RD	SANFORD NC 27330-6335	
KINGSTON, DERON A KINGSTON, DEBORAH	100 HOLLY GLEN CT	HOLLY SPRINGS NC 27540-5953	
GRANTHAM, WILLIAM S GRANTHAM, KAY K	200 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
TOWN OF HOLLY SPRINGS	TOWN ATTORNEY	128 S MAIN ST	HOLLY SPRINGS NC 27540-9092
JOHNSON, JENNIFER M JOHNSON, JACOB	104 HOLLY GLEN CT	HOLLY SPRINGS NC 27540-5953	
GREGORY, WILLIAM F GREGORY, NANCY J	305 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6953	
PHILLIPS, TERRIE L	212 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
KLEIN, GREGORY TODD KLEIN, JOCELYN	217 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
PATEL, HARSHA	308 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
HUMPHREYS, RYAN HUMPHREYS, TORRIE	5108 MABE DR	HOLLY SPRINGS NC 27540-7398	
VALLEY IT SOLUTIONS LLC	1121 WESTRAE DR S STE 106	FARGO ND 58103	
YOSEMITE PROPERTIES LLC	1204 VILLAGE MARKET PL # 118	MORRISVILLE NC 27560-7508	
RUSSELL, CHRISTOPHER M RUSSELL, JAIMIE	216 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
YAMNITSKY, EUGENE TRUSTEE YAMNITSKY, VICTORIA TRUSTEE	105 OAKEN PL	APEX NC 27539-7773	
MCCURRY, JONATHAN AMMONS, CRYSTAL	965 LOGGING RD	HOLLY SPRINGS NC 27540-6920	
HORVATH, KRISTIN E	228 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
THOMPSON, KEVIN THOMPSON, ADELE	300 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
SEABROOK BUILDERS LLC	781 ANCIENT OAKS DR	HOLLY SPRINGS NC 27540-8350	
HENRY, JOHN J HENRY, SHERRY A	240 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	

KODAVANTI, PRASADA RAO SIVA KODAVANTI, URMILA	162 MOCKINGBIRD CT	APEX NC 27523-6367	
KILLEBREW, CARRELL DANIEL KILLEBREW, ERIKA KANANI	1220 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
MCCABE, BRIAN JOHN TAYLOR, ELIZABETH HOLLAND	220 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
DCN PROPERTIES LLC	305 KENWAY LOOP	MOORESVILLE NC 28117-8411	
COLLINS, ANDREW PHILLIP COLLINS, BRENNA ANDREAS	226 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
DEL REAL, HEIDI NICOLE	405 SHOREHOUSE WAY	HOLLY SPRINGS NC 27540-5952	
SANDHAR, PARMINDER S SANDHAR, PARDEEP K	320 FLAT ROCK LN	HOLLY SPRINGS NC 27540	
GROSS, ARDEN CARRIGO, REMINGTON LAWRENCE	209 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
WEDSWORTH, TOM J JR WEDSWORTH, KYLA D	150 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-0029	
AUTUMN PARK OWNERS ASSN INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
KB SQUARE LLC	1527 SIERRA GLEN CIR	APEX NC 27502-7422	
CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	201 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
SCHEOPNER, BRIAN	204 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6293	
PERRY, BRYAN S PERRY, JESSICA S	109 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1266 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1432 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5112 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5100 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	301 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 LOGGING RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5116 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5332 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5324 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1300 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	149 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 OLD AIRPORT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5329 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5105 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5104 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	222 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1601 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5109 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1225 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1212 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	214 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	301 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	309 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5420 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 AEROSPORT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	105 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	216 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	400 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	300 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1250 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1530 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5316 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	401 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1603 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	

NEIGHBORHOOD MEETING ATTENDEES

APPLICANT REPRESENTATIVES		
Name	**Email**	**Organization**
Jason Barron	jbarron@morningstarlawgroup.com	Morningstar Law Group
Leticia Shapiro	tshapiro@morningstarlawgroup.com	Morningstar Law Group
Laura Holloman	holloman@mcadamsco.com	McAdams
Sarah Van Every	vanevery@mcadamsco.com	McAdams
ONLINE ATTENDEES		
Name	**Email**	**Address**
Lisa Hale	lnardozzi@yahoo.com	229 Harbor Fog Tr
Russ Munisteri	munruss@gmail.com	228 Harbor Fog Trail
Kelly Nutty	nutty110808@gmail.com	309 Capeside Ave
Thomas Rushing	trrushing@hotmail.com	416 Shorehouse Way
Pam Hathaway	Brucehath@aol.com	104 Avent Meadows Ln
Jodi Carey	Careyj@hpw.com	300 Sycamore Ridge Lane
Joseph Ower	joe.ower@gmail.com	112 Winter Ridge Dr
Shiv S Nunna	nunnarealty@gmail.com	1003 High House Rd #205
Selva Mohan	2mmllccary@gmail.com	300 Sycamore Ridge Lane
Glen Emond	paulaemond@outlook.com	209 Capeside Avenue
Kathryn Sheldon	katkornbau@gmail.com	513 Avent Meadows Lane
Eric Gray	hegray@live.com	208 Avent Meadows Lane
Lynn Skinner	lskinner92@gmail.com	100 Maple Glen Ln
Carrell Killebrew	danielk.biz@gmail.com	1220 Happy Hunting Hills Dr
Jennifer St. Jean	thestjeans05@gmail.com	Not Provided
Yan Higgins	Yanhiggins3@gmail.com	204 Carolina Town Ln.
Timothy Swartzfager	trswartzfager@gmail.com	113 Autumn Glen Ln
Brian McCabe	brian.john.mccabe@gmail.com	220 Harbor Fog Trail
Graham Wood	gwood480@mac.com	Not Provided
Christine Walorz	walorztina@gmail.com	324 Covenant Rock Ln
Laurie Hale	laurie_hale@yahoo.com	Not Provided
Karen Fassett	Karenp21@gmail.com	Not Provided
Jessica Perry	mizzou_perry@yahoo.com	109 Oakmoss Trail
Leslie Clark	leslie_clark@live.com	Not Provided
Melanie Stauffer	melanie.stauffer@yahoo.com	221 Harbor Fog Trail
Wendy D	Wendyshappybooks@gmail.com	Not Provided
Jonathan Benincosa	jonathanbenincosa@gmail.com	304 Capeside Ave
Terry Schaible	terryschaible5@gmail.com	100 Sycamore Creek Drive
Craig Ashby	cashby11@nc.rr.com	201 Highland Springs Lane
Michael Kemp	mkemp@epconcommunities.com	5440 Wade Park Blvd
Penney Mizell-Brooks	Mizellbrooks@gmail.com	217 Hickory Glen Lane
Nathalie Clingaman	nathalie.clingaman@gmail.com	201 Capeside Ave
Robert Forcum	forsprink@embarqmail.com	1001 Logging Rd.

Andrew S.	andrew@deaconcompanies.com	Not Provided
Christine Marlowe	Ccmarlowe0425@gmail.com	413 Shorehouse Way
MJ Mattern	mjndave@gmail.com	208 Holly Moor ln
Al Drohan	adrohan@yahoo.com	Not Provided
Mary Crawley	mfcrawley@gmail.com	412 Magnolia Meadow Way
Juan Montes	jpmontes9@gmail.com	601 Walnut Crossing Drive
Kelli Mosley	Kellim10@yahoo.com	225 Harbor Fog Trail
Kevin Krystofiak	krystofiakk@yahoo.com	205 Cahors Trl

WOOD PROPERTY NEIGHBORHOOD MEETING
NOVEMBER 8, 2023

DISCUSSION SUMMARY

Discussed number of participants registered and waiting until 5:35pm to begin the meeting to allow additional participants to join the meeting.
Meeting began at 5:35pm
Discussion regarding the property and its location.
Discussion regarding EPCON and EPCON 55+ communities.
Discussion regarding zoning process in the Town of Holly Springs.
Discussion of special studies.
Discussion regarding purpose of neighborhood meeting.
Discussion regarding current zoning and proposed rezoning.
Discussed school impact.
Discussed reduced peak hour trips.
Discussed proposed development.
Discussed buffers.
Discussed realignment of Capeside for the benefit of the traffic light on Cass Holt and Avent Ferry.
Participant expressed concern that microphones were shut off.
RESPONSE: We will unmute if we get time following all of the Q&A.
Participant expressed concern with three things with the proposed development:

1. I am concerned with how this community is going to connect to Harbor Fog Trail. That has been a dead end for a long time where children play. How will traffic be controlled?
   RESPONSE: The Town requires us to connect to Harbor Fog. We are providing a minimal amount of street as traffic calming and not.
2. What is the plan with traffic patterns on Avent Ferry?
   RESPONSE: Capeside will be the primary access and will be full-movement. We are still working on the traffic patterns on Avent Ferry. Access to Avent Ferry is to be determined by NCDOT and the Town.
3. Are they communities for purchase or rentals?
   RESPONSE: These are communities for purchase.

Participant asked for an explanation as to why a rezoning is needed. It is already residential.
RESPONSE: The current zoning is Rural Residential which is a holding zoning classification that was applied to the property by the Town. This zoning classification is essentially designed to make any development on the site have to go through a rezoning.
Participant asked what type of "mixed use" do you need approval for.
RESPONSE: We are not mixing uses. This is exclusively residential with a mix of housing types.
Participant stated only notifying people within 500' of the property is not sufficient although if that is all that is required, then that is how it is going to be, unfortunately. This development will impact this stretch of Avent Ferry and the Cass Holt, Avent Ferry intersection. Any residential community on this property will be detrimental to traffic and safety.
RESPONSE: The 500 ft radius notification is per the ordinance and does require notification to HOAs.
Participant stated any residential traffic is an impact on the 3 schools across the street from this development.
RESPONSE: WE are hoping to provide a use that will have a minimal impact on the schools and make it safer for traffic moving in and out of Holly Glen.

Participant stated people work into their 70's nowadays so trying to say that a 55+ community is not going to affect work traffic is not valid.
RESPONSE: I understand your point. I am not a traffic engineer but it is my understanding from traffic engineers that on a per driver basis there is less traffic generated from a 55+ community versus a nonrestricted community.
Participant asked why the project is proposing a throughway into the Holly Glen neighborhood.
RESPONSE: We are required to connect to Harbor Fog by the ordinance.
Participant mentioned that the Town's Comprehensive Plan says that when adjacent to an existing neighborhood, variation of density will provide an appropriate transition. So why are you putting townhomes next to multi-acre single family homes?
RESPONSE: That is correct. This is why we put single family next to Holly Glen – consistent with the comprehensive plan. The townhomes are adjacent to the properties to the east, which at some point will develop consistent with the Town's long range plan.
Participant stated too many developers request fees in lieu for doing traffic changes like realigning intersections and adding lights. Just because you are proposing it and if it gets approved, there is no guarantee it will be done.
RESPONSE: The traffic improvements will be a condition of this rezoning and will not be a fee in lieu.
Participant asked if there is any plan to widen Avent Ferry Rd.
RESPONSE: There is widening anticipated along the frontage of the property.
Participant asked where does the throughway on the west side go to. (The right side of the map view)
RESPONSE: This is a stub road required by the ordinance for a future connection to other properties as they develop.
Participant asked what are off peak times. Avent Ferry is always busy.
RESPONSE: Peak times are rush hour in the morning and evening – approximately 7-9am and 4-6pm.
Participant asked by law, how much of the community can be under 55.
RESPONSE: The Fair Housing Act allows 20% to be under 55.
Participant asked what road are you proposing routes out if the community. Are you going to route everyone, all 130 units, through Capeside?
RESPONSE: There will be options between two access points along Avent Ferry Road and a light.
Participant stated: You asked for boots on ground issue: children being run over by inattentive drivers.
RESPONSE: Understood.
Participant asked if EPCON intends to change the briefed density later to increase profitability, like many developers do.
RESPONSE: We will have a condition that caps our density.
Participant stated the 50 ft buffer is indeed larger than normal. Documenting that was briefed.
RESPONSE: Yes, this will be a condition of the rezoning.
Participant asked if the project is proposing sidewalk along Avent Ferry.
RESPONSE: Yes, the Town is requiring sidewalk.
Participant stated the Town's Comprehensive Plan says that the center will be smaller lots, and larger lots at the edge, and "become exclusively single dwelling detached". Townhomes at the edge does not follow this Plan.
RESPONSE: We are requesting a comprehensive plan amendment here because the Town's plan calls for commercial on this site which will be too much traffic.
Participant expressed a major concern about the streams and flooding. More water dumping into the little creeks by us, has already increased flooding in just 10 years. The creeks in Holly Glen flood every time we get a hard rain. More homes and more runoff equals more flooding. There needs to be more mitigation over flooding and dumping runoff and rain into the already overburden creeks.

RESPONSE: We are working on this and have identified storm water controls on the site. We appreciate this information.
Participant asked what is going to be the amount of trees that are cut down. I have lived here for over 23 years and have never smelled the dump until the past couple of years. Trees are needed to clean and filter the air.
RESPONSE: Tree preservation is required per the Town; but tress will be removed for development.
Participant stated there are lots of townhouses already, 300 of them at Ralph Stevens and Avent Ferry, just down the road. Is it in the town's interest to have so much more dense housing? Don't we have enough already in the area? Do the current residents of Holly Springs want more townhomes?
RESPONSE: I understand the point. I can't speak for the residents, but can say there is not a lot of options for seniors.
Participant asked if the property be bulldozed and completely cleared of all trees and vegetation, particularly along the stream buffer on the north side.
RESPONSE: The stream buffer will be preserved. We cannot touch the buffered streams; but we will have to clear for stormwater control.
Participant stated that while this may not cause more traffic in theory during school hours, it will cause more traffic in general on a two lane road (Avent Ferry). Is part of this to expand Avent Ferry?
RESPONSE: There will be a traffic impact but it is an impact less than a market rate community and certainly less than commercial. Avent Ferry will be widened along the frontage of this project.
Participant asked what has changed since the last time the re-zoning was disapproved that makes this any more attractive given that Avent Ferry is not going to be 4 lanes much before 2029.
RESPONSE: The nature of the use is what has changed. Hopefully this use will be a benefit to the community.
Participant stated, you are acting like 55+ do not still work or commute. Two children have been hit in the last month between your proposed entrances. Until the town acts on mitigating the traffic issues, this will be a nightmare. We already can't get out of our subdivision and this is just adding more traffic.
RESPONSE: I am aware of the instances with the children, that is terrible. I am not suggesting there will not be a traffic impact. There may peak hour traffic impacts, it's just that there is less with this use.
Participant asked if the entrance/exit on Avent Ferry be lined up with the school entrance.
RESPONSE: I anticipate they would be to avoid conflicts, but that will be determined by staff.
Participant asked why there isn't a pool or rec center for the community
RESPONSE: There is an amenity in the middle of the property.
Participant asked what the width of the stream buffer areas are.
RESPONSE: 30' on either side is the requirement.
Participant stated notifying all of Holly Glen and Autumn Park would be nice.
RESPONSE: Understood. We have to draw the line at some point and that is why we follow the Town's requirements.
Participant asked where the trees will be cleared. We'd like tree preservation along our border. We've preserved the trees on our side.
RESPONSE: We will take a look to see if there is the opportunity to preserve trees in this area.
Participant asked if Capeside Avenue is going to be aligned with Avent Ferry which has been in the town's plan for a long time.
RESPONSE: It will be aligned with Cass Holt.
Participant asked how many stories for the single family homes and townhomes?
RESPONSE: There is a maximum of two stories.
Participant asked if any townhomes will be higher than 2 stories?
RESPONSE: No.
Participant asked if the current path of the stream will be disturbed.

RESPONSE: We cannot touch the stream.
Participant stated that regardless of how many homes are proposed, it still equates to a lot of additional traffic regardless of timing which Avent Ferry is incapable of handling.
RESPONSE: Understood there will be an impact.
Participant asked if this passes, will there still be the ongoing problem with the schools and preschools using Capeside for pick up and school events.
RESPONSE: We are sensitive to this and are working on this with the Town, Wake County Public Schools, and EPCON.
Participant asked if everything is approved and moves along at expected speed, when would we expect development to start.
RESPONSE: Rezoning will take approximately 9 months, and the Development Plan and Construction process is another 9 months. We are looking at approximately 18 months to 2 years – Fourth quarter of 2025.
Participant stated there is an abundance of townhomes being built recently in Holly Springs - are they necessary in this development. How many single family homes vs. townhomes are going to be built? Condensed building increases traffic even more. Maybe more single family - would reduce traffic and be better for the community around the development.
RESPONSE: The breakdown between single family and Townhomes is approximately 64 each.
Participant asked if there will be added restrictions for parking in this area with the increase of traffic.
RESPONSE: Understood. This is being discussed with the Town.
Participant stated you mentioned right only turn off of Capeside. This will cause more traffic and potential issues with people doing a U turn on Avent Ferry rather than going to another entrance and potentially cause even more traffic buildup on Avent Ferry.
RESPONSE: The connection at Capeside will be a full movement intersection.
Participant asked what amenities will be made available. It has been previously communicated via other rezoning meetings that south Holly Springs is greatly lacking amenities. Is this approach aligned with city planning of residential mixed with shopping/retail towncenters or greenways?
RESPONSE: There is no plan for retail or shopping. It will be outdoor areas and/or recreation areas.
Participant asked to elaborate on the Capeside/Cass Holt realignment potentials. ie round a bout, light, right turn only, etc. what is the developer seeking??
RESPONSE: We just don't know yet. We will have better information as we make our way through the rezoning process.
Participant stated appreciation there will not be fees in lieu; however, it happens all the time, usually at the end of the majority of the work.
RESPONSE: We may have fees in lieu for other things, but there will not be a fee in lieu for Capeside Ave.
Participant asked what the plans for the traffic light and intersection at Cass Holt are.
RESPONSE: Improved for a four leg intersection once Capeside gets connected.
Participant asked if the traffic is from 6am to about 10am and from 2:15pm til 4pm for the schools; then you have the 2 daycares pick up til after 5, now you are in rush hour. To say you are off peak hours is a stretch.
RESPONSE: I appreciate that and know there is a lot of traffic on Avent Ferry. When traffic is evaluated, peak hours are determined per traffic engineer standards.
Participant asked if there is a plan or will there be a crosswalk there to get to the school.
RESPONSE: I would anticipate that at a minimum we will have a crosswalk at the Capeside intersection.
Participant asked for an explanation of a 55 and up community. Are kids allowed - could impact schools. How is the 55 and up monitored when houses are sold and resold? Again - because of school and transportation impact.

RESPONSE: This is regulated by the federal government that allows for 20% under 55+ and it is regulated by the HOA.
Participant stated as per usual, the construction traffic that this development would incur conveniently gets glossed over.
RESPONSE: We can work on taking a look at Harbor Fog and Cass Holt being blocked off from construction.
Participant asked if there will be consideration to make the Avent Ferry entrances into "turn only" lanes similar to the Primrose School and Holly Meadow Dr entrance into Holly Glen.
RESPONSE: NCDOT will require turn lanes into the development so it does not back traffic up.
Participant asked if the location of the eastern community entrance/exit is on Avent Ferry across from the entrance/exit of the elementary and middle schools?
RESPONSE: Anticipated, yes.
Participant stated not excited about the history of Epcon suing towns/cities over the last 10 years. They sued Charlotte, they are currently suing Chapel Hill, they were sued by the us justice dept for violations of the Fair Housing Act in Delaware. It is a little concerning to me,
RESPONSE: I am aware of the lawsuit in Chapel Hill – I am not surprised that a company that has developed over 30k homes for seniors may have had an issue with the Fair Housing Act. I cannot speculate on what those are.
Participant stated, Avent Ferry widening: does this mean additional lanes. A wider single lane isn't helpful.
RESPONSE: It means it will add a turn lane but it will not add an additional lane on Avent Ferry.
Participant stated, Avent Ferry (or dump truck alley) is already polluted with dump trucks, we don't need any more and I have to assume this development will be happening at the same time as the park construction, chaos ensues!!!
RESPONSE: Understood thank you.
Participant stated with regard to the gradual density change, I understand the zoning of my lot is currently low density, but that doesn't mean it's going to be rezoned and developed any time soon, regardless of the long-term expectations of the town. How are you respecting me and my neighbors now? Why only putting single family homes on the west side?
RESPONSE: I am happy to chat with you about the location of buffers and townhomes. We recognized that these properties are in the Town of Holly Springs or in their ETJ. I am happy to follow up with you on this individually. No disrespect meant.
Participant stated, in my opinion, a strip of stores/commercial, medical would be better in regards of traffic and sewer water usage, etc.
RESPONSE: Understood
Participant stated if my lot were developed to single family homes in the future, you would have been putting townhomes right next to single family homes. Again, how is that following the town's plan with regards to residential density changes?
RESPONSE: I am happy to follow up with you directly to discuss this.
Participant stated, Cass Holt Road and Avent Ferry need to be 4 lanes before any further development is approved.
RESPONSE: Understood
Participant stated, I know deer, fox, birds, and squirrels currently reside in those wooded areas. What will be the efforts for their preservation?
RESPONSE: You usually find these animals near the stream and buffer area which is undisturbed.
Participant stated, I don't think it helps your cause to keep saying this will not have an impact on the schools. We get it, no students, but it is going to affect the safety of our kids, runners, bikers, TRAFFIC.
RESPONSE: Understood, it will have minimal impact on school capacity.

Participant stated, we've far passed the point where there needs to be a bridge overpass for school pedestrian traffic and safety.
RESPONSE: That is not something we have the ability to provide as part of this development.
Participant asked for a copy of the deck with the attendees?
RESPONSE: Yes, we will send the deck to all attendees.
Participant stated, I should have clarified about the tree buffer preservation: we're on the North East side.
RESPONSE: Understood
Participant stated that the town's buffering requirements are pretty sparse. It would help your case to not do the minimum.
RESPONSE: We are doing above the minimum
Participant stated you keep speaking of the peak hour of traffic in the morning and afternoon, however with the schools it's more like 2 hours in the morning and afternoon.
RESPONSE: Understood. The school has a different peak hour than commuter traffic no doubt.
Participant asked if the alignment of Capeside will happen before the first houses get CO?
RESPONSE: Yes – would imagine so
Participant asked what chemicals will be washing into our waterways from the HOA managed lawns.
RESPONSE: I don't know the answer to that. It is no different than what individual property owners would put on their lawns.
Participant asked how is the 20% of under 55 residents made up. Is it children of homeowners or do they need to accept a certain amount of potential buyers or just the number of people that live with the 55+ homeowner.
RESPONSE: I understand. The way the Fair Housing Act works – They can be owned by people under the age of 55.
Participant asked if it is right only on the entrance across from the elementary school, that is putting everyone going out of Capeside. Again, we already cannot get out of our neighborhood. Adding an additional 130 homes will be ridiculous.
RESPONSE: We hope the signal will help you get out of your neighborhood
Participant stated, going right onto Avent Ferry is minimal. Everyone is going left towards Holly Springs.
RESPONSE: Understood
Participant stated, Thank you so much for the information and for you time!
RESPONSE: Thank you.
Participant stated the size of the buffer is not what I am referring to, I am referring to the number of vegetation ie. 1 planting per 25', etc.
RESPONSE: Thank you for the clarification, we can take a look at that.
Participant stated that there's always room for improvement. You have mentioned many strengths of this plan, what do you see as its greatest weakness or area for improvement?
RESPONSE: In terms of area of weakness, it is hard to see weakness with this use – one of the things we are working on are the elevations and style of homes they are going to put here.
Participant stated I know you recognize - and have said that tonight- that this could impact the safety of walkers to and from school - but what are some tangible things you will do for safety. Rush hour and school hours do overlap in Holly Springs - especially on Avent Ferry.
RESPONSE: Don't know specifics yet, but we will know as we continue to go through the process. The signalized intersection will provide stop conditions and crosswalks. Therefore, it should provide improved safety.
Participant stated, I routinely have people trespassing onto my property from surrounding neighborhoods. Will any fence or barriers be installed to prevent this?

RESPONSE: We anticipate providing a buffer adjacent to Capside. The townhomes typically have fencing along the rear of the lots.

Generally speaking, we believe this use will have an impact but a lesser impact. Please feel free to contact me directly if you have any additional questions or concerns.

Meeting adjourned at 6:44pm

NEIGHBORHOOD MEETING REPORT

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

☒ Neighborhood Meeting Date: April 17, 2024
Time: 5:30 p.m.
Location: Zoom (virtual)

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

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

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

☒ Date of Notification Mailing: April 5, 2024

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

Summary of Issues:
See attached - Discussion Summary

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) Sarah VanEvery Date May 2, 2024

MORNINGSTAR LAW GROUP

Jason Barron | Partner
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919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: April 5, 2024

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Avent Ferry Road west of its intersection with NC Highway 55, with Parcel Identification Number (PIN) 0648464185 (the "Property"). The Property is approximately 39.34 acres, depicted on the attached Context Map.

We are counsel for Epcon Communities, a developer that is considering rezoning the above-captioned Property in the Town of Holly Springs for an age-restricted, 55 and older community consistent with their very well established reputation for building such communities (the "Town").

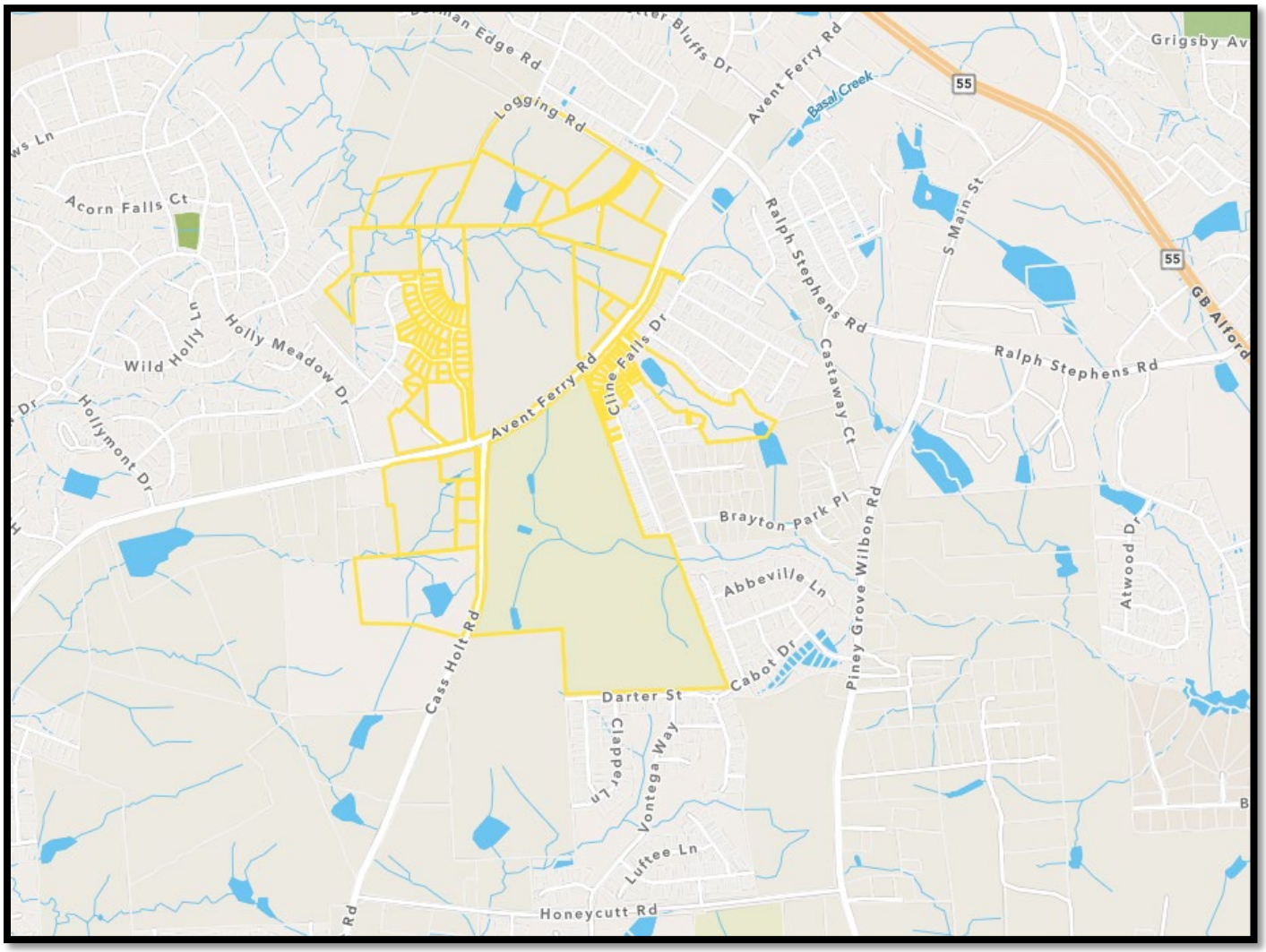
As you may be aware, a neighborhood meeting regarding the property was held on November 8, 2023, to discuss the potential rezoning. While the details of the potential rezoning have not changed, we are conducting a second meeting due to the length of time that has passed between the first meeting and our anticipated application submittal date of May 3, 2024. To that end, we will hold a virtual neighborhood meeting on **Wednesday, April 17, 2024, from 5:30 p.m. – 6:30 p.m.** via Zoom.

Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property. The subject property and all properties within 500 ft of the Property are highlighted in yellow on the context map included with this mailing.

Instructions for registering for and joining the meeting are enclosed. As mentioned above, the purpose of the rezoning is to facilitate the development of an age-restricted single family and townhome community with associated amenities. The Conditional District Master Plan enclosed herewith provides the overall concept associated with this proposed community. Currently, the Property is zoned Rural Residential (RR). We are contemplating rezoning the Property to Mixed-Use Residential Conditional District (MXR-CD).

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map


Logging Rd
Avent Ferry Rd
Basal Creek
Grigsby Av
55
Acorn Falls Ct
Holly Meadow Dr
Wild Holly Ln
Hollymont Dr
Cline Falls Dr
Ralph Stephens Rd
S Main St
Castaway Ct
GB Alford
Brayton Park Pl
Abbeville Ln
Piney Grove Wilbon Rd
Atwood Dr
Cass Holt Rd
Darter St
Cabot Dr
Clapdale Ln
Vontega Way
Luftee Ln
Honeycutt Rd

How to Participate in the April 17, 2024 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/04172024 to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.) You may also register using the QR Code below.
    - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
    - To participate by phone,
    - Dial one of the following numbers:
        - +1 929 436 2866
        - +1 301 715 8592
        - +1 305 224 1968
        - +1 309 205 3325
        - +1 312 626 6799
        - +1 646 931 3860
        - +1 719 359 4580
        - +1 253 205 0468
        - +1 253 215 8782
        - +1 346 248 7799
        - +1 360 209 5623

REGISTRATION QR CODE

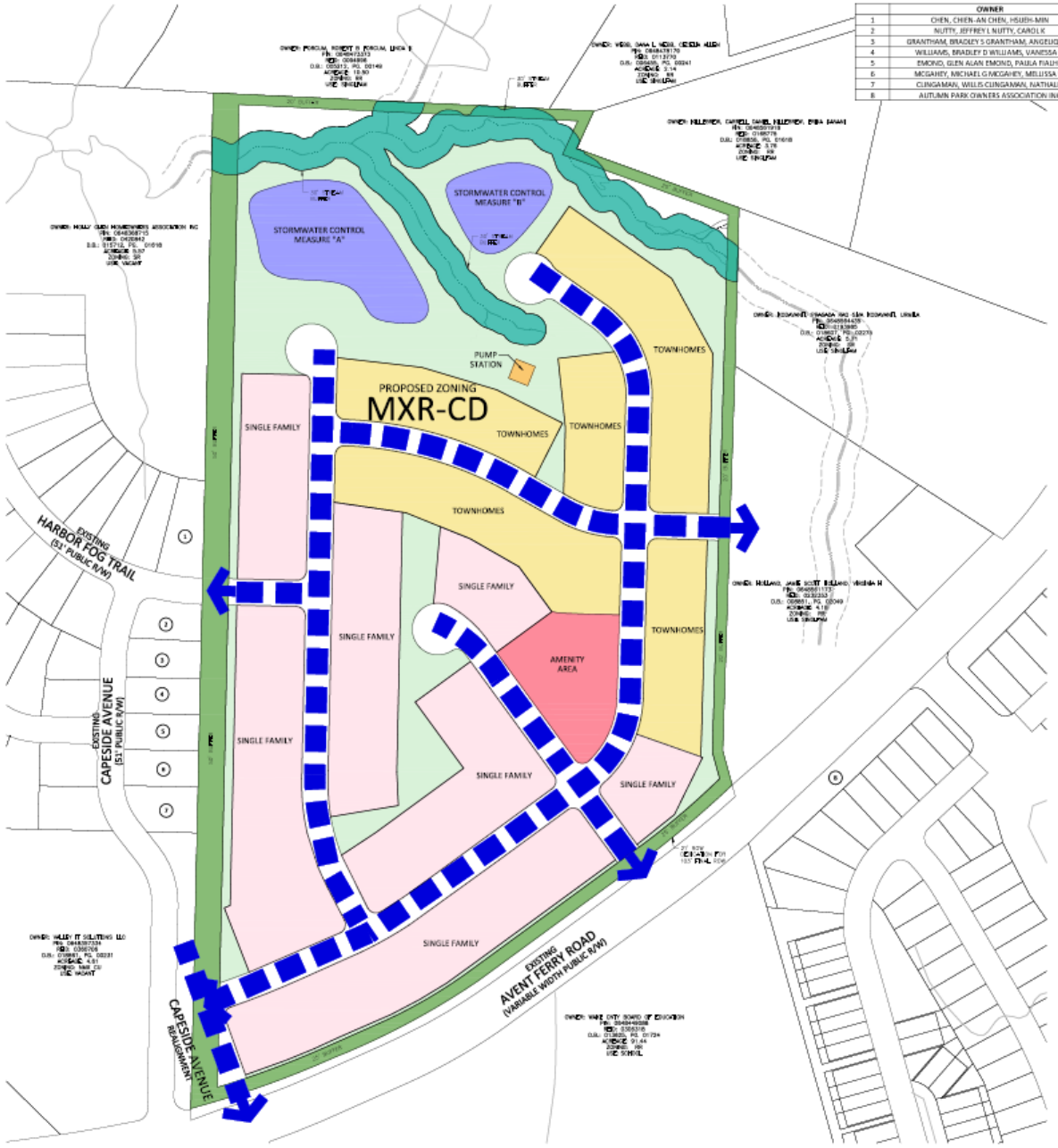
    - Webinar ID: 838 4503 5531
    - Passcode: 818443
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0366** or email **tshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **tshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **tshapiro@morningstarlawgroup.com**.



	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	6483699149	412125	15455	626	0.31	SR	SINGLEFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	6483699012	412124	19427	2774	0.22	SR	SINGLEFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	6483599905	412123	16303	685	0.24	SR	SINGLEFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	6483599808	412122	14994	1344	0.23	SR	SINGLEFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	6483598890	369419	14604	913	0.23	SR	SINGLEFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	6483587893	369418	15778	1630	0.23	SR	SINGLEFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	6483596806	369417	14925	1585	0.26	SR	SINGLEFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	6483527703	315828	10694	2267	0.62	PUD	VACANT

SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	WOOD, GRAHAM H	PORTION OF 0648940185	0033554
DEVELOPER	EPCON COMMUNITIES		
EXISTING ZONING	RURAL RESIDENTIAL		
PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)		
SITE AREA	GROSS AREA:	38.27 AC	
	R/W DEDICATION:	8.07 AC	
	NET AREA:	30.34 AC	
RIVER BASIN	CAPE FEAR		
WATERSHED OVERLAY	N/A		
EXISTING USE	VACANT		
PROPOSED USES	SINGLE FAMILY, RESIDENTIAL		
PERIMETER BUFFERS	NORTH	20' TYPE B	
	WEST	50' TYPE C	
	EAST	20' TYPE C	
	SOUTH	20' TYPE B	
DENSITY	ALLOWED	15 DU/AC	
	PROPOSED	122 UNITS / 30.34 AC = 3.10 DU/AC	
OPEN SPACE	REQUIRED	5.90 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT		5' MINIMUM, 20' MAXIMUM
	SIDE AND REAR		5' MINIMUM
	SIDE-CORNER		5' MINIMUM
LOT WIDTH FOR DRIVEWAY	40' MINIMUM		
LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS		18' MINIMUM
	DETACHED DWELLINGS		40'MINIMUM
BUILDING HEIGHT	PRIMARY STRUCTURES		35' MAXIMUM
			2 STORIES MAXIMUM
	ACCESSORY STRUCTURES		25' MAXIMUM

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE OPEN SPACE
- AMENITY AREA/ACTIVE OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/PASSIVE OPEN SPACE
- STREAM BUFFER/PASSIVE OPEN SPACE
- STORMWATER CONTROL MEASURE

GRAPHIC SCALE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

GRAHAM WOOD PROPERTY
MASTER PLAN
AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	11. 28. 2023

SHEET

CONCEPT PLAN

C2.00

WOOD PROPERTY NEIGHBORHOOD MEETING MAILING LIST

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H	PO BOX 1131	HOLLY SPRINGS NC 27540-1131	
LAMM, KARL GARRETT ROTH	312 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
WOOD, GRAHAM H	480 TAVERN CIR	SANDY SPRINGS GA 30350-4455	
GICHOHI, TONNY W SIBUNGA, VERCILLI	213 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
CACIOPPO, SHAWN W CACIOPPO, MELISSA	11 CLEARWATER PT	SANFORD NC 27332-9663	
AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
YANG, GUOHUA TRUSTEE ZHENG, HUI TRUSTEE	3016 NASHVILLE DR	SAN JOSE CA 95133-2059	
PALAZOLA, GENELL M PALAZOLA, ELISABETH	201 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
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AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
BRIGGS-FISHER, MARVIRSTINE Y	108 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
MCGUIRK, ANYA	1212 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
XIAO, JUN LI, MIAO	316 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
LINDSAY, SCOTT H LINDSAY, CLAIRE P	401 SHOREHOUSE WAY	HOLLY SPRINGS NC 27540-5952	
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117

PACHECO, JOSE O PACHECO, MIRNA	5116 MABE DR	HOLLY SPRINGS NC 27540-7398	
MURRAY, JAMES ARTHUR JR MURRAY, ADRIANE	220 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
THAXTON, LEWIS RAY THAXTON, PAMELA M	945 LOGGING RD	HOLLY SPRINGS NC 27540-6920	
MOSLEY, MATTHEW MOSLEY, KELLI	225 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H	PO BOX 1131	HOLLY SPRINGS NC 27540-1131	
HOLLY GLEN HOMEOWNERS ASSOCIATION INC	ASSOCIA HRW INC	4700 HOMEWOOD CT STE 380	RALEIGH NC 27609-5732
BOWEN, KEITH E BOWEN, LARAINE R	205 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
STAUFFER, ERIC ALLAN STAUFFER, MELANIE LYNN	221 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
EMOND, GLEN ALAN EMOND, PAULA FIALHO	209 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
WEBB, DANA L WEBB, CECELIA ALLEN	1216 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
EVANS-GRIFFIN, TAWANA GRIFFIN, SYLVESTER	113 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
FEHLNER, CAROL DENOBLE, KIMI	C/O LINDA EGENTOWITH (EXEC)	210 FRANCONIA WAY	APEX NC 27502-8601
MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	205 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
HALE, STEVEN A HALE, LISA N	229 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
CLARK, TOMMY S JR CLARK, MELANIE RHEA	100 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
SHUMAKER, JARROD KEELEY, JENNIFER	212 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
HIDALGO, AGUSTIN H ROMERO, MELANY	1126 NOOR LN	FUQUAY VARINA NC 27526-3310	
SANTOMAURO, DIANE C	304 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
FUNCHESS, DARYL L. FUNCHESS, DIONNE A.	204 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
SIMPSON, NANCY	236 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
KIMARIO, ZAINAB	232 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	

YOUNG, CHARLENE FAY	5533 OLD AIRPORT RD	HOLLY SPRINGS NC 27540-8860	
ECHOLS, ANDREA	218 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
PATEL, RAMESHBHAI N PATEL, GITA R	200 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6293	
FORCUM, ROBERT B FORCUM, LINDA K	1001 LOGGING RD	HOLLY SPRINGS NC 27540-6943	
WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	301 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	305 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
MUNISTERI, RUSSELL PORCELLI-MUNISTERI, NADIA	228 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
MOYA, STEPHEN JOHN MOYA, MARIA MONINA E	232 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
CARSON, JONATHON MONTILLA, JOYETTE CECILIA C	112 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
TAYLOR, MARK J	117 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
ELKON, MOHAMED A KANDIEL, MAIE M	151 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-0030	
CHEN, CHIEN-AN CHEN, HSUEH-MIN	305 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5991	
AMH NC PROPERTIES, LP	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
LAMARCA, JOSEPH M LAMARCA, ANGELA	222 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
PALMER, DOUGLAS L PALMER, WHITNEY J	104 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
BENINCOSA, JONATHAN LEE BENINCOSA, AMBER NICHOLE	304 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6295	
AKA REAL HOLDINGS LLC	102 BANCROFT BROOK DR	CARY NC 27519-1812	
LAKABI, TARIK BENMOHAMMED, SOUMEYA	4140 IRVINGTON AVE APT 26	FREMONT CA 94538-4850	
BATTA, SUSHIL KUMAR KUMARI, SWATI	224 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
GAJJALA, BHUSHAN REDDY PANDIRI, MOHINI	1119 GROGANS MILL DR	CARY NC 27519-9473	
HARABIN, CASSIDY L HARABIN, MAREK	208 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
X FORM LLC KOMPETENT REALTY VENTURES LLC	1003 HIGH HOUSE RD STE 205	CARY NC 27513-3585	
X FORM LLC KOMPETENT REALTY VENTURES LLC	1003 HIGH HOUSE RD STE 205	CARY NC 27513-3585	
PARIMI, SATYANARAYANA PARIMI, VARA LAKSHMI	1344 MAGNOLIA BEND LOOP	CARY NC 27519-0120	

PETRUSKA, LAURA A	216 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
NUTTY, JEFFREY L NUTTY, CAROL K	309 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
SNOOK, DANIELLE M	116 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
JOHNSON, TAMAR JOHNSON, EFFIE C	224 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
2018-4 IH BORROWER LP	INVITATION HOMES	1717 MAIN ST STE 2000	DALLAS TX 75201-4657
D & L EVER GREEN LLC	409 CRICKET HEARTH RD	SANFORD NC 27330-6335	
KINGSTON, DERON A KINGSTON, DEBORAH	100 HOLLY GLEN CT	HOLLY SPRINGS NC 27540-5953	
GRANTHAM, WILLIAM S GRANTHAM, KAY K	200 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
TOWN OF HOLLY SPRINGS	TOWN ATTORNEY	128 S MAIN ST	HOLLY SPRINGS NC 27540-9092
JOHNSON, JENNIFER M JOHNSON, JACOB	104 HOLLY GLEN CT	HOLLY SPRINGS NC 27540-5953	
GREGORY, WILLIAM F GREGORY, NANCY J	305 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6953	
PHILLIPS, TERRIE L	212 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
KLEIN, GREGORY TODD KLEIN, JOCELYN	217 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
PATEL, HARSHA	308 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
HUMPHREYS, RYAN HUMPHREYS, TORRIE	5108 MABE DR	HOLLY SPRINGS NC 27540-7398	
VALLEY IT SOLUTIONS LLC	1121 WESTRAE DR S STE 106	FARGO ND 58103	
YOSEMITE PROPERTIES LLC	1204 VILLAGE MARKET PL # 118	MORRISVILLE NC 27560-7508	
RUSSELL, CHRISTOPHER M RUSSELL, JAIMIE	216 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
YAMNITSKY, EUGENE TRUSTEE YAMNITSKY, VICTORIA TRUSTEE	105 OAKEN PL	APEX NC 27539-7773	
MCCURRY, JONATHAN AMMONS, CRYSTAL	965 LOGGING RD	HOLLY SPRINGS NC 27540-6920	
HORVATH, KRISTIN E	228 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
THOMPSON, KEVIN THOMPSON, ADELE	300 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
SEABROOK BUILDERS LLC	781 ANCIENT OAKS DR	HOLLY SPRINGS NC 27540-8350	
HENRY, JOHN J HENRY, SHERRY A	240 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
KODAVANTI, PRASADA RAO SIVA KODAVANTI, URMILA	162 MOCKINGBIRD CT	APEX NC 27523-6367	

KILLEBREW, CARRELL DANIEL KILLEBREW, ERIKA KANANI	1220 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
MCCABE, BRIAN JOHN TAYLOR, ELIZABETH HOLLAND	220 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
DCN PROPERTIES LLC	305 KENWAY LOOP	MOORESVILLE NC 28117-8411	
COLLINS, ANDREW PHILLIP COLLINS, BRENNA ANDREAS	226 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
DEL REAL, HEIDI NICOLE	405 SHOREHOUSE WAY	HOLLY SPRINGS NC 27540-5952	
SANDHAR, PARMINDER S SANDHAR, PARDEEP K	320 FLAT ROCK LN	HOLLY SPRINGS NC 27540	
GROSS, ARDEN CARRIGO, REMINGTON LAWRENCE	209 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
WEDSWORTH, TOM J JR WEDSWORTH, KYLA D	150 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-0029	
AUTUMN PARK OWNERS ASSN INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
KB SQUARE LLC	1527 SIERRA GLEN CIR	APEX NC 27502-7422	
CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	201 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
SCHEOPNER, BRIAN	204 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6293	
PERRY, BRYAN S PERRY, JESSICA S	109 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1266 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1432 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5112 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5100 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	301 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 LOGGING RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5116 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5332 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5324 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	

CURRENT TENANT	1300 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	149 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 OLD AIRPORT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5329 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5105 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5104 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	222 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1601 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5109 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1225 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1212 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	214 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	301 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	309 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5420 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 AEROSPORT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	105 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	216 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	400 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	300 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1250 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1530 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	

CURRENT TENANT	5316 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	401 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1603 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	

NEIGHBORHOOD MEETING ATTENDEES

APPLICANT REPRESENTATIVES		
Name	**Email**	**Organization**
Leticia Shapiro	tshapiro@morningstarlawgroup.com	Morningstar Law Group
Michael Kemp	mkemp@epconcommunities.com	Epcon Communities
Jason Barron	jbarron@morningstarlawgroup.com	Morningstar Law Group
Sarah Van Every	vanevery@mcadamsco.com	McAdams
Graham Wood	gwood480@gmail.com	Property owner
Laura Holloman	Holloman@mcadamsco.com	McAdams
Juan Montes	montes@mcadamsco.com	McAdams
Ronnie Ragan	rlragan@aol.com	
ONLINE ATTENDEES		
Name	**Email**	**Address**
Daniel Killebrew	danielk.biz@gmail.com	1220 Happy Hunting Hills Dr
Adil Abdelnour	aabdelnour@valleyit.com	
Shiv S Nunna	nunnarealty@gmail.com	1003 High House Rd #205
Srinivas R	srvanga12@gmail.com	
Venkat	jammiv@gmail.com	
Lisa	lnardozzi@yahoo.com	229 Harbor Gog Tr
Russ Munisteri	munruss@gmail.com	228 Harbor Fog Trail
Willis	Willis.Clingaman@yahoo.com	201 Capeside Ave
Nathalie Clingaman	Nathalie0127@yahoo.com	
Kimi DeNoble	kfdenoble@aol.com	
omran mohamed	omran@valleyit.com	
Kelly Nutty	nutty110808@gmail.com	309 Capeside Ave
Mohamed Abdelnour	Osman.abdelnour@gmail.com	
hamad abdelnour	habdelnour@valleyit.com	
Juan Montes	jpmontes9@gmail.com	601 Walnut Crossing Drive
Selva Mohan	2mmllccary@gmail.com	300 Sycamore Ridge Lane

Wood Property Neighborhood Meeting

April 17, 2024

Discussion Summary

Discussed number of participants registered and waiting until 5:35pm to begin the meeting to allow additional participants to join the meeting.

