Holly Springs Town Council
7:00 PM **Tuesday, May 20, 2025**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of May 20, 2025 meeting agenda

RECOGNITIONS

5. Boating Safety Week Proclamation
6. Public Works Week

CONSENT AGENDA

7. April 8, 2025 workshop meeting minutes and April 15, 2025 business meeting minutes
8. Monthly Budget Amendments and Grants
9. Voluntary Annexation A24-03 0 Green Oaks Parkway
10. Voluntary Annexation A25-04 5608 Cass Holt Road
11. Ting Park Parking Lot Rehabilitation - Design Contract
12. Surplus of Firearm and Badge for Upcoming Police Department Retirement
13. Downtown Area Americans with Disabilities Act (ADA) Ramp Compliance Project
14. Records Retention, Procurement and Conflict of Interest Policies for American Rescue Plan Act/Coronavirus State and Local Fiscal Recovery Funds
15. Official Depository Resolution

PUBLIC HEARINGS

16. 24-REZ-02 4500 Old Holly Springs Apex Road Rezoning and Development Agreement - Legislative Public Hearing
17. 24-REZ-07 Mira Ridge Rezoning and Development Agreement - Legislative Public Hearing
18. 25-REZ-01 1220 N Main (Overlook) Rezoning and Development Agreement - Legislative Public Hearing
19. Fiscal Year 2025-26 Recommended Budget Public Hearing

NEW BUSINESS

20. Street Resurfacing Project
21. Committee and Board Appointments

PUBLIC COMMENT PERIOD

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

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION

ADJOURNMENT

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions
Title: Boating Safety Week Proclamation
Strategic Priority Area: Community Safety
Staff Resource: Mayor Mayefskie

Action(s):
Proclaim Boating Safety Week in Holly Springs.

Explanation:

- Over 100 million Americans enjoy recreational boating.
- The U.S. Coast Guard and the National Safe Boating Council encourage all boaters to explore and enjoy America's beautiful waters responsibly.
- The Coast Guard estimates that 75% of boating fatalities could be prevented by wearing life jackets.
- Basic boating safety procedures like carrying emergency distress and communications equipment, wearing lie jackets, attending safe boating courses, and staying sober when navigating can help ensure boaters stay safe throughout the season.

Background:

- National Safe Boating Week is observed the third week of May.
- Vice Flotilla Commander Phillip Cason of the U.S. Coast Guard Auxilary will accept the proclamation.

Funding Source(s):
N/A

Attachment(s):
1. Boating Safety Week

Town of Holly Springs

A Proclamation By The Mayor

Boating Safety Week

WHEREAS, National Safe Boating Week is observed to bring attention to important life-saving tips for recreational boaters so that they can have a safer, more fun experience out on the water throughout the year; and

WHEREAS, on average, 650 people die each year in boating-related accidents in the U.S.; 75 percent of these are fatalities caused by drowning; and,

WHEREAS, the vast majority of these accidents are caused by human error or poor judgment and not by the boat, equipment, or environmental factors; and,

WHEREAS, a significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets;

NOW, THEREFORE, I, Sean Mayefskie, Mayor of the Town of Holly Springs, North Carolina, do hereby proclaim May 17-23, 2025 as

Boating Safety Week

in the Town of Holly Springs. Accordingly, I encourage our residents who boat to practice safe boating habits and wear a life jacket at all times while boating.

Proclaimed this, the 20th day of May, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 20th day of May, 2025.

_____

Sean Mayefskie, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Recognitions
Title: Public Works Week
Strategic Priority Area: Organizational Excellence
Staff Resource: Paige Scott, Director, Public Works, Kendra Parrish, Utilities and Infrastructure

Action(s):
Issue a Proclamation that May 18-24, 2025 shall be Public Works Week in Holly Springs.

Explanation:

- National Public Works Week honors the importance of public works services and the men and women who deliver these services.
- This year's theme is "People, Purpose, Presence" because meeting the needs of people is what gives public works its sense of purpose.
- Public works professionals help keep communities strong by providing an infrastructure of services in transportation, water, wastewater and stormwater treatment, public buildings and spaces, parks and grounds, emergency management and first response, solid waste, and right-of-way management. They are what make our communities great places to live and work.
- The Mayor wishes to join with representatives of the American Public Works Association in proclaiming May 18-24, 2025 as Public Works Week in Holly Springs.

Background:

- The American Public Works Association (APWA) established National Public Works Week (NPWW) in 1960 and 2025 marks the 65th annual National Public Works Week.
- The NPWW is used to energize and educate the public of the importance of public works to their daily lives: planning, building, managing and operating at the heart of their local communities to improve the everyday quality of life.
- This proclamation recognizes the important work done by the Public Works, Utilities & Infrastructure, and Parks and Recreation Departments.

Funding Source(s):
N/A

Attachment(s):
1. Public Works Week 2025

Town of Holly Springs

A Proclamation By The Mayor

Public Works Week—May 18 - 24, 2025

WHEREAS, public works professionals serve in their communities every day meeting the needs of people is what gives public works its sense of purpose. Focusing on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of North Carolina; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in North Carolina to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

NOW, THEREFORE, I, Mayor Sean Mayefskie, do hereby proclaim May 18 - 24, 2025 as

Public Works Week

in Holly Springs, and I urge all citizens to join me with representatives of the American Public Works Association/Canadian Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

Proclaimed this, the 20th day of May, 2025

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 20th day of May, 2025.

_____

Sean Mayefskie, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Consent Agenda
Title: April 8, 2025 workshop meeting minutes and April 15, 2025 business meeting minutes
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Approve the minutes of the April 8, 2025 workshop meeting and the April 15, 2025 business meeting.

Explanation:

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

Background:

Funding Source(s):
N/A

Attachment(s):
1. 4.8.25 minutes - DRAFT
2. 4.15.25 minutes_notes

MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, April 8, 2025 at the Law Enforcement Center and via livestreaming. Mayor Mayefskie presided, calling the meeting to order at 6:00 p.m. A quorum was established as the Mayor and five Council members were present in the room as the meeting opened.

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

Council Members Absent: none.

Staff Members Present in the room: Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; Jay Osborne, Assistant Town Attorney; Jesse Dixon, IT; Corey Petersohn, Director, Office of Budget and Strategic Planning; Cassie Hack, Director, Communications and Marketing; Chris Hills, Director Development Services; Sean Ryan and Chris Ritter-Garcia, Development Services; Kendra Parrish, Executive Director of Utilities and Infrastructure; Rachel Ingham and Kimberly Keys, Utilities and Infrastructure; LeeAnn Plumer, Director, Parks & Recreation; George Brown, Director, Office of Customer Care; Paige Scott, Director, Public Works.

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

1. Overview: Randy Harrington, Town Manager, gave an overview of the meeting agenda.

2. Ting Park and Mims Park Charette Follow-Up

Chris Hills, Director of Development Services said this item was to review the Mims Park and Ting Park Charrette results, provide an overview of the public land Request for Qualifications process, and receive Council's direction. He gave some history of the Town's plans for these parts of town. He said that after the charrette at the retreat staff worked to finalize a Concepts Plan and Market Analysis, and develop concept models. Tonight, staff will ask for feedback on the implementation approach Council prefers.

Sean Ryan, Development Services, said that for Mims Park Council discussed two concepts, Concept A which maximizes land value, provides a parking deck opportunity and library expansion, but has no street visibility; and Concept B with flex space, buffering between adjacent uses, the preferred townhome option, a water feature and parking location. He said that Mims Park may not be "ripe" for immediate action, but staff will continue to seek partnerships and expressed a willingness to leverage land for the right project.

Mr. Ryan said the Ting Park area Sports & Entertainment District idea came about because staff had been approached with unsolicited commercial concepts. He reminded Council of the market analysis they saw at the retreat that showed that Holly Springs had a high demand for residential. We also have a low retail and commercial vacancy rate. Creating this district with residential housing integration could provide a built-in population to serve businesses in the district and would appeal to active lifestyles with a variety of open spaces. He discussed retail and dining expansion in the area as well as boutique hotel development in the area with sports team-friendly amenities.

Mr. Ryan said that the Ting park area is a good place for this as it already has $19 million in Town investment, with 750,000 visitors in 2023, and 450 annual reservations. He discussed the opportunities in the area for retail, restaurants and other commercial. The area is designated as a Place to Transform on the Growth Strategy Map and Mixed-Use Center on the Future Land Use Map. He showed examples of Sports & Entertainment Districts in other municipalities and showed the Council feedback on the two Charrette maps from the retreat, which became Concept A and Concept B. He showed a modeled version of what Concept B could look like and said with feedback from Concept A, and attempting to maximize the Town assets to reach those goals, staff had developed what they are calling Concept C. This includes retail and restaurants, a central pedestrian corridor, a hotel, and a sports & entertainment facility, pavilion and a parking deck to replace the current parking.

Mr. Hills asked for Council feedback on what they've heard so far. Council discussed that the parking deck would be a public-private partnership, and would include parking for a hotel or any retail, but some of the existing parking would be retained. The importance of keeping the playground was emphasized, and a location along the festival street was suggested. There was concern about the hotel, how tall it should be, and whether its location was ideal. Questions were raised about street alignment with the loop street of Concept C, and Mr. Ryan said that this alignment kept the road on the perimeter of the existing property, rather than requiring property acquisition, and would attract the uses Council expressed a desire for. Council discussed the development across the street, which Mr. Ryan reminded them would bring in the desired residential component. Randy Harrington, Town Manager, clarified that the festival street in this concept was not like the proposed Festival Street downtown; it would be pedestrian only all the time, rather than a street that gets closed from time to time.

Mr. Hills said this is a lot of information and we may not get a final decision tonight. This would be a guide for the RFP process and that anything we get would be at least this, if not better. We appreciate this feedback and think we will come back for more touchpoints in the future. He would like to discuss the process now. He said similar things had been done in Fuquay-Varina and Morrisville and showed the public and private investment in those projects. He discussed the various conveyance options for public-private partnerships for the catalyst sites and said that staff recommends property contribution for highly desired uses and high property tax return on investment, and Economic Development models to allow for greater flexibility on public-private partnership selection and a high tax return on investment.

Mr. Hills said that the first question before Council is whether now is the right time to invest in a Sports and Entertainment District. If the answer is no, then staff will continue to study the issue and wait for the right time. If yes, which conveyance method is preferred by Council, what contribution, if any, should the Town make, and will there by property use restrictions or limitations? Then staff can prepare a Request for Qualifications (RFQ) to seek appropriate partners. He then outlined the timeline for Council check-ins, public engagement, RFQ process and selection, Request for Proposals from those identified by the RFQ, followed by Memorandum of Understanding and/or Development Agreements.

Consensus of Council was to move forward on acquiring an RFP for the area around Ting, keeping in mind that keeping the playground was necessary. Council discussed whether to move forward with the Mims plan and consensus was that there was a lot of public interest in this area and staff should proceed. Finding a partnership and building a downtown parking deck were high on Council's priorities. Council discussed using a modular approach to develop Mims. Mr. Harrington suggested that staff could develop a "Concept C" for Mims as a next step on that property, and to be ready for any development interest that comes our way.

3. Utley Creek Water Reclamation Facility Expansion Update

Rachel Ingham, Utilities and Infrastructure, said this item was to review the scope of the Utley Creek Water Reclamation Facility upgrade project and provide updates on the project status. She outlined what had been done to date and said that we are now at the point of

considering contracts for the expansion, with construction to occur from 2025 to 2027, while maintaining daily operations. She reminded Council of where the site is relative to the Operations Campus and said that, as close as they are, her staff must work 24/7, so they cannot move to the Ops Campus. She said the Preliminary Engineering Report (PER) recommended Membrane Bioreactors (MBR) which treats both industrial and residential wastewater and works better in a small footprint. She said the MBR requires a Fine Screen Facility. She showed what areas of the facility would be updated and explained that the Ultra Fine Screen Facility must be located at the point on the site where the current admin and lab facility is to work with the MBR, so a new Lab and Operational Building would be built closer to the Ops Campus. She showed the model of the building and how it would tie in aesthetically to other Town buildings.

Council asked Ms. Ingham if MBR was required, and if it was an additional step or a replacement for the biological treatment. Ms. Ingham said MBR gives more flexibility to treat the industrial loads that we have agreed to and could be important as industrial permits come up. It is not required but it produces a cleaner effluent.

Ms. Ingham said Council would see two bid packages, because they are separating the building and the treatment plant expansion. The schedule would have the Lab and Operators building begin in the third quarter of 2025 with anticipated completion in the first quarter of 2027, and the treatment facility upgrades following from first quarter of 2026 through the second quarter of 2028. She showed other treatment plant projects in neighboring areas and their schedules and explained how delaying could affect contractor availability because of these projects. Because of this she said we need to stay on schedule.

Council member Drees asked if we were still on schedule for meeting needs. Ms. Ingham said yes, and we will continue to manage that and provide reports to Council.

Ms. Ingham outlined the cost estimates from the preliminary, to the 30% (which is what was budgeted) to the 60%, which is about $55,000 higher than budgeted. She said that this is a product of market uncertainty, with bidders adding a factor of safety to their bids, and the impact of tariffs. She explained how the estimates were calculated, which explains why the first estimate was so far off. She said that staff is working to value engineer the project to stay at the budgeted amount. She said the next steps include bringing procurement method called Sourcewell to Council in May, bidding for the Lab and Operations Building in July of this year, with a bid package in January of 2026 for the remainder of the upgrades.

Council discussed was to mitigate the costs including not expanding to full buildout and value-engineering the project. They discussed the effects of tariffs and uncertainty on the construction market and the number of available contractors to do this type of work. Kendra Parrish, Executive Director of Utilities and Infrastructure, said they are looking at options, including considering sending some wastewater to Sanford or Cary for treatment. She said that expanding to 8 MGD is estimated to take the Town to 2033, so the further expansion is not far off. Council recognized the importance of moving forward, while exploring value engineering opportunities.

4. Eagles Landing Park Construction Update

Carrie Kennedy, Utilities and Infrastructure, introduced Pat Valley with Blum, the CMAR firm. She said this item was to provide an update on funding sources, bid alternate items, and strategy on preparing the second guaranteed maximum price (GMP) amendment for Eagles Landing Park.

Corey Petersohn, Budget, Innovation, and Strategy, outlined the project budget and revenue sources as of June 2024 and April 2025. He explained how much had been received

from the first bond sale, and the conservative prediction for the second. He then outlined other revenue sources as backup, should the bond market change significantly. He said we are still on target for our revenue sources as discussed last June.

Ms. Kennedy said that prices are not going down, so staff is trying to provide some flexibility by making some items bid alternates, which would be designed and could be constructed if there are funds. She listed the bid alternate items in staff's priority order, explaining which would need to be decided earlier or later to fit with construction timing. She referred Council to a map of the park showing where each of these items were on the plan and asked for direction from Council on their priorities.

Council discussed the chance of getting grants to cover some of the bid alternates. Staff said they would of course pursue any that were available, but that federal cuts have impacted those. LeeAnn Plumer, Director of Parks and Recreation, emphasized that staff looking for broad direction, and that as funds became available to add bid alternates back in, staff would bring those to Council for specific recommendations. Council discussed potential disruption of building in phases and the importance of the Maintenance Barn onsite for maintaining a park of this many acres. A majority of Council wanted the greenway included in the base bid, not as a bid alternate. Council asked for an update on the possibility of moving bond funds allocated to smaller projects in other parks to the Eagles Landing project to accomplish this.

Mr. Valley offered some actions the Town could take to mitigate the risks, such as establishing a reasonable "tariff allowance" in bids to assist with procurement; utilization of the large site space for onsite storage to allow early material shipment and storage; and reviewing specific product choices when an alternate product was more economical.

Ms. Kennedy said next steps would be the Design Plan Review, the Groundbreaking on May 1st, and the GMP- Bidding and approval from mid-April through June. She said there would be updates at future workshops and a request for approval in July or August.

Council member Drees suggested updating the website with the groundbreaking information, and also messaging the funding challenges to the public so that they understand the challenges.

5. FY26 Budget Development Update

Randy Harrington, Town Manager, said this item was to provide a preliminary outlook on the FY26 Budget, and to solicit feedback on Micro-transit and other considerations for that budget. He said the budget is not balanced yet, but they are getting closer. From a general standpoint, it is going to be a tighter budget, which is no surprise. It will be more of a "keep the lights on" budget. He said this budget would focus on core needs that are expanding due to population growth, and the priorities that Council identified at the retreat. He said the Town is committed to maintaining high service levels for our residents. He said the budget would include investments in water and sewer, and on our current employees. On the benefit side, a health savings option will be added to give employees an option for a more affordable health care plan. He said Council's decision to move to the NCHIP health plan has been a good one, as we are looking at a below 5% increase, which is really good news. There may be a small number of additional employees, those essential for maintaining our service. But he had one question around microtransit. Council discussed a base service level for Monday through Friday from 7:00 am to 8:00 pm, and no service on weekends. He reminded Council of the service model "add-ons" discussed at the last workshop. Mr. Harrington said that from a staff perspective, there are two reasons for staying with a base level. The first is cost, and the second is that if we get strong demand, we can expand the program rather than starting too large and having to scale it back. But he wanted Council feedback.

Council discussed the service hours in relation to how they thought the service would be most used and the requirements of the CAMPO grant. The consensus was to start with the proposed schedule but evaluate whether to expand or otherwise change the service hours as the program gains ridership.

Mr. Harrington reminded Council and the public that the recommended budget would be presented on May 13th in the Council Chambers at 6 pm. The following business meeting, May 20th in the Council Chamber at 7 pm, would have the Budget Public Hearing, followed by the budget workshop on May 22nd at 6 pm at the Law Enforcement Center. The budget is anticipated to be adopted at the June 3rd business meeting in the Council Chamber at 7 pm, with final end-of-year budget amendments brought to Council at their June 17th meeting.

6. Open Discussion

Council member Drees asked when they would get the ethics forms, and the Clerk told her they would get them at their next meeting.

Council member Forrest asked for a report on January through March sales tax revenue this year. He asked if we were losing money on Sugg Farm rentals by not subdividing rentals to let more than one group rent sections of the park on the same day. LeeAnn Plumber, Director of Parks and Recreation, said that staff is looking at that for the next fee schedule, and proposing some alternatives. She outlined some of the difficulties involved, given the specifics of that park.

MPT Berry said traffic is a mess. He said he found out that NCDOT's contractor messed up the signal timing at Main and 55. He thinks the same thing may have happened on Avent Ferry. He asked how last year's tax increase for transportation would be used and suggested funding a study on the correct synchronization for lights on 55 from Fuquay-Varina to 540. He said he would be willing to sacrifice some other things to get traffic right.

7. Closed Session: none.

8. Adjournment:

Motion to adjourn was made by MPT Berry seconded by Council member Forrest and passed with a unanimous vote. The April 8, 2025, workshop meeting of the Holly Springs Town Council was adjourned at 8:53 pm.

Respectfully submitted on Tuesday, May 20, 2025.

Linda C. McKinney

Linda McKinney
Town Clerk

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, April 15, 2025. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and four Council members were present in the Chamber as the meeting opened.

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

Council Members absent: MPT Dan Berry.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager;* John Schifano, *Town Attorney;* Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack and Jesse Dixon, *IT;* Corey Petersohn, *Budget and Sustainability;* Cassie Hack, *Director, Communications and Marketing*; Chris Hills, *Director, Development Services;* Grayson Taylor, Catherine Jacobs, Elliot Blonshine, Sarah Lipkin Sularz, Cheryl Cains, and Sean Ryan, *Development Services*; LeeAnn Plumer, *Director, Parks and Recreation;* Tina Stroupe, *Finance Director;* Jay Osborne, *Assistant Town Attorney*; LeRoy Smith, *Fire Chief;* Kathy White, *Deputy Clerk.*

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Tyler Haws, of the Church of Jesus Christ of Latter-day Saints.

4. Agenda Adjustment: The April 15, 2025 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Forrest
Second: Hewetson
Vote: Unanimous

RECOGNITIONS

5. 2025 Holly Springs Citizens Academy Graduation

Cassie Hack, Director of Communications and Marketing, outlined the program of the Citizens Academy and recognized the 24 graduates of the first Academy.

6. Volunteer Appreciation Week Proclamation

Mayor Mayefskie proclaimed April 20-26 as Volunteeer Appreciation Week in Holly Springs and recognized those who volunteer with the Town.

CONSENT AGENDA

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

7. March 4 and March 18, 2025 business meeting minutes and March 11, 2025 workshop meeting minutes – Council approved the minutes of the March 4 and March 18, 2025 business meetings and the March 11, 2025 workshop meeting.

8. Monthly Budget Amendments and Grants – Council accepted a $200,000 grant from the Division of Water Resources of the NC Department of Environmental Quality for the Middle Creek Restoration Stormwater Project, and adopted Grants and Special Revenue Fund Ordinance 25-08.

A copy Ordinance 25-08 is attached to these minutes.

9. Hunt Recreation Center HVAC Replacement – Council approved the Newcomb and Co. contract to replace and install two chiller units and provide a 200-ton temporary chiller for six months at W.E. Hunt Recreation Center for a total of $419,435 and authorized the Town Manager to approve any additional contracts and contract amendments that are necessary to deliver the project that are within the Council-approved project budget and consistent with the project scope.

10. American Rescue Plan Act – Internal Controls Policy Adoption – Council adopted American Rescue Plan Act Internal Controls Policy P-057.

A copy of Policy P-057 is attached to these minutes.

11. Operations Campus and Special Inspections & Construction Materials Testing Contract – Council awarded the Special Inspections & Construction Materials Testing contract for the Operations Campus project to Southern Engineering for the amount of $207,055.25 and authorized the Town Manager to sign and execute any required agreements consistent with prior Council action, scope and the within the project budget.

12. Town Hall HVAC Replacement Design-Build – Council approved the Brady Trane Service proposal to replace and install two air handling units in the attic of Town Hall, replace two outdoor condensing units, and install a new mechanical roof access hatch. Council adopted budget ordinance PAYGO Capital Project Ordinance 25-10 and associated budget amendment, and authorized the Town manager to negotiate, sign, and execute any other required agreements or change orders necessary to deliver the HVAC project that are consistent with prior Council action, scope, and within the project budget and approved funding sources.

A copy of PAYGO Capital Project Ordinance 25-10 is attached to these minutes.

13. Development Plan 22-DP-10 Expiration Extension Request for Friendship Industrial – Council granted a six-month extension for 22-DP-10 for Friendship Industrial to extend the expiration date from April 9, 2025 to October 9, 2025, as requested by Helix Ventures, LLC.

PUBLIC HEARINGS

14. Voluntary Annexation A24-04 4637 Optimist Farm Road

Sarah Sularz, Development Services, said a request for annexation was received in order to connect to public utilities. The property is located at Optimist Farm Road and Bibleway Court and is owned by Michael and Dana Nardella.

Mayor Mayefskie opened the public hearing and the following input was received: none.

There being no input, Mayor Mayefskie closed the public hearing.

Action: Motion to adopt Annexation Ordinance A24-04.

Motion: Forrest
Second: Hewetson
Vote: unanimous

15. Voluntary Annexation A25-01 4016 Berman Edge Road

Sarah Sularz, Development Services, said a request for annexation was received in order to connect to public utilities for development. The property is located at 4016 Berman Edge Road and is owned by SIRE Development LLC.

Mayor Mayefskie opened the public hearing and the following input was received: none

There being no input, Mayor Mayefskie closed the public hearing.

Action: Motion to adopt Annexation Ordinance A25-01.

Motion: Forrest
Second: Hewetson
Vote: unanimous

NEW BUSINESS

16. Yard Waste Collection Program Update and Ordinance Amendment

Freddie Rodriguez, Public Works, said this item was to update Council on the Yard Waste program and adopt Ordinance 25-09 to offer residents another service option. He outlined the success of the Yard Waste Program, including participation, decreased cart contamination, cleaner streets and storm drains. He said that the Convenience center was active with peak visits in May and August of 2024, and a record-breaking month in March of 2025. He also outlined the success of the leaf season route completion and three fee-free sweeps. He outlined how many people and pieces of equipment are needed for each fee-free sweep.

Mr. Rodriguez said that feedback from residents prompted a consideration of a new service option, of on-demand extra yard waste cart pickup for a fee of $15. Residents can request this through the 311 app or by calling the Office of Customer Care. The cart would be collected within 24 business hours of the request being received by Public Works, and the cost billed on the resident's monthly utility bill.

Mr. Rodriguez said the Ordinance amendment would allow for this extra pick up and would also clarify the time frame for the spring and fall fee-free sweeps.

Council member Deshazor asked if it were feasible to consider adding a third fee-free sweep during the year. Mr. Rodriguez said a third sweep would create significant challenges and costs. The sweeps require all-hands-on-deck from Public Works, at the peak of mowing, asphalt and cement work, and that would create service delivery problems for other public works activities. The times for the sweeps are strategically scheduled for the seasons. Council member Deshazor asked if we could do more education on the program to the entire town. He hears people say they don't understand the program and will just leave yard waste on the street. Mr. Rodriguez said compared to this time last year the understanding and cooperation is much improved, but there are some people who still do not understand. We have a great communications team, and they will get the word out. But he is seeing much success in the program. Council member Deshzor asked if the $15 add-on fee was reasonable for the 24-hour response time. Mr. Rodriguez said we have the people and the equipment that we can meet that timeline.

Council member Drees questioned the "24 business hours" language and asked if could be changed to "business days" and if it could be two business days instead of one. She also said that the Ordinance should have a clause that if we can't meet that timeline we will notify you. She said HOAs might charge people a fee for putting their yard waste cart out on the wrong day, so she wants him to meet with the HOAs to get the word out about this change. John Schifano, Town Attorney, said the language was meant to qualify the time period. He doesn't want to put too much in an ordinance that hamstrings public works. We can massage the language, but he doesn't want to put too many obligations in an Ordinance. We can put some notice information in the ordinance. Council member

Drees asked in specifying the timeline for the fee-free sweep, what do we do if it overlaps with a hurricane or other storm. Mr. Rodriguez said if we have a storm the sweep would be delayed a week. Council member Drees asked if there was information on decreased fleet repair since the yard waste program. Mr. Rodriguez said we are seeing normal wear and tear, but the leaf trucks went through the whole season without breakdown. The stress wasn't there for the fleet team or for the leaf truck teams.

Council member Hewetson said that seeing how this has unfolded in a year is really exciting. She thinks this add-on will fill any gap that is left. Council member Forrest said as we move this program forward he wants to see what the residents say could be improved after more time has passed. He said we should do a survey in year 3 or 4.

Action 1: Motion to adopt Ordinance 25-09, amending the town yard waste collection ordinance subject to the following changes – change "24 business hours" to "two business days."

Motion: Deshazor
Second: Forrest
Vote: unanimous

Action 2: Motion to approve adding a $15 fee for on-demand extra yard waste cart pickup to the Town's fee schedule.

Motion: Deshazor
Second: Hewetson
Vote:
Aye: Deshazor, Hewetson, Drees
Nay: Forrest
The motion passed.

17. Licensing Agreement for the Stadium at North main Athletic Complex (aka Ting Park)

LeeAnn Plumer, Director of Parks and Recreation, said this item was to approve a 10-year agreement for the licensed use of the stadium at North Main Athletic Complex. She said the initial agreement was executed in May 2015 and amended in August of 2020. The Holly Springs Salamanders are part of the Coastal Plain League and average 33,000 attendees per season. She outlined the key terms in the agreement including 34 game/use times plus practices based on availability with additional time at regular rental rate; prohibiting metal cleats; yearly lease fee, custodial fee, and capital contribution with a 3% escalation per year; it outlines use areas and cleaning responsibilities; permits souvenir and advertisement sales; sets staffing levels; defines concession terms, including a new revenue share for town events, new vendor signage, and allowing the sale of alcoholic beverages. There is a new provision for Town advertising for Town related services/needs; maintenance and facility improvement responsibilities and processes are also outlined. This is a ten-year License Agreement, with annual meetings of the parties.

Council member Deshazor asked what the clause was if the Coastal Plain League pulled out. John Schifano, Town Attorney, said there is no early cancellation clause. We could terminate it through mutual consent. They have an obligation to pay, and we have an obligation to provide the space. Mayor Mayefskie asked about the increase percentage. Ms. Plumer said we are starting at about half of that increase for this year. Council member Deshazor asked why we were splitting the concessions on a town event. Ms. Plumer said the agreement allows exclusive use of the concession stand. Previously they had a right of first refusal for town events. But bringing in the staff for the few events we host is not feasible. This is a move in the right direction.

Action: Motion to approve and authorize the Town Manager to enter into a 10-year agreement with the Holly Springs Baseball Club, LLC for the licensed use of the stadium at North Main Athletic Complex.

Motion: Forrest
Second: Hewetson
Vote: unanimous

18. Fiscal Year 2025-2026 Strategic Plan

Corey Petersohn, Director of the Office of Budget, Innovation, and Strategy, said this item was to adopt the Mayor and Council's Strategic Plan for 2025-2026. He outlined areas of success from the previous Plan including assessing needs for future Fire Stations, enhancing citizen engagement and outreach for police and fire, refreshing the Town website to enhance usability and information sharing; achieving two AAA ratings, and completing the Arbor Creek/Middle Creek and Utley Creek Phase 1 greenways to establish significant connections between neighborhoods and downtown. He said the strategic plan conforms to the Town's Vision Statement and the four priority areas designated by Council.

Mr. Petersohn said that key areas in the updated Plan are Financial and Infrastructure Planning, Transportation Projects and Microtransit, and the development of the Downtown & Ting Park areas. He said the Plan is not just a document, but a guide to allocating resources, as will be seen with the Town Manager's Recommended Budget next month.

Action: Motion to adopt the Fiscal Year 2025-2026 Strategic Plan.

Motion: Deshazor
Second: Forrest
Vote: unanimous

19. Semiannual UDO Text Amendments 25-UDO-01

Cheryl Caines, Development Services, said this item was to consider semiannual Unified Development Ordinance text amendments. She reminded the public that there was a public hearing on these amendments on March 18th, they were considered by Planning Board on March 25th, and now they are before Council for adoption. She said that at the November workshop Council discussed Parkland Dedication Report and methodology changes in calculating parkland dedication. At the Retreat Council discussed clarifications and technical corrections. These include cleaning up definitions related to front, side, and rear yards, consolidating encroachment allowances, and other technical corrections.

Ms. Caines said that since the amendments went to Planning Board there was a minor clarification, based on public feedback, of adding a reference to the Development Standards Tables to make it easier for people to find the standards they are looking for. These do not change the meaning, it is simply a cross reference in a table to the relevant text. She said that the proposed UDO amendments further the implementation of the character-based land use approaches of the Land Use and Character Plan and the Parks, Recreation, and Greenways Master Plan, and staff recommends approval.

Roger Bess, Planning Board representative, was not present. Ms. Caines said the Planning Board recommended approval with a vote of 9 to 0.

Action: Motion to adopt Rezoning Ordinance 25-06 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve/deny/defer 25-UDO-01 Semiannual UDO Text Amendments.

Motion: Forrest
Second: Hewetson
Vote: unanimous

20. Fiscal Year 2024-2025 Nonprofit Grants

Council member Drees said that she and MPT Berry met earlier this month to review the applications for Civic Nonprofit Grants. She said that twenty organizations applied, asking for a total amount of $40,149, more than twice the budgeted amount. She outlined the key factors in the grant approval process. She reviewed the requests of each organization and the committee's reasons for their recommendations.

Council member Deshazor asked how this news could be made transparent to the public. Randy Harrington, Town Manager, said it could go on the town website, or it could be included in the budget document as a listing of nonprofits that were given grants in the previous fiscal year. Council discussed various options, and consensus was to include this information in the budget document.

Action: Motion to approve grants to the following organizations in the following amounts:

Holly Springs Community Band	$2,500
Holly Springs High School Band Boosters	$500
InterAct	$2,000
For Girls Like Quaneisha	$1,000
Holly Springs Civitan	$500
Holly Springs Interfaith Alliance	$500
YMCA Camp GRACE	$2,500
BeShe Inc	$500
Western Wake Crisis Ministry	$2,500
Holly Springs High School PTSA	$1,000
Center for Volunteer Caregiving	$1,000
Hawktimus Prime	$1,000
Holly Strings Youth Orchestra	$1,000
Military Missions in Action	$1,000
Nepal Center of NC	$1,000
Holly Grove Middle	$1,500
TOTAL	**$20,000**

Motion: Forrest
Second: Hewetson
Vote: unanimous

Action: Motion to add this information to the budget document.
Motion: Deshazor
Second: Forrest
Vote: unanimous

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council.

The following public comments were received in writing: none

The following public comments were received in person: none

OTHER BUSINESS

Mayor Mayefskie said that next month Council will go back to summer wardrobe.

Council member Drees said there have been some signal timing challenges. It highlights the importance of Intelligent Transportation System (ITS). She said we need to have clear understanding of what happens if a controller dies or the timings fail. Randy Harrington, Town Manager, said the beauty of ITS is they can adjust the timing remotely. Right now it must be reprogramed in each cabinet at each intersection. He said we are a couple of years out from ITS, and we can talk about things such as how they adjust signals in the next update.

Council member Forrest said it has been a difficult month for Avent Ferry Rd. and its intersections. We need to bring Avent Ferry Phase 2 back into discussion and look at other mitigating factors. The number of cars cutting people off has gotten to be an issue. Realigning the intersection won't stop these behaviors, so we need to address Avent Ferry Rd. this budget cycle. A simple signal mistake is driving a lot of discussion. He asked if there was a way to do a transportation study for the entire town so NCDOT can see the picture of the whole town. He would like to discuss that at a workshop. He said that Springs Fest is coming up. And recently Parks & Recreation expanded the 55 and older program, which is great for the community.

Council member Deshzor complimented LeeAnn Plumer, Director of Parks and Recreation, on the greenway signage. He said a resident asked about mile markers and asked if we could look at adding those down the road. He said he was very impressed with Citizens Academy. Things like the Citizens Academy help us keep that small town feel. Finally, the traffic was rough this week. But those adjustments would have been even tougher if we hadn't been forward thinking and moving towards ITS.

MANAGER'S REPORT

Randy Harrington, Town Manager, reminded people that these roads are owned by NCDOT. These problems were caused by a contractor and DOT has been proactive, but it is taking time to reset those timings. We have been working since last week with DOT on fixing these problems. He invited Kendra Parrish, Executive Director of Utilities and Infrastructure, to comment on what has been happening. He said he had invited the Division 5 Director of NCDOT and she was unable to attend, but we can invite her to a later meeting.

Ms. Parrish shared information with Council on the NCDOT signal timing issue and increased traffic, particularly on Avent Ferry Road at NC55. This is the core issue with the current system, that it is complaint driven and we don't know that traffic is backed up until it gets very bad. Moving to the ITS program will enable us to tie the signals together. We got the cameras installed. The third step is the project going on right now. DOT is managing the project to bring automation to the signals so that, in the future, they can be more automated, and DOT will receive alerts. But it is under construction, so we are not there yet. There is a lot of work being done, but without the barrels and barriers, no one knows that it is going on. It started in February and we made it to April without issues. We reached out to DOT on Wednesday. We spoke to them each day. We thought it would be mitigated over the weekend, but Monday was also bad. We reached back out to DOT and the contractor came out yesterday and worked at Cass Holt / Avent Ferry intersection. It was operating much better, but the rest of Avent Ferry signals were still not operating correctly. They are working to trouble shoot and try to mitigate this. DOT has been responsive and is working with the contractor to get this mitigated. She spoke about how the

cameras helped DOT to get the fix quicker, because they can troubleshoot. We also have statewide data from cell phones and OnStar and the like. And we had a staff member look at data from March 1st to today, and from that data we saw that April 7th was the day it started. We communicated that to DOT and the contractor, which was helpful information. There are 40 or so cabinets in the town limits; the project goes through July and we are hopeful that the problems are out of the way now and we can sail through the rest of this project. She said the data also show that there have been more cars on Avent Ferry Road over the last few weeks. GPS has changed routing to send more people along Avent Ferry, and we aren't sure what is happening outside of Holly Springs that is moving people onto Avent Ferry Rd.

Council member Forrest asked if all the boxes have fiber. Jeff Wilson, Director of IT, said they all have fiber, but it is not all connected to DOTs system. Council member Forrest said there are also huge backups on NC 751, Friendship, and US 1 that don't have our cameras on them. Maybe GPS apps are reading that and rerouting people.

Council member Drees asked if all the controllers have been changed. Mr. Wilson said they have changed the ones that were causing the problems and put the old ones back in. They are revisiting with the contractor when the new ones will be programed and put in the cabinets.

Mr. Harrington congratulated the Communications and Marketing Department on winning two first place and one second place award at NC City and County Communicators. He called Cassie Hack, Director of Communications and Marketing, to tell Council and the public about the awards.

Mr. Harrington said he had two other quick items. On May 10th Everclear will be at Ting Stadium. Tickets are on sale at the website. And the First Responders Appreciation Lunch is tomorrow at CSL Seqirus.

CLOSED SESSION: Council went into closed session pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an Economic Development project, with a motion by Council member Forrest a second by Council member Deshazor and a unanimous vote.

Motion to leave closed session was made by Council member Deshazor with a second by Council member Forrest and a unanimous vote.

Adjournment: Council member Deshazor made a motion to adjourn at 9:07 pm. It was seconded by Council member Hewetson and passed with a unanimous vote.

Respectfully submitted on Tuesday, May 20, 2025.

Linda C. McKinney

Linda C. McKinney, Town Clerk

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda
Title: Monthly Budget Amendments and Grants
Strategic Priority Area: Organizational Excellence
Staff Resource: Corey Petersohn, Budget, Innovation, and Strategy

Action(s):
Receive the following Town Manager approved budget amendments:

- **Amendment 1 - Parks and Recreation Projector Replacement**

Approve the following amendments and adopt the associated capital project ordinances:

- **Amendment 2 - Middle Creek Restoration Project**
  - Grants and Special Revenue Fund Project Ordinance (25-11)
  - Stormwater Capital Project Ordinance (25-12)
- **Amendment 3 - Biotech Grant**
  - Grants and Special Revenue Fund Project Ordinance (25-11)
- **Amendment 4 - Bass Lake Pump Station Emergency Repair**
  - Utility PAYGO Capital Project Ordinance (25-13)
  - Authorize the Town Manager to approve any contracts for the emergency repair up to the project budget and consistent with the project scope.
- **Amendment 5 - Operations Campus Accounting Update**
  - Town Building Capital Project Ordinance (25-14)
  - Water Capital Projects Ordinance (25-15)

Explanation:

- Per the approved Fiscal Year 2024-2025 approved budget ordinance, the Town Manager can approve budget amendments between departments up to $50,000 that do not modify the total overall budget. Any such amendments are to be reported to Town Council within the following month.
  - **Amendment 1- Parks and Recreation Projector Replacement** - Transfering General Fund operational contingency funding to Parks and Recreation for the replacement of the projector and associated equipment at the Cultural Center. The existing equipment has failed and is required to be replaced to maintain existing programming at the Cultural Center.
- Any amendments between departments over $50,000 or that modify the total overall budget require Town Council approval:
  - **Amendment 2 - Middle Creek Restoration Project** - Town Council previously approved the project budget for this stormwater project in the Grants and Special

Revenue Project Fund. For future financial reporting purposes, the Finance Department has requested this project to be funded in the Stormwater Projects Capital Fund. This amendment does not change the overall project budget and is only modifying the capital project fund the project is appropriated within.

- **Amendment 3 - Biotech Grant** - This amendment appropriates a pass-through grant from the NC Biotechnology Center for Fujifilm Diosynth Biotechnologies and does not require any Town funds.
- **Amendment 4 - Bass Lake Pump Station Emergency Repair** - This amendment is to appropriate Utility Reserves for emergency repairs to the Bass Lake Sewer Pump Station to prevent a potential pump failure.
    - On April 23, 2025, a check valve failed in the pump station, which initiated the need for an emergency repair.
    - Staff are following the emergency repair policy and have initiated work using existing project funds. This amendment transfers utility repairs to backfill funding for the repair which is estimated (including contingency) at $380,000.
    - If repairs are not completed, there is an increased risk of a future pump failure.
- **Amendment 5 - Operations Campus Accounting Update** - For future financial reporting purposes to split both the future asset and associated liabilities of the Operations Campus, this amendment is re-appropriating the Operations Campus budget between a governmental fund and enterprise (Utility) fund. This amendment does not change the overall project budget and is only for future financial reporting.

Background:

- Capital project fund ordinances appropriate all funds for all projects within the associated fund. A summary of all ordinance changes is included in the packet.
- **Amendment 1 - Parks and Recreation Projector Replacement** - the associated projector was due for replacement and had reached its expected end of life. This amendment uses existing General Fund operating contingency to replace the projector and associated equipment.
- **Amendment 2 - Middle Creek Restoration Project** - this is a stormwater project, partially funded by a state grant, to repair stream bank erosion along Middle Creek that is beginning to threaten nearby private property.
- **Amendment 3 - Biotech Grant** - this is a grant associated with Fujifilm Diosynth Biotechnologies phase 2 development that is funded by the NC Biotechnology Center to be administered as a pass-through from the Town.
- **Amendment 4 - Bass Lake Pump Station Emergency Repair**- the associated repairs were slated for completion in the upcoming Fiscal Year 2025-2026 Recommended Budget. However, due to deteriorating conditions, staff have declared that an emergency repair is necessary to begin as soon as possible. These repairs will ensure there is no loss of function at the Bass Lake Sewer Pump Station.
    - Piping inside the wet well (i.e. underground wastewater storage at the sewer pump station) has deteriorated and two prior temporary repairs are failing causing the pump to underperform.
    - The check valve prevents severe damage from occurring to the pumps and the wet well by stopping flow from coming back into the pump station.
    - Monitoring data indicates flow has increased at the pump station and the pumps

are running more often due to the flow back into the station from the check valve failing.
    - Expedited action is required. If the pump were to fail before repairs were completed, the town would need to contract with a waste hauler and run a bypass pump until the existing pump could be replaced.
- **Amendment 5 - Operations Campus Accounting Update** - Construction of the Operations Campus is underway, and this amendment is to ensure accuracy of future asset and liability reporting for the Finance Department.

Funding Source(s):

- Amendment 1 - Operating Budget - General Fund Operating Contingency
- Amendment 2 - Community Investment Fund - Stormwater Reserves / Grant Funding
- Amendment 3 - Community Investment Fund - Private Grant
- Amendment 4 - Community Investment Fund - Utility Reserves
- Amendment 5 - Community Investment Fund - Limited Obligation Bond (LOB) / Other Utility and General Fund Reserves/Sources

Attachment(s):

1. Amendment 1 - Parks and Recreation Projector
2. Summary of Ordinance Changes for May 20 2025
3. Grants and Special Revenue Ordinance (25-11)
4. Stormwater Projects Capital Ordinance (25-12)
5. Utility PAYGO Project Ordinance (25-13)
6. Town Building Project Ordinance (25-14)
7. Water Projects Capital Ordinance (25-15)

Town of Holly Springs
FY2024-25 Budget Amendment Request

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

Department: Parks and Recreation **Date:** 5/1/2025

Reason for Budget Amendment:

The professional grade projector at the Cultural Center has failed and must be replaced to continue to provide scheduled programming. Using General Fund contingency to purchase a new projector, lens, and video switch. Total cost is estimated at $34,000.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-410-82.98	General Fund - Operating Contingency		$ 34,000
10-425-25-90.01	Parks & Recreation - Cultural Center - Capital Equip.	$ 34,000	
	Total Expense:	**$ 34,000**	**$ 34,000**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
	Total Revenue:	**$ -**	**$ -**

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

Town Manager has authorized Department Directors to transfer operating funds within their department.
Town Manager is authorized to approve transfers between departments within the same fund up to $50,000.
All inter-departmental transfers will be reported to Town Council by the following month.
Amendments that change the total budget or departmental transfers over $50,000 require Town Council approval.

Summary of Ordinance Changes for May 20, 2025, Town Council

Amendment 2 – Middle Creek Restoration; Amendment 3 – Biotech Grant:

Current Grants and Special Revenue Fund Ordinance	**$6,316,116**
Middle Creek Restoration	-$500,000
NC Biotechnology Center Grant	$100,000
Parks and Recreation Capital Project Ordinance (24-16)	**$5,916,116**

Current Stormwater Capital Project Ordinance	**$686,415**
Middle Creek Restoration	$500,000
Stormwater Capital Project Ordinance (25-12)	**$1,186,415**

Amendment 4 – Bass Lake Pump Station Emergency Repair

Current Utility PAYGO Capital Project Ordinance	**$5,895,679**
Bass Lake Pump Station – Utility Reserves	$380,000
Utility PAYGO Capital Project Ordinance (25-13)	**$6,275,679**

Amendment 5 – Operations Campus

Current Town Building Capital Project Ordinance	**$65,791,561**
Ops Campus - moving 50% of project to Water Projects Fund	-$24,273,740
Town Building Capital Project Ordinance (25-14)	**$41,517,821**

Current Water Projects Capital Project Ordinance	**$179,135,281**
Ops Campus - moving 50% of project to Water Projects Fund	$24,273,740
Water Projects Capital Project Ordinance (25-15)	**$203,409,021**

Ordinance No. 25-11
Date Submitted: May 20, 2025
Date Adopted: May 20, 2025

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

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

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

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

SECTION III: The following amounts are appropriated for the project funds effective May 20, 2025

Grant and Special Revenue Fund	
Expenditures:	
Code Enforcement	2,816,041
General Government	2,501,011
Police	452,581
Parks and Recreation	103,983
Development Services	25,000
Public Works	12,500
Fire	5,000
Total	**5,916,116**

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

Grant and Special Revenue Fund	
Revenues:	
Transfers from General Fund	2,934,347
State Grants and Intergovernmental Funds	2,136,889
Miscellaneous Revenues	465,675
Federal Grants and Intergovernmental Funds	379,205
Total	**5,916,116**

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

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

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

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

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

The provisions of this ordinance shall become effective May 20, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of May 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Ordinance No. 25-12
Date Submitted: May 20, 2025
Date Adopted: May 20, 2025

Stormwater Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

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

SECTION I: The project authorized by this ordinance consists of Stormwater system projects.

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

SECTION III: The following amounts are appropriated for the project funds effective May 20, 2025

Stormwater Fund	
Expenditures:	
Stormwater Projects	1,186,415
Total	**1,186,415**

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

Stormwater Fund	
Revenues:	
Transfers In	900,000
Grants	200,000
Other Revenue	86,415
Total	**1,186,415**

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

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

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

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

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

The provisions of this ordinance shall become effective May 20, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of May 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Ordinance No. 25-13
Date Submitted: May 20, 2025
Date Adopted: May 20, 2025

Utility PAYGO Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

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

SECTION I: The project authorized by this ordinance consists of water and sewer enterprise fund "pay-as-you-go" (PAYGO) capital projects related to water and sewer system infrastructure, planning, studies, and capital assets.

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

SECTION III: The Utility PAYGO Fees shall be deposited directly into this fund effective May 20, 2025:

Utility PAYGO Fund	
Expenditures:	
Water and Sewer Projects	6,275,679
Total	**6,275,679**

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

Utility PAYGO Fund	
Revenues:	
Transfers In	5,775,679
Economic Development Grants	500,000
Total	**6,275,679**

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

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

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

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

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

The provisions of this ordinance shall become effective May 20, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of May 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Ordinance No. 25-14
Date Submitted: May 20, 2025
Date Adopted: May 20, 2025

Town Building Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

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

SECTION I: The project authorized by this ordinance consists of construction of town buildings and general government capitalized assets.

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

SECTION III: Town Building Project Fees and Revenues shall be deposited in the fund effective May 20, 2025:

Town Building Project Fund	
Expenditures:	
Town Buildings Projects	41,517,821
Total	**41,517,821**

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

Town Building Project Fund	
Revenues:	
Limited Obligation Bond	34,458,616
State Grants	2,900,000
Transfers In	2,485,098
Other Revenue Sources	1,674,107
Total	**41,517,821**

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

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

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

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

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

The provisions of this ordinance shall become effective May 20, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of May 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Ordinance No. 25-15
Date Submitted: May 20, 2025
Date Adopted: May 20, 2025

Water Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

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

SECTION I: The project authorized by this ordinance consists of Water system projects.

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

SECTION III: The following amounts are appropriated for the project funds effective May 20, 2025

Water Project Fund	
Expenditures:	
Water Projects	203,409,021
Total	**203,409,021**

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

Water Project Fund	
Revenues:	
Revenue Bonds	109,600,000
State Grants	29,605,531
Transfers In	26,094,770
Limited Obligation Bond Proceeds	22,681,690
Private Contributions	9,927,030
Federal Grants	5,500,000
Total	**203,409,021**

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

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

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

total appropriation within the fund.

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

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

The provisions of this ordinance shall become effective May 20, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of May 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda
Title: Voluntary Annexation A24-03 0 Green Oaks Parkway
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):
Adopt Resolution 25-11 directing the Town Clerk to investigate the sufficiency of annexation petition A24-03, and setting the public hearing for June 17, 2025.

Explanation:

- The Town has received a petition for voluntary annexation of 1.99 acres.
- The property is located along Green Oaks Parkway.
- The parcels are contiguous to Holly Springs town limits.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- The requested action is to set the public hearing, and to verify that the petition meets the statutory requirements for annexation.
- The parcel is a remnant parcel from the Oakview Innovation Master Plan/Subdivision and is being annexed with the intent of completing the previous annexation and filling the resulting doughnut hole.
- In accordance with NCGS 160A-31 f., the annexation will also include unannexed right-of-way of Green Oaks Parkway and Holly Springs New Hill Road.

Background:

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

Funding Source(s):
N/A

Attachment(s):
1. A24-03 0 Green Oaks Pkwy map
2. A24-03 0 Green Oaks Pkwy - Resolution of Sufficiency

Annexation Information

Annexation Number

A24-03

Total Acres

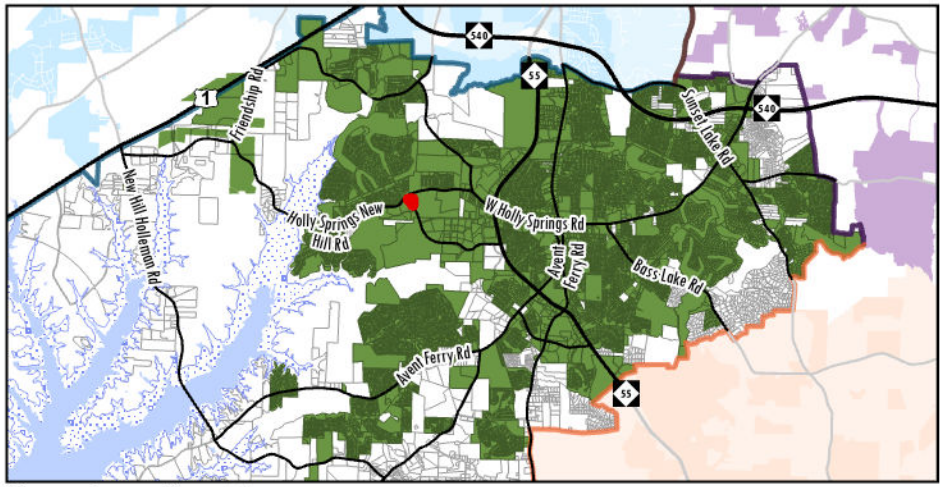
1.99 +/- | Deed Acres

Property Address

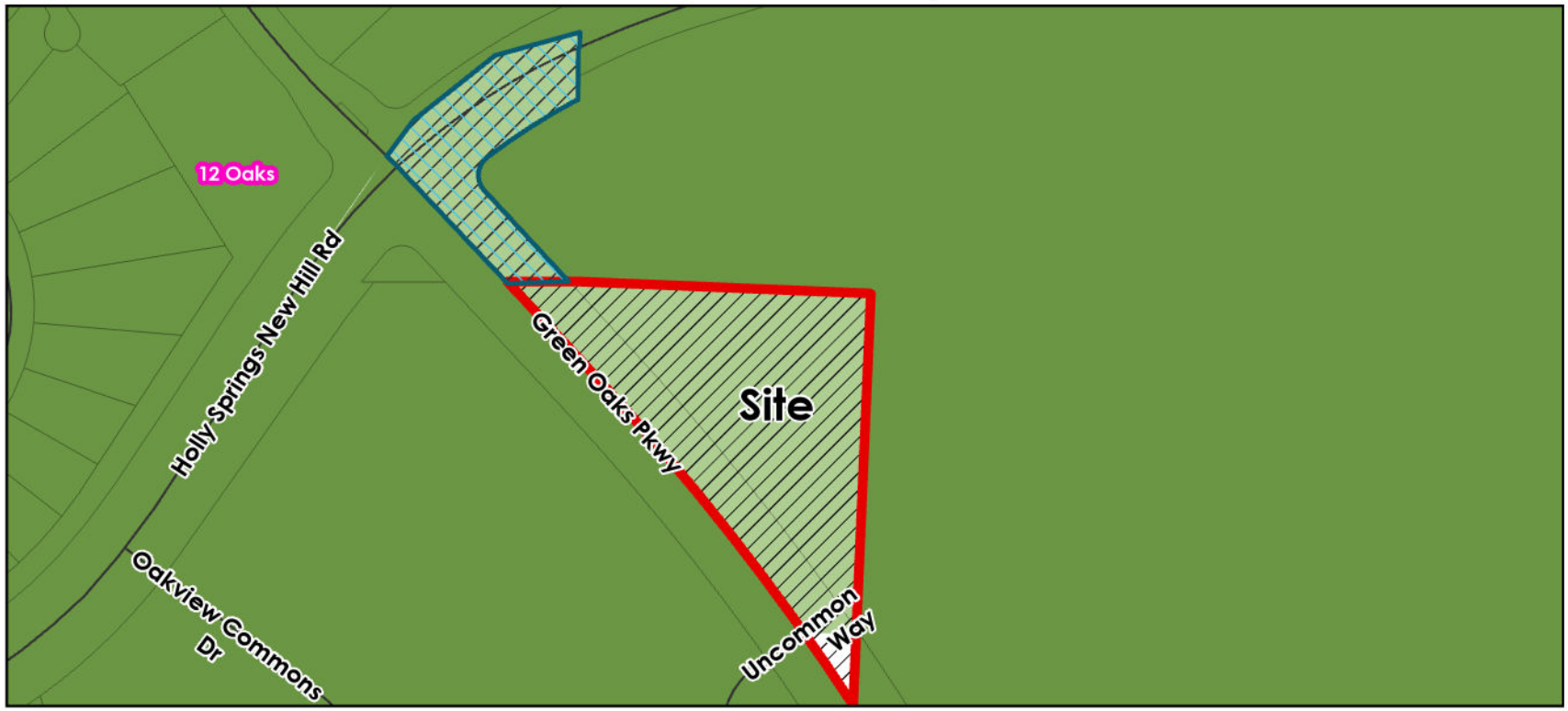
0 Green Oaks Pkwy

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits
ETJ

Apex
Town Limits
ETJ

Fuquay-Varina
Town Limits
ETJ

Cary
Town Limits
ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris

Future Lake Level

Parcels

Resolution No. 25-11
Date Adopted: May 20, 2025
Annexation No.: A24-03

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

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

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

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

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

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

Properties located at 0 Green Oaks Parkway within Holly Springs, more particularly described as Wake County Pin: 0639945880, containing 1.99 +/- acres.

Commencing on NGS Monument Alford 33, having North Carolina State Plane Coordinates of

N: 693,650.75', E: 2,041,575.85'; thence North 59°54'45" West, 2,557.67 feet to the
Point of Beginning, being a Computed Point along the Eastern right-of-way of Green Oaks Parkway, having North Carolina State Plane Coordinates of N: 694,932.73', E: 2,039,362.88'; thence along and with the proposed annexation line the following courses and distances: Thence North 89°52'02" East, 9.19 feet to an IRF; South 87°38'36" East, 325.29 feet to an IRF;
South 2°27'53" West, 371.78 feet to a 1/2" IPF, said point also being along the Eastern right-of-way of Green Oaks Parkway;
South 2°27'53" West, 84.16 feet to a Computed Point, said point being in the centerline of Green Oaks Parkway;
Thence along and with a curve to the left, having a radius of 2,751.22 feet, an arc length of 467.36 feet and a chord bearing and distance of North 38°09'03" West, 466.80 feet to a point; North 42°51'32" West, 92.35 feet to a Computed Point: North 43°06'13" West, 46.47 feet to a Computed Point;
North 89°52'02" East, 68.33 feet to a 5/8" IRF, said point being the **Point Of Beginning**, containing 86,557 square feet or 1.99 acres, more or less.

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

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

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, June 17, 2025.

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

Adopted this 20th day of May, 2025.

ATTEST:

_____
Sean Mayefskie, Mayor

_____
Linda C. McKinney Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda
Title: Voluntary Annexation A25-04 5608 Cass Holt Road
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):
Adopt Resolution 25-12 directing the Town Clerk to investigate the sufficiency of annexation petition A25-04, and setting the public hearing for June 17, 2025.

Explanation:

- The Town has received a petition for voluntary annexation of 49.36 +/- acres.
- The property is located at 5608 Cass Holt Road and is owned by Evelyn B. Dewar and Leonard A. Weatherspoon's heirs.
- The parcels are contiguous to Holly Springs town limits and Eagles Landing Park.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- The parcel is being annexed prior to development with the Cass Holt Crossing Subdivision.

Background:

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

Funding Source(s):
N/A

Attachment(s):
1. A25-04 map
2. A25-04 Resolution of Sufficiency

Annexation Information

Annexation Number

A25-04

Total Acres

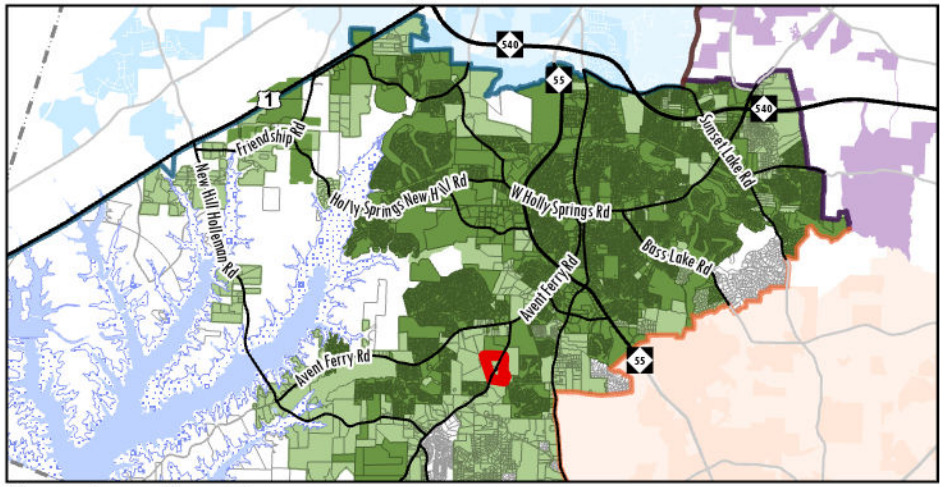
49.36 | Deed Acres

Property Address

5608 Cass Holt Rd

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits ETJ

Apex
Town Limits ETJ

Fuquay-Varina
Town Limits ETJ

Cary
Town Limits ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris

Future Lake Level

Parcels

Resolution No. 25-12
Date Adopted: May 20, 2025
Annexation No.: A25-04

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

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

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

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

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

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

Commencing at the Town of Holly Springs control monument "Seagraves # 5" having NC Grid coordinates of N – 690,714.392 & E – 2,045,932.457:
Thence South 17 degrees 23 minutes 02 seconds West – 8,543.80 feet to a point
in the centerline of NCSR # 1116 (Cass Holt Road), the point of BEGINNING:
Thence South 88 degrees 24 minutes 50 seconds East – 138.71 feet to an existing iron pipe;
Thence South 01 degrees 54 minutes 50 seconds West – 892.79 feet to an existing iron stake at a bent axle;
Thence South 01 degrees 15 minutes 02 seconds West – 518.52 feet to an existing concrete monument;
Thence South 87 degrees 51 minutes 43 seconds East – 209.74 feet to an existing iron pipe;
Thence South 01 degrees 20 minutes 25 seconds West – 176.56 feet to an existing iron stake;
Thence North 87 degrees 51 minutes 43 seconds West – 113.57 feet to an existing iron stake;
Thence South 01 degrees 20 minutes 25 seconds West – 287.13 feet to a point in the centerline of NCSR # 1126 (Honeycutt Road);
Thence along said centerline North 79 degrees 25 minutes 01 seconds West – 788.92 feet to a point in said centerline;
Thence leaving said centerline North 88 degrees 38 minutes 59 seconds West – 170.59 feet to an iron stake;
Thence crossing NCSR # 1116 (Cass Holt Road), ,North 18 degrees 27 minutes 16 seconds West – 1231.14 feet to an existing iron stake;
Thence North 17 degrees 40 minutes 03 seconds West – 631.97 feet to a existing iron stake;

Thence South 88 degrees 24 minutes 50 seconds East – 1345.29 feet to a point in the centerline of NCSR # 1116 (Cass Holt Road), the point of BEGINNING, containing 49.365 acres and being the property described in Deed Book 889 Page 470, Deed Book 1186 Page 37, Deed Book 2934 Page 450 and Deed Book 3101 Page 961 as recorded in the Wake County Register of Deeds.

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

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

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, June 17, 2025.

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

Adopted this, the 20th day of May, 2025.

THE TOWN of HOLLY SPRINGS 1876 WAKE COUNTY NORTH CAROLINA

ATTEST:

_____
Sean Mayefskie, Mayor

_____
Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda
Title: Ting Park Parking Lot Rehabilitation - Design Contract
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Michael Leonas, Utilities and Infrastructure, Dirk Siebenbrodt, Utilities and Infrastructure

Action(s):

- Approve budget and Award the Contract for Professional Services for the Ting Parking Lot Rehabilitation Project design contract to Bolton & Menk, Inc. in the amount of $113,000 plus a contingency addition of $16,960, for a total approved contract budget of $129,950.
- Authorize the Town Manager to execute the contract and any change orders for additional or amended professional services as may be required during the project (unforeseen conditions, etc.), up to the approved contract budget amount and within the design scope.

Explanation:

- Portions of the Ting Park parking lot have exhibited signs of accelerated deterioration. Professional services are being engaged to investigate and determine the cause(s) of the deterioration and develop a design package of corrective measures for a future parking rehabilitation project.
- Utilities & Infrastructure (U&I) staff issued a Request for Qualifications (RFQ) for professional engineering services for subsurface investigations, development of recommended corrective actions, and preparation of construction documents.
- The Town received six (6) qualification packages. The qualification packages were reviewed and scored in accordance with the Town's Purchasing Policy and statutory requirements for Qualification Based Selection (QBS) for professional services. Based on the process, the Bolton & Menck team was selected as the best qualified to provide professional services associated with the project.
- After selection, Bolton & Menk provided a cost proposal for professional services in the form of pavement evaluation, alternative analysis, construction documentation and permitting preparation. The cost proposal was reviewed and evaluated by staff and found to be reasonable and appropriate for the scope of services to be provided.
- Additional professional services in the form of bid assistance, construction administration and construction materials testing may be added with a future construction Council action.

Background:

- The parking lot was constructed in 2015, but as early as 2022, signs of significant

pavement degradation were observed.
- Seeing this level of failure in such an early phase of the lifecycle of the pavement, Town staff engaged a consultant to complete a Pavement Condition Survey (PCS) of the entire parking lot. The parking lot sections were given a Pavement Condition Index (PCI) score from 0 to 100, with 100 being in excellent condition.
- The sections in the worst conditions received a score in the 50's, which indicates an accelerated degradation of the pavement structure.
- The source/cause of the degradation is unknown at this time.
- Town Council previously approved $250,000 in funding for design, engineering, and other pre-construction services necessary for determining the source of the degradation and identifying necessary next steps as contained in this action.

Funding Source(s):

- Community Investment Fund - General Fund, Fund Balance

Attachment(s):

1. Project Map
2. Engineering-CA-CEI Contract

Ting Park Parking Lot Rehabilitation Project Overview Map



HOLLY SPRINGS
North Carolina

CONTRACT FOR PROFESSIONAL SERVICES SUBJECT TO Q.B.S.

THIS AGREEMENT dated _____, between the **Town of Holly Springs**, North Carolina, for itself and its Successors & Assigns (hereinafter called the "Town") and **Bolton & Menk, Inc.** (herein after called the "Contractor").

Town hereby desires to enter into a contract for services with the Contractor and the Contractor agrees to enter into this contract and perform the Services as set forth below, in the manner and time hereinafter described, and both parties do hereby agree as follows:

SERVICES OF CONTRACTOR

The services of the Contractor shall be performed in the manner as described in **Exhibit A** (the "Proposal") as attached hereto and incorporated by reference. Contractor agrees to employ such personnel as may be needed to deliver services in the manner and time prescribed herein. Such personnel shall be employees of the Contractor, said Contractor being an independent contractor of the Town.

BRIEF SUMMARY OF SERVICE(S): This is a Professional Services contract to provide engineering and assessment services relating to the rehabilitation of the northeast parking lot at Ting Park, as further described in the proposal attached at **Exhibit A**.

TOWN'S RESPONSIBILITIES

The Town shall make available the facilities and information to the Contractor and shall not impede the work of the Contractor except as necessary. Any additional Town responsibilities shall be listed in **Exhibit A**.

BIDDING COMPLIANCE:

The Town shall comply with the bidding laws of the State of North Carolina. Failure to do so shall make this Contract void. The Town's Contract Manager for this Contract is:

Dirk Siebenbrodt, Utilities & Infrastructure (Name, Department)
Email: dirk.siebenbrodt@hollyspringsnc.gov
Phone: (919) 805-4335

_____ The Contract Manager certifies that the Contractor was selected using Qualification Based Selection. An announcement was made through Request for Qualifications # 2025-0228 that was circulated on or about March 10, 2025. The Contractor was selected as the best qualified for the work described herein.

OR

_____ An exemption was allowed by the Town Manager, and an Exemption Memorandum is attached as the last page of this Contract as **Exhibit D**.

_____
Contract Manager **Date Signed:**
Printed Name: Dirk Siebenbrodt

_____
Department Head/Supervisor **Date Signed:**
Printed Name: Michael Leonas

PAYMENT

The Town shall pay the Contractor the contract sum in the following manner:

__ Upon completion of the services listed in **Exhibit A,** the Contractor shall invoice the Town, and the Town shall have 30 days from receipt to pay**.** Contract total not to exceed **$_____** without prior written agreement by the Town and Contractor.

__ Payment on basis of Time and/or Materials as described in **Exhibit A**

_X_ Description of Alternative Payment Terms:

The Contractor shall provide monthly invoices with Net30 terms, detailing the work performed to date, as outlined in "**Exhibit A – Task Order**", for the rates contained therein. Contract total not to exceed **$113,000.00**.

TIME FOR RENDERING SERVICES

The times for rendering the services are set forth in **Exhibit A**, or as otherwise set forth below:

_____

GENERAL CONSIDERATIONS

1. **Standards of Performance.**

1.1 The standard of care for all services performed or furnished by Contractor under this Agreement will be the care and skill ordinarily used by members of the Contractor's profession practicing under similar circumstances at the same time and in the same locality.

1.2 Contractor represents that, prior to submitting the Bid and executing this Contract, Contractor became and remains thoroughly acquainted with all matters relating to the performance of this Contract, all applicable laws and all of the terms and conditions of this Contract. All Services under this Contract shall be coordinated under and performed to the satisfaction of the Town Contact, taking into consideration the standard of care listed above. Town is authorized to withhold payment of any funds under this Contract until periodic performance of the Services has been inspected, accepted, and approved by the Town Contact.

1.3 Contractor shall be responsible for the technical accuracy of its services and documents resulting therefrom, and Town shall not be responsible for discovering deficiencies therein. Contractor shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in Town furnished information.

1.4 Contractor and Town shall comply with applicable Laws or Regulations and Town mandated standards. This Agreement is based on these requirements as of its Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Town's responsibilities or to Contractor's scope of services, times of performance, or compensation.

1.5 Contractor is an independent contractor of the Town. The Town and the Contractor mutually agree to indemnify and hold harmless each party from any claims of negligence brought forth. Contractor is familiar with the property and its condition.

2. **Term and Termination.**

2.1 The term for this contract is as long as necessary to complete the scope of work agreed to, but in no event shall it exceed two (2) years.

2.2 The mutual obligations of the Parties contained in this Agreement may be terminated:

2.2.1 For cause by either party upon 30 days written notice in the event of a failure by the other party to perform in accordance with the terms hereof.

2.2.2 For failure to consistently satisfy the Standards of Performance in the opinion of the Town Contract.

2.2.3 Upon mutual agreement.

3. **Controlling Law.**

3.1 This agreement is to be governed by the law of the State of North Carolina, regardless of any language in any quote, contract, agreement supplied by the Contractor.

3.2 Venue and jurisdiction are proper in the 10th Judicial District of North Carolina (Wake County).

4. Notices.

4.1 Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address below, or given personally, or by regular, registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of the receipt.

4.1.1 For the Town:

Dirk Siebenbrodt, Engineer III	(Name, Title)
Utilities & Infrastructure	(Department)
P.O. Box 8	(Address)
Holly Springs, NC 27540	
(919) 805-4335	(Phone)
Dirk.siebenbrodt@hollyspringsnc.gov	(e-mail)

4.1.2 For the Contractor/Vendor:

Kyle Bender, Principal-in-Charge	(Name, Title)
Bolton & Menk, Inc.	(Company)
418 South Dawson Street	(Address)
Raleigh, NC 27601	
(919) 907-9041	(Phone)
Kyle.bender@bolton-menk.com	(e-mail)

5. Severability.

5.1 Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Town and Contractor, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

6. Waiver.

6.1 Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

7. Attorney's Fees.

7.1 In the event of a breach of this Agreement, the substantially prevailing party shall be entitled to an award of reasonable attorney's fees and costs relating to compelling performance under this Agreement.

8. Insurance & Indemnification Requirement.

8.1 Contractor shall provide professional liability insurance for a minimum of $1,000,000 per occurrence, $2,000,000 aggregate, for the complete term of the contract. Additionally, the Contractor shall supply workman's compensation insurance coverage to all employees within the statutory limits, as necessary. Contractor shall supply proof of coverage to the Town, which shall list "Town of Holly Springs" as additional insured, to all professional liability policies for the duration of the contract term. Any waiver of the insurance requirement, or an acceptance of lower limits shall be stated on the **Exhibit B** cover page and a certificate of insurance shall be attached hereto as **Exhibit B**.

8.2 The Contractor agrees to waive any and all claims against the Town from itself or its employees arising from work performed by the Contractor pursuant to this Contract, except for claims related to non-payment of amounts. The Contractor shall protect, defend, indemnify and hold the Town and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising out of this Agreement and/or the performance hereof, that are proximately caused by the negligence, willful or wanton conduct, or breach of contract relating to the Contractor's work in under this Agreement or any addendums or modifications thereto, except to the extent that the same are by the negligence or willful misconduct of the Town. For such claims, the Contractor/Licensee further agrees to investigate, handle, provide defense for and respond to, any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

9. E-Verify.

9.1 Contractor hereby agrees to comply with N.C.G.S. § 64-25, et. seq. regardless of Contractor's status as an independent contractor and not an employee with the Town. The E-Verify Affidavit shall be attached hereto as **Exhibit C**.

10. Independent Contractor.

10.1 Contractor's status shall be that of an independent contractor and not an agent, servant, employee, or representative of Town in the performance of the Services. Contractor shall exercise independent judgment in performing duties under this Contract and is solely responsible for setting working hours, scheduling or prioritizing the workflow and determining how the work is to be performed. No term or provision of this Contract or act of Contractor in the performance of this Contract shall be construed as making Contractor the agent, servant or employee of Town, or making Contractor or any of its employees eligible for the fringe benefits, such as retirement, insurance and worker's compensation, which Town provides its employees.

10.2 Contractor's Control Over Services Provided. Contractor shall retain the unqualified right of control over the means, manner and methods by which the Services are performed, and the right to perform such Services at the locations and times that Service Provider independently determines, as approved by the Town. Contractor shall be responsible for providing all equipment, materials and supplies that Contractor determines are needed to timely provide the Services.

10.3 Contractor shall be responsible for the technical accuracy of its services and documents resulting therefrom, and Town shall not be responsible for discovering deficiencies therein. Contractor shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in Town furnished information.

11. Non-Discrimination.

11.1 As a condition of this Contract, Contractor covenants that Contractor will take all necessary actions to insure that, in connection with any operations under this Contract, Contractor, its officers, employees and subcontractors, will not discriminate in the treatment or employment of any individual or groups of individuals on the grounds of race, color, religion, national origin, age, sex, sexual orientation, or handicap unrelated to job performance, either directly, indirectly or through contractual or other arrangements. Contractor shall also comply with all applicable requirements of the Americans with Disabilities Act, 42 U.S.C.A. §§12101-12213, as amended. In this regard, Contractor shall keep, retain and safeguard all records relating to this Contract or work performed hereunder for a minimum period of three (3) years from final Contract completion, with full access allowed to authorized representatives of Town, upon request, for purposes of evaluating compliance with this and other provisions of the Contract.

12. Contractor's Employees.

12.1 Contractor agrees and consents that the Town is allowing access to the Contractor to both publicly used and private sensitive Town facilities. Contractor, and any employee, agent, subagent, volunteer, or any person authorized to act on behalf of the Contractor shall maintain a professional demeanor at all times during the interaction with the Town's patrons and visitors to Town facilities. Contractor shall refrain from other commercial or political activity while performing this contract on Town Facilities. Contractor shall undergo criminal background checks on all employees and subcontractors working at the direction of the Contractor in this contract, and shall exclude any employees from working in any Town facility any employees that:

1) had a conviction of any felony within the past 10 years;

2) has a conviction in the past 10 years of any violent crime or crime involving theft or dishonesty; or

3) is currently a registered sex offender.

13. Assignment.

13.1 Contractor shall not sell, assign, transfer or convey this Contract, in whole or in part, without the prior written consent of the Town. As an express condition of consent to any assignment, Contractor shall remain liable for completion of the Contract work in the event of default by the successor contractor or assignee.

14. Right of Review and Audit.

14.1 Town may review any and all of the services performed by Contractor under this Contract. Town is granted the right to audit, at Town's election, all of Contractor's records and billings relating to the performance of this Contract. Contractor agrees to retain such records for a minimum of three (3) years following completion of this Contract. Any payment, settlement, satisfaction, or release made or provided during the course of performance of this Contract shall be subject to Town's rights as may be disclosed by an audit under this section.

15. Non-Appropriations.

15.1 No provision of this agreement shall be construed or interpreted as creating a pledge of the faith and credit of the town within the meaning of any constitutional debt limitation. No provision of this agreement shall be construed or interpreted as creating a delegation of governmental powers nor as a donation by or a lending of the credit of the town within the meaning of the constitution of the state. This agreement shall not directly or indirectly or contingently obligate the town to make any payments beyond those appropriated in the sole discretion of the town for any fiscal year in which this agreement is in effect; provided, however, that any failure or refusal by the town to appropriate funds which results in the failure by the town to make any payment coming due hereunder will in no way obviate the occurrence of the event of default resulting from such nonpayment. No deficiency judgment may be rendered against the town in any action for breach of a contractual obligation under this agreement and the taxing power of the town is not and may not be pledged directly or indirectly or contingently to secure any moneys due under this agreement.

16. Full Agreement. This Contract is the full agreement of the parties, and neither has, or is relaying on any information not contained in this Contract or its Exhibits. The terms of this Contract supersede any conflicting terms which may be contained in any Exhibit attached hereto and incorporated by reference.

17. Modification. The Contract may not be modified except by either a Change Order or an Amendment. Any Change Order or Amendment must be made in writing, utilizing the appropriate Town form, approved by the Town (and Town Council, if necessary) and executed with the same formalities as this original contract.

18. Exhibit List. The following documents shall be attached hereto and incorporated by reference.

Exhibit A – Proposal and Scope of Work

Exhibit B – Certificate of Insurance

Exhibit C – E-Verify Affidavit

Exhibit D – QBS Exemption Memorandum, if applicable

[Signature Page Follows]

TOWN OF HOLLY SPRINGS:

BY:_____
Randy J. Harrington, Town Manager
Date:

CONTRACTOR:

Signature _____

Name:_____

Title: _____

WITNESS:

_____
Linda McKinney, Town Clerk
Date:

Contract Manager: _____ Date:

Purchasing Manager: _____ Brettany DeVolld
Date:

Purchase Order No.: _____ (if applicable)

Approved as to form:

_____
John Schifano, Town Attorney Date:

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

_____
Tina Stroupe, Director of Finance Date:

EXHIBIT A

Real People. Real Solutions.

Exhibit A – Task Order
25P.Sxxxxx.000 – Town of Holly Springs – Ting Park Parking Lot Rehabilitation

May 14, 2025

☒ New Contract
☐ Amendment

To: Town of Holly Springs

Attention: Dirk Siebenbrodt, PE

Email: dirk.siebenbrodt@hollyspringsnc.gov

Phone: 919-557-3931

Bolton & Menk, Inc., ("Consultant") is pleased to provide our proposal to the Town of Holly Springs ("Client") for civil engineering services in connection with assessment and rehabilitation of the existing northeast parking lot pavement at Ting Park, located at 101 Sportsmanship Way, Holly Springs, NC (refer to the project area exhibit attached).

Assumptions / Notes.

I. Client will furnish all base mapping/survey information in CAD format as needed to prepare Construction Documents.
II. The project will be considered maintenance for stormwater permitting purposes and will not add built upon area. Therefore, no stormwater permitting will be required.
III. Client will furnish all "front end" specifications and bid forms required for the Project Manual.
IV. Client will manage the bid process (advertising, pre-bid meeting, receipt of bids, bid opening, etc.).

Scope of Services

Task 1. Pavement Evaluation

A. Consultant will conduct a project initiation meeting with Client to establish the project approach, schedule and construction budget.
B. Consultant will review available project record drawings, as-builts, material testing reports and other relevant documents related to the original parking lot construction as furnished by Client.
C. Consultant will engage Terracon, Inc., to perform a field evaluation of the existing parking lot pavement to determine the likely cause of the existing pavement distress and to develop recommendations for pavement repair and rehabilitation in accordance with the Terracon Scope of Services attached.

Task 2. Alternatives Analysis

A. Based on the results of the document review and field investigation, Consultant will develop alternative approaches to the parking lot rehabilitation with opinion of probable cost.
B. Consultant will review the alternatives with Client and jointly determine the preferred course of action.

Task 3. Full Depth Pavement Reclamation Mix Design Testing (if needed)

If full depth pavement reclamation is selected as the preferred design option, then Consultant will engage Terracon to perform preliminary laboratory mix design testing to determine the optimum material mix ratios as described in the Terracon Scope of Services attached.

Task 4. Construction Documents

A. Consultant will prepare the following Construction Documents using AutoCAD Civil 3D based on the Client-approved preferred course of action:
   1. Demolition Plan
   2. Project/Pavement Repair Plan
   3. Erosion Control Plan (as needed)
   4. Traffic Control Plan (as needed)
   5. Pavement Sections and Details

B. Consultant will prepare project Special Provisions to align with NCDOT Standard Specifications for items to be included in the construction contract scope of work.

C. Consultant will assemble a Project Manual utilizing the Special Provisions and Client-furnished "front-end" specifications (general and supplemental conditions, etc.) and bid forms.

D. Consultant will submit 95% Construction Documents to Client for internal review.

E. Consultant will address Client comments and finalize 100% Construction Documents for project bidding.

Task 5. Permitting

A. Based on the anticipated construction scope, the project is not expected to require any local zoning, stormwater, or other land-development related permitting. However, depending upon the selected approach to pavement rehabilitation, the project may involve land disturbance activity in excess of 1.0 acre. Therefore, land disturbance permitting through NCDEQ may be required. If so, Consultant will submit to NCDEQ for a land disturbance permit on behalf of Client and will work with NCDEQ and Client to address plan review comments and obtain permit approval.

B. Site Permitting through the Town of Holly Springs. This scope includes preparation of plans and application as well as two rounds of submittals and comments.

Task 6. Bid Assistance

Consultant will perform the following bid support services:

A. Attend one pre-bid meeting.

B. Lead one pre-bid meeting, answer technical questions, provide meeting minutes and responses.

C. Attend the bid opening.

D. Certify the bid tabulation and provide recommendation for contract award.

Task 7. Construction Administration - To Be Determined After Funding is Allocated

~~A. Consultant will provide routine Construction Administration Services for the project including the following:~~
   ~~1. Attend one pre-construction meeting.~~
   ~~2. Review of Contractor submittals for general compliance with the contract documents.~~
   ~~3. Review and response to Contractor requests for information (RFI).~~
   ~~4. Review of Contractor payment applications, when required.~~
   ~~5. Review of Contractor change orders, when required.~~

~~B. Consultant will conduct regular site visits and document construction progress and any observed discrepancies with the Construction Documents in a written field report. Site visits may occur daily, weekly, or at some other frequency as determined by Client. For budgeting purposes, a four week construction schedule has been assumed.~~

Bolton & Menk is an equal opportunity employer.

C. ~~Consultant will attend regularly-held construction meetings in conjunction with the site visits, as needed. For budgeting purposes, weekly meetings over a four-week construction schedule have been assumed.~~

D. ~~Consultant will visit the site and prepare a sitework punch list at substantial completion.~~

E. ~~Consultant will prepare final project record drawings for Client's use based on information provided by Client, Contractor, or surveyor and incorporating field changes issued by Consultant during the course of construction.~~

~~*NOTE: If Construction Administration is excluded from this Contract, Client is responsible for interpreting the site Contract Documents and observing the work of the Contractor to discover, correct or mitigate errors, inconsistencies, or omissions. If Client authorizes deviations, recorded or unrecorded, from the site Construction Documents prepared by Consultant, Client shall not bring any claim against Consultant and shall indemnify and hold Consultant, its agents and employees, harmless from and against claims, losses, damages and expenses, including, but not limited to, legal defense costs and Consultant time, to the extent such claim, loss, damage or expense arises out of or results in whole or in part from such deviations, regardless of whether or not such claim, loss, damage or expense is caused in part by Consultant.*~~

Task 8. ~~Construction Materials~~ Testing - To Be Determined After Funding is Allocated

A. ~~Consultant will engage Terracon, Inc., to perform construction materials testing on behalf of Client in general accordance with the Terracon Scope of Services attached. The final scope of construction materials testing services will be dependent upon the preferred course of action and selected pavement cross section.~~

Task 9. Exclusions/Additional Services

A. Survey services (mapping, preparation of plats, as-builts, etc.).
B. Landscape design.
C. Other Client-directed services not specifically described in the Scope of Services.

The above-described services are not included under this agreement. Should these services be required in the future, a Task Order amendment may be prepared to cover the additional scope of work and associated fee.

Fee Summary

Task	Phase	Fee Type	Fee
1.	Pavement Evaluation	Lump Sum	$40,000
2.	Alternatives Analysis	Lump Sum	$9,500
3.	FDR Mix Design Testing (if needed)	Lump Sum	$6,500
4.	Construction Documents	Lump Sum	$32,000
5.	Permitting	Lump Sum	$15,000
6.	Bid Assistance	Lump Sum	$10,000
7.	Construction Administration	Hourly	TBD
8.	Construction Materials Testing	Hourly	TBD
9.	Exclusions / Additional Services	Hourly	Hourly

Fees valid for 30 days of proposal date.

Signature
By signature below, Client confirms acceptance of the above-described Scope of Services and fee.

☒ Subject to the Terms and Conditions and Hourly and Reimbursable Expense Rates included in the attached Professional Services Agreement.	☐ Subject to the Terms and Conditions of the previously-executed Professional Services Agreement, dated _____.
Client: Town of Holly Springs	Bolton & Menk, Inc
By:	By:
Print:	Print:
Title:	Title:
Date:	Date:

Bolton & Menk is an equal opportunity employer.

2025 SCHEDULE **OF FEES**

The following fee schedule is based upon competent, responsible professional services and is the minimum, below which adequate professional standards cannot be maintained. It is, therefore, to the advantage of both the professional and the client that fees be commensurate with the service rendered. Charges are based on hours spent at hourly rates in effect for the individuals performing the work. The hourly rates for principals and members of the staff vary according to skill and experience. The current specific billing rate for any individual can be provided upon request.

The fee schedule shall apply for the period through December 31, 2025. These rates may be adjusted annually thereafter to account for changed labor costs, inflation, or changed overhead conditions.

These rates include labor, general business, and other normal and customary expenses associated with operating a professional business. For projects with typical expenses and unless otherwise agreed, the above rates include vehicle and personal expenses, mileage, telephone, survey stakes, and routine expendable supplies; no separate charges will be made for these activities and materials. Expenses beyond typical project expenses, non-routine expenses, and expenses beyond the agreed scope of services, such as out of town travel expenses, long travel distances, large quantities of prints, extra report copies, outsourced graphics and photographic reproductions, document recording fees, outside professional and technical assistance, and other items of this general nature will be invoiced separately. Rates and charges do not include sales tax, if applicable.

Employee Classification	2025 Hourly Billing
Graduate Engineer	$125-185
Design Engineer	$125-196
Project Engineer	$145-215
Senior Project Engineer	$160-215
Project Manager	$135-240
Senior Project Manager	$188-273
Architect	$186-267
Planner	$125-168
Senior Planner	$170-228
Landscape Designer	$98-196
Landscape Architect	$148-176
Senior Landscape Architect	$160-268
Survey Technician[1]	$90-196
Graduate Surveyor	$122-190
Licensed Project Surveyor	$180-225
Technician	$75-182
Senior Technician	$125-212
Administrative/Corporate Specialists	$68-175
Specialist*	$100-230
Practice Expert**	$145-363
Principal**	$175-316
Senior Principal**	$218-333
GPS/Robotic Survey Equipment[1]	NO CHARGE
CAD/Computer Usage	NO CHARGE
Routine Office Supplies	NO CHARGE
Routine Photo Copying/Reproduction	NO CHARGE
Field Supplies/Survey Stakes & Equipment	NO CHARGE
Mileage	NO CHARGE

[1] No separate charges will be made for GPS or robotic total stations on Bolton & Menk, Inc. survey assignments; the cost of this equipment is included in the rates for survey technicians.

*Specialized role not classified above otherwise.

**Highly specialized and industry expertise unique to the market or area of discipline.

Submitted by Bolton & Menk, Inc.

CONTRACT SUMMARY PAGE

Term		Description		Section
"CONSULTANT"		Bolton & Menk, Inc.		Preamble
"CLIENT"		Town of Holly Springs		Preamble
"Project"		Ting Park Parking Lot Rehabilitation Holly Springs, NC		Preamble
Scope of Services		Services to be performed in connection with the Project		Exhibit I
Fees		Consultant shall be compensated by: lump sum and hourly fees per Exhibit A		Section III.A, Schedule 1
Schedule of Fees		Hourly rates to be charged for the Project or for Additional Services		Schedule 1
Reimbursable Expenses		Consultant shall be reimbursed at cost plus an overhead fee not to exceed 10% for Direct Expenses incurred in the performance of the work.		Section III.A.6
Payment		Consultant shall invoice Client no more than monthly, with payments to be due within 45 days of invoice.		Section III.B
Term of Agreement		Two years or a longer identified completion period		Section IV.J

ATTACHMENTS:

- Schedule 1 Schedule of Fees
- Exhibit A Scope of Services

AGREEMENT FOR PROFESSIONAL SERVICES NC

STANDARD PROJECT-PUBLIC CLIENT

TOWN OF HOLLY SPRINGS and BOLTON & MENK, INC.

This Agreement, made this 1 day of May 2025, by and between the Town of Holly Springs, 128 South Main Street, Holly Springs, NC, ("CLIENT"), and BOLTON & MENK, INC., 418 South Dawson Street, Raleigh, NC,, ("CONSULTANT").

WITNESS, whereas the CLIENT requires professional services in conjunction with the Ting Park Parking Lot Rehabilitation project ("Project") and whereas the CONSULTANT agrees to furnish the various professional services required by the CLIENT.

NOW, THEREFORE, in consideration of the mutual covenants and promises between the parties hereto, it is agreed:

SECTION I - CONSULTANT'S SERVICES

A. The CONSULTANT agrees to perform the various Basic Services in connection with the proposed project as described in Exhibit A.

B. Upon mutual agreement of the parties, professional services in addition to the Basic Services (the "Additional Services") may be authorized as described in Paragraph IV.B, and when so authorized, shall be included with the Services to be provided under this Agreement.

SECTION II - THE CLIENT'S RESPONSIBILITIES

A. The CLIENT shall promptly compensate the CONSULTANT for the Services in accordance with Section III of this Agreement.

B. The CLIENT shall place any and all previously acquired information related to the Project in its custody at the disposal of the CONSULTANT for its use. Such information shall include, but is not limited to: boundary surveys, topographic surveys, preliminary sketch plan layouts, building plans, soil surveys, abstracts, deed descriptions, tile maps and layouts, aerial photos, utility agreements, environmental reviews, and zoning limitations. The CONSULTANT may rely upon the accuracy and sufficiency of all such information in performing services unless otherwise instructed, in writing, by CLIENT.

C. The CLIENT will guarantee access to and make all provisions for entry upon public portions of the project and reasonable efforts to provide access to private portions and pertinent adjoining properties.

D. The CLIENT will give prompt notice to the CONSULTANT whenever the CLIENT observes or otherwise becomes aware of any defect in the proposed project.

E. The CLIENT shall designate a liaison person to act as the CLIENT'S representative with respect to services to be rendered under this Agreement. Said representative shall have the authority to transmit instructions, receive instructions, receive information, interpret and define the CLIENT'S policies with respect to the project and CONSULTANT'S services.

F. The CONSULTANT'S services do not include legal, insurance counseling, accounting, independent cost estimating, financial advisory or "municipal advisor" (as described in Section 975 of the Dodd-Frank Wall Street

Reform and Consumer Protection Act 2010 and the municipal advisor registration rules issued by the SEC) professional services and the CLIENT shall provide any such services as may be required for completion of the Project described in this Agreement.

G. The CLIENT will obtain any and all regulatory permits required for the proper and legal execution of the Project. CONSULTANT will assist CLIENT with permit preparation and documentation to the extent described in Exhibit I.

H. The CLIENT may hire, at its discretion, when requested by the CONSULTANT, an independent test company to perform laboratory and material testing services, and soil investigation that can be justified for the proper design and construction of the Project. The CONSULTANT shall assist the CLIENT in selecting a testing company. Payment for testing services shall be made directly to the testing company by the CLIENT and is not part of this Agreement. If CLIENT elects not to hire an independent test company, CLIENT shall provide CONSULTANT with guidance and direction on completing those aspects of design and construction that require additional testing data.

SECTION III - COMPENSATION FOR SERVICES

A. FEES.

1. The CLIENT will compensate the CONSULTANT in accordance with Exhibit A – Scope of Services and Schedule 1 – Schedule of Fees, as applicable.

1. The preceding Schedule of Fees shall apply for services provided through December 31, 2025. Hourly rates may be adjusted by CONSULTANT, in consultation with CLIENT, on an annual basis thereafter to reflect reasonable changes in its operating costs and other market factors. Adjusted rates will become effective on January 1st of each subsequent year, upon written acceptance by CLIENT.

2. Rates and charges do not include sales tax. If such taxes are imposed and become applicable after the date of this Agreement CLIENT agrees to pay any applicable sales taxes.

3. The rates in the Schedule of Fees include labor, general business and other normal and customary expenses associated with operating a professional business. Unless otherwise agreed in writing, the above rates include vehicle and personal expenses, mileage, telephone, survey stakes and routine expendable supplies; and no separate charges will be made for these activities and materials.

4. Additional Services as outlined in Section I.B will vary depending upon project conditions and will be billed on an hourly basis at the rate described in Section III.A.1.

5. Expenses required to complete the agreed scope of services or identified in this paragraph will be invoiced separately, and include but are not limited to large quantities of prints; extra report copies; out-sourced graphics and photographic reproductions; document recording fees; and other items of this general nature required by the CONSULTANT to fulfill the terms of this Agreement. CONSULTANT shall be reimbursed at cost plus an overhead fee (not-to-exceed 10%) for these Direct Expenses incurred in the performance of the work.

6. The total fees identified in Paragraph III.A.1 include fees for CONSULTANT'S **geotechnical** consultant, **(Terracon, Inc.)**. CONSULTANT shall be entitled to reimbursement of cost plus an overhead fee (not-to-exceed 10%) for these subconsultant Direct Expenses.

B. PAYMENTS AND RECORDS.

1. The payment to the CONSULTANT will be made by the CLIENT upon billing at intervals not more often than monthly at the herein rates and terms.

2. If CLIENT fails to make any payment due CONSULTANT for Services and expenses within 45 days after date of the CONSULTANT'S invoice, a service charge of one and one-half percent (1.5%) per month or the maximum rate permitted by law, whichever is less, will be charged on any unpaid balance.

3. In addition to the service charges described in preceding paragraph, if the CLIENT fails to make payment for Services and expenses within 60 days after the date of the invoice, the CONSULTANT may, upon giving seven days' written notice to CLIENT, suspend Services and withhold project deliverables due under this Agreement until CONSULTANT has been paid in full for all past due amounts for Services, expenses and charges, without waiving any claim or right against the CLIENT and without incurring liability whatsoever to the CLIENT.

4. Documents Retention. The CONSULTANT will maintain records that reflect all revenues, costs incurred and the Services provided in the performance of the Agreement. The CONSULTANT will also agree that the CLIENT, State, or their duly authorized representatives may, at any time during normal business hours and as often as reasonably necessary, have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., and accounting procedures and practices of the CONSULTANT which are relevant to this Contract for a period of six years.

SECTION IV - GENERAL

A. STANDARD OF CARE. Professional services provided under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the CONSULTANT'S profession currently practicing under similar conditions. No warranty, express or implied, is made.

B. CHANGE IN PROJECT SCOPE. In the event the CLIENT changes or is required to change the scope or duration of the project from that described in Exhibit I, and such changes require Additional Services by the CONSULTANT, the CONSULTANT shall be entitled to additional compensation at the applicable hourly rates. To the fullest extent practical, the CONSULTANT shall give notice to the CLIENT of any Additional Services, prior to furnishing such Additional Services. The CONSULTANT shall furnish an estimate of additional cost, prior to authorization of the changed scope of work and Agreement will be revised in writing.

C. LIMITATION OF LIABILITY.

1. Liability of CONSULTANT. CONSULTANT shall indemnify CLIENT from losses, damages, and judgments arising from third-party claims or actions relating to the Project only to the extent caused by the negligent acts, errors or omissions (whether in the performance of professional services or otherwise) of CONSULTANT or CONSULTANT'S officers, employees, or subconsultants occurring during the scope of CONSULTANT's work on the Project and provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property. CONSULTANT's obligation to indemnify the CLIENT and CLIENT's officers and employees harmless does not include a duty to defend. This indemnification shall not apply to third-party claims or actions for consequential damages, lost revenues, increased expense, or lost profits, nor to any claim for punitive or exemplary damages.

2. Liability of Client. To the fullest extent permitted by law, CLIENT shall indemnify CONSULTANT from losses, damages, and judgments (including reasonable attorneys' fees and expenses of litigation) arising from claims or actions relating to the Project, provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, but only to the extent caused by the acts or omission of CLIENT or CLIENT'S employees, agents, or other consultants. This indemnification shall not apply to third-party claims or actions for consequential damages, lost revenues, increased expense or lost profits, nor to any claim for punitive or exemplary damages.

3. To the fullest extent permitted by law, CLIENT and CONSULTANT waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement, from any cause or causes. CLIENT waives all claims against individuals involved in the services provided under this Agreement and agrees to limit all claims to the CONSULTANT's corporate entity.

4. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the CONSULTANT. The CONSULTANT'S services under this Agreement are being performed solely for the CLIENT'S benefit, and no other entity shall have any claim against the CONSULTANT because of this Agreement or the performance or nonperformance of services provided hereunder.

D. INSURANCE

1. The CONSULTANT agrees to maintain, at CONSULTANT'S expense a commercial general liability (CGL) and excess or umbrella general liability insurance policy or policies insuring CONSULTANT against claims for bodily injury, death or property damage arising out of CONSULTANT'S general business activities. The general liability coverage shall provide limits of not less than $2,000,000 per occurrence and not less than $2,000,000 general aggregate. Coverage shall include Premises and Operations Bodily Injury and Property Damage; Personal and Advertising Injury; Blanket Contractual Liability; Products and Completed Operations Liability.

2. The CONSULTANT also agrees to maintain, at CONSULTANT'S expense, a single limit or combined limit automobile liability insurance and excess or umbrella liability policy or policies insuring owned, non-owned and hired vehicles used by CONSULTANT under this Agreement. The automobile liability coverages shall provide limits of not less than $1,000,000 per accident for property damage, $2,000,000 for bodily injuries, death and damages to any one person and $2,000,000 for total bodily injury, death and damage claims arising from one accident.

3. CLIENT shall be named Additional Insured for the above CGL and Auto liability policies.

4. The CONSULTANT agrees to maintain, at the CONSULTANT'S expense, statutory worker's compensation coverage together with Coverage B, Employer's Liability limits of not less than $500,000 for Bodily Injury by Disease per employee, $500,000.00 for Bodily Injury by Disease aggregate and $500,000 for Bodily Injury by Accident.

5. The CONSULTANT also agrees to maintain, at CONSULTANT'S expense, Professional Liability Insurance coverage insuring CONSULTANT against damages for legal liability arising from a negligent act, error or omission in the performance of professional services required by this Agreement during the period of CONSULTANT'S services and for three years following date of final completion of its services. The professional liability insurance coverage shall provide limits of not less than $2,000,000 per claim and an annual aggregate of not less than $2,000,000 on a claims-made basis.

6. CLIENT shall maintain statutory Workers Compensation insurance coverage on all of CLIENT'S employees and other liability insurance coverage for injury and property damage to third parties due to the CLIENT'S negligence.

7. Prior to commencement of this Agreement, CONSULTANT will provide the CLIENT with certificates of insurance, showing evidence of required coverages. All policies of insurance shall contain a provision or endorsement that the coverage afforded will not be canceled or reduced in limits by endorsement for any reason except non-payment of premium, until at least 30 days prior written notice has been given to the Certificate Holder, and at least 10 days prior written notice in the case of non-payment of premium

E. OPINIONS OR ESTIMATES OF CONSTRUCTION COST. Where provided by the CONSULTANT as part of Exhibit I or otherwise, opinions or estimates of construction cost will generally be based upon public construction cost information. Since the CONSULTANT has no control over the cost of labor, materials, competitive bidding process, weather conditions and other factors affecting the cost of construction, all cost estimates are opinions for general information of the CLIENT and the CONSULTANT does not warrant or guarantee the accuracy of construction cost opinions or estimates. The CLIENT acknowledges that costs for project financing should be based upon contracted construction costs with appropriate contingencies.

F. CONSTRUCTION SERVICES. It is agreed that the CONSULTANT and its representatives shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall CONSULTANT have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at any Project site, nor for any failure of a Contractor to comply with Laws and Regulations applicable to that Contractor's furnishing and performing of its work. CONSULTANT shall not be responsible for the acts or omissions of any Contractor. CLIENT acknowledges that on-site contractor(s) are solely responsible for construction site safety programs and their enforcement.

G. USE OF ELECTRONIC/DIGITAL DATA.

1. Because of the potential instability of electronic/digital data and susceptibility to unauthorized changes, copies of documents that may be relied upon by CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by CONSULTANT. Except for electronic/digital data which is specifically identified as a project deliverable for this Agreement or except as otherwise explicitly provided in this Agreement, all electronic/digital data developed by the CONSULTANT as part of the Project is acknowledged to be an internal working document for the CONSULTANT'S purposes solely and any such information provided to the CLIENT shall be on an "AS IS" basis strictly for the convenience of the CLIENT without any warranties of any kind. As such, the CLIENT is advised and acknowledges that use of such information may require substantial modification and independent verification by the CLIENT (or its designees).

2. Provision of electronic/digital data, whether required by this Agreement or provided as a convenience to the Client, does not include any license of software or other systems necessary to read, use or reproduce the information. It is the responsibility of the CLIENT to verify compatibility with its system and long-term stability of media. CLIENT shall indemnify and hold harmless CONSULTANT and its Subconsultants from all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting from third party use or any adaptation or distribution of electronic/digital data provided under this Agreement, unless such third party use and adaptation or distribution is explicitly authorized by this Agreement.

H. REUSE OF DOCUMENTS.

1. Drawings and specifications and all other documents (including electronic and digital versions of any documents) prepared or furnished by CONSULTANT pursuant to this Agreement are instruments of service in respect to the Project and CONSULTANT shall retain an ownership interest therein. Upon payment of all fees owed to the CONSULTANT, the CLIENT shall acquire a limited license in all identified deliverables (including reports, plans, and specifications) for any reasonable use relative to the Project and the general operations of the CLIENT. Such limited license to Owner shall not create any rights in third parties.

1. CLIENT may make and disseminate copies for information and reference in connection with the use and maintenance of the Project by the CLIENT. However, such documents are not intended or represented to be suitable for reuse by CLIENT or others on extensions of the Project or on any other project. Any reuse by CLIENT or, any other entity acting under the request or direction of the CLIENT, without written verification or adaptation by CONSULTANT for such reuse will be at CLIENT'S sole risk and without liability or legal exposure to

CONSULTANT and CLIENT shall indemnify and hold harmless CONSULTANT from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from such reuse.

I. CONFIDENTIALITY. CONSULTANT agrees to keep confidential and not to disclose to any person or entity, other than CONSULTANT'S employees and subconsultants any information obtained from CLIENT not previously in the public domain or not otherwise previously known to or generated by CONSULTANT. These provisions shall not apply to information in whatever form that comes into the public domain through no fault of CONSULTANT; or is furnished to CONSULTANT by a third party who is under no obligation to keep such information confidential; or is information for which the CONSULTANT is required to provide by law or authority with proper jurisdiction; or is information upon which the CONSULTANT must rely for defense of any claim or legal action.

J. PERIOD OF AGREEMENT. This Agreement will remain in effect for the longer of a period of two (2) years or until such other expressly identified completion date, after which time the Agreement may be extended upon mutual agreement of both parties.

K. TERMINATION. This Agreement may be terminated:

1. For cause, by either party upon 7 days written notice in the event of substantial failure by other party to perform in accordance with the terms of this Agreement through no fault of the terminating party. For termination by CONSULTANT, cause includes, but is not limited to, failure by CLIENT to pay undisputed amounts owed to CONSULTANT within 120 days of invoice and delay or suspension of CONSULTANT's services for more than 120 days for reasons beyond CONSULTANT'S cause or control; or,

2. For convenience by CLIENT upon 7 days written notice to CONSULTANT.

3. Notwithstanding, the foregoing, this Agreement will not terminate under paragraph IV.K if the party receiving such notice immediately commences correction of any substantial failure and cures the same within 7 days of receipt of the notice.

4. In the event of termination by CLIENT for convenience or by CONSULTANT for cause, the CLIENT shall be obligated to the CONSULTANT for payment of amounts due and owing including payment for services performed or furnished to the date and time of termination, computed in accordance with Section III of this Agreement. CONSULTANT shall deliver and CLIENT shall have, at its sole risk, right of use of any completed or partially completed deliverables, subject to provisions of Paragraph IV. H.

5. In event of termination by CLIENT for cause and in addition to any other remedies available to CLIENT, CONSULTANT shall deliver to CLIENT and CLIENT shall have right of use of any completed or partially completed deliverables, in accordance with the provisions of Paragraph IV.H. CLIENT shall compensate CONSULTANT for all undisputed amounts owed CONSULTANT as of date of termination.

L. INDEPENDENT CONTRACTOR. Nothing in this Agreement is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the CONSULTANT or any of its employees as the agent, representative, or employee of the CLIENT for any purpose or in any manner whatsoever. The CONSULTANT is to be and shall remain an independent contractor with respect to all services performed under this Agreement.

M. CONTINGENT FEE. The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from award or making of this Agreement.

N. NON-DISCRIMINATION. The provisions of any applicable law or ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set forth herein. **The CONSULTANT is an equal opportunity employer and federal contractor or subcontractor. Consequently, the parties agree that, as applicable, they will abide by the requirements of 41 CFR 60-1.4(a), 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a) and that these laws are incorporated herein by reference. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. These regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The parties also agree that, as applicable, they will abide by the requirements of Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A), relating to the notice of employee rights under federal labor laws.**

O. ASSIGNMENT. Neither party shall assign or transfer any interest in this Agreement without the prior written consent of the other party.

P. SURVIVAL. All obligations, representations and provisions made in or given in Section IV and Documents Retention clause of this Agreement will survive the completion of all services of the CONSULTANT under this Agreement or the termination of this Agreement for any reason.

Q. SEVERABILITY. Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon CLIENT and CONSULTANT, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

R. CONTROLLING LAW. This Agreement is to be governed by the law of the State of North Carolina and venued in courts of North Carolina; or at the choice of either party, and if federal jurisdictional requirements can be met, in federal court in the district in which the project is located.

S. DISPUTE RESOLUTION. CLIENT and CONSULTANT agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice of dispute prior to proceeding to formal dispute resolution or exercising their rights under law. Any claims or disputes unresolved after good faith negotiations shall then be submitted to mediation using a neutral from the American Arbitration Association Construction Industry roster. If mediation is unsuccessful in resolving the dispute, then either party may seek to have the dispute resolved by bringing an action in a court of competent jurisdiction.

SECTION V - SIGNATURES

THIS INSTRUMENT embodies the whole agreement of the parties, there being no promises, terms, conditions or obligation referring to the subject matter other than contained herein. This Agreement may only be amended, supplemented, modified or canceled by a duly executed written instrument signed by both parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their behalf.

CLIENT: Town of Holly Springs	CONSULTANT: Bolton & Menk, Inc.
_____	_____
_____	_____
_____	_____

EXHIBIT B

_____ **Insurance requirement waived**

_____ **Lower Insurance Limit Approved**

Approved by: _____

Printed Name:_____

___X_____ **Certificate of Insurance attached**

COI Expires: 1/1/2026

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/09/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Bridget Whipps CISR	
Brown & Brown Insurance Services, Inc. 1120 South Avenue North Mankato MN 56003	PHONE (A/C, No, Ext): (507) 344-4501	FAX (A/C, No): (866) 800-6596
	E-MAIL ADDRESS: Bridget.Whipps@bbrown.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : EMCASCO Insurance Company	21407
INSURER B : Employers Mutual Casualty Company	21415
INSURER C : Continental Casualty Company	20443
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Bolton and Menk, Inc.
1960 Premier Dr
Mankato MN 56001

COVERAGES **CERTIFICATE NUMBER:** 25/26 Term **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Contractual Liability [ ] GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			6D50852-26	01/01/2025	01/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY [ ]			6E50852-26	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
B	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 0			6J50852-26	01/01/2025	01/01/2026	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		6H50852-26	01/01/2025	01/01/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Professional/Pollution Liability E&O Deductible $25,000			AEH114019718	12/31/2024	12/31/2025	Per Claim Limit Aggregate Limit Retroactive Date	$5,000,000 $10,000,000 12/31/1997

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Town of Holly Springs, NC
128 S Main Street
PO Box 8
Holly Springs NC 27540

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Bridget Whipps

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EXHIBIT C

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

AFFIDAVIT OF CONTRACTOR'S COMPLIANCE WITH E-VERIFY

I, _____(the individual attesting below), being duly authorized by and on behalf of **Bolton & Menk, Inc.** (the "Contractor") after first being duly sworn hereby swears or affirms as follows:

1. Contractor understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).

2. Contractor understands that Contractors Must Use E-Verify. Each Contractor, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS §64-26(a).

3. Contractor is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)

a. YES _____
b. NO _____

4. Contractor's subcontractors comply with E-Verify, and if Contractor is the winning bidder on this project Contractor will ensure compliance with E-Verify by any subcontractors subsequently hired by Contractor.

Dated:_____

Signature of Affiant: _____

Print or Type Name: _____

EXHIBIT D

N/A

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda
Title: Surplus of Firearm and Badge for Upcoming Police Department Retirement
Strategic Priority Area: Organizational Excellence
Staff Resource: Jay Bruner, Police

Action(s):
Adopt a resolution authorizing the award of badge and sale of service sidearm to retiring police Coropral Anthony Locklear.

Explanation:

- The surplus of a service weapon is often done in recognition of a retiring law enforcement officer.
- Corporal Anthony Locklear is retiring on June 30th 2025.

Background:

- North Carolina General Statute 20-187.2 permits the Town, upon request, to donate the badge and sell the service sidearm to a retiring law enforcement officer upon securing such a permit as required by law or without such a permit if the weapon has been rendered incapable of being fired.

Funding Source(s):
N/A

Attachment(s):
1. Locklear-Firearm and Badge Surplus

TOWN OF HOLLY SPRINGS
RESOLUTION AWARDING BADGE AND SERVICE SIDEARM TO RETIRING CORPORAL ANTHONY LOCKLEAR

WHEREAS, NC GS 20-187.2 provides that retiring members of municipal law enforcement agencies may receive, at the time of their retirement, the badge worn or carried by them during their service with the municipality; and

WHEREAS, NC GS 20-187.2 further provides that the governing body of the municipal law enforcement agency may, in its discretion, award to a retiring member the service sidearm of such retiring members; and

WHEREAS, Anthony Locklear has served the Holly Springs Police Department with over 6 years of service and will retire at the rank of Corporal;

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

The Town Manager or his designee is hereby authorized, in accordance with the provisions of NC GS 20-187.2, to transfer to Corporal Anthony Locklear the badge worn by him during his service with the Holly Springs Police Department and his service sidearm, a Glock 47 MOS, Serial #CBHZ673 with Holoson SCS Optic Serial #MS062796 Streamlight TLR-1HL Serial #151413.

Duly adopted this 30th day of June 2025 while in regular session.

_____
Sean Mayefskie
Mayor

ATTEST:

_____
Linda McKinney
Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda
Title: Downtown Area Americans with Disabilities Act (ADA) Ramp Compliance Project
Strategic Priority Area: Community Safety
Growth Management & Economic Vitality
Staff Resource: Theresa Randall, Utilities and Infrastructure, Chelsea Davis, Utilities and Infrastructure

Action(s):

- Approve Downtown Area ADA Ramp Compliance construction project contract with Gitto Enterprises Inc. for the amount of $96,205.00 and approve contract with DRMP for construction engineering and inspection services in the amount of $18,000 for a total of $114,205 plus contingency of $15,795 for total project budget of $130,000.
- Authorize the Town Manager to approve contracts and change orders within the approved project budget and scope up to $130,000.

Explanation:

- On April 29, 2025, the Town received eight bid submittals for the Downtown Area Americans with Disabilities (ADA) Compliance construction project informal bid.
- Gitto Enterprises, Inc. was the lowest responsive responsible bidder at $96,205.
- This project will include Construction Engineering and Inspection Services (CEI) for DRMP for $18,000.
- Construction will start early this summer.
- This project involves the upgrade of pedestrian infrastructure in the downtown area to enhance ADA accessibility. The scope includes the removal and replacement of non-compliant curb ramps, along with the repair of adjacent curbs, gutters, and sidewalk sections. Additional work includes the relocation of affected utilities, implementation of traffic control measures, and all other incidental tasks required to ensure the successful completion of the project.

Background:

- In compliance with Title II of the Americans with Disabilities Act (ADA), the Town of Holly Springs conducted an ADA Transition Plan, which Town Council approved in January 2022.
- The assessment evaluated pedestrian facilities and public rights of way throughout the town to identify areas requiring improvements for ADA compliance.
- The ADA Transition Plan focuses on addressing barriers to accessibility, ensuring that all public spaces and transportation routes are accessible to individuals with disabilities.

Funding Source(s):
ADA Transition Plan PAYGO

Attachment(s):
1. ITB#25-0120_Plans
2. Contract for PROFESSIONAL SERVICES - QBS - DRMP Inc.
3. Bid Tab_20250507
4. TOHS#25-003 _Project Manual_DA_ADA Compliant Ramps_05152025

ATTACHMENT A

ITB# 2025-0120 // TOHS #25-003 DOWNTOWN AREA ADA RAMP COMPLIANCE PROJECT

DATE: 04/01/2025



ID	CWWO	Type	Decorative	Page
24	431	Type3mod	None	1
22	368	Type1mod	None	2
20	418	Type1mod	None	3
18	496	Type1mod	None	4
19	497	Type1mod	None	4
14	404	Type1mod	None	6
15	406	Type1mod	None	6
36	354	Type4	Crossing	7
37	365	Type1	Crossing	7
38	420	Type1mod	None	8
39	427	Type1mod	None	8
1	475	Type4B	Crossing & Path	9
52	485	Type1mod	Crossing & Path	9
53	481	HS386	Crossing & Path	9
54	483	HS386	Crossing	9
67	0	HS385	Crossing & Path	9
28	325	Type1mod	Crossing & Path	10
29	458	Type4A	None	10
3	387	Type1D	Crossing & Path	11
66	0	Type1mod	None	11
4	396	Type1D	Path	12
5	490	HS386	Crossing & Path	12
11	473	Type1mod	None	12
12	494	Type4	Path	12
13	476	Type4	Crossing & Path	12
50	399	Type1	Path	12
7	492	Type1mod	None	13
8	472	Type1mod	Boardwalk Path	13

Type	Count
HS385	1
HS386	3
Type1	2
Type1D	2
Type1mod	14
Type3mod	1
Type4	3
Type4A	1
Type4B	1
	28

0 500 1,000 2,000 Feet

N

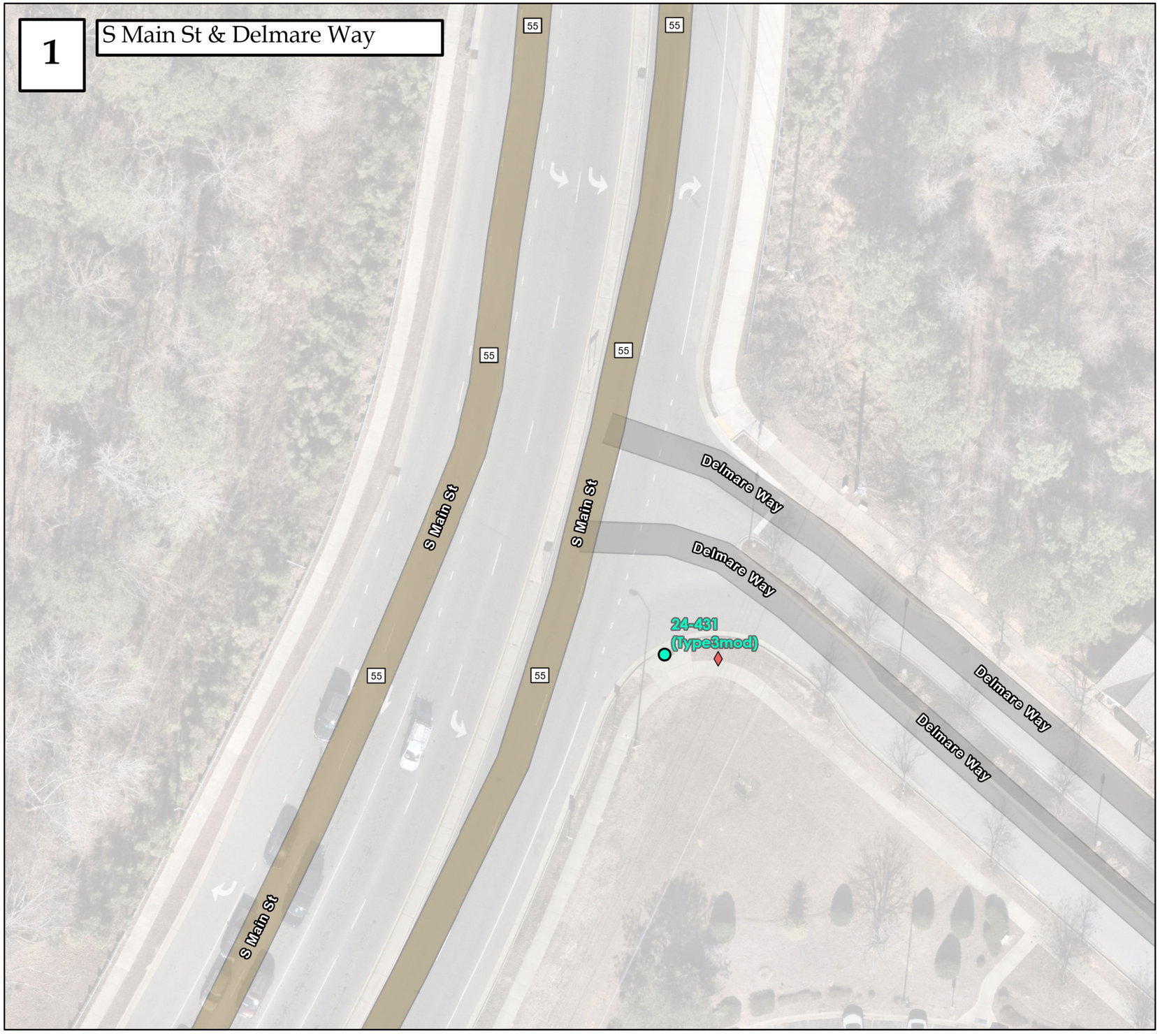
Legend

Pages

Town of Holly Springs Downtown Area ADA Ramp Compliance

HOLLY SPRINGS North Carolina

1 S Main St & Delmare Way



ID	CWWO	Type	Brick Or Boardwalk
24	431	Type3mod	None

0 30 60 120 Feet

N

Legend

- Remove&Replace

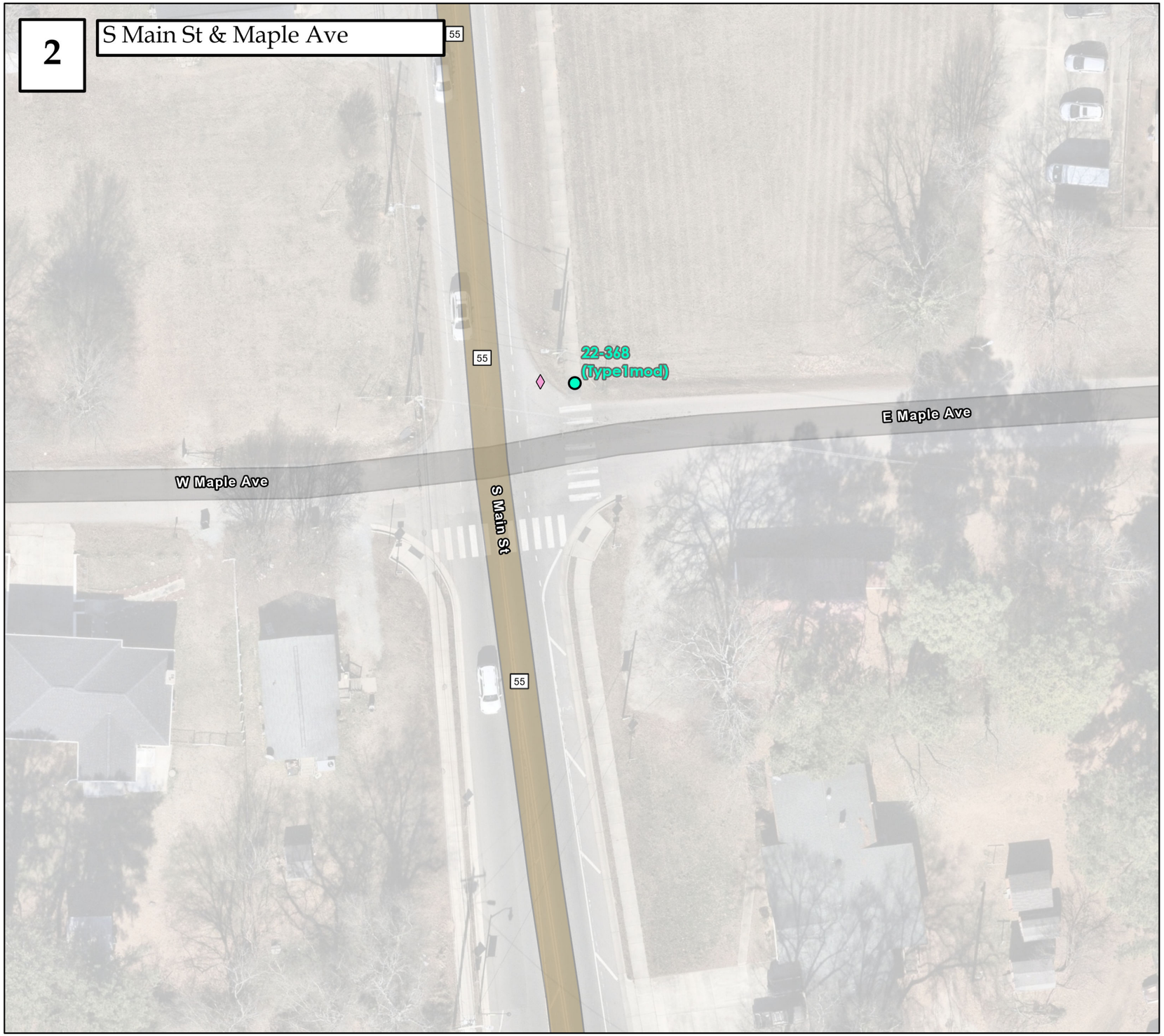
Utility Points

- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other

Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance



ID	CWWO	Type	Brick Or Boardwalk
22	368	Type1mod	None

0 30 60 120 Feet

N

Legend

- Remove&Replace

Utility Points

- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other

Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance



ID	CWWO	Type	Brick Or Boardwalk
20	418	Type1mod	None

0 30 60 120 Feet

N

Legend

- Remove&Replace

Utility Points

- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other
- Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance

4

S Main St & Pine St



ID	CWWO	Type	Brick Or Boardwalk
18	496	Type1mod	None
19	497	Type1mod	None

0 30 60 120 Feet

N

Legend

- Remove&Replace

Utility Points

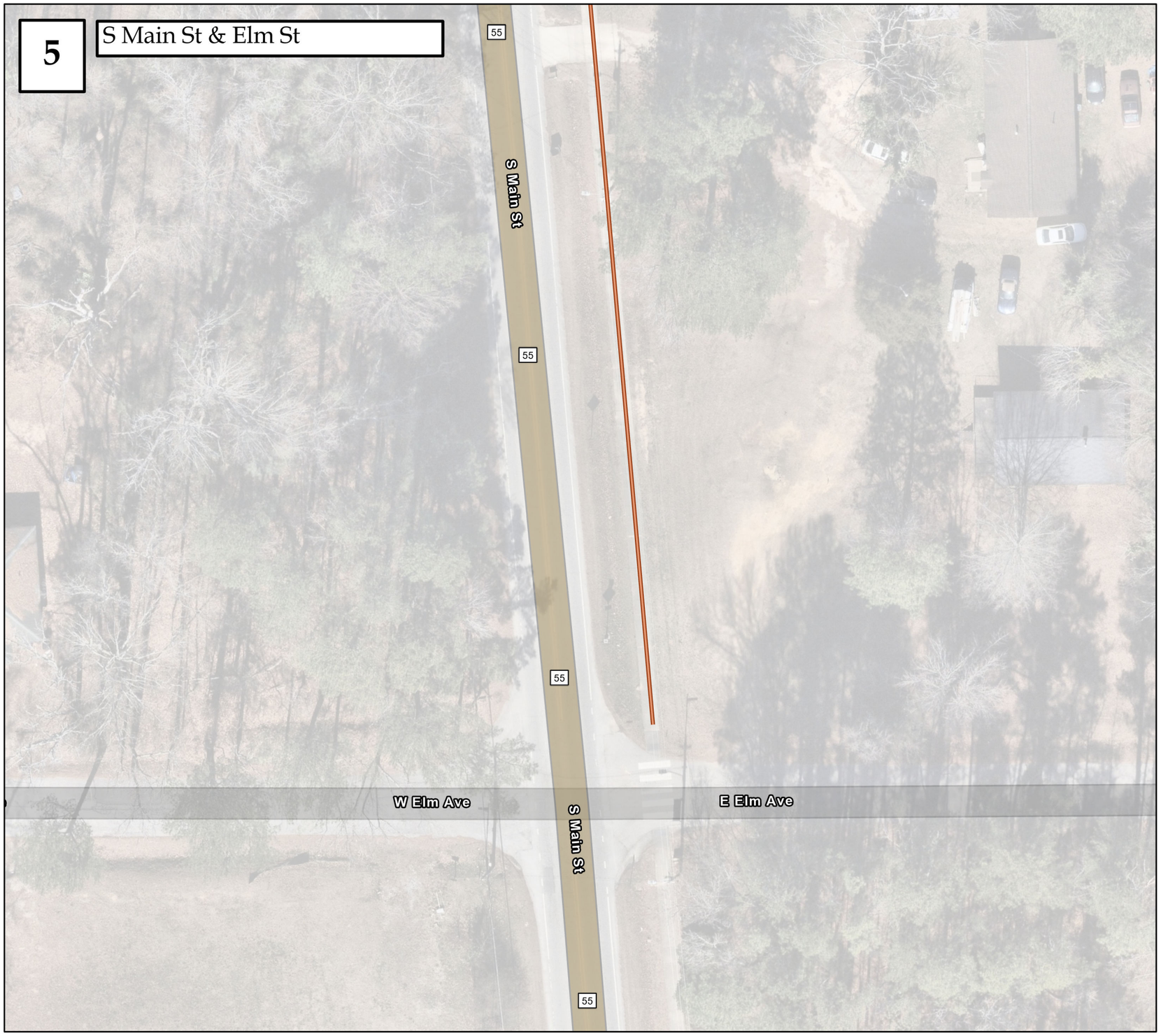
- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other
- Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance

5

S Main St & Elm St



ID CWWO Type Brick Or Boardwalk

0 30 60 120 Feet

N

Legend

- Remove&Replace

Utility Points

- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other
- Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance

6

S Main St & Oak Ave



ID	CWWO	Type	Brick Or Boardwalk
14	404	Type1mod	None
15	406	Type1mod	None

0 30 60 120 Feet

N

Legend

- Remove&Replace

Utility Points

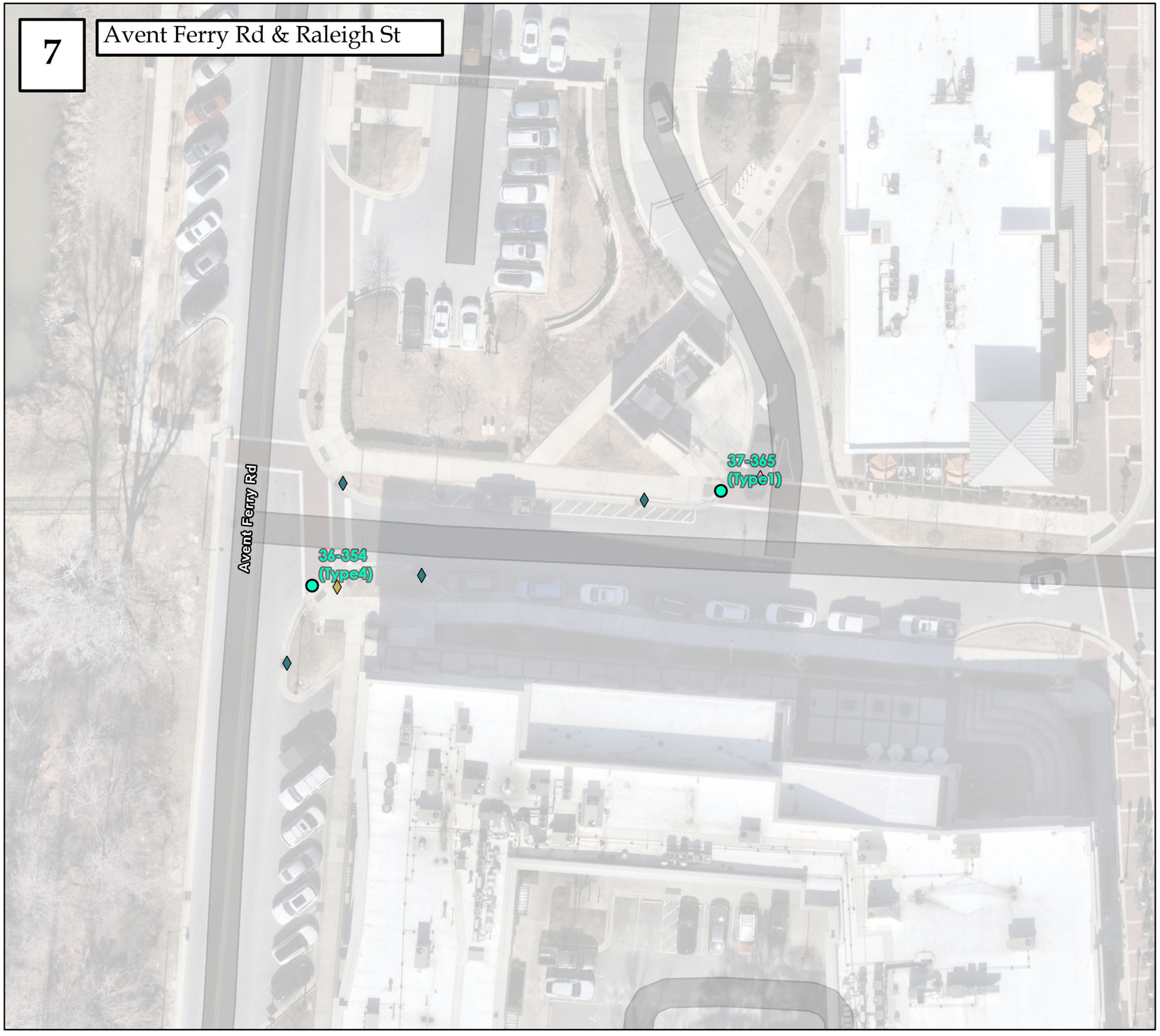
- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other
- Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance

7

Avent Ferry Rd & Raleigh St



ID	CWWO	Type	Brick Or Boardwalk
36	354	Type4	Crossing
37	365	Type1	Crossing

0 30 60 120 Feet

N

Legend

- Remove&Replace

Utility Points

- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other

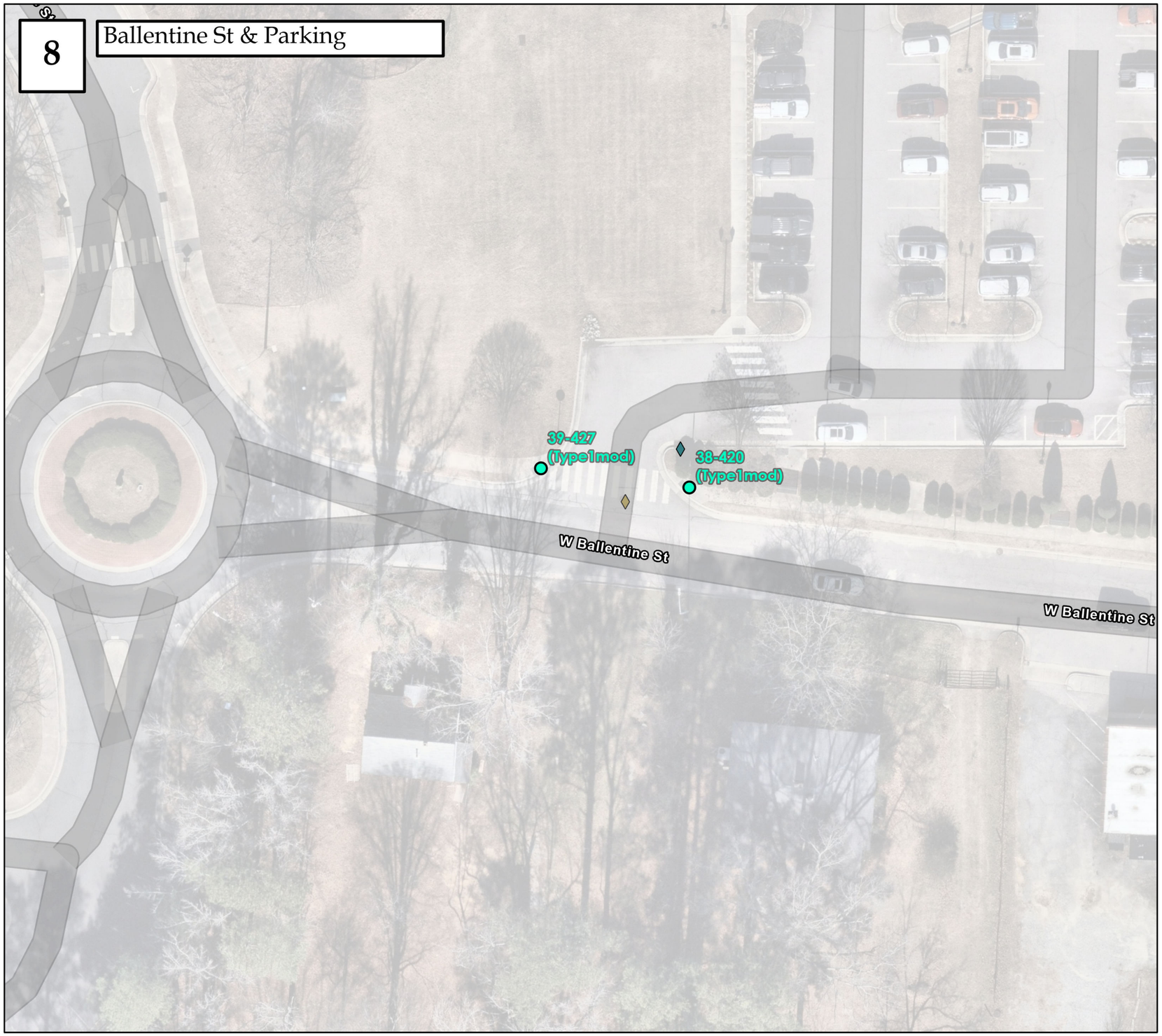
Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance

8

Ballentine St & Parking



ID	CWWO	Type	Brick Or Boardwalk
38	420	Type1mod	None
39	427	Type1mod	None

0 30 60 120 Feet

N

Legend

- Remove&Replace

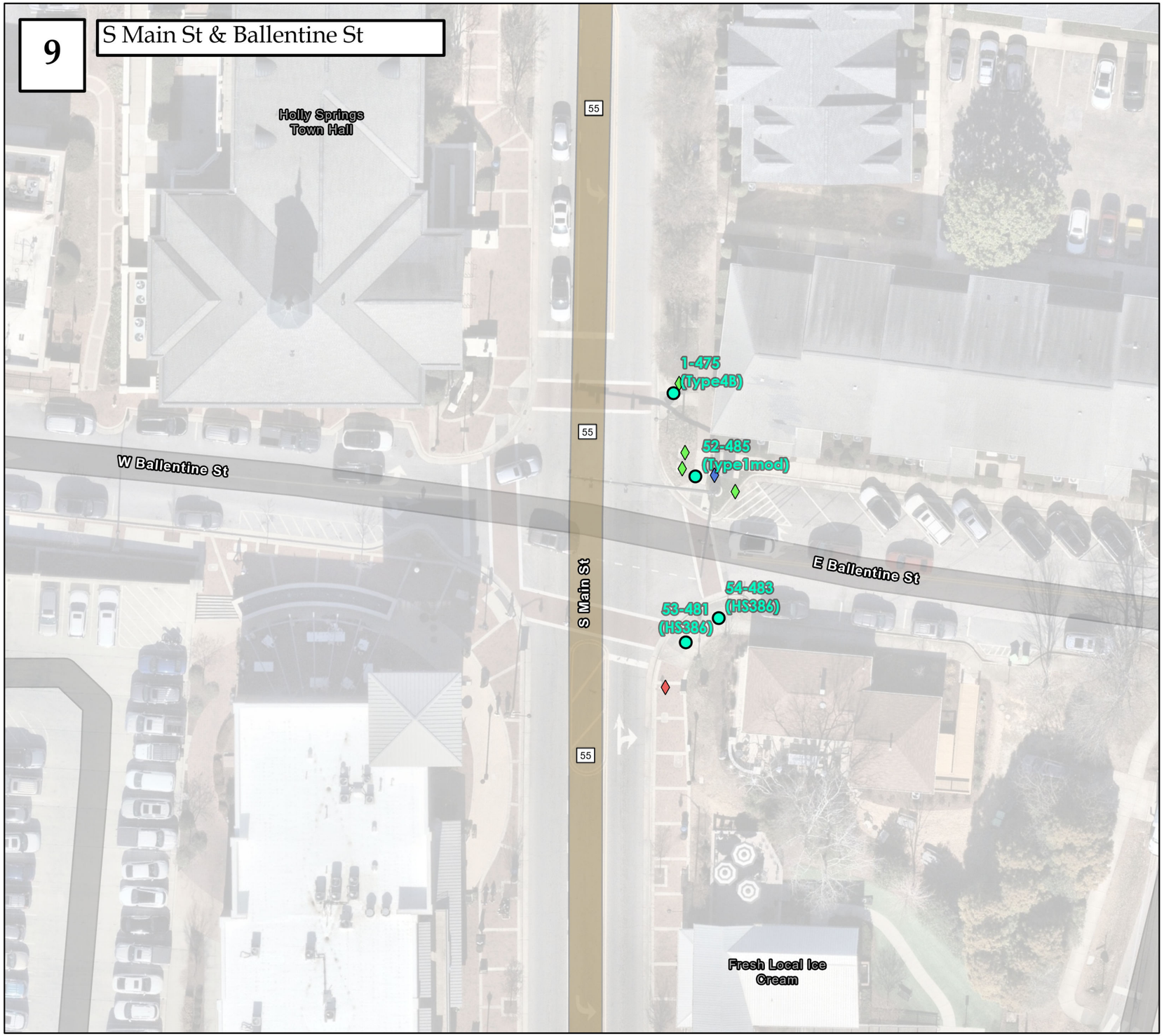
Utility Points

- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other

Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance



ID	CWWO	Type	Brick Or Boardwalk
1	475	Type4B	Crossing & Path
52	485	Type1mod	Crossing & Path
53	481	HS386	Crossing & Path
54	483	HS386	Crossing

0 30 60 120 Feet

N

Legend

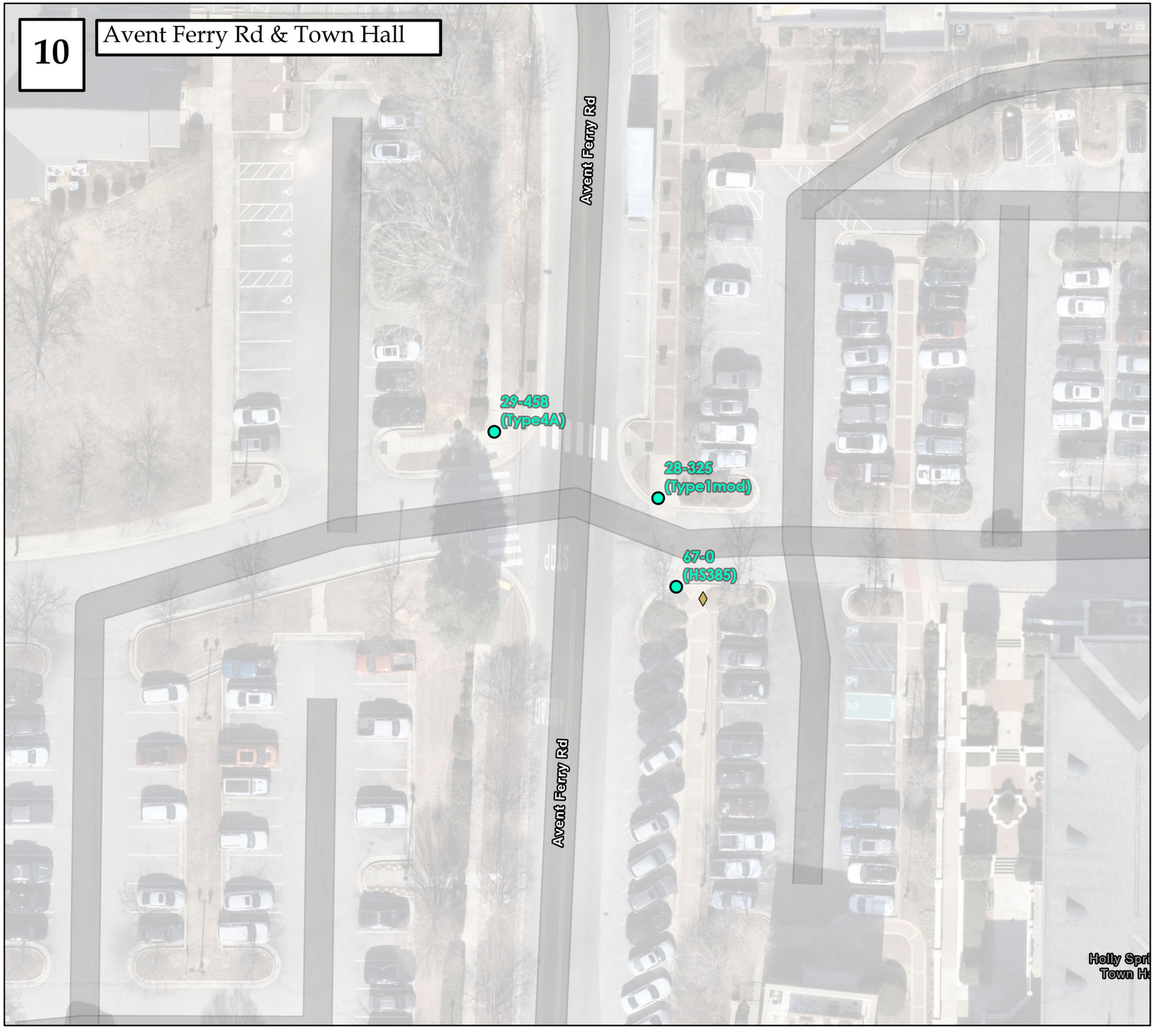
- Remove&Replace

Utility Points

- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other
- Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs Downtown Area ADA Ramp Compliance



ID	CWWO	Type	Brick Or Boardwalk
28	325	Type1mod	Crossing & Path
29	458	Type4A	None
67	0	HS385	Crossing & Path

0 30 60 120 Feet

N

Legend

- Remove&Replace

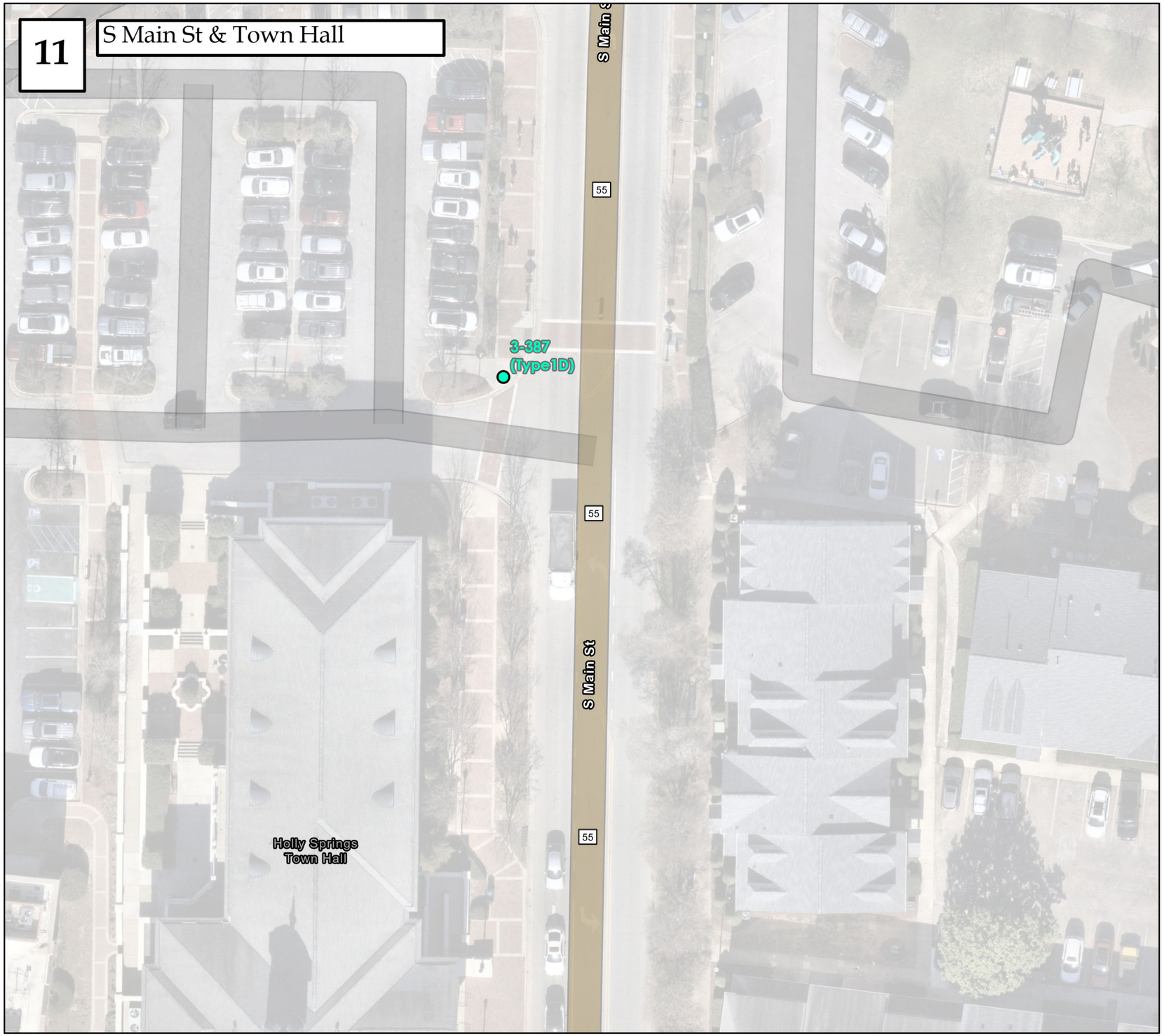
Utility Points

- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other
- Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance

11 S Main St & Town Hall



ID	CWWO	Type	Brick Or Boardwalk
3	387	Type1D	Crossing & Path

0 30 60 120 Feet

N

Legend

- Remove&Replace

Utility Points

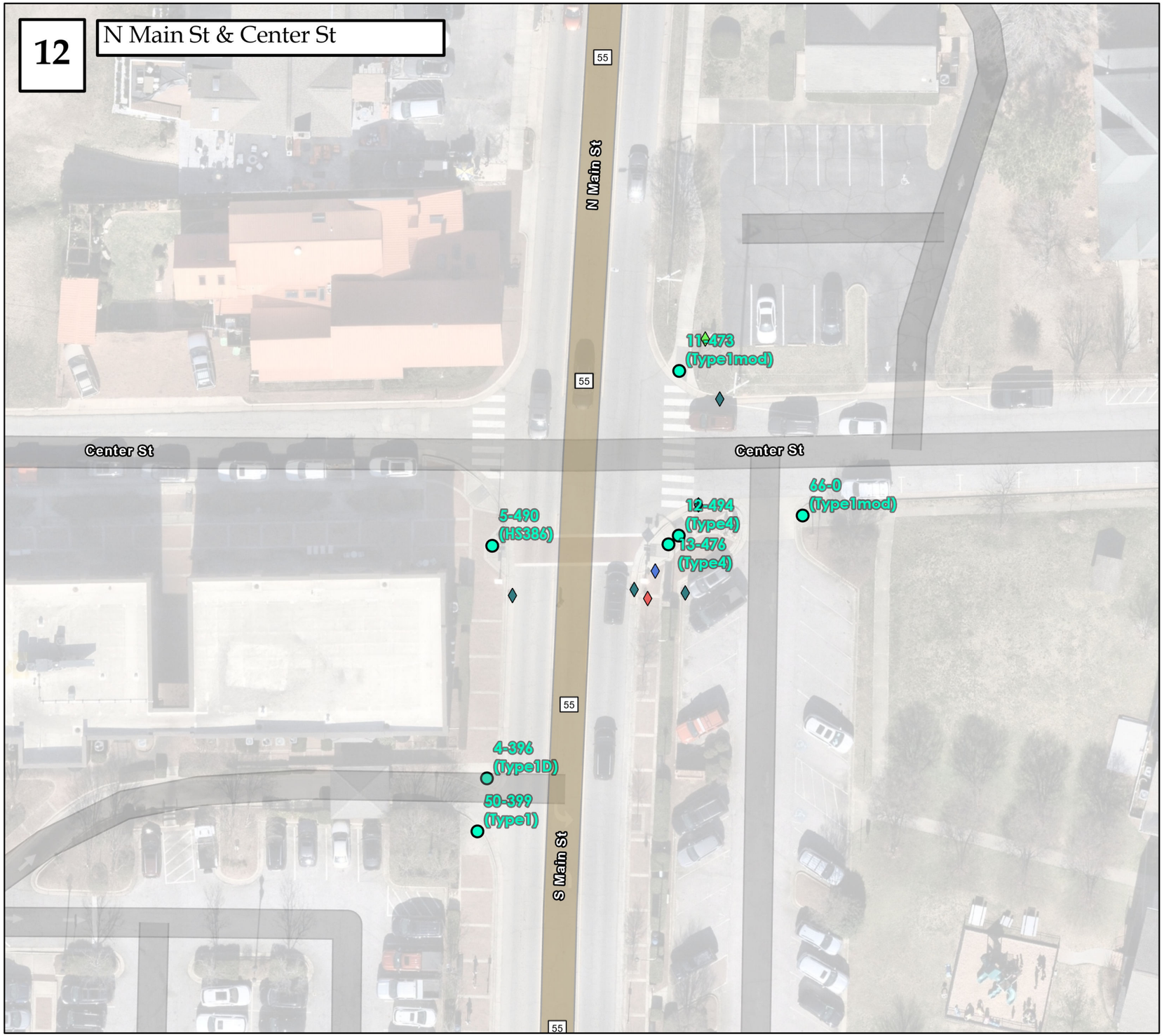
- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other

- Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance

12 N Main St & Center St



ID	CWWO	Type	Brick Or Boardwalk
4	396	Type1D	Path
5	490	HS386	Crossing & Path
11	473	Type1mod	None
12	494	Type4	Path
13	476	Type4	Crossing & Path
50	399	Type1	Path
66	0	Type1mod	None

0 30 60 120 Feet

N

Legend

- Remove&Replace

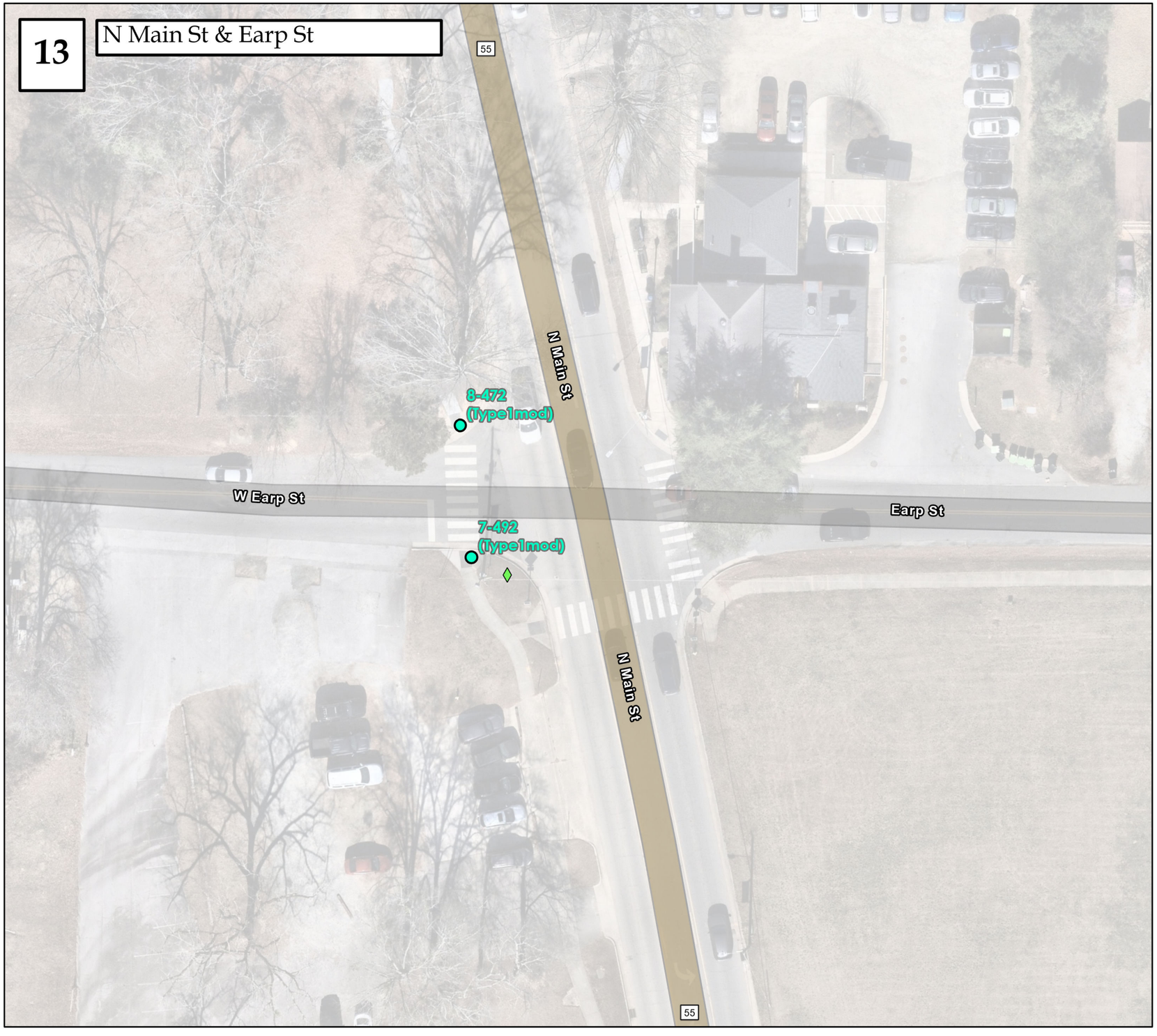
Utility Points

- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other
- Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance

13 N Main St & Earp St



ID	CWWO	Type	Brick Or Boardwalk
7	492	Type1mod	None
8	472	Type1mod	Boardwalk Path

0 30 60 120 Feet

N

Legend

- Remove&Replace

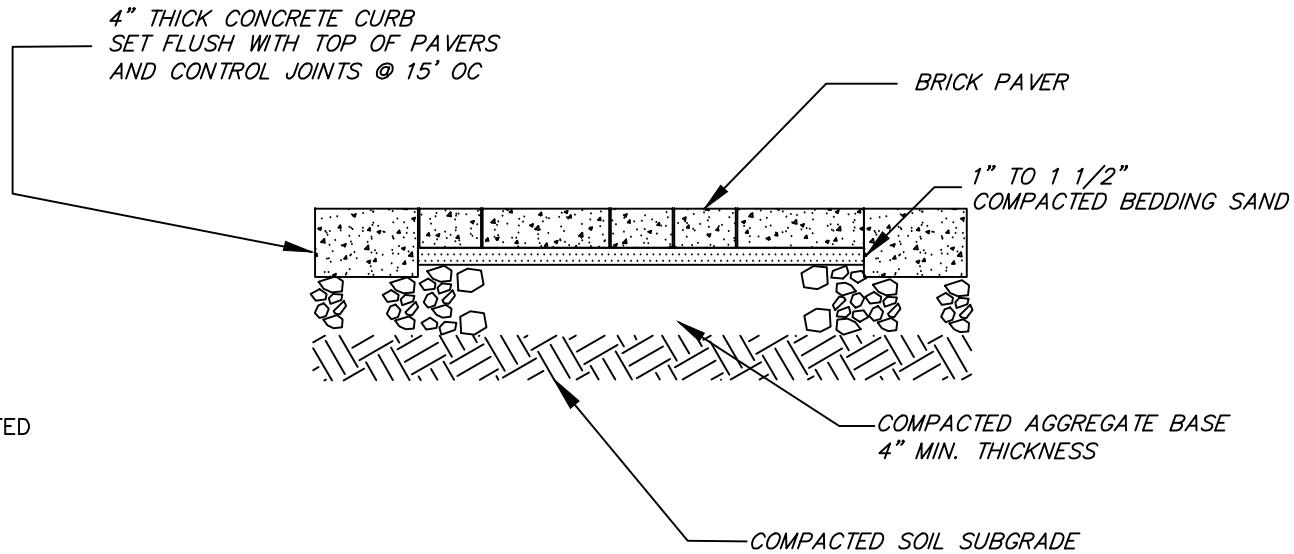
Utility Points

- Catch Basin
- Drop Inlet
- Hydrant
- Junction Box
- Manhole
- Water Valve
- Other

Alt 1: Replace Sidewalk

HOLLY SPRINGS North Carolina

Town of Holly Springs
Downtown Area
ADA Ramp Compliance



NOTES:

1. SCATTER SAND OR SCREENINGS OVER COMPLETED WORK AND SWEEP INTO CRACKS.

2. BRICK PAVERS SHOULD CONFORM TO REQUIREMENTS OF ASTM C902–95.

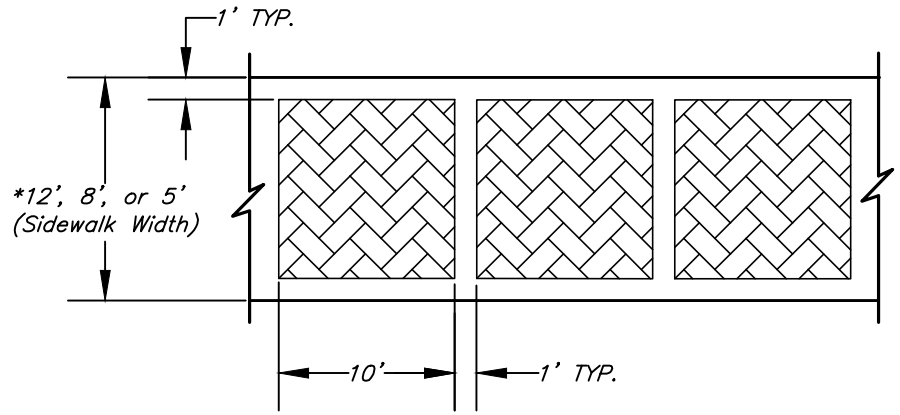
3. EACH STAGE OF CONSTRUCTION WILL REQUIRE INSPECTION BY TOHS INSPECTOR.

4. TOWN OF HOLLY SPRINGS PAVER STANDARD IS 2–1/4" x 4" x 8" PINEHALL PATHWAY RED/FLASH CLAY PAVER.

5. COLOR SAMPLE MUST BE APPROVED BY TOHS BEFORE INSTALLATION.

6. IN AREAS WHERE SIDEWALK WIDTH CHANGES A 2:1 RATIO MUST APPLY.

*SIDEWALK WIDTH MAY VARY.
CONCRETE BANDS MUST REMAIN 1' AND
BRICK PAVER DEPTH MUST REMAIN 10'



DRAWING NOT TO SCALE

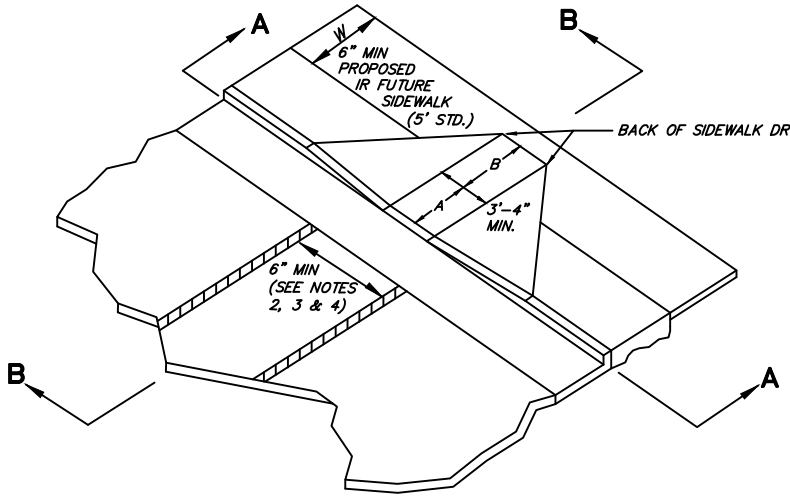
BRICK PAVER SIDEWALK 12', 8', or 5'

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS329**

DATE	REVISIONS
2/8/10	

Holly Springs
Discover The Source.

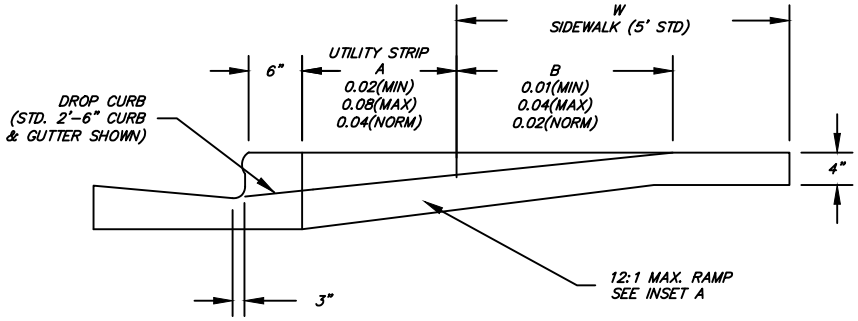


ISOMETRIC VIEW

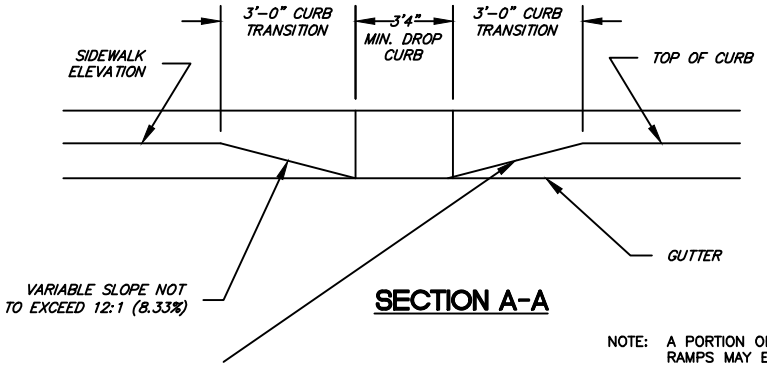
W	A	W+A+9"	X	B
5'	0.0'	5.8'	5.8'	5.0'*
6'	0.0'	6.8'	6.8'	6.0'**
7'	0.0'	7.8'	7.3'	6.5'**
8'	0.0'	8.8'	7.3'	6.5'**
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

B = X-(A+9)
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE
* BACK OF 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 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY: 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.

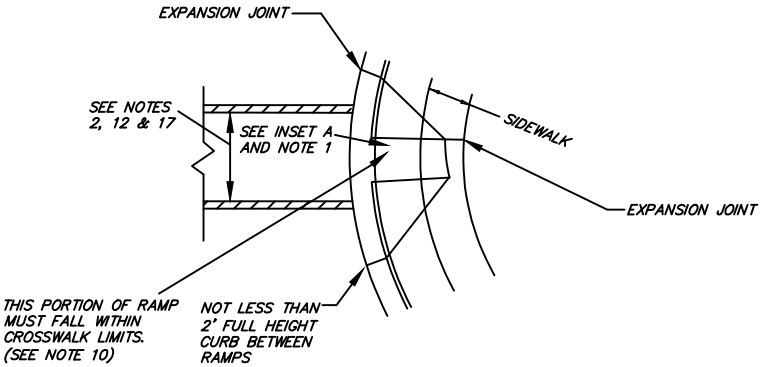


SECTION B-B



SECTION A-A

NOTE: A PORTION OF ONE OR BOTH RAMPS MAY EXTEND OUTSIDE THE RETURN.



PLAN VIEW

DRAWING NOT TO SCALE

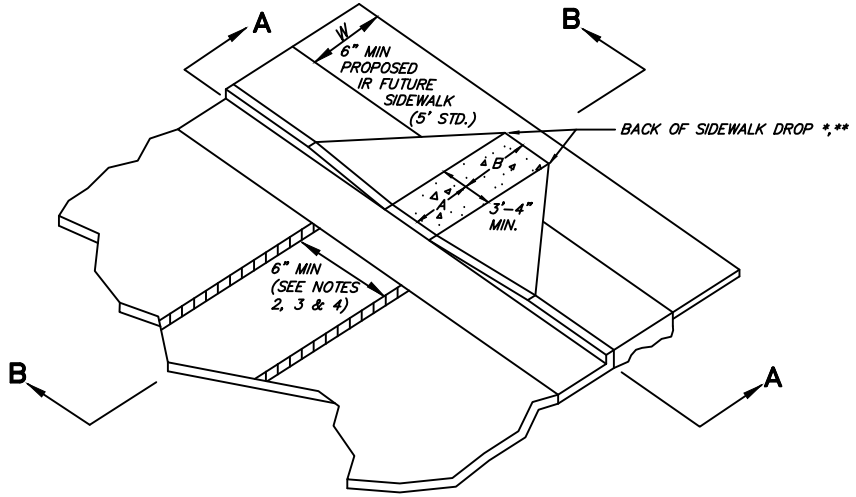
SINGLE RAMP RESIDENTIAL FOR MINOR SUBDIVISION ROADS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS330**

DATE	REVISIONS
2/8/10	

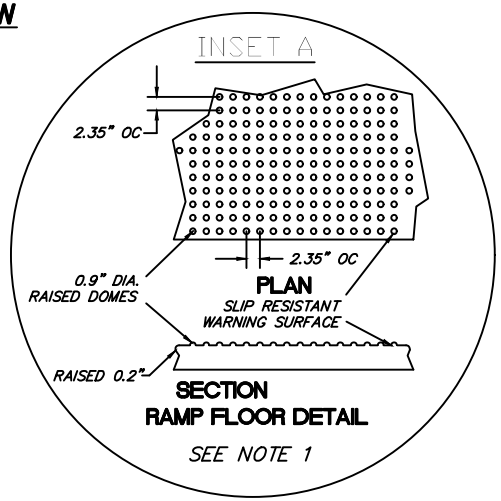
Holly Springs
Discover The Source.



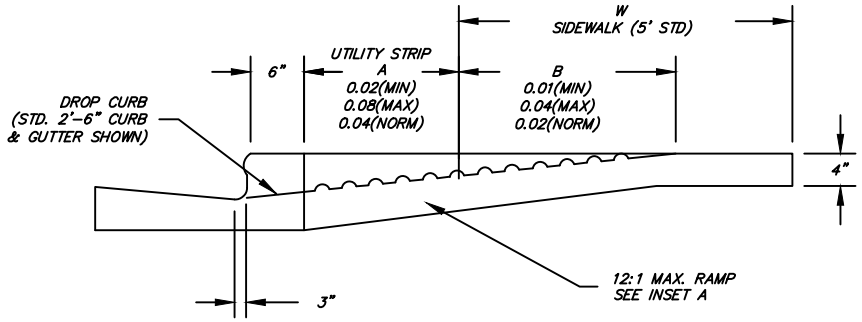
ISOMETRIC VIEW

W	A	W+A+9"	X	B
5'	0.0'	5.8'	5.8'	5.0'*
6'	0.0'	6.8'	6.8'	6.0'**
7'	0.0'	7.8'	7.3'	6.5'**
8'	0.0'	8.8'	7.3'	6.5'**
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5'	4.5'	10.3'	8.7'	3.4'
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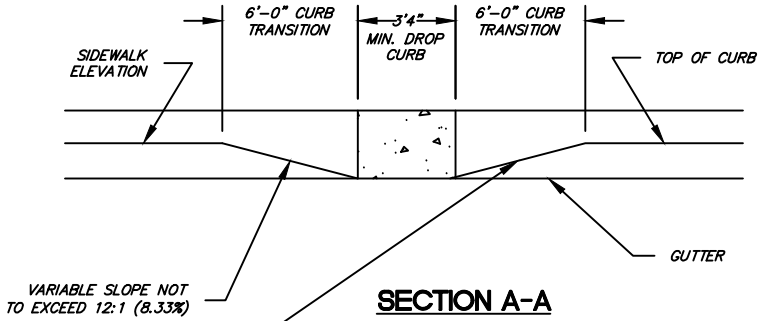
B = X−(A+9)
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04



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 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY: 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.

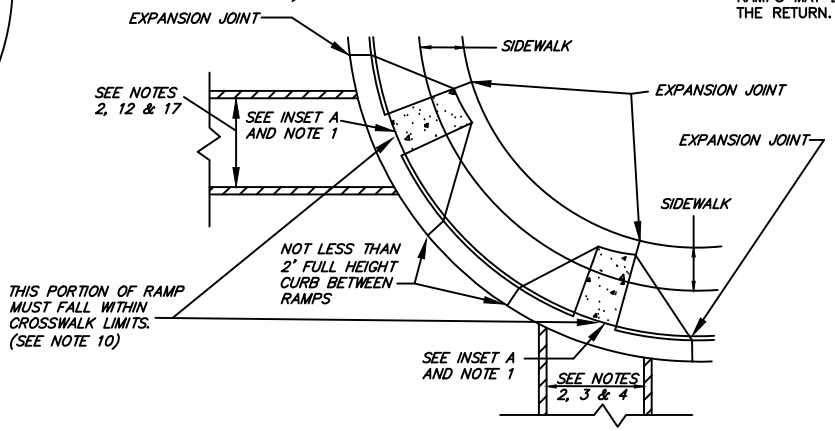


SECTION B-B



SECTION A-A

NOTE: A PORTION OF ONE OR BOTH RAMPS MAY EXTEND OUTSIDE THE RETURN.



PLAN VIEW

DRAWING NOT TO SCALE

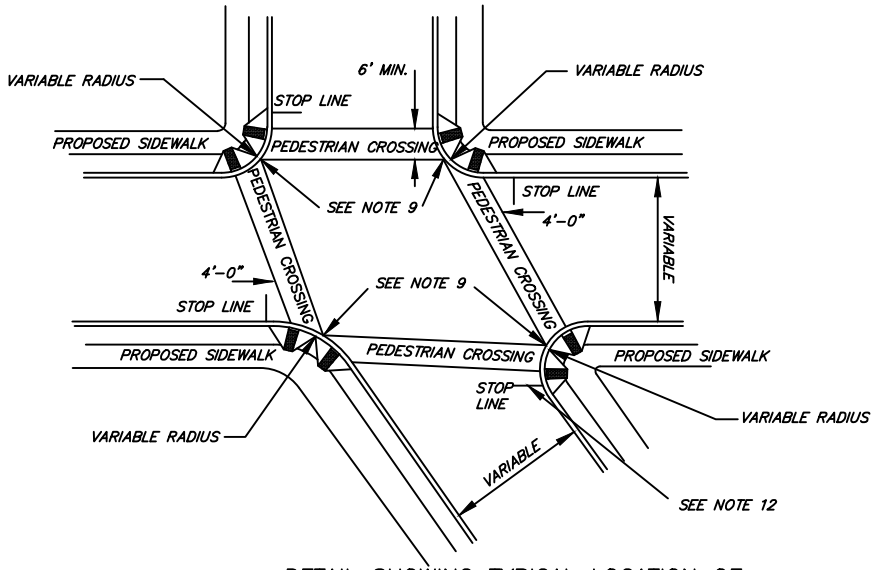
STANDARD WHEELCHAIR RAMP

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

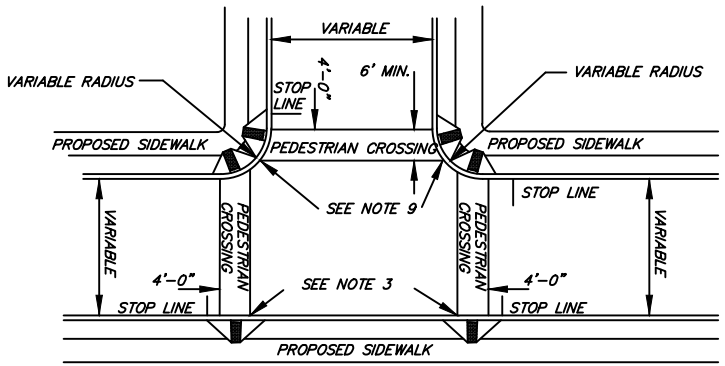
STANDARD DETAIL NUMBER: **HS331**

DATE	REVISIONS
2/8/10	

Holly Springs
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DETAIL SHOWING TYPICAL LOCATION OF WHEELCHAIR RAMPS, PEDESTRIAN CROSSWALKS AND STOP BARS



DETAIL SHOWING TYPICAL LOCATION OF WHEELCHAIR RAMPS, PEDESTRIAN CROSSWALKS AND STOP BARS FOR TEE INTERSECTION

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 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY: MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. NORTH CAROLINA GENERAL STATUE 136-44 44 REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS REPAIRS, CORRECTION OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE WHEEL CHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED AND AT OTHER POINTS OF PEDESTRIAN FLOW.
   IN ADDITION SECTION 228 OF THE 1973 FEDERAL AND HIGHWAY SAFETY ACT REQUIRES PROVISION OF CURB RAMPS ON ANY CURB CONSTRUCTION AFTER JULY 1, 1976 WHETHER A SIDEWALK IS PROPOSED INITIALLY OR IS PLANNED FOR FUTURE DATE
   THE AMERICANS WITH DISABILITY ACT (ADA) OF 1990 EXTENDS TO INDIVIDUALS WITH DISABILITIES, COMPREHENSIVE CIVIL RIGHTS PROTECTIONS SIMILAR TO THOSE PROVIDED TO PERSONS ON THE BASIS OF RACE, SEX, NATIONAL ORIGIN AND RELIGION UNDER THE CIVIL RIGHTS ACT OF 1964. THESE CURB RAMPS HAVE BEEN DESIGNED TO COMPLY WITH TITLE 111 OF THE ADA, BECOMING EFFECTIVE ON JANUARY 26, 1992
4. WHEELCHAIR RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. WHEELCHAIR RAMPS SHALL BE LOCATED AS INDICATED IN THESE DETAILS. HOWEVER, THE LOCATION MAY BE ADJUSTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS ETC. AFFECT PLACEMENT. AT ALL LOCATIONS, NOT LESS THAN 2 FEET OF FULL HEIGHT CURB SHALL BE PLACED BETWEEN THE RAMPS.
5. NO SLOPE ON THE WHEELCHAIR RAMP SHALL EXCEED 1"/1' (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE WHEELCHAIR RAMP BE LESS THAN 40" (3'-4"). HOWEVER, WIDTH MAY EXCEED 40".
7. USE CLASS "B" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
8. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB.
9. 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)
10. THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SHALL BE COORDINATED SO THAT THE BEGINNING OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
11. THE MINIMUM WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 6 FEET. A CROSSWALK WIDTH OF 10' OR GREATER IS DESIRABLE.
12. STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTING ROADWAY.
13. PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
14. 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

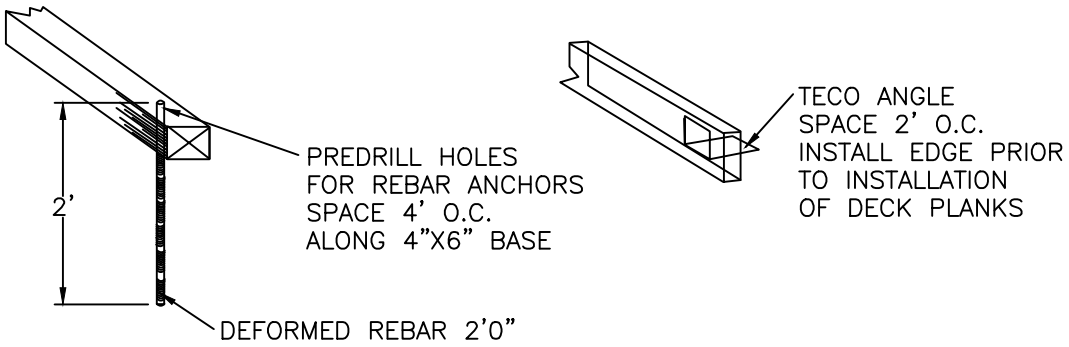
STANDARD WHEELCHAIR RAMP

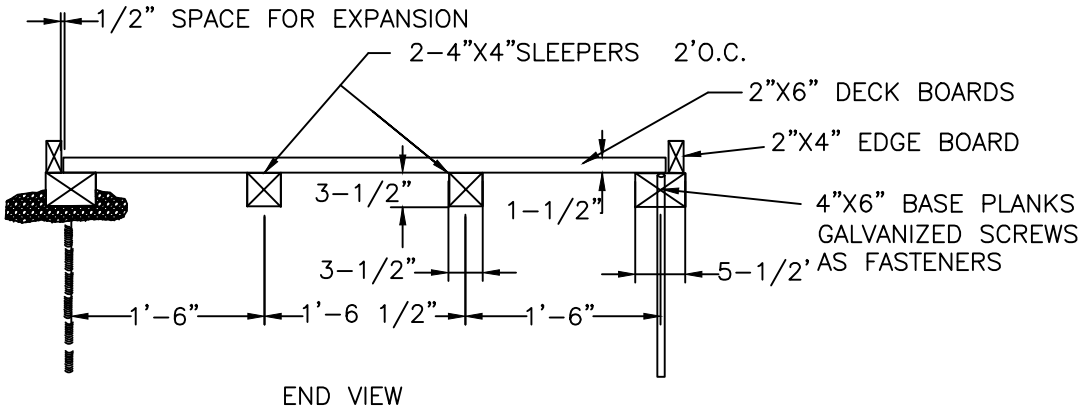
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS332**

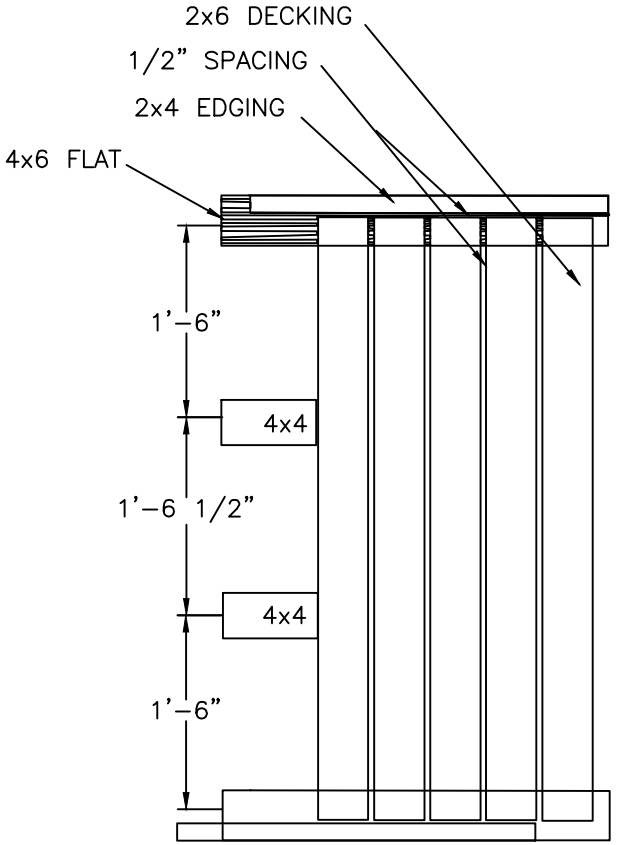
DATE	REVISIONS
2/8/10	

Holly Springs
Discover The Source.



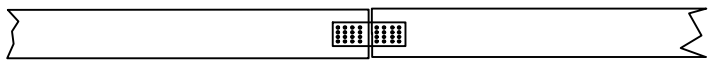


END VIEW



TOP VIEW

NOTES:
1. STAGGER JOINTS ON ALL LINEAR MEMBERS
2. USE GRAVEL FILL TO LEVEL THE BASE MEMBERS WHERE NEEDED
3. USE GALVANIZED SCREW FASTENERS
4. USE TECO PLATES AT JOINTS AND FOR FASTENING EDGING
5. PREDRILL HOLES FOR ANCHORING DECK BOARDS
6. ALL LUMBER TO BE PRESSURE TREATED WITH 4X STOCK RATED FOR GROUND CONTACT



TECO PLATE TO HOLD 4x4 AND 4x6 UNITS TOGETHER

SIDE VIEW

DRAWING NOT TO SCALE

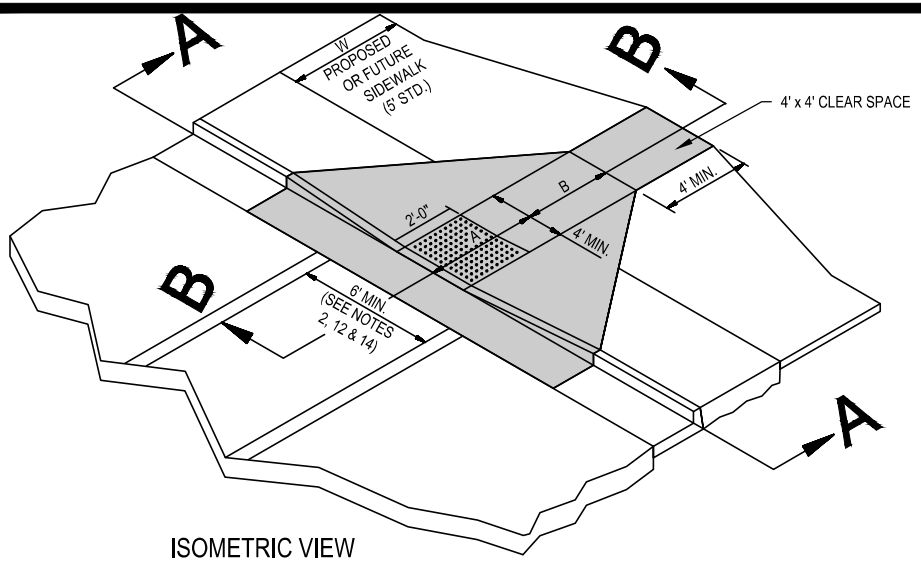
5FT BOARDWALK DETAIL FOR SIDEWALK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

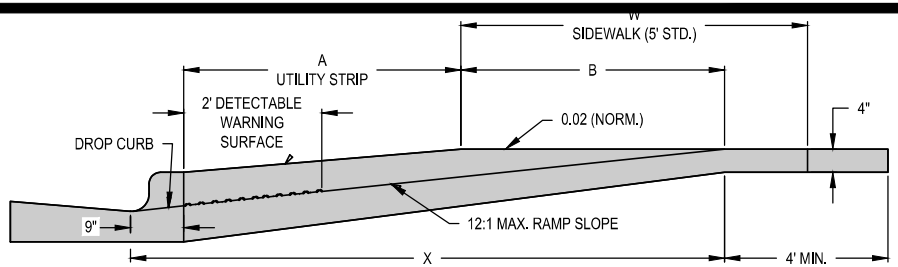
STANDARD DETAIL NUMBER: HS338

DATE	REVISIONS
2/8/10	

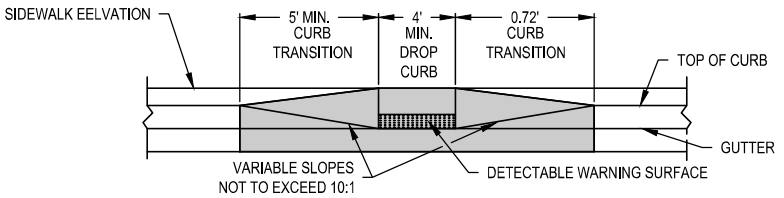
Holly Springs
Discover The Source.



ISOMETRIC VIEW



SECTION B-B

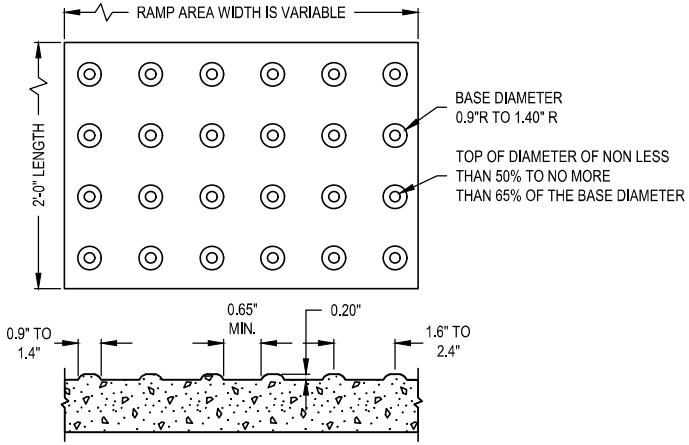


SECTION A-A

PAY LIMITS FOR CURB RAMP

NOTES:
1. DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS

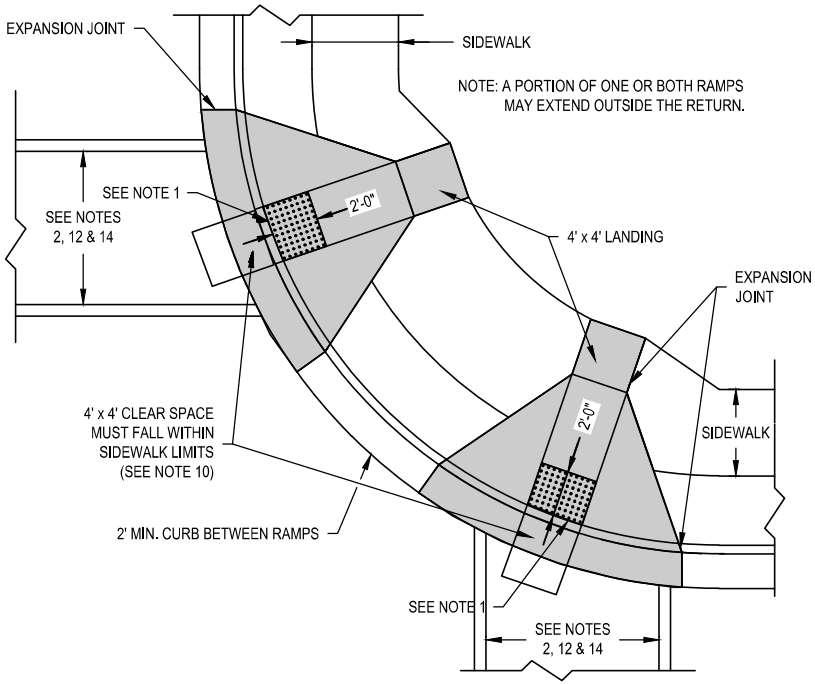
2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE

W	A	W+A+9"	X	B
5'	0.0'	5.8'	5.8'	5.0' **
6'	0.0'	6.8'	6.8'	6.0' **
7'	0.0'	7.8'	7.3'	6.5' **
8'	0.0'	8.8'	7.3'	6.5' **
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
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5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

B = X - (A+9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK
TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
**BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES 0.04.