Meeting began at 5:35 p.m.

TEAM: Jason Barron, Mike Kemp, Tom Sewitsky, Graham Wood, Laura Holloman, Juan Montes, Sarah Van Every

11 Participants

To allow participants time to log on, an additional 5 minutes was provided.

JB reviewed process and Q&A. Provided history of property and where we are now – Epcon – Age restricted community. JB reviewed rezoning process, LUAC process, the second neighborhood meeting (required due to timing), and anticipated submittal.

Q&A:

Omarah Mohamed 05:42 p.m.

This Omran with Valley IT the owner of the adjacent property to the left. I see your plan does not include aligning the property with the intersection? Second. The existing road need to move toward your property and all utility along with it. Third, we need more detail on your plan.

> *More detail will follow the zoning and we will work with property owners and the Town regarding the road shift. We will work with you and the Town for road and utility realignment. The detail will come as we move through the process.*

Russ Munisteri 05:42 p.m.

Hello. I do not remember if I had asked this question, but I will throw it out there.

With the connection of Harbor Fog Trl to the new subdivision, safety is my number one concern. What will be done to control the speed of cars coming and going? Stop signs? Speed bump? Or similar? Thank you.

> *The plan is to have limited transportation conflicts. There will be a stop movement at the connection of the subdivisions. If we are required to extend Harbor Fog Trail to Avent Ferry Road, we will be looking at traffic calming devices.*

Daniel Killebrew 05:53 PM
When we had this meeting last I brought up my concern that the Town Comprehensive Plan says several things about Mixed Residential Neighborhoods:
1) they are exclusively single dwelling detached at the edges
2) multi-dwelling homes (i.e. townhomes) are in the center
3) when built next to an existing neighborhood (i.e. Happy Hunting Hills), the less dense dwellings at the edges provides an appropriate transition.

The plan doesn't follow this on the North and East sides, on the Happy Hunting Hills & Logging Road side.

When I asked about this last time, you dismissed my concerns, stating that the lots on those sides were 'holding designations' until future development occurs. This is disrespectful to current residents, including me, who live here now and plan to continue living here for the indefinite future.

Will there be a change to your plan so that it follows the Town Comprehensive Plan and respect me and my neighbors as people and not just placeholders for future development?

> *We are looking at these first three points – can we relocate them more centrally and line the perimeter with single family. There may be revisions as we go through the zoning process.*
> *We are looking at the Logging Road alignment.*
> *My apologies for seeming dismissive that county residents are just the Town's Rural Residential holding-pattern zoning district. But we do recognize that you are our county neighbor and we want to provide the appropriate transition. We want to work with you.*

Hamad Abdelnour 05:55 p.m.

Why is chat disabled

> *We find that using the Q&A feature allows for better record keeping.*

Hamad Abdelnour 05:55 p.m.

Is this a briefing or interactive meeting to address sime concerns we have..Looks like audio is also disabled

> *We are using the Q&A feature for record keeping and have had good success with this means providing transparency.*

Kelly Nutty 06:07 p.m.

Can we get a copy of this powerpoint presentation?

> *Yes, we will send to anyone that provides email.*

Kelly Nutty 06:07 p.m.

I imagine everyone would like it

Understood.

Kelly Nutty 06:07 p.m.

Nutty1180808@gmail.com

Thank you.

Shiv S. Nunna 06:08 p.m.

nunnreality@gmail.com

Send PDF please

Thank you

Omarah Mohamed 06:08 p.m.

omran@valleyit.com

please add us to all future meeting

Thank you

Adil Abdelnour 06:08 p.m.

aabdelnour@valleyit.com

Thank you

Anonymous Attendee 06:08 p.m.

Nathalie0127@yahoo.com

Thank you

JB reviewed the target submittal date and the Town's Interactive Development Map (IDM). A direct link to the IDM was provided in the chat. The meeting ended at approximately 06:15 p.m.

GRAHAM WOOD PROPERTY

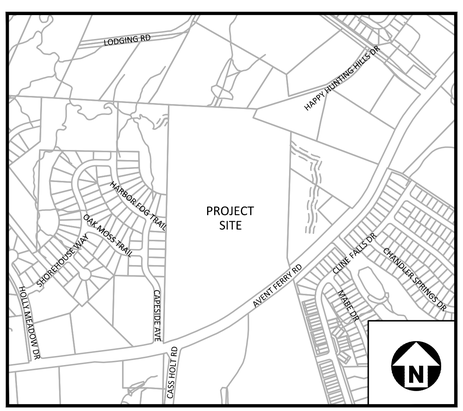
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540

CD MASTER PLAN

PROJECT NUMBER: EPC23001
24-REZ-03/PLRZ202400102
DATE: MAY 3, 2024

SHEET INDEX

C1.00	EXISTING CONDITIONS
C1.01	TREE SURVEY
C1.02	CONCEPT PLAN AND TREE SURVEY
C2.00	CONCEPT PLAN
C2.01	TRANSPORTATION PLAN
C2.02	OPEN SPACE & PRESERVATION PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	TYPICAL SECTIONS
L5.00	LANDSCAPE PLAN



VICINITY MAP
N.T.S.

GENERAL NOTES

1. SIDEWALKS, GREENWAY MUTLI-USE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY SHOWN PER SURVEY BY THE JOHN R. MCADAMS COMPANY.
5. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
6. CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.
7. THE LOCATION OF STORMWATER CONTROL MEASURES SHOWN ON THE PLANS ARE APPROXIMATE, WITH FINAL LOCATIONS TO BE BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.

SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES			
EXISTING ZONING	RURAL RESIDENTIAL			
PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)			
SITE AREA	GROSS AREA: 39.34 AC R/W DEDICATION: 6.07 AC NET AREA: 33.27 AC			
RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESINATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B	
		PROPOSED	20' TYPE B	
	WEST	REQUIRED	10' TYPE B	
		PROPOSED	50' TYPE C	
	EAST	REQUIRED	20' TYPE C	
		PROPOSED	20' TYPE C	
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A	
		PROPOSED	25' TYPE B	
MAXIMUM DWELLING UNITS	120			
DENSITY	ALLOWED	15 DU/AC		
	PROPOSED	107 UNITS / 39.34 AC = 2.720 DU/AC		
OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)	
		PROVIDED	3.93 AC	
	ACTIVE RECREATION OPEN SPACE	REQUIRED	1.97 AC (5%)	
		PROVIDED	1.97 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT		5' MINIMUM, 20' MAXIMUM	
	SIDE AND SIDE - CORNER		5' MINIMUM	
	SIDE FOR ATTACHED DWELLINGS		0' MINIMUM	
	REAR		30' MINIMUM	
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	REQUIRED	18' MINIMUM	
		PROPOSED	28'MINIMUM	
	DETACHED DWELLINGS	REQUIRED	60' MINIMUM	
		PROPOSED	53'MINIMUM	
	OTHER USES	REQUIRED	60' MINIMUM	
		PROPOSED	60'MINIMUM	
	FOR FRONT FACING DRIVEWAYS	REQUIRED	60' MINIMUM	
		PROPOSED	53'MINIMUM	
BUILDING HEIGHT	PRIMARY STRUCTURES	REQUIRED	60' MAXIMUM	
		PROPOSED	35' MAXIMUM	
	ACCESSORY STRUCTURES	REQUIRED	30' MAXIMUM	
		PROPOSED	25' MAXIMUM	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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621 Hillsborough Street
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Raleigh, NC 27603
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license number: C-0293, C-187
www.mcadamsco.com

CONTACT

BEN MAYO
Mayo@mcadamsco.com
PHONE: 919.361.5000

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

PROJECT DIRECTORY

REVISIONS

NO.	DATE	
1	07. 12.2024	REVISION PER TOHS COMMENTS
2	08. 16. 2024	REVISION PER TOHS COMMENTS
3	09. 13. 2024	REVISION PER TOHS COMMENTS
4	10. 11. 2024	REVISION PER TOHS COMMENTS
5	11. 08.2024	REVISION PER TOHS COMMENTS
6	12.13.2024	REVISION PER TOHS COMMENTS
7	01.17.2025	REVISION PER TOHS COMMENTS

MASTER PLAN FOR:

GRAHAM WOOD PROPERTY
HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER:
EPC23001

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	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
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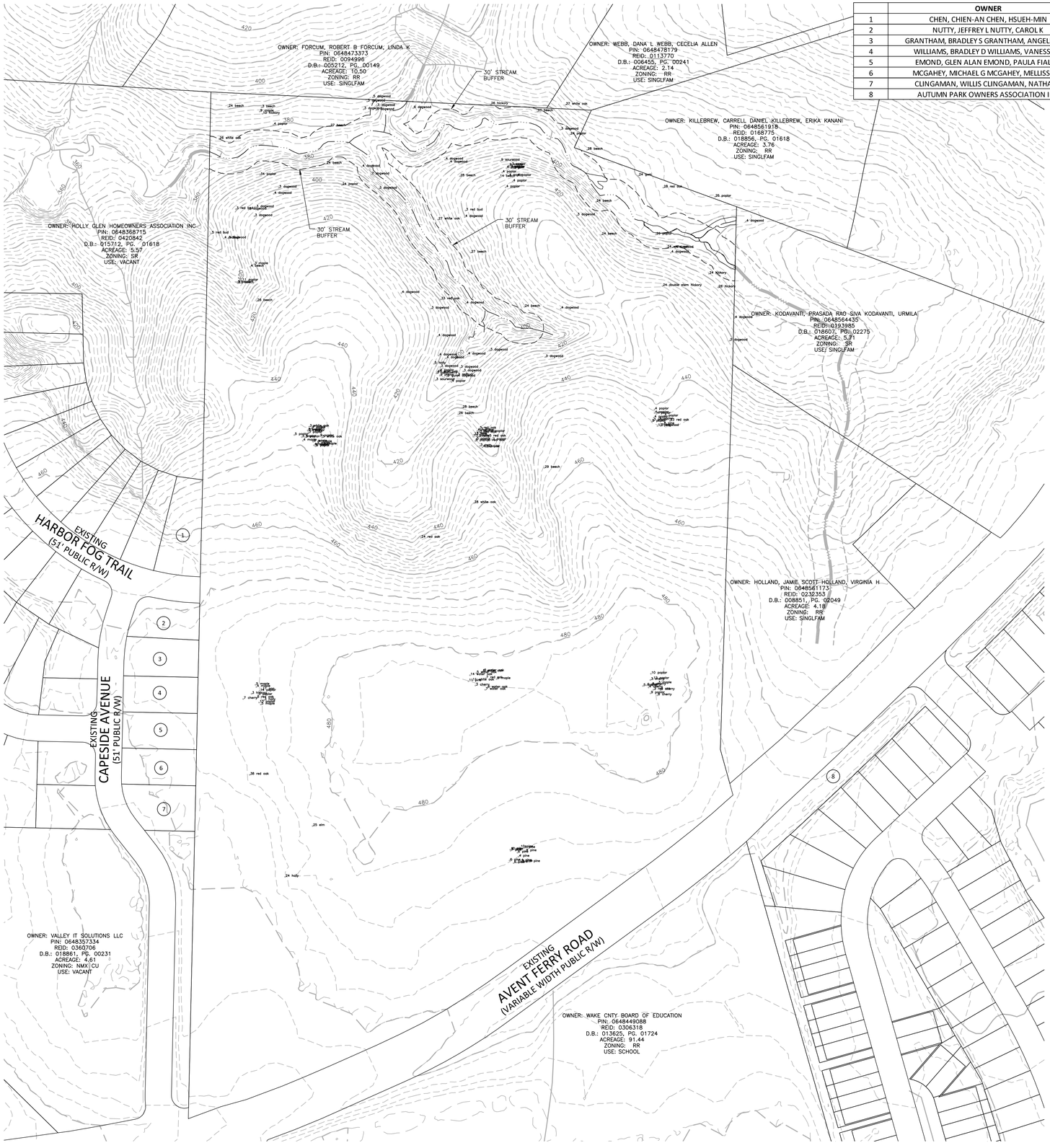
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT



GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

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CARY, NORTH CAROLINA 27513

GRAHAM WOOD PROPERTY

MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

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5	11.08. 2024	REVISION PER TOHS COMMENTS
6	12.13. 2024	REVISION PER TOHS COMMENTS
7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

EXISTING CONDITIONS
C1.00

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	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
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8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

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MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

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7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

TREE SURVEY

C1.01

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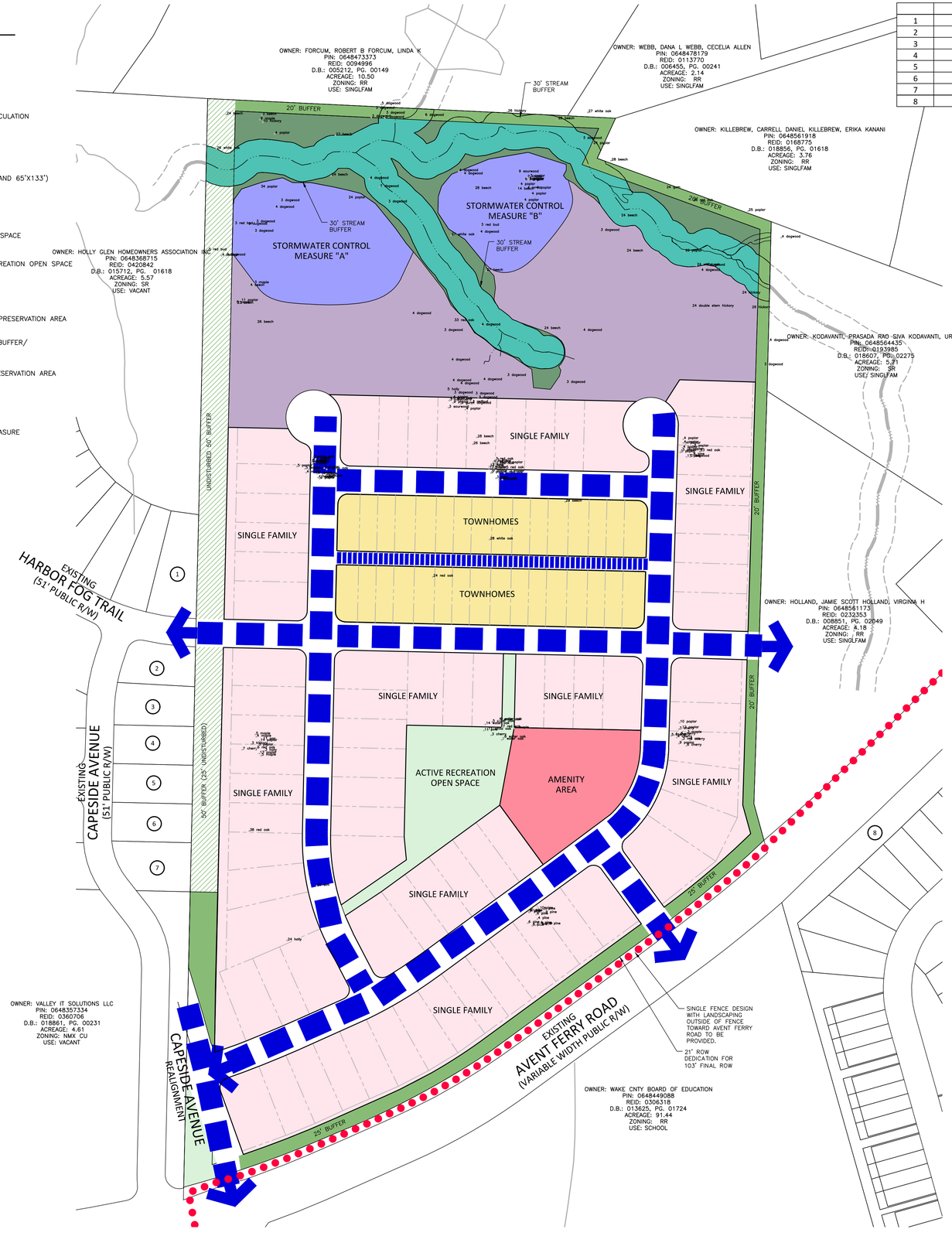
LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH



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EPCON COMMUNITIES

GRAHAM WOOD PROPERTY
MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

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6	12.13. 2024	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

CONCEPT PLAN AND TREE SURVEY

C1.02

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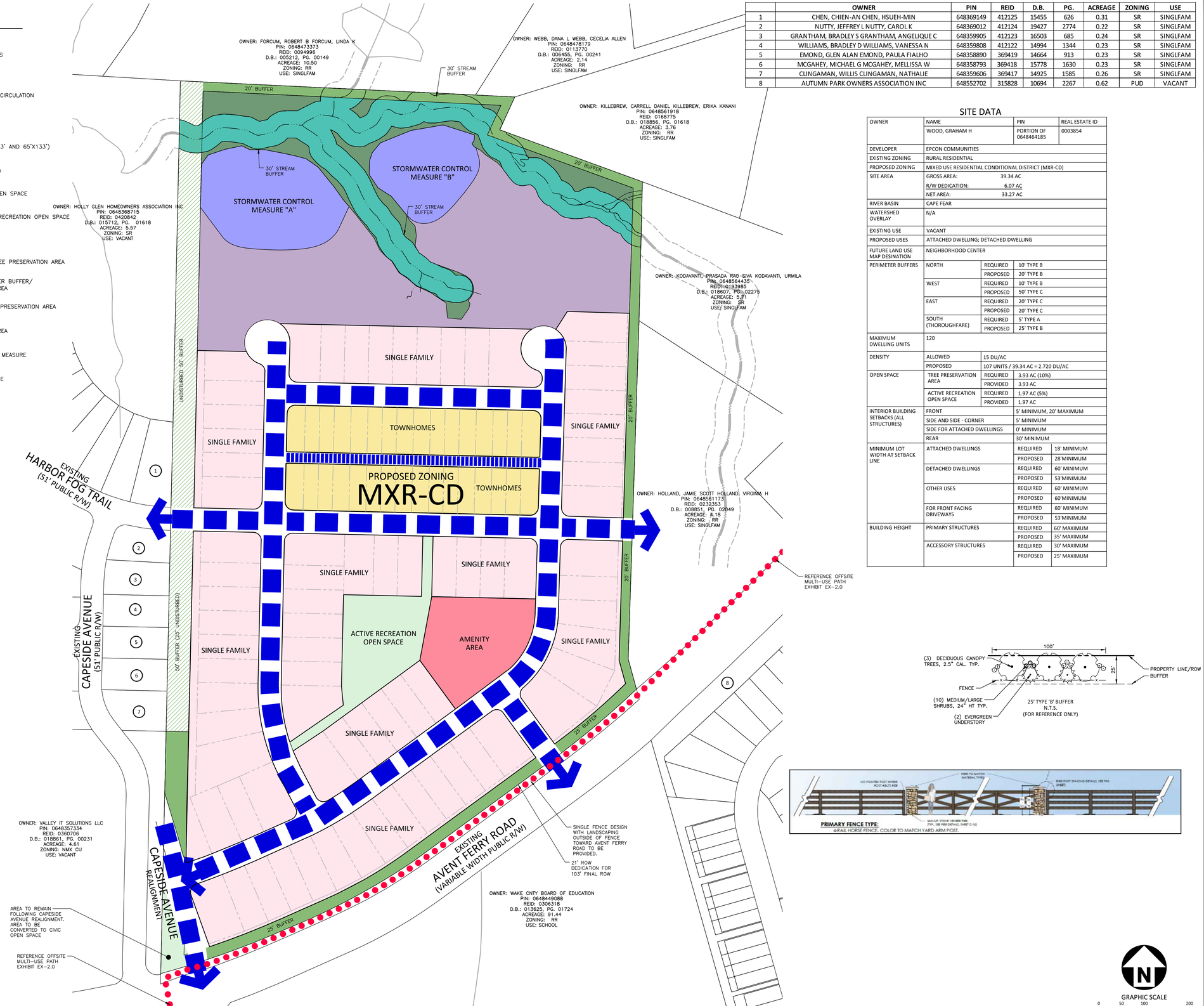
LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH



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SITE DATA

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PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)			
SITE AREA	GROSS AREA: 39.34 AC			
	R/W DEDICATION: 6.07 AC			
	NET AREA: 33.27 AC			
RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESINATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B	
		PROPOSED	20' TYPE B	
	WEST	REQUIRED	10' TYPE B	
		PROPOSED	50' TYPE C	
	EAST	REQUIRED	20' TYPE C	
		PROPOSED	20' TYPE C	
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A	
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MAXIMUM DWELLING UNITS	120			
DENSITY	ALLOWED	15 DU/AC		
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OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)	
		PROVIDED	3.93 AC	
	ACTIVE RECREATION OPEN SPACE	REQUIRED	1.97 AC (5%)	
		PROVIDED	1.97 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM		
	SIDE AND SIDE - CORNER	5' MINIMUM		
	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM		
	REAR	30' MINIMUM		
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	REQUIRED	18' MINIMUM	
		PROPOSED	28'MINIMUM	
	DETACHED DWELLINGS	REQUIRED	60' MINIMUM	
		PROPOSED	53'MINIMUM	
	OTHER USES	REQUIRED	60' MINIMUM	
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BUILDING HEIGHT	PRIMARY STRUCTURES	REQUIRED	60' MAXIMUM	
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	ACCESSORY STRUCTURES	REQUIRED	30' MAXIMUM	
		PROPOSED	25' MAXIMUM	

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EPCON COMMUNITIES

GRAHAM WOOD PROPERTY

MASTER PLAN
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PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

CONCEPT PLAN

C2.00

X:\Projects\EPC\EPC23001X4-Production\Engineering\Master Plan\Current Drawings\EPC23001-S1.dwg, 1/16/2025 4:09:03 PM, Ashley Abbott

TRANSPORTATION NOTES

1. ALL ROADWAY WIDENING WILL BE DONE IN ACCORDANCE WITH THE UDO AND CTP ACROSS ALL PROJECT STREET FRONTAGES.

2. THE SAFETY STUDY INTERSECTION IDENTIFIED WITHIN THE CTP IS BEING CONSIDERED AND EVALUATED AS PART OF THE TIA.

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

TYPICAL STREET SECTIONS

51' ROW (AS PER SHEET C8.00)

53' ROW (AS PER SHEET C8.00)

63' ROW (AS PER SHEET C8.00)

LEGEND

PROPOSED SITE ACCESS

ACTIVE RECREATION OPEN SPACE

AMENITY AREA/ACTIVE RECREATION OPEN SPACE

PUMP STATION

PERIMETER BUFFER/TREE PRESERVATION AREA

UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA

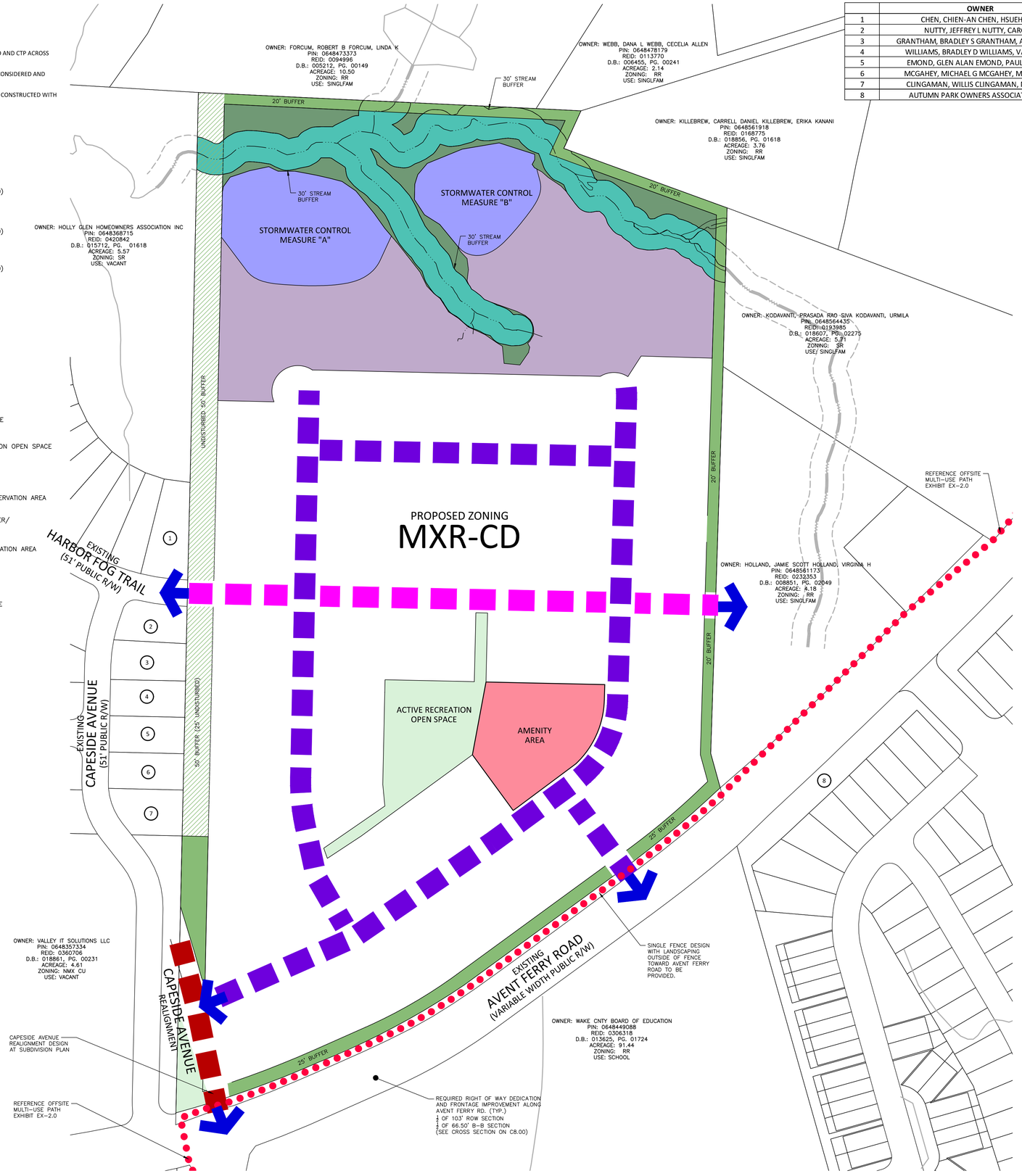
STREAM BUFFER/TREE PRESERVATION AREA

TREE PRESERVATION AREA

STORMWATER CONTROL MEASURE

ADDITIONAL OPEN SPACE

10' SIDEPATH



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RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESIGNATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B	
		PROPOSED	20' TYPE B	
	WEST	REQUIRED	10' TYPE B	
		PROPOSED	50' TYPE C	
	EAST	REQUIRED	20' TYPE C	
		PROPOSED	20' TYPE C	
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A	
		PROPOSED	25' TYPE B	
MAXIMUM DWELLING UNITS	120			
DENSITY	ALLOWED	15 DU/AC		
	PROPOSED	107 UNITS / 39.34 AC = 2.720 DU/AC		
OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)	
		PROVIDED	3.93 AC	
	ACTIVE RECREATION OPEN SPACE	REQUIRED	1.97 AC (5%)	
		PROVIDED	1.97 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM		
	SIDE AND SIDE - CORNER	5' MINIMUM		
	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM		
	REAR	30' MINIMUM		
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS		REQUIRED	18' MINIMUM
			PROPOSED	28'MINIMUM
	DETACHED DWELLINGS		REQUIRED	60' MINIMUM
			PROPOSED	53'MINIMUM
	OTHER USES		REQUIRED	60' MINIMUM
			PROPOSED	60'MINIMUM
	FOR FRONT FACING DRIVEWAYS		REQUIRED	60' MINIMUM
			PROPOSED	53'MINIMUM
BUILDING HEIGHT	PRIMARY STRUCTURES		REQUIRED	60' MAXIMUM
			PROPOSED	35' MAXIMUM
	ACCESSORY STRUCTURES		REQUIRED	30' MAXIMUM
			PROPOSED	25' MAXIMUM

NOTE: TRAFFIC CALMING WILL BE PROVIDED FOR CONNECTIONS TO EXISTING STUBS PER SECTION 7.03E OF THE UDO AND SECTION 3.08 OF THE ED&CS FOR MORE APPROPRIATE TRAFFIC CALMING SOLUTIONS.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

GRAHAM WOOD PROPERTY
MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07.12. 2024	REVISION PER TOHS COMMENTS
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7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

TRANSPORTATION PLAN
C2.01

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OPEN SPACE NOTES

1. FINAL OPEN SPACE DESIGNS SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.

2. ALLOWED OPEN SPACE TYPES
   - POOL/ AMENITY AREA
   - DOG PARK
   - CENTRAL GREEN
   - PLAZAS

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	WOOD, GRAHAM H	PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES		
EXISTING ZONING	RURAL RESIDENTIAL		
PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)		
SITE AREA	GROSS AREA: 39.34 AC R/W DEDICATION: 6.07 AC NET AREA: 33.27 AC		
RIVER BASIN	CAPE FEAR		
WATERSHED OVERLAY	N/A		
EXISTING USE	VACANT		
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING		
FUTURE LAND USE MAP DESINATION	NEIGHBORHOOD CENTER		
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B
		PROPOSED	20' TYPE B
	WEST	REQUIRED	10' TYPE B
		PROPOSED	50' TYPE C
	EAST	REQUIRED	20' TYPE C
		PROPOSED	20' TYPE C
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A
		PROPOSED	25' TYPE B
MAXIMUM DWELLING UNITS	120		
DENSITY	ALLOWED	15 DU/AC	
	PROPOSED	107 UNITS / 39.34 AC = 2.720 DU/AC	
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INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM	
	SIDE AND SIDE - CORNER	5' MINIMUM	
	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM	
	REAR	30' MINIMUM	
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	REQUIRED	18' MINIMUM
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	DETACHED DWELLINGS	REQUIRED	60' MINIMUM
		PROPOSED	53'MINIMUM
	OTHER USES	REQUIRED	60' MINIMUM
		PROPOSED	60'MINIMUM
	FOR FRONT FACING DRIVEWAYS	REQUIRED	60' MINIMUM
		PROPOSED	53'MINIMUM
BUILDING HEIGHT	PRIMARY STRUCTURES	REQUIRED	60' MAXIMUM
		PROPOSED	35' MAXIMUM
	ACCESSORY STRUCTURES	REQUIRED	30' MAXIMUM
		PROPOSED	25' MAXIMUM

AMENITY CENTER AND OPEN SPACE USES

AMENITY AREA	THE AMENITY CENTER SHALL INCLUDE A POOL, CLUBHOUSE, PICKLEBALL FACILITY, AND FIREPIT.
OUTDOOR RECREATION SPACE	OPEN SPACE AREAS SHALL INCLUDE GARDENS, BOCCE COURTS, AND SEATING AREAS.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

OPEN SPACE & PRESERVATION PLAN

C2.02

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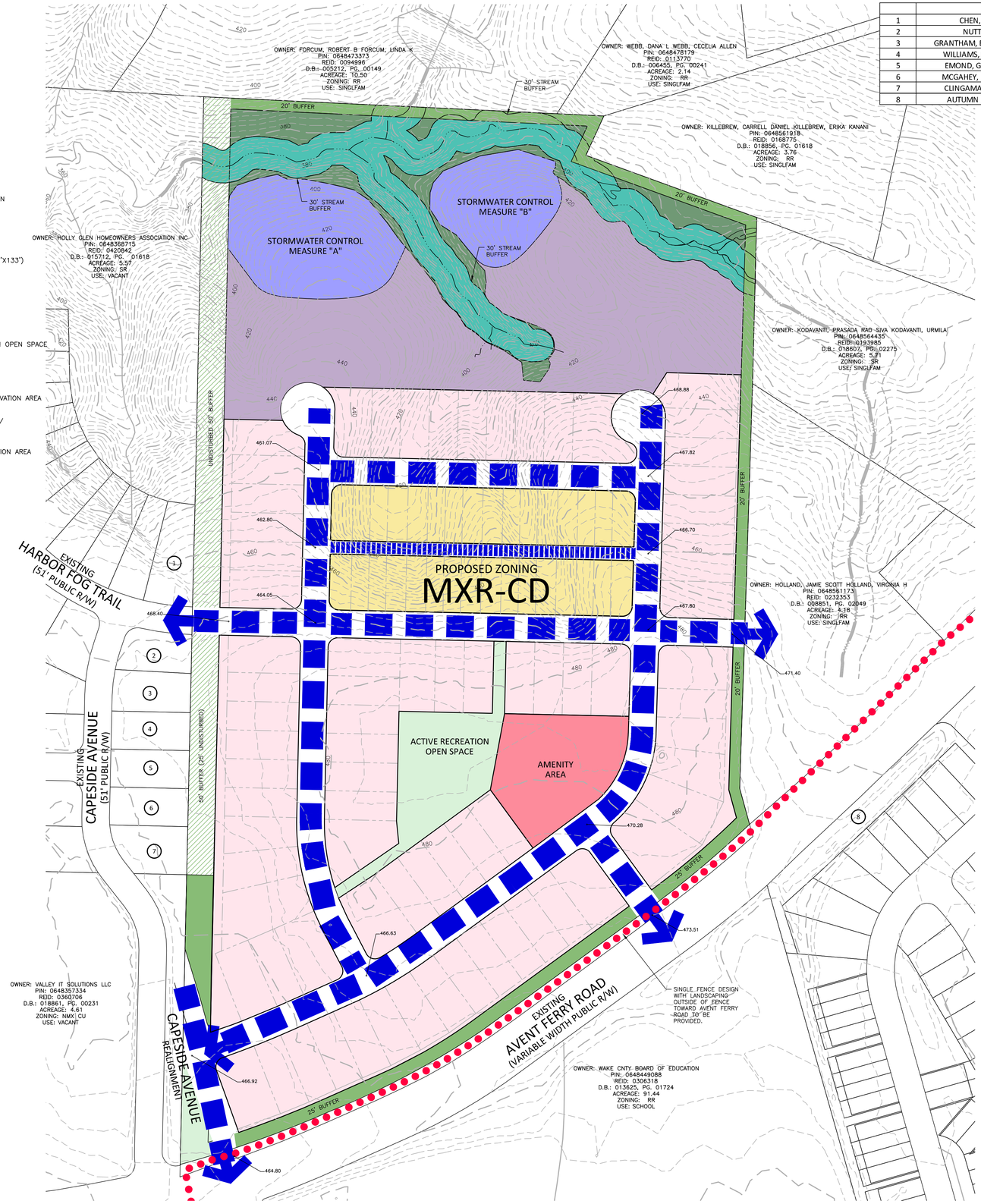
	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH
- + 472.60 SPOT ELEVATION



SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES			
EXISTING ZONING	RURAL RESIDENTIAL			
PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)			
SITE AREA	GROSS AREA: 39.34 AC R/W DEDICATION: 6.07 AC NET AREA: 33.27 AC			
RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESINATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B	
		PROPOSED	20' TYPE B	
	WEST	REQUIRED	10' TYPE B	
		PROPOSED	50' TYPE C	
	EAST	REQUIRED	20' TYPE C	
		PROPOSED	20' TYPE C	
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A	
		PROPOSED	25' TYPE B	
MAXIMUM DWELLING UNITS	120			
DENSITY	ALLOWED	15 DU/AC		
	PROPOSED	107 UNITS / 39.34 AC = 2.720 DU/AC		
OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)	
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		PROVIDED	1.97 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM		
	SIDE AND SIDE - CORNER	5' MINIMUM		
	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM		
	REAR	30' MINIMUM		
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS		REQUIRED	18' MINIMUM
			PROPOSED	28'MINIMUM
	DETACHED DWELLINGS		REQUIRED	60' MINIMUM
			PROPOSED	53'MINIMUM
	OTHER USES		REQUIRED	60' MINIMUM
			PROPOSED	60'MINIMUM
	FOR FRONT FACING DRIVEWAYS		REQUIRED	60' MINIMUM
			PROPOSED	53'MINIMUM
BUILDING HEIGHT	PRIMARY STRUCTURES		REQUIRED	60' MAXIMUM
			PROPOSED	35' MAXIMUM
	ACCESSORY STRUCTURES		REQUIRED	30' MAXIMUM
			PROPOSED	25' MAXIMUM