PLAN VIEW

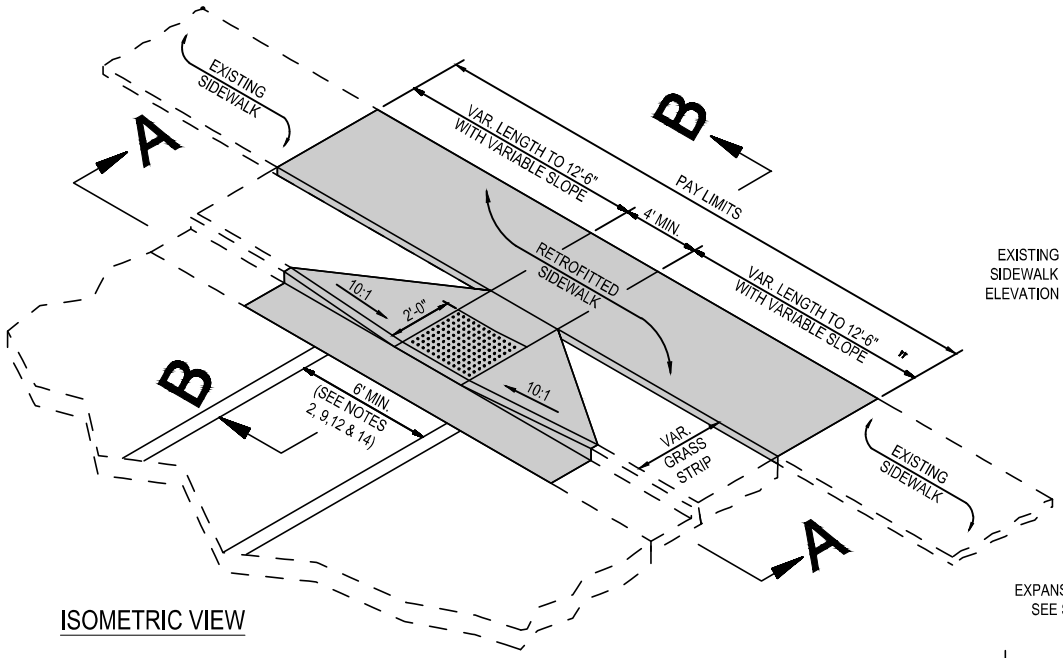
CURB RAMP - PROPOSED CURB AND GUTTER

TOWN OF HOLLY SPRINGS

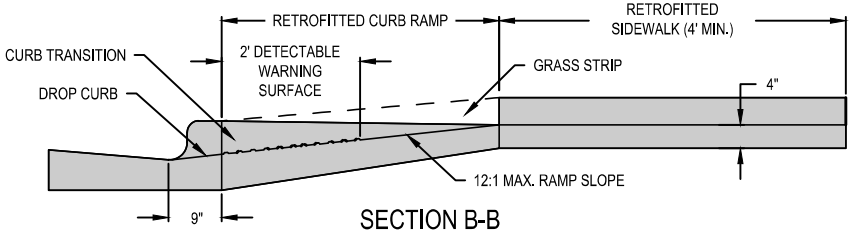
STANDARD DETAIL NUMBER: HS384

DATE	*REVISIONS*
12/19/23	

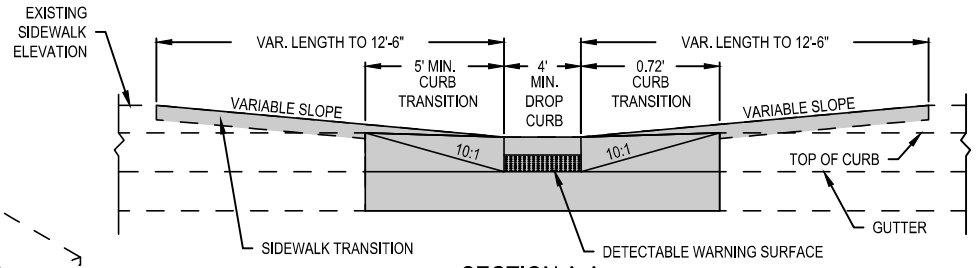
HOLLY SPRINGS
North Carolina



ISOMETRIC VIEW

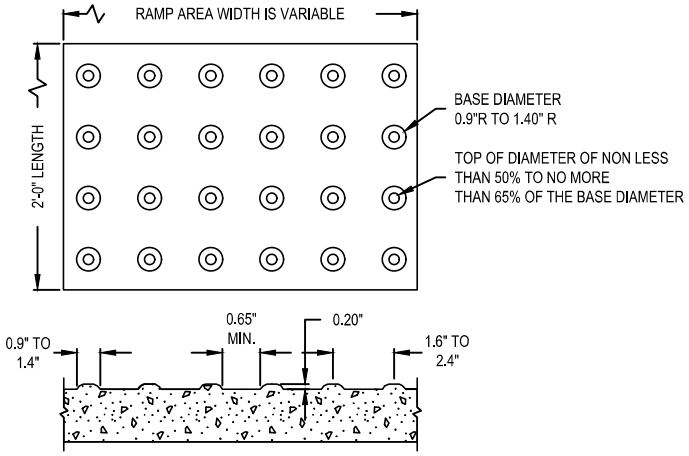


SECTION B-B

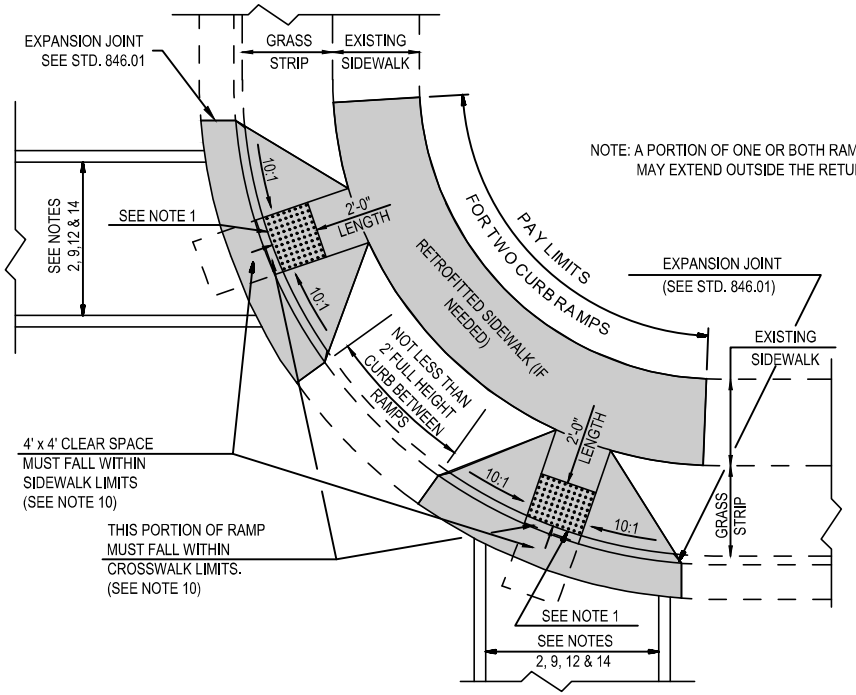


SECTION A-A

NOTES:
1. DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS
2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE



PLAN VIEW
DUAL RAMPS ANY RADII
(40" MIN. FLOOR WIDTH)

PAY LIMITS FOR CURB RAMP

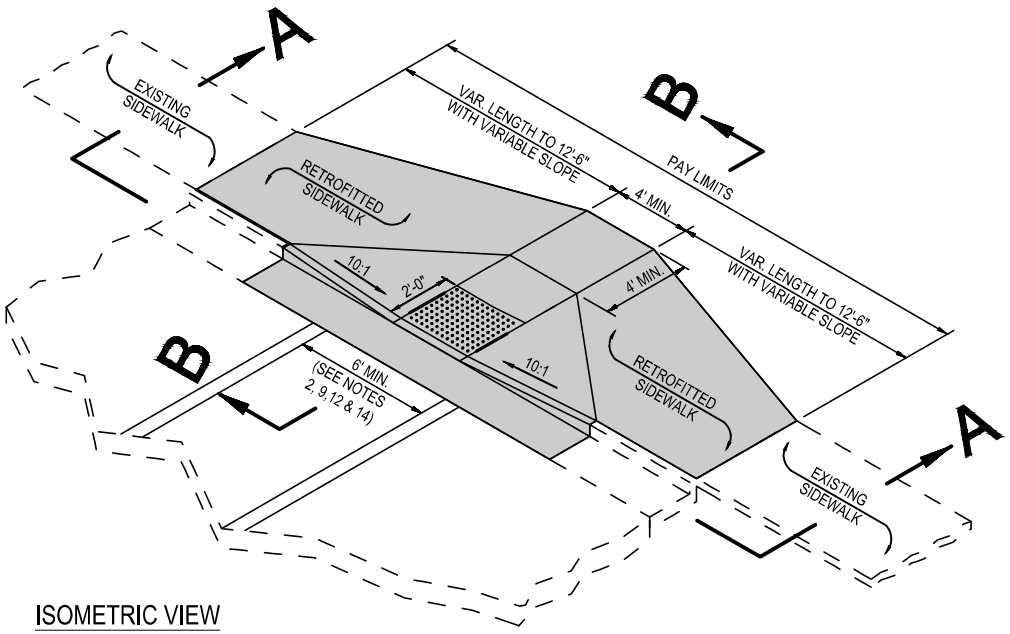
CURB RAMP AND EXISTING SIDEWALK WITH GRASS STRIP

TOWN OF HOLLY SPRINGS

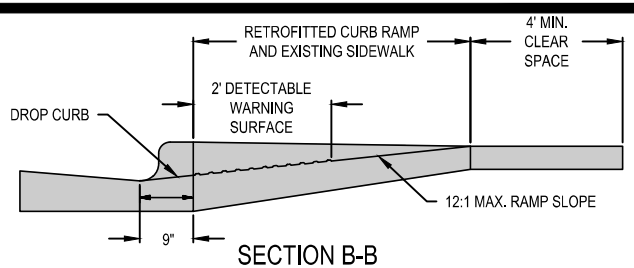
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DATE	REVISIONS
12/19/23	

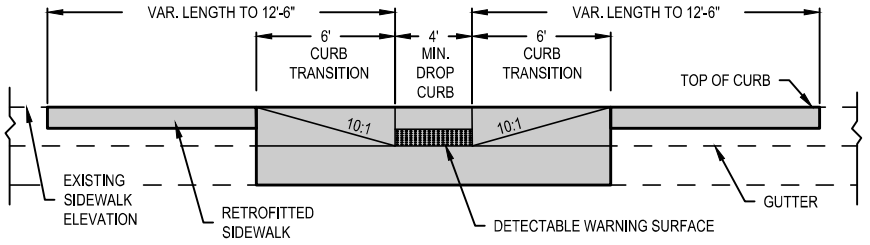
HOLLY SPRINGS North Carolina



ISOMETRIC VIEW



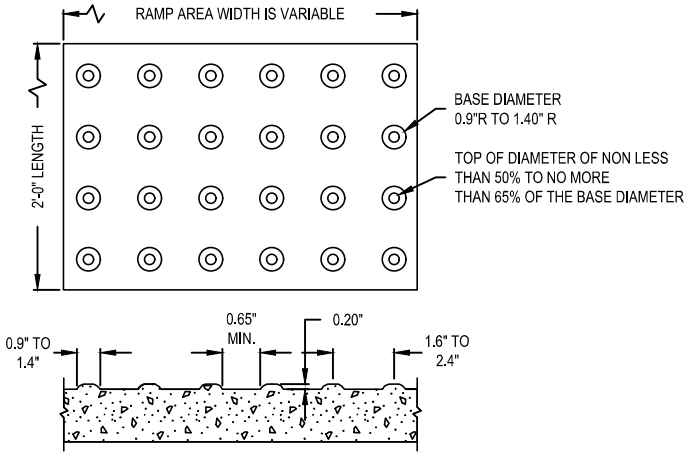
SECTION B-B



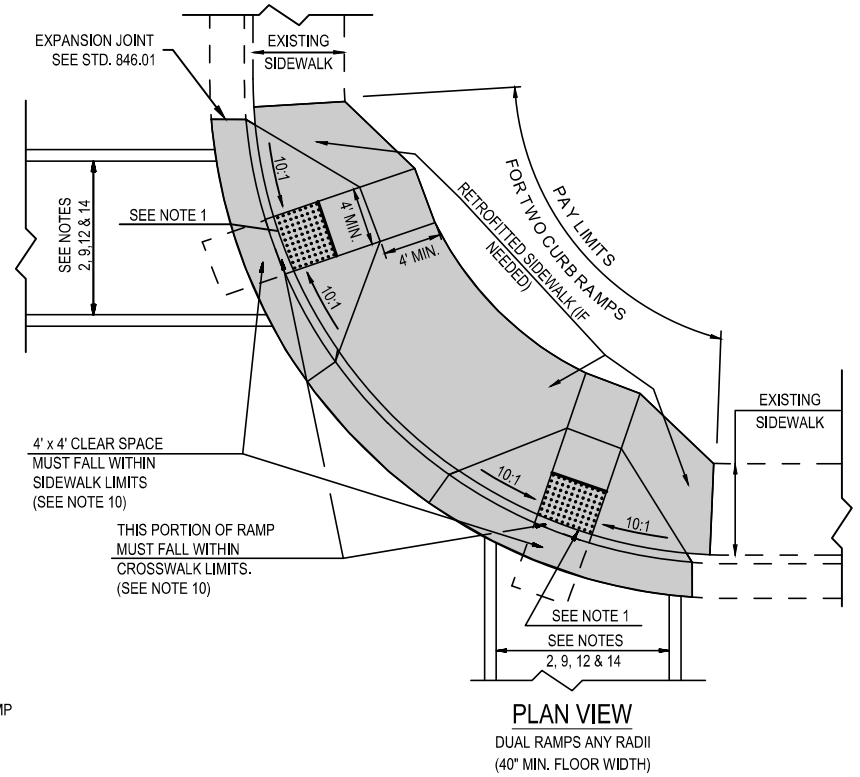
SECTION A-A

NOTES:
1. DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS

2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE



PAY LIMITS FOR CURB RAMP

PLAN VIEW
DUAL RAMPS ANY RADII
(40" MIN. FLOOR WIDTH)

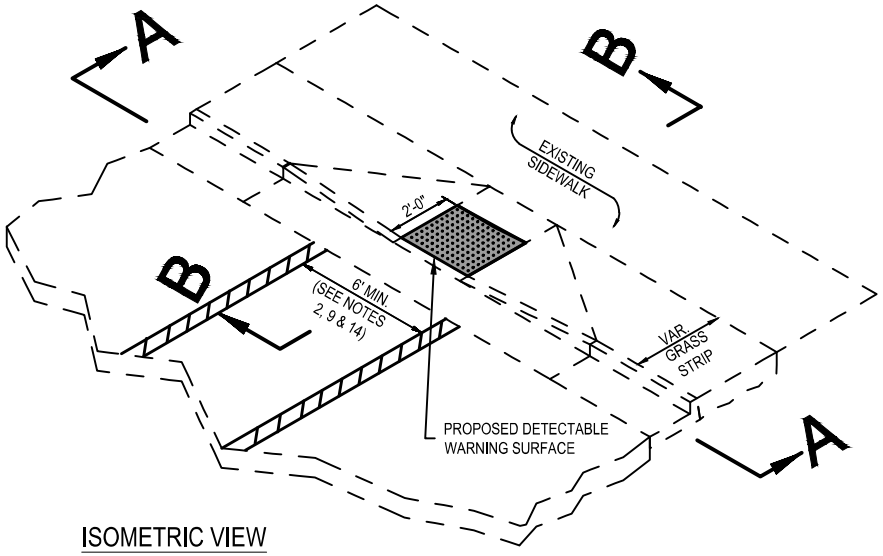
CURB RAMP AND EXISTING SIDEWALK ADJACENT TO CURB

TOWN OF HOLLY SPRINGS

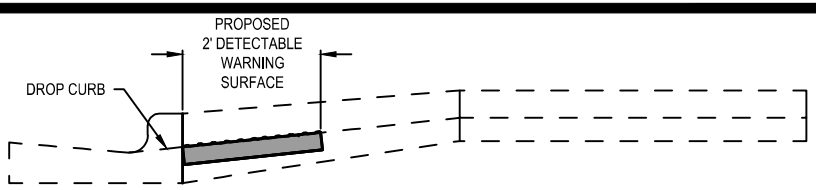
STANDARD DETAIL NUMBER: HS386

DATE	REVISIONS
12/19/23	

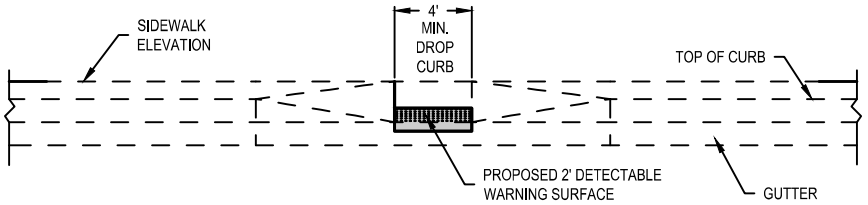
HOLLY SPRINGS
North Carolina



ISOMETRIC VIEW



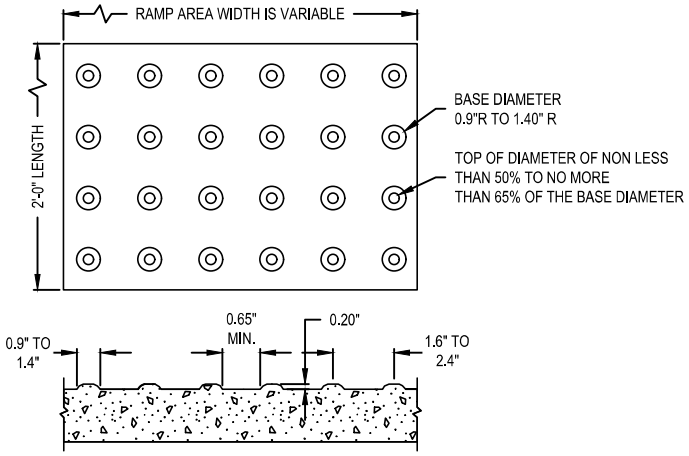
SECTION B-B



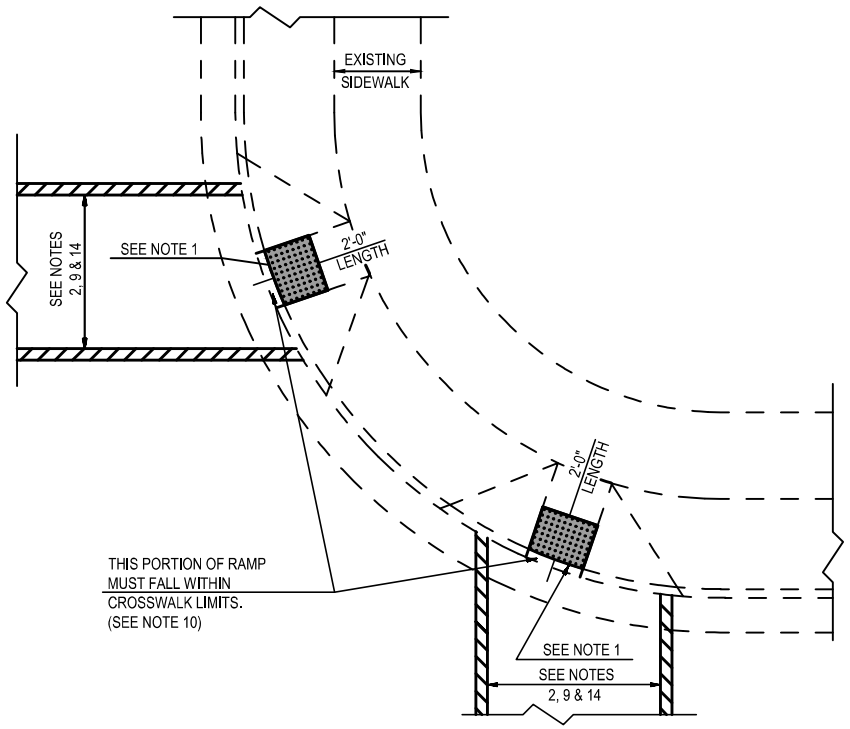
SECTION A-A

NOTES:
1. DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS

2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE

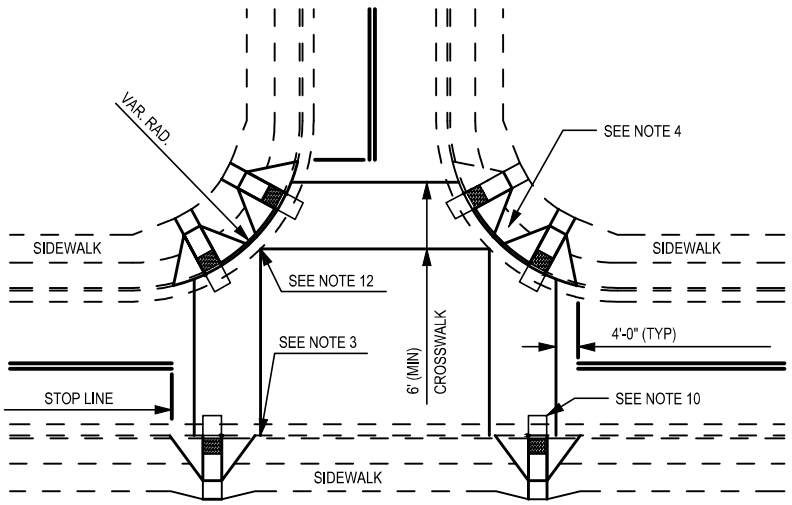


PAY LIMITS OF RETROFIT CURB RAMP

PLAN VIEW
DUAL RAMPS ANY RADII
(40" MIN. FLOOR WIDTH)

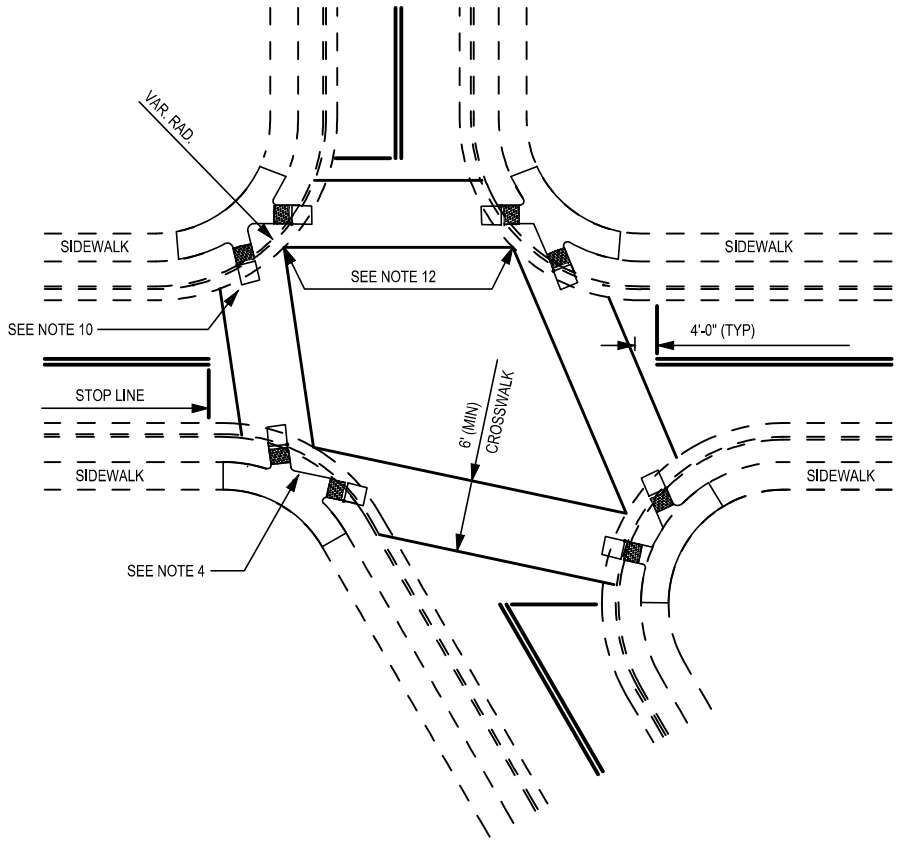
RETROFITTING DETECTABLE WARNING SURFACE ONTO EXISTING CURB RAMP	STANDARD DETAIL NUMBER: HS387	
	DATE	REVISIONS
TOWN OF HOLLY SPRINGS	12/19/23	

HOLLY SPRINGS North Carolina



DETAIL SHOWING TYPICAL LOCATION OF CURB RAMPS, PEDESTRIAN CROSSWALKS AND STOP LINES FOR TEE INTERSECTIONS

RAMP AND DETECTABLE WARNING SURFACE MUST BE ORIENTED STRAIGHT WITH THE DIRECTION OF TRAVEL SO THAT THE PEDESTRIAN CROSSES PERPENDICULAR TO THE ROADWAY. THE RAMP OPENING CAN NOT ANGLE INTO THE ROADWAY.



DETAIL SHOWING TYPICAL LOCATION OF CURB RAMPS, PEDESTRIAN CROSSWALKS AND STOP LINES

ROADWAY PLAN SYMBOL

CR

FOR PROPOSED CURB RAMP

PROPOSED CURB RAMP WITH CLEAR SPACE

PROPOSED OR FUTURE SIDEWALK

ALLOWABLE LOCATIONS

DUAL RAMP RADII ANY

DRAWING NOT TO SCALE

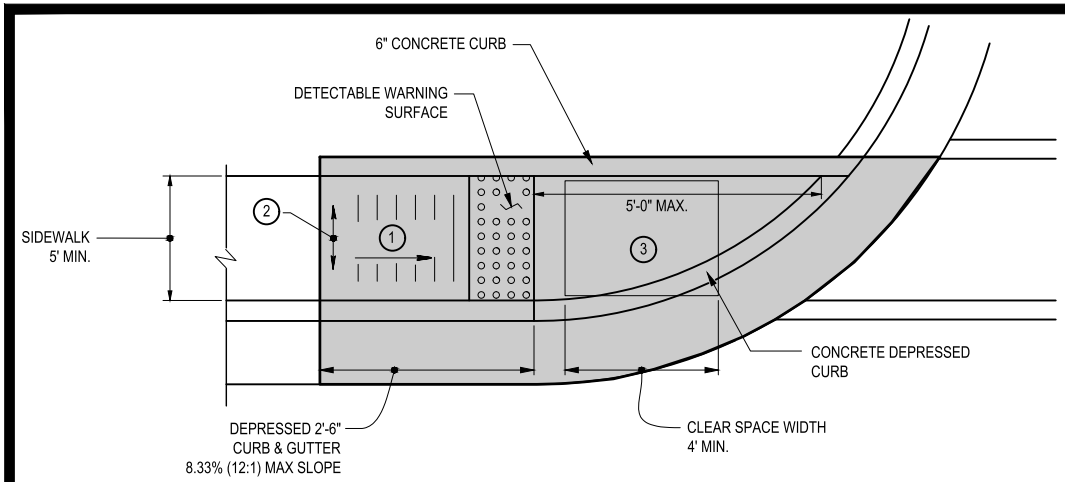
CURB RAMP LOCATION

TOWN OF HOLLY SPRINGS

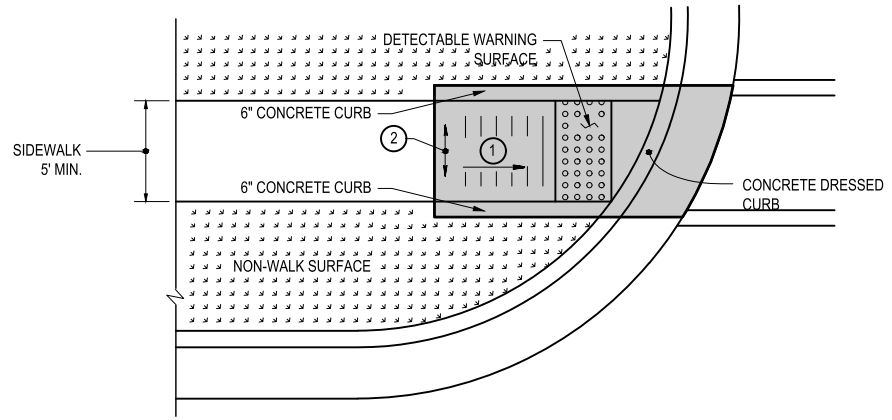
STANDARD DETAIL NUMBER: HS388

DATE	REVISIONS
12/19/23	
11/19/24	

HOLLY SPRINGS North Carolina



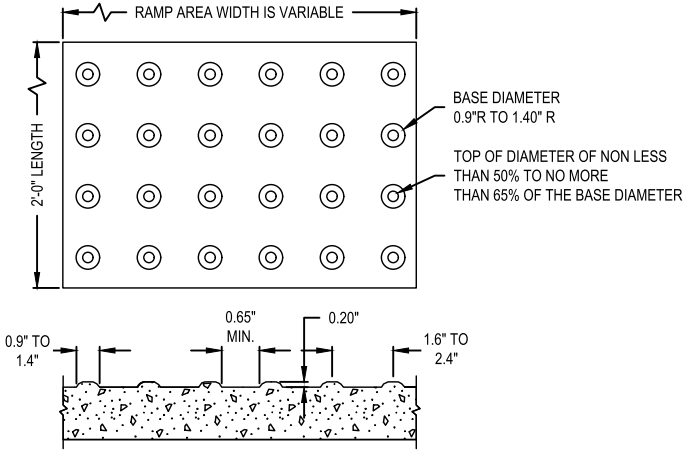
TYPE 1



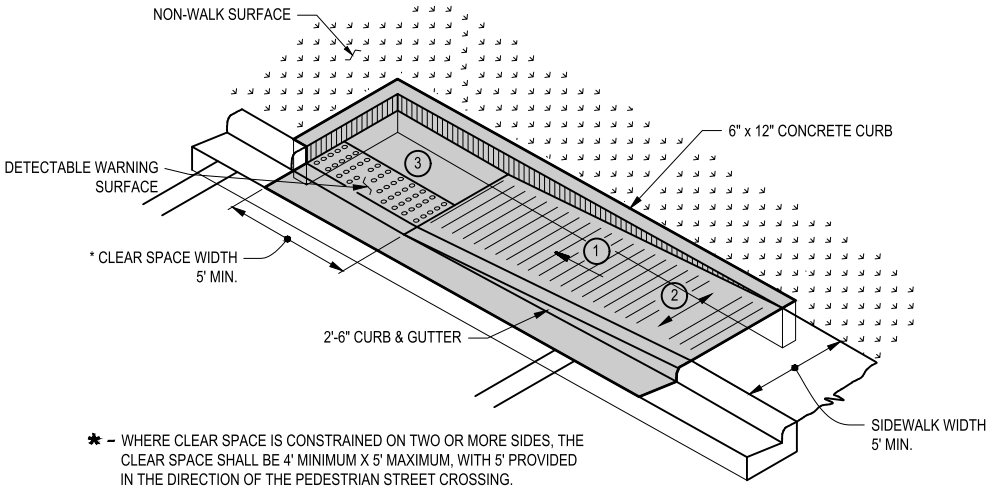
TYPE 1 MODIFIED

1. 8.33% (12:1) MAX RAMP SLOPE
2. CROSS SLOPE 2.00%
3. MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%

NOTES:
1. DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS
2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE



* - WHERE CLEAR SPACE IS CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MAXIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

TYPE 1A

PAY LIMITS FOR 1 CURB RAMP

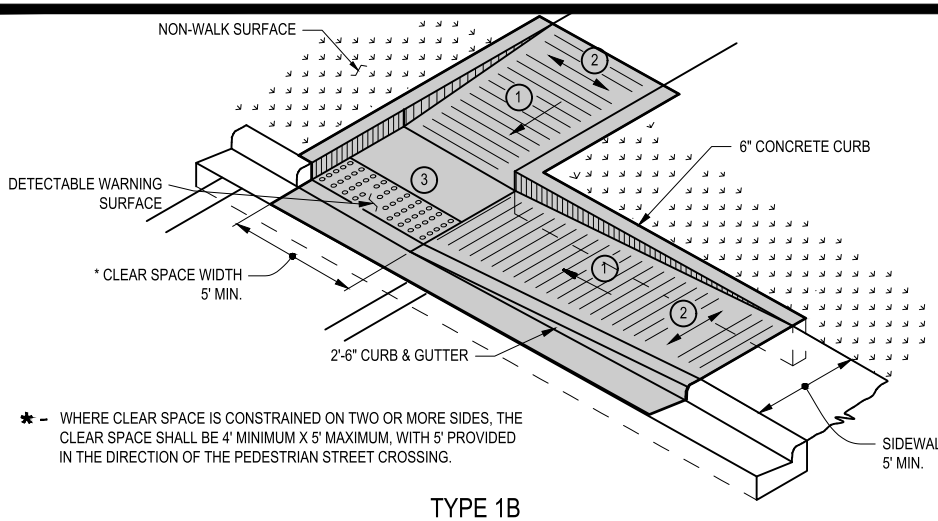
DIRECTIONAL RAMP

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS389

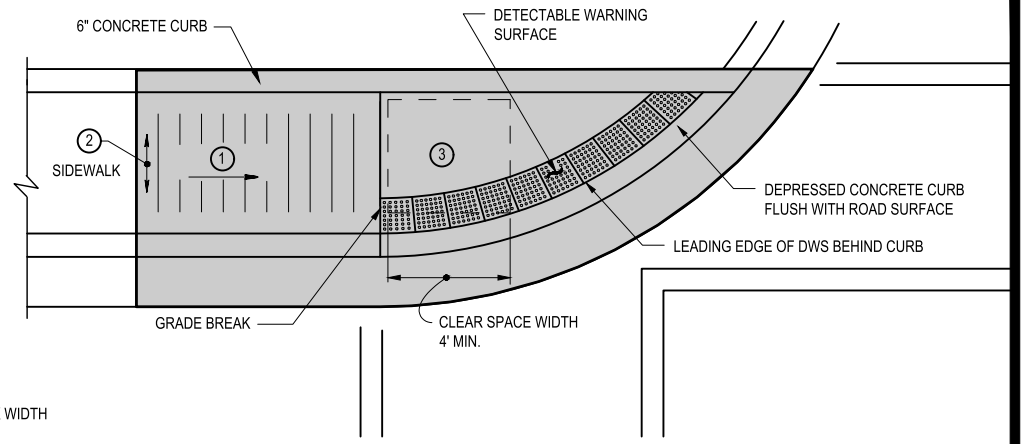
DATE	REVISIONS
12/19/23	

HOLLY SPRINGS North Carolina



* - WHERE CLEAR SPACE IS CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MAXIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

TYPE 1B

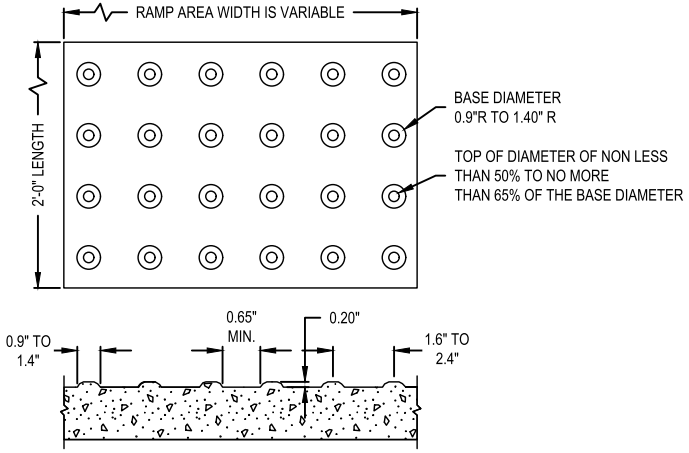


TYPE 1C

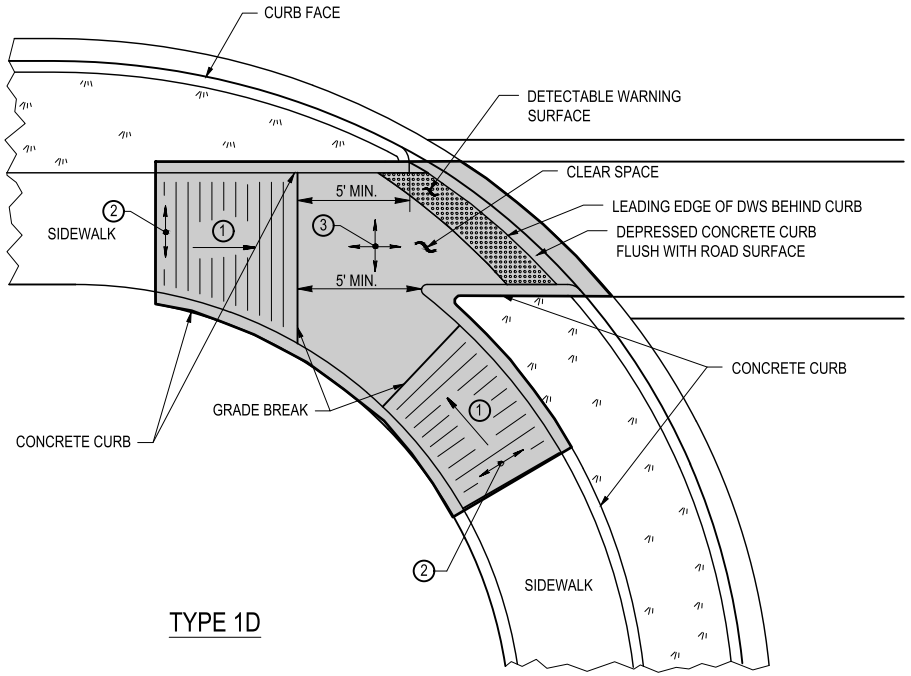
1. 8.33% (12:1) MAX RAMP SLOPE
2. CROSS SLOPE 2.00%
3. MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%

NOTES:

1. DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS
2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE



TYPE 1D

PAY LIMITS FOR 1 CURB RAMP

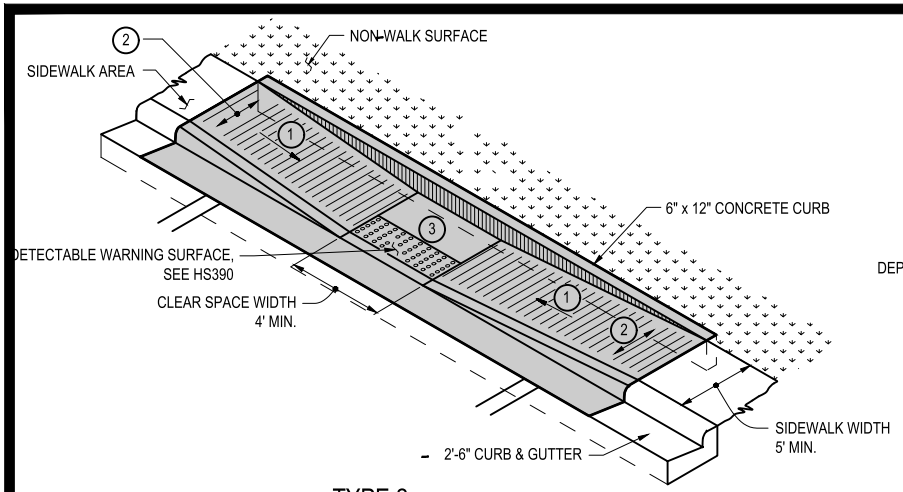
DIRECTIONAL RAMP

TOWN OF HOLLY SPRINGS

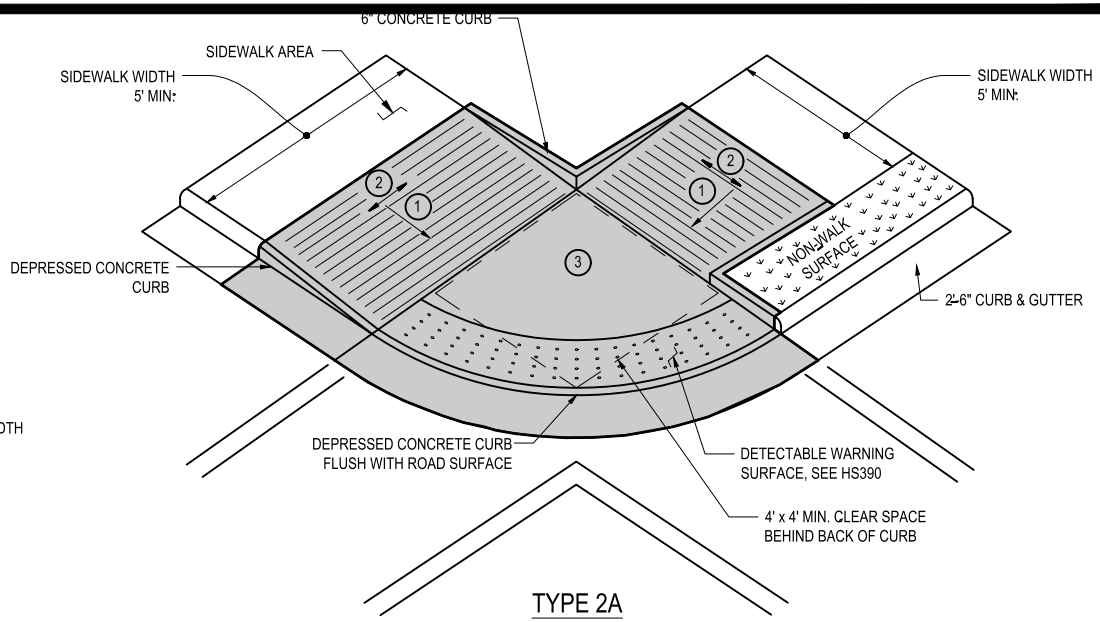
STANDARD DETAIL NUMBER: HS390

DATE	REVISIONS
12/19/23	

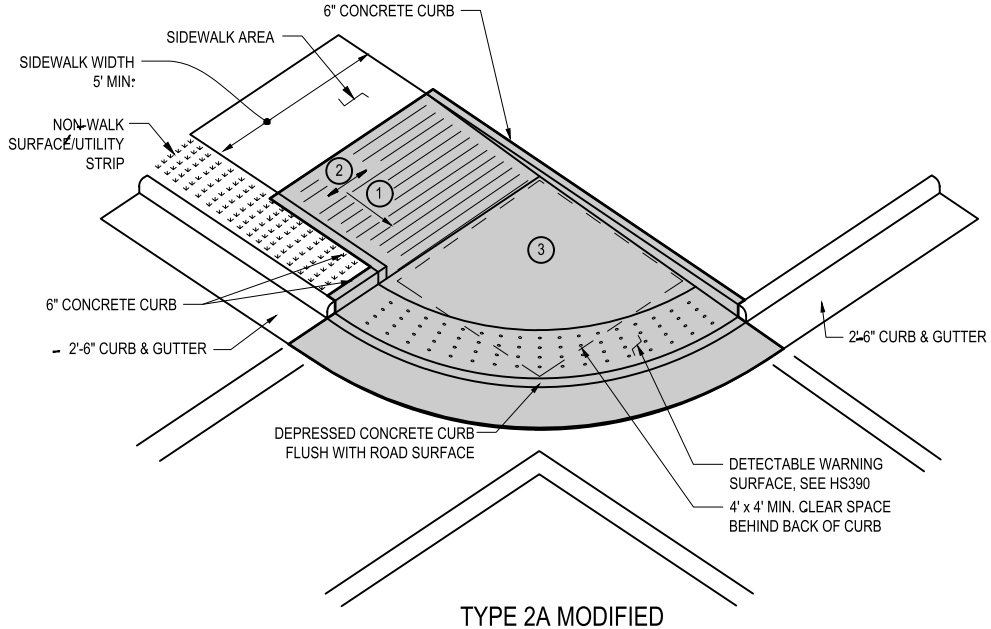
HOLLY SPRINGS North Carolina



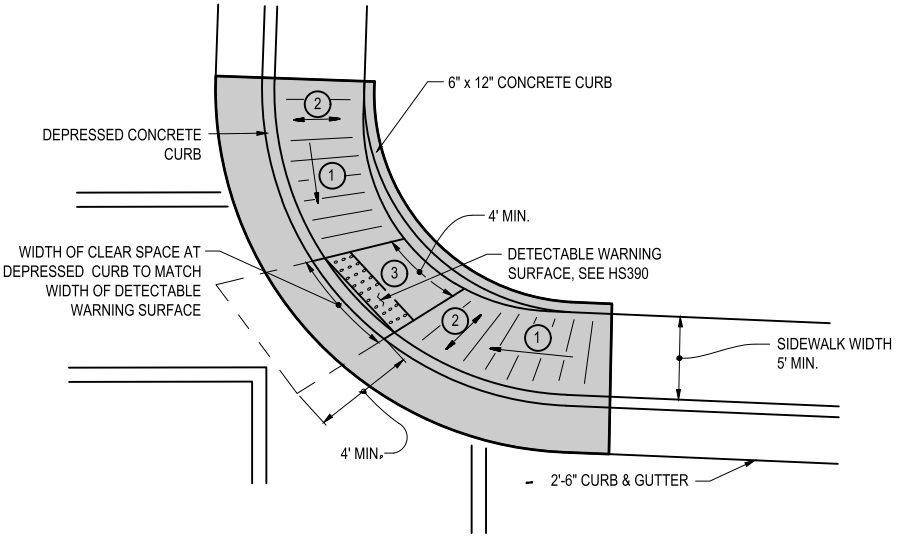
TYPE 2



TYPE 2A



TYPE 2A MODIFIED



TYPE 2B

1. 8.33% (12:1) MAX RAMP SLOPE
2. CROSS SLOPE 2.00%
3. MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%

PAY LIMITS FOR 1 CURB RAMP

PARALLEL RAMP

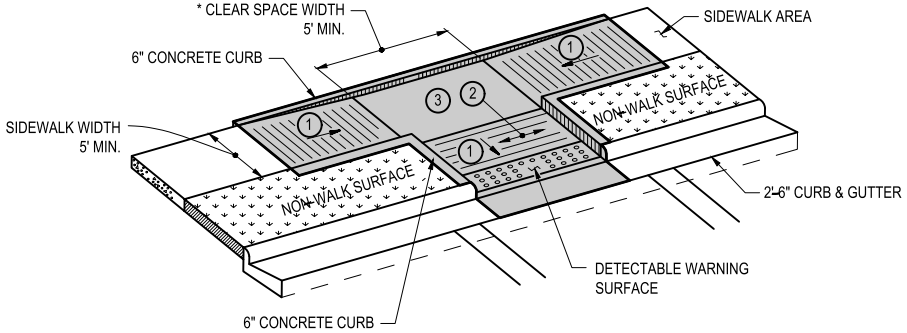
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS391

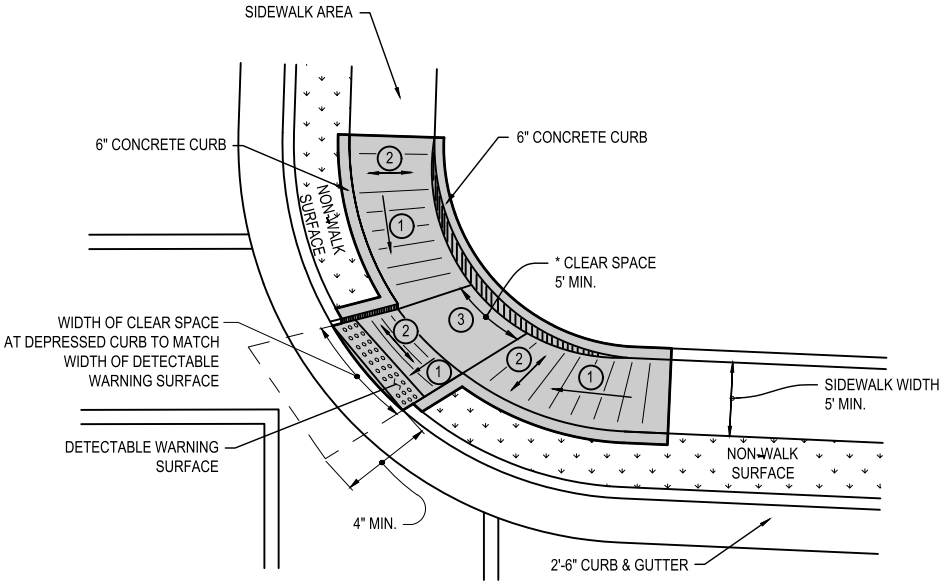
DATE	REVISIONS
12/19/23	

HOLLY SPRINGS
North Carolina

✱ – WHERE CLEAR SPACE IS CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MAXIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.



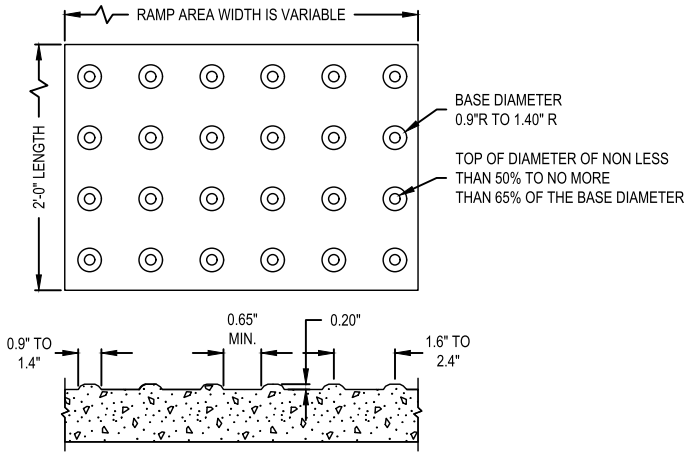
TYPE 3



TYPE 3 MODIFIED
INSTALLATION IN A RADIUS

NOTES:
1. DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS

2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE

(1) 8.33% (12:1) MAX RAMP SLOPE

(2) CROSS SLOPE 2.00%

(3) MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%

PAY LIMITS FOR 1 CURB RAMP

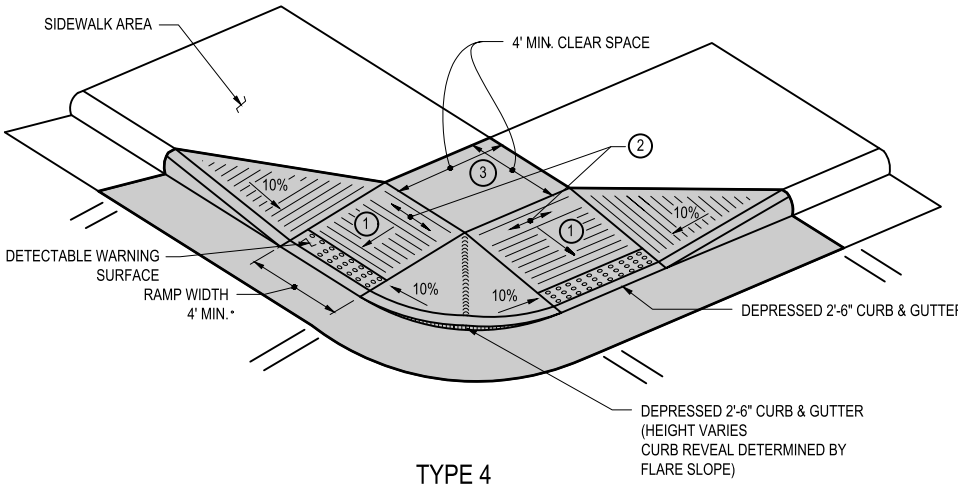
PARALLEL RAMP

TOWN OF HOLLY SPRINGS

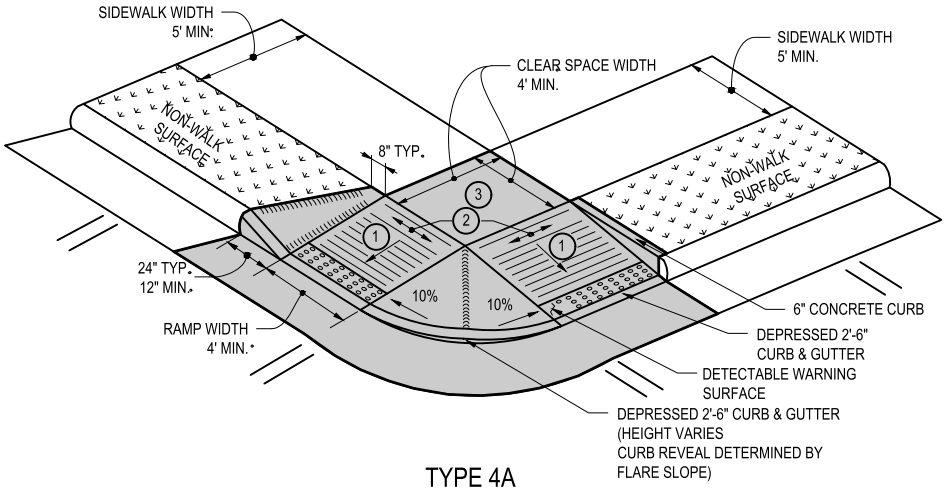
STANDARD DETAIL NUMBER: HS392

DATE	REVISIONS
12/19/23	

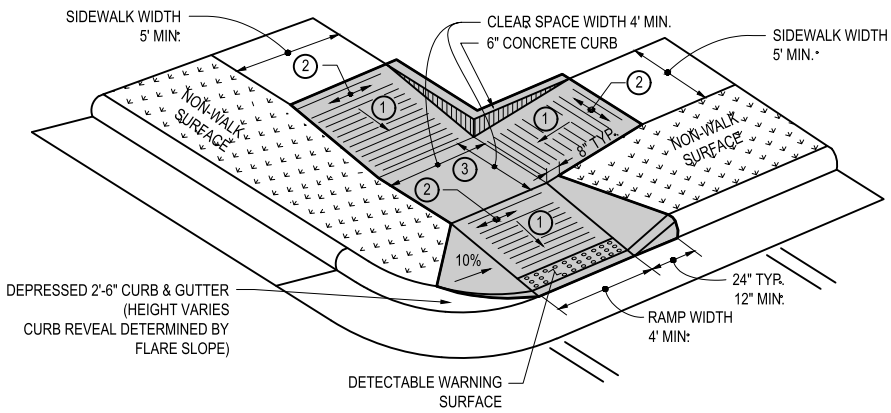
HOLLY SPRINGS
North Carolina



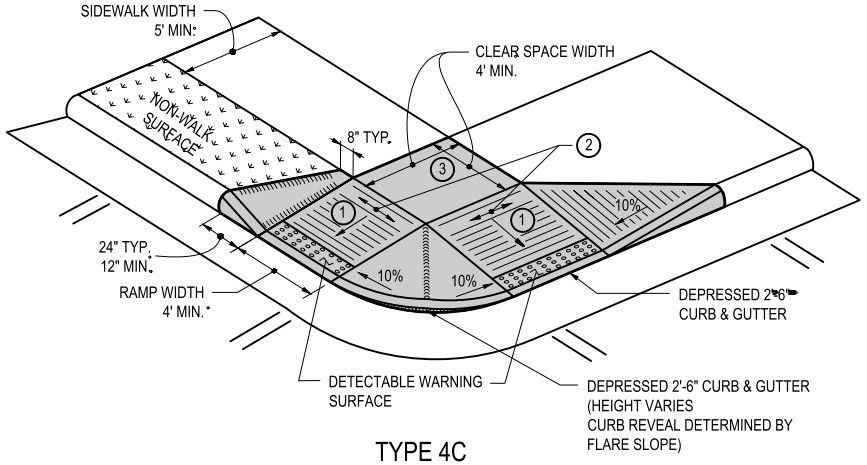
TYPE 4



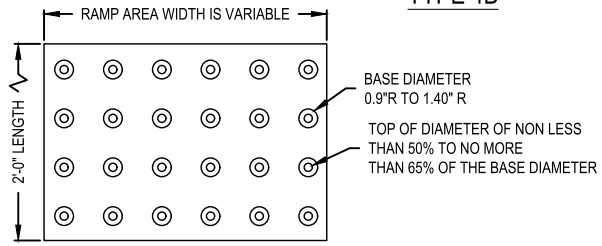
TYPE 4A

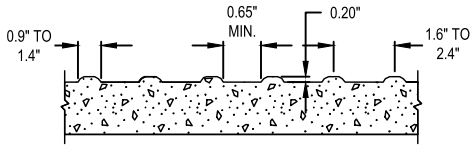


TYPE 4B



TYPE 4C





DETECTABLE WARNING SURFACE

NOTES:

1. DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS
2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.

(1) 8.33% (12:1) MAX RAMP SLOPE

(2) CROSS SLOPE 2.00%

(3) MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%

PAY LIMITS FOR 1 OR 2 CURB RAMPS (CALCULATE BASED ON NUMBER OF SETS OF DETECTABLE WARNING SURFACES)

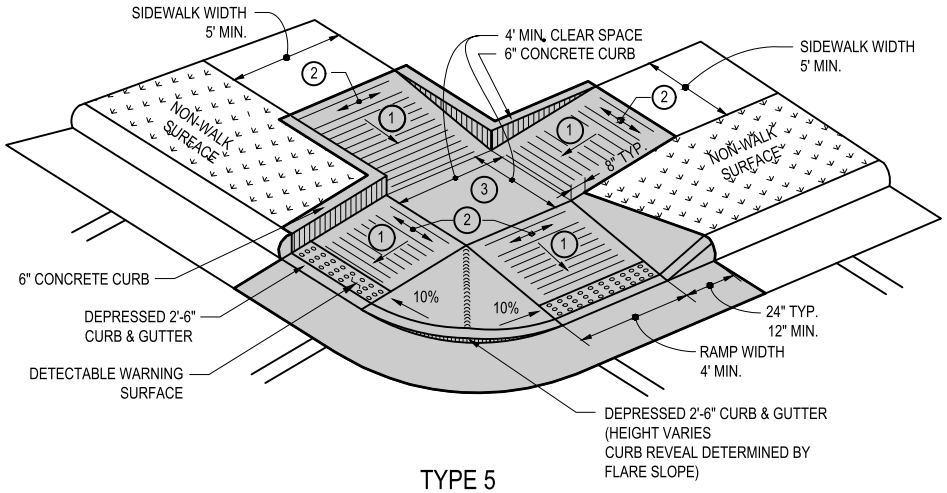
CURB RAMP SHARED LANDING

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS393

DATE	REVISIONS
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HOLLY SPRINGS North Carolina

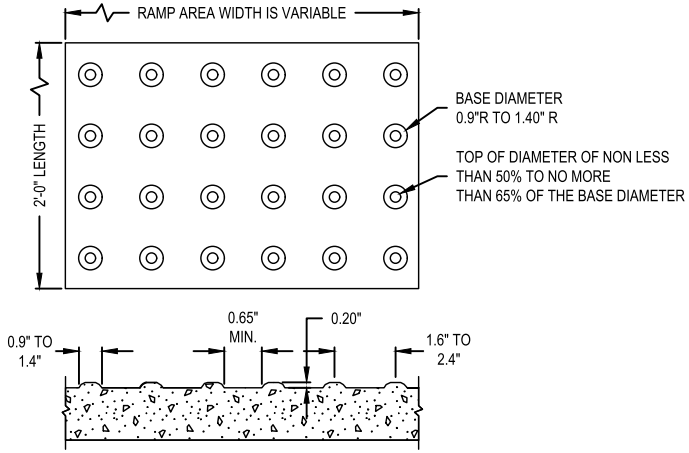


TYPE 5

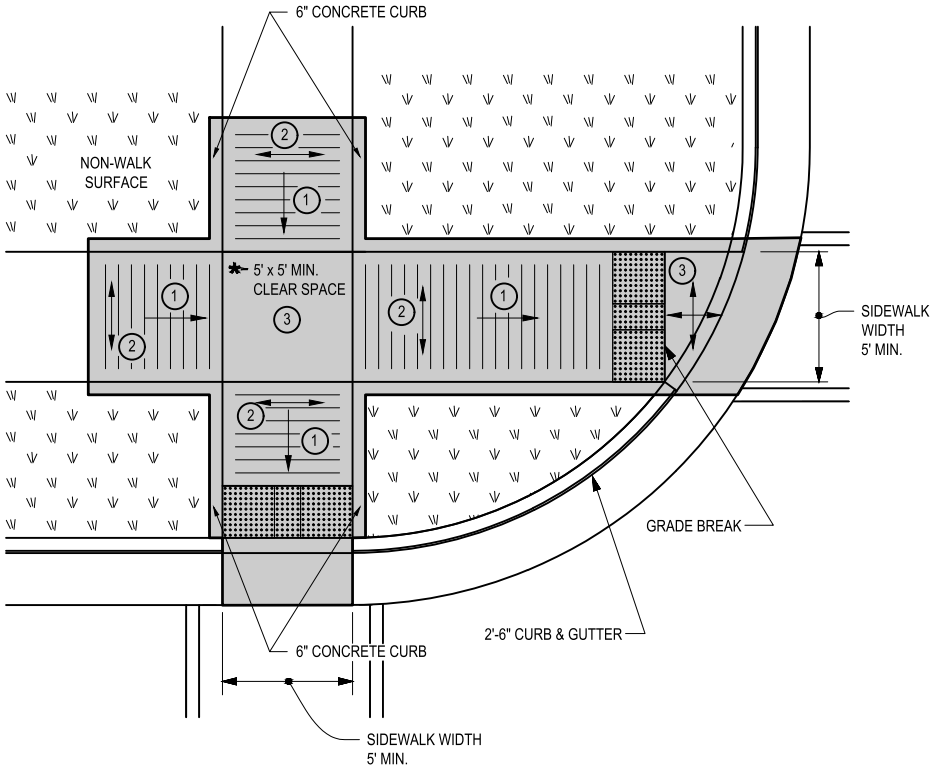
NOTES:

1. DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS

2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE



* - WHERE CLEAR SPACE IS CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MAXIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

TYPE 5A

PAY LIMITS FOR 1 OR 2 CURB RAMPS
(CALCULATE BASED ON NUMBER OF SETS
OF DETECTABLE WARNING SURFACES)

(1) 8.33% (12:1) MAX RAMP SLOPE

(2) CROSS SLOPE 2.00%

(3) MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%

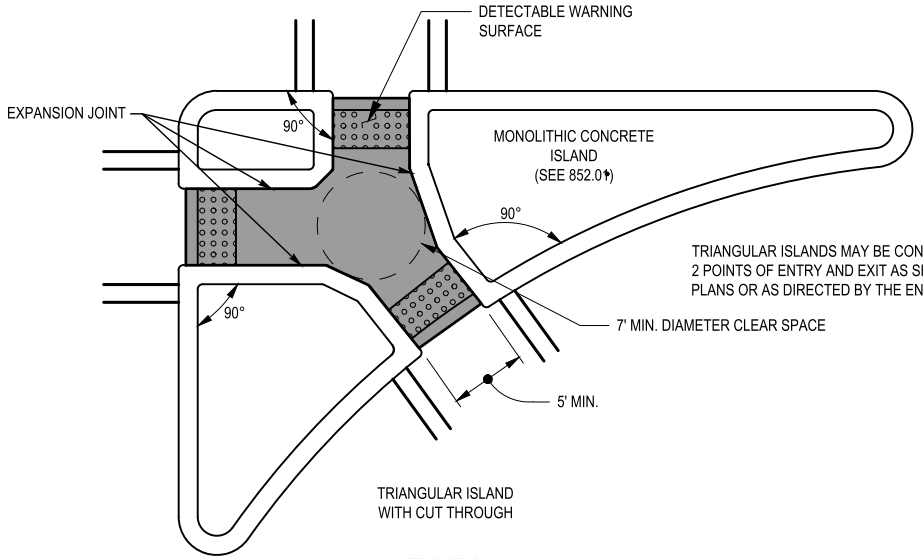
CURB RAMP SHARED LANDING

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS394

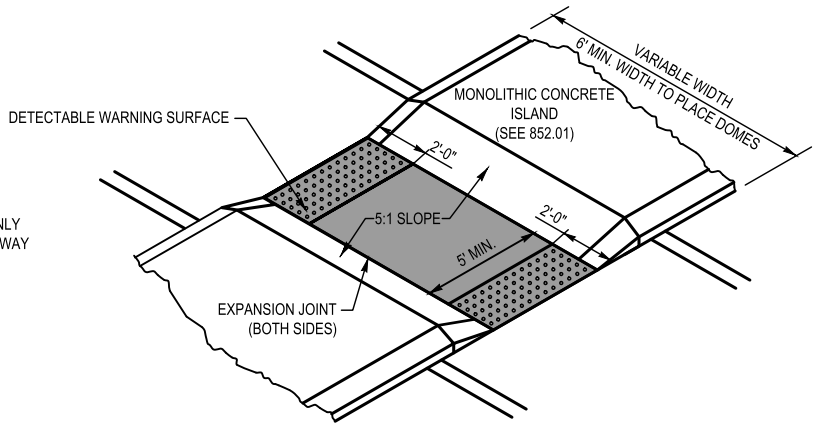
DATE	REVISIONS
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HOLLY SPRINGS
North Carolina



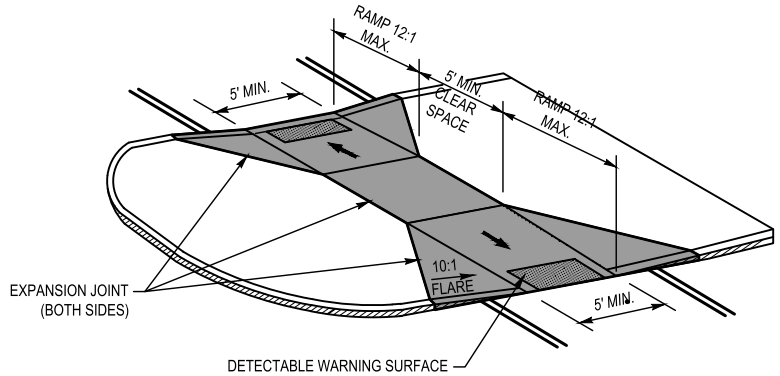
TRIANGULAR ISLAND WITH CUT THROUGH

TYPE 6



MEDIAN ISLAND WITH CUT THROUGH

TYPE 7



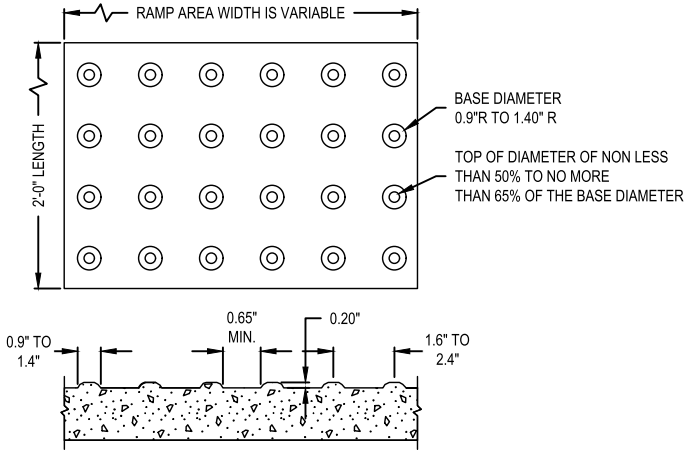
MEDIAN ISLAND CURB RAMPS

TYPE 8

PAY LIMITS FOR 2 OR 3 CURB RAMPS (CALCULATE BASED ON NUMBER OF SETS OF DETECTABLE WARNING SURFACES)

NOTES:

1. DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS
2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE

CURB RAMP ISLAND RAMP

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS395

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HOLLY SPRINGS North Carolina

NOTES:

1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.

2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN UN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT TO LOCATE AS DIRECTED BY THE ENGINEER.

3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4' x 4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.

4. SET BACK DISTANCE FROM INSIDE OF CROSSWALK MARKING TO THE NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.

5. REFER TO PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.

6. TERMINATE PARKING A MINIMUM OF 20' FROM THE BACK OF PEDESTRIAN CROSSWALK.

7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.

8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.