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

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EPCON COMMUNITIES

GRAHAM WOOD PROPERTY

MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

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7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

GRADING PLAN

C3.00

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LEGEND

- PROPOSED GRAVITY SANITARY SEWER LINE
- PROPOSED SEWER FORCE MAIN
- PROPOSED WATER LINE
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH

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3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES			
EXISTING ZONING	RURAL RESIDENTIAL			
PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)			
SITE AREA	GROSS AREA: 39.34 AC			
	R/W DEDICATION: 6.07 AC			
	NET AREA: 33.27 AC			
RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESINATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B	
		PROPOSED	20' TYPE B	
	WEST	REQUIRED	10' TYPE B	
		PROPOSED	50' TYPE C	
	EAST	REQUIRED	20' TYPE C	
		PROPOSED	20' TYPE C	
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A	
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OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)	
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INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM		
	SIDE AND SIDE - CORNER	5' MINIMUM		
	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM		
	REAR	30' MINIMUM		
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	REQUIRED	18' MINIMUM	
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	DETACHED DWELLINGS	REQUIRED	60' MINIMUM	
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BUILDING HEIGHT	PRIMARY STRUCTURES	REQUIRED	60' MAXIMUM	
		PROPOSED	35' MAXIMUM	
	ACCESSORY STRUCTURES	REQUIRED	30' MAXIMUM	
		PROPOSED	25' MAXIMUM	

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

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PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-U1
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DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

UTILITY PLAN

C4.00

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LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH

LANDSCAPE NOTES

1. STREET TREES SHALL BE PROVIDED ALONG ALL STREETS IN ACCORDANCE WITH UDO SECTION 5.3.5

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
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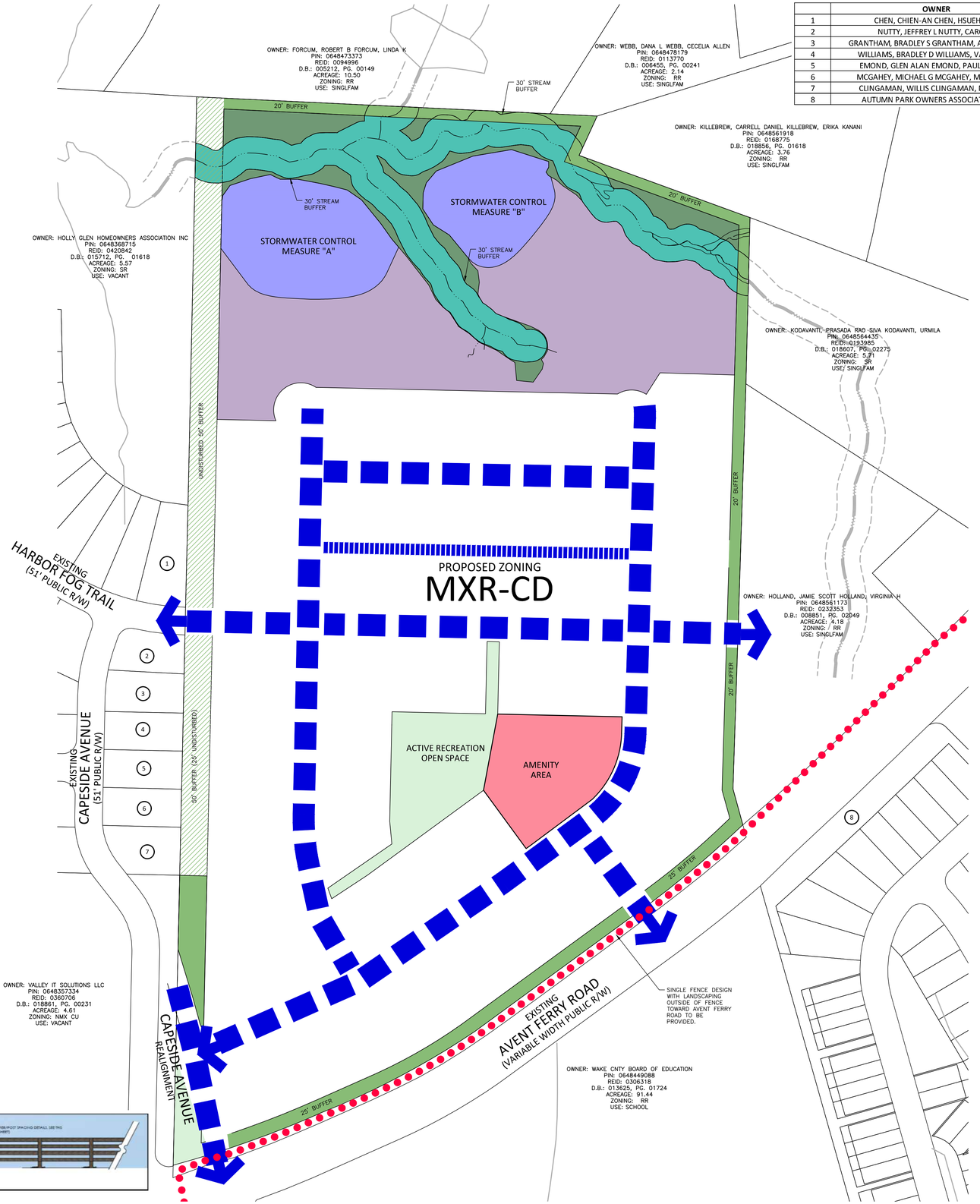
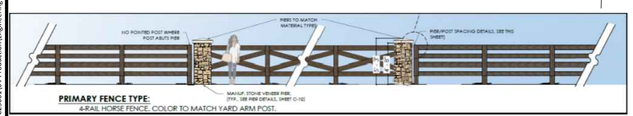
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT





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OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES			
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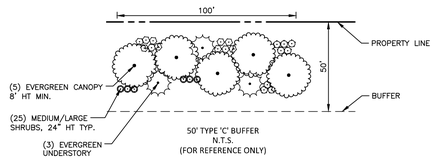
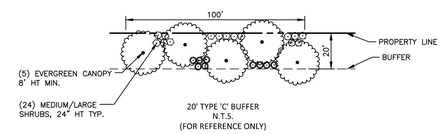
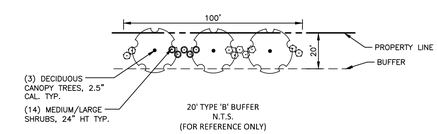
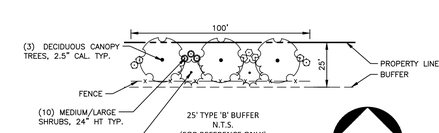
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESIGNATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B	
		PROPOSED	20' TYPE B	
	WEST	REQUIRED	10' TYPE B	
		PROPOSED	50' TYPE C	
	EAST	REQUIRED	20' TYPE C	
		PROPOSED	20' TYPE C	
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A	
		PROPOSED	25' TYPE B	
MAXIMUM DWELLING UNITS	120			
DENSITY	ALLOWED	15 DU/AC		
	PROPOSED	107 UNITS / 39.34 AC = 2.720 DU/AC		
OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)	
		PROVIDED	3.93 AC	
	ACTIVE RECREATION OPEN SPACE	REQUIRED	1.97 AC (5%)	
		PROVIDED	1.97 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM		
	SIDE AND SIDE - CORNER	5' MINIMUM		
	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM		
	REAR	30' MINIMUM		
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	REQUIRED	18' MINIMUM	
		PROPOSED	28'MINIMUM	
	DETACHED DWELLINGS	REQUIRED	60' MINIMUM	
		PROPOSED	53'MINIMUM	
	OTHER USES	REQUIRED	60' MINIMUM	
		PROPOSED	60'MINIMUM	
	FOR FRONT FACING DRIVEWAYS	REQUIRED	60' MINIMUM	
		PROPOSED	53'MINIMUM	
BUILDING HEIGHT	PRIMARY STRUCTURES	REQUIRED	60' MAXIMUM	
		PROPOSED	35' MAXIMUM	
	ACCESSORY STRUCTURES	REQUIRED	30' MAXIMUM	
		PROPOSED	25' MAXIMUM	









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EPCON COMMUNITIES

GRAHAM WOOD PROPERTY
MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07.12. 2024	REVISION PER TOHS COMMENTS
2	08. 16. 2024	REVISION PER TOHS COMMENTS
3	09. 13. 2024	REVISION PER TOHS COMMENTS
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5	11.08. 2024	REVISION PER TOHS COMMENTS
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7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-LS1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

LANDSCAPE PLAN
L5.00

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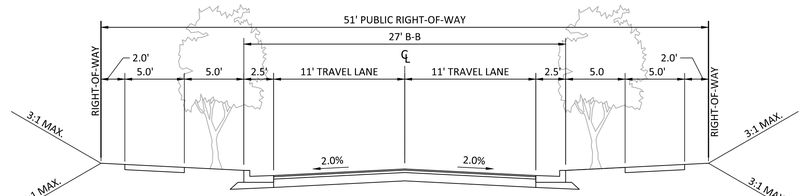
Harbor Fog Trail Extension - Typical Street Section – 51' Overall ROW		
Standard	**Standard Residential Street Cross Section Detail – HS302**	**Proposed CD Street Section Requirement**
ROW	51'	51'
B-B	27'	27'
Travel Lanes	11.00'	11.00'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	5'
On-Street Parking	---	---
Sidewalk	5'	5'

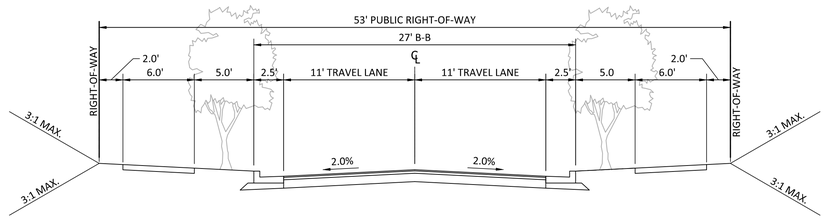


30" STANDARD CURB AND GUTTER

5' CONCRETE SIDEWALK

HARBOR FOG TRAIL EXTENSION
TYPICAL SECTION
(51' R/W, 27' B-B)

Typical Street Section – Residential Street - No On Street Parking – 53' Overall ROW		
Standard	**Standard Residential Street Cross Section Detail – HS302**	**Proposed CD Street Section Requirement**
ROW	53'	53'
B-B	27'	27'
Travel Lanes	11.00'	11.00'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	5'
On-Street Parking	---	---
Sidewalk	6'	6'



30" STANDARD CURB AND GUTTER

5' CONCRETE SIDEWALK

TYPICAL SECTION
NO ON-STREET PARKING
(53' R/W, 27' B-B)

NOTES

1. CROSS SLOPES OF ROAD SECTIONS AND PARKING AREAS TO BE DETERMINED UPON CD PRODUCTION DETAIL
2. STREET TREES SHALL BE PROVIDED ALONG ALL STREETS IN ACCORDANCE WITH UDO SECTION 5.3.5

AVENT FERRY ROAD

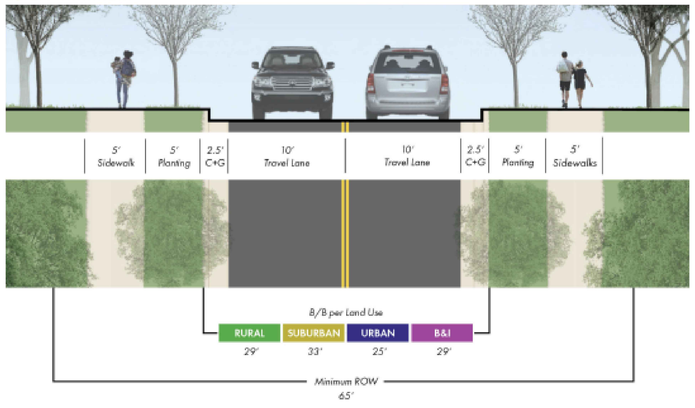
T-4A Minimum

T-4A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

AVENT FERRY ROAD - SUBURBAN
TYPICAL SECTION
NOT TO SCALE

CAPESIDE AVENUE

LC-2A Minimum



L-2A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb *(B/B)*	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	Varies	-	-	Informal Parking	-	-
Sidepath	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*		Included in Travel Lanes			

CAPESIDE AVENUE - URBAN
TYPICAL SECTION
NOT TO SCALE

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SHEET

TYPICAL SECTIONS

C8.00

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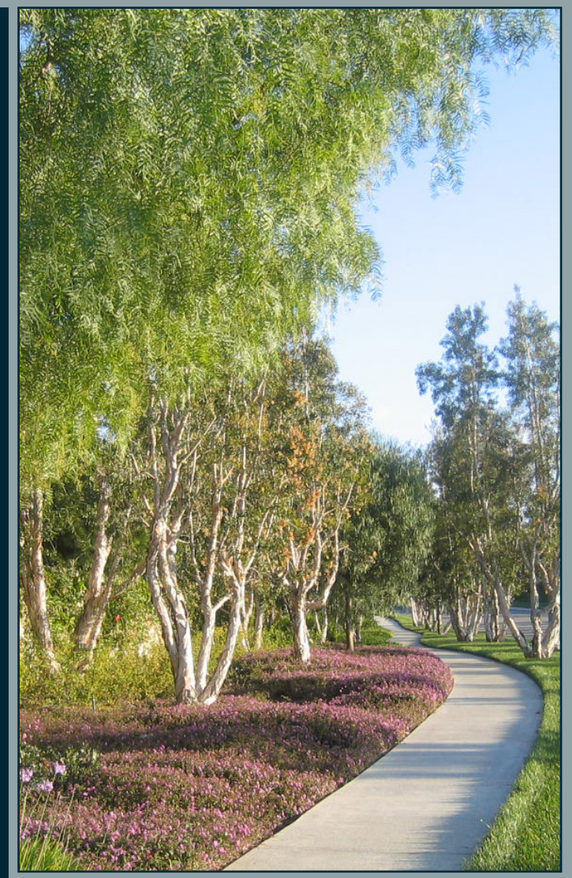
WOOD PROPERTY
REZONING DESIGN MANUAL



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WOOD PROPERTY

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1 Introduction

PURPOSE

The Wood Property is located at 1432 Avent Ferry Road, at the intersection of Avent Ferry Road and Cass Holt Road, across from Holly Springs High School. This Design Manual, which has been uniquely curated for an age-restricted, senior community, utilizes conceptual images to properly convey design elements which speak to: caliber of design, overall quality of materials, and the type, character, and relationship of design elements that may be used and combined to create a unique sense of place. As a result, the actual design will naturally vary from the Town's architectural standards with the overall design including materials and design elements substantially similar to those pictured and described in this Design Manual to achieve a high quality development.

This Manual is also designed to provide the developer with opportunities for flexibility and creativity in achieving the committed level of design and quality. The pictures and descriptions in this Manual are conceptual examples of the high quality of materials and caliber of design envisioned for The Wood Property. The materials, architectural features, fixtures, hardscape, and landscape components depicted ("design elements") are i) not intended to be exclusive, (ii) not exhaustive examples of design elements that will meet the level of quality required, and (iii) not required to be duplicated in the design or construction of The Wood Property. Instead, these design elements are intended to be used as examples of acceptable building massing and articulation, street level architecture, fenestration and materials, lighting and art, landscaping, and gathering and open spaces (together "Guideline elements"). Guideline elements are intended to be applied in a manner that promotes variability and variation, in order to achieve the overall goal of creating The Wood Property as a high quality development all its own.

VISION

Generally, The Wood Property will accomplish the design objectives by:

- Including a high level of sophistication in style, character, and design throughout The Wood Property, in a manner that accentuates the individual uses while weaving an overall blended fabric that speaks to the project's unique amenities and architecture;
- Designing each building in a manner to present the building in a distinguished and appealing way, consistent with the overall development;
- Thoughtfully integrating attractive hardscaping and performance landscaping throughout well-designed community gathering spaces; and
- Utilizing high quality materials to construct the buildings, architectural features, fixtures, hardscaping, and landscaping.

APPLICATION

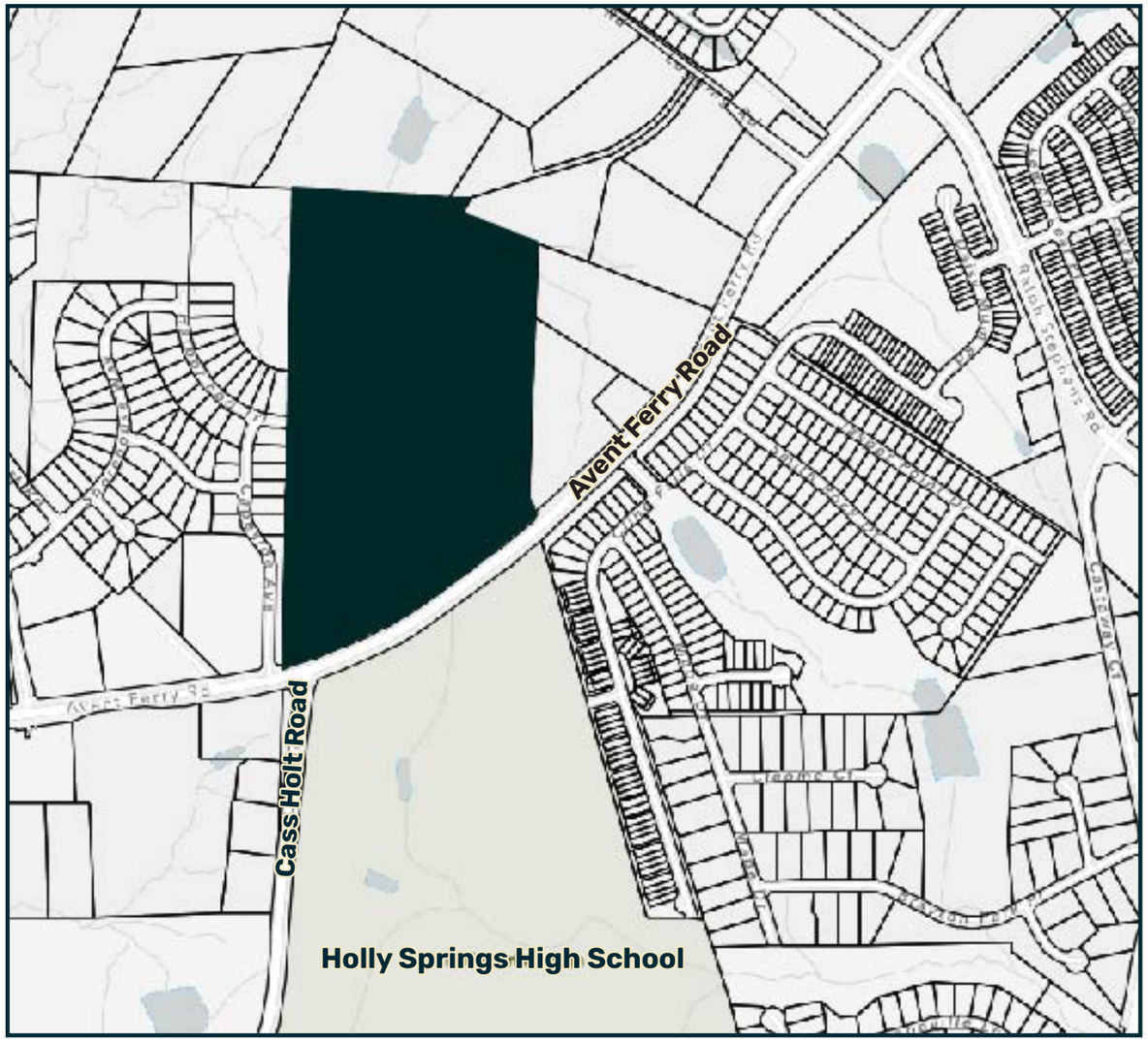
This Design Manual was developed for the The Wood Property rezoning as a zoning condition for the project to help facilitate the development as a high quality, mixed residential development. The intent of this Design Manual is to facilitate the age-restricted senior community contemplated by the rezoning. As such, the fundamental purpose of the Design Manual is to ensure that the Wood Property is developed with a higher level of quality and an overall higher caliber of design than would otherwise be achievable by the Town of Holly Springs' existing building & design standards which are contained in the Town's Unified Development Ordinance ("UDO").

The Manual pursues these purposes by identifying specific types of design elements and then illustrating the level of quality required for The Wood Property. This Design Manual utilizes pictures to convey the caliber of design, overall quality of materials, and the type,character, and relationship of design elements that may be used and combined to create a unique and special sense of place for The Wood Property.

1 Introduction

VICINITY MAP

dated October 2023

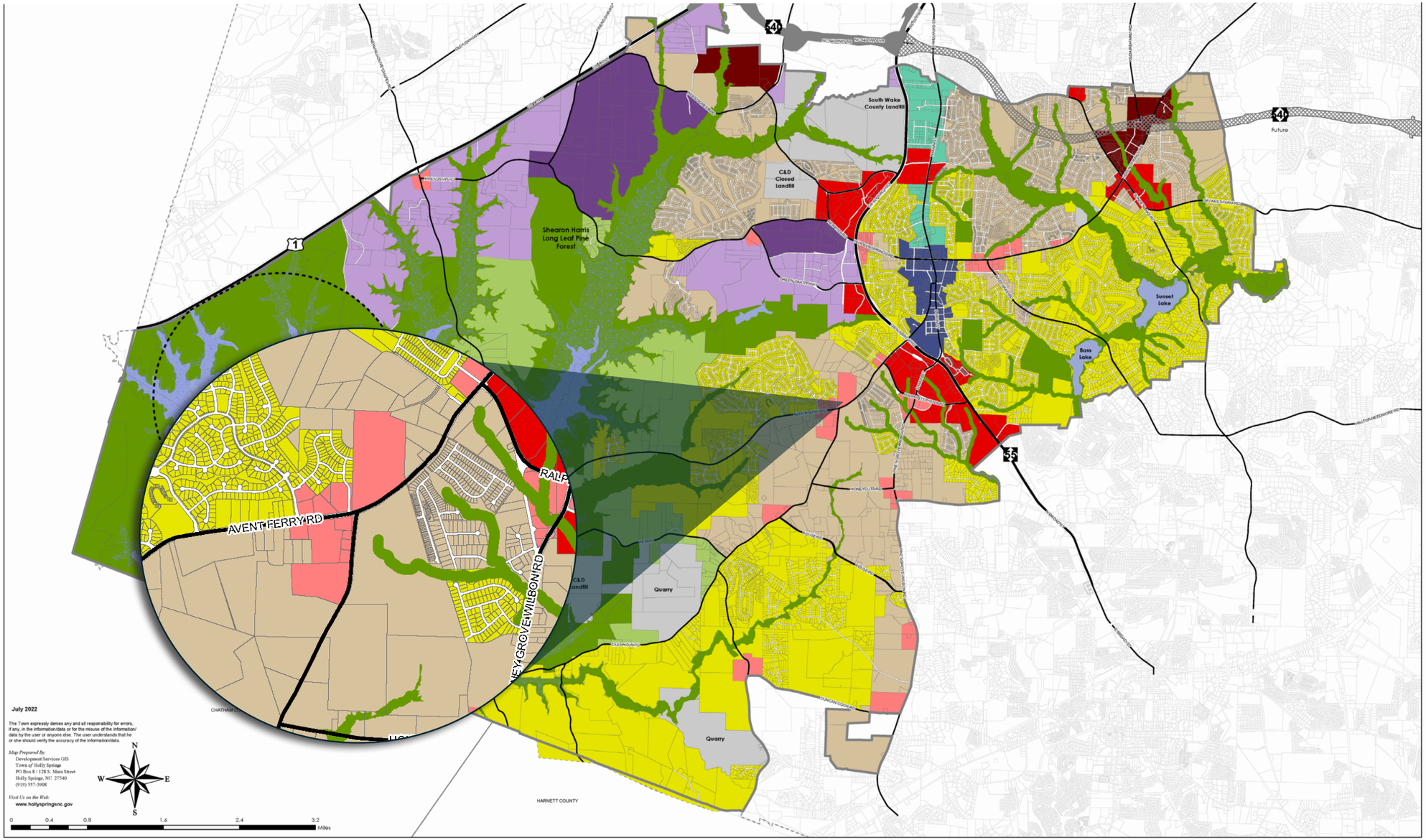


2 Land Use

The proposed rezoning to Mixed-Use Residential - Conditional District (MXR-CD) is aligned with existing development patterns. The Comprehensive Plan Future Land Use Map has identified this site as a Neighborhood Center which designates uses that are scale and design-compatible with nearby residential development supportive of bicycle and pedestrian improvements for this area. The rezoning will align the development of the property with the land use patterns in the vicinity. The MXR-CD zoning will encourage a mix of housing types. It will provide increased housing opportunity for aging Holly Springs residents without generating adverse impacts to the local school system while at the same time having less impacts on peak hour travel.

2 Land Use

dated July, 2022



PLACES TO PRESERVE

- Natural Area
- Water
- High Lake Level

PLACES TO ENHANCE

- Conservation Neighborhood
- Residential Neighborhood
- Mixed Residential Neighborhood
- Business & Industrial
- Special Use

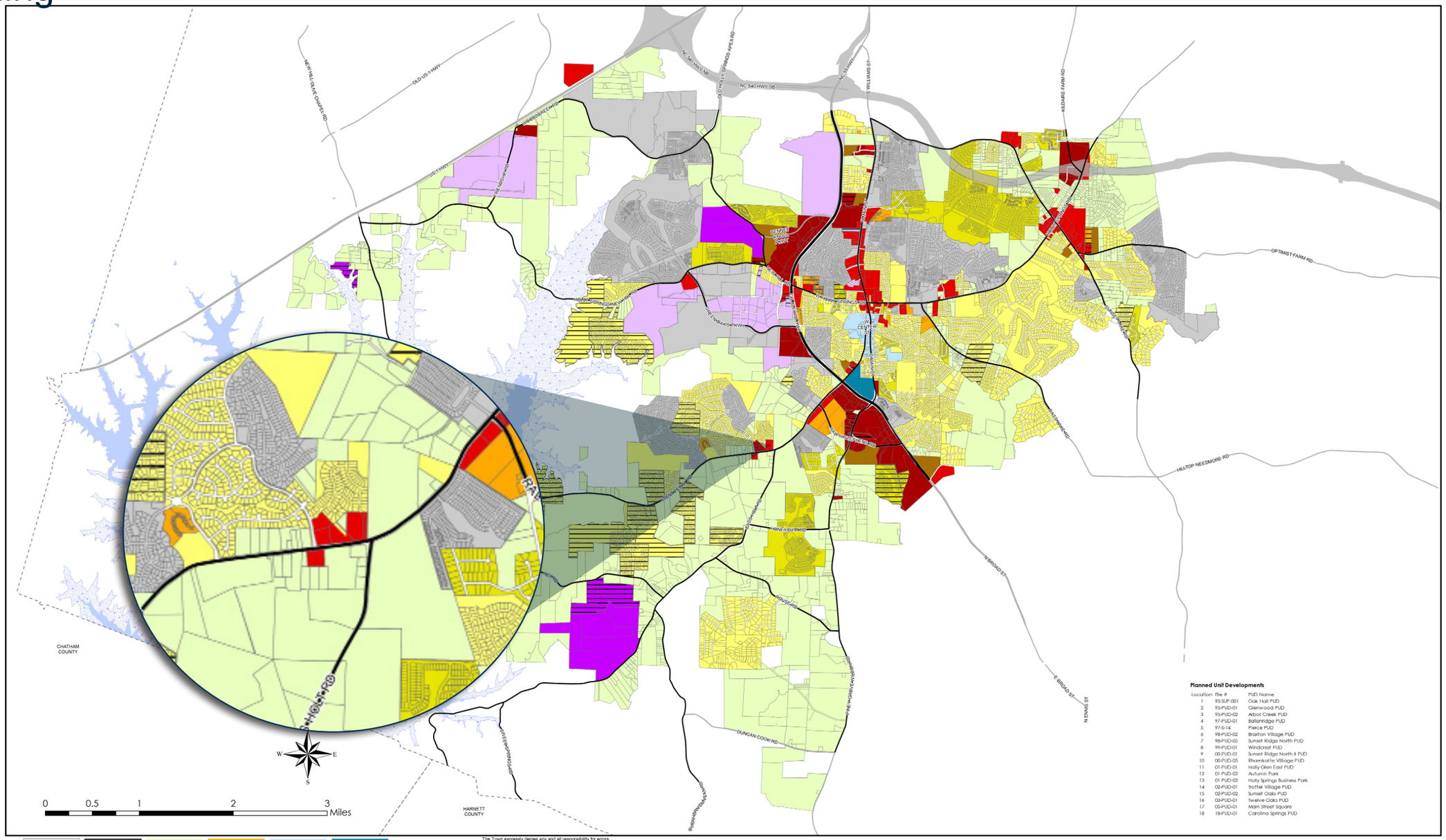
PLACES TO TRANSFORM

- Neighborhood Center
- N. Main Street District
- Downtown Village District
- Mixed-Use Center
- Regional Center
- Innovation Village

Vision Holly Springs
Land Use & Character Plan

Future Land Use

dated March 2022



Planned Unit Developments

Location	File #	PUD Name
1	93-SUP-001	Oak Hall PUD
2	93-PUD-01	Glenwood PUD
3	93-PUD-02	Arbor Creek PUD
4	97-PUD-01	Ballenridge PUD
5	97-S-14	Pierce PUD
6	98-PUD-02	Braxton Village PUD
7	98-PUD-05	Sunset Ridge North PUD
8	99-PUD-01	Windcrest PUD
9	00-PUD-01	Sunset Ridge North II PUD
10	00-PUD-05	Rhamkatte Village PUD
11	01-PUD-01	Holly Glen East PUD
12	01-PUD-02	Autumn Park
13	01-PUD-03	Holly Springs Business Park
14	02-PUD-01	Trotter Village PUD
15	02-PUD-02	Sunset Oaks PUD
16	03-PUD-01	Twelve Oaks PUD
17	05-PUD-01	Main Street Square
18	18-PUD-01	Carolina Springs PUD

Parcels
Conditional Use
Shearon Harris Lake
Proposed Shearon Harris Lake Level

RR Rural Residential
NCR Neighborhood Center Res
DMX Downtown Mixed Use
SP CU Special District
SR Suburban Residential
MXR Mixed Use Residential
PUD Planned Unit Development
BRT Business Research Technology
NR Neighborhood Residential
NMX Neighborhood Mixed Use
CB Community Business
HI Heavy Industrial

Updated: March 22, 2022

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.

Map Prepared By:
Development Services GIS
Town of Holly Springs
PO Box 8 / 128 S. Main Street
Holly Springs, NC 27540
(919) 557-3908

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Town *of* Holly Springs

Zoning Map

3 Zoning

The proposed rezoning to Mixed-Use Residential Conditional District (MXR-CD) is compatible with the surrounding developments and patterns in the vicinity of the property. The property is currently zoned Rural Residential and is surrounded by Rural Residential and Neighborhood Residential. The Mixed-Use Residential zoning will allow for a mix of accessible housing types for aging residents to live, work, and play in. The project will help to foster a welcoming and inclusive community for older Holly Springs residents to thrive in, in close proximity to their families who might live in the neighborhoods around the Wood Property, providing them with an accessible option for aging in place in Holly Springs.

PERMITTED USE TABLE

The uses listed in the permitted use table shall be the only uses permitted as part of this development.

Use	
Detached Dwelling (with Front Facing Driveway)	P
Attached Dwelling (Rear Loaded)	P
Residential Care Facility	P
Apartment Dwelling	x
Family Care Home	x
Bed and Breakfast	x
Inn	x
Business Services	x
Child Care Center	x
Office Use	x
Personal Services	x
Food/Restaurant Uses	x
Retail Uses	x
Civic Building	x
Community Support Facility	x
Religious Use	x
School (K-12)	x
Golf Course	x
Infrastructure/Utilities Minor	PS
Wireless Telecommunications Equipment	PS
Solar Energy Systems-Small	A
Accessory Dwelling Unit	A

P = Permitted, X = Not Permitted, A= Accessory Use Only, PS= Permitted with additional standards per the UDO

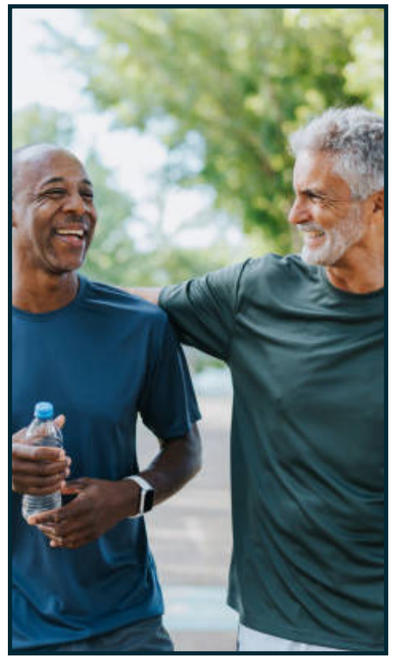
*HOA covenants shall not restrict accessory dwelling units.

4 Proposed Development

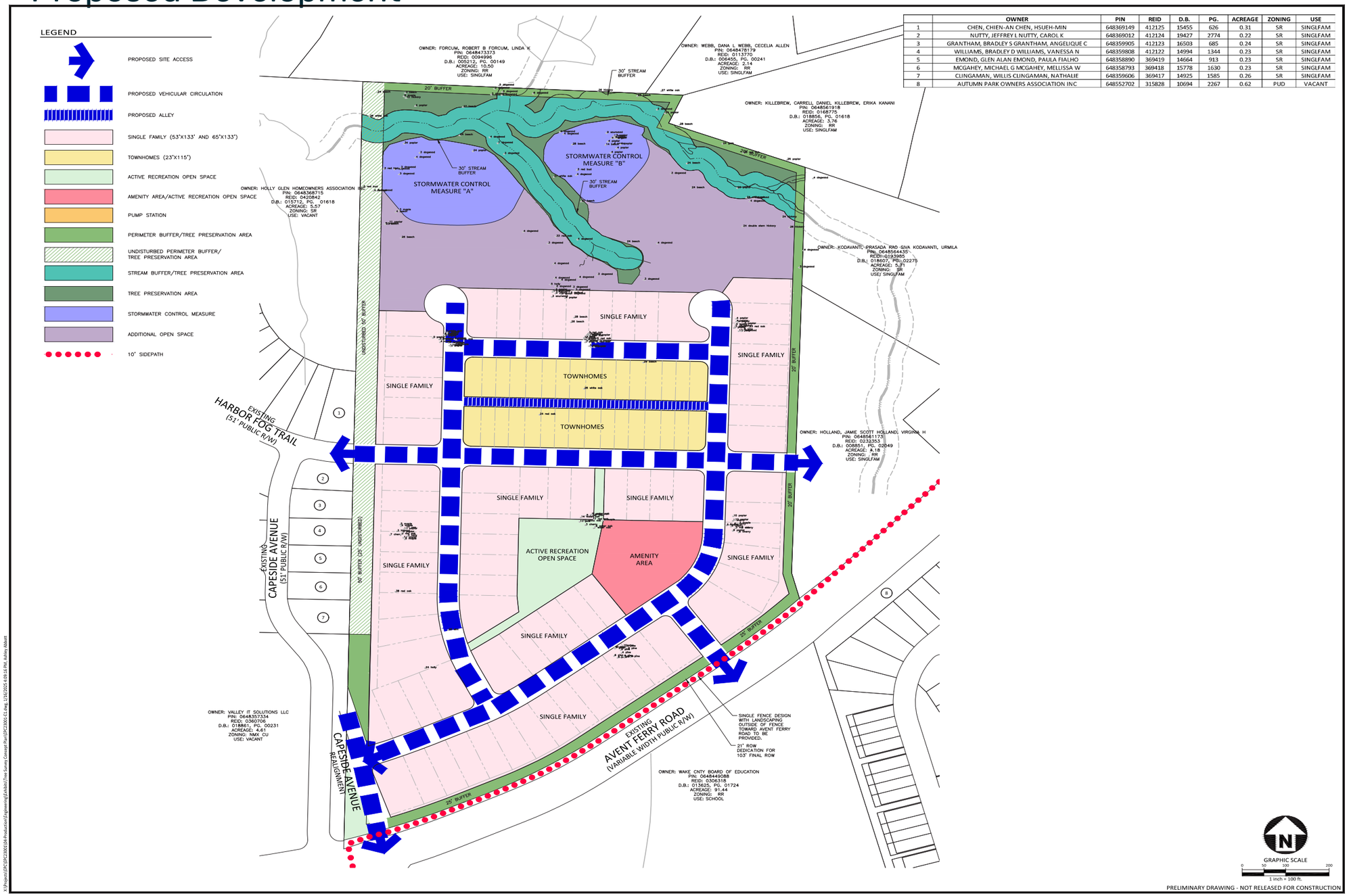
The proposed development is located on approximately 39.34 acres. The site is just north of the intersection of Avent Ferry Road and Cass Holt Road, across from Holly Springs High School. The proposed development will consist of both single-family detached units and rear-loaded townhome units, primarily geared towards those aging in place. A maximum of 120 units is proposed. The development will also include an esteemed neighborhood amenity center, regardless of age. Accessible homes and community amenities will enable this project to serve as a welcoming neighborhood for empty nesters and retirees. The development will provide increased housing choice for aging residents of Holly Springs, without creating intense burdens on both the transportation and school systems serving the Town.

Proposed Uses*	Proposed Units
Detached Dwellings	82 units
Rear Load Attached Dwellings	32 units
Open Space	15% of gross acreage

*All dwellings shall be limited to age-restricted with associated amenities. A Declaration of Covenants, Conditions, and Restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied units shall have as a resident at least one person age 55 or older ("age restriction") shall be recorded with the applicable Register of Deeds Office. Any recession or modification of the covenants regarding age restriction shall have approval of the town.
Prior to applying for any building permits, an opinion letter from an attorney licensed to practice in North Carolina shall be provided to the Town stating that the age restriction was drafted in a form that the attorney, in the exercise of customary professional diligence, would reasonably recognize as compliant with the Fair Housing Act 42 U.S.C Sec. 3601, et. seq., and the North Carolina State Fair Housing Act, N.C. Gen. Stat. 41A-1, et seq.



4 Proposed Development



	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

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SHEET

CONCEPT PLAN AND TREE SURVEY

C1.02

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4 Proposed Development

DEVELOPMENT STANDARDS

The following standards shall apply to all proposed buildings within the development. Building and Site

Design shall be in accordance with UDO Sections 3,4,and 5, except as modified in this section:

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	15 units/acre	2.9 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	n/a	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required	15%	15%
Building Setbacks - All Structures (ft)		
Front	Min: 5′ Max: 15′	Min: 5′ Max: 20′
Rear	30′	30′
Rear (From Alley Centerline)	15′	15′
Minimum Lot Width (measured at setback line)		
Detached Dwellings	26′	53′
Attached Dwellings	18′	28′
Min Lot Width for Front Facing Driveways	60′	53′′
Buffers		
RR Buffer	10′ Type B	20′ Type B
SR Buffer	10′ Type B	25-50′ Type C
Thoroughfare Buffer	5′ Type A	25′ Type B
Building Height		
Building Height (primary structures- maximum)	60′	35′
Accessory Structures (maximum)	30′	25′
All other applicable development standards not listed here shall follow UDO standards and requirements.		

PARKING STANDARDS

The following shall apply to all proposed buildings within the development.

- Parking shall be permitted in all yards with restrictions for single-detached units on a lot under 60′ wide to provide the maximum level of accessibility for residents.
- Parking calculations shall meet UDO requirements, including required additional guest parking.*

*Location of guest parking shall be determined at time of subdivision plan.

4 Proposed Development (Rear-Load Townhomes)

Elevations are for temporary demonstration of rear loaded product only. Renderings of the Developer's rear load townhomes are in process and will be included in subsequent submittals.

4 Proposed Development Single-Family Detached

Elevations are for demonstration purposes only.

4 Proposed Development Single Family Detached

Elevations are for demonstration purposes only.

4 Proposed Development Single Family Detached

Elevations are for demonstration purposes only.

4 Proposed Development Amenity Center

Elevations are for demonstration purposes only.

5 Building Design Standards

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

VERTICAL VARIATIONS

Building walls shall consist of a building bay or structural building system visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element that subdivides the wall into human scale proportions. Minimum change shall be two (2) inches depth.

RESIDENTIAL FACADE STANDARDS

- **Primary Façades**- shall be the facades that front on street and have the main building entrace.
- Primary Facades shall consist of a minimum of 60% of Type 1 materials
- **Secondary Façades- shall be facades that do not front on a street or have a main building entrance.**
- The primary facades shall include a masonry watertable along the entire front of the building.
- Type 3 materials shall be used for accents and not consist of more than 10% of the primary facades.
- Different brick colors, textures and finishes shall be used to create different architectural looks.
- In order to promote variation in home appearance, no single-family home can be constructed with an exterior elevation (front facade) or color palette that is identical to the home on either side or directly across the street from it, to ensure a diverse housing development.
- All primary residential units shall be eqipped with a 240-volt charging.