9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.

10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.

11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.

12. CONSTRUCT CLEAR SPACES FOR SIDEWALK A MINIMUM OF 4' x 4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT CLEAR SPACES FOR MEDIAN ISLANDS A MINIMUM OF 5' x 5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. IF CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MINIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.

14. SMALL CHANNELIZATION ISLANDS THAT CANNOT PROVIDE A 5'x5' CLEAR SPACE AT THE TOP OF RAMPS, WILL BE CUT THOUGH LEVEL WITH THE SURFACE STREET.

15. CURB RAMPS WITH RETURNED CURBS MAY BE SUED ONLY WHERE PEDESTRIAN WOULD NOT NORMALLY WALK ACROSS THE RAMP, WHERE THE ADJACENT SURFACE IS PLATING OR OTHER NON-WALKING SURFACE, OR THE APPROACH IS SUBSTANTIALLY OBSTRUCTED.

16. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE RAMP JOINS THE CURB RAMP AS SHOWN IN ROADWAY STANDARD DRAWING 848.01.

17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.

18. DETECTABLE WARNING SURFACES WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.

19. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.

CURB RAMP NOTES

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS396

DATE	REVISIONS
12/19/23	

HOLLY SPRINGS
North Carolina



CONTRACT FOR PROFESSIONAL SERVICES SUBJECT TO Q.B.S.

THIS AGREEMENT dated _____, between the **Town of Holly Springs**, North Carolina, for itself and its Successors & Assigns (hereinafter called the "Town") and **DRMP, Inc.** (herein after called the "Contractor").

Town hereby desires to enter into a contract for services with the Contractor and the Contractor agrees to enter into this contract and perform the Services as set forth below, in the manner and time hereinafter described, and both parties do hereby agree as follows:

SERVICES OF CONTRACTOR

The services of the Contractor shall be performed in the manner as described in **Exhibit A** (the "Proposal") as attached hereto and incorporated by reference. Contractor agrees to employ such personnel as may be needed to deliver services in the manner and time prescribed herein. Such personnel shall be employees of the Contractor, said Contractor being an independent contractor of the Town.

BRIEF SUMMARY OF SERVICE(S): This is a professional service contract for the Contractor to perform Construction Engineering and Inspection services relating to the A.D.A. Compliant Ramp project, as further described in **Exhibit A**.

TOWN'S RESPONSIBILITIES

The Town shall make available the facilities and information to the Contractor and shall not impede the work of the Contractor except as necessary. Any additional Town responsibilities shall be listed in **Exhibit A**.

BIDDING COMPLIANCE:

The Town shall comply with the bidding laws of the State of North Carolina. Failure to do so shall make this Contract void. The Town's Contract Manager for this Contract is:

Theresa Randall, Utilities & Infrastructure (Name, Department)
Email: Theresa.randall@hollyspringsnc.gov
Phone: (919) 567-4009

_____ The Contract Manager certifies that the Contractor was selected using Qualification Based Selection. An announcement was made through a Request for _____was drafted and circulated on or about _____. The Contractor was the best qualified for the work described herein and selected because:
_____.

OR

___X____ An exemption was allowed by the Town Manager, and an Exemption Memorandum is attached as the last page of this Contract as **Exhibit D**.

_____
Contract Manager **Date Signed:**
Printed Name: Theresa Randall

_____
Department Head/Supervisor **Date Signed:**
Printed Name: Sara Emig

PAYMENT

The Town shall pay the Contractor the contract sum in the following manner:

__X__ Upon completion of the services listed in **Exhibit A,** the Contractor shall invoice the Town, and the Town shall have 30 days from receipt to pay**.** Contract total not to exceed **$18,000.00** without prior written agreement by the Town and Contractor.

__ Payment on basis of Time and/or Materials as described in **Exhibit A**

__ Description of Alternative Payment Terms:

_____
_____

TIME FOR RENDERING SERVICES

The times for rendering the services are set forth in **Exhibit A**, or as otherwise set forth below:

As soon as feasible.

GENERAL CONSIDERATIONS

1. **Standards of Performance.**

1.1 The standard of care for all services performed or furnished by Contractor under this Agreement will be the care and skill ordinarily used by members of the Contractor's profession practicing under similar circumstances at the same time and in the same locality.

1.2 Contractor represents that, prior to submitting the Bid and executing this Contract, Contractor became and remains thoroughly acquainted with all matters relating to the performance of this Contract, all applicable laws and all of the terms and conditions of this Contract. All Services under this Contract shall be coordinated under and performed to the satisfaction of the Town Contact, taking into consideration the standard of care listed above. Town is authorized to withhold payment of any funds under this Contract until periodic performance of the Services has been inspected, accepted, and approved by the Town Contact.

1.3 Contractor shall be responsible for the technical accuracy of its services and documents resulting therefrom, and Town shall not be responsible for discovering deficiencies therein. Contractor shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in Town furnished information.

1.4 Contractor and Town shall comply with applicable Laws or Regulations and Town mandated standards. This Agreement is based on these requirements as of its Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Town's responsibilities or to Contractor's scope of services, times of performance, or compensation.

1.5 Contractor is an independent contractor of the Town. The Town and the Contractor mutually agree to indemnify and hold harmless each party from any claims of negligence brought forth. Contractor is familiar with the property and its condition.

2. **Term and Termination.**

2.1 The term for this contract is as long as necessary to complete the scope of work agreed to, but in no event shall it exceed two (2) years.

2.2 The mutual obligations of the Parties contained in this Agreement may be terminated:

2.2.1 For cause by either party upon 30 days written notice in the event of a failure by the other party to perform in accordance with the terms hereof.

2.2.2 For failure to consistently satisfy the Standards of Performance in the opinion of the Town Contract.

2.2.3 Upon mutual agreement.

3. **Controlling Law.**

3.1 This agreement is to be governed by the law of the State of North Carolina, regardless of any language in any quote, contract, agreement supplied by the Contractor.

3.2 Venue and jurisdiction are proper in the 10th Judicial District of North Carolina (Wake County).

4. Notices.

4.1 Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address below, or given personally, or by regular, registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of the receipt.

4.1.1 For the Town:

Theresa Randall, ADA Coordinator	(Name, Title)
Utilities & Infrastructure	(Department)
P.O. Box 8	(Address)
Holly Springs, NC 27540	
(919) 567-4009	(Phone)
Theresa.randall@hollyspringsnc.gov	(e-mail)

4.1.2 For the Contractor/Vendor:

Marty Tillman, CEI – NC Leader	(Name, Title)
DRMP, Inc.	(Company)
1342 E. Salisbury Street	(Address)
Asheboro, NC 27203	
(336) 628-5849	(Phone)
Mtillman@drmp.com	(e-mail)

5. Severability.

5.1 Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Town and Contractor, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

6. Waiver.

6.1 Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

7. Attorney's Fees.

7.1 In the event of a breach of this Agreement, the substantially prevailing party shall be entitled to an award of reasonable attorney's fees and costs relating to compelling performance under this Agreement.

8. Insurance & Indemnification Requirement.

8.1 Contractor shall provide professional liability insurance for a minimum of $1,000,000 per occurrence, $2,000,000 aggregate, for the complete term of the contract. Additionally, the Contractor shall supply workman's compensation insurance coverage to all employees within the statutory limits, as necessary. Contractor shall supply proof of coverage to the Town, which shall list "Town of Holly Springs" as additional insured, to all professional liability policies for the duration of the contract term. Any waiver of the insurance requirement, or an acceptance of lower limits shall be stated on the **Exhibit B** cover page and a certificate of insurance shall be attached hereto as **Exhibit B**.

8.2 The Contractor agrees to waive any and all claims against the Town from itself or its employees arising from work performed by the Contractor pursuant to this Contract, except for claims related to non-payment of amounts. The Contractor shall protect, defend, indemnify and hold the Town and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising out of this Agreement and/or the performance hereof, that are proximately caused by the negligence, willful or wanton conduct, or breach of contract relating to the Contractor's work in under this Agreement or any addendums or modifications thereto, except to the extent that the same are by the negligence or willful misconduct of the Town. For such claims, the Contractor/Licensee further agrees to investigate, handle, provide defense for and respond to, any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

9. E-Verify.

9.1 Contractor hereby agrees to comply with N.C.G.S. § 64-25, et. seq. regardless of Contractor's status as an independent contractor and not an employee with the Town. The E-Verify Affidavit shall be attached hereto as **Exhibit C**.

10. Independent Contractor.

10.1 Contractor's status shall be that of an independent contractor and not an agent, servant, employee, or representative of Town in the performance of the Services. Contractor shall exercise independent judgment in performing duties under this Contract and is solely responsible for setting working hours, scheduling or prioritizing the workflow and determining how the work is to be performed. No term or provision of this Contract or act of Contractor in the performance of this Contract shall be construed as making Contractor the agent, servant or employee of Town, or making Contractor or any of its employees eligible for the fringe benefits, such as retirement, insurance and worker's compensation, which Town provides its employees.

10.2 Contractor's Control Over Services Provided. Contractor shall retain the unqualified right of control over the means, manner and methods by which the Services are performed, and the right to perform such Services at the locations and times that Service Provider independently determines, as approved by the Town. Contractor shall be responsible for providing all equipment, materials and supplies that Contractor determines are needed to timely provide the Services.

10.3 Contractor shall be responsible for the technical accuracy of its services and documents resulting therefrom, and Town shall not be responsible for discovering deficiencies therein. Contractor shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in Town furnished information.

11. Non-Discrimination.

11.1 As a condition of this Contract, Contractor covenants that Contractor will take all necessary actions to insure that, in connection with any operations under this Contract, Contractor, its officers, employees and subcontractors, will not discriminate in the treatment or employment of any individual or groups of individuals on the grounds of race, color, religion, national origin, age, sex, sexual orientation, or handicap unrelated to job performance, either directly, indirectly or through contractual or other arrangements. Contractor shall also comply with all applicable requirements of the Americans with Disabilities Act, 42 U.S.C.A. §§12101-12213, as amended. In this regard, Contractor shall keep, retain and safeguard all records relating to this Contract or work performed hereunder for a minimum period of three (3) years from final Contract completion, with full access allowed to authorized representatives of Town, upon request, for purposes of evaluating compliance with this and other provisions of the Contract.

12. Contractor's Employees.

12.1 Contractor agrees and consents that the Town is allowing access to the Contractor to both publicly used and private sensitive Town facilities. Contractor, and any employee, agent, subagent, volunteer, or any person authorized to act on behalf of the Contractor shall maintain a professional demeanor at all times during the interaction with the Town's patrons and visitors to Town facilities. Contractor shall refrain from other commercial or political activity while performing this contract on Town Facilities. Contractor shall undergo criminal background checks on all employees and subcontractors working at the direction of the Contractor in this contract, and shall exclude any employees from working in any Town facility any employees that:

1) had a conviction of any felony within the past 10 years;

2) has a conviction in the past 10 years of any violent crime or crime involving theft or dishonesty; or

3) is currently a registered sex offender.

13. Assignment.

13.1 Contractor shall not sell, assign, transfer or convey this Contract, in whole or in part, without the prior written consent of the Town. As an express condition of consent to any assignment, Contractor shall remain liable for completion of the Contract work in the event of default by the successor contractor or assignee.

14. Right of Review and Audit.

14.1 Town may review any and all of the services performed by Contractor under this Contract. Town is granted the right to audit, at Town's election, all of Contractor's records and billings relating to the performance of this Contract. Contractor agrees to retain such records for a minimum of three (3) years following completion of this Contract. Any payment, settlement, satisfaction, or release made or provided during the course of performance of this Contract shall be subject to Town's rights as may be disclosed by an audit under this section.

15. Non-Appropriations.

15.1 No provision of this agreement shall be construed or interpreted as creating a pledge of the faith and credit of the town within the meaning of any constitutional debt limitation. No provision of this agreement shall be construed or interpreted as creating a delegation of governmental powers nor as a donation by or a lending of the credit of the town within the meaning of the constitution of the state. This agreement shall not directly or indirectly or contingently obligate the town to make any payments beyond those appropriated in the sole discretion of the town for any fiscal year in which this agreement is in effect; provided, however, that any failure or refusal by the town to appropriate funds which results in the failure by the town to make any payment coming due hereunder will in no way obviate the occurrence of the event of default resulting from such nonpayment. No deficiency judgment may be rendered against the town in any action for breach of a contractual obligation under this agreement and the taxing power of the town is not and may not be pledged directly or indirectly or contingently to secure any moneys due under this agreement.

16. Full Agreement. This Contract is the full agreement of the parties, and neither has, or is relaying on any information not contained in this Contract or its Exhibits. The terms of this Contract supersede any conflicting terms which may be contained in any Exhibit attached hereto and incorporated by reference.

17. Modification. The Contract may not be modified except by either a Change Order or an Amendment. Any Change Order or Amendment must be made in writing, utilizing the appropriate Town form, approved by the Town (and Town Council, if necessary) and executed with the same formalities as this original contract.

18. Exhibit List. The following documents shall be attached hereto and incorporated by reference.

Exhibit A – Proposal and Scope of Work

Exhibit B – Certificate of Insurance

Exhibit C – E-Verify Affidavit

Exhibit D – QBS Exemption Memorandum

[Signature Page Follows]

TOWN OF HOLLY SPRINGS:

BY:_____
Randy J. Harrington, Town Manager
Date:

CONTRACTOR:

Signature _____

Name:_____

Title: _____

WITNESS:

_____
Linda McKinney, Town Clerk
Date:

Contract Manager: _____ Date:

Purchasing Manager: _____ Brettany DeVolld
Date:

Purchase Order No.: _____ (if applicable)

Approved as to form:

_____
John Schifano, Town Attorney Date:

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

_____
Tina Stroupe, Director of Finance Date:

EXHIBIT A

1342 E. Salisbury Street, Asheboro, North Carolina 27203
Phone: 336.628.5849
1.833.811.3767 | www.DRMP.com

April 11, 2025

Attn: Chelsea Davis, P.E.
Town of Holly Springs
Project Engineer
128 South Main St.
P.O. Box 8
Holly Springs, N.C.

Subject: Construction Engineering and Inspection (CEI) Services for ADA Ramp and Sidewalk Inspection

Dear Ms. Davis:

DRMP, Inc. (DRMP) is pleased to provide this Scope of Services as requested for CEI Inspection Services on the above referenced project. CEI Services are to be provided to determine the construction of the planned improvements are completed in reasonable conformance with the contract plans and specifications. Our fee proposal to provide CEI services is **$18,000.00** as detailed in the attached Fee Proposal.

DRMP's CEI Staff will serve as an extension of the Town of Holly Spring's staff. The Senior Inspector will make and record any measurements necessary to verify the pay quantities and record these in a pay record book. He will maintain a daily project diary that will include but not be limited to daily weather, equipment, manpower, project visitors, daily construction activities, daily directives, conversations, and materials received. The Senior Inspector will review the Contractor's materials, project form layout, sample concrete (slump), pay records, and review traffic control to ensure compliance with the contract, plans and specifications. He will notify the Contractor of any corrective action required.

With the significant and positive support of DRMP's Principals, we have the commitment to provide quality CEI Services in a cost-effective manner to our clients. DRMP is excited about this opportunity to provide CEI Services for the Town of Holly Springs on this ADA Ramp project. If you have any further questions or need any clarification of the enclosed information, please contact me on my cell at (919) 704-6514.

Sincerely,
DRMP, Inc.

Marty C. Tillman
CEI NC Leader

CC: File

ATTACHMENT "A"

FEE PROPOSAL

1342 E. Salisbury St
Asheboro, NC 27203
336.628.5849
Contact: Wes Little - 919.548.4993

CLIENT: Holly Springs, NC
PROJECT: ADA Ramps/Sidewalk
SERVICE: Inspection

ACTIVITY	HOURS	RATE	TOTAL
ADA Ramp and Sidewalk Inspection (28 Locations)	120	$ 150	$ 18,000
			$ -

TOTAL ESTIMATED COST = $ 18,000.00

EXHIBIT B

_____ **Insurance requirement waived**

_____ **Lower Insurance Limit Approved**

Approved by: _____

Printed Name:_____

___X_____ **Certificate of Insurance attached**

COI Expires: 12/31/2025

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/05/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: WTW Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@wtwco.com
INSURED DRMP, Inc. 1200 17th St., Suite 860 Denver, CO 80202	INSURER A : Liberty Mutual Fire Insurance Company — NAIC # 23035 INSURER B : Liberty Insurance Corporation — 42404 INSURER C : American Guarantee and Liability Insurance — 26247 INSURER D : Allied World Surplus Lines Insurance Compa — 24319 INSURER E : Indemnity National Insurance Company — 18468 INSURER F : RSUI Indemnity Company — 22314

COVERAGES **CERTIFICATE NUMBER:** W38949269 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		TB2-641-446161-054	12/31/2024	12/31/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			AS7-641-446161-044	12/31/2024	12/31/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
C	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			AUC 8344746-01	12/31/2024	12/31/2025	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: No (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC7-641-446161-064	12/31/2024	12/31/2025	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liab incl Pollution			0313-8987	12/31/2024	12/31/2025	Each Claim Limit Policy Aggregate	$5,000,000 $5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

25-003 ADA Complaint Ramp Project
SEE ATTACHED

CERTIFICATE HOLDER

Town of Holly Springs
128 South Main St.
P.O. Box 8
Holly Springs, NC 27540 United States

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
Willis Towers Watson Insurance Services West, Inc.		DRMP, Inc. 1200 17th St., Suite 860 Denver, CO 80202
POLICY NUMBER See Page 1		
CARRIER See Page 1	NAIC CODE See Page 1	EFFECTIVE DATE: See Page 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Town of Holly Springs is included as an Additional Insured as respects to General Liability.

INSURER AFFORDING COVERAGE: Indemnity National Insurance Company NAIC#: 18468
POLICY NUMBER: XS001814 24 EFF DATE: 12/31/2024 EXP DATE: 12/31/2025

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Excess Automobile Liability	Each Occurrence	$1,500,000
	excess	$2,000,000

INSURER AFFORDING COVERAGE: RSUI Indemnity Company NAIC#: 22314
POLICY NUMBER: NHA604323 EFF DATE: 12/31/2024 EXP DATE: 12/31/2025

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Excess Automobile Liability	Each Occurrence	$1,500,000
	excess	$2,000,000

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EXHIBIT C

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

AFFIDAVIT OF CONTRACTOR'S COMPLIANCE WITH E-VERIFY

I, _____(the individual attesting below), being duly authorized by and on behalf of **DRMP, Inc.** (the "Contractor") after first being duly sworn hereby swears or affirms as follows:

1. Contractor understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).

2. Contractor understands that Contractors Must Use E-Verify. Each Contractor, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS §64-26(a).

3. Contractor is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)

a. YES _____
b. NO _____

4. Contractor's subcontractors comply with E-Verify, and if Contractor is the winning bidder on this project Contractor will ensure compliance with E-Verify by any subcontractors subsequently hired by Contractor.

Dated:_____

Signature of Affiant: _____

Print or Type Name: _____

EXHIBIT D

Qualification Based Selection Exemption Memorandum

QUALIFICATION BASED SELECTION EXEMPTION MEMORANDUM

For exemption from the requirements of G.S. 143-64.31.

Project Name: ADA Sidewalk Ramps

G.S. 143-64.31 requires firms intended to perform architectural, engineering, surveying, construction management at risk services, design-build services, and public-private partnership construction services to be selected based on competence and qualifications, without regard to fee or cost.

Alternatively, G.S. 143-64.32 authorizes local governments to exempt contracts, in writing, from the provisions of G.S. 143-64.31 for projects with an estimated professional fee of less than $50,000. The Town of Holly Springs Policy requires signatory authorization from the Town Manager, or his/her designee, to grant use of this exemption.

The project, referenced above under the “Project Name”, qualifies for the G.S. 143-64.32 exemption and is recommended for approval.

Authorization to apply the G.S. 143-64.32 exemption from the G.S. 143-64.31 requirements for the referenced project:

_____

Randy Harrington, Town Manager

Or designee

Signature: _____

Print Name: _____

Title: _____

CERTIFIED BID TABULATION

PROJECT: Downtown Area ADA Ramp Compliance Project
PROJECT NO.: 25-003
BID OPENING DATE AND TIME: April 29th, 2025 2:00 PM
BID OPENING LOCATION: TOWN OF HOLLY SPRINGS

			ARMEN Construction		BBUDC Inc.		Gitto Enterprises Inc.		Browe Construction Company		Eastern Earthscapes & Construction, LLC		J&E Concrete Construction Company, LLC		The Innovative Contracting Group		Turner Asphalt		Engineer's Estimate	
Description	**Unit**	**Estimated Quantity**	**Unit Bid Price**	**Total Cost In Place**	**Unit Bid Price**	**Total Cost In Place**	**Unit Bid Price**	**Total Cost In Place**	**Unit Bid Price**	**Total Cost In Place**	**Unit Bid Price**	**Total Cost In Place**	**Unit Bid Price**	**Total Cost In Place**	**Unit Bid Price**	**Total Cost In Place**	**Unit Bid Price**	**Total Cost In Place**	**Unit Bid Price**	**Total Cost In Place**
Mobilization	LS	1	$ 11,500.00	$ 11,500.00	$ 10,000.00	$ 10,000.00	$ 3,810.00	$ 3,810.00	$ 15,100.00	$ 15,100.00	$ 5,215.00	$ 5,215.00	$ 7,000.00	$ 7,000.00	$ 6,800.00	$ 6,800.00	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00
Temporry Traffic Control	LS	1	$ 45,000.00	$ 45,000.00	$ 12,000.00	$ 12,000.00	$ 22,225.00	$ 22,225.00	$ 22,500.00	$ 22,500.00	$ 12,000.00	$ 12,000.00	$ 10,000.00	$ 10,000.00	$ 5,600.00	$ 5,600.00	$ 45,000.00	$ 45,000.00	$ 15,000.00	$ 15,000.00
Adjust Drop Inlet	EA	1	$ 1,250.00	$ 1,250.00	$ 950.00	$ 950.00	$ 2,540.00	$ 2,540.00	$ 1,500.00	$ 1,500.00	$ 400.00	$ 400.00	$ 700.00	$ 700.00	$ 1,250.00	$ 1,250.00	$ 475.00	$ 475.00	$ 1,000.00	$ 1,000.00
Adjust Manhole	EA	3	$ 1,250.00	$ 3,750.00	$ 1,800.00	$ 5,400.00	$ 5,715.00	$ 17,145.00	$ 1,500.00	$ 4,500.00	$ 500.00	$ 1,500.00	$ 800.00	$ 2,400.00	$ 1,850.00	$ 5,550.00	$ 1,200.00	$ 3,600.00	$ 600.00	$ 1,800.00
Adjust Meter or Valve Box	EA	2	$ 1,800.00	$ 3,600.00	$ 1,200.00	$ 2,400.00	$ 1,270.00	$ 2,540.00	$ 1,500.00	$ 3,000.00	$ 200.00	$ 400.00	$ 500.00	$ 1,000.00	$ 750.00	$ 1,500.00	$ 475.00	$ 950.00	$ 500.00	$ 1,000.00
Remove and Replace Concrete Ramp	EA	28	$ 3,500.00	$ 98,000.00	$ 6,500.00	$ 182,000.00	$ 1,270.00	$ 35,560.00	$ 2,850.00	$ 79,800.00	$ 3,000.00	$ 84,000.00	$ 3,000.00	$ 84,000.00	$ 5,915.00	$ 165,620.00	$ 6,900.00	$ 193,200.00	$ 3,200.00	$ 89,600.00
Remove and Replace Asphalt Pavement	SY	5	$ 250.00	$ 1,250.00	$ 435.00	$ 2,175.00	$ 318.00	$ 1,590.00	$ 700.00	$ 3,500.00	$ 300.00	$ 1,500.00	$ 600.00	$ 3,000.00	$ 265.00	$ 1,325.00	$ 800.00	$ 4,000.00	$ 175.00	$ 875.00
Remove and Replace Concrete Curb and Gutter	LF	80	$ 55.00	$ 4,400.00	$ 100.00	$ 8,000.00	$ 57.15	$ 4,572.00	$ 100.00	$ 8,000.00	$ 55.00	$ 4,400.00	$ 55.00	$ 4,400.00	$ 62.00	$ 4,960.00	$ 88.00	$ 7,040.00	$ 150.00	$ 12,000.00
Remove and Replace Concrete Sidewalk	LF	90	$ 70.00	$ 6,300.00	$ 90.00	$ 8,100.00	$ 12.70	$ 1,143.00	$ 85.00	$ 7,650.00	$ 30.00	$ 2,700.00	$ 50.00	$ 4,500.00	$ 80.00	$ 7,200.00	$ 80.00	$ 7,200.00	$ 100.00	$ 9,000.00
Remove and Replace Brick Paver Sidewalk	LF	50	$ 200.00	$ 10,000.00	$ 125.00	$ 6,250.00	$ 38.10	$ 1,905.00	$ 250.00	$ 12,500.00	$ 40.00	$ 2,000.00	$ 50.00	$ 2,500.00	$ 56.00	$ 2,800.00	$ 176.00	$ 8,800.00	$ 125.00	$ 6,250.00
Remove and Replace Boardwalk	LF	10	$ 200.00	$ 2,000.00	$ 85.00	$ 850.00	$ 317.50	$ 3,175.00	$ 1,100.00	$ 11,000.00	$ 100.00	$ 1,000.00	$ 50.00	$ 500.00	$ 250.00	$ 2,500.00	$ 250.00	$ 2,500.00	$ 100.00	$ 1,000.00
Alternate 1																				
Temporary Traffic Control	LS	1	$ 7,500.00	$ 7,500.00	$ 5,000.00	$ 5,000.00	$ 6,350.00	$ 6,350.00	$ 7,500.00	$ 7,500.00	$ 5,500.00	$ 5,500.00	$ 5,000.00	$ 5,000.00	$ 4,800.00	$ 4,800.00	$ 15,000.00	$ 15,000.00	$ 3,000.00	$ 3,000.00
Remove and Replace Concrete Sidewalk	LF	535	$ 70.00	$ 37,450.00	$ 90.00	$ 48,150.00	$ 12.70	$ 6,794.50	$ 85.00	$ 45,475.00	$ 40.00	$ 21,400.00	$ 50.00	$ 26,750.00	$ 61.52	$ 32,913.20	$ 60.00	$ 32,100.00	$ 100.00	$ 53,500.00
CALCULATED BASE BID TOTAL			187,050.00			238,125.00		96,205.00		169,050.00		115,115.00		120,000.00		205,105.00		277,765.00		147,525.00
CALCULATED ALT TOTAL			44,950.00			53,150.00		13,144.50		52,975.00		26,900.00		31,750.00		37,713.20		47,100.00		56,500.00
CONTRACTOR BID FROM OFFICIAL BID DOC			**$187,050.00**		**$238,125.00**		**$96,205.00**		**$169,050.00**		**$115,115.00**		**$120,000.00**		**$205,105.00**		**$277,765.00**			**$147,525.00**
DIFFERENCE BETWEEN CALCULATED AND LISTED BID			$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00			
APP. LOW BIDDER ORDER			5		7		1		4		2		3		6		8			
LICENSE NO.			69418		75152		81942		27543		84801		83508		80663		55042			
LICENSE CLASSIFICATION			Unlimited - Unclassified, Highway & Utilities		Limited - Building & PU(Water Lines & Sewer Lines)		Unlimited - Residential		Unlimited - Unclassified		Limited - Highway, Building		Limited - Highway		Limited - Building		Limited - Highway			
LICENSE STATUS			Active		Active		Active		Active		Active		Active		Active		Active			

Project Description: The work for the Town of Holly Springs Downtown Area ADA Ramp Compliance Project consists of upgrading downtown area pedestrian infrastructure by removing and replacing non-compliant curb ramps as identified in Attachment A with compliant ramps to improve ADA accessibility while minimizing disruption to local businesses and residents. This includes repairing associated curbs, gutter, and sidewalk sections, relocating necessary utilities, implementing traffic control measures, and all other incidental work necessary to complete the project. All work and materials shall be in accordance with current ADA standards and local regulations as well as the 2024 North Carolina Department of Transportation Standard Specifications for Roads and Structures & Roadway Standards Drawings and the Manual of Uniform Traffic Control Devices (MUTCD).

I hereby certify that the bid tabulation contained herein was prepared under my direct supervision. The individual contractor Unit Bid Prices and Bid Amounts are the actual prices and amounts placed on the Form of Proposal for the bidding process. **Signed, sealed, and dated this 7th Day of May 2025 by:**

Chelsea Davis 5/7/2025

NORTH CAROLINA PROFESSIONAL SEAL 052435 ENGINEER CHELSEA DAVIS

Form 170009

Town of Holly Springs

PROJECT MANUAL

ITB# 2025-0120 // TOHS #25-003 DOWNTOWN AREA ADA RAMP COMPLIANCE PROJECT

DATE: MAY 2025

ISSUED BY:
Town of Holly Springs
Holly Springs, North Carolina

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This document has important legal consequences; consultation with an attorney is encouraged with respect to its use or modification. This document has been adapted to the particular circumstances of the contemplated Project and the controlling Laws and Regulations.

EJCDC C-522 CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT

Prepared by



Issued and Published Jointly by







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CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT

This Contract is by and between The Town of Holly Springs (Owner) and Gitto Enterprises Inc. (Contractor).

Owner and Contractor hereby agree as follows:

ARTICLE 1 - THE WORK

1.01 Work

A. Work includes all labor, materials, equipment, services, and documentation necessary to construct the Project defined herein. The Work may include related services such as testing, start-up, and commissioning, all as required by the Contract Documents.

B. The Contractor shall complete all Work as specified or indicated in the Contract Documents. The Project is generally described as follows:

1. Downtown Area ADA Ramp Compliance Project which includes upgrading downtown area pedestrian infrastructure by removing and replacing non-compliant curb ramps as identified in Attachment A with compliant ramps to improve ADA accessibility while minimizing disruption to local businesses and residents. This includes repairing associated curbs, gutter, and sidewalk sections, relocating necessary utilities, implementing traffic control measures, and all other incidental work necessary to complete the project. All work and materials shall be in accordance with current ADA standards and local regulations as well as the *2024 North Carolina Department of Transportation Standard Specifications for Roads and Structures & Roadway Standards Drawings* and the *Manual of Uniform Traffic Control Devices (MUTCD)*.

2. The Site of the Work includes property, easements, and designated work areas described in greater detail in the Contract Documents but generally located in the Downtown Area of Holly Springs, NC which stretches from NC-55 to Holly Springs Road on Main Street and Avent Ferry Road.

ARTICLE 2 - CONTRACT DOCUMENTS

2.01 Intent of Contract Documents

A. It is the intent of the Contract Documents to describe a functionally complete project. The Contract Documents do not indicate or describe all of the Work required to complete the Project. Additional details required for the correct installation of selected products are to be provided by the Contractor and coordinated with the Owner and Engineer. This Contract supersedes prior negotiations, representations, and agreements, whether written or oral. The Contract Documents are complementary; what is required by one part of the Contract Documents is as binding as if required by other parts of the Contract Documents.

B. During the performance of the Work and until final payment, Contractor and Owner shall submit all matters in question concerning the requirements of the Contract Documents, or relating to the acceptability of the Work under the Contract Documents to the Engineer. Engineer will be the initial interpreter of the requirements of the Contract Documents, and judge of the acceptability of the Work thereunder.

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C. Engineer will render a written clarification, interpretation, or decision on the issue submitted, or initiate a modification to the Contract Documents.

D. Contractor, and its subcontractors and suppliers, shall not have or acquire any title to or ownership rights to any of the Drawings, Specifications, or other documents (including copies or electronic media editions) prepared by Engineer or its consultants.

2.02 Contract Documents Defined

A. The Contract Documents consist of the following documents:

1. This Contract.
2. Technical Specifications listed in the Table of Contents.
3. Attachment A
4. Addenda.
5. The following which may be delivered or issued on or after the Effective Date of the Contract:
   a. Work Change Directives (EJCDC C-940).
   b. Change Orders (EJCDC C-941).
   c. Field Orders.

ARTICLE 3 - ENGINEER

3.01 Engineer

A. The Engineer for this Project is The Town of Holly Springs or other designated party.

ARTICLE 4 - CONTRACT TIMES

4.01 Contract Times

A. The Work will be substantially completed on or before **July 31, 2025,** and completed and ready for final payment on or before **August 21, 2025**.

4.02 Liquidated Damages

A. Contractor and Owner recognize that time is of the essence in the performance of the Contract, and that Owner will incur damages if Contractor does not complete the Work according to the requirements of Paragraph 4.01. Because such damages for delay would be difficult and costly to determine, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner $**300** for each day that expires after the Contract Time for substantial completion.

4.03 Delays in Contractor's Progress

A. If Owner, Engineer, or anyone for whom Owner is responsible, delays, disrupts, or interferes with the performance or progress of the Work, then Contractor shall be entitled to an equitable adjustment in the Contract Times and Contract Price. Contractor's entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Contractor's ability to complete the Work within the Contract Times.

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B. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for delay, disruption, or interference caused by or within the control of Contractor or their subcontractors or suppliers.

C. If Contractor's performance or progress is delayed, disrupted, or interfered with by unanticipated causes not the fault of and beyond the control of Owner, Contractor, and those for which they are responsible, then Contractor shall be entitled to an equitable adjustment in Contract Times.

D. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for any delay, disruption, or interference if such delay is concurrent with a delay, disruption, or interference caused by or within the control of Contractor or Contractor's subcontractors or suppliers.

4.04 Progress Schedules

A. Contractor shall develop a progress schedule and submit to the Engineer for review and comment before starting Work on the Site. The Contractor shall modify the schedule in accordance with the comments provided by the Engineer.

B. The Contractor shall update and submit the progress schedule to the Engineer each month. The Owner may withhold payment if the Contractor fails to submit the schedule

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ARTICLE 5 - CONTRACT PRICE

5.01 Payment

A. Owner shall pay Contractor in accordance with the Contract Documents at the following unit prices for each unit of Work completed:

Base Bid

Item No.	Description	Unit	Estimated Quantity	Unit Price	Extended Price
1	Mobilization	LS	1	3,810.00	3,810.00
2	Temporary Traffic Control	LS	1	22,225.00	22,225.00
3	Adjust Drop Inlet	EA	1	2,540.00	2,540.00
4	Adjust Manhole	EA	3	5,715.00	17,145.00
5	Adjust Meter or Valve Box	EA	2	1,270.00	2,540.00
6	Remove and Replace Curb Ramp	EA	28	1,270.00	35,560.00
7	Remove and Replace Asphalt Pavement	SY	5	318.00	1,590.00
8	Remove and Replace Concrete Curb & Gutter	LF	80	57.15	4,572.00
9	Remove and Replace Concrete Sidewalk	LF	90	12.70	1,143.00
10	Remove and Replace Brick Paver Sidewalk	LF	50	38.10	1,905.00
11	Remove and Replace Boardwalk Path	LF	10	317.50	3,175.00
Total of all extended prices for Estimated Quantities of Work					**$96,205.00**

Alternate 1

Item No.	Description	Unit	Estimated Quantity	Unit Price	Extended Price
1	Temporary Traffic Control	LS	1	6,350.00	6,350.00
2	Remove and Replace Concrete Sidewalk	LF	535	12.70	6,796.00
Total of extended prices for Estimated Quantities of Work					**$13,146.00**

Payment will be made in an amount equal to the total of all extended prices for actual Work completed. The extended price is determined by multiplying the unit price times the actual quantity of that Work item completed. Actual quantities installed will be determined by the Engineer.

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ARTICLE 6 - INSURANCE

6.01 Insurance

A. Before starting Work, Contractor shall furnish evidence of insurance from companies that are duly licensed or authorized in the jurisdiction in which the Project is located with a minimum AM Best rating of A-VII or better. Contractor shall provide insurance in accordance with the following:

1. Contractor shall provide coverage for not less than the following amounts, or greater where required by Laws and Regulations:

a. Workers' Compensation:

State:	Statutory
Employer's Liability:	
Bodily Injury, each Accident	$ _____
Bodily Injury By Disease, each Employee	$ _____
Bodily Injury/Disease Aggregate	$ _____

b. Commercial General Liability:

General Aggregate	$ 5,000,000
Products - Completed Operations Aggregate	$ _____
Personal and Advertising Injury	$ _____
Each Occurrence (Bodily Injury and Property Damage)	$ _____

c. Automobile Liability herein:

Bodily Injury:	
Each Person	$ _____
Each Accident	$ _____
Property Damage:	
Each Accident	$ _____
Combined Single Limit of:	$ _____

d. Excess or Umbrella Liability:

Per Occurrence	$ _____
General Aggregate	$ 5,000,000

e. Contractor's Pollution Liability:

Each Occurrence	$ _____
General Aggregate	$ _____

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B. All insurance policies required to be purchased and maintained will contain a provision or endorsement that the coverage afforded will not be canceled or materially changed or renewal refused until at least 10 days prior written notice has been given to the insured and additional insured.

C. Automobile liability insurance provided by Contractor shall provide coverage against claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle. The automobile liability policy shall be written on an occurrence basis.

D. Contractor's commercial general liability policy shall be written on a 1996 or later ISO commercial general liability occurrence form and include the following coverages and endorsements:

1. Products and completed operations coverage maintained for three years after final payment;
2. Blanket contractual liability coverage to the extent permitted by law;
3. Broad form property damage coverage; and
4. Severability of interest; underground, explosion, and collapse coverage; personal injury coverage.

E. The Contractor's commercial general liability and automobile liability, umbrella or excess, and pollution liability policies shall include and list Owner and Engineer and the respective officers, directors, members, partners, employees, agents, consultants, and subcontractors of each as additional insureds; and the insurance afforded to these additional insureds shall provide primary coverage for all claims covered thereby (including as applicable those arising from both ongoing and completed operations) on a non-contributory basis.

1. Additional insured endorsements will include both ongoing operations and products and completed operations coverage through ISO Endorsements CG 20 10 10 01 and CG 20 37 10 01 (together). If Contractor demonstrates to Owner that the specified ISO endorsements are not commercially available, then Contractor may satisfy this requirement by providing equivalent endorsements.
2. Contractor shall provide ISO Endorsement CG 20 32 07 04, "Additional Insured—Engineers, Architects or Surveyors Not Engaged by the Named Insured" or its equivalent for design professional additional insureds.

F. Umbrella or excess liability insurance shall be written over the underlying employer's liability, commercial general liability, and automobile liability insurance. Subject to industry-standard exclusions, the coverage afforded shall be procured on a "follow the form" basis as to each of the underlying policies. Contractor may demonstrate to Owner that Contractor has met the combined limits of insurance (underlying policy plus applicable umbrella) specified for employer's liability, commercial general liability, and automobile liability through the primary policies alone, or through combinations of the primary insurance policies and an umbrella or excess liability policy.

G. The Contractor shall provide property insurance covering physical loss or damage during construction to structures, materials, fixtures, and equipment, including those materials, fixtures, or equipment in storage or transit.

H. If Contractor has failed to obtain and maintain required insurance, Owner may exclude the Contractor from the Site, impose an appropriate set-off against payment, and exercise

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Owner's termination rights under Article 15.

ARTICLE 7 - CONTRACTOR'S RESPONSIBILITIES

7.01 Supervision and Superintendence

A. Contractor shall supervise and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. Contractor shall be solely responsible for the means, methods, techniques, sequences, safety, and procedures of construction.

B. Contractor shall assign a competent resident superintendent who is to be present at all times during the execution of the Work. This resident superintendent shall not be replaced without written notice to and approval by the Owner and Engineer except under extraordinary circumstances.

C. Contractor shall at all times maintain good discipline and order at the Site.

D. Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise stated in the Contract Documents, all Work at the Site shall be performed during regular working hours, Monday through Friday.

7.02 Other Work at the Site

A. In addition to and apart from the Work of the Contractor, other work may occur at or adjacent to the Site. Contractor shall take reasonable and customary measures to avoid damaging, delaying, disrupting, or interfering with the work of Owner, any other contractor, or any utility owner performing other work at or adjacent to the Site.

7.03 Services, Materials, and Equipment

A. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start up, and completion of the Work, whether or not such items are specifically called for in the Contract Documents.

B. All materials and equipment incorporated into the Work shall be new, of good quality and shall be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable supplier, except as otherwise may be provided in the Contract Documents.

7.04 Subcontractors and Suppliers

A. Contractor may retain subcontractors and suppliers for the performance of parts of the Work. Such subcontractors and suppliers must be acceptable to Owner.

7.05 Quality Management

A. Contractor is fully responsible for the managing quality to ensure Work is completed in accordance with the Contract Documents.

7.06 Licenses, Fees and Permits

A. Contractor shall pay all license fees and royalties and assume all costs incident to performing the Work or the incorporation in the Work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others.

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B. Contractor shall obtain and pay for all construction permits and licenses unless otherwise provided in the Contract Documents.

7.07 Laws and Regulations; Taxes

A. Contractor shall give all notices required by and shall comply with all local, state, and federal Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, neither Owner nor Engineer shall be responsible for monitoring Contractor's compliance with any Laws or Regulations.

B. Contractor shall bear all resulting costs and losses, and shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them from and against all claims, costs, losses, and damages if Contractor performs any Work or takes any other action knowing or having reason to know that it is contrary to Laws or Regulations.

C. Contractor shall pay all applicable sales, consumer, use, and other similar taxes Contractor is required to pay in accordance with Laws and Regulations.

7.08 Record Documents

A. Contractor shall maintain one printed record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, written interpretations and clarifications, and approved shop drawings in a safe place at the Site. Contractor shall annotate them to show changes made during construction. Contractor shall deliver these record documents to Engineer upon completion of the Work.

7.09 Safety and Protection

A. Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work.

B. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:

1. All persons on the Site or who may be affected by the Work;

2. All the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and

3. Other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, other work in progress, utilities, and underground facilities not designated for removal, relocation, or replacement in the course of construction.

C. All damage, injury, or loss to any property caused, directly or indirectly, in whole or in part, by Contractor, or anyone for whose acts the Contractor may be liable, shall be remedied by Contractor at its expense (except damage or loss attributable to the fault of Contract Documents or to the acts or omissions of Owner or Engineer and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor).

D. Contractor shall be responsible for coordinating any exchange of material safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.

E. In emergencies affecting the safety or protection of persons or the Work or property at the Site or adjacent thereto, Contractor shall act to prevent threatened damage, injury, or loss.

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Contractor shall give Engineer prompt written notice if Contractor believes that any significant changes in the Work or variations from the Contract Documents have been caused thereby or are required as a result thereof. If Engineer determines that a change in the Contract Documents is required because of the action taken by Contractor in response to such an emergency, a Work Change Directive or Change Order will be issued.

7.10 Shop Drawings, Samples, and Other Submittals

A. Contractor shall review and coordinate the shop drawing and samples with the requirements of the Work and the Contract Documents and shall verify all related field measurements, quantities, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information.

B. Each submittal shall bear a stamp or specific written certification that Contractor has satisfied Contractor's obligations under the Contract Documents with respect to Contractor's review of that submittal, and that Contractor approves the submittal.

C. With each submittal, Contractor shall give Engineer specific written notice, in a communication separate from the submittal, of any variations that the shop drawing or sample may have from the requirements of the Contract Documents.

D. Engineer will provide timely review of shop drawings and samples.

E. Engineer's review and approval will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions or programs.

F. Engineer's review and approval of a separate item does not indicate approval of the assembly in which the item functions.

G. Contractor shall make corrections required by Engineer and shall return the required number of corrected copies of shop drawings and submit, as required, new samples for review and approval. Contractor shall direct specific attention in writing to revisions other than the corrections called for by Engineer on previous submittals.

H. Shop drawings are not Contract Documents.

7.11 Warranties and Guarantees

A. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Engineer and its officers, directors, members, partners, employees, agents, consultants, and subcontractors shall be entitled to rely on Contractor's warranty and guarantee.

7.12 Correction Period

A. If within one year after the date of substantial completion, any Work is found to be defective, or if the repair of any damages to the Site, adjacent areas that Contractor has arranged to use through construction easements or otherwise, and other adjacent areas used by Contractor as permitted by Laws and Regulations, is found to be defective, then Contractor shall promptly and without cost to Owner, correct such defective Work.

7.13 Indemnification

A. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Contractor under the Contract or otherwise, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of

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engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the performance of the Work, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of Contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts they may be liable.

ARTICLE 8 - OWNER'S RESPONSIBILITIES

8.01 Owner's Responsibilities

A. Except as otherwise provided in the Contract Documents, Owner shall issue all communications to Contractor through Engineer.

B. Owner shall make payments to Contractor as provided in this Contract.

C. Owner shall provide Site and easements required to construct the Project.

D. If Owner intends to contract with others for the performance of other work at or adjacent to the Site, unless stated elsewhere in the Contract Documents, Owner shall have sole authority and responsibility for such coordination.

E. The Owner shall be responsible for performing inspections and tests required by applicable codes.

F. The Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

G. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Owner has been informed.

H. Owner shall furnish copies of any applicable Owner safety programs to Contractor.

ARTICLE 9 - ENGINEER'S STATUS DURING CONSTRUCTION

9.01 Engineer's Status

A. Engineer will be Owner's representative during construction. The duties and responsibilities and the limitations of authority of Engineer as Owner's representative during construction are set forth in this Contract.

B. Neither Engineer's authority or responsibility under this Article 9 or under any other provision of the Contract, nor any decision made by Engineer in good faith either to exercise or not exercise such authority or responsibility or the undertaking, exercise, or performance of any authority or responsibility by Engineer, shall create, impose, or give rise to any duty in contract, tort, or otherwise owed by Engineer to Contractor, any subcontractor, any supplier, any other individual or entity, or to any surety for or employee or agent of any of them.

C. Engineer will make visits to the Site at intervals appropriate to the various stages of construction. Engineer will not be required to make exhaustive or continuous inspections on

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the Site to check the quality or quantity of the Work.

D. Engineer has the authority to reject Work if Contractor fails to perform Work in accordance with the Contract Documents.

E. Engineer will render decisions regarding the requirements of the Contract Documents, and judge the acceptability of the Work.

F. Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Engineer will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

ARTICLE 10 - CHANGES IN THE WORK

10.01 Authority to Change the Work

A. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work.

10.02 Change Orders

A. Owner and Contractor shall execute appropriate Change Orders covering:

1. Changes in the Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive;

2. Changes in the Work which are: (a) ordered by Owner or (b) agreed to by the parties or (c) resulting from the Engineer's decision, subject to the need for Engineer's recommendation if the change in the Work involves the design (as set forth in the Drawings, Specifications, or otherwise), or other engineering or technical matters; and

3. Changes in the Contract Price or Contract Times or other changes which embody the substance of any final binding results under Article 12.

B. If the provisions of any bond require notice to be given to a surety of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times), the giving of any such notice will be Contractor's responsibility. The amount of each applicable bond will be adjusted to reflect the effect of any such change.

ARTICLE 11 - DIFFERING SUBSURFACE OR PHYSICAL CONDITIONS

11.01 Differing Conditions Process

A. If Contractor believes that any subsurface or physical condition including but not limited to utilities or other underground facilities that are uncovered or revealed at the Site either differs materially from that shown or indicated in the Contract Documents or is of an unusual nature, and differs materially from conditions ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract Documents then Contractor shall, promptly after becoming aware thereof and before further disturbing the subsurface or physical conditions or performing any Work in connection therewith (except in an emergency), notify Owner and Engineer in writing about such condition. Contractor

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shall not further disturb such condition or perform any Work in connection therewith (except with respect to an emergency) until receipt of a written statement permitting Contractor to do so.

B. After receipt of written notice, Engineer will promptly:

1. Review the subsurface or physical condition in question;
2. Determine necessity for Owner obtaining additional exploration or tests with respect to the condition;
3. Determine whether the condition falls within the differing site condition as stated herein;
4. Obtain any pertinent cost or schedule information from Contractor;
5. Prepare recommendations to Owner regarding the Contractor's resumption of Work in connection with the subsurface or physical condition in question and the need for any change in the Drawings or Specifications; and
6. Advise Owner in writing of Engineer's findings, conclusions, and recommendations.

C. After receipt of Engineer's written findings, conclusions, and recommendations, Owner shall issue a written statement to Contractor regarding the subsurface or physical condition in question, addressing the resumption of Work in connection with such condition, indicating whether any change in the Drawings or Specifications will be made, and adopting or rejecting Engineer's written findings, conclusions, and recommendations, in whole or in part.

ARTICLE 12 - CLAIMS AND DISPUTE RESOLUTION

12.01 Claims Process

A. The party submitting a claim shall deliver it directly to the other party to the Contract and the Engineer promptly (but in no event later than 10 days) after the start of the event giving rise thereto.

B. The party receiving a claim shall review it thoroughly, giving full consideration to its merits. The two parties shall seek to resolve the claim through the exchange of information and direct negotiations. All actions taken on a claim shall be stated in writing and submitted to the other party.

C. If efforts to resolve a claim are not successful, the party receiving the claim may deny it by giving written notice of denial to the other party. If the receiving party does not take action on the claim within 45 days, the claim is deemed denied.

D. If the dispute is not resolved to the satisfaction of the parties, Owner or Contractor shall give written notice to the other party of the intent to submit the dispute to a court of competent jurisdiction unless the Owner and Contractor both agree to an alternative dispute resolution process.

ARTICLE 13 - TESTS AND INSPECTIONS; CORRECTION OF DEFECTIVE WORK

13.01 Tests and Inspections

A. Owner and Engineer will have access to the Site and the Work at reasonable times for their observation, inspection, and testing. Contractor shall provide them proper and safe conditions for such access.

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B. Contractor shall give Engineer timely notice of readiness of the Work for all required inspections and tests, and shall cooperate with inspection and testing personnel to facilitate required inspections and tests.

C. If any Work that is to be inspected, tested, or approved is covered by Contractor without written concurrence of Engineer, Contractor shall, if requested by Engineer, uncover such Work for observation. Such uncovering shall be at Contractor's expense.

13.02 Defective Work

A. Contractor shall ensure that the Work is not defective.

B. Engineer has the authority to determine whether Work is defective, and to reject defective Work.

C. Prompt notice of all defective Work of which Owner or Engineer has actual knowledge will be given to Contractor.

D. The Contractor shall promptly correct all such defective Work.

E. When correcting defective Work, Contractor shall take no action that would void or otherwise impair Owner's special warranty and guarantee, if any, on said Work.

F. If the Work is defective or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, then Owner may order Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

ARTICLE 14 - PAYMENTS TO CONTRACTOR

14.01 Progress Payments

A. The Contractor shall prepare a schedule of values that will serve as the basis for progress payments. The schedule of values will be in a form of application for payment acceptable to Engineer. The unit price breakdown submitted with the bid will be used for unit price work. Break lump sum items into units that will allow for measurement of Work in progress.

14.02 Applications for Payments:

A. Contractor shall submit an application for payment in a form acceptable to the Engineer, no more frequently than monthly, to Engineer. Applications for payment will be prepared and signed by Contractor. Contractor shall provide supporting documentation required by the Contract Documents. Payment will be paid for Work completed as of the date of the application for payment.

B. Beginning with the second application for payment, each application shall include an affidavit of Contractor stating that all previous progress payments received on account of the Work have been applied on account to discharge Contractor's legitimate obligations associated with prior applications for payment.

14.03 Retainage

A. The Owner shall retain 5 % of each progress payment until the Work is substantially complete.

14.04 Review of Applications

A. Within 10 days after receipt of each application for payment, the Engineer will either indicate

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in writing a recommendation for payment and present the application for payment to Owner or return the application for payment to Contractor indicating in writing Engineer's reasons for refusing to recommend payment. The Contractor will make the necessary corrections and resubmit the application for payment.

B. Engineer will recommend reductions in payment (set-offs) which, in the opinion of the Engineer, are necessary to protect Owner from loss because the Work is defective and requires correction or replacement.

C. The Owner is entitled to impose set-offs against payment based on any claims that have been made against Owner on account of Contractor's conduct in the performance of the Work, incurred costs, losses, or damages on account of Contractor's conduct in the performance of the Work, or liquidated damages that have accrued as a result of Contractor's failure to complete the Work.

14.05 Contractor's Warranty of Title

A. Contractor warrants and guarantees that title to all Work, materials, and equipment furnished under the Contract will pass to Owner free and clear of (1) all liens and other title defects, and (2) all patent, licensing, copyright, or royalty obligations, no later than seven days after the time of payment by Owner.

14.06 Substantial Completion

A. The Contractor shall notify Owner and Engineer in writing that the Work is substantially complete and request the Engineer issue a certificate of substantial completion when Contractor considers the Work ready for its intended use. Contractor shall at the same time submit to Owner and Engineer an initial draft of punch list items to be completed or corrected before final payment.

B. Engineer will make an inspection of the Work with the Owner and Contractor to determine the status of completion. If Engineer does not consider the Work substantially complete, Engineer will notify Contractor and Owner in writing giving the reasons therefor.

C. If Engineer considers the Work substantially complete or upon resolution of all reasons for non-issuance of a certificate identified in 14.06.B, Engineer will deliver to Owner a certificate of substantial completion which shall fix the date of substantial completion and include a punch list of items to be completed or corrected before final payment.

14.07 Final Inspection

A. Upon written notice from Contractor that the entire Work is complete, Engineer will promptly make a final inspection with Owner and Contractor and will notify Contractor in writing of all particulars in which this inspection reveals that the Work, or agreed portion thereof, is incomplete or defective. Contractor shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

14.08 Final Payment

A. Contractor may make application for final payment after Contractor has satisfactorily completed all Work defined in the Contract, including providing all maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance, certificates of inspection, annotated record documents and other documents.

B. The final application for payment shall be accompanied (except as previously delivered) by:

1. All documentation called for in the Contract Documents;

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2. Consent of the surety to final payment;

3. Satisfactory evidence that all title issues have been resolved such that title to all Work, materials, and equipment has passed to Owner free and clear of any liens or other title defects, or will so pass upon final payment;

4. A list of all disputes that Contractor believes are unsettled; and

5. Complete and legally effective releases or waivers (satisfactory to Owner) of all lien rights arising out of the Work, and of liens filed in connection with the Work.

C. The Work is complete (subject to surviving obligations) when it is ready for final payment as established by the Engineer's written recommendation of final payment.

14.09 Waiver of Claims

A. The making of final payment will not constitute a waiver by Owner of claims or rights against Contractor.

B. The acceptance of final payment by Contractor will constitute a waiver by Contractor of all claims and rights against Owner other than those pending matters that have been duly submitted.

ARTICLE 15 - SUSPENSION OF WORK AND TERMINATION

15.01 Owner May Suspend Work

A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 60 consecutive days by written notice to Contractor and Engineer. Such notice will fix the date on which Work will be resumed. Contractor shall resume the Work on the date so fixed. Contractor shall be entitled to an adjustment in the Contract Price or an extension of the Contract Times, or both, directly attributable to any such suspension.

15.02 Owner May Terminate for Cause

A. Contractor's failure to perform the Work in accordance with the Contract Documents or other failure to comply with a material term of the Contract Documents will constitute a default by Contractor and justify termination for cause.

B. If Contractor defaults in its obligations, then after giving Contractor and any surety ten days written notice that Owner is considering a declaration that Contractor is in default and termination of the Contract, Owner may proceed to:

1. Declare Contractor to be in default, and give Contractor and any surety notice that the Contract is terminated; and

2. Enforce the rights available to Owner under any applicable performance bond.

C. Owner may not proceed with termination of the Contract under Paragraph 15.02.B if Contractor within seven days of receipt of notice of intent to terminate begins to correct its failure to perform and proceeds diligently to cure such failure.

D. Subject to the terms and operation of any applicable performance bond, if Owner has terminated the Contract for cause, Owner may exclude Contractor from the Site, take possession of the Work, incorporate in the Work all materials and equipment stored at the

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Site or for which Owner has paid Contractor but which are stored elsewhere, and complete the Work as Owner may deem expedient.

E. In the case of a termination for cause, if the cost to complete the Work, including related claims, costs, losses, and damages, exceeds the unpaid contract balance, Contractor shall pay the difference to Owner.

15.03 Owner May Terminate for Convenience

A. Upon seven days written notice to Contractor, Owner may, without cause and without prejudice to any other right or remedy of Owner, terminate the Contract. In such case, Contractor shall be paid for, without duplication of any items:

1. Completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination, including fair and reasonable sums for overhead and profit on such Work;

2. Expenses sustained prior to the effective date of termination in performing services and furnishing labor, materials, or equipment as required by the Contract Documents in connection with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses; and

3. Other reasonable expenses directly attributable to termination, including costs incurred to prepare a termination for convenience cost proposal.

B. Contractor shall not be paid on account of loss of anticipated overhead, profits, or revenue, or other economic loss arising out of or resulting from such termination.

15.04 Contractor May Stop Work or Terminate

A. If, through no act or fault of Contractor, (1) the Work is suspended for more than 90 consecutive days by Owner or under an order of court or other public authority, or (2) Owner fails for 30 days to pay Contractor any sum finally determined to be due, then Contractor may, upon seven days written notice to Owner, and provided Owner does not remedy such suspension or failure within that time, either stop the Work until payment is received, or terminate the Contract and recover payment from the Owner.

ARTICLE 16 - CONTRACTOR'S REPRESENTATIONS

16.01 Contractor Representations

A. Contractor makes the following representations when entering into this Contract:

1. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.

2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

3. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

4. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-

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related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on:

a. The cost, progress, and performance of the Work;

b. The means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and

c. Contractor's safety precautions and programs.

5. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

6. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

7. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

8. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

9. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that, without exception, all prices in the Contract are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 17 - MISCELLANEOUS

17.01 Cumulative Remedies

A. The duties and obligations imposed by this Contract and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by Laws or Regulations, by special warranty or guarantee, or by other provisions of the Contract. The provisions of this paragraph will be as effective as if repeated specifically in the Contract Documents in connection with each particular duty, obligation, right, and remedy to which they apply.

17.02 Limitation of Damages

A. Neither Owner, Engineer, nor any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, shall be liable to Contractor for any claims, costs, losses, or damages sustained by Contractor on or in connection with any other project or anticipated project.

17.03 No Waiver

A. A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Contract.

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17.04 Survival of Obligations

A. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract, as well as all continuing obligations indicated in the Contract, will survive final payment, completion, and acceptance of the Work or termination or completion of the Contract or termination of the services of Contractor.

17.05 Contractor's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract.

17.06 Controlling Law

A. This Contract is to be governed by the laws of the State of North Carolina.

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IN WITNESS WHEREOF, Owner and Contractor have signed this Contract.

This Contract will be effective on _____ (which is the Effective Date of the Contract).

OWNER:	CONTRACTOR:
_____	_____
By: _____	By: _____
Title: _____	Title: _____
	(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)
Attest: _____	Attest: _____
Title: _____	Title: _____
Address for giving notices:	Address for giving notices:
_____	_____
_____	_____
_____	_____
	License No.: _____ (where applicable)

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TOWN OF HOLLY SPRINGS CONTRACT SIGNATURE PAGE

NOTICE TO ALL CONTRACTORS & VENDORS:

Notwithstanding anything to the contrary in your contracts, this Contract is valid and enforceable only on the following conditions: Any language in the attached contract purporting to create an indemnity against the Town is hereby stricken and given no effect. Any provision for forum selection or choice of law other than the situs of this contract (Wake County, North Carolina) is hereby stricken and given no effect. The signatures below are only effective upon the Vendor's acceptance of the foregoing. In the event that you do not accept this notice and notification, inform the Contract Manager/Contact listed below immediately. For contracts obligating a town expenditure exceeding $2,500, a PO is required.

VENDOR SIGNATURE:

I certify the above language is acceptable. _____

Date: _____ Printed Name & Title: _____

Approved as to form:

_____

John Schifano, Town Attorney

Town Contact/Contract Manager: _____

PURCHASE ORDER NO_____ (If Applicable)

Approved by Brettany DeVolld_____ (initials)

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

_____

Tina Stroupe Director of Finance

PO Number: _____

TOWN OF HOLLY SPRINGS

By: _____

Randy Harrington, Town Manager

ATTEST:

By: _____

Linda C. McKinney, Town Clerk

(Town Seal)

Town Standard Signature page Rev 7/23

APPLICATIONS FOR PROGRESS PAYMENT FORMS

FOR PAYMENT APPLICATIONS – 1 COMPLETE SET IS TO BE SUBMITTED TO THE TOWN, ATTN: DEBBIE ABBENE (debbie.abbene@hollyspringsnc.gov)

PAYMENT APPLICATIONS ARE TO BE SUBMITTED EVERY MONTH FOR PAYMENT

Each Application for progress payment must include, as a minimum, the following information:

1. Pay Request cover letter as included on page 34.
2. Town of Holly Springs Cover Sheet as included on page 35.
3. Itemized quantity sheet(s) as included on page 36.
4. A Certificate of Sales Tax Paid as included on page 37.
   If no sales tax has been paid in the period, then a certificate should be included stating that no sales tax was paid.
5. Updated schedule.
6. Subcontractor Payment Report on page 38.
7. One full set of the above information.
8. A progress schedule updated to reflect status of project. If project is still on a previously submitted schedule, submit another copy of the schedule with "No Change" noted, along with the date of submittal.
9. S&EC Rain Event Logs
10. S&EC Self Inspection Logs
11. MBE Documentation for Contract Payments on page 40.

PAY REQUEST COVER LETTER

(To Be Submitted)

DATE: _____

TO: Town of Holly Springs

RE: _____

We hereby certify that the labor and materials listed on this request for payment have been used in the construction of this Work, or that all materials included in this request for payment and not yet incorporated into the construction are now on the site or stored at an approved location with proper insurance to protect these stored materials; and that all lawful charges for labor, materials and the like, covered by previous Certificates of Payment have been paid and that all other lawful charges on which this request for payment is based have been paid for in full or will be paid for in full from the funds received in payment of this request within ten (10) calendar days from receipt of this partial payment from the OWNER.

CONTRACTOR: _____

_____

BY: _____

_____

TIME: _____

_____

State of _____
County of _____

Sworn to and subscribed before me this _____ day of _____, 20___.

_____
Notary Public (Seal)

My Commission Expires

_____

APPLICATION FOR PAYMENT

Town of Holly Springs, North Carolina Project _____

Contractor _____ Project No. _____

Period _____ Payment No. _____

The undersigned Contractor certifies that to the best of its knowledge and belief, all items, units, quantities and prices of all work and material indicated on sheet(s) _____of this periodic estimate are correct; that all Work has been performed and Materials supplied in full accordance with the terms and conditions of the construction Contract Documents between the undersigned as Contractor and the Town of Holly Springs as Owner, dated _____, _____, and all authorized changes thereto; that the following is a true and correct statement of the Contract amount up to and including the last day of the period covered by this estimate; and that no part of the "Total Amount Due" has been received.

Total Contract Amount, Including Change Orders	_____	
Total Amount Earned, To Date	_____	_____ % Earned
5% Retainage	_____	
Total Earned Less Retainage	_____	
Total Previously Approved	_____	
Amount Due This Estimate	_____	
Unpaid From Previous Estimate	_____	
Current Amount Due	_____	
Balance to Finish, Including Retainage	_____	

The Contractor further certifies that all claims outstanding as of this date against the undersigned as Contractor for labor, materials, and expendable equipment employed in the performance of said Contract up to the date of this estimate have been paid in full accordance with the requirements of this Contract.