Variety in materials creates visual interest

Trim accents create a welcoming design scale

Human-scale design elements

Variety in colors and features create a welcoming environment

5 Design Standards

LANDSCAPE DESIGN

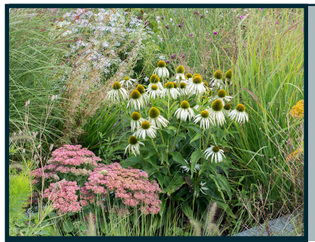
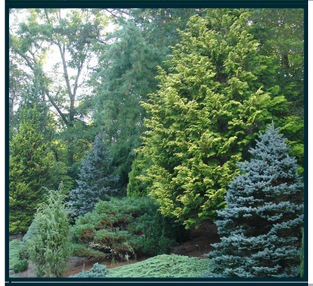
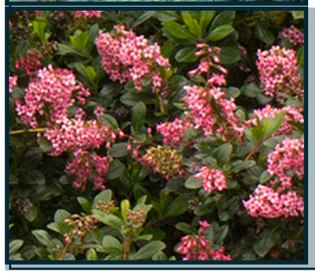
The project will comply with all landscape design requirements in the UDO except as modified below:

KEY ELEMENTS

» Plant species shall be selected that offer strong, bold seasonal colors and a variety of textures.
» Placemaking shall be encouraged in community gathering areas, which may contain decorative pavers, benches, trash receptacles, as well as supplemental plantings.
» Whenever foundation landscaping is not feasible along commercial buildings, potted planters shall be installed along the front building facade. Final pot design and placement shall be approved by Development Services.

BUFFERS

» 6' high, evergreen plantings shall be installed around the amenity center to provide screening from the residential portions of the development.
» An undisturbed 50' buffer shall be provided along the western property line starting north of Capeside Drive, to provide adequate screening for the adajcent single-family development.

	Bold colors and textures add variation to the landscape
	Planters help create welcoming entrances and defined open spaces
	Seating and benches will be located throughout open spaces in the the development
	Greenery will help to create a lush and inviting community
	Bold pollinator plants add beauty and biodiversity

5 Design Standards

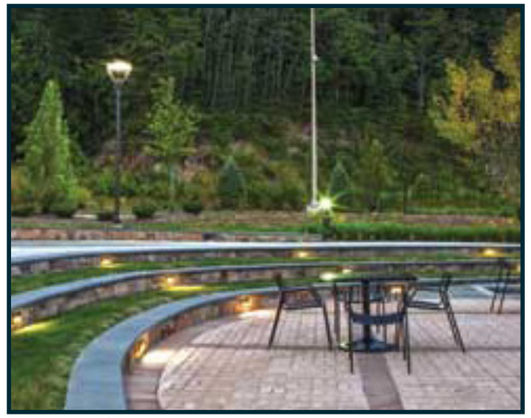
GATHERING & OPEN SPACE

KEY ELEMENTS

- On-site open space requirements shall be met through the thoughtful inclusion of open spaces located throughout the site, and with an amenity center located on site which will enable residents to recreate, gather, and socialize in close proximity to their homes.
- The Amenity Center will be a place for residents to socialize with neighbors and family. The center will play host to a variety of active amenities and gathering opportunities that will enhance the sense of community in the neighborhood.
  - The amenity center shall include a pool, clubhouse, pickleball facility, and firepit.
- Other open spaces on site will include gardens, bocce courts, and seating areas.

OPEN SPACE SITE DATA TABLE		
Total Site Area: 17.36 acres	UDO Standard	Proposed Standard
On-site Private Open Space	15%	15%
Tree Preservation Area	10%	10%
Active Recreation Area	5%	5%

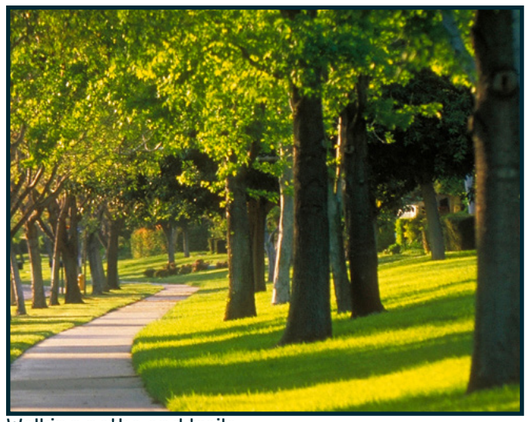
The Amenity Center provides opportunites for gathering and recreating



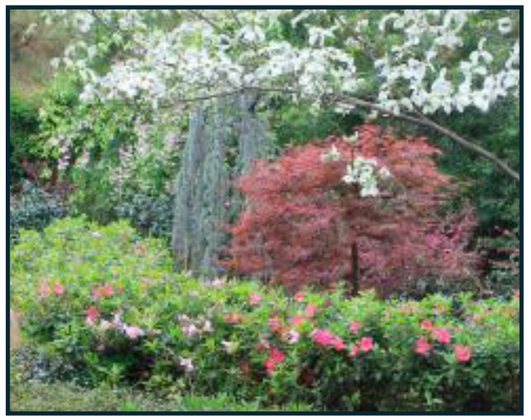
Balance of hardscape and landscape

Benches, seating and other amenities will activate open spaces

Supplemental plantings and varied planters add visual interest



Walking paths and trails

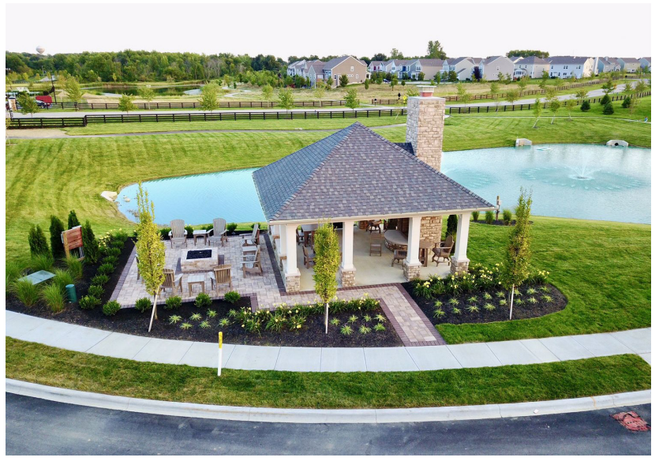


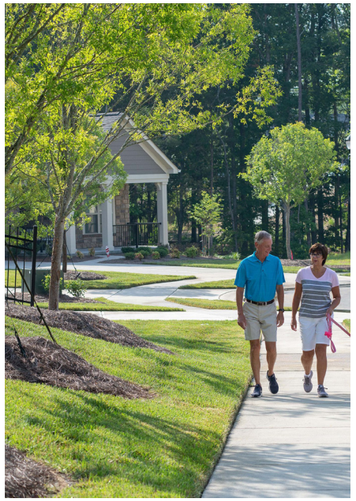
Variation assures interest is maintained within the gathering space

5 Design Standards

GATHERING & OPEN SPACE

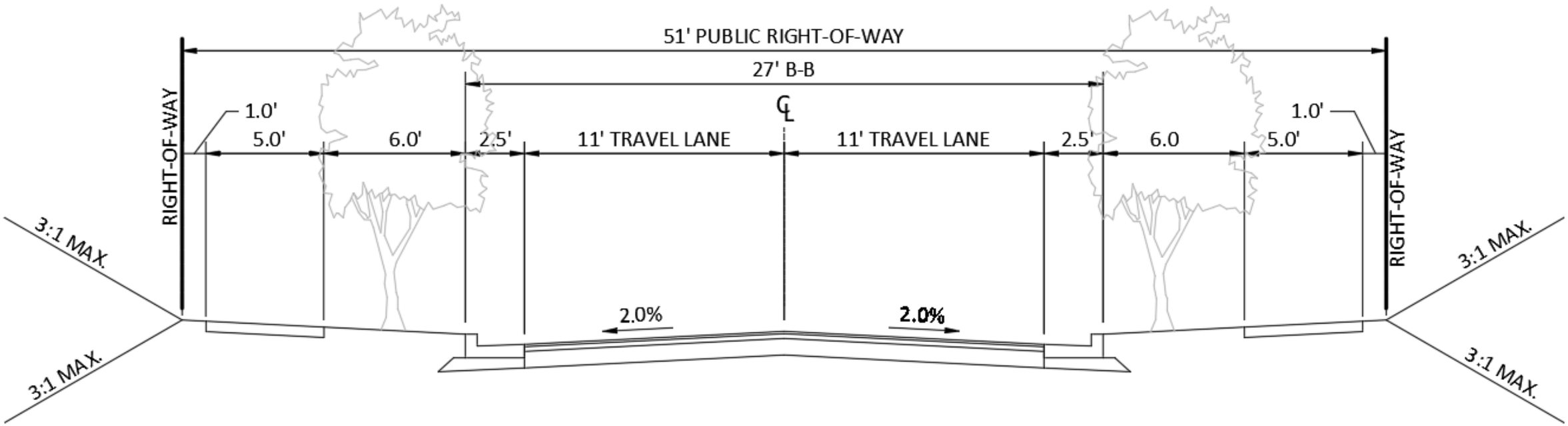
Imagery is conceptual and exact open detailing shall be determined at time of development plan.





6 Streetscape and Mobility Standards

Harbor Fog Trail and Internal Streets:



30" STANDARD CURB AND GUTTER

5' CONCRETE SIDEWALK

TYPICAL SECTION
NO ON-STREET PARKING
(51' R/W, 27' B-B)

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

Development Services
Title: Evans Property Rezoning 24-REZ-04
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Consistency Statement
- Recommend to Town Council to approve/deny 24-REZ-04 Evans Property Rezoning from RR - Rural Residential to NR-CD - Neighborhood Residential Conditional Zoning District and NCR-CD - Neighborhood Center Residential Conditional Zoning District, and to forward the Planning Board Action Report with the recommendation to the Town Council.

Explanation:

- The Town has received a Conditional District Rezoning request for an attached and detached dwelling subdivision at 6200, 6202, and 6213 Windy Farm Lane.
- The proposed rezoning area consists of 53.07 acres.
- The applicant has proposed 87 attached dwellings and 65 detached dwellings, for a total of 152 total units.

Staff Recommendation: Approve

Background:

- The property entered into the Town's ETJ in 2006 as R: 30 Residential. The subject area was reassigned to RR - Rural Residential in 2002.

Funding Source(s):
N/A

Attachment(s):

1. 24REZ04_EvansProperty_StaffReport
2. 24REZ04_EvansProperty_WCPSS_Report
3. 24REZ04_EvansProperty_Application
4. 24REZ04_EvansProperty_Plans
5. 24REZ04_EvansProperty_DesignManual

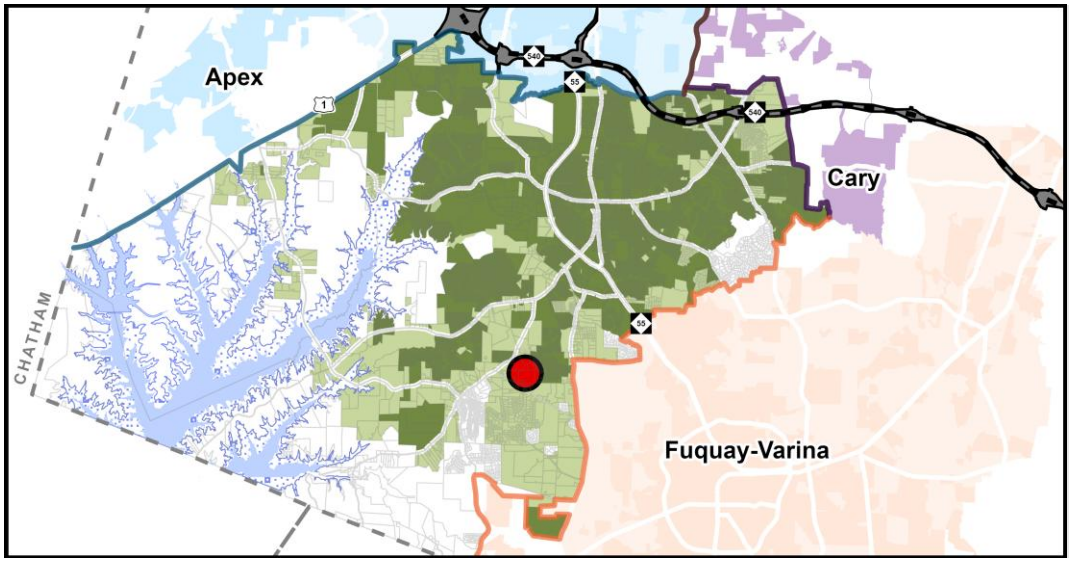
Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Laura Holloman - McAdams

Property Address: 6200, 6202, 6213 Windy Farm Ln

Property Area: 53.07 ac.



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

Project Summary:
A rezoning of 53.07 acres from RR – Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District and NCR - Neighborhood Center Residential Conditional Zoning District at 6200, 6213, and a portion of 6202 Windy Farm Lane.

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

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Natural Resources & Open Space Information	Page 14
Conditional Zoning District Information	Page 15
Decision-Making Information	Page 18

Case Summary

Current Zoning:
RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:
NR Neighborhood Residential
NCR Neighborhood Center Residential
☒ Conditional Zoning District

Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed Residential Neighborhood

Staff Analysis:

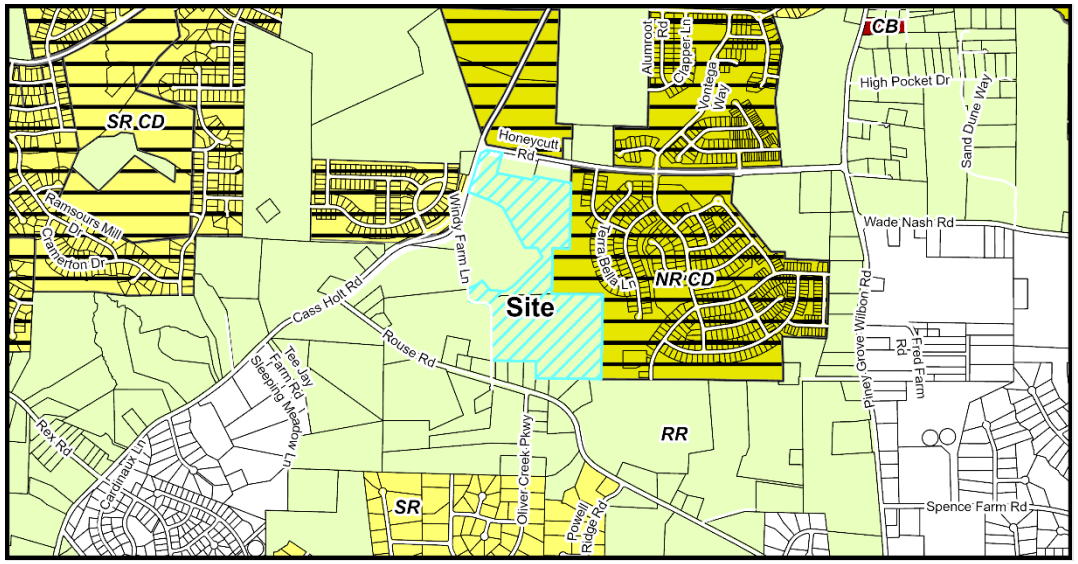
The requested Zoning Map Amendment is: ☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

The proposed Conditional Zoning District for a NCR-CD Neighborhood Center Residential Conditional Zoning District and NR-CD Neighborhood Residential Conditional Zoning District offers an attached and detached dwelling development with a few UDO modifications while meeting several CD Design Goals. Although staff retain concerns regarding the Water Resource Management Policy and roadway improvements along Rouse Road, the application overall meets Town's land-use goals and objectives as well as other goals from the Comprehensive Plan. The Town Council is granted authority under the Water Resource Management Policy to waive the policy and will need to make such determination when considering this case. Staff's recommendation of approval is conditioned upon adherence to the Policy.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0647299830	RR	26.05*
0647196094	RR	33.91*
0647384503	RR	30.42*
		*Partial Parcel
	Total Area	53.07 acres



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	Rural Residential	Agriculture
North	Neighborhood Residential Conditional Zoning District	Vacant
South	Rural Residential	Detached Dwellings
East	Neighborhood Residential Conditional Zoning District	Detached Dwellings
West	Neighborhood Residential Conditional Zoning District, Rural Residential	Agriculture, Detached Dwellings

Parcel Rezoning History

Ordinance Number: 06-01
Original Zoning: Wake County
Approved Zoning: R-30: Residential (Reassigned RR in 2022)
Approval Date: 1/17/2006

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Mixed Residential Neighborhood

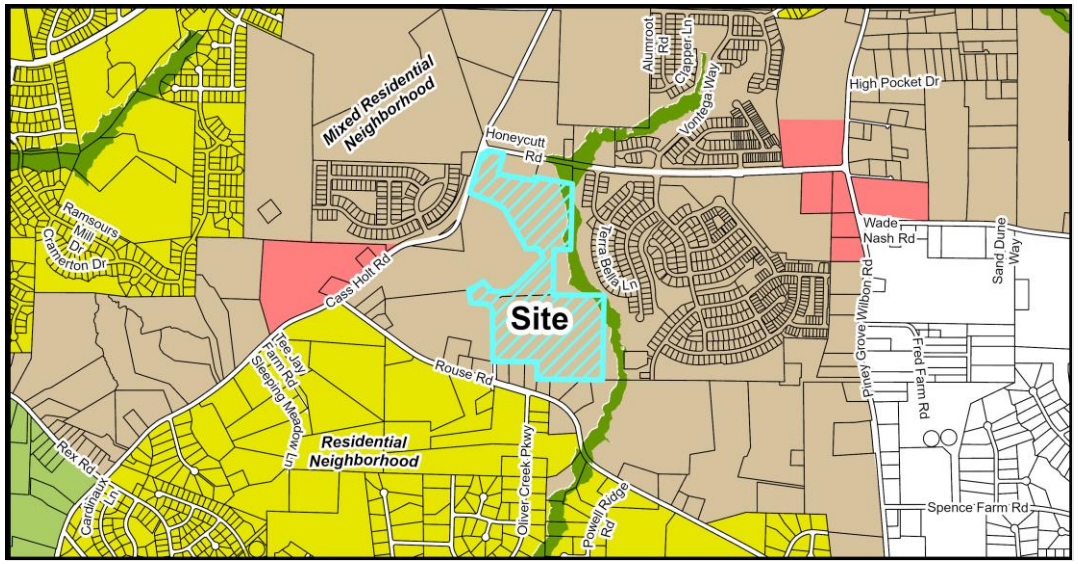
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☒ **Consistent with the Future Land Use Map**

☐ **Inconsistent with the Future Land Use Map**

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



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

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

Future Land Use: **Mixed Residential Neighborhood**
The subject property is designated as Mixed Residential Neighborhood on the Future Land Use map. This character area includes several housing types that provide a range of home choices (densities) in the same neighborhood. Small blocks and a grid network support a well-connected, cohesive community. A comprehensive and connected open space network with a centralized gathering space and smaller open spaces distributed throughout the neighborhood.

Key Characteristics Include:

- Streets are generally in a grid network.
- New residential uses have off-street parking at the side or rear of the lot to enhance streetscape and walkability.
- Development should be sensitive to existing natural resources including large tree stands and drainage ways.
- Very walkable, with sidewalks, bike facilities, paths, and trails providing pedestrian connectivity.
- Lot width and depth is variable.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the façade of the building.
- Building types are primarily residential and may include single dwelling detached homes, single dwelling attached, multi-dwelling, and accessory dwelling units.
- Small infill projects may not be required to have a mix of housing products within the new development; rather they should complement adjacent existing buildings while providing new housing options.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

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

The applicant has proposed two zoning districts for the subject area: Neighborhood Center Residential Conditional Zoning District (NCR-CD) and Neighborhood Residential Conditional Zoning District (NR-CD). The current Future Land Use designation for the subject area is Mixed Residential Neighborhood, which encourages neighborhoods with multiple dwelling types. Both the NCR-CD and NR-CD allow for the development of multiple dwelling types, detached and attached dwelling units, within the same neighborhood.

The proposed project meets several Important Themes for Transforming Holly Springs:

- Increase Home & Neighborhood Choices in Holly Springs: The application also includes two separate housing choices, both attached and detached dwellings. Providing an overall lower-density housing option as part of the proposal creates more housing options in this part of Holly Springs.
- Transitions: The northernmost portion is proposed for attached dwellings with rear access, and the southernmost portion is proposed for detached dwellings with front access. The layout of the land uses follows the intent of the Future Land Use Map, where north of Rouse Road is Mixed Residential Neighborhood, and south of Rouse Road is Residential Neighborhood. Rather than dispersing density through the site, the lower density portion is closer to Rouse Road to provide for a transition in density as the Future Land Use Character Designation transitions south of Rouse Road. By providing this transition internal to the site, the intensity of the site can decrease where adjacent to other detached dwellings and more rural areas.

The proposal meets other key characteristics of a Mixed Residential Neighborhood by providing "breaks" in the blocks, including open space in the detached dwellings as well as within the attached dwellings. In addition to meeting several key characteristics of a Mixed Residential Neighborhood, the project also meets the Community Character recommendation CC-19: Provide and Program a Variety of Civic Open Spaces and Amenities. The applicant has proposed open space adjacent to Cass Holt Road, opening up the site and inviting residents into the space and neighborhood. This will create a unique community entry and focal point for the neighborhood.

One area where the project does not meet a key characteristic of Mixed Residential Neighborhoods is the proposed smaller, detached dwelling lots with front-facing garages rather than rear alleys. The applicant has proposed front access detached dwelling units on 50-foot-wide lots as part of the requested flexibility with the Conditional Zoning District. To balance this request, the applicant is restricting driveway access along the main collector street, which allows for a more pedestrian oriented main roadway. This roadway also includes a roundabout to provide traffic calming while enhancing the public realm.

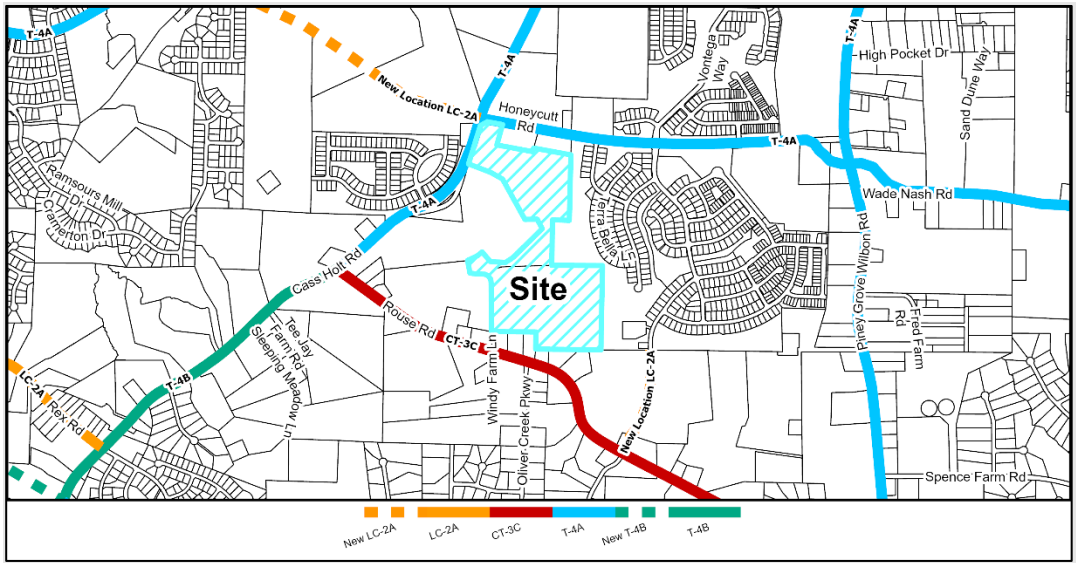
Staff finds that the proposed land uses, density, lot arrangement, and open spaces to be largely consistent with the Future Land Use and Character Plan.

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:

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening is required across the property frontage of Cass Holt Road and Honeycutt Road to meet ½ of the ultimate cross-section, which in both cases are 4- lane median-divided thoroughfares. The development is proposing two driveway access points, one on Cass Holt Road and one on Rouse Road.

While there is no property frontage along Rouse Road, because of the proposed driveway access point, Staff requested the applicant consider widening a section of Rouse Road to offset the development's impact to the roadway. However, because it is not a requirement, the applicant declined to commit to any additional improvements along Rouse Road not warranted by the Traffic Study.

New Location Roadways:

There are no new CTP public roads impacting this parcel.

Hotspot/Safety Study Location:

There are no hotspot/safety study locations associated with this parcel.

Improvement Prioritization:

N/A

Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement (TMA) was completed with this rezoning petition. The applicant is still finalizing coordination with NCDOT. This development will be required to adhere to and construct all recommended improvements within the approved TIA as follows:

Cass Holt Road and Avent Ferry Road

- Restripe the existing eastbound right-turn lane to that of a shared through/right-turn lane.
- Provide necessary signal timing modifications.

Cass Holt Road and Honeycutt Road

- Contribute a proportional Fee-In-Lieu (FIL) towards monitoring for signalization and installation once warranted and approved by NCDOT.

Cass Holt Road and Rouse Road

- Construct an exclusive southbound left-turn lane on Cass Holt Road with a minimum of 125 feet of full width storage and appropriate deceleration and taper

Cass Holt Road and Site Access #1

- Construct Site Access #1 as the westbound approach with one (1) ingress and one (1) egress lane. This access is restricted to right-in-right-out operations.
- Provide stop-control for the westbound approach.
- Construct an exclusive northbound right-turn lane on Cass Holt Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Rouse Road and Windy Farm Lane

- Reconstruct Windy Farm Lane as the southbound approach at this intersection.
- Provide stop-control for the southbound approach.
- Construct an exclusive eastbound left-turn lane on Rouse Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Transportation Information (cont.)

Transportation Staff Analysis:

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

The Traffic Study and associated mitigation improvements are consistent with the Traffic Study policy (pending further coordination with NCDOT) and the Town's Comprehensive Transportation Plan.

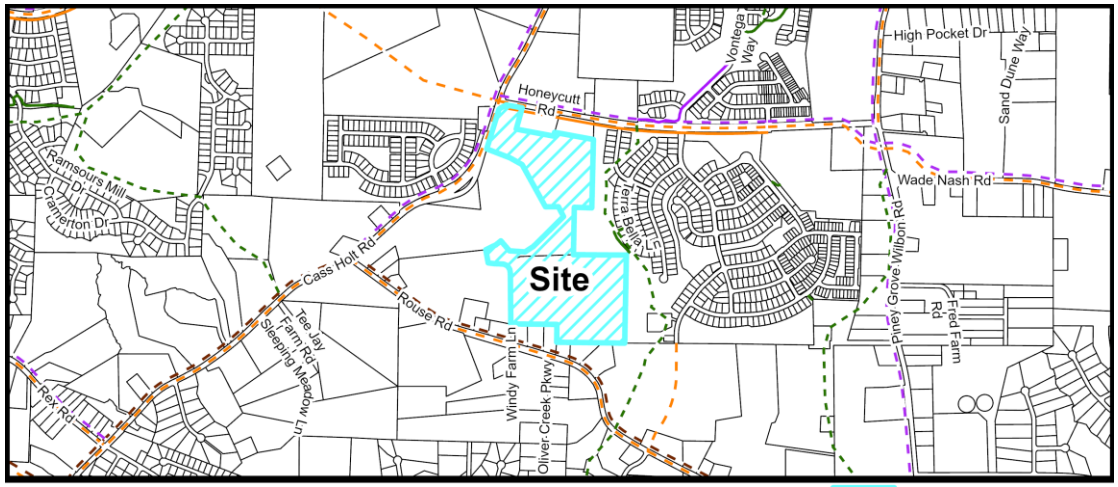
The collector road through the site connecting Cass Holt Road and Rouse Road will be constructed as a 2-lane collector cross section from the Town's CTP. This road will not have individual driveway accesses, which will help reduce potential conflicts and support the road's primary function of traffic service, by funneling traffic to the thoroughfares.

Staff recommends additional consideration be made regarding the proposed driveway access point on Rouse Road and its impact on the existing infrastructure. The applicant declined to provide any additional roadway widening along Rouse Road.

Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements

☒ Greenway ☒ Sidepath

A 10' Sidepath is required along Honeycutt Road and Cass Holt Road as part of the ultimate section frontage widenings. The Parks, Recreation and Greenways Master Plan shows a Greenway tracking N-S along the path of Buckhorn Creek.

Parks, Recreation, & Greenways Summary

A 10' sidepath is proposed along Honeycutt and Cass Holt Roads as part of road widening. A 10' asphalt path within a 30' public easement is proposed along the eastern edge of the site. These greenways provide connectivity to adjacent sites. A portion of this greenway will be within tree preservation areas, which is allowed by the UDO.

Parks, Recreation, & Greenways Staff Analysis:

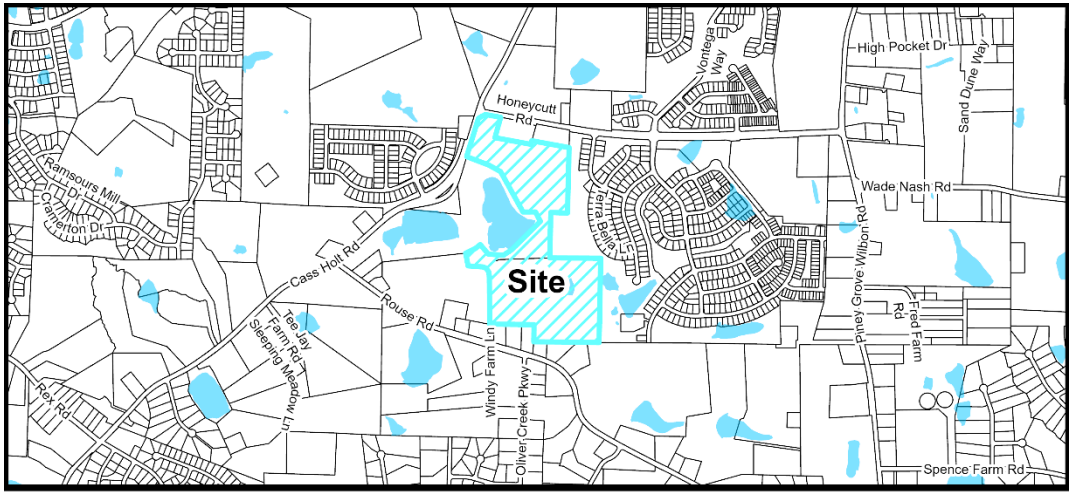
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan

The site is not within a park search area; therefore, public park land dedication is not required. The applicant has proposed a sidepath along Honeycutt and Cass Holt Roads and on-site public greenways as shown on the Parks, Recreation and Greenways Master Plan.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



No Resources

Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High School ☐ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High School

☐Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

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

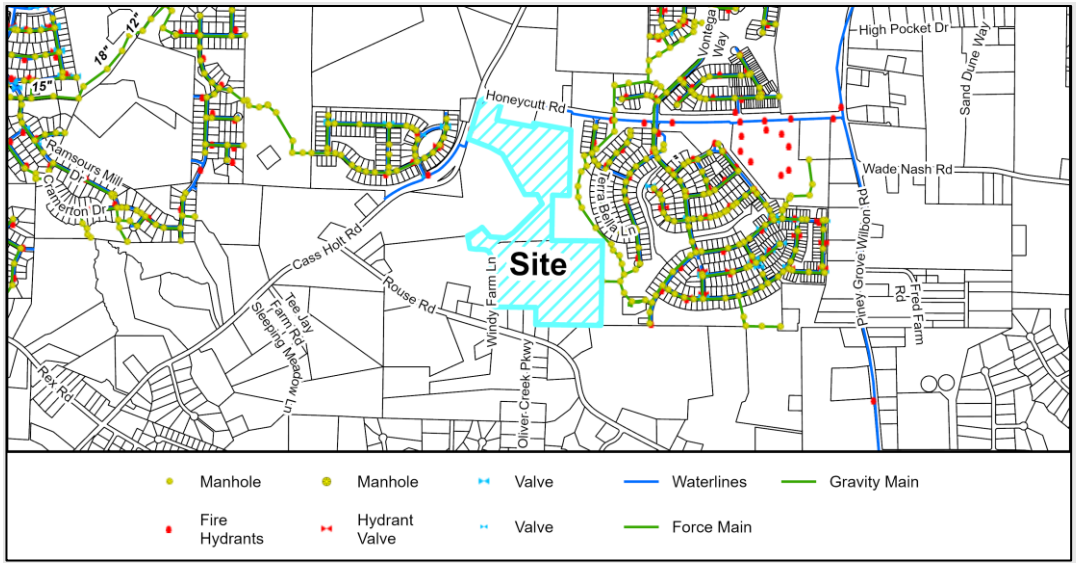
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

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:

There is existing public water infrastructure located within Honeycutt Road and Cass Holt Road along the property frontages. The project proposes to tie to and extend Town water facilities throughout the site to serve the proposed development. The waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

There is an existing public sanitary sewer stub located at the southeastern property line with Honeycutt Farms subdivision. The project proposes an extension of the gravity sewer network ultimately draining to the existing Honeycutt Farms Pump Station.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed and concluded that the existing downstream sewer infrastructure and the existing pump station have adequate capacity, and no improvements are necessary to support the development.

Reclaim:

This project is not located within the Town's Reclaimed Water Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Water Resource Management Policy Summary
This project is subject to the Water Resource Management Policy. The applicant requests Town Council deviate from the adopted policy and grant sewer allocation without committing to any Allocation Elements as required by the Policy.

Utility Allocation Summary

Priority Level: Priority Level #2
Allocation Assignment: Residential – Single Family
Allocation Requested: 34,200 GPD

Staff Determination: Per the Water Resource Management Policy, projects with direct access to existing utilities but seeking a new zoning are considered Priority Level 2 and are required to commit to two Allocation Elements to be considered for allocation by Town Council. The submitted Allocation Request does not propose any Allocation Elements in accordance with the Policy and the applicant is requesting the Town Council waive the policy for this project.

Infrastructure & Utility Staff Analysis:

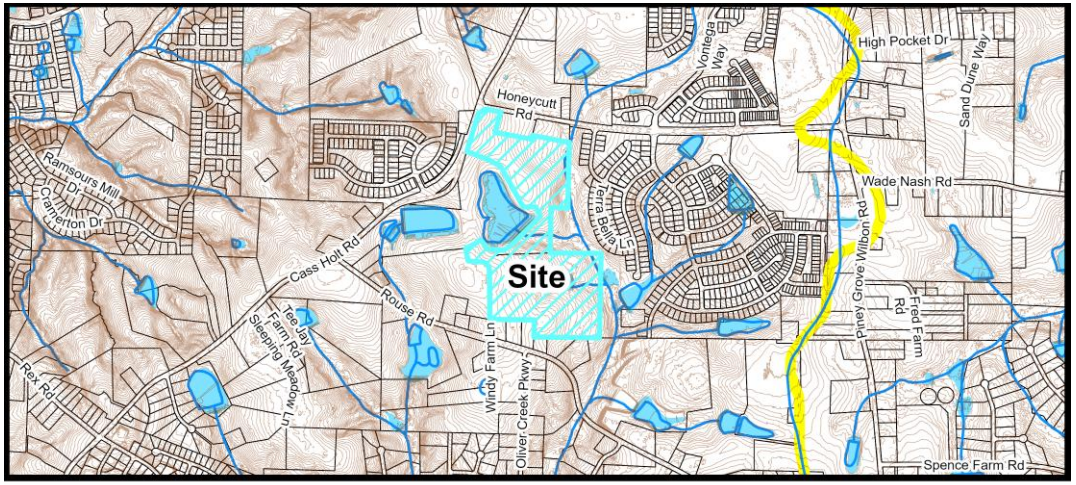
The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with the Infrastructure & Utilities Plan

The proposed extensions and improvements are consistent with the Sewer Study. However, the project does not commit to the necessary Allocation Elements required by a Priority Level 2 project and is therefore inconsistent with the Water Resource Management Policy. If the applicant were to commit to the Water Resource Management Policy's allocation elements, the staff analysis would find the application consistent.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**30% or 15.92 ac.**
Tree Preservation Area	20% or 10.61 ac.
Active Recreation Area	5% or 2.65ac.
Flexible Space	5% or 2.65 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant is proposing two separate conditional zoning districts for the site. The UDO requires the open space regulations to default to the stricter of the two zoning districts in such cases, therefore the site is subject to Neighborhood Residential zoning district open space requirements. Proposed open space includes 11.31 acres of Tree Preservation, 2.65 acres of Active Recreation, and 3.10 acres of Flexible Space, exceeding the open space requirements. There are 4 Active Recreation elements as part of the development, with different potential elements in location.

Stormwater:

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

Natural Resources & Open Space Staff Analysis:

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

The proposed Conditional Zoning District meets Town expectations and is consistent with the Comprehensive Plan's Natural Resources Plan. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features and is consistent with the Comprehensive Plan.

Conditional Zoning District Standards Information

Unified Development Ordinance

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The Conditional District allows the applicant the option of requesting this flexibility in exchange for higher quality, innovative, and sustainable development.

CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character;
2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns;
3. Development of pedestrian oriented communities; development of traditional style neighborhoods;
4. Development of communities that are visually and functionally connected to one another;
5. Protection of significant watershed areas in order to preserve water quality;
6. Creativity and imagination in the process of development;
7. Unique architecture or sustainable design;
8. Efficient, aesthetic and desirable use of open space;
9. Variety in housing types and physical development patterns; and,
10. Special considerations for property with a unique history or outstanding physical features.

Conditional Zoning District Summary

Development Standards (UDO Section 2):

Development Density	UDO Standard	Proposed Standard
NCR-CD Maximum Gross Density (Units/Acre)	8 units/acre	5 units/acre
NR-CD Maximum Gross Density (Units/Acre)	5 units/acre	5 units/acre
Maximum Units Allowed Per Dwelling Type (NR-CD and NCR-CD)	NR: 10% Min. Attached Units, 50% Max NCR: 10% Min. Attached Units, 100% Max	Total Detached Dwellings: 65 units Total Attached Dwellings: 87 units

Primary Building Setbacks	UDO Standard	Proposed Standard
NCR-CD/NR-CD Attached Dwellings	5' min, 15' max	5' min, 10' max

Minimum Lot Width at Setback Line	UDO Standard	Proposed Standard
NCR-CD/NR-CD Attached Dwelling Minimum	18'	22'

Minimum Lot Frontage for a Driveway	UDO Standard	Proposed Standard
NR-CD Lots with Front Facing Driveway	60'	50'

Additional Standards

	Proposed Standard
Residential Façade Standards	• Type 1 Materials shall constitute a minimum of 35% of the building façade. • Primary Facades will include a masonry water table along the entire front of the building. • Type 3 Materials will constitute a maximum of 10% of the façade. • Variation of elevation types, no detached dwelling with an identical façade next to or across from each other. • 12" minimum Roof overhangs on single-family dwellings. • Front-facing garages shall have carriage-style accents and windows.

Conditional Zoning District Standards Staff Analysis

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with Conditional Zoning District Standards

The split-zoning option for the site serves to provide better site design, following a more logical development pattern for the site. The property has a pinch point between a tree stand and the farm pond, which is also under a utility easement. This area creates a natural separation for two halves of the site, and it is this point where the zoning boundary is proposed. Other site considerations include tree preservation where existing tree stands are located, which formed the boundary of the current fields for the farm. Greenway connections are planned through these tree preservation areas as a low-impact amenity.

The proposed Conditional Zoning District modifies a few standards from the base UDO requirements. Those that are modified allow for a better overall project design to create a more walkable community. The maximum setback reduction from 15' for 10' for attached dwellings keeps them closer to the street and promotes a more walkable setting. The application does propose a reduction for lot width for a front facing driveway from 60' to 50' for the detached dwellings, increasing the frequency of driveways along the street in the NR-CD portion. A higher number of front-facing driveways along a street may decrease walkability, making it a less enjoyable experience.

To mitigate the negative effects of smaller lot widths, the applicant included an open space "break" in the detached dwelling area and committed to having no driveways along the main internal collector roadway. Both of these commitments will offset the possible negative impacts of the lot width reduction.

A unique aspect of the project design is the community entry along Cass Holt Road which features attached dwellings and a focal point open space oriented towards the throughfare. Bringing dwellings up to the thoroughfare frontages will activate this intersection, while providing open space for residents to be "invited" into the site.

Staff finds that the majority of the CD Design Goals have been achieved and that the development standard modifications do not create significant inconsistencies with the UDO or Design Goal expectations.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District 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	
Conditional Zoning District Standards	☒ Consistent ☐ Inconsistent

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

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

☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans
☒ Reasonable and in the Public Interest ☐ Not Reasonable and in the Public Interest

The proposed Conditional Zoning District for a NCR-CD Neighborhood Center Residential Conditional Zoning District and NR-CD Neighborhood Residential Conditional Zoning District offers an attached and detached dwelling development with a few UDO modifications while meeting several CD Design Goals. Although staff retain concerns regarding the Water Resource Management Policy and roadway improvements along Rouse Road, the application overall meets Town's land-use goals and objectives as well as other goals from the Comprehensive Plan. The Town Council is granted authority under the Water Resource Management Policy to waive the policy and will need to make such determination when considering this case. Staff's recommendation of approval is conditioned upon adherence to the Policy.

Staff Recommendation: ☒ Approve ☐ Deny

Staff recommendation for approval is conditioned upon adherence to the Water Resource Management Policy.

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: 4/24/2024
Summary of Issues: The applicant held a virtual meeting on April 24, 2024 at 5:30pm. There were 10 attendees outside of the applicant team. Topics of discussion included:

- Rezoning timeline
- Buffer Requirements
- Utility connections
- Traffic mitigation
- Rouse Road Widening
- Windy Farm Road Widening
- School Capacity

Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

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

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

Action #1: Zoning Map Amendment Plan Consistency Statement
The Planning Board must determine whether the Zoning Map Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

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

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

Option 1: Staff Recommended Plan Consistency Statement
The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

> The requested Zoning Map Amendment from RR – Rural Residential to NCR-CD Neighborhood Center Residential Conditional Zoning District and NR-CD Neighborhood Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Residential Neighborhood, and the proposed district provides various housing types with appropriate site design. The requested rezoning is reasonable and in the public interest because it meets the Town's goals, objectives, and policies of the Comprehensive Plan.