CONTRACTOR_____ BY_____ TITLE_____ DATE _____

APPROVAL FOR PAYMENT:

_____	_____	_____
Resident Project Representative	Engineer/Architect	Town of Holly Springs – Owner's Representative

APPLICATION FOR PAYMENT
Town of Holly Springs, North Carolina

PAYMENT NO. _____
PROJECT _____
PERIOD _____
CONTRACTOR _____

ITEM NO	DESCRIPTION OF ITEMS	UNIT	UNIT PRICE	BID QUANTITIES	CURRENT QUANTITY	QUANTITY TO DATE	CURRENT AMOUNT	CONTRACT AMOUNT	% COMP	AMOUNT EARNED TO DATE

TOTAL EARNED TO DATE _____
TOTAL PAID TO DATE _____
5% RETAINAGE _____
AMOUNT DUE THIS ESTIMATE _____

CERTIFICATE OF SALES TAX PAID

PAYMENT NO. _____

PROJECT_____ OWNER - TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

CONTRACTOR_____ FOR PERIOD_____ TO _____

VENDOR	ADDRESS	INVOICE #	DATE	AMOUNT	NC TAX	COUNTY	COUNTY TAX

I hereby certify that the above listed vendors were paid sales tax upon purchases of building materials during the period covered by this construction estimate, and the property upon which such taxes were paid was or will be used in the performance of this Contract. No tax on purchases or rentals of tools and/or equipment is included in the above list. All of the materials listed above became a part of or are annexed in the above referenced construction project.

By _____ _____

Signature *Title*

_____, being duly sworn, certifies that the foregoing statement of sales taxes paid in connection with the referenced Contract is true to the best of his or her knowledge and belief.

Sworn to before me this _____day of _____, 20__.

_____

Notary Public

My commission expires _____, 20____.

Town of Holly Springs **- Portion of the Work to be Performed by Minority Firms**

****** (NOTE: THIS FORM IS NOT TO BE SUBMITTED WITH THE BID PROPOSAL) ******

If the portion of the work to be executed by minority businesses as defined in GS 143-128.2 (g) is equal to or greater than 10% of the bidders total contract price, then the bidder must complete this affidavit. This affidavit shall be provided by the apparent lowest responsible, responsive bidder within 72 hours after notification of being low bidder.

Affidavit of: _____ I do hereby certify that on the
(Bidder)

_____
(Project Name)

Project ID # _____Amount of Bid $ _____

I will expend a minimum of _____% of the total dollar amount of the contract with minority business enterprises. Minority Businesses will be employed as construction subcontractors, vendors, suppliers or providers of professional services. Such work will be subcontracted to the following firms listed below.

Attach additional sheets if required.

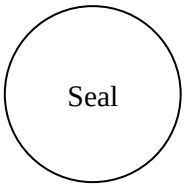
Name and Phone Number	* Minority Category	Work Description	Dollar Value

*Minority categories: Black, African American (B), Hispanic (H), Asian American (A), American Indian (I), Female (F), Socially and Economically Disadvantaged (D)

Pursuant to GS 143-128.2 (d), the undersigned will enter into a formal agreement with Minority Firms for work listed in this schedule conditional upon execution of a contract with the Owner. Failure to fulfill this commitment may constitute a breach of the contract.

The undersigned hereby certifies that he or she has read the terms of this commitment and is authorized to bind the bidder to the commitment herein set forth.

Date: _____ Name of Authorized Officer: _____



Signature: _____

Title: _____

State of North Carolina, County of _____
Subscribed and sworn to before me this _____day of _____20___
Notary Public _____
My commission expires _____

Town of Holly Springs, NC

MBE DOCUMENTATION FOR CONTRACT PAYMENTS

Prime Contractor/Architect: _____

Address & Phone: _____

Project Name: _____

Pay Application #: _____ Period: _____

The following is a list of payments to be made to minority business contractors on this project for the above-mentioned period.

Firm Name	*Minority Category	Payment Amount	Owner Use Only

*Minority categories: Black, African American (B), Hispanic (H), Asian American (A), American Indian (I), Female (F), Socially and Economically Disadvantaged (D)

Date: _____ Approved/Certified By: _____

Name

_____

Title

_____

Signature

****THIS DOCUMENT MUST BE SUBMITTED WITH EACH PAY REQUEST & FINAL PAYMENT**

FIELD ORDER

FIELD ORDER NO.: _____ DATE: _____

PROJECT: _____

RE: _____

_____

TO CONTRACTOR: This Field Order is issued to interpret/clarify the Contract Documents, order minor changes in the work, and/or memorialize trade-off agreements. Both parties hereby agree that the work described by this Field Order is to be accomplished without change in Contract Sum or Price, Contract Time or Times, and/or claims with other costs.

DESCRIPTION: _____

_____

_____

_____

_____

ATTACHMENTS: _____

_____

REFERENCES: _____

_____

RECOMMENDED:	**APPROVED:**	**ACCEPTED:**
By: _____	By: _____	By: _____
Inspector (Authorized Signature)	Development Inspection Administrator or Senior Engineer (Authorized Signature)	Contractor (Authorized Signature)
Date: _____	Date: _____	Date: _____

Distribution: Project Inspector
Lead Inspector
Project Engineer
Executive Director of Utilities and Infrastructure/Town Engineer
Contractor

WORK CHANGE DIRECTIVE INSTRUCTIONS

A. GENERAL INFORMATION

This document was developed for use in situations involving changes in the Work which, if not processed expeditiously, might delay the Project. These changes are often initiated in the field and may affect the Contract Sum or Price or the Contract Time or Times. This is not a Change Order, but only a directive to proceed with Work that may be included in a subsequent Change Order.

For supplemental instructions and minor changes not involving a possible change in the Contract Sum or Price or the Contract Time or Times, a Field Order instead shall be used.

B. COMPLETING THE WORK CHANGE DIRECTIVE FORM

Engineer or Architect initiates the form, including a description of the items involved and attachments.

Based on conversations between Engineer or Architect and Contractor, Engineer or Architect completes the following:

METHOD OF DETERMINING CHANGE, IF ANY, IN CONTRACT SUM OR PRICE: Mark the method to be used in determining the final cost of Work involved and the estimated net effect on the Contract Sum or Price. If the change involves an increase in the Contract Sum or Price and the estimated amount is reached before the additional or changed Work is completed, another Work Change Directive must be issued to change the estimated price or Contractor may stop the changed Work when the estimated price is reached. If the Work Change Directive is not likely to change the Contract Sum or Price, the space for estimated increase (decrease) should be marked "Not Applicable."

METHOD OF DETERMINING CHANGE, IF ANY, IN CONTRACT TIME OR TIMES: Mark the method to be used in determining the change in Contract Time or Times and the estimated increase or decrease in Contract Time or Times. If the changes involves an increase in the Contract Time or Times and the estimated times are reached before the additional or changed Work is completed, another Work Change Directive must be issued to change the times or Contractor may stop the changed Work when the estimated times are reached. If the Work Change Directive is not likely to change the Contract Time or Times, the space for estimated increase (decrease) should be marked "Not Applicable."

Once Engineer or Architect has completed and signed the form, all copies should be sent to Owner for authorization because neither Engineer nor Architect alone has the authority to authorize changes in the Contract Sum or Price or the Contract Time or Times. Once authorized by Owner, a copy should be sent by Engineer or Architect to Contractor. The Contract Sum or Price and the Contract Time or Times may only be changed by Change Order signed by Owner and Contractor with Engineer's or Architects' recommendations.

Once the Work covered by this directive is completed or final cost and times are determined, Contractor should submit documentation for inclusion in a Change Order.

THIS IS A DIRECTIVE TO PROCEED WITH A CHANGE THAT MAY AFFECT THE CONTRACT SUM OR PRICE OR THE CONTRACT TIME OR TIMES. A CHANGE ORDER, IF ANY, SHOULD BE CONSIDERED PROMPTLY.

WORK CHANGE DIRECTIVE

WORK CHANGE DIRECTIVE NO.: _____ DATE: _____

Project: _____

Contractor _____

Engineer/Architect _____

You are directed to proceed promptly with the following change(s):

Description: _____

Purpose of Work Change Directive: _____

Attachments (List documents supporting change): _____

If a claim is made that the above change(s) have affected the Contract Sum or Price or the Contract Time or Times, any claim for a Change Order based thereon will involve one or more of the following methods of determining the effect of the change(s).

Method of determining change in Contract Sum or Price:

- ☐ Unit Prices
- ☐ Lump Sum
- ☐ Other _____

Method of determining change in Contract Time or Times:

- ☐ Contractor's records
- ☐ Engineer's records
- ☐ Other

Estimated (increase/decrease) in Contract Price:

$_____

Estimated (increase/decrease) in Contract Times:

Substantial Completion:_____days;

Ready for final payment: _____days;

If the change involves an increase, the estimated price and times are not to be exceeded without further authorization.

RECOMMENDED:	**APPROVED:**	**ACCEPTED:**
By: _____	By: _____	By: _____
Development Inspection Administrator or Senior Engineer (Authorized Signature)	Exec.Director of U&I (Authorized Signature)	Contractor (Authorized Signature)
Date: _____	Date: _____	Date: _____

Distribution: Project Inspector
Lead Inspector
Project Engineer
Executive Director of Utilities and Infrastructure/Town Engineer
Contractor

CHANGE ORDER INSTRUCTIONS

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling Contract changes that affect the Contract Sum or Price or the Contract Time or Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect the Contract Sum or Price or the Contract Time or Times.

Changes that affect the Contract Sum or Price or the Contract Time or Times should be promptly covered by a Change Order. The practice of accumulating change order items to reduce the administrative burden may lead to unnecessary disputes.

If milestones have been listed, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Sum or Price or the Contract Time or Times, a Field Order may be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer or Architect initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer or Architect has completed and signed the form, all copies should be sent to Contractor for approval. After approval and signature by Contractor, all copies should be sent to Owner for approval. Engineer or Architect should distribute executed copies after approval by Owner.

If a change only applies to the Contract Sum or Price or to the Contract Time or Times, cross out the part of the tabulation that does not apply.

CHANGE ORDER

CHANGE ORDER NO.: _____ DATE: _____

Project:_____

Contractor:_____

Engineer/Architect:_____

CONTRACTOR is directed to make the following changes in the Contract Documents.

Description:

_____

Attachments:

_____

CHANGE IN CONTRACT SUM OR PRICE:	CHANGE IN CONTRACT TIME OR TIMES:
Original Contract Price $_____	Original Contract Times Substantial Completion:_____ Ready for final payment: _____ days or dates
Net change from previous Change Orders No. ____ to No. ____: $_____	Net change from previous Change Orders No. ____ to No. ____: _____ days
Contract Sum or Price prior to this Change Order $_____	Contract Times with all approved Change Orders Substantial Completion:_____ Ready for final payment:_____ days or dates
Net Increase (decrease) of this Change Order $_____	Net Increase (decrease) of this Change Order _____ days
Contract Sum or Price with all approved Change Orders $_____	Contract Times with all approved Change Orders Substantial Completion:_____ Ready for final payment:_____ days or dates

RECOMMENDED:	**APPROVED:**	**ACCEPTED:**
By: _____	By: _____	By: _____
Exec. Director of U&I	Town Manager	Contractor
(Authorized Signature)	(Authorized Signature)	(Authorized Signature)
Date: _____	Date: _____	Date: _____

CHANGE ORDER NO.: _____

Page ___ of ___

The adjustment in Contract Sum or Price and/or Contract Time or Times stated in this Change Order shall comprise the total price and/or time adjustment due or owed the CONTRACTOR for the work or changes defined in this Change Order. By executing the Change Order, the CONTRACTOR acknowledges and agrees that the stipulated price and/or time adjustments include the costs and delays for all work contained in the Change Order, including costs and delays associated with the interruption of schedules, extended overheads, delay, and cumulative impacts or ripple effect on all other non-affected work under this Contract. Signing of the Change Order constitutes full and mutual accord and satisfaction for the adjustment in Contract Sum or Price or Contract Time or Times as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change, subject to the current scope of the entire work as set forth in the Contract Documents. Acceptance of the waiver constitutes an agreement between OWNER and CONTRACTOR that the Change Order represents an equitable adjustment to the Contract, and that CONTRACTOR waives all rights to file a claim on this Change Order after it is properly executed.

IN WITNESS WHEREOF, the undersigned have caused the execution hereof:

CONTRACTOR: _____

ATTEST: By: _____

Name: _____

_____ Title: _____

Secretary

Address: _____

[Corporate Seal]

Date: _____

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

By: _____ Date: _____

Title: _____

OWNER: TOWN OF HOLLY SPRINGS

Approval as to form and legal sufficiency: By: _____

By: _____ Name: _____

Title: _____ Title: _____

Date: _____ Date: _____

Distribution:

CONTRACTOR'S RELEASE OF OWNER

The Contractor, known as _____,

for the construction of Project: _____,

hereby and forever releases the Town of Holly Springs (Owner), its officers, agents, and [Engineers/Architects]: _____, from all past, present, and future claims and liability to the Contractor for anything done or furnished for, relating to, or for any act of neglect of the Owner, its engineers, or any persons relating to or affecting the work.

Contractor's Certification:

Contractor: _____

Authorized Representative: _____

Date: _____

FINAL RECEIPT

Contract: _____

Received this _____ day of _____, 20___ as full and final payment of the cost of all improvements provided for in the foregoing Contract the sum of _____ Dollars and _____Cents, ($_____), in cash, being the full amount accruing to the undersigned by virtue of said Contract, said cash covering and including full payment for all extra work and material furnished by the undersigned in the construction of said improvements, and all incidentals thereto, and the undersigned hereby releases the said _____ from all claims whatsoever growing out of the said Contract.

These presents are to certify that all persons doing work upon or furnishing materials or supplies for said improvements under the foregoing Contract have been paid in full.

The undersigned further certifies that all taxes imposed by Chapter 212, North Carolina Statues (Sales and Use Tax Act), as amended, have been paid and discharged.

_____
CONTRACTOR

By: _____ (Seal)

_____
(Typewritten Name)

E-VERIFY AFFIDAVIT

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

AFFIDAVIT OF CONTRACTOR'S COMPLIANCE WITH E-VERIFY

I, _____(the individual attesting below), being duly authorized by and on behalf of _____ (the "Contractor") after first being duly sworn hereby swears or affirms as follows:

1. Contractor understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).

2. Contractor understands that Contractors Must Use E-Verify. Each Contractor, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS §64-26(a).

3. Contractor is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)

   a. YES _____, or

   b. NO _____

4. Contractor's subcontractors comply with E-Verify, and if Contractor is the winning bidder on this project Contractor will ensure compliance with E-Verify by any subcontractors subsequently hired by Contractor.

This _____ day of _____, 20__.

Signature of Affiant

Print or Type Name: _____

State of North Carolina

County of _____

Signed and sworn to (or affirmed) before me, this the _____

day of _____, 20__.

My Commission Expires:

_____

Notary Public

(Affix Official/Notarial Seal)

TOWN OF HOLLY SPRINGS

DOWNTOWN AREA ADA RAMP COMPLIANCE PROJECT

TECHNICAL SPECIFICATIONS

SECTION 01000: DEFINITIONS, ABBREVIATIONS and REFERENCE STANDARDS

PART 1 - DEFINITIONS

A. CONTRACTOR – The successful Bidder to whom a contract has been awarded and who has properly executed the contract documents.

B. EASEMENT – An interest in land owned by another that entitles its holder to a specific use. Or a property right to use or control real property of another.

C. ENGINEER – The Director of Engineering of the Town of Holly Springs or other representative duly authorized by the Director of Engineering.

D. INSPECTOR – The Lead Development Inspector, a Construction Inspector, or other representative duly authorized by the Director of Engineering.

E. ENGINEER'S CONSULTANT – Duly authorized representative from hired firm.

F. INVERT - The lowest point in the internal cross section of a pipe or other culvert.

G. OWNER – The Town of Holly Springs, a Municipal Corporation of the State of North Carolina.

H. PLANS – The approved design drawings that show the work to be done.

I. RIGHT OF WAY - The area that encompasses public streets, sidewalks and utility strips.

J. SUBGRADE - That portion of the roadbed is prepared as a foundation for the pavement structure.

PART 2 – ABBREVIATIONS The following is a partial list of abbreviations that may appear in the specifications, plans, and/or estimates and their definitions.

1.	A.B.C.	aggregate base course
2.	B.C.Y	bank cubic yard
3.	BOC	back of curb
4.	BV	butterfly valve
5.	C/O	sewer clean out
6.	°C	degrees Centigrade
7.	C.F.	cubic feet
8.	CMP	corrugated metal pipe
9.	CV	check valve
10.	Cy	cubic yard
11.	DIP	ductile iron pipe
12.	EI/EIT	Engineer Intern

13. EIP	existing iron pipe
14. EOP	edge of pavement
15. °F	degrees Fahrenheit
16. FES	flared end section (pipe)
17. ft.	foot
18. gpd	gallons per day
19. gpm	gallons per minute
20. GV	gate valve
21. HDPE	high density polyethylene
22. HP	horsepower
23. ID	internal diameter
24. in.	inches
25. inv	invert
26. lbs.	pounds
27. L.F.	Linear Feet
28. MH	manhole
29. max.	maximum
30. min.	minimum
31. M.S.F	thousand square feet
32. MSL	mean sea level
33. MUTCD	Manual on Uniform Traffic Control Devices
34. NCDENR	North Carolina Department of Environment and Natural Resources
35. NCDOT	North Carolina Department of Transportation
36. NPDES	National Pollutant Discharge Elimination System
37. O.C.	on center
38. OD	outside diameter
39. OHPL	overhead power line
40. OSHA	Occupational Safety and Health Act
41. oz.	ounce
42. PAM	Polyacrylamide
43. P.C.	point of curvature
44. P.E.	Professional Engineer, registered in North Carolina
45. pH	measure of the acidity or alkalinity of a solution
46. P.L.S.	Professional Land Surveyor, registered in North Carolina
47. ppm	parts per million
48. psi	pounds per square inch
49. PL	property line
50. P.T.	point of tangency
51. PVC	polyvinyl chloride
52. P.V.C.	point of curvature on vertical curve
53. P.V.T.	point of tangency on vertical curve
54. Qmax	maximum discharge
55. Qmin	minimum discharge
56. R. or Rad.	radius
57. RCP	reinforced concrete pipe
58. RH	relative humidity

59. SCS	Soil Conservation Service
60. sec.	second
61. S.F.	square feet
62. S.Y.	square yard
63. TDH	total dynamic head
64. TOHS	Town of Holly Springs
65. Typ.	typical
66. UPL	underground power line
67. VAC	volts (alternating current)
68. VDC	volts (direct current)
69. WM	water meter
70. WV	water valve
71. yd	yard

PART 3 – REFERENCE STANDARDS

All materials, products and procedures incorporated into the work shall be in strict accordance with the following codes, standards and specifications. Wherever reference is made to any published standard, code or standard specification, it shall mean the latest edition in effect at the invitation for bids.

A. American Association of State Highway and Transportation Officials (AASHTO)
B. American National Standards Institute (ANSI)
C. American Society of Testing and Materials (ASTM)
D. American Water Works Association (AWWA)
E. Americans with Disabilities Act (ADA) Standards for Accessible Design
F. Manual on Uniform Traffic Control Devices for Streets and Highways, as prepared by the National Advisory Committee on Uniform Traffic Control Devices (MUTCD)
G. North Carolina Department of Transportation (NCDOT), January 2024 “Standard Specifications for Roads and Structures”
H. National Pre-Cast Concrete Association (NPCA)
I. North Carolina Department of Environment Quality (NCDEQ)
J. National Electrical Code (NEC)
K. National Electrical Manufacturers Association (NEMA)
L. Natural Resources Conservation Service (NRCS [formerly “SCS”])
M. Occupational Safety and Health Act (OSHA)
N. Soil Conservation Service (SCS)
O. Town of Holly Springs (TOHS) “Engineering Design and Construction Standards” - Where TOHS standard specifications exceed NCDOT standards, the TOHS standard specification shall apply.
P. Underwriters Laboratories, Inc. (UL)

END OF SECTION 01000

SECTION 02000: SUBMITTALS

PART 1 – SUBMITTALS

A. General Submittal Requirements

i. Submittals shall meet the requirements of the General Conditions and Supplementary Conditions.

ii. The following submittals will be required for this project:

- Traffic Control Plan
- Utility Adjustments
- Asphalt Pavement
- Concrete Curb & Gutter and Sidewalk
- Decorative Brick and Boardwalk Path
- Truncated Domes Detectable Warnings

iii. The Contractor shall transmit submittals in sufficient time to allow thorough review by the Engineer.

iv. Submittals shall be accompanied by a letter of transmittal containing the date, project name, Contractor's name, supplier, manufacturer, number and title of submittal, notification of exceptions and/or deviations from the Contract requirements, and any other pertinent data to facilitate review.

v. The Contractor shall thoroughly check all submittals for accuracy and conformance to the intent of the Contract Documents, and make any necessary changes, prior to submitting them to the Engineer. All submittals shall bear the Contractor's certification stating that they have been so checked. **This certification shall include the following statement: "By this Submittal, I hereby represent that I have determined and verified all field measurements, field construction criteria, materials, dimensions, catalog numbers, and similar data and I have checked and coordinated each item with other applicable approved shop drawings and all contract requirements." SUBMITTALS WITHOUT THE CONTRACTOR'S CERTIFICATION WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW.**

vi. No material shall be ordered, fabricated or shipped or any work performed until the Engineer returns the required submittal to the Contractor with satisfactory review indicated.

vii. The Engineer's review of the Contractor's submittals shall in no way relieve the Contractor of any responsibility under the Contract. An acceptance of a submittal shall be interpreted to mean that the Engineer has no specific objections to the submitted material, subject to conformance with the Contract Documents.

B. Shop Drawings

i. The Contractor shall submit to the Engineer for review shop drawings for all fabricated work and for all manufactured items for which shop drawings are required elsewhere in the project manual.

ii. Where manufacturers' publications in the form of catalogs, brochures, illustrations or other data sheets are submitted, items for which approval is requested shall be specifically indicated. Submittals showing only general information shall not be acceptable.

iii. Within ten (10) days after notice to proceed, the contractor shall submit three (3) copies of his preliminary schedule of shop drawing submittals to the Engineer for approval.

C. Layout and Installation Drawings

i. The Contractor shall submit to the Engineer, for review, layout and installation drawings for all pipes, valves, fittings, sewers, manholes, electrical, conduits, etc. to be provided under this contract.

ii. Within ten (10) days after notice to proceed, the contractor shall submit three (3) copies of his preliminary schedule of layout and installation drawing submittals to the Engineer for approval.

PART 2 – OTHER REQUIREMENTS

A. Progress Schedule

i. The Contractor shall submit three (3) copies of its proposed progress schedule to the Engineer for review and approval, in accordance with the General Conditions.

ii. Progress schedule shall be updated monthly, with three (3) copies submitted to the Engineer with the application for payment. The Engineer may withhold progress payments until such time as the schedule or revised schedule is received.

iii. Progress schedule shall be prepared in the form of a horizontal bar chart showing in detail the proposed sequence of work. Schedule shall be time scaled showing start and completion dates for each stage of the work. The schedule shall account for all subcontractors. The schedule shall provide for proper sequence of construction considering various crafts, purchasing time, submittal review, material delivery, equipment fabrication and similar time-consuming factors. The schedule shall show as a minimum, earliest starting, earliest completion, latest starting, latest completion, and total float for each task or item.

B. List of Subcontractors

i. The Contractor shall submit to the Engineer for review, prior to the preconstruction conference, a listing of all subcontractors. This submittal shall include a description of the work to be performed by each subcontractor, the estimated value of such work, and the subcontractor's experience performing similar work. This list shall be kept current throughout the project duration. All subcontractors shall be approved by the Town of Holly Springs.

C. As-Built Drawings

i. If Town employee signed and sealed the construction plan: Contractors shall provide a complete as-built point file so that the Town Project Engineer can provide three (3) complete sets of field-surveyed and sealed As-Built plans, (1 set mylar, 2 sets blue prints) at the completion of the project, prior to final payment. As-builts shall conform to the requirements set forth in the Town of Holly Springs, "Engineering Design and Construction Standards", with all information tied to the appropriate local Town benchmark monument.

ii. If Town outsourced the sign and seal of the Construction Plan: Contractor shall provide a complete as-built point file to original design engineer and provide three (3) complete sets of field-surveyed and sealed As-Built plans, (to the Town of Holly Springs) (1 set mylar, 2 sets blue prints) at the completion of the project, prior to final payment. As-builts shall conform to the requirements set forth in the Town of Holly Springs, "Engineering Design and Construction Standards", with all information tied to the appropriate local Town benchmark monument.

END OF SECTION 02000

SECTION 06000: CAST IN PLACE CONCRETE

PART 1 - MATERIALS

A. Portland cement concrete for curb and gutter, driveways, driveway aprons, curb ramps, sidewalks, traffic islands and other items as specified on the plans shall have a minimum 28 day compressive strength of 2,500 psi, a non-vibrated slump between 2.5 and 4 inches, a minimum cement content of 508 pounds per cubic yard, an air entrainment of 4.5 – 7.5%, and a maximum water-cement ratio of 0.567 in accordance with Class B concrete as described in the NCDOT, January 2024, "Standard Specifications for Roads and Structures" unless otherwise specified in the Contract Documents. Portland cement concrete for structures, culverts and other items as specified on the plans shall be Class A or Class AA in accordance with NCDOT, January 2024, "Standard Specifications for Road and Structures." Dyed concrete is not allowed in construction of driveway aprons or public sidewalks unless otherwise specifically required on the plans.

B. Joint filler shall be a non-extruding joint material conforming to ASTM C1751. Joint sealer shall be a low modulus silicone sealant conforming to Section 1028.

C. Aggregate for portland cement concrete shall meet the requirements for fine and coarse aggregate of Section 1014 of the NCDOT, January 2024, "Standard Specifications for Roads and Structures."

D. Portland Cement and admixtures shall meet the requirements of Section 1000 of the NCDOT, January 2024, "Standard Specifications for Roads and Structures."

E. Water for mixing or curing the concrete shall be free from injurious amounts of oil, salt, acid, or other products detrimental to the finished product.

F. Steel Wire Reinforcement shall be smooth welded wire reinforcement conforming to AASHTO M55.

PART 2 - QUALITY ASSURANCE

A. Concrete shall be only plant-mixed, transit-mixed or ready-mixed concrete. The time elapsing from mixing to placing the concrete shall not exceed ninety (90) minutes. Concrete shall not be deposited on frozen subgrade and shall not be poured when the air temperature is falling and below 40° F, and the predicted low temperature for the succeeding 24 hour period is less than 32° F.

B. All concrete when placed in the forms shall have a temperature of between 50° F and 90° F and shall be maintained at a temperature of not less than 50° F for at least 72 hours for normal concrete and 24 hours for high early strength concrete, or for as much time as is necessary to secure proper rate of airing and designed compressive strength. The use of admixture, retarders, and accelerators shall be used as directed by the Engineer.

PART 3 - CONSTRUCTION METHODS - GENERAL

A. Proportioning of Concrete: The concrete shall be mixed in proportions discussed herein and approved by the Engineer.

B. Mixing Concrete: The concrete shall be mixed by machine on the job or at a central mixing plant. A batch mixer of any approved type may be used. The method of measuring the materials for the concrete, including water, shall be one which will insure separate and uniform proportions of each of the materials at all times. The mixing shall continue at least 1-1/2 minutes after all ingredients have been emptied before receiving material for the succeeding batch.

   i. A central mixing plant shall not be used until approved by the Engineer and shall be certified by the NCDOT. The concrete from a central plant shall be delivered and deposited at the consistency specified without segregation. The time elapsing from mixing to placing the concrete shall not exceed ninety (90) minutes.

   ii. Concrete shall be mixed only in such quantities as are required for immediate use and all such material shall be used while fresh and before initial set has taken place. Any concrete in which set has begun shall not be used in the work. Retempering of concrete will not be allowed.

C. Subgrade: The subgrade shall be excavated to the required depth below the finished surface in accordance with the plans to the lines and grades established by the Engineer. All soft yielding material or other unsuitable material shall be removed and replaced with suitable material and the subgrade shall be compacted thoroughly and finished to a firm, smooth surface. No curb and gutter, driveways, driveway aprons, wheelchair ramps, sidewalks, or traffic islands shall be poured until the subgrade is approved by the Inspector.

D. Forms: The forms shall be of metal and of the necessary dimensions to construct the combined curb and gutters specified in the plans. Wood forms may be used where conditions make the use of metal forms impractical. The use of wood forms must be approved by the Inspector. The forms shall be set true to the line and grade established by the Inspector and held rigidly in position, so as to prevent leakage of mortar and springing out of line when the concrete is placed in them. The forms shall be true in line, free from warping or bending. No concrete shall be placed until the forms and subgrades have been approved by the Inspector.

E. Placing of Concrete: The subgrade shall be moistened and the concrete shall be placed in the forms and tamped sufficiently to bring the mortar to the surface, after which it shall be finished smooth and even by means of a wooden float.

   i. The curb and gutter shall be constructed in place in uniform sections ten (10) feet in length. The joints between sections shall be formed by steel templates one-sixth (1/6) inch in thickness and of the width and depth of the curb and gutter. The templates shall be left in place until the concrete has set sufficiently to hold its shape, but shall be removed while the forms are still in place.

ii. Machine poured concrete curb and gutter will be scored at 15 feet intervals with expansion joints located at intervals no greater than 50 feet.

iii. Expansion joints shall be one-half (1/2) inch in width and shall be placed between all rigid objects at a distance of no more than fifty (50) feet apart and shall extend the full depth of the concrete with the top of the filler one-half (1/2) inch below the finished surface.

F. Finishing: The edges of the curb and gutter shall be finished with an approved edging tool of one-half (1/2) inch radius. Joints shall be similarly finished immediately after the templates have been removed.

G. Curing: Contractor may select method of curing provided that the method is approved by the Engineer and that the means and methods of curing conform to standards specified by current AASHTO or ASTM specifications.

H. Removing Forms: Forms shall not be removed from freshly placed concrete until it has set for at least 12 hours. Forms shall be carefully removed in such a manner as to prevent damage to the edges of the concrete. Any honeycombed areas along the sides shall be filled promptly with mortar composed of one part cement and two parts of fine aggregate.

I. Cold Weather and Night Concreting: Concreting shall be done when weather conditions are favorable unless otherwise directed by the Engineer. Concrete operations shall be discontinued when a temperature of 40° F is reached on a falling thermometer and may be continued when temperature reaches 35° F on a rising thermometer. No concreting shall be attempted when local weather bureau indicates temperature below freezing within the ensuing 24 hours unless proper precautions are made to protect the concrete by covering with straw or other thermal insulation satisfactory to the Engineer. The Contractor shall be responsible for the quality and strength of the concrete laid during cold weather and any concrete damaged by frost action or freezing shall be removed and replaced as directed by the Engineer at the Contractor's expense.

i. The Contractor may be permitted by the Engineer to proceed with concrete operations during cold weather in temperatures of not less than 25° F at placing time provided that the Contractor furnishes an approved admixture and uses an amount per batch not to exceed two percent (2%) by weight of the total amount of cement, and further provided that he takes other precautions deemed necessary by the Engineer to prevent concrete from freezing during curing period.

ii. No more concrete shall be laid than can be properly finished and covered during daylight, unless adequate artificial light satisfactory to the Engineer is provided.

J. Protection of Concrete: Immediately after the forms have been removed and all honeycombed areas repaired, the back of the curb shall be backfilled to prevent underwash. Traffic shall be excluded from crossing the concrete for a period of approximately fourteen (14) days, by erection and maintenance of suitable barricades, unless otherwise specified in the Contract Documents or by the Engineer. Contractor shall be responsible for any damage

resulting from traffic or vandalism until accepted by the Engineer, and he shall remove and replace any concrete damaged as directed by the Inspector.

PART 4 - CONSTRUCTION METHODS – FLOWABLE FILL, CURB & GUTTER, DRIVEWAYS, DRIVEWAY APRONS, WHEELCHAIR RAMPS, SIDEWALKS, AND TRAFFIC ISLANDS

A. Areas of concrete to be removed shall be sawcut before removing. The sawcut shall provide a smooth, straight edge approximately two (2) inches deep before breaking away the adjacent concrete. There will be no direct payment for the work covered by this section.

B. Concrete shall be constructed in accordance with Section 825, 846, and 848 of the NCDOT, January 2024, "Standard Specifications for Roads and Structures" and shall be given a "sidewalk finish," except as otherwise noted herein.

C. Brooming of the concrete surface shall be done transverse to the direction of traffic. Joint spacing shall not be less than 5 feet. Where existing sidewalks are being widened, transverse joints shall be located so as to line up with existing joints in the adjacent existing sidewalk. Grooved joints shall not be sealed.

D. No backfill shall be placed adjacent to the curb & gutter, driveways, driveway aprons, wheelchair ramps, or sidewalks until at least 3 curing days have elapsed, as defined in Section 825-9 of the NCDOT, January 2024, "Standard Specifications for Roads and Structures." However, all backfill shall be placed within 4 calendar days after the completion of this 3 curing day time period. Backfill shall be clean earthen material free of all debris and shall be compacted to a degree comparable to the adjacent undisturbed material or as directed by the inspector.

E. Flowable Fill shall be installed in accordance with Section 340-2 of the NCDOT, January 2024, "Standard Specifications for Roads and Structures" at locations shown in the plans.

PART 5 - PAYMENT

A. Basis of Payment: Compensation for cast in place concrete items shall be as follows or as indicated on the Itemized Proposal in the Contract Documents:

i. Payment for "Concrete Curb and Gutter" shall be paid at the unit price bid per linear foot for the type as indicated in the Itemized Proposal and in accordance with Town of Holly Springs Standard Detail HS310. The aggregate base course or asphalt concrete placed under the concrete curb and gutter shall be in accordance with Town of Holly Springs Standard Detail HS311 and shall be included in the unit price bid for curb and gutter. Unit price shall be full compensation for all labor, equipment and materials to furnish and install curb and gutter, and aggregate base course or asphalt concrete under the curb and gutter. Payment for this item shall not be made until work is complete, including backfilling and seeding & mulching, and has been inspected and accepted by the Inspector.

ii. Payment for "Brick Paver Sidewalk" shall be paid at the unit price bid per linear foot at the width and thickness designated in the Itemized Proposal and in accordance with

Town of Holly Springs Standard Detail HS320. Unit price shall be full compensation for all labor, equipment and materials to remove, furnish, and install brick paver sidewalk. Payment for this item shall not be made until work is complete, including backfilling and seeding & mulching, and has been inspected and accepted by the Inspector.

iii. Payment for "Remove and Replace Concrete Sidewalk" shall be paid at the unit price bid per linear foot at the width and thickness designated in the Itemized Proposal and in accordance with Town of Holly Springs Standard Detail HS314. Unit price shall be full compensation for all labor, equipment and materials to remove, furnish, and install concrete sidewalk. Payment for this item shall not be made until work is complete, including backfilling and seeding & mulching, and has been inspected and accepted by the Inspector.

iv. Payment for "Remove and Replace Curb Ramp" shall be paid at the unit price bid per each item as designated in the Itemized Proposal and in accordance with the details shown in the Appendix. Unit price shall be full compensation for all labor, equipment and materials to remove, furnish and install concrete wheelchair ramps, sawcut of existing curb, depressed curb and gutter, and aggregate base course or asphalt concrete under the depressed curb and gutter or wheelchair ramp necessary for the construction of the concrete wheelchair ramp. Pay limits for incidental curb and gutter and sidewalk identified in the details. Payment for this item shall not be made until work is complete, including backfilling and seeding & mulching, and has been inspected and accepted by the Inspector.

END OF SECTION 06000

SECTION 40000: SPECIAL CONSTRUCTION

The following items in Section 40000 are project specific and shall supercede any other conflicting portion of these contract documents.

Conform to the requirements of the pay items included in these Technical Specifications. All other pay items are included in the NCDOT Standard Specifications and must be conformed to as described in those specifications unless modified herein. In the event of a conflict between these technical specifications and the NCDOT Standard Specifications these Technical Specifications shall govern.

General

A. The following items contained in Section 40000 are project-specific for the Downtown Area ADA Ramp Compliance Project and shall supersede any other conflicting portion of these Contract Documents.

B. All quantities in this bid document are Engineer's Estimates only. Payments will be made based upon actual measurements as verified in the field.

C. All improvements shall be constructed to facilitate positive drainage.

D. There will be no fuel price adjustments.

E. Town of Holly Springs streets may not be used as a long-term staging area for equipment. Contractor equipment shall be parked or staged in accordance with Town of Holly Springs parking policies.

F. **Cooperation Between Contractors**: The Contractor on this project shall cooperate with any and all Contractors or other entities performing construction working within or adjacent to the limits of this project to the extent that the work can be carried out to the best advantage of all concerned. This includes, but is not limited to, other Town of Holly Springs Contractors, Town of Holly Springs Public Works, North Carolina Department of Transportation, private developments, and private utilities.

G. Mobilization (which includes demobilization) shall not exceed 5% of the project cost and shall be paid for as lump sum unit price in accordance with Section 800 of NCDOT Standard Specifications for Roads and Structures.

H. The Contractor will be responsible for attending bi-weekly meetings during the project duration at which a report will be made as to the project status including any problems encountered. Contractor's representative shall be a project manager familiar with the daily progress and field conditions of the project. Contractor and subcontractors shall limit communications to those with the Inspector except as otherwise provided by these documents.

I. Contractors must be licensed with the State of North Carolina as a General Contractor, plus any specialty work performed by the Contractor and/or subcontractor shall be performed by a Contractor licensed in the respective specialty area.

J. Where the contractor fails to respond in a timely manner to Town directives to complete certain repairs and/or work that, in the Town's opinion, cause a safety hazard or the potential for damages,

the Town may have such work performed and deduct the costs plus 25% from the Contractor's pay request. This provision shall not, however, obligate the Town to undertake such work that is the responsibility of the Contractor.

K. Contractor must meet all requirements of forthcoming NCDEQ, NCDOT and other required permits on this project. Permits are inserted into the Appendix prior to construction.

L. There shall be no unit price adjustment for materials due to market variability.

M. All materials shall be in compliance with Town Standards and the most recent NCDOT Standard Specifications and approved products.

Prior to Construction

A. The Contractor shall inspect all features within the construction limits including both public and private existing sidewalk, curb and gutter, landscaping, signs, pavement, pavement markings, light posts, utilities and other physical features, which according to the plans will remain in place, prior to construction. The Contractor shall document with the Engineer, in writing and recorded on video tape supplemented with appropriate photographs, prior to beginning any construction, the full project limits. The Inspector shall be present during the videotaping. Any damage resulting to existing features from the work of this contract shall be promptly repaired by the Contractor at no additional cost to the Town, in a manner approved by the Engineer.

B. The Contractor shall notify, in writing, businesses, residents and property owners adjacent to proposed construction of impending work at least one (1) week in advance of beginning construction in the vicinity of their property by providing door hangers. Construction limits shall be staked prior to the door hanger notice. This will permit property owners to remove any vegetation from the construction area that they wish to preserve. The Contractor shall provide a letter to the Town for that purpose for review. The Contractor shall provide written verification of the property owners and their addresses along with date of notification and provide this list to the Town.

C. The Contractor shall be responsible for any tree removal and tree trimming, but shall inform the Town Inspector and receive approval before beginning with work.

D. The Contractor shall be responsible for any vehicle removal and/or towing, including cars, trucks, trailers, RVs, etc.).

E. Contractor shall provide notification and temporary signs 2 weeks in advance of beginning construction to give businesses, residents and property owners the time to remove their vehicles that would otherwise block the area where construction would take place.

Site

A. All additional necessary grading work shall be included in the scope of work.

B. The Contractor shall accept actual conditions at the site and perform the work specified without additional compensation for possible variation from grades and conditions shown, whether surface or subsurface, except as provided for by the contract documents.

C. At the end of each working day and during periods of construction inactivity, equipment shall be parked and/or stored a minimum of 30 feet from the edge of any travel lane unless deflective

barriers are employed in accordance with MUTCD standards. All sight distances shall be kept clear and free of equipment and materials at all times.

D. The Contractor shall be responsible for removing and replacing existing street signs, utility services such as c/o's and water meters, and other related or similar existing items. All items shall be replaced in a location as shown on the plans or as directed by the Inspector. Unless noted in the project bid estimate, no direct payment shall be made for such relocations.

E. Contractor shall be required to re-establish and re-set any existing property corner markers or local survey monuments which are disturbed by construction. Written documentation that such corners were re-established in a proper manner must be provided by a PLS.

F. The Contractor shall construct all improvements so as to create and/or maintain positive drainage at all times.

G. Incidental Stone quantities must be approved, prior to installation, by the Inspector/Engineer in order for payment to be approved. In addition, tickets for incidental stone shall be provided to the Inspector on the day of placement to be eligible for payment.

H. The Contractor shall comply with all requirements listed in the North Carolina Division of Environmental Management Stormwater Discharge NPDES Permit NCG010000, including the following conditions listed below. Contractor shall abide by the approved Sedimentation and Erosion Control Plan for this project and keep a signed copy of the letter of approval of the plan on-site at all times.

I. There shall be no discharge of any sanitary wastewater from this construction activity except under the provisions of another NPDES permit specifically issued therefore.

J. There shall be no chemicals added to the discharge.

K. All wastes composed of building and construction materials will be disposed of in accordance with N. C. statutes and rules governing solid waste disposal.

L. Maintenance activities for vehicles and heavy equipment shall be performed so as to not result in contamination of the surface or ground waters. .

M. If contaminated soil is encountered during construction, the material shall be handled in a manner acceptable to NCDEQ. The Contractor shall be responsible for obtaining any permits necessary.

N. Accessibility to existing mailboxes shall be maintained at all times during construction through means of temporary relocation. When temporarily removing and replacing mailboxes, the contractor shall remove the mailbox and post without damaging. The contractor shall photograph all mailboxes before removal to ensure that the replaced mailbox is of equal or greater condition than before. Contractor shall be responsible for final placement of mailboxes in a condition equal to or better than that which is existing and method of installation to be equal to the pre-construction method of installation. Inspector to approve all mailbox removal and replacement.

O. The Contractor shall restore any grass, landscaping, driveways, and/or other features that are located on public or private property and that is damaged or disturbed as a result of construction with "in-kind" material, and to the satisfaction of the Inspector.

P. Pavement repairs shall be made as needed. Temporarily backfilling is discouraged but if it becomes necessary to establish access, it shall be accomplished using ABC or select backfill material approved

by the engineer. The temporary backfill shall be removed as soon as possible and the proper backfill and pavement repair performed. No additional compensation will be made for temporary backfill.

Q. Select backfill shall be suitable material as specified by the Town's Inspector.

R. A geotechnical report has not been completed along the current project alignments. Any material that is not contaminated and not necessary for fill, shall be removed from the site.

Asphalt Pavement

A. Areas on this project may require removal and replacement of existing pavement in order to maintain positive drainage. These areas, if not shown in the plans, must be identified by the Contractor and approved by the Engineer prior to removal.

B. Cut the existing pavement to a neat vertical joint and uniform line; removing and disposing of pavement, base and subgrade material as approved or directed; coating the area to be repaired with a tack coat; furnishing, placing and compacting asphalt plant mix; replacing of the removed material with asphalt plant mix.

C. The type of asphalt plant mix used shall be Asphalt Concrete Surface Course, Type S9.5B or a mix type approved by the Engineer. Approved asphalt plant mix for pavement repair in accordance with NCDOT Standards and Specifications.

D. Remove and Replace Asphalt Pavement will be measured and paid for as the actual number of square yards of asphalt plant mix, complete in place, that has been used to make completed and accepted repairs. This price and payment will be full compensation for all labor, equipment, materials, and incidentals necessary to complete the work including but not limited to removal and disposal of all types of pavements; furnishing and applying tack coat; furnishing, placing, and compacting of asphalt plant mix; furnishing of asphalt binder for the asphalt plant mix, furnishing scales. If pavement replaced included any pavement marking prior to removal, this shall be replaced "in kind" inclusive to the cost of asphalt pavement replacement.

E. Contractor shall take precautions to avoid damage to existing pavement outside of the approved areas during replacement of proposed ramps. Whenever pavement or other physical features outside of the limits but in proximity to project becomes damaged, unless evidence is presented by the Contractor to the contrary, Contractor is assumed responsible for such damages. The Contractor shall be responsible for the repair of such to a state acceptable by the Engineer at no additional cost to the Owner.

Truncated Domes

A. Construct detectable warnings consisting of integrated raised truncated domes on curb ramps in accordance with the TOHS details, 2024 NCDOT Standard Specifications, and the requirements of the ADA Standards for Accessible Design.

B. Material, color, and coating specifications must be stated in the submitted Manufacturers Type 3 Certification. Prior to installation, the Contractor shall submit to the Engineer assembling instructions from the manufacturer for the selected detectable warning system. The truncated

dome detectable warning system shall be capable of being affixed to or anchored in the concrete curb ramp. The system shall be solvent free and contain no volatile organic compounds (VOC). The system shall be resistant to deterioration due to exposure to sunlight, water, salt, or adverse weather conditions and impervious to degradation by motor fuels, lubricants and antifreeze.

C. Install all truncated dome detectable warnings in accordance with the manufacturer's recommendations.

Utility Work

D. Any underground encounter or unusual circumstance that occurs during construction should also be documented by the Contractor with photographs and field measurements along with prompt notification to the Engineer.

E. If, at any time during construction, it becomes necessary to operate utility valves, the Town of Holly Springs Department of Public Works and the Town Inspector must be contacted prior to operation.

F. Conflict avoidance, utility construction and/or relocation by others will take place on the project site either prior to or during the Contractor's activity. After project availability date, the Contractor shall coordinate any utility relocation by others in order to avoid any delay in construction progression. Damage to utilities and their accompanying facilities by the Contractor shall be reported immediately to the respective utility owner(s) and the Inspector and arrangements made to repair at the expense of the Contractor.

G. The Contractor shall limit any interruption of water service to less than 2-hours. The Inspector as well as the residents affected by the interruption of water service shall be notified by the Contractor in writing at least 2 days prior to the interruption. Contractor shall provide written notice to Inspector for approval in advance of delivery. In addition, if any water or sewer services or active lines are accidentally disrupted or accidentally damaged, the Inspector must be contacted immediately. Contractor will be responsible for repair and any separations to property owners resulting from such damages.

H. No interruption of wastewater flow in the main line or lateral service lines shall be permitted at any time. The Contractor shall take all necessary precautions and actions to prevent overflow and spillage of wastewater, including temporary bypass piping and pumping. Relocation of lateral and service lines shall be performed as needed with no interruption of wastewater flow. Fines, clean up costs, etc. for any wastewater spills or backups will be the responsibility of the Contractor.

I. Pits and/or trenches excavated for construction shall be backfilled if practical by the end of the day. If this is impractical, the Contractor shall cover the opening with plate steel, secure the area with minimum 6' fencing to deter access by the public, or install jersey barricades plus traffic control as necessary in accordance with the NCDOT, January 2024, "Roadway Standard Drawings". No separate payment will be made for this work.

J. The Contractor shall exercise due care to prevent damage to fiber optic cables, signal cables, or associated infrastructure, with particular attention to the Ballentine St and Main St intersection traffic signal. The Contractor must notify the Town within 1 hour of any damage. Repairs must be completed within 24 hours of damage occurrence, at the Contractor's expense.

K. If utility separation conflicts occur during construction, the Contractor shall coordinate acceptable adjustments or special treatments with the Engineer and the Town prior to proceeding with work.

L. It is the responsibility of the contractor to determine the exact location of, and to avoid, all existing utilities and/or facilities within the project limits.

M. If applicable, the Contractor shall coordinate with any utility company for any necessary utility relocation.

N. During water valve and manhole adjustments, the Contractor shall cone off work area properly to provide a safe work zone.

O. No manholes or water valve boxes shall be raised and left for a period of time greater than fourteen (14) days before the street is resurfaced. Should this period of time be exceeded, all work shall be stopped until the replacement has been completed. Immediately after utility adjustments take place the sides of the utility shall be painted bright orange for visibility and if directed by the Engineer 36" (minimum) reflective orange traffic cones or other devices shall also be added for visibility. There will be no separate compensation for this work.

P. Cast iron risers will not be allowed for adjustment of manholes and water valve boxes.

Q. If any existing broken manholes or water valve boxes are discovered, the Contractor shall furnish new manhole rings and covers or new water valve boxes for replacement of the broken ones by the Contractor. Replacements will be the same as stocked by the Town of Holly Springs or approved as acceptable alternate by the Engineer.

R. Adjustment of fire hydrants, if needed, shall include both horizontal and vertical adjustment to leave existing fire hydrants positioned in accordance with Town of Holly Springs Standard Details HS31 and HS32, or as otherwise noted.

S. Payment for utility adjustments items shall be at the respective contract unit prices for "Adjust Drop Inlet," "Adjust Manholes", and "Adjust Meter or Valve Box" as indicated in the Itemized Proposal and shall be full compensation for all labor, equipment, materials, and incidentals necessary to complete the work. If no items are included for utility adjustments in the Itemized Proposal, all utility adjustments must be completed, and no direct payment shall be made. There shall be no separate compensation for the adjustment of newly constructed manholes, water valves, and drop inlets that are installed as a part of this Contract. Payment for replacement of broken valve boxes and manhole ring and covers shall be paid at the per unit cost as stated in contract. This will be full compensation for removal and replacement. There shall be no separate compensation for the adjustment of newly constructed manholes and water valves.

Inspection/Testing

A. The Contractor shall provide access to all construction materials and allow time for the

inspection/testing of areas, as needed, by a qualified testing firm and/or the Inspector. It will be the responsibility of the Contractor to keep the Engineer informed of proposed work plan and to submit written reports of work accomplished on a frequency to be determined by the Engineer.

B. The Contractor shall furnish the applicable certifications and documentation for all materials. Material which is not properly certified will not be accepted.

C. All ramp locations shall be approved by Town Inspector prior to installation. Ramp compliance to be confirmed by the Town Inspector prior to payment.

Landscape

A. The Contractor shall confine all clearing, grading, and construction to within the Right of Way. Contractor shall not disturb existing plantings and other landscape features beyond the area described above. Any damage to landscaping within these protected areas shall be repaired by the Contractor at no additional charge. The Town, at its discretion, may require the Contractor to secure the opinion of a professional arborist to direct such repairs.

Traffic Control/Site Access

A. All existing driveways, roadways, accesses, etc. shall be maintained and shall be fully accessible at all times. Construction shall not be allowed to interfere with business and/or residential operations. Driveway access suitable for navigation by passenger vehicles must be well established at the end of each workday or whenever construction activity ceases in front of the driveway. In the event a driveway must be temporarily closed for any period of time, the Contractor shall obtain permission first from the Inspector, shall then notify the Town and the property owner/resident affected in writing a minimum of 48 hours in advance to make arrangements for their respective access to the site. Temporary driveways, if necessary, must be provided. There will be no separate payment for this work. Written notice must be approved by the Town prior to being provided to the property owner.

B. Hours of work permitted for certain activities may be restricted in order to ensure needed access to properties. See General Information Scope of Work for typical lane closure restriction times. Contractor will make all efforts not to hinder the access and mobility of emergency vehicles.

C. Contractor shall be responsible for all traffic control devices and signage per MUTCD and North Carolina Supplement to the MUTCD. Construction warning signs at the approach of each street as well as all side streets do not have to be necessarily stationary.

D. Contractor shall place stationary traffic control signs (Advance Warning Signs) at the beginning, end, and at all Y-lines on the project, per MUTCD. All traffic control – stationary and portable – shall be covered under the bid item "Temporary Traffic Control" and shall include all equipment, personnel, and related work to insure conformance with MUTCD and NCDOT standards.

E. For any detour, lane closure, or lane narrowing in the downtown area, the Contractor shall prepare

a traffic control plan (Schematic or written form would be sufficient) and have the Town Inspector review and approve it at least one week before implementation.

END SECTION 40000

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda
Title: Records Retention, Procurement and Conflict of Interest Policies for American Rescue Plan Act/Coronavirus State and Local Fiscal Recovery Funds
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):
Approve the following American Rescue Plan Act/Coronavirus State and Local Fiscal Recovery Funds Policies: P-059 Records Retention, P-061 Procurement, and P-060 Conflict of Interest

Explanation:

- Due to the latest revisions and updates to guidance from the Federal government and as part of the Town's American Rescue Plan Act (ARPA) funding through the Department of Environmental Quality (DEQ), three policies in addition to those already recently approved and specific to Coronavirus State and Local Fiscal Recovery Funds of the American Rescue Plan Act of 2021 (ARP/CSLFRF) need adoption as requirements to receive grants and remain in compliance with Federal law 2 CFR Part 200, Uniform Guidance Procurement Policy for Using Federal Funds as well as the Final Rule of the Coronavirus State and Local Fiscal Recovery Fund program of the American Rescue Plan Act of 2021 (ARP/CSLFRF) issued by the US Treasury.
- The three policies staff are requesting the Council's approval for adoption include:
    - Records Retention
    - Procurement
    - Conflict of Interest
- The purpose of the Town's **Records Retention Policy** is to:
    - Outline standards of retention for data and documentation for ARPA funded projects. The policy defines which records are to be retained, the manner of storage, the time of retention and departmental responsibilities.
    - The recommended adoption ensures compliance with law 2 CFR Part 200, Uniform Guidance Procurement Policy for Using Federal Funds and provides written documentation of the process for Town staff, as well as to our grantors.

- The purpose of the **Uniform Guidance Procurement Policy** is to:
    - Define guidelines for the procurement of goods, services, construction and repair work that is funded with Federal financial assistance, including grant funds. These guidelines include solicitation requirements, bidding requirements and contract awards and administration requirements.
    - The recommended adoption ensures compliance with law 2 CFR Part 200, Uniform Guidance Procurement Policy for Using Federal Funds. This includes procurements

funded by ARPA/CSLFRF funds. This policy will also provide written documentation of the process for Town staff, as well as to our grantors.

- The purpose of the **Conflict of Interest for Contracts and Subawards Supported by Federal Financial Assistance and Coronavirus State and Local Fiscal Recovery Funds Policy** is to:
    - Establish standards that apply when the Town contracts or makes a subaward using funding from ARPA/CSLFRF and provide the standards to Town staff and grantors.
    - This policy defines guidelines and restrictions for direct benefits and gift standards for covered individuals, identification and management of any conflicts, oversight of subawards and guidelines for violations of policy.
    - Council adopted a general Code of Ethics on March 4, 2025. This proposed policy is specifically for Federal Financial Assistance, including Coronavirus State and Local Fiscal Recovery Funds of the American Rescue Plan Act of 2021 (ARP/CSLF).
    - The recommended adoption ensures compliance with law 2 CFR Part 200, Uniform Guidance Procurement Policy for Using Federal Funds. This includes Procurements funded by ARPA/CSLFRF funds. This policy will also provide written documentation of the process for Town staff, as well as to our grantors.

Background:

- The Town has received ARPA grant funding through the NC Department of Environmental Quality (NCDEQ) for the following projects:
    - Asset Inventory and Assessment Water Project
    - Asset Inventory and Assessment Wastewater Project
    - Sanford Water Filtration Facility Expansion Project
- Currently, the Town has an approved Records Retention Policy, a Procurement Policy and an Ethics Policy, which was recently updated and approved by Council, in place, but none of the policies are stand-alone policies or have the required specific ARPA/CSLFRF language requested by NCDEQ.
- Town Staff met with a NCDEQ representative to review the previously submitted grant package. Additional items were requested from NCDEQ, upon advisement from their audit team. Among the items requested were Council-approved stand-alone ARPA/CSLFRF policies for which approval is being requested, along with other backup such as process and procedure documentation. These are all requirements to ensure funding compliance with NCDEQ and the Federal government. The deadline to have all required policies to NCDEQ for their approval is May 29, 2025.
- Staff is committed to ensuring that all Town policies and procedures remain up to date, represent best practices and industry standards, and are informative, clear, and concise while remaining compliant with all laws and regulations, both Federal and State.

Funding Source(s):

N/A

Attachment(s):

1. P- 059 ARPA Records Retention_DRAFT_v.2_2025.04.24
2. EXHIBIT A
3. Exhibit B

4. P-060 TOHS Conflict of Interest Federal Awards DRAFT v.5SLIM (002)
5. P-061 TOHS Uniform Guidance Procurement Policy_DRAFT

Holly Springs, N.C. **Policy & Procedure Statements** of the Holly Springs Town Council	**P-059** **ARP/CSLFRF Records Retention**	
	Prepared By:	Tina Stroupe
	Department:	Finance
	Date Approved by Council:	
	Effective Date:	5.20.2025
	Supersedes Old #:	N/A
	Old Effective Date:	N/A

SECTION I: Purpose

The purpose of this policy is to establish record retention requirements for the Town of Holly Springs ("Town") in accordance with the Coronavirus Local Fiscal Recovery Funds ("CSLFRF") Award Terms and Conditions[1] and Compliance and Reporting Guidance[2] set forth by the U.S. Department of Treasury's ("Treasury") record retention requirements for the ARP/CSLFRF award.

SECTION II: Scope/Coverage

All Town employees involved in the creation and maintenance of ARP/CSLFRF award documents.

SECTION III: Policy Statement

Retention of Records

The Town shall follow the Treasury's record retention requirements as it expends CSLFRF pursuant to the ARP/CSLFRF award. Accordingly, the Town agrees to:

- Retain all financial and programmatic records related to the use and expenditure of CSLFRF pursuant to the ARP/CSLFRF award for a period of five (5) years after all CSLFRF funds have been expended or returned to the Treasury, whichever is later.
- Retain records for real property and equipment acquired with CSLFRF for five (5) years after final disposition.
- Ensure that the financial and programmatic records retained sufficiently evidence compliance with section 603(c) of the Social Security Act, Treasury regulations implementing section 603(c) of the Social Security Act, and guidance issued by the Treasury regarding the foregoing.
- Allow the Treasury Office Inspector General and the Government Accountability office, or their authorized representatives, the right of timely and unrestricted access to any records for the purpose of audits or other investigations.
- If any litigation, claim, or audit is started before the expiration of the 5-year period, the records will be retained until all litigation, claims, or audit findings involving the records have been resolved.

[1] U.S. Department of the Treasury Coronavirus Local Fiscal Recovery Funds, https://home.treasury.gov/system/files/136/NEU_Award_Terms_and_Conditions.pdf

[2] Compliance and Reporting Guidance, https://home.treasury.gov/system/files/136/SLFRF-Compliance-and-Reporting-Guidance.pdf

Covered Records

For the purposes of this policy, records are information, regardless of physical form or characteristics, that are created, received, or retained that evidence the Town's expenditure of CSLFRF funds on eligible projects, programs, or activities pursuant to the ARP/CSLFRF award.

Records that shall be retained pursuant to this policy include, but are not limited to:

- Financial statements and accounting records evidencing expenditures of CSLFRF for eligible projects, programs, or activities.
- Documentation of rational to support a particular expenditure of CSLFRF (e.g., expenditure constitutes a general government service);
- Documentation of administrative costs charged to the ARP/CSLFRF award;
- Procurement documents evidencing the significant history of a procurement, including, at a minimum, the rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for contract cost or price;
- Subaward agreements and documentation of subrecipient monitoring;
- Documentation evidencing compliance with the Uniform Guidance property management standards set forth in 2 C.F.R. §§ 200.310-316 and 200.329;
- Personnel and payroll records for full-time and part-time employees compensated with CSLFRF, including time and effort reports; and
- Indirect cost rate proposals

Storage

Town records must be stored in a safe, secure, and accessible manner. Wherever practicable, such records should be collected, transmitted, and stored in open and machine-readable formats.

Departmental Responsibilities

Any department or unit of the Town, and its employees, who are responsible for creating or maintaining the covered documents in this policy shall comply with the terms of this policy. Failure to do so may subject the Town to civil and/or criminal liability. Any employee who fails to comply with the record retention requirements set forth herein may be subject to disciplinary action, including, but not limited to, termination or suspension of employment with or without pay.

The Record Custodian[3] is responsible for identifying the documents that Town must or should retain and arrange for the proper storage and retrieval of records. Department Head or designee shall also ensure that all personnel subject to the terms of this policy are aware of the record retention requirements set forth herein.

[3] Recordkeeping Roles and Responsibilities, https://www.archives.gov/files/records-mgmt/class/htdocs/options/resources/reference/Roles%20and%20Responsibilities.pdf

Reporting Policy Violations
The Town is committed to enforcing this policy as it applies to all forms of records. Any employee that suspects the terms of this policy have been violated shall report the

incident immediately to that employee's supervisor. If an employee is not comfortable bringing the matter up with the supervisor, the employee may bring the matter to the attention of the Department Head or Designee. The Town prohibits, any form of discipline, reprisal, intimidation, or retaliation for reporting incidents of inappropriate conduct of any kind, pursuing any record destruction claim, or cooperating in related investigations.

Questions About the Policy
Any questions about this policy should be referred to Finance Director or Designee, who is in charge of administering, enforcing, and updating this policy.

End of Policy Statement No. P-059

Adopted by the Holly Springs Town Council on May 20, 2025 as certified by:

_____
Linda C. McKinney, CMC, NCCMC
Town Clerk

EXHIBIT A: EXAMPLES

Potential Examples of a "Financial or Other Interest" in a Firm or Organization Considered for a Contract or Subaward	***Potential Examples of a "Tangible Personal Benefit" From a Firm or Organization Considered for a Contract or Subaward***
Direct or indirect equity interest in a firm or organization considered for a Contract or Subaward, which may include: • Stock in a corporation. • Membership interest in a limited liability company. • Partnership interest in a general or limited partnership. • Any right to control the firm or organization's affairs. For example, a controlling equity interest in an entity that controls or has the right to control a firm considered for a contract. • Option to purchase any equity interest in a firm or organization.	Opportunity to be employed by the firm considered for a contract, an affiliate of that firm, or any other firm with a relationship with the firm considered for a Contract. A position as a director or officer of the firm or organization, even if uncompensated.
Holder of any debt owed by a firm considered for a Contract or Subaward, which may include: • Secured debt (e.g., debt backed by an asset of the firm (like a firm's building or equipment)) • Unsecured debt (e.g., a promissory note evidencing a promise to repay a loan). o Holder of a judgment against the firm.	A referral of business from a firm considered for a Contract or Subaward.
Supplier or contractor to a firm or organization considered for a Contract or Subaward.	Political or social influence (e.g., a promise of appointment to a local office or position on a public board or private board).

CONTRACT CONFLICT OF INTEREST STATEMENT FOR OFFICIALS, EMPLOYEES, AND AGENTS

The Town of Holly Springs ("Town') has adopted a Conflict of Interest Policy that governs the Town's expenditure of Federal Financial Assistance.

To safeguard the Town's expenditure of Federal Financial Assistance, Covered Individuals must disclose any potential real or apparent conflicts of interest in the selection, award, and administration of contracts.

Name:		Date of Disclosure:	
Conflict of Interest Relationship (includes real, apparent, potential or perceived):	☐ I have familial ties to a person that is with an organization that contracts or is about to contract with the Town. ☐ I have familial ties to a person that is with an organization that may benefit or is benefiting from Town activities. ☐ I have business ties and/or an interest or role in an entity that may benefit from Town Activities. ☐ I have a conflict of interest, potential conflict of interest, or perceived conflict of interest that is not covered in this section.		
Describe the real, apparent, potential, or perceived Conflict of Interest in detail:			
Signature:		Date:	

Holly Springs, N.C. **Policy & Procedure Statements** of the Holly Springs Town Council	**P-060** **Conflict of Interest for Contracts and Subawards Supported by Federal Financial Assistance & Coronavirus State and Local Fiscal Recovery Funds (ARP/CSLFRF)**	
	Prepared By:	Tina Stroupe
	Department:	Finance
	Date Approved by Council:	
	Effective Date:	
	Supersedes Old #:	N/A
	Old Effective Date:	N/A

SECTION I: PURPOSE
The purpose of this policy is to establish conflict of interest standards that (1) apply when the Town of Holly Springs (hereby referred to as the "Town") enters into a Contract (as defined in Section III hereof) or makes a Subaward (as defined in Section III hereof), and (2) meet or exceed the requirements of North Carolina law and 2 C.F.R. § 200.318(c).