Option 2: Alternate Plan Consistency Statement
The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

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

or

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

for the following reasons:

_____

_____

_____

Option 3: Plan Consistency cannot be Determined
The Planning board is unable to agree by majority vote on whether the Zoning Map Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Zoning Map Amendment Petition Motion
The Planning Board must make a recommendation to the Town Council on the Zoning Map Amendment.

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition 24-REZ-04 to change the zoning of 53.07 acres of Wake County PINs 0647299830, 0647196094, and 0647384503 from RR – Rural Residential to NCR-CD Neighborhood Center Residential Conditional Zoning District and NR-CD Neighborhood Residential Conditional Zoning District, as submitted by Laura Holloman of McAdams, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Potential Motion Modification
Should the Planning Board make a recommendation for Approval, staff suggests the following condition be forwarded to the Town Council with the recommendation:

This motion is conditioned upon adherence to the Water Resource Management Policy.

Next Steps

Legislative Public Hearing

Anticipated Town Council Public Hearing Date: 3/18/2025

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

Town Council Decision: Legislative Decision

Legislative Decision:

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

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Office of Student Assignment
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

July 29, 2024

Chris Hills, AICP
Director, Development Services
Town of Holly Springs
Chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: 05/03/2024
- Name of development: Evans Property
- Address of rezoning: 6200 Windy Farm Lane (PINs): 0647299830, 0647384503, & 0647196094
- Total number of proposed residential units: 152 Dwelling Units
- Type(s) of residential units proposed: 65 Detached Dwelling Units and 87 Attached Dwelling Units

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

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: Laura Holloman	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-631-5000	E-Mail: holloman@mcadamsco.com
Design Professional	
Name: John Martin	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: 621 Hillsborough Street, Suite 500	
Telephone: 919-631-5000	E-Mail: jmartin@mcadamsco.com
Developer	
Name: Erica Leatham	Company: MI Homes of Raleigh, LLC
Mailing Address: 1511 Sunday Drive, Suite 100	
City, State, Zip: Raleigh, NC 27607	
Telephone: 919-233-5725	E-Mail: eleatham@mihomes.com
Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Financially Responsible Party (REQUIRED)	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Property Owner (REQUIRED)	
Name: Josephine Gay Evans (6200) and John Mark Evans (6100), Edward & Laura (6213)	Company:
Mailing Address: 6100, 6200, 6213 Windy Farm Lane	
City, State, Zip: Holly Springs, NC 27540	
Telephone:	E-Mail:

PLAN CONSISTENCY STATEMENT

Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.
You must respond to each section. Please use additional sheets as needed.

PLAN CONSISTENCY STATEMENT

In accordance with NCGS §160D-605 when adopting or rejecting any Zoning Map Amendment or UDO Text Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of a proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Please provide detailed documentation to assist the Council in making their determination.

EXECUTIVE SUMMARY

See attached

SECTION 1: LAND USE & CHARACTER

See attached

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

See attached

SECTION 3: PARKS, RECREATION

See attached

SECTION 4: COMMUNITY FACILITIES

See attached

SECTION 5: INFRASTRUCTURE & UTILITIES

See attached

SECTION 8: NATURAL RESOURCES

See attached

STATEMENT OF REASONABLENESS

See attached

PUBLIC BENEFITS STATEMENT

A written statement that demonstrates how the proposed Project provides sufficient benefits to the general public. Public benefit may include:

1. Infrastructure improvements such as improvements to existing Streets, intersections, medians, Sidewalks, greenways, sidepaths, pedestrian crossings, and public utilities.
2. Publicly accessible Open Space such as Parks and Playgrounds, dog parks, Urban Civic Spaces, Plazas, Squares, public art, and similar outdoor amenities.
3. Sustainable design and/or architecture such as adaptive reuse of existing buildings, preservation of significant on-site environmental features, on-site renewable energy generation, compliance with established standards such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, etc., or other actions that further sustainability of the project.
4. Additional public benefits not listed above may be considered by the decision-making body.

See attached

Plan Consistency Statement

Evans Property Rezoning

Executive Summary

The proposed rezoning is a solution to the significant strain the Town of Holly Springs is experiencing as a result of tremendous economic development growth as a result of expanding biopharmaceutical manufacturing and biotechnology development. The employment opportunities and quality of life the Town offers make Holly Springs a sought after place to live and work. The Town is in dire need of housing to support its growing workforce. The proposed rezoning will provide a variety of housing options to help ease the housing strain. The single family and townhome housing types will afford residents the opportunity to live near major employers, raise their families, age-in-place, and maintain neighborhood ties.

In addition, the proposed rezoning will provide residents with active recreation areas, open spaces and tree preservation connected though a pedestrian network, all adjacent to the future Cass Holt Town Park. The Future Land Use Map ("FLUM") designates the project site as Mixed-Residential Neighborhood. The FLUM description and characteristics of Mixed Residential Neighborhoods specifically call for a comprehensive and connected network of open space, gathering space, tree preservation, organized around a neighborhood-scale park. The proposed rezoning request from Rural Residential (RR) to a split zoning of Neighborhood Residential and Neighborhood Center Residential Conditional District ("NCR-CD") is consistent with this designation and provides the ideal use for this location. This allows for single-family detached to be located adjacent to existing single-family homes and townhomes to be located adjacent to Honeycutt Farms, which offers similar housing product types. The Town's Future Land Use Map contemplates a Neighborhood Center directly across Cass Holt Road from the subject property. Based upon this, the applicant submits that the split zoning of NR and NCR-CD is the ideal zoning classifications for the subject property. Neighborhood Residential protects, promotes and maintains the development of low-to medium density detached dwellings while Neighborhood Center Residential encourages a range of predominately residential types including detached and attached. Having a Neighborhood Center directly across Cass Holt Road from the subject property further justifies the NR and NCR-CD split zoning as NR seeks to create compact neighborhoods in walking and biking distance to Commercial & Mixed Use and NCR 'encourages the creation of highly walkable neighborhoods in proximity to Commercial & Mixed-Use Districts with a range of predominantly residential types including detached and attached dwellings.' As such, the split zoning is ideal for this site.

Section 1: Future Land Use and Community Character

The Town's Land Use and Character Plan implements a vision that preserves the character of the Town while embracing growth such that the quality of life for all citizens is improved and protected. The FLUM illustrates preferred development types and locations within the Town, while the Character Areas focus on shape and form, including but not limited to, site design, land use and density, all supporting the long-term goals for Holly Springs.

A. FUTURE LAND USE

The following specifically addresses Future Land use objectives this proposed rezoning will satisfy.

1) "Establish a series of pedestrian friendly neighborhoods that will enable the town to maintain a "small town" character as it grows and changes."

Over the years, the Town of Holly Springs has taken an active role in creating a framework within its UDO to ensure this character is preserved through every new development constructed. This "small town" feel can be recognized in the walkability made available through private streets and ample sidewalks within the communities and connecting to the public realm and other neighborhoods. The proposed development will have sidewalks along both sides of its streets throughout the neighborhood. In addition, future residents will enjoy the character of the area found in the active recreation areas and flex space located throughout the property. Residents will have access to the future Cass Holt Town Park adjacent to the development, increasing access to a variety of open and green spaces.

Through the Conditional District Design Guidelines, the developer is committed to providing a community that speaks to the quality and small town feel of the area. This commitment will result in a development that will exhibit the small-town charm the Town expects to preserve for years to come.

The proposed NR/NCR-CD zoning districts are described in Section 2.1.1 of the UDO to be districts that encourages highly walkable neighborhoods with residential uses designed to be compact in form and utilize a connected street and open space network. The proposed development satisfies these expectations as it offers a mix of single-family and townhome products that will expand housing choices for a variety of income levels allowing residents to grow and age within their own neighborhood, maintaining strong neighborhood ties. In addition, residents will enjoy living in close proximity to the future Cass Holt Town Park.

The proposed development complements the surrounding uses and encourages connectivity to the public realm and other neighborhoods. Residents will enjoy the character of the area while enjoying the development's active recreation areas, flex space areas, and preservation of the natural environment. Finally, as noted, the development will be located across from a future Neighborhood Center.

2) "Ensure that new housing is appropriate in type, location and density to minimize environmental impacts and maintain community character."

The project area is currently zoned Rural Residential (RR). Allowing the rezoning to NR/NCR-CD will allow for much-needed housing to support the Town's growing population and workforce. The proposed rezoning will provide a mix of single family and townhomes allowing residents to age in place, while preserving the natural environment and keeping with the character of the area. The FLUM designates this area as a Mixed-Residential Neighborhood for which the proposed NR/NCR-CD rezoning is consistent according to Table 2.1 Zoning – Future Land Use Designations in the Town's Unified Development Ordinance, ("UDO"). The proposed use will provide a neighborhood that is complimentary to the existing community character by delivering a community that embraces the long-term vision for the Town, all while being within walking distance to the future Cass Holt Town Park and located across from a future Neighborhood Center..

3) "Accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums, and apartments."

The proposed rezoning consists of both townhomes and single-family dwellings that will provide a mix of housing product types, allowing residents to grow and age in place and support the Town's growing workforce. These housing types present a much-needed housing product, which is a goal of the Comprehensive plan. This goal is also mentioned in the Executive Summary above.

4) "Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively."

Sprawl, often characterized by non-connected low-density zoning that results in greater construction costs of both road and utility infrastructure is not the character of the proposed development. This proposed development is intended to provide a cohesive 21st century residential neighborhood that will be located near the Honeycutt Farms subdivision and across from a future Neighborhood Center.. This development will provide internal connectivity to existing and future development, reducing the impacts of sprawl through density and design.

B. COMMUNITY CHARACTER

The following specifically addresses Community Character objectives this proposed rezoning will satisfy.:

1) "To accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums and apartments."

The proposed development will provide much needed housing for the Town and include a variety of townhomes and single-family housing types targeted toward professionals, young families, and empty nesters. The development will also include active recreation and flex space areas for residents to enjoy.

2) "To preserve and protect, where appropriate, agricultural land, green space, woodland and the natural environment."

The proposed development provides for preservation of stream and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town's tree protection ordinance.
The proposed rezoning request meets both the current and proposed long term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods, retail and services, and the future Cass Holt Town Park, makes this residential development at the proposed density a welcomed part of Holly Springs.

Section 2: Transportation /Comprehensive Transportation Plan

As growth occurs, the traffic impact becomes more and more critical. The Town's engineering department and the NCDOT work together to investigate potential traffic impacts through a Traffic Impact Analysis. The CTP endeavors to balance land use and effective transportation within the Town. The proposed rezoning is consistent with these Transportation plans and will provide right-of-way dedication and frontage improvements for Cass Holt and Honeycutt Roads, and connection to Rouse Road. The plan proposes internal streets with sidewalks on both sides and a 10' Side Path along the spine road that connects Rouse Road to Cass Holt Road, which provides a walkable, connected, and expanded pedestrian network. Further, the developer agrees to design and construct the mitigation improvements set forth in the TIA and transportation mitigation agreement, as well as provide access stubs to adjacent properties as required by the UDO. Further, the developer agrees to design and construct the mitigation improvements set forth in the TIA and transportation mitigation agreement, as well as provide access stubs to adjacent properties as required by the UDO.

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

The purpose of the Parks & Recreation Master Plan is to focus on the importance of providing open space and active opportunities for all Town residents. The Master Plan provides guidance on the following Comprehensive Plan objectives:

1) "To physically unite the Town by connecting existing trails, sidewalks, and open spaces."

The proposed development will contribute to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, amenity areas, and the future Cass Holt Town Park.

Section 4: Community Facilities

Community facilities focuses on the need for increased demand for public services as the Town experiences growth. Community facilities include fire, police, EMS, and public schools. The Comprehensive Plan addresses several objectives, and this rezoning request achieves the following Comprehensive Plan objectives:

1) "Inform developers when proposing new subdivisions – of the need for residents' access to

community facilities and the importance to plan appropriately to enable this access."
The development is designed with natural preservation, active recreation areas and flex spaces throughout the development for residents to enjoy. In addition, the developer also plans for community facilities such as police, fire, and EMS when designing development. Interior streets are required to accommodate the largest emergency response vehicle. Staff reviews the submittal to ensure that the vehicle can safety maneuver through all access points and amenity parking areas. Further, Wake County Public Schools require all proposed residential development to submit a residential notification form that outlines the number of units and the year breakdown that they will be completed.

Section 5: Infrastructure and Utilities

The Comprehensive Plan endeavors to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications, etc. with respect to new development will adequately handle new growth. This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Provide infrastructure to meet the needs of residents and development while protecting the environment."

The proposed development will extend public utilities to the site.
The developer agrees to design and construct the mitigation improvements set forth in the sewer study, as well as provide water and sewer stubs to adjacent properties as required by the UDO. In addition, it is noted that a fire flow analysis is required at Major Subdivision plan. With respect to the Town's Water Resources Management Policy, the proposed development includes key public infrastructure improvements, including the proposed greenway. Along with the preservation of existing environmentally sensitive areas, the proposed development satisfies the spirit and intent of the Policy. As noted in Section 3.1 of the UDO, the Town Council reserves the right to deviate from the Policy at its sole discretion. Based upon this authority and consistent with the developer agreement that is provided, the applicant requests that the Council use its authority to deviate and approve the allocation of utilities necessary to support the development.

Section 6: Natural Resources

The Town is challenged with finding a balance between preserving the natural environment and the development of the Town's future. This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Balance development with conservation."

The Town uses several tools throughout the development process to ensure this balance has been thoughtfully approached in the protection of streams and environmental features and a newly adopted tree protection ordinance. The proposed development provides for preservation of stream and perimeter buffers along with surrounding open space that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town's tree protection ordinance.

Zoning Compatibility Statement

The Town has experienced consistent growth, including a number of new residential subdivisions. The Town staff and officials have worked diligently to ensure that this residential growth grows at a rate that is appropriate for the surrounding area with a specific focus on density.

The proposed project that is the subject of this rezoning request is currently zoned Rural Residential (RR). An RR district is not expected to be supported with public water and sewer in the short-term and may accommodate very low-density residential land use and should be located near the periphery of the jurisdictional boundary which is not expected to develop in the near future. The Future Land Use Map designates this property as Mixed Neighborhood Residential. Rezoning of this property to Neighborhood Residential (NR)/Neighborhood Center Residential-Conditional District ("NCR-CD") will provide a much-needed mix of single family and townhomes to support the growing population and workforce, while preserving the natural environment and creating active recreation and flex areas for future residents to enjoy. Because the development is near the future Cass Holt Town Park and the Neighborhood Center directly across Cass Holt the pedestrian-friendly neighborhood with a mix of housing products, creates a desirable community that accommodates existing and future residents.

This rezoning request creates a neighborhood that accounts for environmental protection and preservation while creating a community that will provide much needed housing, active recreation amenities and multimodal connectivity. This neighborhood would be a welcomed part of Holly Springs.

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner;

Form will be submitted and Owner(s) notified when Public Hearing date is set

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID No.: _____

and PIN: _____

located at: _____

Existing Zoning District: _____

Proposed Zoning District: _____

The public hearing before the Holly Springs Town Council on the matter will be heard on _____(date) at 7:00 PM.

Additional information can be obtained by contacting Holly Springs Development Services Planning Division at (919)557-3111 or email DSIntake@hollyspringsnc.gov.

Thank you,

_____ _____

Applicant Signature Date

Applicant Printed Name: _____

Company: _____

Mailing Address: _____

Telephone Number: _____

E-Mail: _____

see attached

AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared _____ 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:

and does hereby authorize _____to act

(name of representative/applicant)

on their behalf as their agent with regard to the processing of said Development Project.

_____

Signature of Owner

Print Name
Address
City, State, Zip

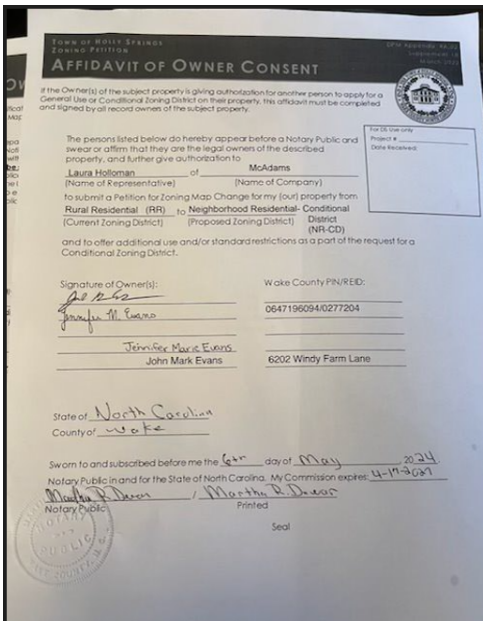
Sworn to or affirmed and subscribed before me this _____ day of _____, 20_____.

NOTARY PUBLIC:

_____ (Official Seal)
Official Signature of Notary

_____, Notary Public
Print Name

My commission expires: _____



Town of Holly Springs
Zoning Petition

Affidavit of Owner Consent

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

For DS Use only
Project #
Date Received:

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

Laura Holloman of McAdams
(Name of Representative) (Name of Company)

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

Rural Residential (RR) to Neighborhood Residential- Conditional District (NR-CD)
(Current Zoning District) (Proposed Zoning District)

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

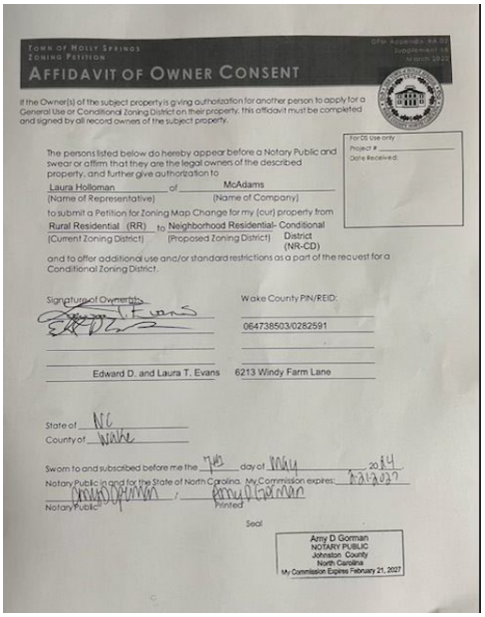
Signature of Owner(s):	Wake County PIN/REID:
[signature]	0647196094/0277204
Jennifer M. Evans	
Jennifer Marie Evans	
John Mark Evans	6202 Windy Farm Lane

State of North Carolina
County of Wake

Sworn to and subscribed before me the 6th day of May 2024.
Notary Public in and for the State of North Carolina. My Commission expires: 4-17-2027

[signature] / Martha R. Dewar
Notary Public Printed

Seal



TOWN OF HOLLY SPRINGS
ZONING PETITION

AFFIDAVIT OF OWNER CONSENT

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

For DS Use only
Project #:
Date Received:

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

Laura Holloman (Name of Representative) of McAdams (Name of Company)

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

Rural Residential (RR) (Current Zoning District) to Neighborhood Residential- Conditional District (NR-CD) (Proposed Zoning District)

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

Signature of Owner(s)

Wake County PIN/REID:

06473850 3/0282591

Edward D. and Laura T. Evans

6213 Windy Farm Lane

State of NC
County of Wake

Sworn to and subscribed before me the 7th day of May 2024

Notary Public in and for the State of North Carolina. My Commission expires: 2/21/2027

Notary Public

Amy D Gorman

Printed

Seal

Amy D Gorman
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires February 21, 2027

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.02
Supplement 18
March 2022

AFFIDAVIT OF OWNER CONSENT

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

For DS Use only
Project # _____
Date Received:

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

Laura Holloman (Name of Representative) of McAdams (Name of Company)

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

Rural Residential (RR) (Current Zoning District) to Neighborhood Residential- Conditional District (NR-CD) (Proposed Zoning District)

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

Signature of Owner(s):	Wake County PIN/REID:
Josephine Gay Evans	0647299830/0021150
Josephine Gay Evans,	6200 Windy Farm Lane

State of North Carolina
County of Wake

Sworn to and subscribed before me the 3rd day of May, 2021.
Notary Public in and for the State of North Carolina. My Commission expires: 3rd November, 2026

Notary Public / James Harris Printed

JAMES HARRIS NOTARY PUBLIC WAKE COUNTY, NC Seal

see attached

AFFIDAVIT OF OWNER NOTIFICATION

The following Affidavit of owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for the property(s) they do not own at the time of the petition submission.

This form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

AFFIDAVIT

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID: _____ and PIN: _____ was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

_____

Signature of Applicant

<Print Name>

<Entity Name>

<Address>

<City, State Zip>

Sworn to or affirmed and subscribed before me this _____ day of _____, 20_____.

NOTARY PUBLIC:

_____ (Official Seal)
Official Signature of Notary

_____, Notary Public
Print Name

My commission expires: _____

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.02
Supplement 18
March 2023

AFFIDAVIT OF OWNER NOTIFICATION

The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only
Project # _____
Date Received:

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0021150 and PIN 0647299830 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 3 day of May, 2024.

Applicant Signature Josephine Gay Evans

Printed name of Applicant Josephine Gay Evans

6200 Windy Farm Ln

NOTARY STATEMENT

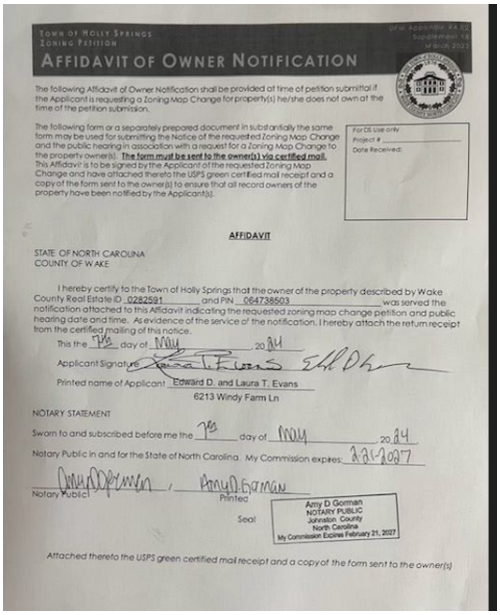
Sworn to and subscribed before me the 3rd day of May, 2024.

Notary Public in and for the State of North Carolina. My Commission expires: 3rd November, 2026

Notary Public / James Harris Printed

Seal

JAMES HARRIS NOTARY PUBLIC WAKE COUNTY, NC



TOWN OF HOLLY SPRINGS
ZONING PETITION

AFFIDAVIT OF OWNER NOTIFICATION

The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

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For DS Use only
Project #:
Date Received:

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0282591 and PIN 064738503 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 7th day of May 2024

Applicant Signature

Printed name of Applicant Edward D. and Laura T. Evans

6213 Windy Farm Ln

NOTARY STATEMENT

Sworn to and subscribed before me the 7th day of May 2024

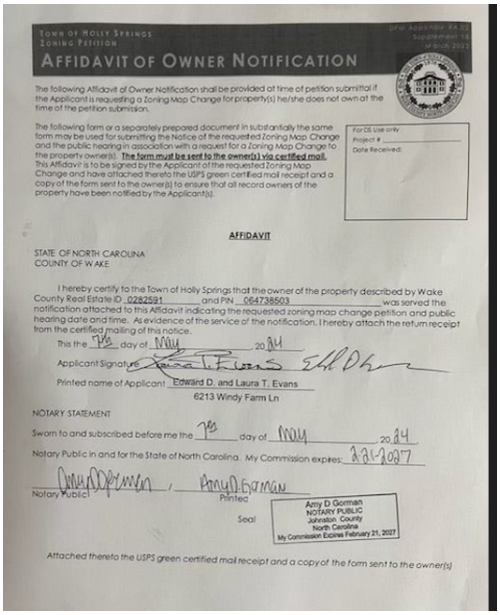
Notary Public in and for the State of North Carolina. My Commission expires: 2/21/2027

Notary Public, Printed

Seal

Amy D Gorman
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires February 21, 2027

Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)



TOWN OF HOLLY SPRINGS
ZONING PETITION

AFFIDAVIT OF OWNER NOTIFICATION

The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only
Project #:
Date Received:

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0282591 and PIN 064738503 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 7th day of May 2024

Applicant Signature

Printed name of Applicant Edward D. and Laura T. Evans

6213 Windy Farm Ln

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NEIGHBORHOOD MEETING REPORT

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

☒ Neighborhood Meeting Date: April 24, 2024
Time: 5:30 p.m.
Location: Zoom (virtual)

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

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

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

☒ Date of Notification Mailing: April 12, 2024

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

Summary of Issues:
See attached - Discussion Summary

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) Date

Sarah Van Every Digitally signed by Sarah Van Every DN: C=US + CN=Sarah Van Every + E=" vanevery@mcadamsco.com" Date: 2024.05.03 06:21:50-04'00'

MORNINGSTAR LAW GROUP

Jason Barron | Partner
421 Fayetteville Street | Suite 530
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: April 12, 2024

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Cass Holt Road between Rouse Rd. and Honeycutt Rd. Parcel Identification Numbers (PINs) include 0647299830, 0647384503, and 0647196094 (the "Property"). The Property is approximately 53.07 acres, depicted on the attached Context Map.

We are counsel for M/I Homes which is considering rezoning the above-captioned Property in the Town of Holly Springs, (the "Town"). Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property.

The purpose of the rezoning is to facilitate the development of a single family and townhome community. The Conditional District Master Plan enclosed herewith provides the overall concept associated with this proposed community. Currently, the Property is zoned Rural Residential (RR). We are contemplating rezoning the Property to Neighborhood Residential Conditional District (NR-CD).

We will hold a virtual neighborhood meeting on **Wednesday, April 24, 2024**, **5:30 p.m. – 6:30 p.m.** via Zoom to discuss the rezoning. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed rezoning and share comments and questions they may have .

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map

Honeycutt Rd
Kephart Way
Rider Race Bnd
Alintree Ave
Alintree Ave
Cass Holt Rd
Serenata Dr
Headrick Rd
Condra Rd
Otis Way
Southerland Shire Ln
Headrick Rd
Cass Holt Rd
Rouse Rd
Buckhorn Creek
Ressler St
Rouse Rd

How to Participate in the April 24, 2024 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/04242024 to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)
    - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
    - To participate by phone,
    - Dial one of the following numbers:
        - +1 929 436 2866
        - +1 301 715 8592
        - +1 305 224 1968
        - +1 312 626 6799
        - +1 646 931 3860
        - +1 719 359 4580
        - +1 253 205 0468
        - +1 253 215 8782
        - +1 346 248 7799
        - +1 360 209 5623

    REGISTRATION QR CODE

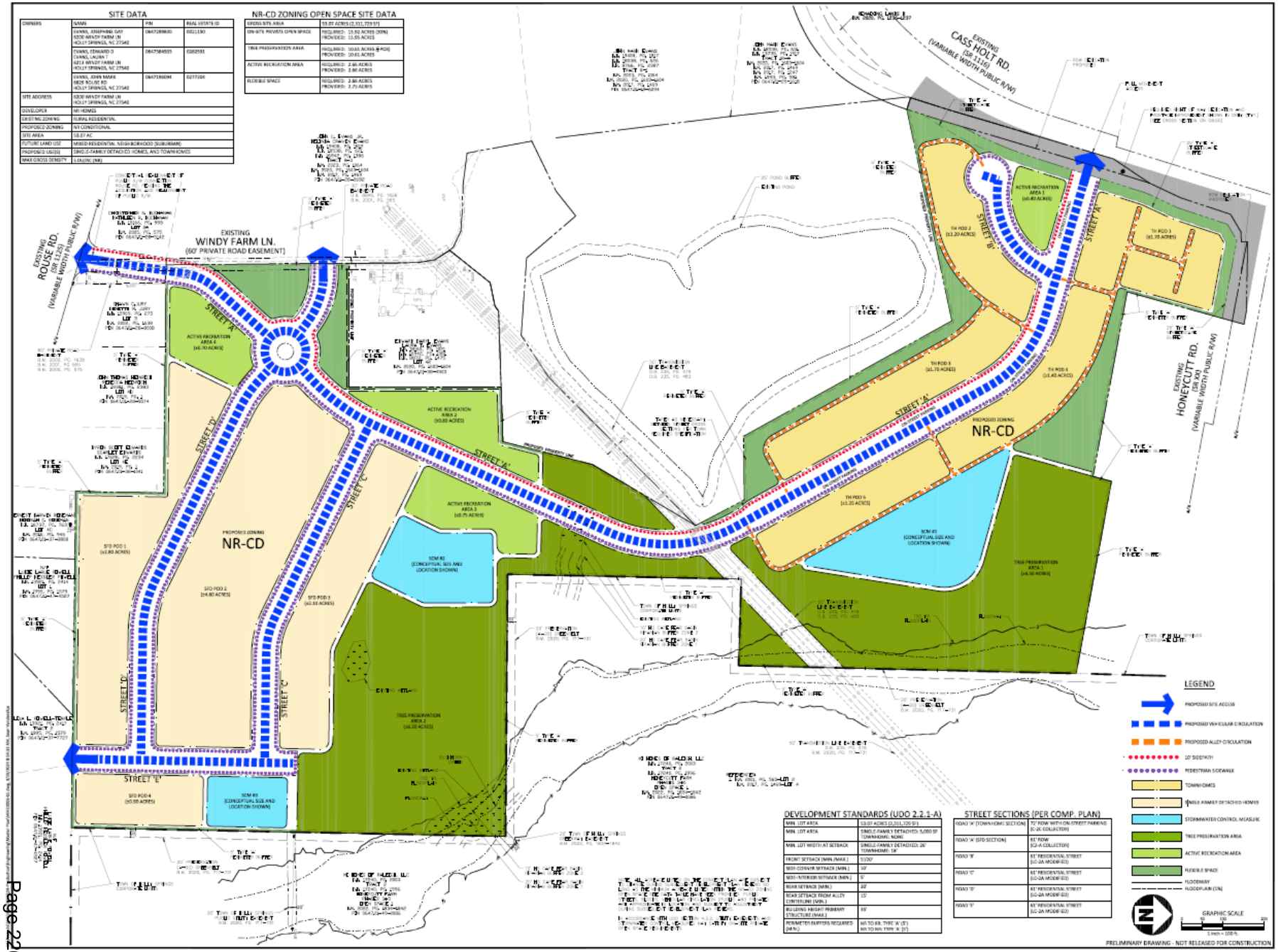
    - Webinar ID: 864 1529 1332
    - Passcode: 024124
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0366** or email **tshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **tshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **tshapiro@morningstarlawgroup.com**.



SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	EVANS, JOSEPHINE GAY 6200 WINDY FARM LN HOLLY SPRINGS, NC 27540	0647298680	0211130
	EVANS, EDWARD D EVANS, LAURA T 6213 WINDY FARM LN HOLLY SPRINGS, NC 27540	0647384935	0282581
	EVANS, JOHN MARK 6828 BOLSE RD HOLLY SPRINGS, NC 27540	0647186694	0277204
SITE ADDRESS	6200 WINDY FARM LN HOLLY SPRINGS, NC 27540		
DEVELOPER	MI HOMES		
EXISTING ZONING	RURAL RESIDENTIAL		
PROPOSED ZONING	NR CONDITIONAL		
SITE AREA	53.07 AC		
FUTURE LAND USE	MIXED RESIDENTIAL, NEIGHBORHOOD (SUBURBAN)		
PROPOSED LU(S)	SINGLE-FAMILY DETACHED HOMES, AND TOWNHOMES		
MAX GROSS DENSITY	5 DU/AC (NR)		

NR-CD ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
ON-SITE PRIVATE OPEN SPACE	REQUIRED: 15.92 ACRES (30%) PROVIDED: 15.95 ACRES
TREE PRESERVATION AREA	REQUIRED: 10.61 ACRES (@ POS) PROVIDED: 10.61 ACRES
ACTIVE RECREATION AREA	REQUIRED: 2.66 ACRES PROVIDED: 2.66 ACRES
FLEXIBLE SPACE	REQUIRED: 2.66 ACRES PROVIDED: 2.71 ACRES

DEVELOPMENT STANDARDS (UDO 2.2.1-A)

MIN. LOT AREA	53.07 ACRES (2,311,729 SF)
MIN. LOT AREA	SINGLE-FAMILY DETACHED: 5,000 SF TOWNHOME: NONE
MIN. LOT WIDTH AT SETBACK	SINGLE-FAMILY DETACHED: 20' TOWNHOME: 16'
FRONT SETBACK (MIN./MAX.)	5'/20'
SIDE-CORNER SETBACK (MIN.)	10'
SIDE-INTERIOR SETBACK (MIN.)	5'
REAR SETBACK (MIN.)	20'
REAR SETBACK FROM ALLEY CENTERLINE (MIN.)	15'
BUILDING HEIGHT PRIMARY STRUCTURE (MAX.)	65'
PERIMETER BUFFERS REQUIRED (MIN.)	NA TO RR, TYPE 'A' (5') NA TO RR, TYPE 'A' (5')

STREET SECTIONS (PER COMP. PLAN)

RDAD 'A' (TOWN HOME SECTION)	72' ROW WITH ON-STREET PARKING (U-2C COLLECTOR)
RDAD 'A' (SFD SECTION)	61' ROW (C2-A COLLECTOR)
RDAD 'B'	61' RESIDENTIAL STREET (LC-2A MODIFIED)
RDAD 'C'	61' RESIDENTIAL STREET (LC-2A MODIFIED)
RDAD 'D'	61' RESIDENTIAL STREET (LC-2A MODIFIED)
RDAD 'E'	61' RESIDENTIAL STREET (LC-2A MODIFIED)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27606
PHONE: 919.233.5725

EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	MM-23006
FILENAME	MM23006-S1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

CONCEPT PLAN
C2.00

EVANS PROPERTY NEIGHBORHOOD MEETING MAILING LIST

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
HOLT, MARY C	6116 CASS HOLT RD	HOLLY SPRINGS NC 27540-9758	
MCIVER, NARVIE H HEIRS	6816 ROUSE RD	HOLLY SPRINGS NC 27540-9535	
CHADALAVADA, SHASIDHAR GUMMADI, SRIRAMYA	100 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
VYAS, SHAILESH PAREEK, SONIA	100 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
TIMILSINA, MANOJ ADHIKARI, SAPANA	101 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
SATYA, ARAVIND BABU VEJAN BALASUNDARAM, SUGANYA	104 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
YOUNG, ROBERT EUGENE YOUNG, ANGELA STOEHR	104 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
LINGALA, SWETHA LINGALA, PRUDHVIDHAR	105 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
SHILPAKAR, SAROJ NYACHHYON, SHELISTA	105 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
JAISWAL, PIYUSH JAISWAL, SWATI	108 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
ULLIKANTI, BALAKRISHNA REDDY	108 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
ALLA, CHAITANYA KIRAN POLAREDDY, SINDUSHA	109 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
SANUGOMULA, SANDEEPKUMAR REDDY BYREDDY, RASHMITHA	109 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
KIRAN PICHIKA, NAGA TRINADH LAKSHMI PICHIKA, PRIYA DIMPLE SRI	112 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
GLENNON, GERRY EDWARD	112 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5842	
KANDIMALLA, SRISAITEJA KADIYALA, SRAVANI	113 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
KOGANTI, KRISHNA KUMAR EDARA, MAHITHA	116 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
YEDLA, HIMABINDU PAILI, ACHYUTHA SIVARAM	116 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5842	

ORSINI, EFRAIN JR ORSINI, DANIELLE MARTINO	120 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
ERUKULLA, SUMITH	128 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
PREBLE, JEFFEREY ALAN PREBLE, KACY SUE	129 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
KOTTAI, AJI KOTTAI, SHEFEENA AJMEL	133 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
THAKUR, RAGHAVENDER S THAKUR, SUNAINA S	200 BREEDERS CUP WAY	HOLLY SPRINGS NC 27540-4989	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
GURUNG, KAMAL KUMAR GURUNG, KAJAL	200 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
HEDGEPETH, BRYAN ANDREA HEDGEPETH, YU SHYUAN CHENG	201 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
POTHUMANCHI, SANDHYA RANI	204 BREEDERS CUP WAY	HOLLY SPRINGS NC 27540-4989	
TIWARI, VANDANA SUJEET TIWARI, SUJEET KUMAR	204 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
PALANIAPPAN, ANANDAVALLIAPPAN VALLIAPPAN	205 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
MANGALAPURU, ANUSHA MEDA, VISHNUVARDHAN REDDY	208 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
GAJULA, ARAVIND KONDAPALLI, LAKSHMI SARANYA	209 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
JAKKA, ROHIT VENKATESH, AISHWARYA	212 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
YELCHURI, VENKATA DINESH KUMAR	213 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
AMBATI, NARENDAR REKIREDDY, JYOTHSNA	216 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
NALLA, RAVINDAR REDDY TRUSTEE VANGA, USHARANI TRUSTEE	216 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
SHARMA, KRITAGYA	217 AINTREE AVE	HOLLY SPRINGS NC 27540-4984	

SHESHADRI, MYSORE SRINIVASA SHESHADRI, SUMATHI	217 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
MALLIPEDDI, GOWTAM KUMAR GANTA, SINDHU RAO	220 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
KIZHAKKETHARA, ABHILASH HARIDAS, PRAVEENA	220 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
PUN, MADAN TRUSTEE MAGAR, JAYANTI TRUSTEE	221 AINTREE AVE	HOLLY SPRINGS NC 27540-4984	
SPADEA, DAVID SPADEA, CRISTINA	221 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
MADANU, JOHN BALUMURI, UDAYA	224 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
MUNUKOTI, JAGADEESH PAVAN	224 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
KHADKA, SABIN THAPA-CHHETRI, NITA	225 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
ALI, MUNTASIR M UZZAMAN, RIZWANA RAFIQ	225 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
GOKARAJU, BHASKARA RAJU INDUKURI, HARITHA	228 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
BOLLINA, VAMSIKRISHNA	228 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
FONT, CHRISTOPHER JON FONT, LAURA CHRISTINE	229 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
PADIA, ROBBY KIRIT PADIA, NIHARIKA PRAVIN	229 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
KURUVALLA, SUMANTH MALEY, ALEKHYA	232 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
MUKTHAVARAM, NARESH KUMAR TADURU, SOUJANYA	232 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
HUTTENHOFF, RYAN C HUTTENHOFF, AMY	233 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
GOLLA, NARESH DOMMATI, DIVYA	233 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
KATTA, VAMSHI KRISHNA BOBBA, MANIDEEPIKA	236 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
BOYLAN, PATRICK	240 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
RIPPERGER, BRIAN RIPPERGER, LAURIE	244 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
JANGAMA, SUMAN RAO BOINAPALLI, VENILA	248 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
THATIPARTHI, SAI GNAPIKA KOKKANDLA, VENKATA BHARATH KUMAR	252 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	

NAMELEGUNDLA, NARASA REDDY SUZZALA TANGUTURI, LAKSHMI DEVI	256 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
MEADOWS, JOSHUA TROLINGER-MEADOWS, KIMBERLY	260 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
GANGADHARAN, PRAVEEN KUMAR THAIPARAMBATH KUMAR, DEEPTHI PRAVEEN	301 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
SOSA, YALITZA SOSA, HENRY	301 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
APPAM CHENNARAYA PANDA, ARHANT	305 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
BERGER, ANGEL LYNN STEINKELLNER, KEITH MICHAEL	305 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
CHEDATI, MATTA GINNA, REKHA	308 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
CHIRANGATTU, MANEESH UNKNOWN, REVATHI	309 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
GANTI, VENKATA SURYA JONNALAGADDA, JYOTHIRMAIDEVI	309 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
GANESH, KRISHNA KUMAR RAMALEKSHMI, NISHA RAMACHANDRAN	312 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
KAMTHE, AMOL DORGE, NALINI MUKUND	313 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
MUNOZ, ALEJANDRO MUNOZ, GENEVA NOELLE	313 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
SUBBAIAH, SUBASHINI RAMAMOORTHY, JEGADEESH	316 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
GODTHI, LAXMAN	317 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
SHAIK, MANSOOR BABA VOOTLA, SINDHU MADHURI	317 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
CHAUHAN, MANEESH CHAUHAN, MONA	321 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
EDWARDS, JAMES PETER LAPORTE-EDWARDS, JOELY	321 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
ILLINDALA, SINDHURA KONDAPALLI, RAJENDRA	325 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
GUNASEKARAN, RAJESH	329 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
PATTABI, SURENDRA KUMAR METHAL, SREEREKHA NAIKANARI	333 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	

VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
SHAIK, ASHIK IMRAN ARUBA, RABIYA	401 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
BELL, KEVIN T PETERSEN, KATHERINE G	405 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
PAPPUGARU, MAHESH REDDY	409 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
TUMATI, VAMSI KRISHNA GINJUPALLI, SRAVANTHI	413 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
PATTANASHETTI, PRASHANT DOLLI, POOJA	417 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
VELLAIYAN, SUBRAMANIAN VISVANATHAN, MEENA KASI	421 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
SURAMPUDI, VINDHYA RANI GANDIKOTA, MADHUSUDAN	501 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
MENON, VIJAY E MENON, SHOBHA V	504 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
MADINENI, ANUSHA GOLLA, RAMAKRISHNA	505 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
TURANO, SHETAL CHAWLA TURANO, DAVID WILLIAM	508 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
VERMA, RAVIKUMAR VERMA, PRITI	509 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
SUBBARAJ, RAVISANKAR ANANDARAM, JAYASHUDHA ANAND	513 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
SINGH, SAKUN MAHARJAN, SAMEER	517 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
MAHAJAN, CHETAN VIKRAM MAHAJAN, PRIYANKA CHETAN	521 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
DEWAR, EVELYN B	C/O BENTON DEWAR	5920 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9517
BRYANT, LARRY P BRYANT, JOY ANN GURTNER	PO BOX 66	FUQUAY VARINA NC 27526-0066	
VANCE, ROBERT L VANCE, BRENDA D	5808 CASS HOLT RD	HOLLY SPRINGS NC 27540-9757	
DAVIS, JAMES HENRY DAVIS, ANNIS H	5900 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9517	
DEWAR, BENTON WADE DEWAR, MARTHA R	5920 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9517	
DEWAR, BENTON W DEWAR, MARTHA	5920 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9517	
GRAF, ERIC GRAF, CARMEN M	5933 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9522	
HOLT, JOEL PATRICK	5524 PRESCOTT DOWNS DR	FUQUAY VARINA NC 27526-7307	
HOLT, JOEL PATRICK	5524 PRESCOTT DOWNS DR	FUQUAY VARINA NC 27526-7307	
EVANS, JOHN MARK	6829 ROUSE RD	HOLLY SPRINGS NC 27540-9536	

MCIVER, LESLIE E MCIVER, CHRISTINA M	6308 WINDY FARM LN	HOLLY SPRINGS NC 27540-7240	
HOLT, MARY C	6116 CASS HOLT RD	HOLLY SPRINGS NC 27540-9758	
EVANS, JOSEPHINE GAY	6200 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
EVANS, JOHN MARK	6829 ROUSE RD	HOLLY SPRINGS NC 27540-9536	
EVANS, EDWARD D EVANS, LAURA T	6213 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
EVANS, JOHN C JR EVANS, BELINDA CRAVEN	6229 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
BUCHANAN, CHRISTOPHER N BUCHANAN, KATHLEEN R	6236 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
JURY, SHAWN C JURY, DENETTE M	6237 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
MCIVER, LESLIE E MCIVER, CHRISTINA M	6308 WINDY FARM LN	HOLLY SPRINGS NC 27540-7240	
WILLIAMS, MICHAEL P WILLIAMS, MANDY G	6709 ROUSE RD	HOLLY SPRINGS NC 27540-9534	
GENIESSE, JOEL M GENIESSE, KATIE P	6713 ROUSE RD	HOLLY SPRINGS NC 27540-9534	
POWELL, JAMES REGINALD POWELL, ANDREA HELTON	6717 ROUSE RD	HOLLY SPRINGS NC 27540-9534	
ROWELL, RUDY V	6800 ROUSE RD	HOLLY SPRINGS NC 27540-9535	
POINDEXTER, JOHN RUSSELL DAVIS, RAVEN A	6229 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
BLACK, WHITNEY BUCHANAN, KATHLEEN	6817 ROUSE RD	HOLLY SPRINGS NC 27540-9536	
MCIVER, LESLIE E MCIVER, CHRISTINA M	6308 WINDY FARM LN	HOLLY SPRINGS NC 27540-7240	
MCIVER, LEIGH ANN	6908 ROUSE RD	HOLLY SPRINGS NC 27540-9537	
HEINRICH, JOHN THOMAS HEINRICH, REBECCA	6913 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
EDWARDS, BYRON SCOTT EDWARDS, SCARLET	6921 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
ROSEMAN, ERNEST DARWIN ROSEMAN, DEBORAH C	6925 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
SOUTHERLAND, RICHARD L SOUTHERLAND, ERNESTINE	6928 ROUSE RD	HOLLY SPRINGS NC 27540-9585	
POWELL-TEMPLE, LISA L	7009 ROUSE RD	HOLLY SPRINGS NC 27540-9540	
POWELL, LUDIE LARUE POWELL, PHILIP KESSLER	7036 ROUSE RD	HOLLY SPRINGS NC 27540-9539	
TOWN OF HOLLY SPRINGS	PO BOX 8	HOLLY SPRINGS NC 27540-0008	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
CURRENT OCCUPANT	101 BREEDERS CUP WAY	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	101 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540	

CURRENT OCCUPANT	101 OBSTACLE AVE	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	103 BREEDERS CUP WAY	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	113 SERENATA DR	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	120 TERRA BELLA LN	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	124 SERENATA DR	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	130 SERENATA DR	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	133 TERRA BELLA LN	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	200 SERENATA DR	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	201 OBSTACLE AVE	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	201 SERENATA DR	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	203 BREEDERS CUP WAY	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	237 TERRA BELLA LN	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	337 AINTREE AVE	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	400 AINTREE AVE	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	529 AINTREE AVE	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	5629 CASS HOLT RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	5716 CASS HOLT RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	5929 HONEYCUTT RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6008 CASS HOLT RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6024 CASS HOLT RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6100 WINDY FARM LN	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6105 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6202 WINDY FARM LN	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6813 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6850 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	7051 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	812 RESSLER ST	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	820 RESSLER ST	HOLLY SPRINGS NC 27540	
TOWN OF HOLLY SPRINGS	PLANNING AND ZONING	128 S MAIN ST #8	HOLLY SPRINGS NC 27540

NEIGHBORHOOD MEETING ATTENDEES

APPLICANT REPRESENTATIVES		
Name	**Email**	**Organization**
Leticia Shapiro	tshapiro@morningstarlawgroup.com	Morningstar Law Group
Erica Leatham	eleatham@mihomes.com	MI Homes
Jason Barron	jbarron@morningstarlawgroup.com	Morningstar Law Group
Kate Murdoch	murdoch@mcadamsco.com	McAdams
Laura Holloman	Holloman@mcadamsco.com	McAdams
Tyler Probst	probst@mcadamsco.com	McAdams
Matthew Spivey	mspivey@mihomes.com	MI Homes
ONLINE ATTENDEES		
Name	**Email**	**Address**
Brenda and Bob Vance	vanceb@meredith.edu	5808 Cass Holt Rd
Darwin Roseman	edr1972wfu@gmail.com	6925 Rouse Rd
Edward Evans	Solemn13@gmail.com	6213 Windy Farm Rd
Ernestine Southerland	Hr94150e@gmail.com	6926 Rouse Rd
Henry Sosa	hsosaus@gmail.com	301 Southerland Shire Ln
Kira Parker	kparker@mihomes.com	
Laura Vance	livance@me.com	
Leslie McIver	lemac1480@yahoo.com	6308 Windy Farm Ln
Naresh Kumar Mukthavaram	mukthavaram@gmail.com	232 Terra Bella Ln
Scarlet Edwards	Edwards.scarlet@gmail.com	6921 Rouse Rd

6200 Windy Farm Road (Evans Property)
Neighborhood Meeting April 24, 2024

The applicant presented the overall plan for development including the conditional district master plan that is being submitted with the Town. Additionally, the applicant provided a summary of the Holly Springs rezoning process. After the applicant's presentation:

A participant asked for an estimated timeline of the rezoning approval and the estimated timeframe for buildout of lots.
Response: Zoning and site plan approval will take approximately two years with all homes built out in approximately 3-4 years.