SECTION II: SCOPE AND APPLICABILITY
This policy shall apply when the Town enters into a Contract to be funded, in part or in whole, by Federal Financial Assistance (to include Uniform Guidance and ARP/CSLFRF) which 2 C.F.R. § 200.318(c) applies, or (2) makes any Subaward to be funded by Federal Financial Assistance to which 2 C.F.R. § 200.318(c) applies.[1] If a federal statute, regulation, or the terms of a financial assistance agreement applicable to a particular form of Federal Financial Assistance conflicts with any provision of this policy, such federal statute, regulation, or terms of the financial assistance agreement shall govern.

SECTION III: DEFINITIONS
Capitalized terms used in this Policy shall have the meanings ascribed thereto in this Section III. Any capitalized term used in this Policy but not defined in this Section III shall have the meaning set forth in 2 C.F.R. § 200.1.

COI (Conflict of Interest) Point of Contact: The Town Manager or designee shall have the primary responsibility for managing the disclosure and resolution of potential or actual conflicts of interest arising under this Policy.

Contract: For the purpose of Federal Financial Assistance, a legal instrument by which the Town purchases property or service needed to carry out a program or project under a Federal award.

Contractor: An entity or individual that receives a Contract.

[1] Applications of 2 C.F.R. § 200.318(c)(1) and (c)(2), or corresponding provisions in separate federal regulations, may differ across federal grantmaking agencies.

Covered Individual: Governing Board, Public Officer, employee, or any agent of the Town.

Covered Nonprofit Organization: A nonprofit corporation, organization, or association incorporated or otherwise, that is organized or operating in the State of North Carolina primarily for religious, charitable, scientific, literacy, public health and safety, or educational purposes, excluding any board, entity, or other organization created by the State of North Carolina or any political subdivision of the State.

Direct Benefit: With respect to a Public Officer or employee of the Town or the spouse of any such Public Officer or employee, (i) having a ten percent (10%) ownership interest or other interest in a Contract or Subaward; (ii) deriving any income or commission directly from a Contract or Subaward; or (iii) acquiring property under a Contract or Subaward.

Federal Financial Assistance: Federal Financial Assistance that the Town receives or administers in the form of grants, cooperative agreements, non-cash contributions or donations of property (including donated surplus property), direct appropriations, food commodities, and other Federal financial assistance (except that the term does not include loans, loan guarantees, interest subsidies, or insurance).

Governing Board: The Town Council of the Town of Holly Springs.

Immediate Family Member: With respect to any Covered Individual, (i) a spouse, and parents thereof, (ii) a child, and parent thereof, (iii) a parent, and spouse thereof, (iv) a sibling, and spouse thereof, (v) a grandparent and grandchild, and spouses thereof, (vi) domestic partners and parents thereof, including domestic partners of any individual in (ii) through (v) of this definition; and (vii) any individual related by blood or affinity whose close association with the Covered Individual is the equivalent of a family relationship.

Involved in Making or Administering: With respect to a Public Official or employee, (a) overseeing the performance of a Contract or Subaward or having authority to make decisions regarding a Contract or Subaward or to interpret a Contract or Subaward, or (b) participating in the development of specifications or terms or in the preparation or award of a Contract or Subaward, (ii) only with respect to a Public Official, being a member of a board, commission, or other body of which the Public Official is a member, taking action on the Contract or Subaward, whether or not the Public Official actually participates in that action.

Pass-Through Entity: A Non-Federal entity that provides a Subaward to a Subrecipient to carry out part of a Federal program.

Public Officer: An individual who is elected or appointed to serve or represent the Town (including, without limitation, any member of the Governing Board), other than an employee or independent contractor of the Town.

Recipient: An entity, usually but not limited to a non-Federal entity, that receives a Federal award directly from a Federal awarding agency. The term does not include Subrecipients or individuals that are beneficiaries of the award.

Related Party: (i) an Immediate Family Member of a Covered Individual, (ii) a partner of a Covered Individual, or (iii) a current or potential employer (other than the Town) of a Covered Individual, of a partner of a Covered Individual, or of an Immediate Family Member of a Covered Individual.

Subaward: An award provided by a Pass-Through Entity to carry out part of a Federal award received by the Pass-Through Entity. It does not include payments to a contractor or payments to a contractor or payments to an individual that is a beneficiary of a Federal program.

Subcontract: Any agreement entered into by a Subcontractor to furnish supplies or services for the performance of a Contract or a Subcontract. It includes, but is not limited to, purchase orders, and changes and modifications to purchase orders.

Subcontractor: An entity that receives a Subcontract.

Subrecipient: An entity, usually but not limited to a non-Federal entity, that receives a subaward from a Pass-Through Entity to carry out part of a Federal award; but does not include an individual that is a beneficiary of such award. A subrecipient may also be a recipient of other Federal awards directly from a Federal awarding agency.

SECTION IV: CONFLICT OF INTEREST STANDARDS IN CONTRACTS AND SUBAWARDS

A. North Carolina Law. North Carolina law restricts the behavior of Public Officials and employees of the Town involved in contracting on behalf of the Town. The Town shall conduct the selection, award, and administration of Contracts and Subawards in accordance with the prohibitions imposed by the North Carolina General Statutes and restated in this Section V.
   i. G.S. § 14-234(a)(1). A Public Officer or employee of the Town involved in Making or Administering a Contract or Subaward on behalf of the Town shall not derive a Direct Benefit from such a Contract or Subaward[2].
   ii. G.S. § 14-234(a)(3). No Public Officer or employee of the Town may solicit or receive any gift, favor, reward, service, or promise of reward, including but not limited to a promise of future employment, in exchange for recommending, influencing, or attempting to influence the award of a Contract or Subaward by the Town.
   iii. G.S. § 14-234.3. If a member of the Governing Board of the Town serves as a director, officer, or governing board member of a Covered Nonprofit Organization, such member shall not (1) deliberate or vote on a Contract or Subaward between the Town and the Covered Nonprofit Corporation, (2) attempt to influence any other person who deliberates or votes on a Contract or Subaward between the Town and the Covered Nonprofit Corporation, or (3) solicit or

[2] North Carolina law exempts certain contracts from this prohibition. For exemption questions, reference the Town of Holly Springs Purchasing Policy or contact the Purchasing Division.

receive any gift, favor, reward, service, or promise of future employment, in exchange for recommending or attempting to influence the award of a Contract or Subaward to the Covered Nonprofit Organization.

iv. G.S. § 14-234.1. A Public Officer or employee of the Town shall not, in contemplation of official action by the Public Officer or employee, or in reliance on information which was made known to the public official or employee and which has not been made public, (1) acquire a pecuniary interest in any property, transaction, or enterprise or gain any pecuniary benefit which may be affected by such information or other information, or (2) intentionally aid another in violating the provisions of this section.

B. Federal Standards.

i. Prohibited Conflicts of Interest in Contracting. Without limiting any specific prohibition set forth in Section IV(A), a Covered Individual may not participate in the selection, award, or administration of a Contract or Subaward if such Covered Individual has a real or apparent conflict of interest.

ii. Real Conflict of Interest. A real conflict of interest shall exist when the Covered Individual or any Related Party has a financial or other interest in or a tangible personal benefit from a firm considered for a Contract or Subaward. Exhibit A attached hereto provides a non-exhaustive list of examples of (i) financial or other interests in a firm considered for a Contract or Subaward, and (ii) tangible personal benefits from a firm considered for a Contract or Subaward.

iii. Apparent Conflict of Interest. An apparent conflict of interest shall exist where a real conflict of interest may not exist under Section IV(B)(i), but where a reasonable person with knowledge of the relevant facts would find that an existing situation or relationship creates the appearance that a Covered Individual or any Related Party has a financial or other interest in or a tangible personal benefit from a firm considered for a Contract or Subaward.

SECTION V: IDENTIFICATION AND MANAGEMENT OF CONFLICTS OF INTEREST

A. Duty to Disclose and Disclosure

i. Each Covered Individual expected to be or actually involved in the selection, award, or administration of a Contract or Subaward has an ongoing duty to disclose potential real or apparent conflicts of interest arising under this Policy.

ii. Covered Individuals shall disclose conflicts of interest in writing to their Department Director. See Exhibit B.

iii. Department Director shall report the conflict of interest disclosure to the COI Point of Contact. Upon discovery of such a real or apparent conflict of interest, the Town shall cease all payments under the relevant Contract or Subaward until the conflict of interest has been resolved.

iv. The Town must disclose any potential and/or real conflict of interest to the Federal awarding agency providing such Federal Financial Assistance in accordance with 2 C.F.R. § 200.112 and/or applicable regulations of the agency.

Section VI: OVERSIGHT OF SUBRECIPIENT'S CONFLICT OF INTEREST STANDARDS

A. Subrecipients of the Town Must Adopt and Provide Conflict of Interest Policy. Prior to the Towns's execution of any subaward for which the Town serves as a Pass-Through Entity, the proposed Subrecipient of Federal Financial Assistance must adopt and provide the Town with a conflict of interest policy that satisfies the requirements of 2 C.F.R. § 200.318(c)(1), 2 C.F.R. § 200.318(c)(2), and all other applicable federal regulations.

B. Obligation to Disclose Subrecipient Conflicts of Interest. Legal agreements under which the Town makes a Subaward to a Subrecipient shall require such Subrecipient to disclose any potential real or apparent conflicts of interest that the Subrecipient identifies. Upon receipt of such disclosure, the potential real or apparent conflicts of interest must be reported to the Federal awarding agency that funded the Subaward in accordance with that agency's disclosure policy.

SECTION VII: GIFT STANDARDS

A. Federal Standard. Subject to the exceptions set forth in Section VII(B), a Covered Individual may not solicit or accept gratuities, favors, or anything of monetary value from a Contractor or a Subcontractor.

B. Exception. Notwithstanding Section VII(A), a Covered Individual may accept an unsolicited gift from a Contractor or Subcontractor of one or more types specified below if the gift has an aggregate market value of all gifts received by the Covered Individual pursuant to this Section VII(B) does not exceed $100 in a calendar year:

    i. Honorariums for participating in meetings;
    ii. Advertising items or souvenirs of nominal value; or
    iii. Meal furnished at banquets.

C. Reporting. If required by regulation of a Federal awarding agency, accepted gifts shall be reported to the Federal awarding agency of a Pass-Through Entity for which the Town is a Subrecipient.

SECTION VIII: VIOLATIONS OF POLICY

A. Disciplinary Actions for Covered Individuals. Any Covered Individual that fails to disclose a real, apparent, or potential real or apparent conflict of interest arising with respect to the Covered Individual or Related Part may be subject to disciplinary action, including, but not limited to, an employee's termination or suspension of employment with or without pay, the consideration or adoption of a resolution of censure of a Public Official by the Governing Board, or termination of an agent's contract with the Town.

B. Disciplinary Actions for Contractors and Subcontractors. Failure to resolve violations of this policy, the Town shall terminate any Contract with a Contractor or Subcontractor.

C. Protection for Whistleblowers. In accordance with 41 U.S.C. § 4712, the Town shall not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal contract

or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant: (i) a member of Congress or a representative of a committee of Congress; (ii) an Inspector General; (iii) the Government Accountability Office; (iv) a Treasury or other federal agency employee responsible for grant oversight or management; (v) an authorized official of the Department of Justice or other law enforcement agency; (vi) a court or grand jury; of (vii) a management official or other employee of the Town, a Contractor, or Subcontractor who has the responsibility to investigate, discover, or address misconduct.

End of Policy Statement No. P-xx

Adopted by the Holly Springs Town Council on ____, 202x as certified by:

_____
Linda C. McKinney, NCCMC
Town Clerk

Holly Springs, N.C.	P-061 Uniform Guidance Procurement Policy	
Policy & Procedure Statements of the Holly Springs Town Council	Prepared By:	Brettany DeVolld
	Department:	Finance
	Date Approved by Council:	May 20, 2025
	Effective Date:	May 20, 2025
	Supersedes Old #:	N/A
	Old Effective Date:	N/A

Uniform Guidance Procurement Policy

Section 1: Purpose

The purpose of this policy is to establish guidelines for the procurement of goods, apparatus, supplies, materials, equipment, professional and non-professional services, and construction or repair work that is funded, in whole or in part, with federal financial assistance.

Application of Policy. The Town of Holly Springs (Town) shall comply with the standards established in this policy for procurements funded, in part or in whole, by federal financial assistance in which 2 C.F.R. § 200.318(c) applies. This includes procurements funded by the American Rescue Plan Act (ARPA) and Coronavirus State and Local Fiscal Recovery Fund (CSLFRF). The requirements of the Policy also apply to any subrecipient of federal financial assistance. In the case of a conflict in governing law or local policy, the Town shall follow the most restrictive rule.

Compliance with Federal Law. Unless otherwise directed in writing by the federal awarding agency, or by a state agency acting as a passing-through entity, all procurements that involve the expenditure of federal financial assistance (federal awards) shall be conducted in accordance with the federal procurement requirements identified in 2 C.F.R. §§ 200.318–.327, of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (the Uniform Guidance).

Section 2: Code of Conduct

The Town has adopted standards of conduct covering conflicts of interest and governing the actions of its employees, officers, and agents who are engaged in the selection, award, and administration of federal award contracts.[1] Policy P-059 Conflict of Interest for Contracts and Subawards Supported by Federal Financial Assistance is included by reference.

Commented [BD1]: Reference policy once approved

[1] 2 C.F.R. § 200.318.

Section 3: Pre-Solicitation Requirements

Prior to any procurement transaction, the following pre-solicitation requirements shall be considered.

1. **No Evasion**. No contract may be intentionally divided into two or more separate purchases with the intent to avoid federal or state competitive procurement requirements.

2. **Interlocal Agreements**. The Town shall explore the feasibility of entering into state and local intergovernmental agreements or cooperative agreements, where appropriate, for the procurement of common goods and shared services. Competition requirements may be met with documented procurement actions using strategic sourcing, shared services, and other similar procurement arrangements.[2]

3. **Surplus Property**. The Town shall avoid the acquisition of unnecessary or duplicative items and shall explore the feasibility of purchasing federal surplus property in lieu of purchasing new equipment and property.[3]

4. **Value Engineering**. The Town shall consider opportunities to use value engineering in contracts for permanent restorative work projects that are of sufficient size to offer reasonable opportunities for cost reduction.[4]

5. **Domestic Preferences**. To the greatest extent practicable, the Town shall provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States, including but not limited to iron, aluminum, steel, cement, and other manufactured products.[5] No sacrifice or loss in price or quality is required in providing this preference, and no preference shall be given if such preference would violate any trade treaty to which the United States is a signatory.[6]

6. **Geographic Preference**. When contracting for architectural and engineering (A/E) services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified firms to compete for the contract, except in cases where federal statutes expressly prohibit the use of geographic preference.

7. **Contracting with Minority-Owned, Women-Owned, and Small Business Firms**. For all contracts above the micropurchase threshold, the Town shall take all necessary affirmative steps to assure that minority businesses, small businesses, women's business enterprises, historically underutilized businesses, and labor surplus area firms

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[2] 2 C.F.R. § 200.318(e).
[3] 2 C.F.R. § 200.318(f).
[4] 2 C.F.R. § 200.318(g); Value engineering is a systematic and creative analysis of each contract item or task undertaken to ensure that its essential function is provided at the overall lowest cost.
[5] 2 C.F.R. § 200.322(a); The requirements of this section shall be included in all subawards, including all contracts and purchase orders for work or products under the federal award.
[6] 2 C.F.R. 200.322(b); "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States. "Manufactured products" means items and construction materials composed, in whole or in part, of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

are used when possible.[7] These affirmative steps shall include:

a. placing qualified small and minority businesses and women's business enterprises on solicitation lists and soliciting these businesses whenever they are potential sources;

b. dividing, when economically feasible, project requirements into smaller tasks or quantities and establishing delivery schedules that encourage maximum participation;

c. identifying firms through the U.S. Small Business Administration (SBA)[8] and the U.S. Department of Commerce's Minority Business Development Agency[9]; and

d. requiring the prime contractor, if subcontracts are to be awarded, to take the affirmative steps included in this section in an effort to make reasonable efforts to contract with disadvantaged business enterprises.[10]

8. **Cost or Price Analysis**. Prior to awarding a contract, Town shall perform a cost or price analysis in connection with every procurement above the Simplified Acquisition Threshold, including contract modifications.[11] See Section 6.4 for additional requirements of the cost/price analysis.

9. **Procurement of Recovered Materials.** The Town shall comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the U.S. Environmental Protection Agency (EPA) at 40 C.F.R. part 247 containing the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired by the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines. For federally funded solicitations, the requesting department shall include in the

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[7] A "small business" is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the Small Business Administration criteria and size standards at 13 C.F.R. Part 121. A "women's business enterprise" (1) is at least 51 percent owned by one or more women or, in the case of a publicly owned business, has one or more women owning at least 51 percent of the stock and (2) has one or more women in control of management and daily operations. A "minority business" (1) is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, has one or more minority group members owning at least 51 percent of the stock and (2) has one or more minority group member in control of management and daily operations. A "labor surplus area" is an area with a civilian average annual unemployment rate during the previous two calendar years of 20 percent or more above the national average over the same period. A "labor surplus area firm" is one that, together with its first-tier subcontractors, will perform substantially in labor surplus areas, as defined by the U.S. Department of Labor's Employment and Training Administration. The Department of Labor's list of labor surplus areas is available on-line at https://www.doleta.gov/programs/lsa.

[8] For more information, visit the SBA's website at https://www.sba.gov/.

[9] For more information, visit the Minority Business Development Agency's website at https://www.mbda.gov/.

[10] 2 C.F.R. § 200.321; 45 C.F.R. § 75.330.

[11] 2 C.F.R. § 200.324.

specifications the use of fully or partially recovered (recycled) materials to the greatest extent consistent with reasonable performance standards in accordance with federal regulations.[12]

Section 4: Solicitation Requirements

1. **Full and Open Competition**. Procurements shall be conducted in a manner that provides full and open competition to ensure objective supplier performance and eliminate unfair competitive advantage. The Town shall remain alert to organizational conflicts which would jeopardize the negotiation process and limit competition. The Town may not:

    a. place unreasonable requirements on firms in order for them to qualify to do business;

    b. require unnecessary experience and excessive bonding or encourage or participate in non-competitive practices among firms or affiliated companies;

    c. award non-competitive consultant retainer contracts except as expressly provided by funding-source regulations;

    d. specify (1) that only a "brand name" product be used instead of allowing an "equivalent product" to be offered, though a "brand name or equivalent" description may be used to define the performance or other salient requirements of procurement or (2) the specific features, performance, or other relevant requirements of the named brand that must be met by offerors; or

    e. take any arbitrary actions that limit or restrict competition. [13]

2. **Contractors Excluded from Bidding**. To ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals are excluded from competing for the underlying procurement contract.

3. **Prequalification**. The Town will ensure that any prequalified lists of persons, firms, or products which are used in acquiring goods and services are current and include enough qualified sources to ensure maximum open and free competition. The prequalified list shall be routinely updated. Potential bidders shall not be precluded from qualifying during the solicitation period.[14]

4. **Product Descriptions.** All solicitations shall incorporate a clear and accurate description of the technical requirements for the material, service, or product to be procured. In competitive procurements, these descriptions shall not contain features which unduly limit competition. The description may include a statement of the qualitative nature of the material, product, or service and, when necessary, the minimum essential characteristics and standards to which it shall conform if it is to satisfy its intended use. Detailed product specifications shall be avoided whenever possible. When

[12] 2 C.F.R. § 200.323.
[13] 2 C.F.R. § 200.319(b).
[14] 2 C.F.R. § 200.319(e).

it is impractical or uneconomical to make a clear and accurate description of the technical requirements, a "brand name or equivalent" description may be used to define the performance or other salient requirements of procurement. The solicitation shall identify all requirements which the offerors must fulfill and all other factors to be used in evaluating bids or proposals.[15]

Section 5: Bidding Requirements

The Town shall comply with the procurement methods set forth in the Uniform Guidance at 2 CFR § 200.320, state law, and local policy when entering into purchase of goods, service, and construction contracts and repair contracts that will be funded, in whole or in part, with a federal award. The method of procurement will depend on the anticipated expenditure amounts, the type of service or materials being procured, and the most restrictive rule that applies. The Town shall use either the federal methods described below, or the North Carolina statute methods described in Appendix A, which ever is most restrictive.

1. **Informal Procurement Methods:** When the value of the procurement will not exceed the simplified acquisition threshold (SAT) of $250,000, the Town may conduct the procurement using one of the informal procurement methods: micropurchases and small purchase procedures.

    a. **Micropurchases:** (contracts costing less than $10,000)

The micropurchase procurement method may be used when the aggregate amount of the purchase/contract is below the micropurchase threshold ($10,000).[16] Micropurchases may be awarded without competition provided the price term is considered to be fair and reasonable based on market conditions. When making a micropurchase, the Town shall:

i. Obtain price or rate quote from at least one qualified vendor or contractor;
ii. Document in writing that the price or rate quote is fair and reasonable; and
iii. To the extent practical, distribute micropurchases equitably among qualified suppliers.[17]

    b. **Small Purchase Procedures:** (Contracts costing $10,000 - $250,000)

The small purchase method may be used for procurements in which the aggregate dollar amount is higher than the micropurchase threshold but does not exceed the SAT ($250,000) or a more restrictive state or local threshold. This method does not require formal advertisement; the method of advertising the procurement shall be established by the Procurement Manager. Price or rate quotes may be received in a variety of format, including email or any other written method.

When conducting procurements using the small purchase procedures method, the Town shall:

i. Obtain an adequate number of price or rate quotations from vendors or contractors, in writing;

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[15] C.F.R. § 200.319(d).
[16] 2 C.F.R. § 200.320(a)(1); the current micropurchase threshold is set at $10,000. A local government may self-certify a higher threshold consistent with state law or a local policy may set a lower threshold amount.
[17] 2 CFR § 200.320(a)(1).

ii. Maintain documentation of price/rate quotes; and
iii. Award the contract on to the lowest cost responsible bidder.[18]

2. **Formal Procurement Methods:** For procurements that cost over $250,000, the Town shall conduct the procurement in accordance with one of the formal procurement methods: sealed bids or proposals.

a. **Sealed Bids**: (Contracts costing over $250,000)

The sealed bid method shall be the Town's preferred method for procuring construction and repair contracts, provided the following conditions are present: (1) a complete, adequate, and realistic specification or purchase description is available; (2) two or more responsible bidders are willing and able to compete effectively for the business; and (3) the procurement lends itself to a firm fixed price contract and the selection of the successful bidder can be made principally on the basis of price.

When the sealed bid method is used, the Town shall satisfy the following conditions:

i. Solicit sealed bids from an adequate number of qualified sources, and provide bidders with sufficient time to prepare a response prior to the date set for bid opening.
ii. Publicly advertise the solicitation.
iii. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided under 2 C.F.R. § 200.321.
iv. Include in the solicitation any specifications and pertinent attachments, and clearly define the items or services in order to allow the bidder to properly respond.
v. Publicly open bids at the time and place prescribed in the solicitation.
vi. Award a firm, fixed-price contract in writing to the lowest responsive and responsible bidder.
vii. Reject any or all bids only for sound documented reasons.[19]

b. Competitive Proposals: (Contracts costing over $250,000 for which the sealed bid method is not appropriate)

The Town shall use the competitive proposal method when the cost of the contract is above $250,000 and when the sealed bids method is not appropriate. Proposals are conducted with more than one source submitting an offer, and either a fixed price or cost reimbursement type contract is awarded. The Town is required to use the proposals method for qualification-based procurements in the selection of architectural and engineering (A/E) professional services. In

[18] 2 CFR § 200.320(a)(2); the Uniform Guidance does not define "adequate number" of qualified sources. Some federal agencies have issued guidance assigning specific numbers to this requirement. For example, FEMA has interpreted "adequate number" to mean receiving at least 3 quotes. Departments should consult with their federal granting agency to determine if that agency has issued guidance defining "adequate number." Keep in mind that state law requires purchase contracts costing $90,000 or more are subject to state law formal bidding requirements, and, as such, three quotes must be received for purchases in the formal bidding range. The other state law formal bidding requirements also apply to purchase contracts above the $90,000 threshold. *See* G.S. 143-129.

[19] 2 CFR § 200.320(b)(1); factors such as discounts, transportation cost, and life cycle costs must be considered in determining which bid is lowest. Payment discounts will only be used to determine the low bid when prior experience indicates that such discounts are usually taken advantage of.

the procurement of A/E professional services, the price will be negotiated after the most qualified firm is selected. When the competitive proposals method is used, the Town shall satisfy the following conditions:

i. Publicly advertise the request for proposal (RFP) or request for qualifications (RFQ). Formal advertisement in a newspaper is not required provided the method of advertisement will solicit proposals from an "adequate number" of qualified firms.
ii. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided under 2 C.F.R. § 200.321.
iii. Identify evaluation criteria and relative importance of each criterion (criteria weight) in the RFP or RFQ.
iv. Consider all responses to the maximum extent practical.
v. Establish a written method for conducting technical evaluations of proposals and selecting the winning firm.
vi. Award the contract on a fixed-price or cost-reimbursement bases to the most responsible firm with the proposal that is most advantageous to the Town, taking into account price and other factors identified in the proposal. Price may not be an evaluation factor for (A/E) service contracts.
vii. **A/E Service Contracts**: For qualification-based procurement in the selection of architectural and engineering (A/E) professional services, qualifications are evaluated and the most qualified offeror is selected, subject to negotiation of fair and reasonable compensation. Price shall not be solicited in the RFQ, or used as an evaluation criterion, in awarding A/E professional service contracts.[20]

3. **Noncompetitive Procurement**. Noncompetitive procurements are allowed only under the following conditions.
   i. **Micropurchases**. The aggregate dollar amount of the procurement does not exceed the micropurchase threshold.
   ii. **Sole source**. A contract may be awarded without competitive bidding when the item is available from only one source. To satisfy this requirement, the requesting department shall prepare and submit a memorandum containing justification to the Procurement Division. A sole source contract must be approved by the governing board.
   iii. **Public Exigency**. A contract may be awarded without competitive bidding when there is a public exigency. A public exigency exists when there is an imminent or actual threat to public health, safety, and welfare, and the need for the item will not permit the delay resulting from competitive bidding.
   iv. **Agency Approva**l. A contract may be awarded without competitive bidding when competition is determined to be inadequate after attempts to solicit bids/quotes from a number of sources as required under this Policy does not result in a qualified winning bidder.
   v. **Inadequate Competition**. A contract may be awarded without competitive bidding when competition is determined to be inadequate after a minimum of two attempts to solicit bids from a number of sources as required under this Policy does not result in a qualified winning

[20] 2 CFR § 200.320(b)(2).

bidder.[21]

Section 6: Contract Award

1. **Responsible Contractors**. Contracts shall only be awarded to responsible, responsive contractors/firms possessing the ability to perform successfully under the terms and conditions of the proposed procurement. "Responsible" refers to the character or quality of the bidder, with consideration being given to such matters as contractor integrity, compliance with public policy, record of past performance, and financial and technical resources. "Responsive" refers to the bidder's compliance with all required specifications in the formal solicitation.

2. **Suspension and Debarment**. Prior to awarding a contract, the Procurement Division shall verify that a potential contractor is not debarred or suspended using the System for Award Management (SAM.gov). If a contractor has been debarred, suspended, or is otherwise excluded from participation in a federal award program, the contractor may not be awarded the contract. The Procurement Division shall maintain documentation of this verification.

3. **Bid Rejections**. Bid submissions and/or proposals may be deemed non-responsive, or contractors may be determined to be non-responsible, for any sound documented reason(s). The documentation will state the reason(s) why each bidder failed to satisfy the responsive, responsible contractor standard for a particular procurement.

4. **Cost and Price Analysis.** Prior to receiving bids or proposals, the requesting department is required to perform a cost or price analysis in connection with every procurement transaction, including contract modifications, falling above the simplified acquisition threshold ($250,000).[22] To satisfy this requirement, the requesting department shall prepare and submit a memorandum containing the cost/price analysis to the Procurement Division.

    a. A price analysis involves the evaluation of the total proposed price without an evaluation of its separate cost elements and proposed profit. A price analysis is used to verify that the overall price for a specific item is fair and reasonable.

    b. A cost analysis involves the evaluation of the separate elements that make up the total cost of a contract (e.g., labor, materials, profit, etc.). The cost analysis is required for new contracts and contract modifications or change orders, even when the change order results in a lower contract price. [23]

5. **Profit**. For contracts without price competition, or where cost analysis is required in

[21] 2 CFR § 200.320(c).
[22] 2 C.F.R. § 200.324(a).
[23] Price analysis involves the examination and evaluation of a proposed price without an evaluation of its separate components (cost and profit). For example, the comparison of competing offers or the comparison of quoted prices with independent estimates falls within a price analysis. Cost analysis involves the review and evaluation of the separate cost elements, such as labor hours, overhead, materials, etc., and the proposed profit in order to determine a fair and reasonable price. This analysis is usually used to establish the basis for negotiating (1) contract prices for procurement by request for proposal, (2) contract modifications, and (3) in any other case where price analysis by itself does not ensure price reasonableness.

accordance with 2 C.F.R. § 200.323(a), the Town must negotiate profit as a separate price element. To establish a fair and reasonable profit, consideration shall be given to the complexity of the work to be performed, the risk borne by the contractor, the contractor's investment, the amount of subcontracting, the quality of the contractor's past performance, and industry profit rates in the surrounding geographical area for similar work.[24]

6. **Estimated Costs**. The Town shall use estimated costs in negotiating contract terms only to the extent that the cost estimates included in negotiated prices are allowable under the 2 C.F.R. Part 200, Subpart E, "Cost Principles."[25]

7. **Bonding Requirements**. For construction contracts or subcontracts that exceed the simplified acquisition threshold ($250,000), the Town shall require that contractors meet the minimum bonding requirements listed below.

   To be submitted with the bidding documents:

   A *bid guarantee* from each bidder equivalent to five percent (5%) of the bid price.[26] The bid guarantee must consist of a firm commitment, such as a bid bond, certified check, or other negotiable instrument accompanying a bid, as assurance that the bidder shall, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.

   To be submitted at the time of contract award:

   A *performance bond* on the part of the contractor that is for 100 percent (100%) of the contract price.[27] A performance bond is a bond executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.

   A *payment bond* on the part of the contractor that is for 100 percent (100%) of the contract price. A payment bond is a bond executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.[28]

Section 7: Prohibited Contracts

1. **Costs-Plus-a-Percentage-of-Construction-Cost Contracts**. The award of costs plus a percentage of construction cost contracts are prohibited.[29]

2. **Time-and-Materials Contracts Disfavored**. The Town shall only enter into time and materials contracts if it has determined in writing that no other contract type is suitable for a given procurement. Time and materials contracts prescribe cost as the sum of (a)

[24] 2 C.F.R. § 200.324(b).
[25] 2 C.F.R. § 200.324(c). Units may reference their own cost principles policy. For example, a unit may want to limit the use of estimated costs to A/E contracts that are federally funded.
[26] 2 C.F.R. § 200.325(a).
[27] 2 C.F.R. § 200.325(b).
[28] 2 C.F.R. § 200.326.
[29] 2 C.F.R. § 200.324(d).

actual cost of materials and (b) direct labor hours charges at fixed hourly rates that reflect wages, general and administrative expenses, and profit. Use of time and materials contracts shall require an established price ceiling to ensure that the agreement does not allow for an open-ended contract price with no profit incentive for the contractor to control costs or labor efficiency. These contracts shall be subject to frequent oversight to ensure that the contractor employs efficient methods and effective cost controls.[30]

Section 8: Contract Administration

1. **Contract Oversight**. The contract manager shall provide proper oversight to ensure that contractors and firms perform the contract requirements in accordance with the terms, conditions, and specifications of their contracts or purchase orders.

2. **Contract Clauses**. All procurement contracts shall contain the applicable provisions described in Appendix II to 2 C.F.R. Part 200, "Contract Provisions for Non-Federal Entity Contracts Under Federal Awards."[31]

3. **Record Retention**. The Town shall maintain records sufficient to detail the history of each procurement, including the rationale for the method of procurement and selection of contract type, the basis for the contractor selection or rejection, and the basis for the contract price.[32] These records include, but are not limited to, supporting documentation showing the rationale for the procurement method; written price or rate quotations, such as catalog price, online price, email or written quotes, copies of advertisements, requests for proposals, and bid sheets or bid proposal packets; bid rejection and award letters; purchase orders; executed contracts; and any other supporting documentation or financial records relating to the procurement transaction.

4. **Retention Period**. Unless a federal award prescribes a different record retention period, all financial records, supporting documents, statistical records, and all other records pertinent to a federal award shall be retained for a period of three years from the date of submission of the final expenditure report or, for federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the federal awarding agency or pass-through entity in the case of a subrecipient.[33] An exception to the standard retention period may exist if any of the following circumstances is satisfied:

    a. If any litigation, claim, or audit is started before the expiration of the three-year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved and final action taken.

    b. When the Town has been notified in writing by the federal awarding agency or pass-through entity that the retention period has been

Commented [BD2]: Do we have a separate policy for this that we should reference instead? Same for point 4 Retention period below. Also combine for efficiency?

Commented [JH3R2]: We have a policy that is ARPA specific that will be sent to Council soon. ARPA records have to be maintained for 5 years.

[30] 2 C.F.R. § 200.318(j).
[31] 2 C.F.R. § 200.327; Appendix II to 2 C.F.R. Part 200.
[32] 2 C.F.R. 200.318(i).
[33] 2 C.F.R. 200.334. Procurement records related to expenditures of Coronavirus State and Local Fiscal Recovery Funds pursuant to the American Rescue Plan Act must be retained for a period of five years.

extended.

c. Records for real property and equipment shall be retained for three years after final disposition.

d. Record requirements for ARPA/CSLFRF funding are incorporated by reference to the following, separate, policy: P-060 ARP/CSLFRF Records Retention.

Commented [BD4]: Include policy info once approved

Section 9: Awarding Agency or Pass-Through Entity Review

1. **Agency Review**. Upon request of the awarding federal agency, the Town shall make available technical specifications on proposed procurements where the awarding agency believes such review is needed to ensure that the item and/or service specified is the one being proposed for acquisition.[34] The Town shall make the pre-procurement and procurement documents available upon request of the federal awarding agency or pass-through entity when any of the circumstances set forth in 2 C.F.R. § 200.325(b) are satisfied.[35]

Section 10: Compliance with Policy Provisions

1. Employees violating this policy are subject to discipline up to and including termination. Contractors/Subrecipients violating this policy may result in termination of the contract and possible disqualification from future contract awards. Failure to resolve violations of this policy will result in contract termination.

2. **Penalties Imposed by Federal Awarding Agency.** If it has been determined that the Town has failed to comply with the U.S. Constitution, federal statutes, regulations, or the terms and conditions of a federal award, the federal awarding agency or pass-through entity may impose additional conditions on the Town, as described in 2 C.F.R. § 200.208. In cases in which noncompliance cannot be remedied by the imposition of additional conditions, the federal awarding agency or pass-through entity may take one or more of the following actions: temporarily withhold cash payments, disallow costs, suspend or terminate the award, initiate suspension or debarment proceedings, withhold further federal awards for the project or program, or take other remedies legally available.[36]

Appendix A

This appendix combines the Uniform Guidance procurement methods and the North Carolina state law procurement methods to be used as a reference to ensure compliance with federal and state law and clearly define the most restrictive rule to be applied to the procurement.

Specific Procurement Procedures

[34] 2 C.F.R. § 200.325(a).
[35] 2 C.F.R. § 200.325(b).
[36] 2 C.F.R. § 200.339.

The Purchasing Department shall solicit bids in accordance with the requirements under this Section of the Policy based on the type and cost of the contract.

A. Service Contracts (except for A/E professional services) and **Purchase Contracts** **costing less than $10,000** shall be procured using the Uniform Guidance "micro-purchase" procedure (2 C.F.R. § 200.320(a)) as follows:

1. The contract may be awarded without soliciting pricing or bids if the price of the goods or services is considered to be fair and reasonable.
2. To the extent practicable, purchases must be distributed among qualified suppliers.

B. Service Contracts (except for A/E professional services) and **Purchase Contracts** **costing $10,000 up to $90,000** shall be procured using the Uniform Guidance "small purchase" procedure (2 C.F.R. § 200.320(b)) as follows:

1. Obtain price or rate quotes from an "adequate number" of qualified sources (a federal grantor agency might issue guidance interpreting "adequate number," so the Requesting Department should review the terms and conditions of the grant award documents to confirm whether specific guidance has been issued).
2. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. § 200.321.
3. Cost or price analysis is not required prior to soliciting bids.
4. Award the contract on a fixed-price basis (a not-to-exceed basis is permissible for service contracts where obtaining a fixed price is not feasible).
5. Award the contract to the lowest responsive, responsible bidder.

C. Service Contracts (except for A/E professional services) and **Purchase Contracts** **costing $90,000 and above** shall be procured using a combination of the most restrictive requirements of the Uniform Guidance "sealed bid" procedure (2 C.F.R. § 200.320(c)) and state formal bidding procedures (G.S. 143-129) as follows:

1. Cost or price analysis is required prior to soliciting bids.
2. Complete specifications or purchase description must be made available to all bidders.
3. The bid must be formally advertised in a newspaper of general circulation for at least seven full days between the date of the advertisement and the date of the public bid opening. Electronic-only advertising must be authorized by the governing board. The advertisement must state the date, time, and location of the public bid opening, indicate where specifications may be obtained, and reserve to the governing board the right to reject any or all bids only for "sound documented reasons."
4. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. § 200.321.
5. Open bids at the public bid opening on the date, time, and at the location noticed in the public advertisement. All bids must be submitted sealed. A minimum of 2 bids must be received in order to open all bids.
6. Award the contract to the lowest responsive, responsible bidder on a fixed-price basis. Governing board approval is required for purchase contracts unless the governing board has delegated award authority to an individual official or employee. Any and all bids may be rejected only for "sound documented reasons."

Note Regarding Service Contracts Costing $90,000 up to $250,000: *Local government*

service contracts are not subject to state competitive bidding requirements. If a local government does not require competitive proposals (RFPs) for service contracts under its local policy, it may choose to follow the UG small purchase procedure for service contracts costing $10,000 up to $250,000, and then follow the UG sealed bid or competitive proposal method for service contracts costing $250,000 or more. If the local policy regarding service contracts is more restrictive, the local policy should be followed.

D. Service Contracts (except for A/E professional services) **costing $250,000 and above** may be procured using the Uniform Guidance "competitive proposal" procedure (2 C.F.R. § 200.320(d)) when the "sealed bid" procedure is not appropriate for the particular type of service being sought. The procedures are as follows:

1. A Request for Proposals (RFP) must be publicly advertised. Formal advertisement in a newspaper is not required so long as the method of advertisement will solicit proposals from an "adequate number" of qualified firms.
2. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided under 2 C.F.R. § 200.321.
3. Identify evaluation criteria and relative importance of each criteria (criteria weight) in the RFP.
4. Consider all responses to the publicized RFP to the maximum extent practical.
5. Must have a written method for conducting technical evaluations of proposals and selecting the winning firm.
6. Award the contract to the responsible firm with most advantageous proposal taking into account price and other factors identified in the RFP. Governing board approval is not required.
7. Award the contract on a fixed-price or cost-reimbursement basis.

E. Construction and repair contracts costing less than $10,000 shall be procured using the Uniform Guidance "micro-purchase" procedure (2 C.F.R. § 200.320(a)) as follows:

1. The contract may be awarded without soliciting pricing or bids if the price of the goods or services is considered to be fair and reasonable.
2. To the extent practicable, contracts must be distributed among qualified suppliers.

F. Construction and repair contracts costing $10,000 up to $250,000 shall be procured using the Uniform Guidance "small purchase" procedure (2 C.F.R. § 200.320(b)) as follows:

1. Obtain price or rate quotes from an "adequate number" of qualified sources (a federal grantor agency might issue guidance interpreting "adequate number," so the requesting department should review the terms and conditions of the grant award documents to confirm whether specific guidance has been issued).
2. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. § 200.321.
3. Cost or price analysis is not required prior to soliciting bids, although price estimates may be provided by the project designer.
4. Award the contract on a fixed-price or not-to-exceed basis.
5. Award the contract to the lowest responsive, responsible bidder. Governing board approval is not required.

G. Construction and repair contracts costing $250,000 up to $500,000 shall be procured using the Uniform Guidance "sealed bid" procedure (2 C.F.R. § 200.320(c)) as follows:

1. Cost or price analysis is required prior to soliciting bids (this cost estimate may be provided by the project designer).

2. Complete specifications must be made available to all bidders.
3. Publicly advertise the bid solicitation for a period of time sufficient to give bidders notice of opportunity to submit bids (formal advertisement in a newspaper is not required so long as other means of advertising will provide sufficient notice of the opportunity to bid). The advertisement must state the date, time, and location of the public bid opening, and indicate where specifications may be obtained.
4. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided under 2 C.F.R. § 200.321.
5. Open the bids at the public bid opening on the date, time, and at the location noticed in the public advertisement. All bids must be submitted sealed. A minimum of 2 bids must be received in order to open all bids.
6. A 5% bid bond is required of all bidders. Performance and payment bonds of 100% of the contract price is required of the winning bidder.
7. Award the contract on a firm fixed-price basis.
8. Award the contract to the lowest responsive, responsible bidder. Governing board approval is not required. Any and all bids may be rejected only for "sound documented reasons."

H. Construction and repair contracts <u>costing $500,000 and above</u> shall be procured using a combination of the most restrictive requirements of the Uniform Guidance "sealed bid" procedure (2 C.F.R. § 200.320(c)) and state formal bidding procedures (G.S. 143-129) as follows:

1. Cost or price analysis is required prior to soliciting bids (this cost estimate should be provided by the project designer).
2. Complete specifications must be made available to all bidders.
3. Formally advertise the bid in a newspaper of general circulation for at least seven full days between the date of the advertisement and the date of the public bid opening. Electronic-only advertising must be authorized by the governing board. The advertisement must state the date, time, and location of the public bid opening, indicate where specifications may be obtained, and reserve to the governing board the right to reject any or all bids only for "sound documented reasons."
4. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided under 2 C.F.R. § 200.321.
5. Open the bids at the public bid opening on the date, time, and at the location noticed in the public advertisement. All bids must be submitted sealed and in paper form. A minimum of 3 bids must be received in order to open all bids.
6. A 5% bid bond is required of all bidders (a bid that does not include a bid bond cannot be counted toward the 3-bid minimum requirement). Performance and payment bonds of 100% of the contract price is required of the winning bidder.
7. Award the contract on a firm fixed-price basis.
8. Award the contract to the lowest responsive, responsible bidder. Governing board approval is required and cannot be delegated. The governing board may reject and all bids only for "sound documented reasons."

I. Construction or repair contracts involving a building <u>costing $300,000 and above</u> must comply with the following additional requirements under state law:

1. Formal HUB (historically underutilized business) participation required under G.S. 143-128.2, including local government outreach efforts and bidder good faith efforts, shall apply.
2. Separate specifications shall be drawn for the HVAC, electrical, plumbing, and general construction work as required under G.S. 143-128(a).

3. The project shall be bid using a statutorily authorized bidding method (separate-prime, single-prime, or dual bidding) as required under G.S. 143-129(a1).

J. Contracts for Architectural and Engineering Services costing <u>under $250,000</u> shall be procured using the state "Mini-Brooks Act" requirements (G.S. 143-64.31) as follows:

1. Issue a Request for Qualifications (RFQ) to solicit qualifications from qualified firms (formal advertisement in a newspaper is not required). Price (other than unit cost) shall not be solicited in the RFQ.
2. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided for under 2 C.F.R. § 200.321.
3. Evaluate the qualifications of respondents based on the evaluation criteria developed by the Purchasing Department and/or Requesting Department.
4. Rank respondents based on qualifications and select the best qualified firm. Price cannot be a factor in the evaluation. Preference may be given to in-state (but not local) firms.
5. Negotiate fair and reasonable compensation with the best qualified firm. If negotiations are not successfully, repeat negotiations with the second-best qualified firm.
6. Award the contract to best qualified firm with whom fair and reasonable compensation has been successfully negotiated. Governing board approval is not required.

K. Contracts for Architectural and Engineering Services costing <u>$250,000 or more</u> shall be procured using the Uniform Guidance "competitive proposal" procedure (2 C.F.R. § 200.320(d)(5)) as follows:

1. Publically advertise a Request for Qualifications (RFQ) to solicit qualifications from qualified firms (formal advertisement in a newspaper is not required). Price (other than unit cost) shall not be solicited in the RFQ.
2. Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided under 2 C.F.R. § 200.321.
3. Identify the evaluation criteria and relative importance of each criteria (the criteria weight) in the RFQ.
4. Proposals must be solicited from an "adequate number of qualified sources" (an individual federal grantor agency may issue guidance interpreting "adequate number").
5. Must have a written method for conducting technical evaluations of proposals and selecting the best qualified firm.
6. Consider all responses to the publicized RFQ to the maximum extent practical.
7. Evaluate qualifications of respondents to rank respondents and select the most qualified firm. Preference may be given to in-state (but not local) firms provided that granting the preference leaves an appropriate number of qualified firms to compete for the contract given the nature and size of the project.
8. Price cannot be a factor in the initial selection of the most qualified firm.
9. Once the most qualified firm is selected, negotiate fair and reasonable compensation. If negotiations are not successfully, repeat negotiations with the second-best qualified firm.
10. Award the contract to best qualified firm with whom fair and reasonable compensation has been successfully negotiated. Governing board approval is not required.

End of Policy Statement No. P-XX

Adopted by the Holly Springs Town Council on May 20. 2025 as certified by:

_____
Linda C. McKinney, CMC, NCCMC
Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Consent Agenda
Title: Official Depository Resolution
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):
Adopt Resolution 25-13 Designating Official Depositories and Securities Broker/Dealers in compliance with North Carolina General Statutes §§ 159-30, 159-31 and 159-25.

Explanation:

- North Carolina General Statutes §§159-30 and 159-31 require that local governments formally designate official depositories for public funds.
- NC General Statute §159-25 establishes finance officer responsibilities, including disbursement and signatory requirements.
- The resolution affirms compliance with these statutory requirements and updates the list of financial institutions and securities broker/dealers authorized to hold or invest the Town's funds.
- The list has been reviewed and recommended by the Town's Finance Director in accordance with the Town's cash management and investment policies.
- The resolution clarifies the authorized parties responsible for managing the Town's financial transactions in accordance with adopted policies and state law.

Background:

- The Town periodically updates its list of designated depositories and broker/dealers to reflect current relationships and ensure compliance with state law.
- The resolution also affirms signatory controls, including dual-signature and electronic disbursement protocols required by §159-25.
- Deposits with all designated institutions will be secured as required under §159-30(b).
- Town Resolution 25-13 aligns with the Town's financial policies, supports strong internal controls and ensures continued protection and legal compliance in the handling of public funds.

Funding Source(s):
N/A

Attachment(s):
1. Resolution No25-13 Designating Depositories

Resolution No. 25-13
Date Adopted: May 20, 2025
Effective Date: May 20, 2025

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DESIGNATING OFFICIAL DEPOSITORIES AND SECURITIES BROKER/DEALERS AND AFFIRMING COMPLIANCE WITH NCGS §§159-30, 159-31 AND 159-25

WHEREAS, North Carolina General Statutes (NCGS) §159-30 requires that local governments establish a depository or depositories for public funds; and

WHEREAS, NCGS §159-31 further requires that the governing body of a local government formally designate the official depositories for its funds; and

WHEREAS, NCGS §159-30(a) also authorizes local governments to invest funds in accordance with a formal policy and to designate securities broker/dealers for the management of such investment deposits; and

WHEREAS, NCGS §159-25 sets forth the duties of the finance officer, including the requirement that all checks and drafts be signed by the finance officer or a deputy finance officer and countersigned by another official designated by the governing board, and further provides guidance for the authorization and oversight of disbursements; and

WHEREAS, the Town Council of the Town of Holly Springs desires to ensure compliance with these statutes, and ensure that all public funds of the Town of Holly Springs be deposited in a secure and efficient manner, by formally designating both official depositories and security broker/dealers for the Town's funds; and

WHEREAS, the Town's Finance Director has reviewed the qualifications of potential depositories and securities broker/dealers to ensure their ability to comply with all applicable legal requirements and provide adequate security for the Town's funds;

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

Section 1. Designation of Official Depositories and Securities Broker/Dealers
The following financial institutions and securities broker/dealers are hereby designated as official depositories for the Town of Holly Springs in accordance with the Town's cash management and investment policies and NCGS §§159-30 and 159-31 until further notice, without order of priority:

1. **First National Bank of Pennsylvania**

2. Truist Bank
3. **JPMorgan Chase Bank**
4. **PNC Bank**
5. **First Bank**
6. **United Community Bank**
7. **U.S. Bank**
8. **North Carolina Capital Management Trust**
9. **Multi-Bank Securities, Inc.**
10. **Regions Bank**
11. **North Carolina Ancillary Governmental Participant Investment Program (AGPIP)/BNY**

Section 2. Authorization to Deposit, Withdraw, and Invest Funds
The Town Manager, Finance Director, or their designee are hereby authorized to deposit funds into, withdraw funds from, and invest funds with the official depositories and securities broker/dealers listed above, as necessary for the transaction of Town business, in accordance with applicable financial policies, and to comply with the requirements of NCGS §§159-30 and 159-31.

Section 2a. Signatory Requirements
In accordance with NCGS §159-25(b), all checks or drafts on the official depositories of the Town shall be signed by the Finance Officer or a properly designated deputy finance officer and countersigned by the Town Manager or Assistant Town Manager. No check or draft shall be issued or honored unless it bears the signature of both authorized individuals, as required by law.

The Finance Officer or a duly authorized deputy finance officer is also authorized to initiate electronic disbursements, including but not limited to Automated Clearing House (ACH) transfers and wire transfers, from the official depositories of the Town. Such disbursements shall be executed under the direction of the Finance Officer, with appropriate oversight and documentation to ensure compliance with §159-25(b) and the safeguarding of public funds, and a record of such transactions in the Town's accounting system.

Section 3. Security of Deposits
All deposits in the official depositories shall be secured in compliance with the provisions of NCGS §159-30(b) to ensure the safety of public funds. The Town Manager or Finance Director is hereby authorized to take any action necessary to ensure proper collateralization and security for all deposits, as required by law.

Section 4. Effective Date
This resolution shall take effect immediately upon adoption and shall remain in effect until superseded by a subsequent resolution or action of the Town Council.

Adopted by the Holly Springs Town Council on this, the 20th day of May, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda C. McKinney, Town Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 16.

Public Hearings
Title: 24-REZ-02 4500 Old Holly Springs Apex Road Rezoning and Development Agreement - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct Legislative Public Hearing.
- Adopt Rezoning Ordinance RZ25-03 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve/deny/defer Rezoning.
- Approve/Deny Utility Allocation Request.
- Approve/Deny Development Agreement

Explanation:

- The Town has received a Conditional District Rezoning request for Attached Dwellings, Apartment Dwellings, and Commercial at 4500 Old Holly Springs Apex Road, 1300 and 1316 Holly Springs New Hill Road.
- The proposed rezoning area consists of 20.24 acres.
- The applicant has proposed 298 dwelling units (15 units/acre) and 7,500sf of Commercial space with 12 fuel pumps.
- A Development Agreement has been drafted with the following terms that includes:
    - Phasing of road improvements if the commercial tract moves forward before the residential portion.
    - Providing a general description of the attached dwellings allowed for this project.
    - Outline commitments associated with the Water Resource Management Policy and Transportation Mitigation Agreement
- This Rezoning case follows the former legislative review process in place prior to the 2024 Unified Development Ordinance amendment, in which the Town Council Public Hearing follows the Planning Board Recommendation.

- In response to feedback at the Planning Board meeting, the applicant has made some revisions to their application to address staff and Planning Board comments, as noted below:

    - Added reclaimed water main extensions within proposed public streets as required by Engineering Design and Construction Standards.

- Commitment to the Water Resource Management Policy

Staff Recommendation: Deny

Planning Board Recommendation: Deny (8-1)
A summary of the Planning Board discussion is in the Planning Board Action Report.

Background:

- 1316 Holly Springs New Hill Road was rezoned in 2022 from R:10 Residential to Community Business Conditional Use, with an approved Development Agreement. With adoption of the 2022 Unified Development Ordinance, Conditional Use districts were converted to Conditional Zoning Districts.

Funding Source(s):
N/A

Attachment(s):
1. 24REZ02_4500OHSA_StaffReport
2. 24REZ02_Ordinance
3. 24REZ02_4500OHSA_PBActionReport
4. 24REZ02_4500OHSA_WakeCoSchoolImpactLtr
5. 24REZ02_4500OHSA_Application
6. 24REZ02_4500OHSA_Plans
7. 24REZ02_4500OHSA_DesignManual
8. Fusion Land Management LLC - 4500 Old Holly Springs Apex Road - DA_TOWN COUNCIL VERSION

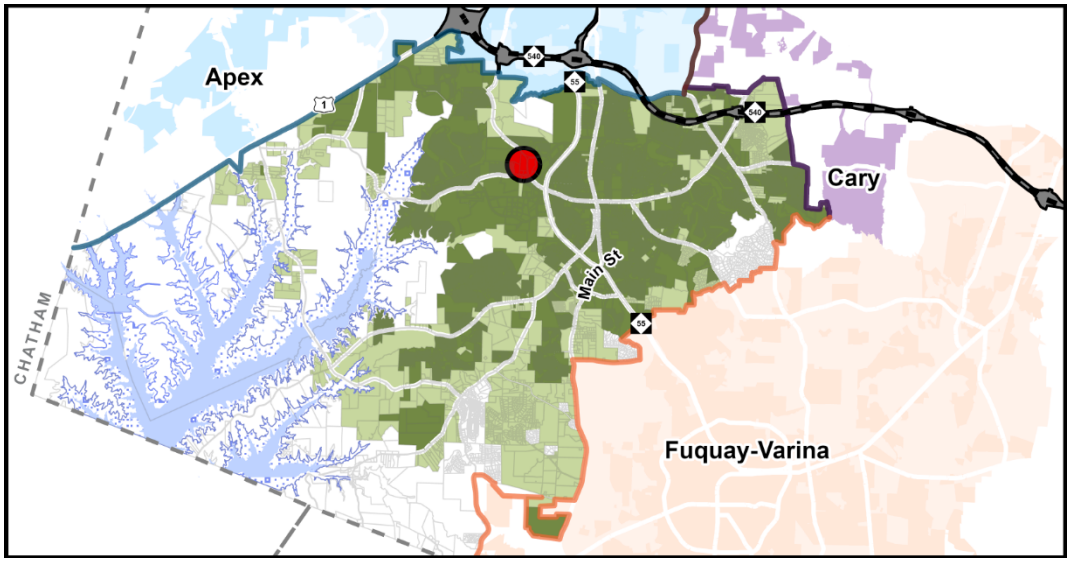
Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Laura Holloman - McAdams

Property Addresses: 4500 Old Holly Springs Apex Road, 1300 & 1316 Holly Springs New Hill Road

Property Area: 20.24 ac.



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

Project Summary:

A rezoning of 20.24 acres from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District at 4500 Old Holly Springs Apex Road, 1300 & 1316 Holly Springs New Hill Road, to allow for 298 Apartment Dwellings and a commercial parcel with up to 12 fuel pumps.

Requested Action:

Legislative Decision: The Town Council must hold a legislative public hearing to receive public comments regarding the proposal and make a determination on whether or not to approve the policy or modification.

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Case Summary

Current Zoning:
HI Heavy Industrial
NR Neighborhood Residential
CB Community Business*
☒ Conditional Zoning District *

Proposed Zoning:
CB: Community Business
☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed-Use Center

Staff Analysis:

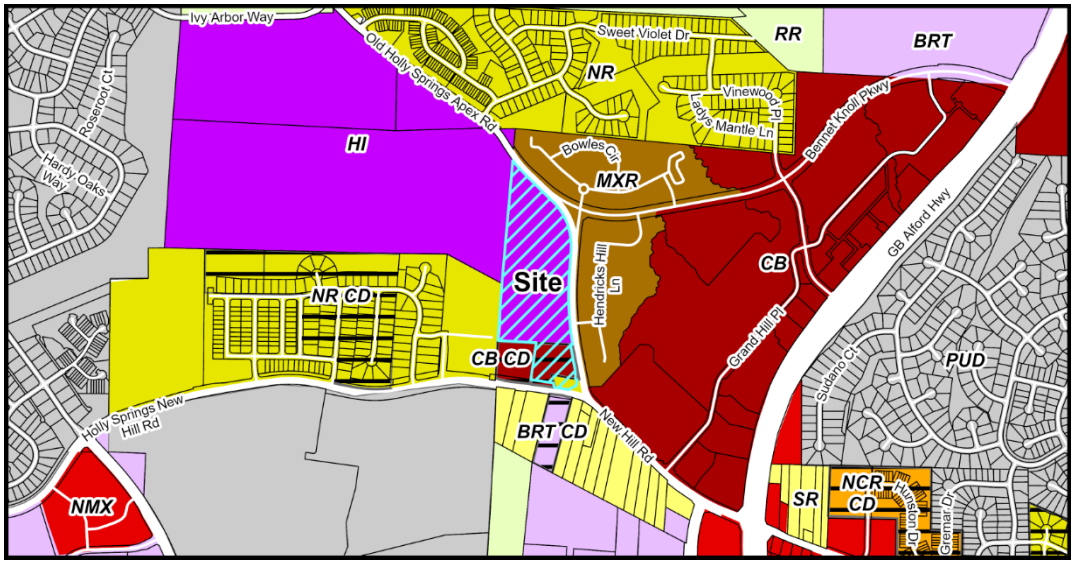
The requested Zoning Map Amendment is: ☐ Consistent with Adopted Plans ☒ Inconsistent with Adopted Plans

The proposed CB-CD Community Business Conditional Zoning District proposes Apartment Dwellings, Attached Dwellings (through a Development Agreement), and a 12-pump Fueling Station with 7,500sf Convenience Store. While at a high level, the proposed Conditional Zoning District supports goals for providing a "mixture-of-uses" with development at an appropriate residential density, however the provided application materials, including the Plan Set and Design Manual, do not demonstrate compliance with a Mixed-Use Center character area, as required by the Land Use & Character Plan. The application does not include significant site details, such as building placement, building design, and the relationship between these buildings to streets and parking areas. With a more developed site plan for the project, staff would have a better understanding of the impacts of this project as it relates to the Mixed-Use Center character area designation and may have been able to reach a conclusion of consistent with the Land Use & Character Plan. As currently presented, the application does not provide such details, and as a result, staff has found this application to be inconsistent with the Land Use & Character Plan.

Staff Recommendation: ☐ Approve ☒ Deny

Current Zoning Information

Parcel #	Zoning	Area
0649361536	HI	17.36
0649353581	NR	0.45
0649352730	CB-CD	2.43
	Total Area:	**20.24**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	HI-Heavy Industrial, NR-Neighborhood Residential, CB-CD Community Business Conditional Zoning District	Vacant
North	MXR – Mixed-Use Residential	Apartment Dwellings
South	SR – Suburban Residential, BRT-CD – Business & Research Technology Conditional Zoning District	Detached Dwellings, Self-Storage Facility
East	MXR – Mixed-Use Residential	Apartment Dwellings
West	HI – Heavy Industrial, NR – Neighborhood Residential	Closed Landfill, Thales Academy

Parcel Rezoning History

Rezoning Number: 21-REZ-01
Original Zoning: R-10: Residential
Approved Zoning: CB-CD Community Business Conditional Zoning District
Approval Date: 1/4/2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Mixed-Use Center

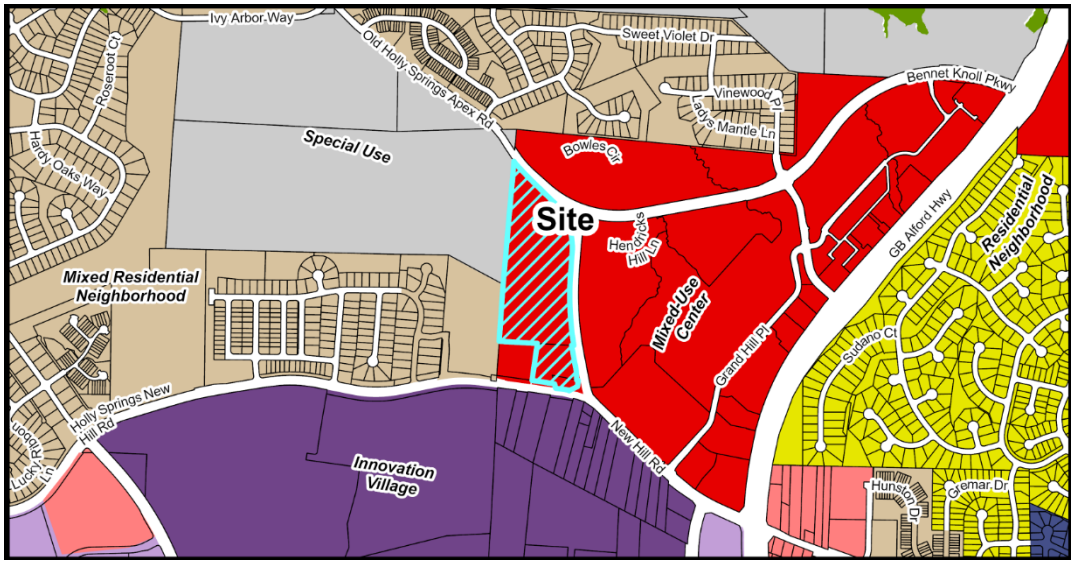
Small Area Plan: N/A

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	Description
☒ 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: **Mixed-Use Center**
A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

Key Characteristics of a Mixed-Use Center include:

- Redevelopment and new development in these areas will utilize formal small block patterns and relocate parking to the interior of blocks.
- Parking between the street and the building should be limited.
- These areas include a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens. The linear nature can provide opportunities for greenway links to other parts of the Town.
- Front setbacks are variable, but in new development should be as small as possible. Side and rear setbacks are variable.
- Multi-dwelling housing in a Mixed-Use Center should be stacked over ground floor retail in the core of the development, or interspersed on small blocks within the larger development so that all multi-dwelling buildings are within short walking distance of a community green or block with non-residential uses.
- Multi-dwelling housing in a Mixed-Use Center should not extend more than two consecutive blocks in any direction unless included in a vertical mixed-use building.

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 Comprehensive Plan provides 8 important themes as high-priority principles for transforming the Town from a bedroom community to a self-sustaining community. Two Key Themes are important to this proposal, "Establish Mixed-Use Activity Centers Throughout Holly Springs" and "Suburban Remix." Together, these themes advocate for enhancing activity centers throughout the community, highlighting the importance of mixed-use, walkable development areas. Integrating uses that create places where people live, work, shop, and play as a cohesive community begin to move development patterns away from clearly separated uses and building types, a lack of street connectivity, and a population increasingly reliant on automobiles. Mixed-use development in the activity centers furthers the economic vitality and sustainability of the area, the efficiency of utilities and transportation serving the area, and the sense of community experienced by residents, business owners, and visitors to the area. Community Character Recommendations CC-6 Promote Compact Mixed-Use Development in Appropriate Character Areas, CC-8 Increase Walkability, and CC-9 Enhance Character and Walkability by Orienting All Buildings to the Street, further support these themes in the Land Use & Character Plan.

In the context of the Land Use & Character Plan, "Mixed-Use Center" typically refers to vertically integrated buildings, with non-residential uses such as office or retail on the lower floors, and residential units above (similar to Main Street Square). However, in certain contexts, a "Mixed-Use Center" may be more appropriate as a "mixture-of-uses" with separate uses integrated across a property, similar to other suburban style Mixed-Use Centers in Holly Springs such as Holly Springs Town Center adjacent to the project site.