A participant asked what the buffer requirements are along Rouse Road and if the pine trees will be eliminated.
Response: The required buffer along the western portion of the property along Rouse Road is five feet. The pine trees will be cleared for construction.

A participant asked if each home will have a well and if there will be any impact to existing wells.
Response: This project will be connected to Holly Springs services. We do not anticipate any impact on any existing wells.

A participant expressed concern about increased traffic in the area and impact on roads adjacent to Honeycutt Road. Participant asked if there are plans for expansion or modifications to Honeycutt Road.
Response: We have conducted a traffic study to determine traffic impacts and will send the study to the Town for review to determine if any improvements will be required.

A participant asked about a possible shift of Cass Holt Road to reduce the impact of the road expansion on Cass Holt Road on her parent's home.
Response: This project will not impact your parents' property since the widening for this property will be on the opposite side of the road . However, we will take a look at the flexibility to shift the road section. It is highly unlikely the home will be acquired by NCDOT.

A participant asked if there will be widening of Rouse Road and possible impact to property.
Response: We will be reaching out to you independently to discuss any impacts to property.

A participant is concerned with traffic on Rouse Road – specifically existing traffic speeds along the road - and mentioned an accident that occurred.
Response: Rouse Road will be assessed as part of the traffic study that is being conducted. Additionally, there may be an opportunity for traffic calming. We are happy to set a time to discuss this with you further.

A participant asked if Windy Farm Road will be widened?
Response: Yes.

A participant asked about school zoning and the impact on school capacity.
Response: Wake County Public Schools will be notified of the rezoning request. We do not know what schools this community will be assigned to.

EVANS PROPERTY

6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA, 27540

24-REZ-04/PLRZ202400104
MASTER PLAN

PROJECT NUMBER: MIH-23006
DATE: MAY 03, 2024

SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	CONCEPT PLAN
C2.01	TRANSPORTATION PLAN
C2.02	OPEN SPACE & PRESERVATION PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	TYPICAL SECTIONS
L5.00	LANDSCAPE PLAN

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	EVANS, JOSEPHINE GAY	0647299830	0021150
	EVANS, EDWARD D EVANS, LAURA T	0647384503	0282591
	EVANS, JOHN MARK	0647196094*	0277204
SITE ADDRESS	6200 WINDY FARM LANE HOLLY SPRINGS, NC 27540		
DEVELOPER	MI HOMES OF RALEIGH, LLC		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD) (32.38 AC) / NEIGHBORHOOD CENTER RESIDENTIAL CONDITIONAL DISTRICT (NCR-CD)(19.74)		
SITE AREA	GROSS SITE AREA: 53.07 ACRES (2,311,729 SF) RIGHT OF WAY DEDICATION: 0.57 ACRES (24,770 SF) (1.1%) NET SITE AREA: 52.50 ACRES (2,286,900 SF)		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	AGRICULTURAL		
PROPOSED USES	DETACHED AND ATTACHED DWELLINGS; ACCESSORY USES		
MAX. UNITS ALLOWED PER DWELLING TYPE	DETACHED DWELLINGS: 65 DU		
	ATTACHED DWELLINGS: 87 DU		

* PARTIAL PARCEL.

NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION AREA	REQUIRED: 10.61 ACRES (20%) PROVIDED: 11.31 ACRES
ACTIVE RECREATION AREA	REQUIRED: 2.65 ACRES (5%) PROVIDED: 2.65 ACRES
ADDITIONAL OPEN SPACE	REQUIRED: 2.65 ACRES (5%) PROVIDED: 3.10 ACRES (DEDICATED AS 0.70 ACRES TREE PRESERVATION, 2.40 ACRES OPEN SPACE)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 15.92 ACRES (30%) PROVIDED: 16.36 ACRES (11.31 AC TREE PRESERVATION AREA, 2.65 AC ACTIVE RECREATION AREA, 2.40 AC ADDITIONAL OPEN SPACE)

DEVELOPMENT STANDARDS (NCR-CD)

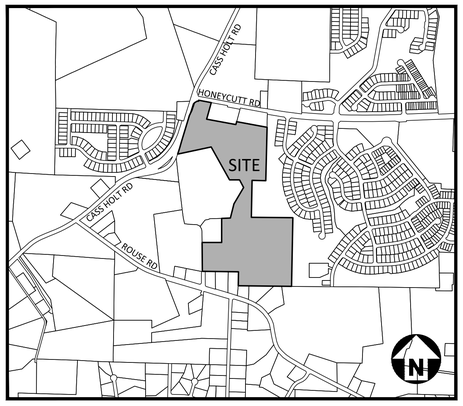
Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	8 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	n/a	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	15%	30%
Building Setbacks – Attached Dwellings (ft)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18'	22'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.

DEVELOPMENT STANDARDS (NR-CD)

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	5 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	5,000 sf	5,000 sf
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	30%	30%
Building Setbacks – Detached Dwellings (ft)		
Front	Min: 5' Max: 20'	Min: 5' Max: 20'
Side	5'	5'
Side Corner	10'	10'
Rear	20'	20'
Building Setbacks – Attached Dwellings (ft)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18'	22'
Min. Lot Width for Front Facing Driveways	60'	50'
Minimum Driveway Length		
Minimum Allowed Driveway Length	25'	25'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Thoroughfare Buffer (along Cass Holt and Honeycutt)	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.



VICINITY MAP
N.T.S.

GENERAL NOTES

1. STREETS, VEHICULAR DRIVES, SIDEWALKS, MUTLI-USE/SIDE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY SHOWN PER ROBINSON AND PLANTE.
5. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
6. CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.

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PHONE: 919.233.5725

M/I HOMES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
BRENT L. VANDERLICK
FOR CONSTRUCTION
NOT

REVISIONS

NO.	DATE	
1	07. 12. 2024	REV PER TOWN COMMENTS
2	09. 13. 2024	REV PER TOWN COMMENTS
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4	11. 07. 2024	REV PER TOWN COMMENTS
5	12. 13. 2024	REV PER TOWN COMMENTS
6	01. 17. 2025	REV PER TOWN COMMENTS

MASTER PLAN DRAWINGS FOR:

EVANS PROPERTY
MASTER PLAN
HOLLY SPRINGS, NC, 27540
PROJECT NUMBER: MIH-23006

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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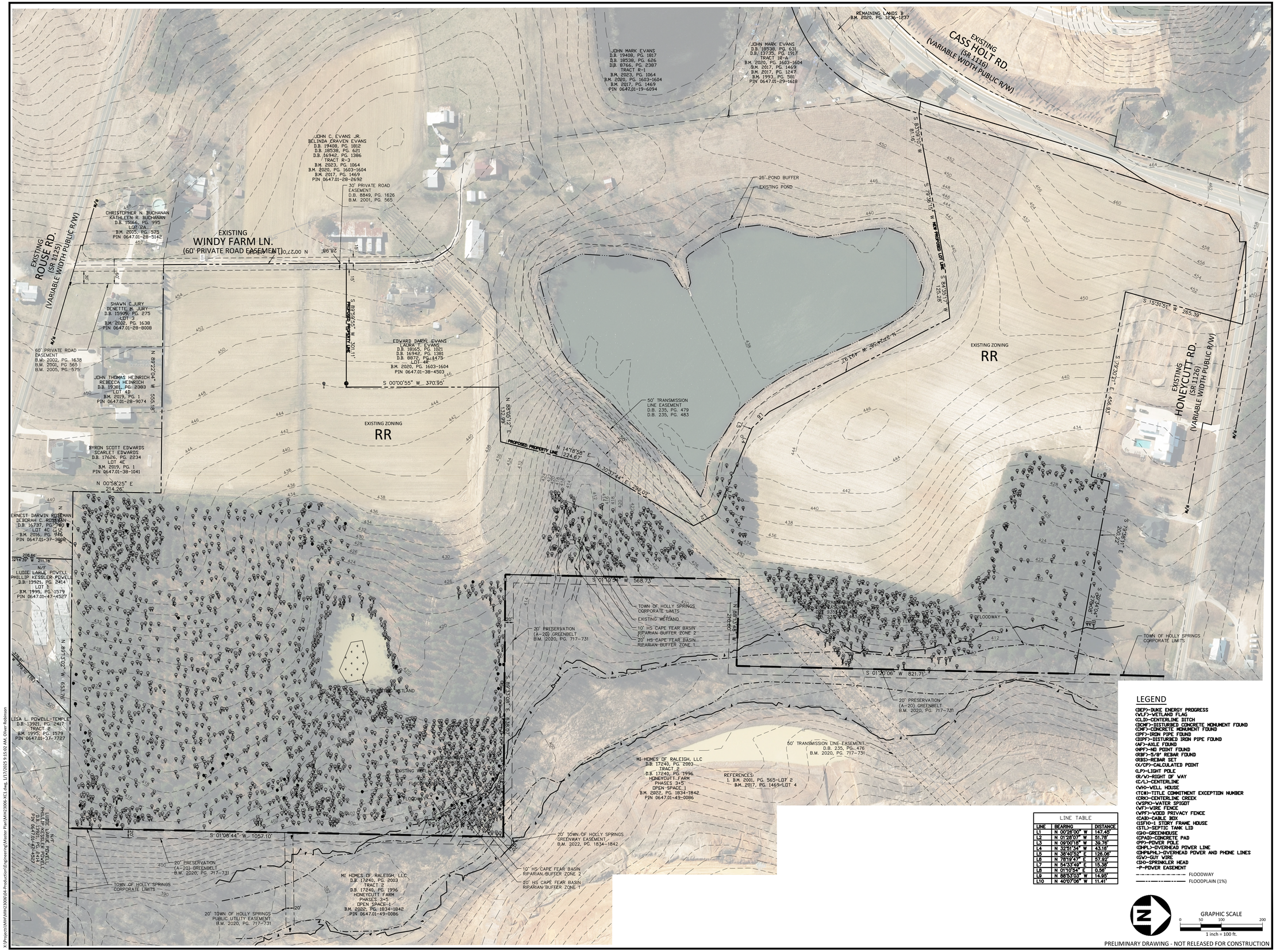

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M/I HOMES

EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

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6	01. 17. 2025	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-XC1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

EXISTING CONDITIONS
C1.00

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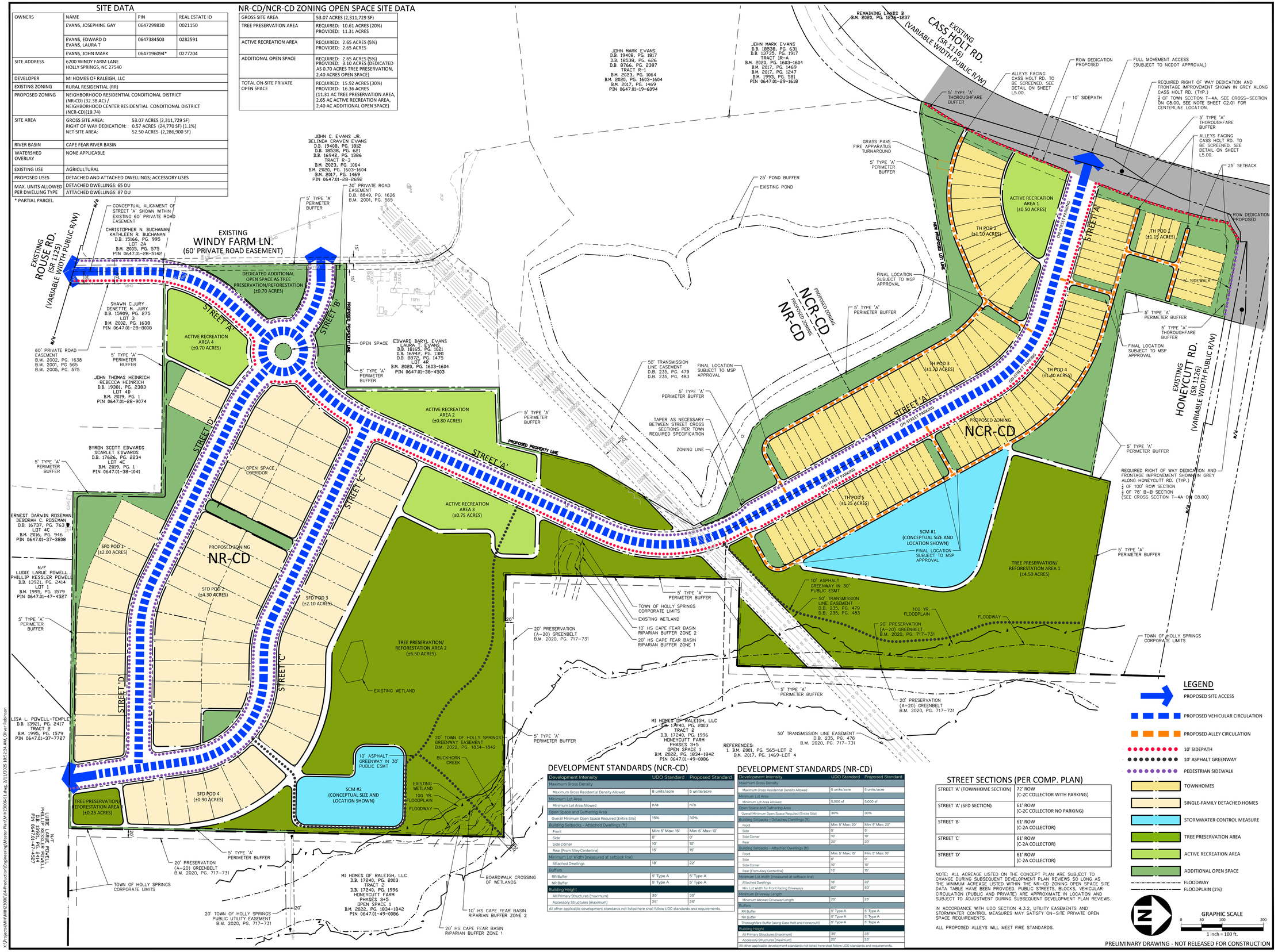
SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	EVANS, JOSEPHINE GAY	0647299830	0021150
	EVANS, EDWARD D EVANS, LAURA T	0647384503	0282591
	EVANS, JOHN MARK	0647196094*	0277204
SITE ADDRESS	6200 WINDY FARM LANE HOLLY SPRINGS, NC 27540		
DEVELOPER	MI HOMES OF RALEIGH, LLC		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD) (32.38 AC) / NEIGHBORHOOD CENTER RESIDENTIAL CONDITIONAL DISTRICT (NCR-CD)(19.74)		
SITE AREA	GROSS SITE AREA: 53.07 ACRES (2,311,729 SF) RIGHT OF WAY DEDICATION: 0.57 ACRES (24,770 SF) (1.1%) NET SITE AREA: 52.50 ACRES (2,286,900 SF)		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	AGRICULTURAL		
PROPOSED USES	DETACHED AND ATTACHED DWELLINGS; ACCESSORY USES		
MAX. UNITS ALLOWED PER DWELLING TYPE	DETACHED DWELLINGS: 65 DU ATTACHED DWELLINGS: 87 DU		

* PARTIAL PARCEL.

NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION AREA	REQUIRED: 10.61 ACRES (20%) PROVIDED: 11.31 ACRES
ACTIVE RECREATION AREA	REQUIRED: 2.65 ACRES (5%) PROVIDED: 2.65 ACRES
ADDITIONAL OPEN SPACE	REQUIRED: 2.65 ACRES (5%) PROVIDED: 3.10 ACRES (DEDICATED AS 0.70 ACRES TREE PRESERVATION, 2.40 ACRES OPEN SPACE)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 15.92 ACRES (30%) PROVIDED: 16.36 ACRES (11.31 AC TREE PRESERVATION AREA, 2.65 AC ACTIVE RECREATION AREA, 2.40 AC ADDITIONAL OPEN SPACE)



DEVELOPMENT STANDARDS (NCR-CD)

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	8 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	n/a	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	15%	30%
Building Setbacks - Attached Dwellings (ft)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18'	22'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.

DEVELOPMENT STANDARDS (NR-CD)

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	5 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	5,000 sf	5,000 sf
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	30%	30%
Building Setbacks - Detached Dwellings (ft)		
Front	Min: 5' Max: 20'	Min: 5' Max: 20'
Side	5'	5'
Side Corner	10'	10'
Rear	20'	20'
Building Setbacks - Attached Dwellings (ft)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
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Min. Lot Width For Front Facing Driveways	60'	50'
Front Facing Driveways		
Minimum Allowed Driveway Length	25'	25'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Thoroughfare Buffer (along Cass Holt and Honeycutt)	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.

STREET SECTIONS (PER COMP. PLAN)

STREET 'A' (TOWNHOME SECTION)	72' ROW (C-2C COLLECTOR WITH PARKING)
STREET 'A' (SFD SECTION)	61' ROW (C-2C COLLECTOR NO PARKING)
STREET 'B'	61' ROW (C-2A COLLECTOR)
STREET 'C'	61' ROW (C-2A COLLECTOR)
STREET 'D'	61' ROW (C-2A COLLECTOR)

NOTE: ALL ACREAGE LISTED ON THE CONCEPT PLAN ARE SUBJECT TO CHANGE DURING SUBSEQUENT DEVELOPMENT PLAN REVIEWS SO LONG AS THE MINIMUM ACREAGE LISTED WITHIN THE NR-CD ZONING OPEN SPACE SITE DATA TABLE HAVE BEEN PROVIDED. PUBLIC STREETS, BLOCKS, VEHICULAR CIRCULATION (PUBLIC AND PRIVATE) ARE APPROXIMATE IN LOCATION AND SUBJECT TO ADJUSTMENT DURING SUBSEQUENT DEVELOPMENT PLAN REVIEWS.

IN ACCORDANCE WITH UDO SECTION 4.3.2, UTILITY EASEMENTS AND STORMWATER CONTROL MEASURES MAY SATISFY ON-SITE PRIVATE OPEN SPACE REQUIREMENTS.

ALL PROPOSED ALLEYS WILL MEET FIRE STANDARDS.

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY CIRCULATION
- 10' SIDEPATH
- 10' ASPHALT GREENWAY
- PEDESTRIAN SIDEWALK
- TOWNHOMES
- SINGLE-FAMILY DETACHED HOMES
- STORMWATER CONTROL MEASURE
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- ADDITIONAL OPEN SPACE
- FLOODWAY
- FLOODPLAIN (1%)

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\MIH\MIH23006\04-Production\Engineering\Master Plan\MIH23006-S1.dwg, 2/11/2025 10:52:24 AM, Oliver Robinson

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M/I HOMES

EVANS PROPERTY
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HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 052 VANDERSLICE

REVISIONS

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6	01. 17. 2025	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-S1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

CONCEPT PLAN
C2.00

STREET SECTIONS (PER COMP. PLAN)

STREET 'A' (TOWNHOME SECTION)	72' ROW (C-2C COLLECTOR WITH PARKING)
STREET 'A' (SFD SECTION)	61' ROW (C-2C COLLECTOR NO PARKING)
STREET 'B'	61' ROW (C-2A COLLECTOR)
STREET 'C'	61' ROW (C-2A COLLECTOR)
STREET 'D'	61' ROW (C-2A COLLECTOR)

EXISTING ROUSE RD. (SR 1125) (VARIABLE WIDTH PUBLIC R/W)

EXISTING WINDY FARM LN. (60' PRIVATE ROAD EASEMENT)

EXISTING CASS HOLT RD. (SR 1116) (VARIABLE WIDTH PUBLIC R/W)

EXISTING HONEYCUTT RD. (SR 1126) (VARIABLE WIDTH PUBLIC R/W)

CONCEPTUAL ALIGNMENT OF STREET 'A' SHOWN WITHIN EXISTING 60' PRIVATE ROAD EASEMENT

CHRISTOPHER N. BUCHANAN
KATHLEEN R. BUCHANAN
D.B. 15166, PG. 995
LOT 2A
B.M. 2005, PG. 575
PIN 0647.01-28-5142

SHAWN C.JURY
DENETTE M. JURY
D.B. 15909, PG. 275
LOT 3
B.M. 2002, PG. 1638
PIN 0647.01-28-8008

60' PRIVATE ROAD EASEMENT
B.M. 2002, PG. 1638
B.M. 2001, PG 565
B.M. 2005, PG. 575

JOHN THOMAS HEINRICH
REBECCA HEINRICH
D.B. 19381, PG. 2383
LOT 4D
B.M. 2019, PG. 1
PIN 0647.01-28-9074

BYRON SCOTT EDWARDS
SCARLET EDWARDS
D.B. 17626, PG. 2234
LOT 4C
B.M. 2019, PG. 1
PIN 0647.01-38-1041

ERNEST DARWIN ROSEMAN
DEBORAH C. ROSEMAN
D.B. 16737, PG. 763
LOT 4C
B.M. 2016, PG. 946
PIN 0647.01-37-3808

N/F
LUDIE LARUE POWELL
PHILLIP KESSLER POWELL
D.B. 13921, PG. 2414
LOT 1
B.M. 1995, PG. 1579
PIN 0647.01-47-4527

LISA L. POWELL-TEMPLE
D.B. 13921, PG. 2417
TRACT 2
B.M. 1995, PG 1579
PIN 0647.01-37-7727

JOHN C. EVANS JR.
BELINDA CRAVEN EVANS
D.B. 19408, PG. 1812
D.B. 18538, PG. 621
D.B. 16942, PG. 1386
TRACT R-3
B.M. 2023, PG. 1064
B.M. 2020, PG. 1603-1604
B.M. 2017, PG. 1469
PIN 0647.01-28-2692

JOHN MARK EVANS
D.B. 19408, PG. 1817
D.B. 18538, PG. 626
D.B. 8766, PG. 2387
TRACT R-1
B.M. 2023, PG. 1064
B.M. 2020, PG. 1603-1604
B.M. 2017, PG. 1469
PIN 0647.01-19-6094

JOHN MARK EVANS
D.B. 18538, PG. 631
D.B. 13735, PG. 1917
TRACT 1R-A
B.M. 2020, PG. 1603-1604
B.M. 2017, PG. 1469
B.M. 2017, PG. 1247
B.M. 1993, PG. 581
PIN 0647.01-29-1618

REMAINING LANDS B
B.M. 2020, PG. 1235-1237

EDWARD DARYL EVANS
LAURA T. EVANS
D.B. 18165, PG. 1021
D.B. 16942, PG. 1381
D.B. 8872, PG. 1475
LOT 4R
B.M. 2020, PG. 1603-1604
PIN 0647.01-38-4503

MI HOMES OF RALEIGH, LLC
D.B. 17240, PG. 2003
TRACT 2
D.B. 17240, PG. 1996
HONEYCUTT FARM
PHASES 3+5
OPEN SPACE 1
B.M. 2022, PG. 1834-1842
PIN 0647.01-49-0086

CENTERLINE SET BY VALENCIA

5' TYPE 'A' THOROUGHFARE BUFFER

ALLEYS FACING CASS HOLT RD. TO BE SCREENED. SEE DETAIL ON SHEET L5.00.

ROW DEDICATION PROPOSED

PROPOSED CENTERLINE

FULL MOVEMENT ACCESS (SUBJECT TO NCDOT APPROVAL)

10' SIDEPATH

REQUIRED RIGHT OF WAY DEDICATION AND FRONTAGE IMPROVEMENT SHOWN IN GREY ALONG CASS HOLT RD. (TYP.)
½ OF TOWN SECTION T-4A, SEE CROSS-SECTION ON C8.00, SEE CENTERLINE ON THIS SHEET

25' SETBACK

GRASS PAVE FIRE APPARATUS TURNAROUND

5' TYPE 'A' PERIMETER BUFFER

25' POND BUFFER

EXISTING POND

ACTIVE RECREATION AREA 1 (±0.50 ACRES)

NEW PROPOSED LOT LINE

STREET 'A'

ON-STREET PARKING

5' SIDEWALK

DEDICATED ADDITIONAL OPEN SPACE AS TREE PRESERVATION/REFORESTATION (±0.70 ACRES)

STREET 'B'

PROPOSED PROPERTY LINE

OPEN SPACE

ACTIVE RECREATION AREA 4 (±0.70 ACRES)

ACTIVE RECREATION AREA 2 (±0.80 ACRES)

ACTIVE RECREATION AREA 3 (±0.75 ACRES)

STREET 'D'

STREET 'C'

OPEN SPACE CORRIDOR

PROPOSED ZONING
NR-CD

PROPOSED ZONING
NCR-CD

50' TRANSMISSION LINE EASEMENT
D.B. 235, PG. 479
D.B. 235, PG. 483

TAPER AS NECESSARY BETWEEN STREET CROSS SECTIONS PER TOWN REQUIRED SPECIFICATION

ZONING LINE

TREE PRESERVATION/ REFORESTATION AREA 1 (±4.50 ACRES)

TREE PRESERVATION/ REFORESTATION AREA 2 (±6.50 ACRES)

TREE PRESERVATION/ REFORESTATION AREA (±0.25 ACRES)

EXISTING WETLAND

10' ASPHALT GREENWAY IN 30' PUBLIC ESMT

50' TRANSMISSION LINE EASEMENT
D.B. 235, PG. 479
D.B. 235, PG. 483

100 YR. FLOODPLAIN

FLOODWAY

BUCKHORN CREEK

TOWN OF HOLLY SPRINGS CORPORATE LIMITS

EXISTING WETLAND

10' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 2

20' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 1

20' PRESERVATION (A-20) GREENBELT
B.M. 2020, PG. 717-731

20' TOWN OF HOLLY SPRINGS GREENWAY EASEMENT
B.M. 2022, PG. 1834-1842

20' TOWN OF HOLLY SPRINGS PUBLIC UTILITY EASEMENT
B.M. 2020, PG. 717-731

BOARDWALK CROSSING OF WETLANDS

50' TRANSMISSION LINE EASEMENT
D.B. 235, PG. 476
B.M. 2020, PG. 717-731

REFERENCES:
1. B.M. 2001, PG. 565-LOT 2
B.M. 2017, PG. 1469-LOT 4

NOTE:

1. ALL STREETS, SIDEPATHS, GREENWAYS AND TRAILS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.

2. TYPICAL SECTION DIMENSIONS FOR CASS HOLT ROAD ALONG SITE FRONTAGE ARE BASED ON THE T-4A (TYP.) SECTION WITH SUBURBAN DIMENSIONS PER THE TOWN CTP.

3. A REVISED CENTERLINE ALONG THE SITE FRONTAGE IS PROPOSED TO CONNECT THE CENTERLINE SETUP BY A PREVIOUS DEVELOPMENT (VALENCIA PLANS PER VHB) AND THE EXISTING CENTERLINE NORTH OF HONEYCUTT ROAD. SEE CENTERLINE ON SHEET 2.01.

4. ALL PROPOSED ALLEYS WILL MEET FIRE STANDARDS.

TYPICAL STREET SECTIONS

- C-2A COLLECTOR (SUBURBAN)
- C-2C COLLECTOR (SUBURBAN)
- C-2C COLLECTOR NO PARKING (URBAN)
- PRIVATE ALLEY
- T-4A THOROUGHFARE (SUBURBAN)

LEGEND

- PROPOSED SITE ACCESS
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- 10' ASPHALT GREENWAY
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- ADDITIONAL OPEN SPACE
- FLOODWAY
- FLOODPLAIN (1%)

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049756 JOHN VANDERSLICE NOT FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-S1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
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SHEET

TRANSPORTATION PLAN
C2.01

NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

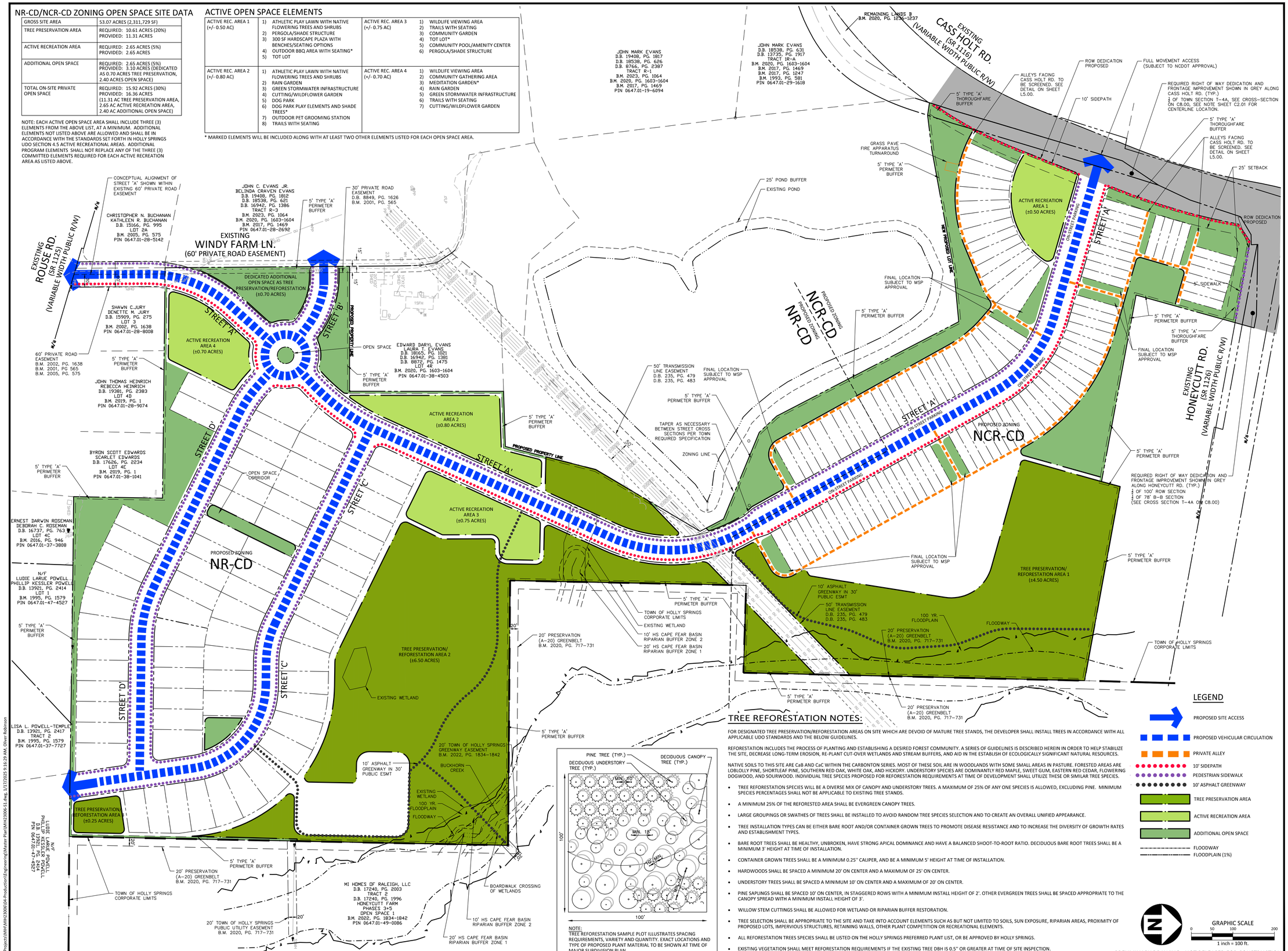
GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION AREA	REQUIRED: 10.61 ACRES (20%) PROVIDED: 11.31 ACRES
ACTIVE RECREATION AREA	REQUIRED: 2.65 ACRES (5%) PROVIDED: 2.65 ACRES
ADDITIONAL OPEN SPACE	REQUIRED: 2.65 ACRES (5%) PROVIDED: 3.10 ACRES (DEDICATED AS 0.70 ACRES TREE PRESERVATION, 2.40 ACRES OPEN SPACE)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 15.92 ACRES (30%) PROVIDED: 16.36 ACRES (11.31 AC TREE PRESERVATION AREA, 2.65 AC ACTIVE RECREATION AREA, 2.40 AC ADDITIONAL OPEN SPACE)

NOTE: EACH ACTIVE OPEN SPACE AREA SHALL INCLUDE THREE (3) ELEMENTS FROM THE ABOVE LIST, AT A MINIMUM. ADDITIONAL ELEMENTS NOT LISTED ABOVE ARE ALLOWED AND SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN HOLLY SPRINGS UDO SECTION 4.5 ACTIVE RECREATIONAL AREAS. ADDITIONAL PROGRAM ELEMENTS SHALL NOT REPLACE ANY OF THE THREE (3) COMMITTED ELEMENTS REQUIRED FOR EACH ACTIVE RECREATION AREA AS LISTED ABOVE.

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1 (+/- 0.50 AC)	1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 2) PERGOLA/SHADE STRUCTURE 3) 300 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS 4) OUTDOOR BBQ AREA WITH SEATING* 5) TOT LOT	ACTIVE REC. AREA 3 (+/- 0.75 AC)	1) WILDLIFE VIEWING AREA 2) TRAILS WITH SEATING 3) COMMUNITY GARDEN 4) TOT LOT* 5) COMMUNITY POOL/AMENITY CENTER 6) PERGOLA/SHADE STRUCTURE
ACTIVE REC. AREA 2 (+/- 0.80 AC)	1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 2) RAIN GARDEN 3) GREEN STORMWATER INFRASTRUCTURE 4) CUTTING/WILDFLOWER GARDEN 5) DOG PARK 6) DOG PARK PLAY ELEMENTS AND SHADE TREES* 7) OUTDOOR PET GROOMING STATION 8) TRAILS WITH SEATING	ACTIVE REC. AREA 4 (+/- 0.70 AC)	1) WILDLIFE VIEWING AREA 2) COMMUNITY GATHERING AREA 3) MEDITATION GARDEN* 4) RAIN GARDEN 5) GREEN STORMWATER INFRASTRUCTURE 6) TRAILS WITH SEATING 7) CUTTING/WILDFLOWER GARDEN

* MARKED ELEMENTS WILL BE INCLUDED ALONG WITH AT LEAST TWO OTHER ELEMENTS LISTED FOR EACH OPEN SPACE AREA.



TREE REFORESTATION NOTES:

FOR DESIGNATED TREE PRESERVATION/REFORESTATION AREAS ON SITE WHICH ARE DEVOID OF MATURE TREE STANDS, THE DEVELOPER SHALL INSTALL TREES IN ACCORDANCE WITH ALL APPLICABLE UDO STANDARDS AND THE BELOW GUIDELINES.

REFORESTATION INCLUDES THE PROCESS OF PLANTING AND ESTABLISHING A DESIRED FOREST COMMUNITY. A SERIES OF GUIDELINES IS DESCRIBED HEREIN IN ORDER TO HELP STABILIZE THE SITE, DECREASE LONG-TERM EROSION, RE-PLANT CUT-OVER WETLANDS AND STREAM BUFFERS, AND AID IN THE ESTABLISH OF ECOLOGICALLY SIGNIFICANT NATURAL RESOURCES.

NATIVE SOILS TO THIS SITE ARE CaB AND CaC WITHIN THE CARBONTON SERIES. MOST OF THESE SOIL ARE IN WOODLANDS WITH SOME SMALL AREAS IN PASTURE. FORESTED AREAS ARE LOBLOLLY PINE, SHORTLEAF PINE, SOUTHERN RED OAK, WHITE OAK, AND HICKORY. UNDERSTORY SPECIES ARE DOMINANTLY RED MAPLE, SWEET GUM, EASTERN RED CEDAR, FLOWERING DOGWOOD, AND SOURWOOD. INDIVIDUAL TREE SPECIES PROPOSED FOR REFORESTATION REQUIREMENTS AT TIME OF DEVELOPMENT SHALL UTILIZE THESE OR SIMILAR TREE SPECIES.

- TREE REFORESTATION SPECIES WILL BE A DIVERSE MIX OF CANOPY AND UNDERSTORY TREES. A MAXIMUM OF 25% OF ANY ONE SPECIES IS ALLOWED, EXCLUDING PINE. MINIMUM SPECIES PERCENTAGES SHALL NOT BE APPLICABLE TO EXISTING TREE STANDS.
- A MINIMUM 25% OF THE REFORESTED AREA SHALL BE EVERGREEN CANOPY TREES.
- LARGE GROUPINGS OR SWATHES OF TREES SHALL BE INSTALLED TO AVOID RANDOM TREE SPECIES SELECTION AND TO CREATE AN OVERALL UNIFIED APPEARANCE.
- TREE INSTALLATION TYPES CAN BE EITHER BARE ROOT AND/OR CONTAINER GROWN TREES TO PROMOTE DISEASE RESISTANCE AND TO INCREASE THE DIVERSITY OF GROWTH RATES AND ESTABLISHMENT TYPES.
- BARE ROOT TREES SHALL BE HEALTHY, UNBROKEN, HAVE STRONG APICAL DOMINANCE AND HAVE A BALANCED SHOOT-TO-ROOT RATIO. DECIDUOUS BARE ROOT TREES SHALL BE A MINIMUM 3' HEIGHT AT TIME OF INSTALLATION.
- CONTAINER GROWN TREES SHALL BE A MINIMUM 0.25'' CALIPER, AND BE A MINIMUM 5' HEIGHT AT TIME OF INSTALLATION.
- HARDWOODS SHALL BE SPACED A MINIMUM 20' ON CENTER AND A MAXIMUM OF 25' ON CENTER.
- UNDERSTORY TREES SHALL BE SPACED A MINIMUM 10' ON CENTER AND A MAXIMUM OF 20' ON CENTER.
- PINE SAPLINGS SHALL BE SPACED 10' ON CENTER, IN STAGGERED ROWS WITH A MINIMUM INSTALL HEIGHT OF 2'. OTHER EVERGREEN TREES SHALL BE SPACED APPROPRIATE TO THE CANOPY SPREAD WITH A MINIMUM INSTALL HEIGHT OF 3'.
- WILLOW STEM CUTTINGS SHALL BE ALLOWED FOR WETLAND OR RIPARIAN BUFFER RESTORATION.
- TREE SELECTION SHALL BE APPROPRIATE TO THE SITE AND TAKE INTO ACCOUNT ELEMENTS SUCH AS BUT NOT LIMITED TO SOILS, SUN EXPOSURE, RIPARIAN AREAS, PROXIMITY OF PROPOSED LOTS, IMPERVIOUS STRUCTURES, RETAINING WALLS, OTHER PLANT COMPETITION OR RECREATIONAL ELEMENTS.
- ALL REFORESTATION TREES SPECIES SHALL BE LISTED ON THE HOLLY SPRINGS PREFERRED PLANT LIST, OR BE APPROVED BY HOLLY SPRINGS.
- EXISTING VEGETATION SHALL MEET REFORESTATION REQUIREMENTS IF THE EXISTING TREE DBH IS 0.5'' OR GREATER AT TIME OF SITE INSPECTION.

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PRIVATE ALLEY
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- 10' ASPHALT GREENWAY
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- ADDITIONAL OPEN SPACE
- FLOODWAY
- FLOODPLAIN (1%)

GRAPHIC SCALE 0 50 100 200 — 1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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M/I HOMES

EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

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REVISIONS

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1	07. 12. 2024	REV PER TOWN COMMENTS
2	09. 13. 2024	REV PER TOWN COMMENTS
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4	11. 07. 2024	REV PER TOWN COMMENTS
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PLAN INFORMATION

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SHEET

OPEN SPACE AND PRESERVATION PLAN

C2.02

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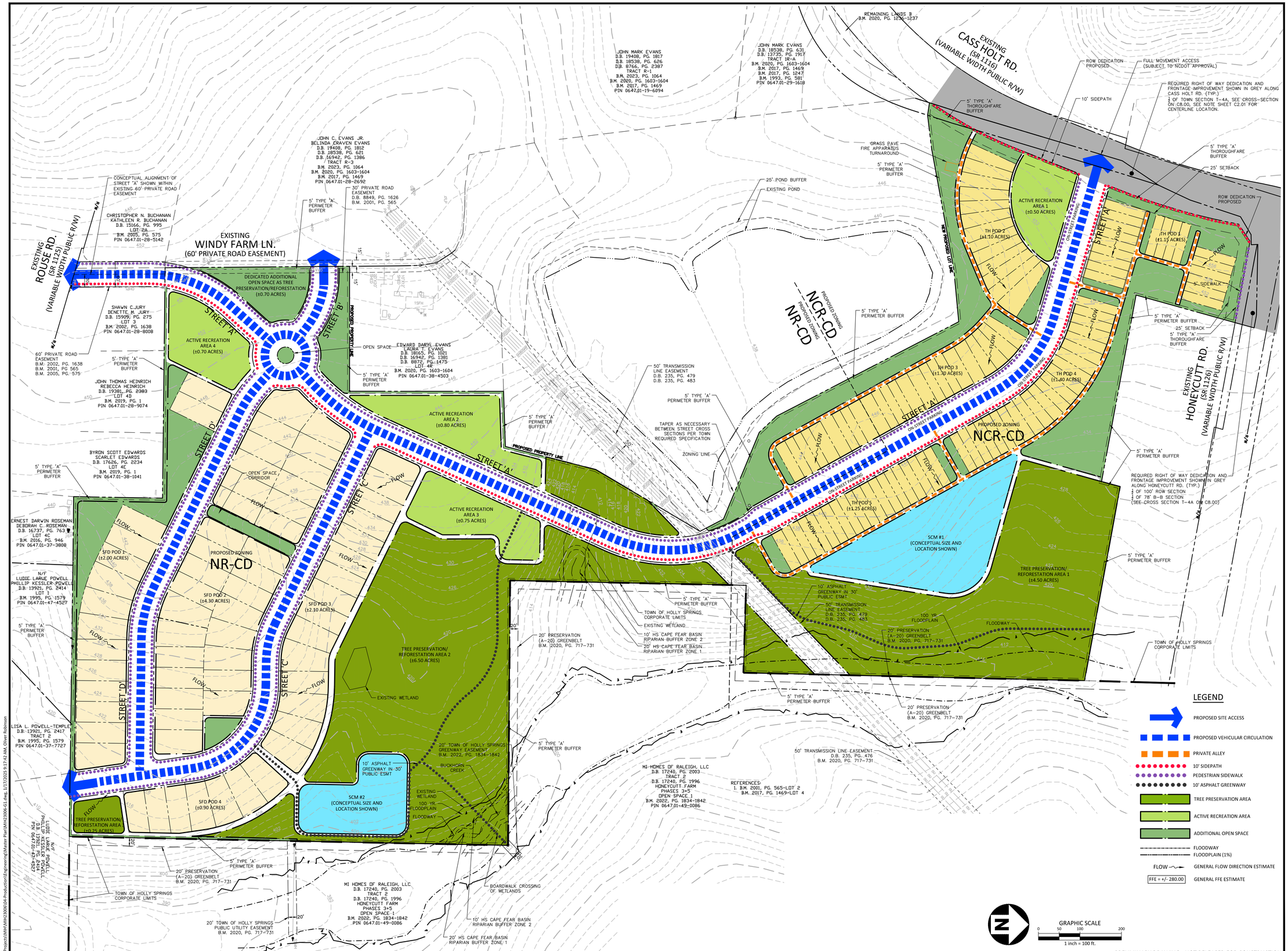

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049726 STEVEN MARK VANDERSLICE REGISTERED PROFESSIONAL ENGINEER

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6	01. 17. 2025	REV PER TOWN COMMENTS

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FILENAME	MIH23006-G1
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DRAWN BY	SMV
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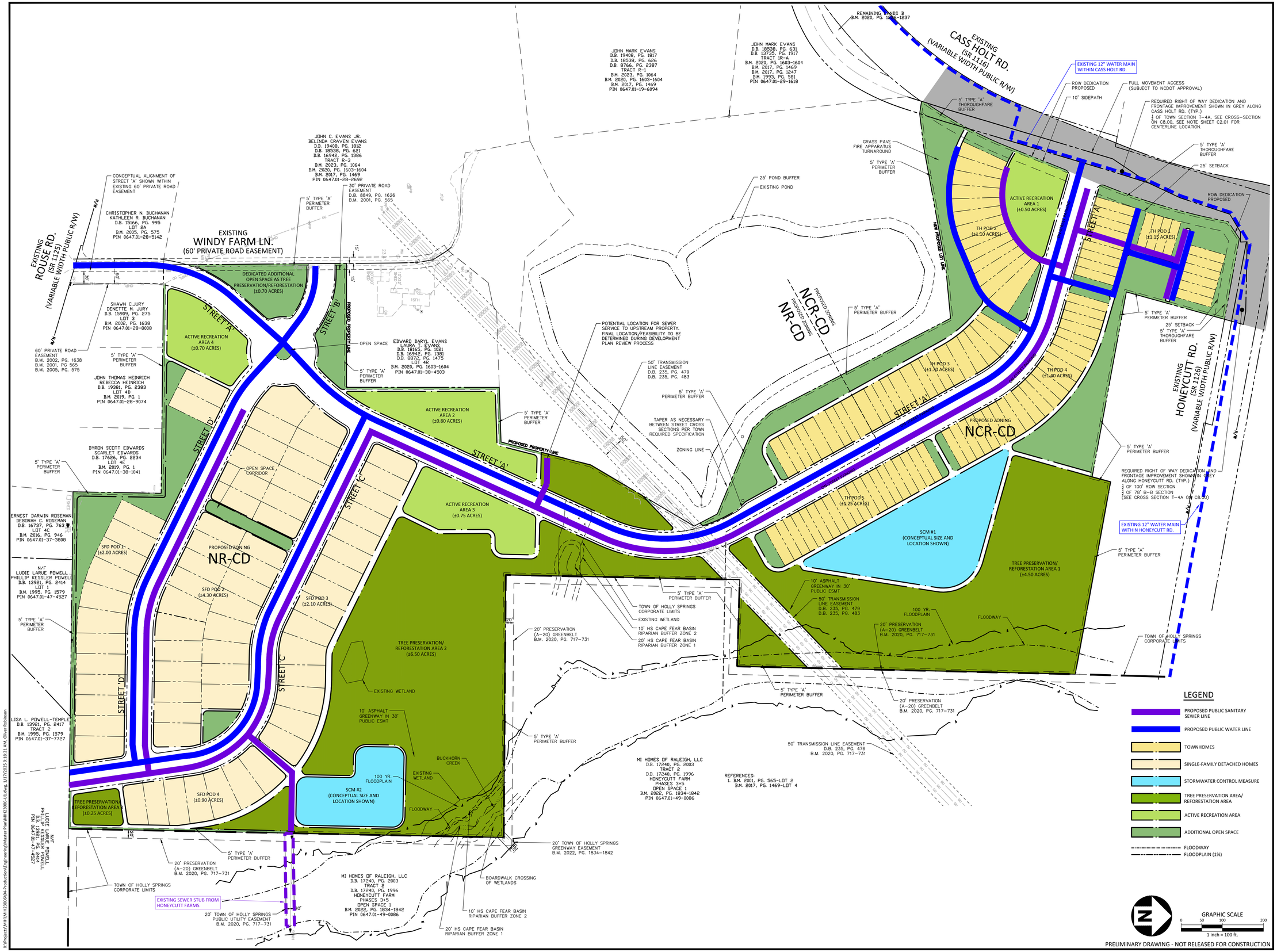
DATE	05. 03. 2024

SHEET

GRADING PLAN
C3.00



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DATE	05. 03. 2024

SHEET

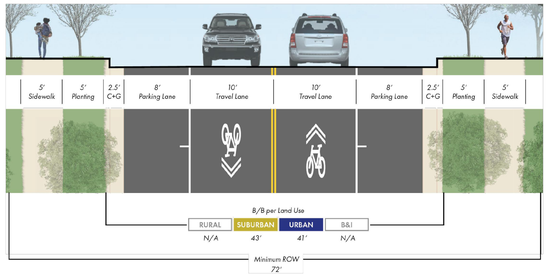
UTILITY PLAN
C4.00

C-2C COLLECTOR (URBAN) NO PARKING

C-2C

Collector | 2 Lanes

C-2C Minimum



C-2C			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	72'	N/A	72'	61'	N/A
Back of Curb to Back of Curb *(B/B)*	Yes	41'		43'	41'	
Travel Lanes	2 Lanes	10'		11'	10'	
Center Turn Lane	No	-		-	-	
Median	No	-		-	-	
Curb and Gutter *(C+G)*	2 Sides	2.5'		2.5'	2.5'	
Paved Shoulder	No	-		-	-	
Planting	2 Sides	5'		5'	5'	
On-Street Parking	2 Sides	8'		8'	8'	
Sidepath	0-1 Side*	10'		10'	-	
Sidewalk	1-2 Sides*	5'		5'	8'	
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

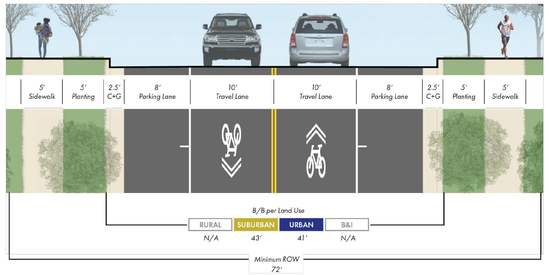
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

C-2C COLLECTOR (SUBURBAN)

C-2C

Collector | 2 Lanes

C-2C Minimum



C-2C			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	72'	N/A	72'	61'	N/A
Back of Curb to Back of Curb *(B/B)*	Yes	41'		43'	41'	
Travel Lanes	2 Lanes	10'		11'	10'	
Center Turn Lane	No	-		-	-	
Median	No	-		-	-	
Curb and Gutter *(C+G)*	2 Sides	2.5'		2.5'	2.5'	
Paved Shoulder	No	-		-	-	
Planting	2 Sides	5'		5'	5'	
On-Street Parking	2 Sides	8'		8'	8'	
Sidepath	0-1 Side*	10'		10'	-	
Sidewalk	1-2 Sides*	5'		5'	8'	
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

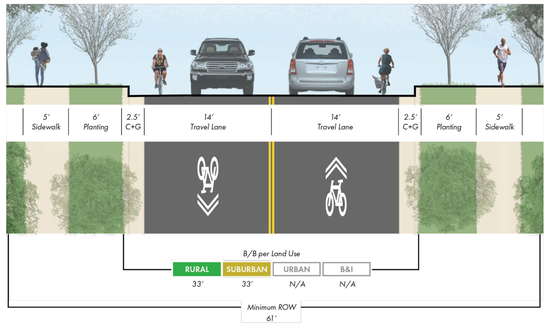
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

C-2A COLLECTOR (SUBURBAN)

C-2A

Collector | 2 Lanes

C-2A Minimum



UC-1A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	61'	59'	61'	N/A	N/A
Back of Curb to Back of Curb *(B/B)*	Yes	33'	33'	33'		
Travel Lanes	2 Lanes	14'	14'	14'		
Center Turn Lane	No	-	-	-		
Median	No	-	-	-		
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5	2.5'		
Paved Shoulder	No	-	-	-		
Planting	2 Sides	6'	6	6'		
On-Street Parking	No	-		-		
Sidepath	No	-		-		
Sidewalk	2 Sides	5'	5'	6'		
Bicycle Facility	Sharrow / Wide Outside Lane*		Included in Travel Lanes			

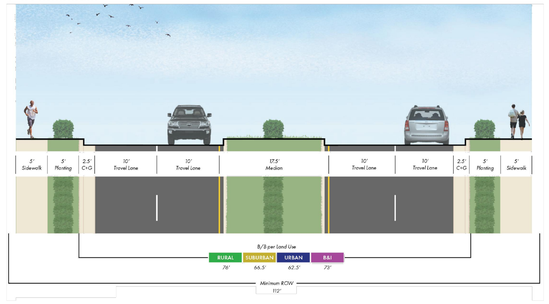
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

CASS HOLT ROAD/ HONEYCUTT ROAD

T-4A

Thoroughfare | 4 Lanes

T-4A Minimum



T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

TYPICAL STREET SECTIONS

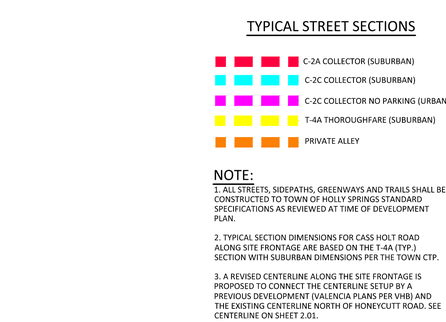
- C-2A COLLECTOR (SUBURBAN)
- C-2C COLLECTOR (SUBURBAN)
- C-2C COLLECTOR NO PARKING (URBAN)
- T-4A THOROUGHFARE (SUBURBAN)
- PRIVATE ALLEY

NOTE:

1. ALL STREETS, SIDEPATHS, GREENWAYS AND TRAILS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.

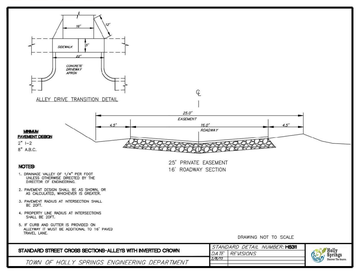
2. TYPICAL SECTION DIMENSIONS FOR CASS HOLT ROAD ALONG SITE FRONTAGE ARE BASED ON THE T-4A (TYP.) SECTION WITH SUBURBAN DIMENSIONS PER THE TOWN CTP.

3. A REVISED CENTERLINE ALONG THE SITE FRONTAGE IS PROPOSED TO CONNECT THE CENTERLINE SETUP BY A PREVIOUS DEVELOPMENT (VALENCIA PLANS PER VHB) AND THE EXISTING CENTERLINE NORTH OF HONEYCUTT ROAD. SEE CENTERLINE ON SHEET 2.01.



NOTE:
SIDEPATH SURFACE MATERIAL TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN. DETAILS SHOWN PER TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PRIVATE ALLEY



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EVANS PROPERTY

MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA LANDSCAPE ARCHITECT SEAL VANDERSLICE 2579 PRELIMINARY NOT FOR CONSTRUCTION

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PLAN INFORMATION

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SHEET

TYPICAL SECTIONS
C8.00

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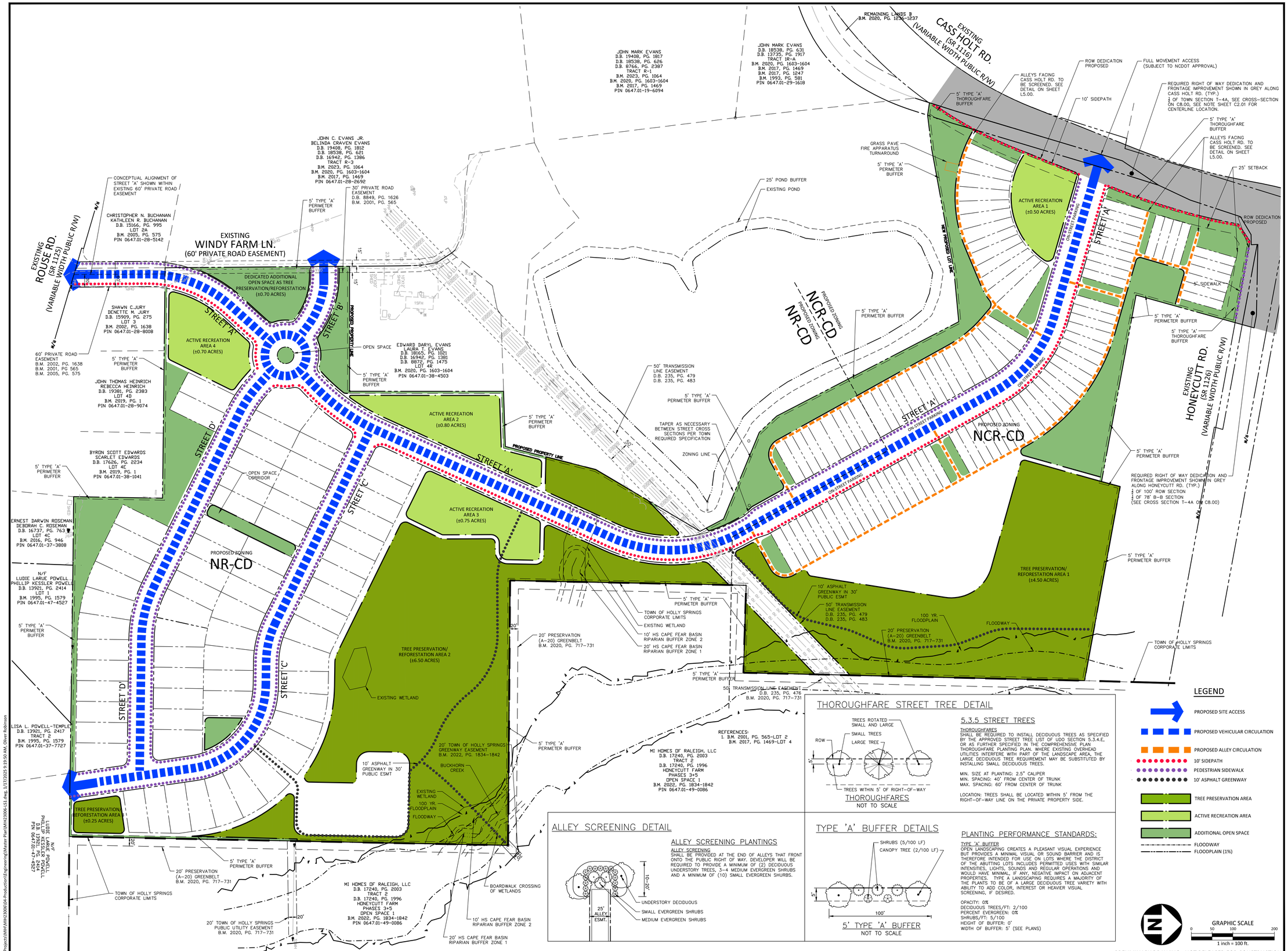

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SHEET

LANDSCAPE PLAN
L5.00

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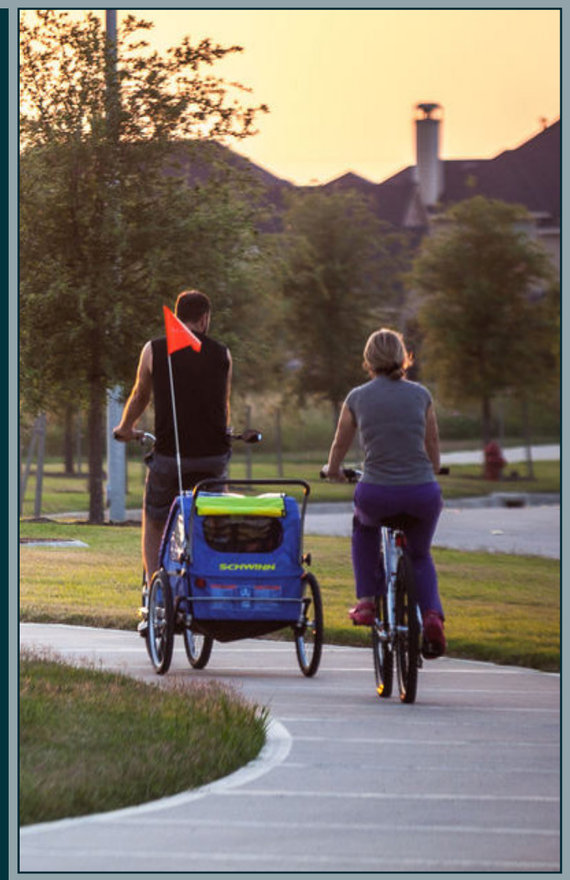
REZONING DESIGN MANUAL



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EVANS PROPERTY

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1 Introduction

PURPOSE

The Evans Property is located at 6200 Windy Farm Road, just south of the intersection of Cass Holt Road and Honeycutt Road. This Design Manual utilizes conceptual images to properly convey design elements which speak to: caliber of design, overall quality of materials, and the type, character, and relationship of design elements that may be used and combined to create a unique sense of place. As a result, the actual design will naturally vary from the Town's architectural standards with the overall design including materials and design elements substantially similar to those pictured and described in this Design Manual to achieve a high quality development.

This Manual is also designed to provide the developer with opportunities for flexibility and creativity in achieving the committed level of design and quality. The pictures and descriptions in this Manual are conceptual examples of the high quality of materials and caliber of design envisioned for The Evans Property. The materials, architectural features, fixtures, hardscape, and landscape components depicted ("design elements") are i) not intended to be exclusive, (ii) not exhaustive examples of design elements that will meet the level of quality required, and (iii) not required to be duplicated in the design or construction of The Evans Property. Instead, these design elements are intended to be used as examples of acceptable building massing and articulation, street level architecture, fenestration and materials, lighting and art, landscaping, and gathering and open spaces (together "Guideline elements"). Guideline elements are intended to be applied in a manner that promotes variability and variation, in order to achieve the overall goal of creating The Evans Property as a high quality development all its own.

VISION

Generally, The Evans Property will accomplish the design objectives by:

- Including a high level of sophistication in style, character, and design throughout The Evans Property, in a manner that accentuates the individual uses while weaving an overall blended fabric that speaks to the project's unique amenities and architecture;
- Designing each building in a manner to present the building in a distinguished and appealing way, consistent with the overall development;
- Thoughtfully integrating attractive hardscaping and performance landscaping throughout well-designed community gathering spaces; and
- Utilizing high quality materials to construct the buildings, architectural features, fixtures, hardscaping, and landscaping.

APPLICATION

This Design Manual was developed for the The Evans Property rezoning as a zoning condition for the project to help facilitate the development as a high quality, mixed residential development. The intent of this Design Manual is to facilitate the high quality residential community contemplated by the rezoning. As such, the fundamental purpose of the Design Manual is to ensure that the Evans Property is developed with a higher level of quality and an overall higher caliber of design than would otherwise be achievable by the Town of Holly Springs' existing building & design standards which are contained in the Town's Unified Development Ordinance ("UDO").

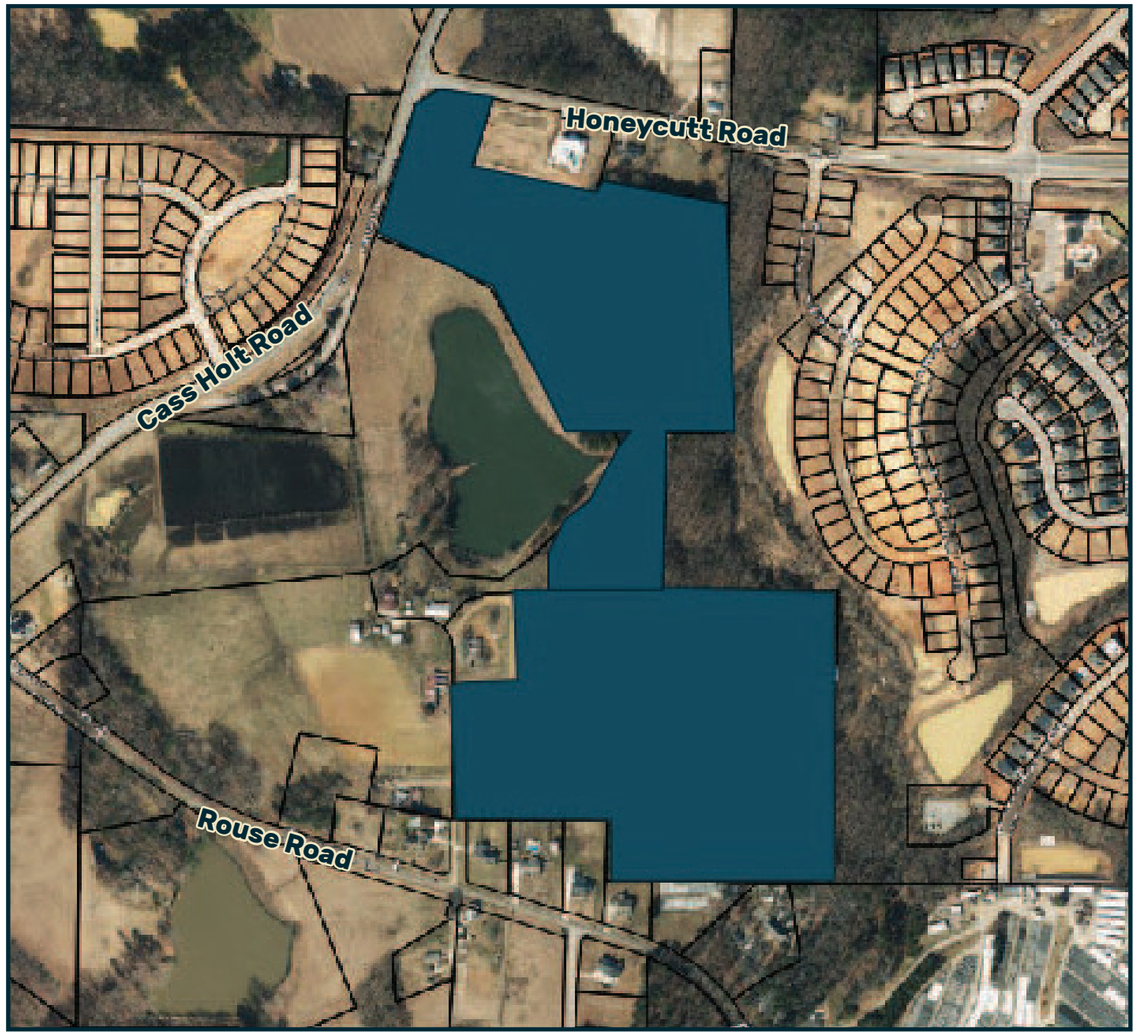
The Manual pursues these purposes by identifying specific types of design elements and then illustrating the level of quality required for The Evans Property. This Design Manual utilizes pictures to convey the caliber of design, overall quality of materials, and the type,character, and relationship of design elements that may be used and combined to create a unique and special sense of place for The Evans Property.

*Any standards not proposed in this Design Manual shall comply with the UDO.

1 Introduction

VICINITY MAP

dated December 2023



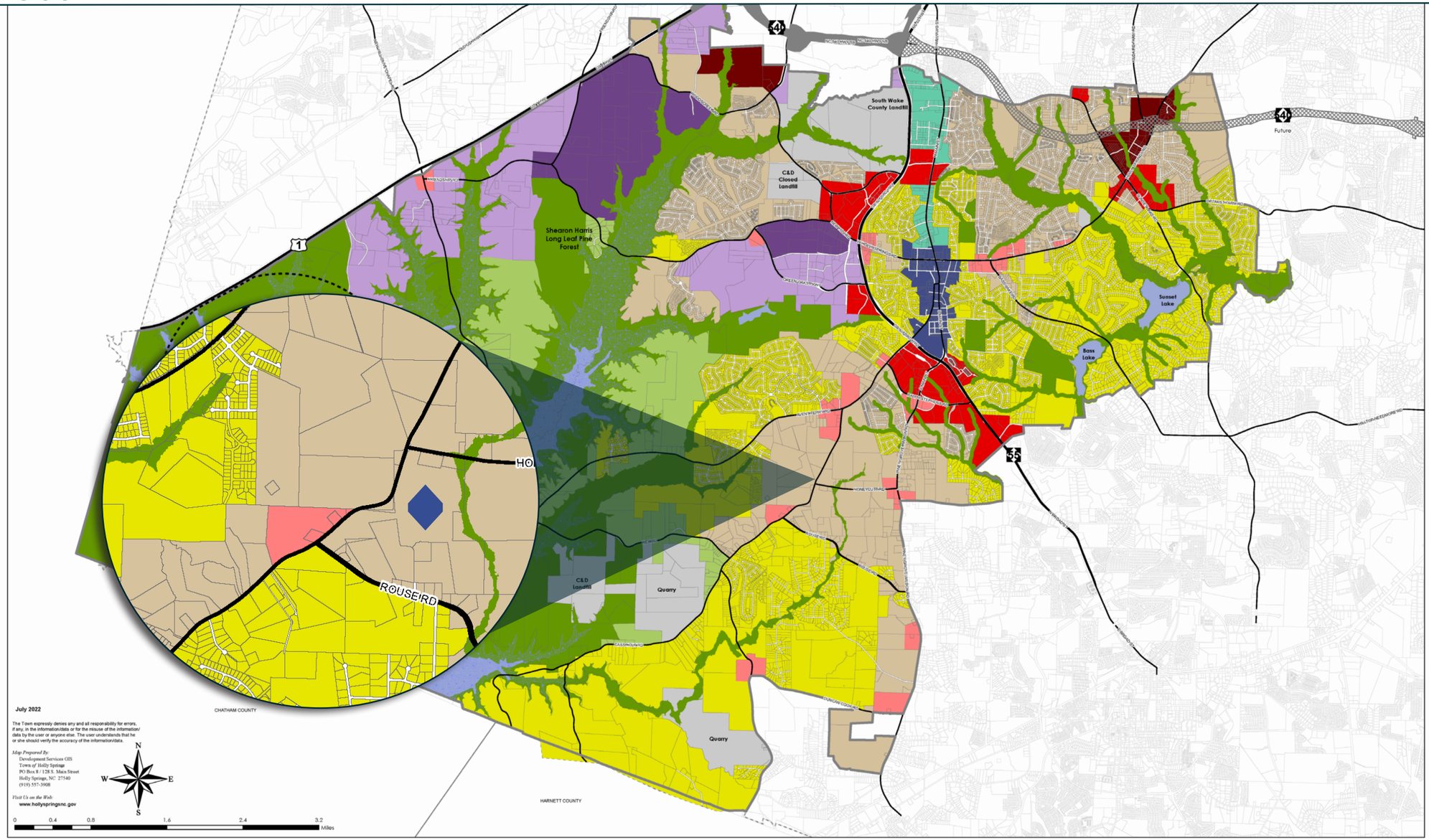
2 Land Use

The proposed rezoning to Neighborhood Center Residential and Neighborhood Residential - Conditional District (NR-CD and NCR-CD) is compatible with existing development patterns and the Town's Future Land Use Map. The Comprehensive Plan's Future Land Use Map has identified this site as a Mixed-Residential Neighborhood; the proposed rezoning is aligned with this designation and will help bring the Town's Future Land Use Plan to fruition. The propozed rezoning will allow for a variety of moderately dense housing types to be developed, while still maintaining the rural neighborhood character of the surrounding community. The UDO states that NCR and NR zoning is recommended for sites located adjacent to commercial and mixed-sites. The parcels on the other side of Road, are zoned NMX. The proposed development would provide the significant surrounding residential units required to support successful commercial uses contemplated directly across Cass Holt Road.

In addition this project will also provide pedestrian accessible open spaces across the site. Future residents will have the ability to easily access the future Cass Holt Town Park, which will be located on the other side of Cass Holt Road, providing folks with ample access to a variety of open and green spaces, both within and nearby the development.

2 Land Use

dated July, 2022



PLACES TO PRESERVE

- Natural Area
- Water
- High Lake Level

PLACES TO ENHANCE

- Conservation Neighborhood
- Residential Neighborhood
- Mixed Residential Neighborhood
- Business & Industrial
- Special Use

PLACES TO TRANSFORM

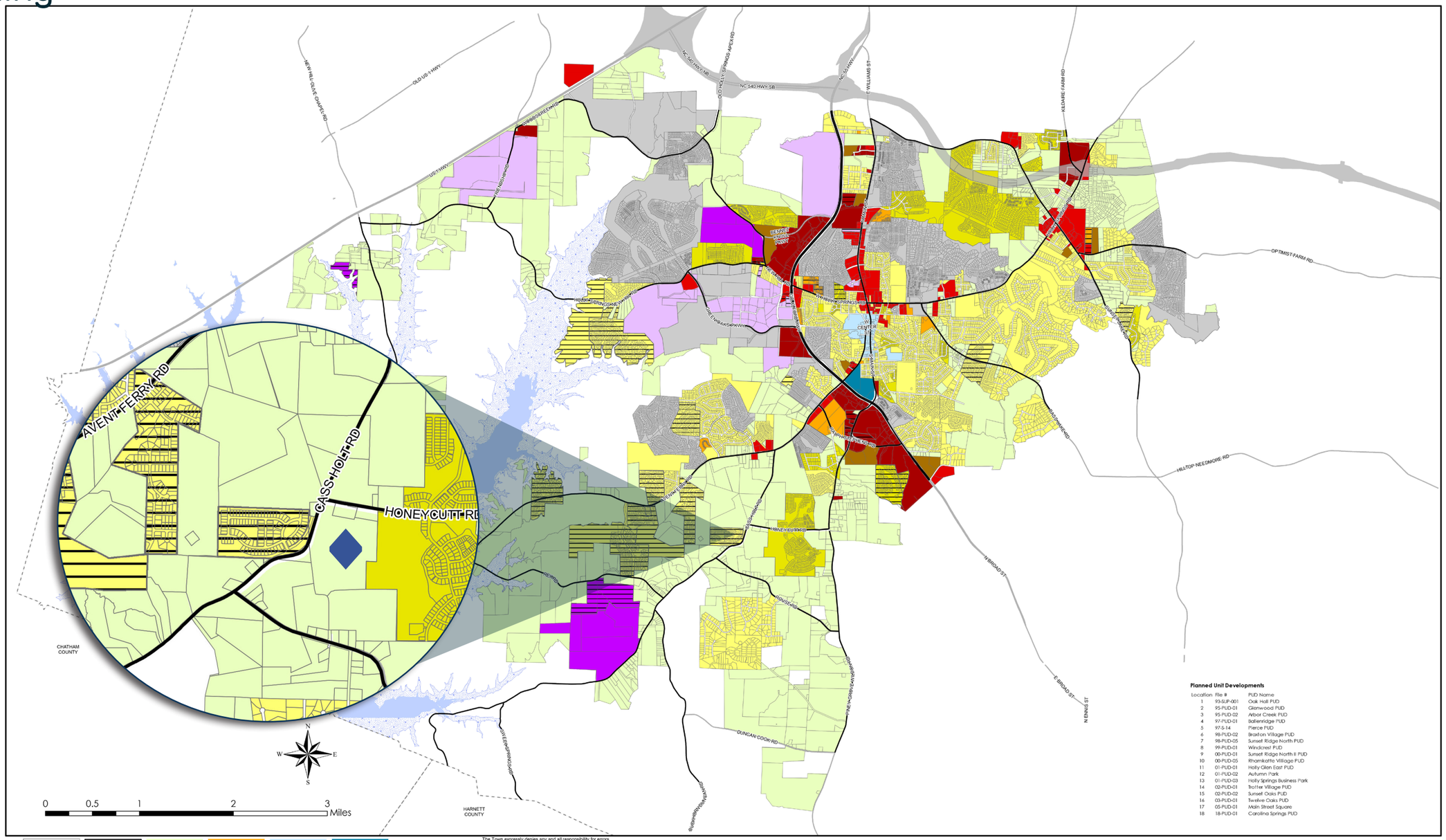
- Neighborhood Center
- N. Main Street District
- Downtown Village District
- Mixed-Use Center
- Regional Center
- Innovation Village

Vision Holly Springs
Land Use & Character Plan

Future Land Use

3 Zoning

dated March 2022



Planned Unit Developments

Location	File #	PUD Name
1	93-SUP-001	Oak Hall PUD
2	95-PUD-01	Glenwood PUD
3	95-PUD-02	Arbor Creek PUD
4	97-PUD-01	Ballenridge PUD
5	97-S-14	Pierce PUD
6	98-PUD-02	Braxton Village PUD
7	98-PUD-05	Sunset Ridge North PUD
8	99-PUD-01	Windcrest PUD
9	00-PUD-01	Sunset Ridge North II PUD
10	00-PUD-05	Rhamkatte Village PUD
11	01-PUD-01	Holly Glen East PUD
12	01-PUD-02	Autumn Park
13	01-PUD-03	Holly Springs Business Park
14	02-PUD-01	Trotter Village PUD
15	02-PUD-02	Sunset Oaks PUD
16	03-PUD-01	Twelve Oaks PUD
17	05-PUD-01	Main Street Square
18	18-PUD-01	Carolina Springs PUD

Parcels
Conditional Use
Shearon Harris Lake
Proposed Shearon Harris Lake Level

RR Rural Residential
NCR Neighborhood Center Res
DMX Downtown Mixed Use
SP CU Special District
SR Suburban Residential
MXR Mixed Use Residential
PUD Planned Unit Development
BRT Business Research Technology
NR Neighborhood Residential
NMX Neighborhood Mixed Use
CB Community Business
HI Heavy Industrial

Updated: March 22, 2022

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.

Map Prepared By:
Development Services GIS
Town of Holly Springs
PO Box 8 / 128 S. Main Street
Holly Springs, NC 27540
(919) 557-3908

Visit Us on the Web:
www.hollyspringsnc.gov

Town *of* Holly Springs

Zoning Map

3 Zoning

The proposed rezoning to the Neighborhood Center Residential and Neighborhood Residential Conditional District (NCR/NR-CD) is compatible with the surrounding developments and patterns in the vicinity of the property. The property is currently zoned Rural Residential and is surrounded by Rural Residential and Neighborhood Residential. The Neighborhood Center Residential zoning will allow for increased housing choice and a variety of housing types, which will increase density while still maintaining the character of the surrounding rural area and neighborhoods. The Cass Holt Crossing project, which was recently approved, is located within close proximity to this site. The proposed development will be accessible to the Cass Holt Town Park, just north of the site, providing future residents with the highly desirable opportunity to live near a town park. In addition, the UDO states that NCR zoning is recommended for sites located adjacent to commercial and mixed-sites. The NR zoning is recommended to ensure that a dense mix of housing types that are compatible with the surrounding developments. The proposed development would provide the significant surrounding residential units required to support successful commercial uses contemplated across Cass Holt Road. Furthermore the split zoning of the parcel ensures that a logical and compatible transition of uses from more dense to less dense occurs on the site. The increased employment opportunities in Holly Springs from Amgen and other employers who have moved to the area, will attract new residents who will need increased housing choices in Holly Springs.

PERMITTED USE TABLE

The uses listed in the permitted use table shall be the only uses permitted as part of this development.

Use	
Detached Dwelling (with Front Loaded Garage)	P
Attached Dwelling	P
Residential Care Facility	P
Family Care Home	P
Apartment Dwelling	x
Bed and Breakfast	x
Inn	x
Business Services	x
Childcare Center	x
Office Use	x
Personal Service	x
Food/Restaurant Uses	x
Retail Uses	x
Civic Building	x
Community Support Facility	x
Religous Use	x
School	x
Golf Course	x
Infrastructure /Utilies (major)	x
Infrastructure /Utilies (minor)	PS
Solar Energy Systems-Small	A
Wireless Telecommunications Equipment	PS
Accessory Dwelling Unit	A
P = Permitted, X= Not Permitted, A= Accessory Use, PS= Permitted with additional standards per the UDO	

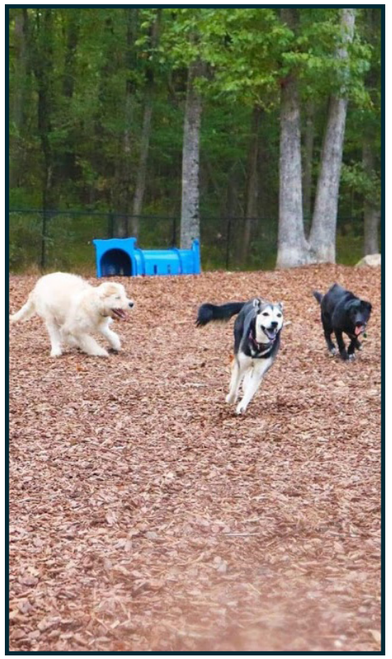
*Primary dwelling units shall equipped with a 240-volt EV charging outlet.

** HOA covenants shall not restrict accessory dwelling units.

4 Proposed Development

The proposed development is located on approximately 52.6 acres. The site is just south of the intersection of Cass Holt Road and Honeycutt Road. The proposed development will consist of both single-family homes and townhomes, providing a variety of housing options for all ages, young families, professionals, and seniors in Holly Springs. The development will also include several activated open spaces and tree preservation areas across the site, creating spaces for gathering and enjoying nature. The project will help to establish a welcoming and accessible community within a rapidly growing Holly Springs.

Proposed Uses	Maximum Units
Attached Dwellings	87 units
Detached Dwellings	65 units
Open Space	30% of gross acreage



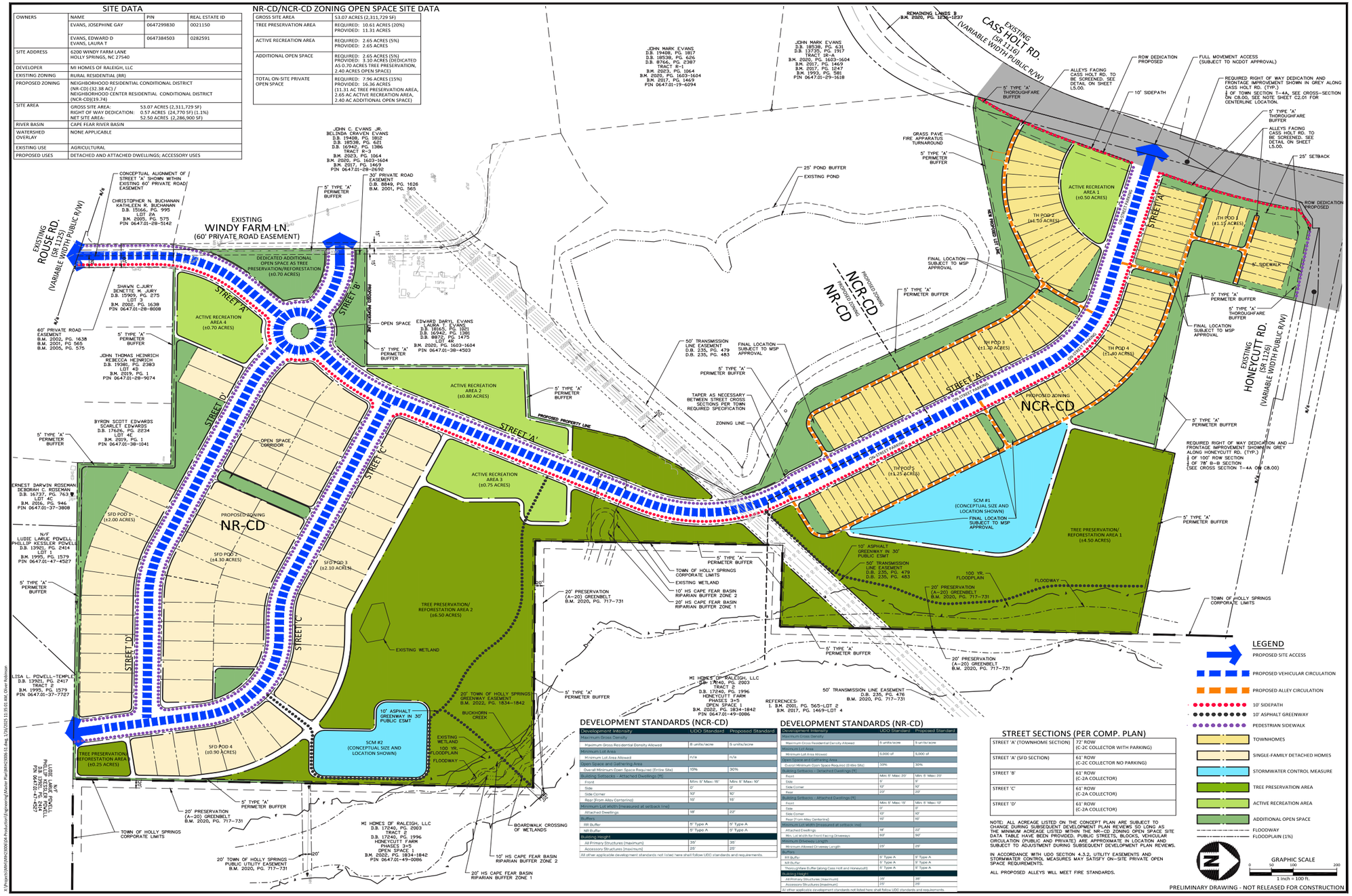
4 Proposed Development

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	EVANS, JOSEPHINE GAY	0647299830	0021150
	EVANS, EDWARD D EVANS, LAURA T	0647384503	0282591
SITE ADDRESS	6200 WINDY FARM LANE HOLLY SPRINGS, NC 27540		
DEVELOPER	MI HOMES OF RALEIGH, LLC		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD) (32.38 AC) / NEIGHBORHOOD CENTER RESIDENTIAL CONDITIONAL DISTRICT (NCR-CD)(19.74)		
SITE AREA	GROSS SITE AREA: 53.07 ACRES (2,311,729 SF) RIGHT OF WAY DEDICATION: 0.57 ACRES (24,770 SF) (1.1%) NET SITE AREA: 52.50 ACRES (2,286,900 SF)		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	AGRICULTURAL		
PROPOSED USES	DETACHED AND ATTACHED DWELLINGS; ACCESSORY USES		

NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION AREA	REQUIRED: 10.61 ACRES (20%) PROVIDED: 11.31 ACRES
ACTIVE RECREATION AREA	REQUIRED: 2.65 ACRES (5%) PROVIDED: 2.65 ACRES
ADDITIONAL OPEN SPACE	REQUIRED: 2.65 ACRES (5%) PROVIDED: 3.10 ACRES (DEDICATED AS 0.70 ACRES TREE PRESERVATION, 2.40 ACRES OPEN SPACE)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 7.96 ACRES (15%) PROVIDED: 16.36 ACRES (11.31 AC TREE PRESERVATION AREA, 2.65 AC ACTIVE RECREATION AREA, 2.40 AC ADDITIONAL OPEN SPACE)



DEVELOPMENT STANDARDS (NCR-CD)

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	8 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	n/a	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	15%	30%
Building Setbacks - Attached Dwellings (1f)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18'	22'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (max/mum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.

DEVELOPMENT STANDARDS (NR-CD)

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	6 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	5,000 sf	5,000 sf
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	30%	30%
Building Setbacks - Detached Dwellings (1h)		
Front	Min: 5' Max: 20'	Min: 5' Max: 20'
Side	5'	5'
Side Corner	10'	10'
Rear	20'	20'
Building Setbacks - Attached Dwellings (1f)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18'	22'
Min. Lot Width for Front Facing Driveways	60'	50'
Minimum Driveway Length		
Minimum Allowed Driveway Length	25'	25'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Thoroughfare Buffer (along Cass Holt and Honeycutt)	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.

STREET SECTIONS (PER COMP. PLAN)

STREET 'A' (TOWNHOME SECTION)	73' ROW (C-2C COLLECTOR WITH PARKING)
STREET 'A' (SFD SECTION)	61' ROW (C-2C COLLECTOR NO PARKING)
STREET 'B'	61' ROW (C-2A COLLECTOR)
STREET 'C'	61' ROW (C-2A COLLECTOR)
STREET 'D'	61' ROW (C-2A COLLECTOR)

NOTE: ALL ACREAGE LISTED ON THE CONCEPT PLAN ARE SUBJECT TO CHANGE DURING SUBSEQUENT DEVELOPMENT PLAN REVIEWS SO LONG AS THE MINIMUM ACREAGE LISTED WITHIN THE NR-CD ZONING OPEN SPACE SITE DATA TABLE HAVE BEEN PROVIDED. PUBLIC STREETS, BLOCKS, VEHICULAR CIRCULATION (PUBLIC AND PRIVATE) ARE APPROXIMATE IN LOCATION AND SUBJECT TO ADJUSTMENT DURING SUBSEQUENT DEVELOPMENT PLAN REVIEWS.

IN ACCORDANCE WITH UDO SECTION 4.3.2, UTILITY EASEMENTS AND STORMWATER CONTROL MEASURES MAY SATISFY ON-SITE PRIVATE OPEN SPACE REQUIREMENTS.

ALL PROPOSED ALLEYS WILL MEET FIRE STANDARDS.

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY CIRCULATION
- 10' SIDEPATH
- 10' ASPHALT GREENWAY
- PEDESTRIAN SIDEWALK
- TOWNHOMES
- SINGLE-FAMILY DETACHED HOMES
- STORMWATER CONTROL MEASURE
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- ADDITIONAL OPEN SPACE
- FLOODWAY
- FLOODPLAIN (1%)

GRAPHIC SCALE 0 50 100 200 (1 inch = 100 ft.)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27606
PHONE: 919.233.5725

M/I HOMES

EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 5081 SEAL SHANE M. VANDERGLAS NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	07. 12. 2024	REV PER TOWN COMMENTS
2	09. 13. 2024	REV PER TOWN COMMENTS
3	10. 11. 2024	REV PER TOWN COMMENTS
4	11. 07. 2024	REV PER TOWN COMMENTS
5	12. 13. 2024	REV PER TOWN COMMENTS
6	01. 16. 2025	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-S1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

CONCEPT PLAN
C2.00

4 Proposed Development

DEVELOPMENT STANDARDS (NCR-CD)

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Sections 3,4,and 5, except as modified in this section:

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	8 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	n/a	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	15%	30%
Building Setbacks - Attached Dwellings (ft)		
Front	Min: 5′ Max: 15′	Min: 5′ Max: 10′
Side	0′	0′
Side Corner	10′	10′
Rear (From Alley Centerline)	15′	15′
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18′	22′
Buffers		
RR Buffer	5′ Type A	5′ Type A
NR Buffer	5′ Type A	5′ Type A
Building Height		
All Primary Structures (maximum)	35′	35′
Accessory Structures (maximum)	25′	25′
All other applicable development standards not listed here shall follow UDO standards and requirements.		

PARKING STANDARDS

The following shall apply to all proposed buildings within the development:

- Parking shall be permitted in all yards with restrictions for single-detached units on lots less than 60′ wide to encourage continuity with surrounding developments.
- Parking calculations shall meet UDO requirements, including required additional guest parking.

DEVELOPMENT STANDARDS (NR-CD)

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Sections 3,4,and 5, except as modified in this section:

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	5 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	5,000 sf	5,000 sf
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	30%	30%
Building Setbacks - Detached Dwellings (ft)		
Front	Min: 5′ Max: 20′	Min: 5′ Max: 20′
Side	5′	5′
Side Corner	10′	10′
Rear	20′	20′
Building Setbacks - Attached Dwellings (ft)		
Front	Min: 5′ Max: 15′	Min: 5′ Max: 10′
Side	0′	0′
Side Corner	10′	10′
Rear (From Alley Centerline)	15′	15′
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18′	22′
Min. Lot Width for Front Facing Driveways	60′	50′
Minimum Driveway Length		
Minimum Allowed Driveway Length	25′	25′
Buffers		
RR Buffer	5′ Type A	5′ Type A
NR Buffer	5′ Type A	5′ Type A
Thoroughfare Buffer (along Cass Holt and Honeycutt within the 25′ setback)	5′ Type A	5′ Type A
Building Height		
All Primary Structures (maximum)	35′	35′
Accessory Structures (maximum)	25′	25′
All other applicable development standards not listed here shall follow UDO standards and requirements.		

PARKING STANDARDS

The following shall apply to all proposed buildings within the development:

- Parking shall be permitted in all yards with restrictions for single-detached units on lots less than 60′ wide to encourage continuity with surrounding developments.
- Parking calculations shall meet UDO requirements, including required additional guest parking.

4 Proposed Development: Townhomes (Rear-Load)

Elevations are conceptual and for demonstration purposes only.

4 Proposed Development: Single-Family

Elevations are conceptual and for demonstration purposes only.

4 Proposed Development: Single-Family

Elevations are conceptual and for demonstration purposes only.

5 Building Design Standards

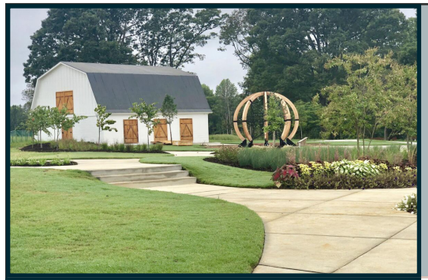
The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

VERTICAL VARIATIONS

Building walls shall consist of a building bay or structural building system visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element that subdivides the wall into human scale proportions. Minimum change shall be two (2) inches depth.

RESIDENTIAL FACADE STANDARDS

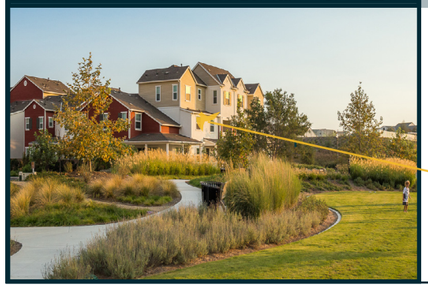
- Type 1 materials shall constitute a minimum of 35% of the building facade.
- Type 2 materials shall be allowed per UDO standards.
- Type 3 Materials shall constitute a maximum of 10% of the facade.
- Primary Facades shall consist of the front, street-facing facade.
- For corner lots the primary facade shall be the facade with front entry. Corner lots shall have only one primary facade, just as non-corner lots.
- The primary facades shall include a masonry watertable along the entire front of the building.
- Different brick and/or stone colors, textures and finishes shall be used to create different architectural looks.
- In order to promote variation in home appearance, no single-family home shall be constructed with an exterior elevation and/or color palette that is identical to the home on either side or across the street from it, to ensure a visually appealing and diverse development.
- Front facing garages shall have carriage style accents and windows to create enhance curb appeal and community character.
- Roof overhangs shall be a minimum of 12” in depth on all single-family detached dwellings.
- All primary dwelling units shall be equipped with a 240-volt EV charging outlet.



Variety in materials creates visual interest

Trim accents create a welcoming design scale

Human-scale design elements



Variety in colors and features create a welcoming environment

5 Design Standards

LANDSCAPE DESIGN

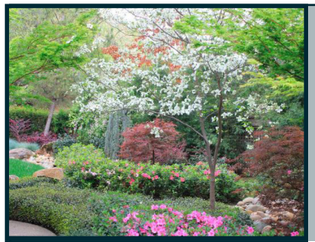
The project will comply with all landscape design requirements in the UDO except as modified below:

KEY ELEMENTS

- Plant species shall be selected that offer strong, bold seasonal colors and a variety of textures.
- Placemaking shall be encouraged in community gathering areas, which may contain decorative pavers, benches, trash receptacles, as well as supplemental plantings.
- Whenever foundation landscaping is not feasible along amenity buildings, potted planters shall be installed along the front building facade. Final pot design and placement shall be approved by Development Services.
- Street trees shall be installed along all streets in accordance with UDO standards.
- To ensure a residential streetscape, additional screening shall be provided at the terminus of all alleys adjacent to thoroughfares. This planting standard shall be determined at time of development plan.

BUFFERS

- The proposed development shall provide an increased Throroughfare buffer along Cass Holt and Rouse Road. The UDO requires a 5' Type A buffer for NCR zoned projects.
- Alleys will be screened from view along Cass Holt Road.

	Bold colors and textures add variation to the landscape
	Planters help create welcoming entrances and defined open spaces
	Seating and benches will be located throughout open spaces in the the development
	Greenery will help to create a lush and inviting community
	Bold pollinator plants add beauty and biodiversity

5 Design Standards

GATHERING & OPEN SPACE

KEY ELEMENTS

- On-site open space requirements shall be met through the thoughtful inclusion of open spaces located throughout the site, which will enable residents to recreate, gather, and socialize in close proximity to their homes.
- Open space shall be provided for the entire development. This shall meet the requirements of the NR zoning, which are greater than what is required by the NCR district.
- Parklets and open spaces will be located throughout the development, and connected with sidewalks to give residents ample opportunities for walking, recreating, and socializing in connected and accessible spaces.
- Open spaces shall include an outdoor barbeque area, a tot lot, a dog park, shaded seating areas, and a meditation garden. These spaces shall be dispersed throughout the site as shown on the open space plan on page 29. Additional amenities will be dispersed throughout the site and shall be determined at time of site plan.

OPEN SPACE SITE DATA TABLE		
Total Site Area: 52.6 acres	UDO Standard	Proposed Standard
On-site Private Open Space	30%	30%
Tree Preservation Area	20%	20%
Active Recreation Area	5%	5%

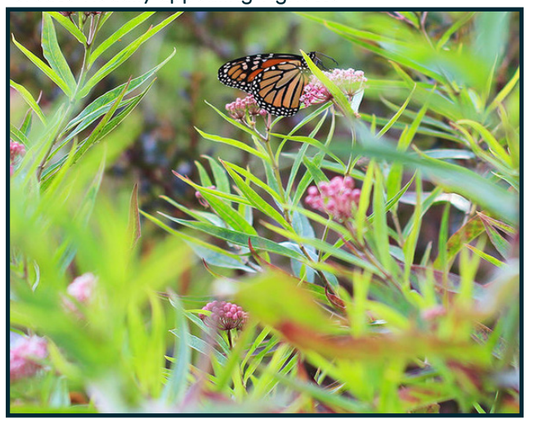
Tree Preservation areas provide a natural amenity for residents and protect biodiversity

Balance of hardscape and landscape

Benches, seating and other amenities will activate open spaces and create places for gathering

Buffer plantings provide additional screening and create visually appealing vignette

Walking paths and trails



Variation assures interest is maintained within the gathering space

5 Proposed Open Spaces

NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

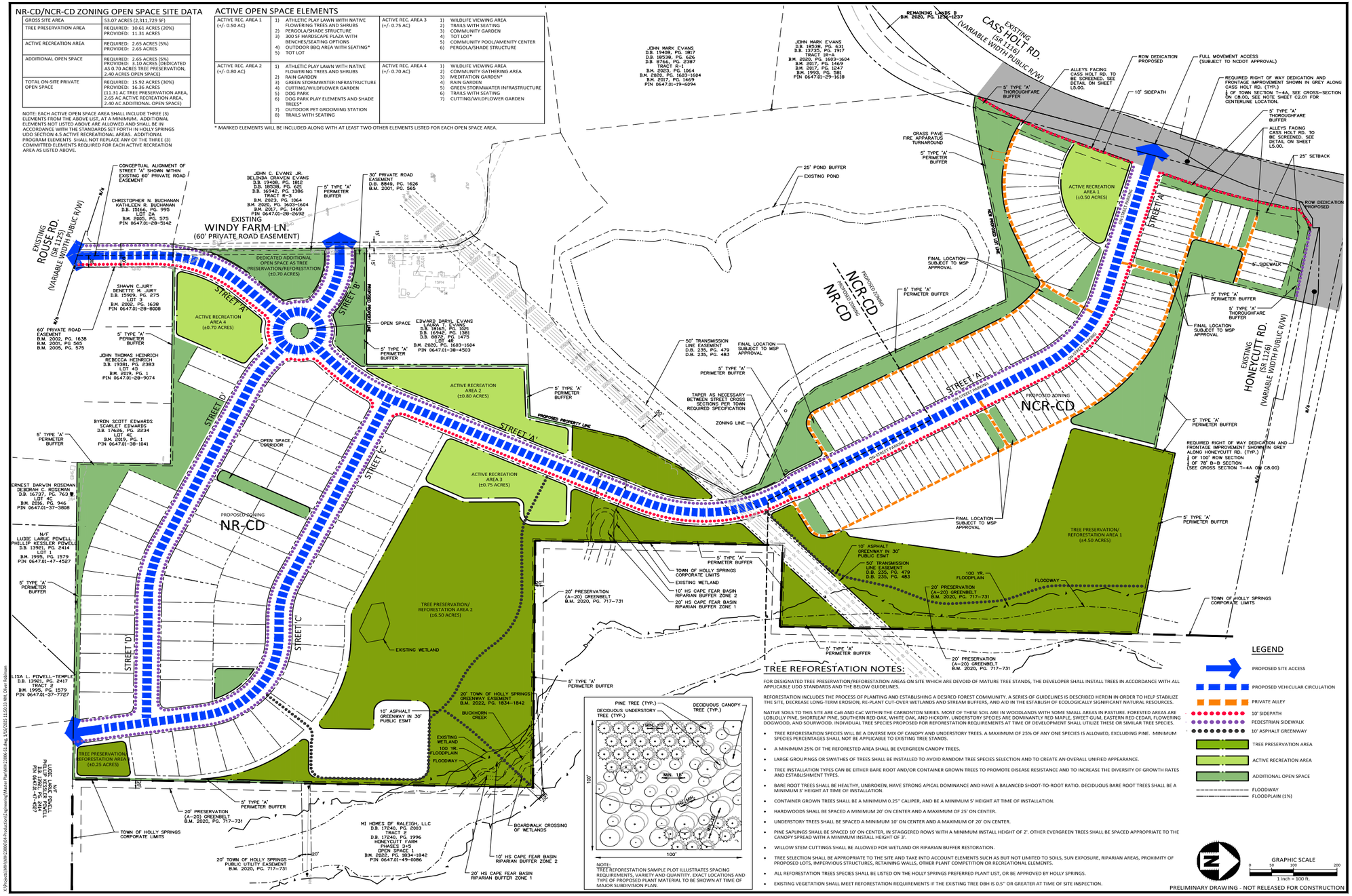
GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION AREA	REQUIRED: 10.61 ACRES (20%) PROVIDED: 11.31 ACRES
ACTIVE RECREATION AREA	REQUIRED: 2.65 ACRES (5%) PROVIDED: 2.65 ACRES
ADDITIONAL OPEN SPACE	REQUIRED: 2.65 ACRES (5%) PROVIDED: 3.10 ACRES (DEDICATED AS 0.70 ACRES TREE PRESERVATION, 2.40 ACRES OPEN SPACE)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 15.92 ACRES (30%) PROVIDED: 16.36 ACRES (11.31 AC TREE PRESERVATION AREA, 2.65 AC ACTIVE RECREATION AREA, 2.40 AC ADDITIONAL OPEN SPACE)

NOTE: EACH ACTIVE OPEN SPACE AREA SHALL INCLUDE THREE (3) ELEMENTS FROM THE ABOVE LIST, AT A MINIMUM. ADDITIONAL ELEMENTS NOT LISTED ABOVE ARE ALLOWED AND SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN HOLLY SPRINGS UDO SECTION 4.5 ACTIVE RECREATIONAL AREAS. ADDITIONAL PROGRAM ELEMENTS SHALL NOT REPLACE ANY OF THE THREE (3) COMMITTED ELEMENTS REQUIRED FOR EACH ACTIVE RECREATION AREA AS LISTED ABOVE.

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1 (+/- 0.50 AC)	1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 2) PERGOLA/SHADE STRUCTURE 3) 300 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS 4) OUTDOOR BBQ AREA WITH SEATING* 5) TOT LOT	ACTIVE REC. AREA 3 (+/- 0.75 AC)	1) WILDLIFE VIEWING AREA 2) TRAILS WITH SEATING 3) COMMUNITY GARDEN 4) TOT LOT* 5) COMMUNITY POOL/AMENITY CENTER 6) PERGOLA/SHADE STRUCTURE
ACTIVE REC. AREA 2 (+/- 0.80 AC)	1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 2) RAIN GARDEN 3) GREEN STORMWATER INFRASTRUCTURE 4) CUTTING/WILDFLOWER GARDEN 5) DOG PARK 6) DOG PARK PLAY ELEMENTS AND SHADE TREES* 7) OUTDOOR PET GROOMING STATION 8) TRAILS WITH SEATING	ACTIVE REC. AREA 4 (+/- 0.70 AC)	1) WILDLIFE VIEWING AREA 2) COMMUNITY GATHERING AREA 3) MEDITATION GARDEN* 4) RAIN GARDEN 5) GREEN STORMWATER INFRASTRUCTURE 6) TRAILS WITH SEATING 7) CUTTING/WILDFLOWER GARDEN

* MARKED ELEMENTS WILL BE INCLUDED ALONG WITH AT LEAST TWO OTHER ELEMENTS LISTED FOR EACH OPEN SPACE AREA.



TREE REFORESTATION NOTES:

FOR DESIGNATED TREE PRESERVATION/REFORESTATION AREAS ON SITE WHICH ARE DEVOID OF MATURE TREE STANDS, THE DEVELOPER SHALL INSTALL TREES IN ACCORDANCE WITH ALL APPLICABLE UDO STANDARDS AND THE BELOW GUIDELINES.

REFORESTATION INCLUDES THE PROCESS OF PLANTING AND ESTABLISHING A DESIRED FOREST COMMUNITY. A SERIES OF GUIDELINES IS DESCRIBED HEREIN IN ORDER TO HELP STABILIZE THE SITE, DECREASE LONG-TERM EROSION, RE-PLANT CUT-OVER WETLANDS AND STREAM BUFFERS, AND AID IN THE ESTABLISH OF ECOLOGICALLY SIGNIFICANT NATURAL RESOURCES.

NATIVE SOILS TO THIS SITE ARE CaB AND CaC WITHIN THE CARBONTON SERIES. MOST OF THESE SOIL ARE IN WOODLANDS WITH SOME SMALL AREAS IN PASTURE. FORESTED AREAS ARE LOBLOLLY PINE, SHORTLEAF PINE, SOUTHERN RED OAK, WHITE OAK, AND HICKORY. UNDERSTORY SPECIES ARE DOMINANTLY RED MAPLE, SWEET GUM, EASTERN RED CEDAR, FLOWERING DOGWOOD, AND SOURWOOD. INDIVIDUAL TREE SPECIES PROPOSED FOR REFORESTATION REQUIREMENTS AT TIME OF DEVELOPMENT SHALL UTILIZE THESE OR SIMILAR TREE SPECIES.

- TREE REFORESTATION SPECIES WILL BE A DIVERSE MIX OF CANOPY AND UNDERSTORY TREES. A MAXIMUM OF 25% OF ANY ONE SPECIES IS ALLOWED, EXCLUDING PINE. MINIMUM SPECIES PERCENTAGES SHALL NOT BE APPLICABLE TO EXISTING TREE STANDS.
- A MINIMUM 25% OF THE REFORESTED AREA SHALL BE EVERGREEN CANOPY TREES.
- LARGE GROUPINGS OR SWATHES OF TREES SHALL BE INSTALLED TO AVOID RANDOM TREE SPECIES SELECTION AND TO CREATE AN OVERALL UNIFIED APPEARANCE.
- TREE INSTALLATION TYPES CAN BE EITHER BARE ROOT AND/OR CONTAINER GROWN TREES TO PROMOTE DISEASE RESISTANCE AND TO INCREASE THE DIVERSITY OF GROWTH RATES AND ESTABLISHMENT TYPES.
- BARE ROOT TREES SHALL BE HEALTHY, UNBROKEN, HAVE STRONG APICAL DOMINANCE AND HAVE A BALANCED SHOOT-TO-ROOT RATIO. DECIDUOUS BARE ROOT TREES SHALL BE A MINIMUM 3' HEIGHT AT TIME OF INSTALLATION.
- CONTAINER GROWN TREES SHALL BE A MINIMUM 0.25" CALIPER, AND BE A MINIMUM 5' HEIGHT AT TIME OF INSTALLATION.
- HARDWOODS SHALL BE SPACED A MINIMUM 20' ON CENTER AND A MAXIMUM OF 25' ON CENTER.
- UNDERSTORY TREES SHALL BE SPACED A MINIMUM 10' ON CENTER AND A MAXIMUM OF 20' ON CENTER.
- PINE SAPLINGS SHALL BE SPACED 10' ON CENTER, IN STAGGERED ROWS WITH A MINIMUM INSTALL HEIGHT OF 2'. OTHER EVERGREEN TREES SHALL BE SPACED APPROPRIATE TO THE CANOPY SPREAD WITH A MINIMUM INSTALL HEIGHT OF 3'.
- WILLOW STEM CUTTINGS SHALL BE ALLOWED FOR WETLAND OR RIPARIAN BUFFER RESTORATION.
- TREE SELECTION SHALL BE APPROPRIATE TO THE SITE AND TAKE INTO ACCOUNT ELEMENTS SUCH AS BUT NOT LIMITED TO SOILS, SUN EXPOSURE, RIPARIAN AREAS, PROXIMITY OF PROPOSED LOTS, IMPERVIOUS STRUCTURES, RETAINING WALLS, OTHER PLANT COMPETITION OR RECREATIONAL ELEMENTS.
- ALL REFORESTATION TREES SPECIES SHALL BE LISTED ON THE HOLLY SPRINGS PREFERRED PLANT LIST, OR BE APPROVED BY HOLLY SPRINGS.
- EXISTING VEGETATION SHALL MEET REFORESTATION REQUIREMENTS IF THE EXISTING TREE DBH IS 0.5" OR GREATER AT TIME OF SITE INSPECTION.

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PRIVATE ALLEY
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- 10' ASPHALT GREENWAY
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- ADDITIONAL OPEN SPACE
- FLOODWAY
- FLOODPLAIN (1%)

GRAPHIC SCALE 0 50 100 200 (1 inch = 100 ft.)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\MIH\MIH23006\04-Production\Engineering\Master Plan\MIH23006-S1.dwg, 1/16/2025 11:50:53 AM, Oliver Robinson

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M/I HOMES

EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 2017 SEAN VANDERKLEIS NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	07. 12. 2024	REV PER TOWN COMMENTS
2	09. 13. 2024	REV PER TOWN COMMENTS
3	10. 11. 2024	REV PER TOWN COMMENTS
4	11. 07. 2024	REV PER TOWN COMMENTS
5	12. 13. 2024	REV PER TOWN COMMENTS
6	01. 16. 2025	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-S1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

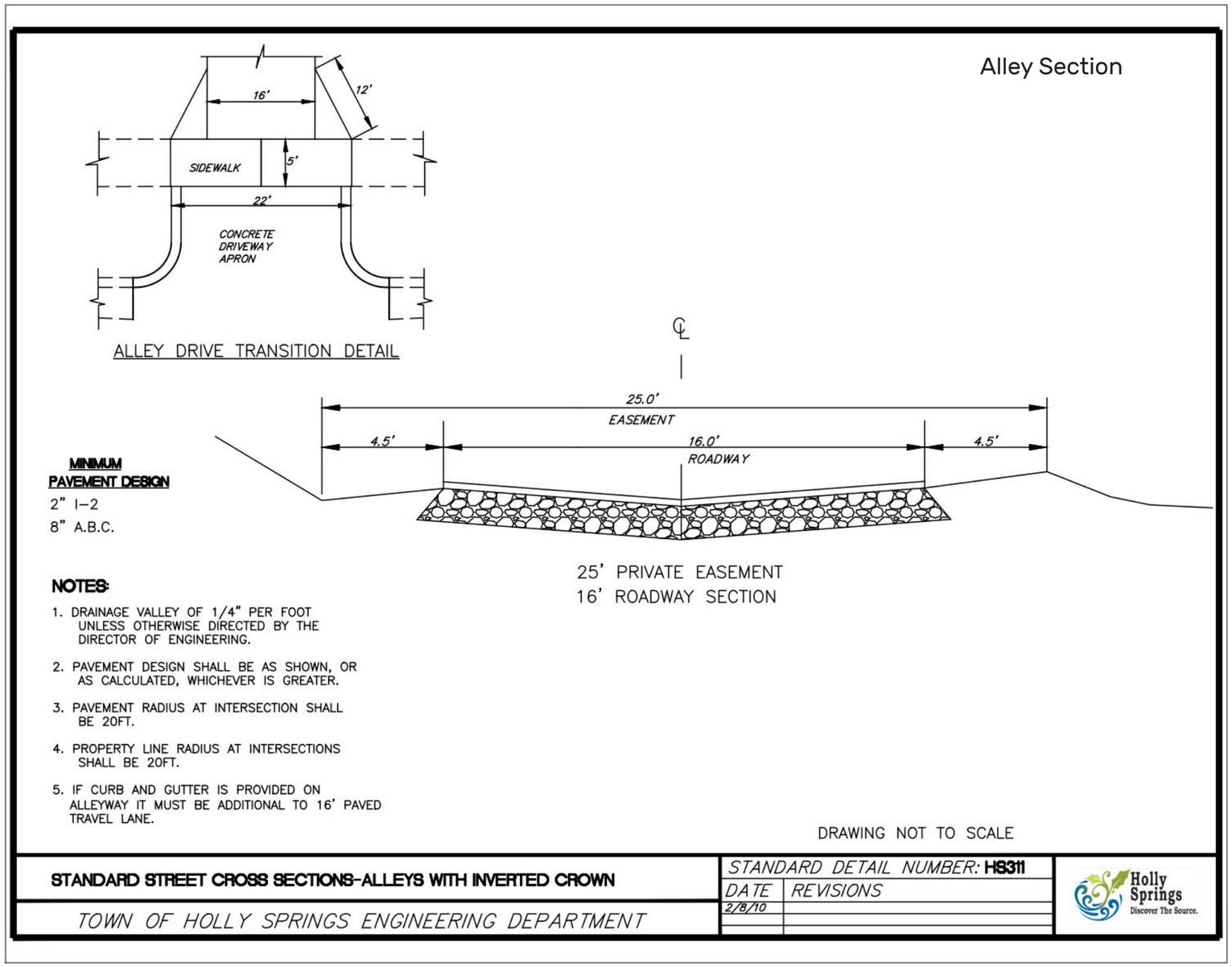
OPEN SPACE AND PRESERVATION PLAN

C2.02

6 Streetscape and Mobility Standards

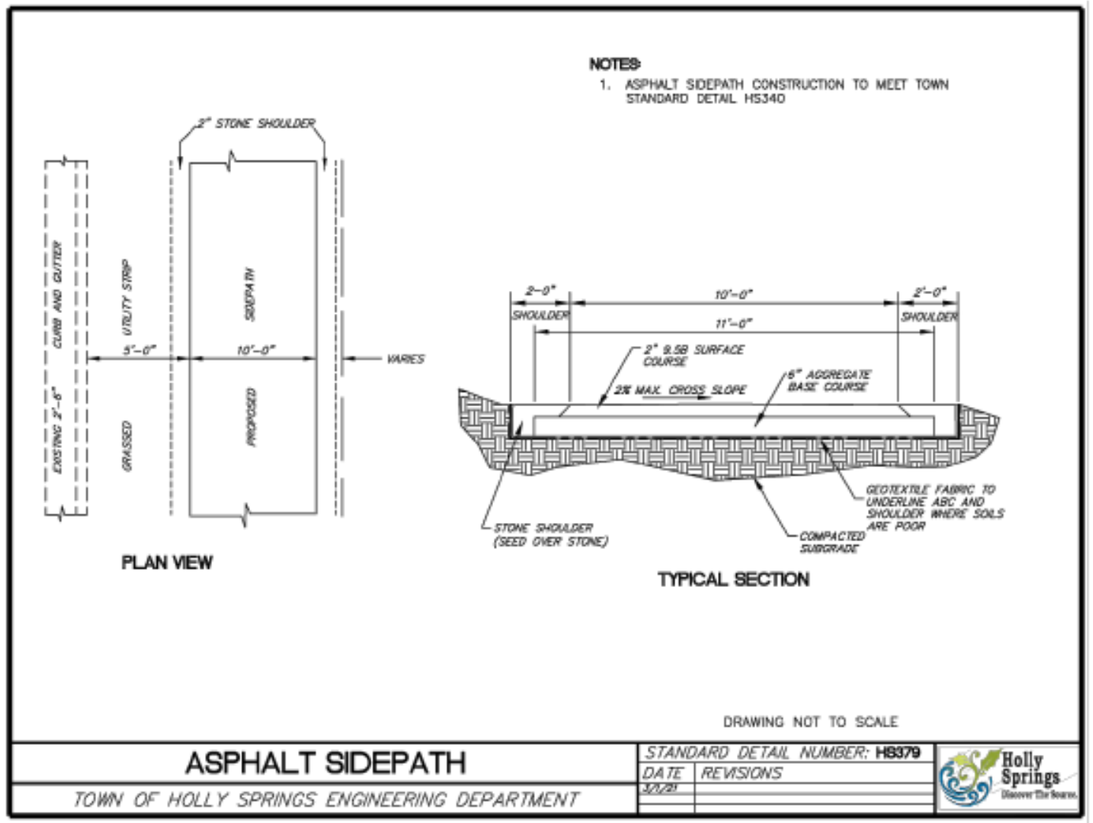
All internal streets (excluding alleys) shall comply with CTP cross-sections.

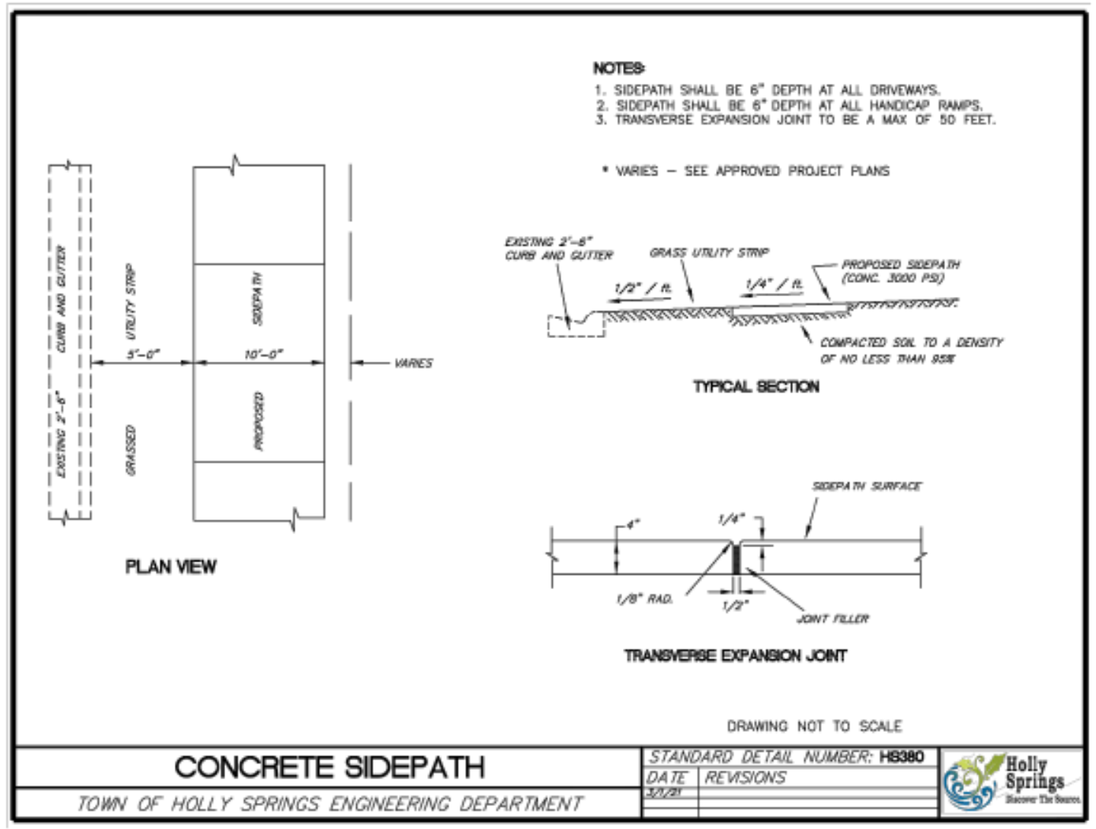
6 Streetscape and Mobility Standards



6 Streetscape and Mobility Standards

Pedestrian Sections





Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

New Business
Title: Town Council Official Action Overview
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive project updates.
    - Carolina Springs Town Center

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business
Title: Committee Reports
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive updates from Planning Board representatives for:
  - Land Use Advisory Committee (LUAC)
  - Tree Advisory Committee (TAC)
  - Wake Transit Plan Stakeholders
- Appoint a temporary replacement for Mr. Carpico for the March 5th Wake Transit Stakeholder meeting to serve until the March 25th Planning Board organization meeting.

Explanation:

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

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 7.

New Business
Title: Development Services Report
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 8.

New Business
Title: Other Business
Strategic Priority Area:
Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):
None