The location of the subject site may be one such location where a "mixture-of-uses" is the most appropriate mixed-use development style. The Old Holly Springs Apex Road corridor adjacent to the site is predominantly apartment dwellings, and the Holly Springs Town Center provides the area with sufficient non-residential uses to support adjacent neighborhoods. Apartment and Commercial uses could be consistent with the character of the area if proposed to be well-integrated, both internally and to the surrounding neighborhood. Overall site integration provides support as an "area to transform," as described by the Comprehensive Plan.

At a high level, the proposed Conditional Zoning District supports goals for providing a "mixture-of-uses" with development. The project master plan displays 3 separate pods, Commercial, Commercial/Apartments, and Apartment uses, which can all be important contributors to creating mixed-use places. A proposed interior public street cuts through the site, providing access onto both frontages of Old Holly Springs Apex Road, and open space locations provided throughout provide potential opportunities for place-making. However, important details such as building locations, parking arrangement, building design, and overall street design with connectivity are not shown in detail on the provided plans. These details are critical components in order for the Town to fully understand the site layout and project design, how uses will be integrated across the site, the architectural design of buildings along major corridors, how the proposed project fulfills the goals of the Comprehensive Plan, and what the resulting development will contribute to the overall community. Without sufficient site details, it is unclear if the proposal is consistent with the Land Use & Character Plan and Mixed-Use Center character area.

Of particular concern, the allowed commercial uses include a fueling station, convenience store, and drive-through at the intersection of Old Holly Springs Apex Road and Holly Springs New Hill Road; uses not typically compatible with a walkable, mixed-use setting.

While these uses are needed in this area of Holly Springs, the limited details provided with the master plan do not provide an opportunity for the Town to understand how the uses will be situated on the property, how the development will be experienced by the community, or how the uses might impact the overall connectivity of the site, both internally and to adjacent developments. These uses also conflict with other Land Use & Character Plan goals; promoting auto-oriented uses that could limit safe and inviting walkable development, either onsite or adjacent to nearby apartments or Holly Springs Town Center. Without providing sufficient detail on plans to mitigate negative impacts of auto-oriented uses, the proposal may be further inconsistent with the Theme of More Transportation-Land Use Coordination in the Community, or as described in Community Character recommendation of CC-10: Mitigate the Impacts of Auto-Oriented Uses.

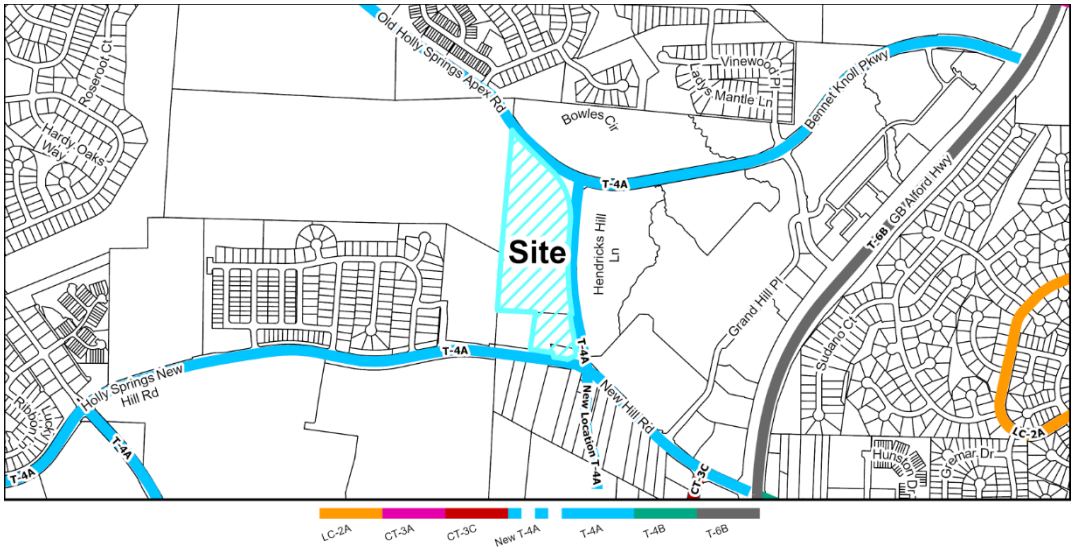
With a more developed site plan for the project, staff would have a better understanding of the impacts of this project as it relates to the Mixed-Use Center character area designation and may have been able to reach a conclusion of consistent with the Land Use & Character Plan. However, the application, as currently presented, does not provide such details, and as a result, staff has found this application to be inconsistent 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:

In accordance with the Unified Development Ordinance (UDO) and the Comprehensive Transportation Plan (CTP), road widening is required across the property frontages of Old Holly Springs Apex Road and Holly Springs New Hill Road to meet ½ of the ultimate cross section, which in each case is a 4-lane median-divided thoroughfare with a 10' sidepath. The development proposes two driveway accesses along Old Holly Springs Apex Rd (north/south) and one driveway access along Old Holly Springs Apex Rd (east/west). The applicant is proposing to construct these improvements in phases.

New Location Roadways:

There are no new CTP roadways impacting this property. However, the proposed internal road network consists of collector streets, a roundabout, and connection to the existing stub at Thales. One public collector street is proposed through the site with a portion of the right-of-way running parallel within 10 feet of Old Holly Springs Apex Road, with access points along the north and east frontages of Old Holly Springs Apex Road.

Hotspot/Safety Study Location:

There are no Hotspot Studies directly adjacent to this property. However, there is one nearby at the interaction of New Hill Rd and Grand Hill Pl. This development is proposing a proportionate fee-in-lieu for the long-term improvement of channelization of that intersection to right-in/ right-out/ left-in.

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:

Phase 1 Improvements

Old Holly Springs Apex Road at Holly Springs New Hill Road:

- Contribute a proportional Fee-in-Lieu towards construction of an exclusive westbound -turn lane with a minimum of 400 feet of full width storage and appropriate deceleration and taper.
- Contribute a proportional Fee-in-Lieu towards signal modifications to accommodate the recommended geometric modifications at this intersection.

New Hill Road at Grand Hill Place:

- Contribute proportional FIL towards intersection conversion to directional crossover.

Old Holly Springs Apex Road (N/S) at Hendrick Hill Lane/Proposed Site Access #1 (Full Access):

- Provide stop control on the eastbound approach of the proposed site driveway.
- Construct an exclusive northbound left-turn lane with a minimum of 150 feet of full width storage and appropriate deceleration and taper.
- Restripe westbound Hendricks Hill Lane as an exclusive left turn lane and a shared through/ right turn lane.
- Construct an exclusive southbound right-turn lane on Old Holly Springs Apex Rd with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Transportation Information (cont.)

Holly Springs New Hill Road at Proposed Site Access #4 (Right-in/ Right-out):

- Construct an exclusive eastbound right-turn lane with 100 feet of full width storage on Holly Springs New Hill Road if not already constructed.

Phase 2

Old Holly Springs Apex Road at Holly Springs New Hill Road:

- Contribute a proportional Fee-in-Lieu towards construction of an exclusive westbound -turn lane with a minimum of 400 feet of full width storage and appropriate deceleration and taper.
- Contribute a proportional Fee-in-Lieu towards signal modifications to accommodate the recommended geometric modifications at this intersection.

New Hill Road at Grand Hill Place:

- Contribute proportional FIL towards intersection conversion to directional crossover.

Old Holly Springs Apex Road (N/S) at Hendrick Hill Lane/Proposed Site Access #1 (Full Access):

- Construct an additional southbound through lane striped as a through/right-turn lane at this intersection as part of the required frontage widening of Old Holly Springs Apex Road.

Old Holly Springs Apex Road (N/S) at Proposed Site Access #2 (Right-in/ Right-out):

- Provide stop control on the eastbound approach of the proposed site driveway.
- Construct an exclusive southbound right turn lane with 100 feet of full width storage and appropriate deceleration and taper.

Old Holly Springs Apex Road (E/W) at Proposed Site Access #3 (Full Access):

- Construct an additional eastbound through lane striped as a through/right-turn lane at this intersection as part of the required frontage widening of Old Holly Springs Apex Road.
- Construct exclusive westbound left-turn lane with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Transportation Information (cont.)

Transportation Staff Analysis:

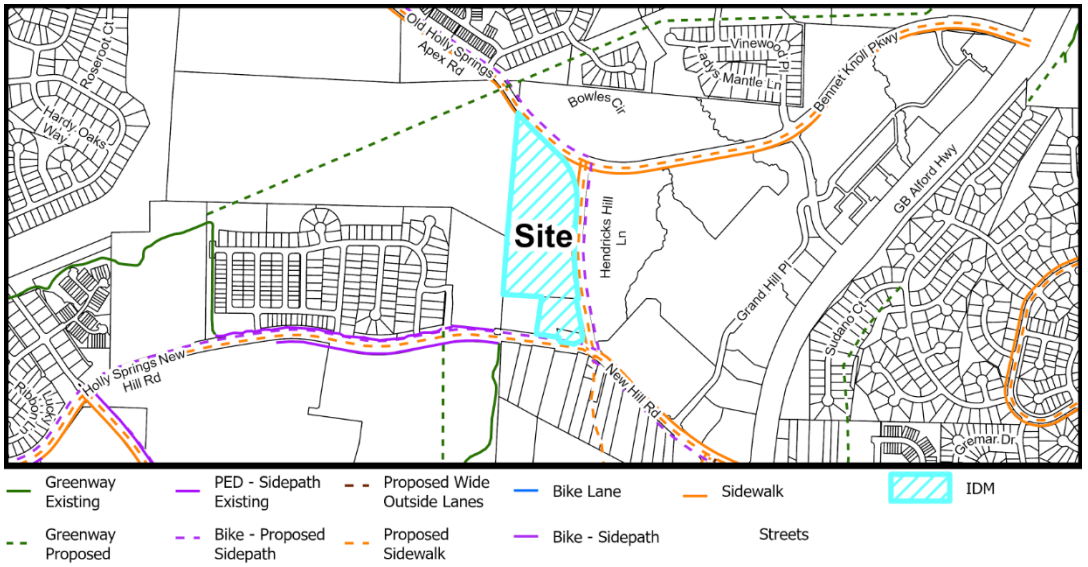
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan

While staff has concerns the proposed public street layout being approximately 10 feet from the Old Holly Springs Apex Rd corridor may create driver confusion, the Traffic Study and associated mitigation improvements are consistent with the Traffic Study policy and 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 10' sidepath is required along each property frontage as part of the Comprehensive Transportation Plan's ultimate cross-section widening.

Parks, Recreation, & Greenways Summary

A 10' sidepath is proposed on Holly Springs New Hill Road and Old Holly Springs Apex Road as part of the ultimate cross-section widening. No greenways are indicated on site as part of the Active Transportation Plan.

Parks, Recreation, & Greenways Staff Analysis:

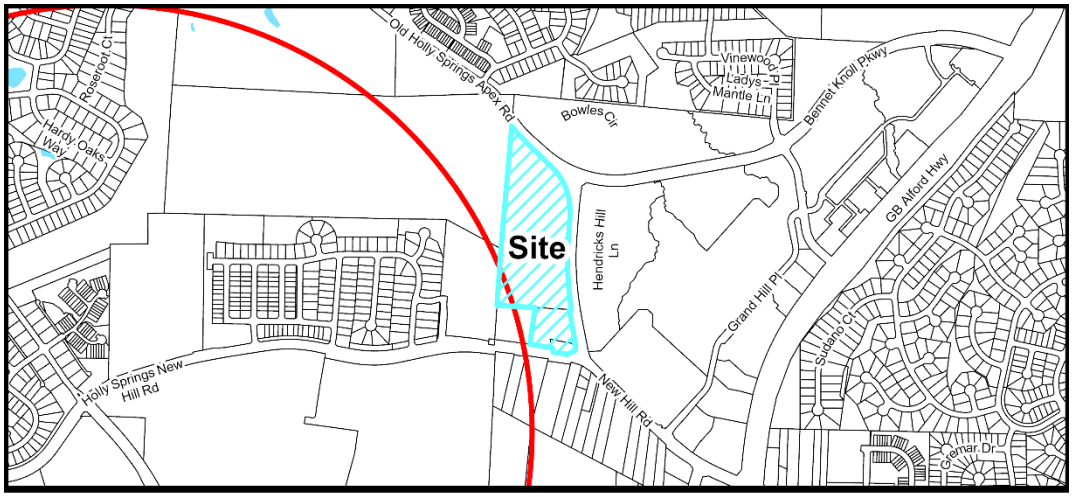
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan

The site is not within a Park Search Area; therefore, public park land dedication is not required. The applicant has proposed a sidepath along Holly Springs New Hill Road and Old Holly Springs Apex Road along its frontages. The requested Conditional Zoning District is consistent with the Parks, Recreation, & 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

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

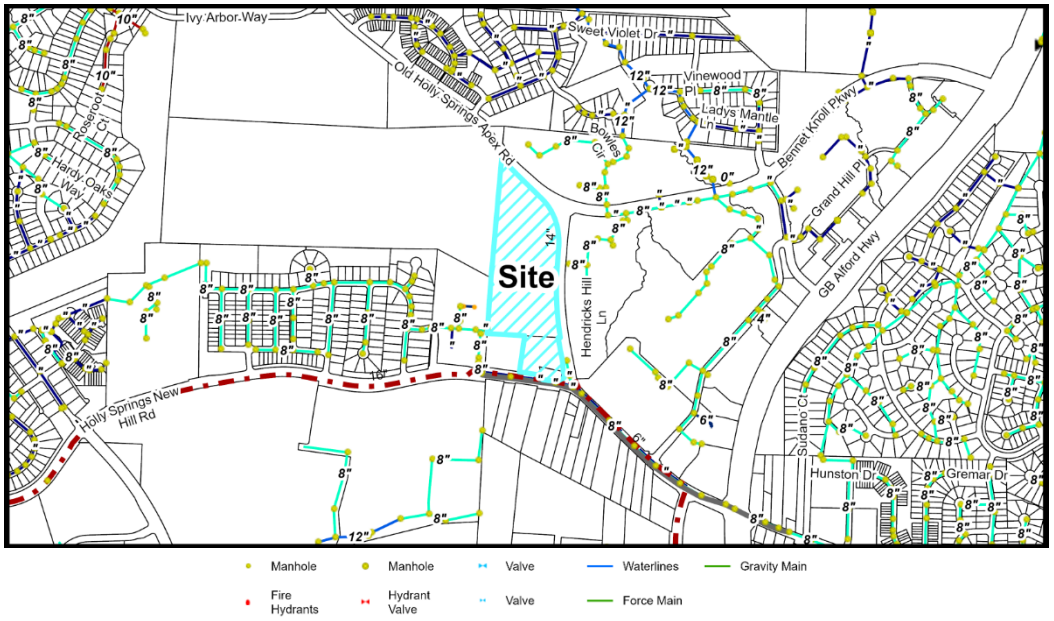
The requested Conditional Zoning District lies just outside of a Police/Fire Search Area, and WCPSS expects school capacity to be sufficient for the site. The proposal is Consistent with the Town's Community Facilities Plan.

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:

There is existing public water infrastructure located within Old Holly Springs Apex Road and New Hill Holly Springs 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 existing public sanitary sewer located within the adjacent Holly Springs Place Apartments. The project proposes an extension of the gravity sewer network ultimately draining to the existing 12 Oaks Pump Station.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed and concluded that the existing pump station has adequate capacity but that several downstream sewer pipes exceed the Town standard for capacity. This project contributes a negligible amount of flow to these pipes and no additional improvements are proposed.

Reclaim:

There is existing public reclaimed water infrastructure located within Old Holly Springs Apex Road and New Hill Holly Springs Road along the property frontages. The project proposes to tie to and extend Town reclaimed water facilities throughout the site to serve the proposed development. The reclaimed waterlines will be installed by the developer in accordance with Town Polices.

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 and has provided a Utility Allocation Request of an additional 38,525 gallons per day (gpd). 4,921 gpd was previously allocated with the Holly Springs New Hill Medical Office Building project for the proposed commercial area.

Utility Allocation Summary

Priority Level: Priority Level #2
Total Flow Demand: 43,446 GPD
Previously Approved Allocation: 4,921 gpd (Nonresidential – approved with Holly Springs New Hill Medical Office Building project)
Additional Allocation Needed: 38,525 GPD
Allocation Assignment: Residential – Attached
Allocation Elements: (1) Earn National Green Building Standards Certification or equivalent; (2) Increase of at least 25% Active recreation Space

Staff Determination: There is sufficient allocation remaining within the Residential – Attached assignment to support this development.

Infrastructure & Utility Staff Analysis:

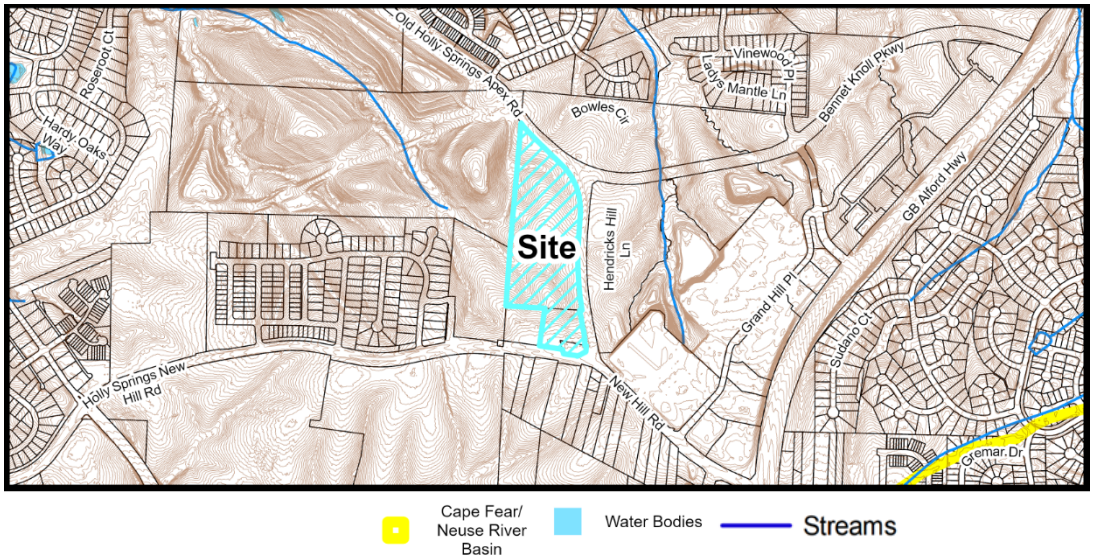
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan

The proposed extensions of water, reclaimed water, and sanitary sewer are consistent with the UDO. Additionally, the provided Utility Allocation Request is consistent with the Water Resource Management Policy.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**15% or 3.04 ac.**
Tree Preservation Area	10% or 2.03 ac.
Active Recreation Area	2% or 0.4 ac.
Urban Civic Space	0.5% or 0.1 ac.
Flexible Space	2.5% or 0.5 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has provided sufficient Tree Preservation areas on the site. No significant Specimen Trees appear to be identified on the provided Tree Sample that would require site specific areas to be preserved. The applicant has also included an extensive list for Active Recreation amenities, including courts, fields, and a swimming pool. The Urban Civic Space elements include a plaza with seating areas and landscaping. The required Flexible Space is typically required as additional Active Recreation or Tree Preservation, but was not indicated at this stage. Flexible Space may be determined at Development Plan.

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 Natural Resource and Open Space Standards have been found to be generally consistent with the Comprehensive Plan and the Unified Development Ordinance, however specific civic and active open space details have not been shown. 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.

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	14.98/acre

Building Placement	UDO Standard	Proposed Standard
Thoroughfare Setback	25' minimum	20' minimum, 25' maximum (Residential) 20' minimum (Commercial, HSNH Only)
Front Setback Minimum	30'	10' Interior Buildings 20' Holly Springs New Hill Road
Side/Rear Setbacks	5'	10' minimum - Residential None – Commercial
Side Corner Setbacks	30'	10' minimum
Setbacks to Adjacent to NR	50'	20'

Building Height	UDO Standard	Current CB-CD (21-REZ-01 - 1316 Holly Springs New Hill Road – Commercial Pod Only)	Proposed Standard
Primary Building Minimum	25'	20'/2 stories	20' Commercial Pod: 20' with element at 25'
Maximum Building Height	60' All Structures	55'	48' Attached Dwellings Adjacent to Old Holly Springs Apex Road 60' All Other Structures

Permitted Uses (UDO Section 3):

	Current CB-CD (21-REZ-01 - 1316 Holly Springs New Hill Road – Commercial Pod Only)	Proposed Standard
Permitted Uses	All CB Uses except: Motorcycle/Scooter Sales Self Service Laundry/Costume Retail Public Utility/Substation Bed & Breakfast Bus Station Agricultural Seed Sales Neighborhood Recycling Collection Point Automobile Parts Sales (new) Quick Oil Change Facility Car Wash (automatic or self) Gasoline Service Station without repair	Hotel Business Services Medical Office Office Use Personal Services Veterinary Clinic/Hospital Food/Restaurant Uses Retail Assembly
Permitted Uses with Standards	Drive-Through as Special Exception Use Permit Only (Special Use Permit)	Apartment Dwelling Childcare Center Civic Building Fueling Station Drive-In/Drive-Through

Landscaping (UDO Section 5):

Perimeter Buffers	UDO Standard	Proposed Standard

North Buffer (Thoroughfare)	10' Type B	10' Type A (Residential)
East Buffer (Thoroughfare)	10' Type B	10' Type A
West Buffer	5' Type A / 20' Type C	5' Type A / 20' Type C (Partially Adjacent to HI)

Additional Standards:

Façade Standards	Proposed Standard
Residential Façade Standards	• At least 3 distinct colors, textures, and finishes • Units within 100' of OHSA with Sound Transmission Coefficient Rating of 35 or greater • Minimum of 50% of roof-mounted HVAC equipment • Primary Apartment roofs will have either a low-pitch roof or flat roof with parapet • Interior Apartments: No tuck-under level permitted
Residential Façade Standards Adjacent to Old Holly Springs Apex Rd	• 60' Maximum Building Height • No Parking between building and OHSA Right-of-Way • Minimum of 1 street-facing pedestrian entrance facing OHSA • Additional level permitted on building side furthest from OHSA on downhill side.
Commercial Building Standards	• Accent Lighting • Light Fixtures and poles shall be finished in black, dark brown, or architectural bronze • Gas canopies shall be a predominantly dark, neutral, or muted color

Conditional Zoning District Standards Staff Analysis

The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with Conditional Zoning District Standards

Section 2.4 of the Unified Development Ordinance outlines the purpose and intent of Conditional Zoning Districts. These Districts are intended to in exchange for flexibility of development standards as outlined in the Unified Development Ordinance. The applicant has proposed several standards modifications as part of their proposed district, however, it is unclear as to whether the modifications to base standards meet the purpose of Conditional Zoning Districts by providing innovative planning and design ideas.

Outside of the request to rezone from the base districts of Heavy Industrial and Neighborhood Residential, the applicant has also proposed rezoning 1316 Holly Springs New Hill Road from CB-CD Community Business Conditional Zoning District to part of a new CB-CD Community Business Conditional Zoning District. The existing CB-CD zoning was applied in 2022 prior to the new UDO, however many of the allowed uses under Community Business remain the same. The 2021 Conditional Zoning District applied specific height requirements to the commercial buildings and restricted permitted uses to exclude use such as car washes, quick oil change businesses, and fueling

stations without full service and repair. These approved restrictions are more consistent with the Mixed-Use Center character area designation than the modifications proposed with this current CB-CD application.

Under the proposed Conditional Zoning District, many of the proposed land use restrictions would contribute favorably to the development of the Mixed-Use Center such as Apartment Dwellings, Hotel, Business Services, Office Use, Personal Services, Food/Restaurant Uses and Retail. Land Use restrictions that may be less favorable to the development of the Mixed-Use Center include the fueling station with a convenience store and drive-through uses, which were restricted under the current 2022 zoning for a portion of the site. The applicant has further committed to 12 fuel pumps and 7,500 square feet of commercial onsite, indicating a stronger likelihood for a fueling station than other permitted commercial uses. Without a repair component attached to the fueling station, this would indicate a less restrictive use type than what is currently permitted. While Commercial is favorable at this prominent location, it should include vibrant uses and invite residents into the site. The lack of specific commitments regarding these uses may suggest the proposed district is less restrictive and detailed than the current district approved in 2022, at least for one of the commercial parcels.

The proposed commercial development standards do not require a building to be located up against the street, more typical of current and traditional development, and as promoted by the Comprehensive Plan. The applicant has also proposed a decrease in minimum height of 25' to 20', reducing the site's presence on the corner. While this 20' requirement is the same as the current zoning district, the proposed district permits one-story buildings, while the current district approved in 2022 requires a two-story building (except for daycare uses). Although the applicant has attempted to provide specific design commitments, limited details around building placement and site design do not allow for a full understanding of how the uses and modified standards may impact the overall development, either positively or negatively.

Apartments, with the possibility of commercial, are also proposed on the site. The applicant has proposed modified standards to indicate building placement in relation to Old Holly Springs Apex Road and the internal public street, keeping buildings closer to these frontages. However, similar to the proposed commercial height standard, the proposed minimum height is 20', which is atypical for apartment dwellings. There is also a pod indicated as Commercial/Apartments, which implies that this pod may be either solely commercial, solely apartments, or mixed-use buildings. There are no commitments to any specific use types, street design, or building design specifically designated for this pod.

The applicant has also proposed Attached Dwellings fronting Old Holly Springs Apex Road, through their adjusted height standards for these specific uses, and images provided in the Design Manual. While Attached Dwellings are not permitted in the Community Business District, and permitted uses not allowed to be added to the base district standards, the applicant is working to propose Attached Dwellings through an associated Development Agreement, potentially qualifying these Attached Dwellings as Apartment Dwellings. Staff analysis has determined the proposed modification would not be inconsistent with the Mixed-Use Center character area designation.

Throughout the review process, Staff have expressed to the applicant the need for additional details to ensure Comprehensive Plan compliance and Conditional Zoning District expectations, with frequent touchpoints and collaborative discussions. However, without further specificity on the application materials, the proposed Community Business Conditional Zoning District standards do not comply with the intended goals and outcomes for a Conditional Zoning District.

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 CB-CD Community Business Conditional Zoning District proposes Apartment Dwellings, Attached Dwellings (through a Development Agreement), and a 12-pump Fueling Station with 7,500sf Convenience Store. While at a high level, the proposed Conditional Zoning District supports goals for providing a "mixture-of-uses" with development at an appropriate residential density, however the provided application materials, including the Plan Set and Design Manual, do not demonstrate compliance with a Mixed-Use Center character area, as required by the Land Use & Character Plan. The application does not include significant site details, such as building placement, building design, and the relationship between these buildings to streets and parking areas. With a more developed site plan for the project, staff would have a better understanding of the impacts of this project as it relates to the Mixed-Use Center character area designation and may have been able to reach a conclusion of consistent with the Land Use & Character Plan. As currently presented, the application does not provide such details, and as a result, staff has found this application to be inconsistent with the Land Use & Character Plan.

Staff Recommendation: ☐ Approve ☒ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion
The LUAC discussed the initial concept for this project on August 6, 2024
Planning Board Representatives: Roger Bess, Josh Prizer

Town Council Representatives: Mayor Sean Mayefskie, Mayor Pro Tem Daniel Berry

The following topics were discussed at the August 6, 2024, Land Use Advisory Committee Meeting:

- The importance of associated road improvements
- Traffic concerns adjacent to Thales Academy
- The importance of open Space layout and integration between uses
- A request for details on pedestrian/cyclist connectivity onsite and to adjacent properties
- Retail and Restaurant uses were encouraged
- The importance of an activated street frontage along Old Holly Springs Apex Road, including details on building façade design
- The possible inclusion of affordable housing
- The design of apartments and a request of a more urban apartment design preferred (flat roof, interior elevator)
- Reception to a Fueling Station was positive, however it was emphasized that design details would be an important consideration

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 #1 Date: 12/13/2023

Summary of Issues:

- 4 Attendees
- Applicant Summary of Project,
- Attendees asked for applicant Contact Information to keep informed, and to be able to share the meeting recording

Meeting #2 Date: 9/4/2024

Summary of Issues:

- No Attendees

Planning Board Action

Planning Board Meeting Date: 3/18/2025

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

Town Council Consideration & Action

Legislative Public Hearing

Prior to the Legislative Public Hearing:

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

Zoning Map Amendment Plan Consistency Statement, Statement of Reasonableness, & Zoning Map Amendment Decision

Per NCGS 160D-605, when adopting or rejecting any Zoning Map 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 the 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.

Town Council Decision Type: 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.

Potential Zoning Map Amendment Petition Motion(s)
Adopt Ordinance #RZ25-03 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve/deny/defer rezoning.

Motion to Approve/Deny Utility Allocation for 4500 Old Apex Holly Springs Road.

Ordinance No. RZ25-03
Date Submitted: May 20, 2025
Date Adopted: May 20, 2025

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP; AND ADOPT THE ZONING MAP AMENDMENT PLAN CONSISTENCY STATEMENT & STATEMENT OF REASONABLENESS REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D-605

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

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

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 20.30 acres of Wake County PINs 06949361536, 0649353581, and 0649352730 from HI-Heavy Industrial, NR-Neighborhood Residential, and CB-CD Community Business Conditional Zoning District to CB-CD Community Business Conditional Zoning District; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Mixed-Use Center; and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on March 25, 2025 and recommended denial by a vote of 8-1; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on May 20, 2025 to consider the proposed changes to the Official Zoning Map; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council adopts the following Zoning Map Amendment Plan Consistency Statement as required by NCGS §160D-605:

SUPPORTING APPROVAL

The requested Zoning Map Amendment from HI – Heavy Industrial, NR –

Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan as it meets the characteristics of a Mixed-Use Center and providing a mix of residential and commercial uses.

SUPPORTING DENIAL

The requested Zoning Map Amendment from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan as it does not meet the building, site, and street network expectations for a Mixed-Use Center.

WHEREAS, the Town of Holly Springs Town Council adopts the following Statement of Reasonableness as required by as required by NCGS §160D-605:

SUPPORTING APPROVAL

The requested Zoning Map Amendment from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District is reasonable and in the public interest as it provides the necessary housing and commercial uses in an appropriate layout and Town location.

SUPPORTING DENIAL

The requested Zoning Map Amendment from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District is not reasonable nor in the public interest as it fails to adequately provide needed uses in a safe and vibrant manner where needed by the Town, and it does not comply with the Town's adopted ordinances.

IF VOTE TO APPROVE

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the proposed Zoning Map Amendment is **APPROVED,** and the Unified Development Ordinance of the Town is amended as follows:

Amend Unified Development Ordinance Section 1.7 Official Zoning Map with the following rezoning request: 24-REZ-02 to change the zoning of PINs 06949361536, 0649353581, and 0649352730 from HI-Heavy Industrial, NR-Neighborhood Residential, and CB-CD Community Business Conditional Zoning District to CB-CD Community Business Conditional Zoning District.

The properties are subject to all the conditions listed in the Rezoning Master Plan dated 3/24/25 and the Design Manual dated 3/21/25 by McAdams and to include the condition that the property owner/Developer enters into a Transportation Mitigation Agreement with the Town.

Part 1:
REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 2:
INCLUSION IN UDO
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

IF VOTE TO DENY

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the that the proposed Zoning Map Amendment is **DENIED**.

Part 3:
SEVERABILITY
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance, or application of this Ordinance to any one parcel or group of parcels is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance or application of this Ordinance to other parcels and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 4:
EFFECTIVE DATE
The provisions of this ordinance shall become effective MAY 20, 2025 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of MAY, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Planning Board Meeting Date: 3/25/2025

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.

The Planning Board discussed the following issues and concerns:
- Sewer infrastructure, downstream improvements, sewer study
- Parking locations and their relationship to the proposed buildings
- Comprehensive Plan compatibility
- Confirmation of a fueling station want/need in neighborhood
- Fueling station proximity to apartments, access for fuel trucks and customers
- Road improvements, hotspot study, future improvements to New Hill Road/Grand Hill Place
- Project density in this location could be too high, mostly regarding traffic concerns
- Proposed housing as potentially necessary adjacent to Holly Springs Town Center and other apartments, and for workers at new employment centers around Town
- Ratio of commercial to residential, may be lower than desired for this Mixed Use Center

Zoning Map Amendment Plan Consistency Statement
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.

The Planning Board adopted the following Plan Consistency Statement (8 - 1)

> The requested Zoning Map Amendment from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District is inconsistent with the Vision Holly

Springs Comprehensive Plan and not reasonable nor in the public interest as the proposed Conditional Zoning District does not meet the building, site, and street network expectations for a Mixed-Use Center and does not comply with the Town's adopted ordinances.

Those voting against the motion:

- Ms. Holder – Stated housing is needed in this location for affordability and workforce housing

Zoning Map Amendment Petition Motion
The Planning Board recommends the Town Council deny Zoning Map Amendment #24-REZ-02 to change the zoning of 20.24 acres of Wake County PINs #0649361536, 0649353581, and 0649352730 from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District, as submitted by Laura Holloman of McAdams.

The Planning Board voted in favor of the recommendation (8 - 1)

Those voting against the motion:

- Ms. Holder – Stated housing is needed in this location for affordability and workforce housing

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

February 10, 2025

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: 03/06/2025
- Name of development: 4500 Old Holly Springs Apex Road
- Address of rezoning: 4500 Old Holly Springs Apex Road; 1300/1316 New Hill Road (PINs) 0649361536; 0649352730; 0649353581
- Total number of proposed residential units: 298 units
- Type(s) of residential units proposed: Apartment Dwellings

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, AICP	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919.613.5000	E-Mail: holloman@mcadamsco.com
Design Professional	
Name: Johnathan Balderson, PE	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919.613.5000	E-Mail: balsderson@mcadamsco.com
Developers	
Name: Danielle Weaver & Rehab Hamad	Company: Fusion Ventures LLC & New Hill 1300 LLC & Fusion 1300 LLC
Mailing Address: 213 W Ballentine Street & 4400 Triland Way & 8004 Country Haven Ln	
City, State, Zip: Holly Springs NC 27540-8518 & Cary NC 27518-2777 & New Hill NC 27562-8987	
Telephone: 919.669.6895, 919.971.4286	E-Mail: fusiondevelopmentnc@gmail.com & rhamad@trilandproperty.com
Architect	
Name: David Brown, PLA LEED AP	Company: Cline Design
Mailing Address: 125 N Harrington Street	
City, State, Zip: Raleigh NC 27603	
Telephone: 919.833.6413	E-Mail: davidb@clinedesignassoc.com
Landscape Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Financially Responsible Party (REQUIRED)	
Name:	Company: Fusion Ventures, LLC & New Hill 1300 LLC & Fusion 1300 LLC
Mailing Address: 213 W Ballentine Street & 4400 Triland Way & 8004 Country Haven Ln	
City, State, Zip: Holly Springs NC 27540-8518 & Cary NC 27518-2777 & New Hill NC 27562-8987	
Telephone: 919.669.6895, 919.971.4286	E-Mail: fusiondevelopmentnc@gmail.com & rhamad@trilandproperty.com
Property Owner (REQUIRED)	
Name:	Company: Fusion Ventures, LLC & New Hill 1300 LLC & Fusion 1300 LLC
Mailing Address: 213 W Ballentine Street & 4400 Triland Way & 8004 Country Haven Ln	
City, State, Zip: Holly Springs NC 27540-8518 & Cary NC 27518-2777 & New Hill NC 27562-8987	
Telephone: 919.669.6895, 919.971.4286	E-Mail: fusiondevelopmentnc@gmail.com & rhamad@trilandproperty.com

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
☐	Zoning Map Change – General Use District
☑	Zoning Map Change – Conditional Zoning District ☐ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) ☑ Option 2 Plan: Master Plan
☐	Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Map Amendment ☐ Small Area Plan Map Amendment
☐	UDO Text Amendment – UDO Section:

PROJECT INFORMATION **https://www.hollyspringsnc.gov/742/Maps**	
Project Name	4500 Old Holly Springs Apex Road Mixed Use
Project Location *Use street address. If none, use closest intersection*	4500 Old Holly Springs Apex Road & 1300, 1316 New Hill Road
	☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	06949361536, 0649353581, 0649352730
Real Estate ID	0065323, 00031660, 0047145
Project Acreage	20.30 Partial Parcel? ☐ Yes ☑ No
Current Zoning	Heavy Industrial, Community Business Conditional District, Neighborhood Residential
Proposed Zoning	Community Business-Conditional District (CB-CD). Maximum commercial space: 7,500 sf
Current Future Land Use Designation	Mixed Use Center
Proposed Future Land Use Designation	Mixed Use Center
Small Area Plan Designation *(if applicable)*	n/a
Special Study Scoping Meeting Dates	10.26.2023 (TIA) 01.12.2024 (sewer study)
Sketch Plan Review *(pre-submittal)* Meeting Date:	01/11/2024
Neighborhood Meeting Date:	12/13/2023 and 09/04/2024

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: Date:

Plan Consistency Statement
4500 Old Holly Springs Apex Road
Project Number PLRZ202400061/24REZ02

Executive Summary

The quality of life the Town offers makes Holly Springs a sought after place to raise a family and plant roots. At the same time, Holly Springs has cornered the western Wake County market in attracting economic engines like Fuji and Amgen. The combination of these factors has created a housing demand and housing shortage in Holly Spring like the town has never experienced. Just around the corner from these major employers, the proposed rezoning is driven by this market demand for housing. This proposed development will provide key living opportunities for young professionals living in Holly Springs for the first time, as well as employees and executives relocating to this market and seeking high quality short-term apartment living while looking for a home in one of Holly Springs' lovely neighborhoods.

As conditioned, this development will provide high quality living in a thoughtfully crafted design incorporating open green spaces just a short walk or bike to Holly Springs Towne Center and the services it offers. This community 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 allow for multifamily units as a part of this mixed-use development. This will increase housing stock and choice for the growing population of Holly Springs, as new professionals move into the Town for employment opportunities. This development aligns with the Mixed-Use Center Future Land Use Designation as outlined in the Comprehensive Plan by fostering a compact, walkable environment, promoting a mix of uses, and enhancing connectivity to adjacent areas. Importantly, the design of the site includes a round-a-bout and strong pedestrian network that will ensure safety of pedestrians and motorists while at the same time promoting walkability from the site to the goods and services offered at Holly Springs Towne Center, a large scale commercial development that still has not finished building out its retail and commercial offering.

The Future Land Use Map ("FLUM") designates the project site as Mixed-Use Center. The FLUM description and characteristics of Mixed-Use Center specifically call for development of a compact, walkable environment and mix of residential and non-residential uses that supports multiple modes of transportation. These areas include a variety of shared public open spaces throughout a walkable, activated environment. The proposed rezoning request from Heavy Industrial (HI) to Community Business Conditional Use (CB-CD) will allow for a vibrant, compact, and walkable community consistent with the FLUM Designation. The Community Business District accommodates mixed-use centers along major corridors, making it an ideal zoning classification for this location.

This allows for a mix of residential (multi-family) uses providing housing options within the heart of a Mixed-Use center providing a compact, walkable environment. Based upon this, the applicant submits that the zoning request of CB-CD is the ideal zoning classification for the subject property.

The Community Business District accommodates locations along major corridors for moderate to high volume and intensity commercial and mixed-use centers. As such, the proposed zoning district 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 offer a mix of residential (multi-family) uses providing housing options within the heart of a Mixed-Use center providing a compact, walkable environment. In addition, future residents will enjoy a variety of uses, and increased density that aligns this community with the vision for Holly Springs established in the Comprehensive Plan.

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 CB-CD zoning district is described in Section 2.1.1 of the UDO to be a district that accommodates locations along major corridors for mixed-use centers coordinated to facilitate pedestrian, bicycle, and vehicular access from nearby Residential Use Districts. The proposed development satisfies these recommendations as it offers a mix of uses 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. The residential proposed by the development will help address the continued need for more housing in Holly Springs, especially given the proximity of the site to the business park. Further, the gas and convenience store will provide a much needed use in this part of town, one that residents have long been demanding.

In addition, the Master Plan provides a robust pedestrian network including a round-a-about that will ensure the safety of pedestrians and motorists while promoting walkability from the site to the many retail, food and beverage and service offerings at Holly Springs Towne Center. In that regard, the proposed development is highly complementary to the surrounding commercial land uses.

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 Heavy Industrial (HI). Allowing the rezoning to CB-CD will allow for much-needed housing to support the Town’s growing population and workforce. The proposed rezoning will provide a mix of residential (multi-family) and non-residential uses, while preserving the natural environment and keeping with the character of the area. The FLUM designates this area as a Mixed-Use Center for which the proposed CB-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 compact, walkable community that provides connectivity to nearby shopping, dining, and other key locations embracing the long-term vision for the Town.

3) “Accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums, and apartments.”

The proposed rezoning will provide a residential multifamily product in an area that contains housing stock that is primarily single family, allowing residents greater choice in housing to support the Town’s growing workforce. The density provided by this proposed multifamily residential and non-residential provides for much needed housing which will create a compact, walkable community, that provides connectivity to nearby shopping, dining, and other key locations. It encourages walkability through private streets and ample sidewalks within the communities and connecting to the public realm and other neighborhoods, 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 mixed-use center that will provide internal connectivity to existing and future development, reducing the impacts of sprawl through density and design. Additionally, the siting of this use could not be more ideal. In addition to being located near significant employment, the site enjoys easy access to NC540 and the NCHWY 55 By-pass via Old Holly Springs Apex Road and Bennett Knoll Parkway, respectively. By locating higher density in this strategic location, the proposed rezoning helps to prevent sprawl.

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 housing types targeted toward professionals, young families, and empty nesters. The development will provide a compact, walkable, vibrant community for residents to enjoy.

2) “To preserve and protect, where appropriate, agricultural land, green space, woodland and the natural environment.”

Mixed-use developments are required to provide open space areas in the form of linear parks, courtyards, and pocket parks. Specifically, this project proposes several plaza, parklet, and courtyard areas throughout the development, as well a community amenity center for residents. The open spaces and plaza areas will be connected via sidewalk, providing pedestrian connectivity and access across the development. These open space amenities will create a sense of place and encourage social interaction throughout the development.

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, makes this residential development at the proposed density a welcomed part of Holly Springs fostering a sense of place and community.

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 CTP outlines the same goals or objectives as the transportation section of the Comprehensive Plan. The project proposes a multimodal transportation network, fostering healthy growth in the surrounding environment. This is done through three elements: roadway, bicycle and pedestrian, and transit. Old Holly Springs Apex Road is shown as four-lane thoroughfare with a side path in the CTP. This project shall incorporate its design of the road segment within its property only, and, at time of development plan, shall confirm that the remaining extension shall be constructible in the future.

The bicycle and pedestrian element will be achieved through the integrated pedestrian network via sidewalks throughout the development.

The transit element is dependent upon future transit service in the area. Currently there are no nearby transit stops and the nearest bus stop is located at Ting Park. As part of the development plan, staff will evaluate the need for an additional shelter adjacent to the project. If it is determined one is necessary, it be constructed at the cost of the developer.

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. Overall, the proposed rezoning enhances multimodal connectivity to nearby shopping, dining, and other neighborhoods and incorporates improvements consistent with the CTP.

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 project is aligned with the Parks & Recreation Master Plan as it proposes several recreational and open space areas as a part of the development including sidewalks, civic gathering spaces, play areas, and an amenity center located throughout the site. Residents will have convenient access to these amenities that offer a range of recreational activities for them to enjoy. In addition, the project proposes to meet active open space requirements by providing plazas and programmed amenities throughout the development. In addition, the project will be required to meet all NC ADA requirements. The proposed project will also be installing multiple EV charging stations, consistent with the new UDO, ensuring that the site will meet updated technology needs.

Section 4: Community Facilities

Community facilities focus 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.”

Developers plan for community facilities such as police, fire and EMS when designing a development. Drive aisles are designed to accommodate the largest emergency response vehicle. A turning-move template is reviewed by staff to ensure vehicles can safely maneuver through all access points and parking areas. Emergency response facilities exist within reasonable proximity to the subject site and no issues are perceived with regards to insufficient response time.

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 consistent with the recommendations of the sewer study that has been performed for the development as agreed to by the parties in a developers agreement. 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. In addition, the developer will include a reclaim waterline extension. 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.

On March 1, 2023, the town adopted a new UDO. As part of that ordinance, a tree preservation section must be adhered to and include tree preservation requirements. This will allow residents the ability to enjoy the natural environment throughout the community. The development adheres to the Comprehensive Plan's objective to create a balance development with conservation minimizing environmental impacts through sustainable practices.

Zoning Compatibility Statement

The Town has experienced tremendous success in generating jobs, which job growth has created the demand for the residences and services offered by the proposed rezoning. Town staff and officials have prioritized managing this growth thoughtfully and diligently, with a careful focus on maintaining density that aligns with the surrounding community.

The proposed project associated with this rezoning request is currently zoned as Heavy Industrial (HI), while the Future Land Use Map envisions this area as a Mixed-Use Center. By rezoning the property to a Community Business Conditional District (CB-CD), we aim to meet the needs of Holly Springs' growing population by expanding the housing stock and enhancing choices for incoming professionals drawn by the town's employment opportunities.

This rezoning proposes a compact, walkable, vibrant community that not only provides much-needed housing but also prioritizes tree preservation. The development plan includes active recreational amenities and multimodal connectivity, creating a neighborhood that is consistent with the Town's long-term vision. This neighborhood would be a welcomed part of Holly Springs.

4500 Old Holly Springs Apex Road: Design Goals Narrative

1. **The incorporation of existing natural features such as wooded areas and slopes into the design of new development as to preserve the site's natural character:**

   This project does not propose significantly altering the slope and will therefore ensure natural topography will be preserved. Tree preservation and open space will be provided throughout the site to enhance the experience with green space and nature.

2. **The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns:**

   The project will bring development and housing to a rapidly growing part of town that will encourage growth in a manner that complements the existing, surrounding environment. The site is in close proximity to existing commercial and employment centers. The development is envisioned to serve as a welcoming and accessible transition from the higher intensity, existing developments along GB Alford Highway. In addition, the site is currently zoned for Heavy Industrial uses, the proposed rezoning would be a down-zoning to allow for greater commercial and residential development that are more compatible with the development surrounding this property and within the vicinity of the area.

3. **Development of pedestrian-oriented communities and development of traditional style neighborhoods:**

   The Comprehensive Plan encourages a variety of housing types across town. The project proposes multi-family units. These denser housing types paired with the commercial uses and the variety of connected open spaces encourage pedestrian connectivity within and around the development. The commercial uses and plaza areas will be accessible through a system of interconnected sidewalks to adjacent development. Open spaces will be connected by sidewalks and paths, providing ample pedestrian access throughout the development. The gathering areas and architectural standards for the site will help to foster an inviting pedestrian-scaled development to experience.

4. **Development of communities that are visually and functionally connected to one another:**

   This project's design places a high priority on mixed-use development and pedestrian connectivity. Open space areas will be linked via pedestrian paths throughout the development. Additionally, roadway connections are proposed to enable interconnected growth in the future. This project will complete the visual and functional connections currently fractured by this undeveloped property at the southwest quadrant of the intersection with Old Holly Springs Apex Road and Bennet Knoll Parkway. The development will serve as an inviting transition from the higher intensity developments along GB Alford Highway to the residential uses and help to establish this intersection as something other than the backside of the existing shopping center.

5. **Protection of significant watershed areas in order to preserve water quality:**

   As part of the master plan process, an environmental scientist is retained by the developer to perform any needed delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is performed, the agency will then issue an official determination letter that is valid for a period of five years (if no development of the property occurs). This letter must be submitted to Town staff to verify that all environmental features on-site have been accounted for and protected accordingly. This site is not within a critical watershed and no wetlands have been identified on the site.

6. Creativity and imagination in the process of development:

The proposed development consists of multi-family and commercial uses, and a variety of open spaces across the site. Stand-alone and ground-floor retail space will be prominent along the site's frontage on Old Holly Springs Apex Road. Multi-family uses will be located on the upper stories of the mixed-use buildings and toward the center of the site. Open space will be distributed throughout the site, giving all residents and users convenient access to green space for gathering and recreating. A centralized plaza area will be created to anchor development. The neighborhood-scale commercial uses provide space for local businesses and increased variety.

7. Unique architecture or sustainable design:

Emphasized entrances and varied architectural features and materials will break up the façade and contribute to creating an apt human and pedestrian scale throughout the development. As new development continues emphasis will be placed on high quality architecture as outlined in the Design Manual. Green Stormwater Infrastructure will be incorporated throughout the development to allow for sustainable design.

8. Efficient, aesthetic, and desirable use of open space:

The project includes a centralized village green area, parklets, plazas, and an amenity center for residents. The variety and dispersion of the open spaces on site will provide users with ample access to outdoor areas for recreating, socializing, and building community. These open spaces will provide an accessible green space, permitting uses to engage organically.

9. Variety in housing types and physical development patterns:

The project incorporates a multi-family residential development and commercial uses into the site. This type of mixed-use, walkable development is desirable and provides needed housing development. The establishment of a walkable, mixed-use community will encourage pedestrian activity in and around this project. Furthermore, this project will enhance the existing residential and commercial development in the area, by increasing pedestrian connectivity along the Old Holly Springs Apex Road area, which is currently underserved by pedestrian facilities given the pre-dominantly industrial zoning in this part of Town, which does not align with the Future Land Use Plan.

10. Special considerations for property with a unique history or outstanding physical features:

The subject property does not contain any existing historic structures or outstanding physical features. An environmental analysis has been performed on-site and observed that no wetlands are located on site.

TOWN OF HOLLY SPRINGS
ZONING PETITION

NEIGHBORHOOD MEETING REPORT

DPM Appendix #A.02
Supplement 18
March 2022

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

☐ Neighborhood Meeting Date: December 13, 2023
Time: 6:00pm to 7:00pm
Location: 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: November 28, 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 meeting summary attached.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
The feedback we received from the neighborhood meeting was generally positive and supportive of the project as proposed. We anticipate some changes to the site plan as we continue to work through the rezoning process.

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 March 6, 2024

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: November 28, 2023

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Old Holly Springs Apex Road with Parcel Identification Number (PIN) 0649361536 (the "Property"). The Property approximately 17.36 acres, depicted on the attached Context Map.

We are counsel for Fusion Land Management, LLC, a developer that is considering rezoning the above-captioned Property for a mixed use development in the Town of Holly Springs. The Property is located at 4500 Old Holly Springs Apex Road and is depicted here:



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.

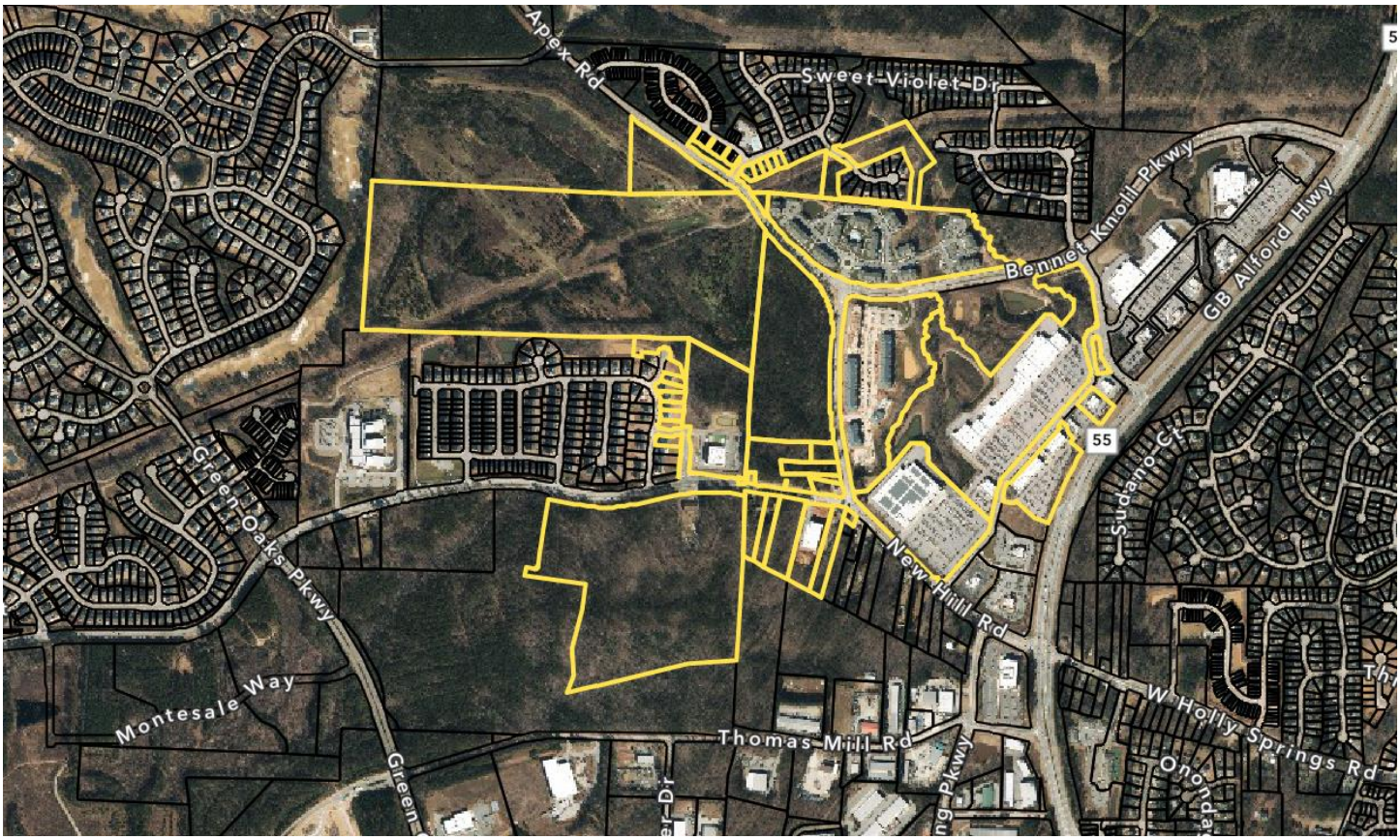
The Property currently is zoned Heavy Industrial (HI) and the proposed development intends to rezone to Community Business Conditional District (CB-CD) to facilitate a mixed use multifamily and commercial development. The concept plan enclosed herewith provides the overall concept associated with this proposed development.

We will hold a virtual neighborhood meeting on **Wednesday, December 13, 2023 from 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 can 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


Apex Rd
Sweet Violet Dr
Bennet Knolll Pkwy
GB Alford Hwy
55
Sudano Ct
Green Oaks Pkwy
New Hill Rd
Montesale Way
Thomas Mill Rd
W Holly Springs Rd

Owner	Mailing Ad	Mailing Ad	Mailing Address 3
JONES, RIC	105 FORES	HOLLY SPRINGS	NC 27540-4414
PARLOW, J	205 FORES	HOLLY SPRINGS	NC 27540-4410
HOLLY SPR	TOWN ATT	PO BOX 8	HOLLY SPRINGS NC 27540-0008
KRG NEW	30 S MERII	INDIANAPOLIS	IN 46204-3565
BAGADE, S	412 MOOF	HOLLY SPRINGS	NC 27540-5443
TARGET CC	PROPERTY	PO BOX 94	MINNEAPOLIS MN 55440-9456
LESLIE, LIS	PO BOX 57	HOLLY SPRINGS	NC 27540-0574
HOLLY SPR	REPUBLIC	PO BOX 29	PHOENIX AZ 85038-9246
MCNEIL, B	1335 NEW	HOLLY SPRINGS	NC 27540-6102
NGUYEN, I	209 FORES	HOLLY SPRINGS	NC 27540-4410
FOREST SP	RESOURCE	PO BOX 18	PITTSBORO NC 27312-1866
COOK, BRY	103 FORES	HOLLY SPRINGS	NC 27540-4414
FUSION VE	213 W BAI	HOLLY SPRINGS	NC 27540-8518
NEW HILL	4400 TRIL/	CARY	NC 27518-2777
CC TGA TH	CRESCENT	601 S TRYC	CHARLOTTE NC 28202-1841
TRIANGLE	PO BOX 71	SALT LAKE CITY	UT 84171-0870
THALES AC	4641 PARA	RALEIGH	NC 27616-3406
RAMOS, D	500 MOOF	HOLLY SPRINGS	NC 27540-5445
MATIAS, A	408 MOOF	HOLLY SPRINGS	NC 27540-5443
WUNNAV/	404 MOOF	HOLLY SPRINGS	NC 27540-5443
FUSION 13	213 W BAI	HOLLY SPRINGS	NC 27540-8518
BHATTACH	104 BECKL	HOLLY SPRINGS	NC 27540-5444
MCDONAL	213 FORES	HOLLY SPRINGS	NC 27540-4410
SCRAP IRO	9707 WELI	RALEIGH	NC 27617-8572
HOLLY SPR	AMZAK HC	980 N FED	BOCA RATON FL 33432-2744
SPRING OA	397 MARK	APEX	NC 27523-5586
NEW HILL	1000 CRES	CARY	NC 27518-8117
KRATZKE, I	400 MOOF	HOLLY SPRINGS	NC 27540-5443
HENSLEY H	1401 SUNI	RALEIGH	NC 27607-5173
UPPERMA	103 PLAZA	GARNER	NC 27529-2725
VANDELOC	100 BECKL	HOLLY SPRINGS	NC 27540-5444
FOREST SP	RESOURCE	PO BOX 18	PITTSBORO NC 27312-1866
BURWELL,	1237 NEW	HOLLY SPRINGS	NC 27540-9109
FOREST SP	1210 TRIN	CARY	NC 27513-6245
CURRENT `	128 GRAN	HOLLY SPRINGS	NC 27540
CURRENT `	100 GRAN	HOLLY SPRINGS	NC 27540
CURRENT `	1341 HOLL	HOLLY SPRINGS	NC 27540
CURRENT `	0 OLD HOL	HOLLY SPRINGS	NC 27540
CURRENT `	4300 OLD	HOLLY SPRINGS	NC 27540
CURRENT `	1325 HOLL	HOLLY SPRINGS	NC 27540
CURRENT `	98 WOODI	HOLLY SPRINGS	NC 27540
CURRENT `	4500 OLD	HOLLY SPRINGS	NC 27540
CURRENT `	1340 NEW	HOLLY SPRINGS	NC 27540
CURRENT `	11313 HOI	HOLLY SPRINGS	NC 27540
CURRENT `	1309 NEW	HOLLY SPRINGS	NC 27540
CURRENT `	11244 HOI	HOLLY SPRINGS	NC 27540

CURRENT · 0 SOCRATI HOLLY SPRINGS NC 27540
CURRENT · 1300 NEW HOLLY SPRINGS NC 27540
CURRENT · 9000 COLE HOLLY SPRINGS NC 27540
CURRENT · 1000 HENI HOLLY SPRINGS NC 27540
CURRENT · 11213 HOI HOLLY SPRINGS NC 27540
CURRENT · 1338 NEW HOLLY SPRINGS NC 27540
CURRENT · 4528 OLD HOLLY SPRINGS NC 27540
CURRENT · 4544 OLD HOLLY SPRINGS NC 27540
CURRENT · 0 OLD HOL HOLLY SPRINGS NC 27540
CURRENT · 109 BECKL HOLLY SPRINGS NC 27540
CURRENT · 1303 NEW HOLLY SPRINGS NC 27540
CURRENT · 101 FORES HOLLY SPRINGS NC 27540
CURRENT · 1233 NEW HOLLY SPRINGS NC 27540
CURRENT · 109 BEACC HOLLY SPRINGS NC 27540

4500 OLD HOLLY SPRINGS APEX ROAD
NEIGHBORHOOD MEETING MINUTES
DECEMBER 13, 2023

1. Discussed Holly Springs Rezoning Process.
2. Discussed current and proposed Zoning.
3. Discussed the Comprehensive Plan and the Future Land Use Designation.
4. Discussed the Town's Vision.
5. Discussed the Concept Plan.
6. Discussed the Conditional Rezoning.
7. Discussed architectural requirements.
8. Participant asked if we could share the recording. Response: Yes
9. Participant noted this looks like a nice plan.

Neighborhood Meeting Minutes for 4500 Old Holly Springs Apex Road

Date: December 13, 2023

IN ATTENDANCE FROM DEVELOPMENT TEAM: Laura Holloman, Kate Murdoch, Tish Shapiro,

ATTENDEES: Mary Hazuka, Luis Espinal, Rehab Hamad, Ryan Van de Bosche

Sign In: see attached

MEETING BEGAN: 5:30 p.m.

Meeting Ended: 6:00 p.m.

Laura Holloman began the meeting at 5:30pm. She provided an overview of the project, including the location of the site, the rezoning process, current zoning and future land-use designations for the property, and the proposed development to the site.

PRESENTATION AND SLIDES. The rezoning petition will take about 6-9 months for staff review, before moving to the Planning Board, and Town Council and Public Hearing. If successful, it will then go through the development plan process for an additional 8-9 months, including Planning Board, Town Council, and neighborhood meetings again. Then Construction Drawings are reviewed by staff. This will be a two (2)-year process before a shovel is in the ground.

PROVIDING CONTEXT TO THE LOCATION. The project is approximately 17 acres. The site is currently vacant and zoned heavy industrial. Allowable uses currently permit such uses as major vehicle repair, heavy equipment sales, heavy manufacturing, and self-storage.

TOWN'S VISION IS FOR MIXED USE. The vision here does not include large-scale (big-boxes) development, but rather more small-scale uses and services, maybe a gas station.

PROCESS FOR ESTABLISHING WHAT IS NEEDED. This is concept from the letter and the team has built the zoning request around this main street concept. The project and access points were further described through presentation illustrations. The main street concept includes on-street parking, street trees, an activated pedestrian network, and pockets of open space dispersed throughout. The apartments will have an amenity area. Although not locked into this plan, it shows ground-level commercial square footage. These two (2) projects flow together, by carefully designed transitions. Although in the early stages, looking at 380 units of apartments. The zoning request establishes a street network, access points, and land uses. The site will be designed so that the space and place interactions are inviting. The zoning will establish buffers, noting the adjacent school. The Design Manual will establish architectural standards for the development, such as no vinyl siding, minimum masonry and window elements, first-floor transparency (glass) is favored, and open space programming.

The Open Space programming includes landscaping, activated bocce courts, and apartment pool and clubhouse.

The zoning process requires two (2) special studies, a Traffic Impact Analysis (TIA) and a Sewer (capacity) Study. The TIA is complete, and traffic counts were taken while school was in session. Site Access is not signalized. Once the petition is submitted, it [TIA] will become public record, sewer study as well. The Sewer Study will evaluate the Twelve Oaks Pump Station and evaluate if capacity remains or if upgrades are needed.

We will add contact information to chat.

Questions:

- Can we share a recording of the meeting? *Yes.*
- Can we share contact information? *Yes. Laura shared hers. Tish and I also shared ours.*

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: September 4, 2024
Time: 5:30-6:30 p.m.
Location: 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: August 23, 2024

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

Summary of Issues: No attendees present.

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance. No attendees present.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) _____ Date September 5, 2024

MORNINGSTAR LAW GROUP

Jason Barron | Partner
434 Fayetteville Street | Suite 2200
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: August 23, 2024

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Old Holly Springs Apex Road and Holly Springs New Hill Road, with Parcel Identification Numbers (PINs) 0649361536, 0649352730, and 0649353581 (the "Property"). The Property approximately 20.24 acres, is depicted on the attached Context Map.

We are counsel for Fusion Land Management, LLC, a developer that is considering rezoning the above-captioned Property for a mixed use development in the Town of Holly Springs.

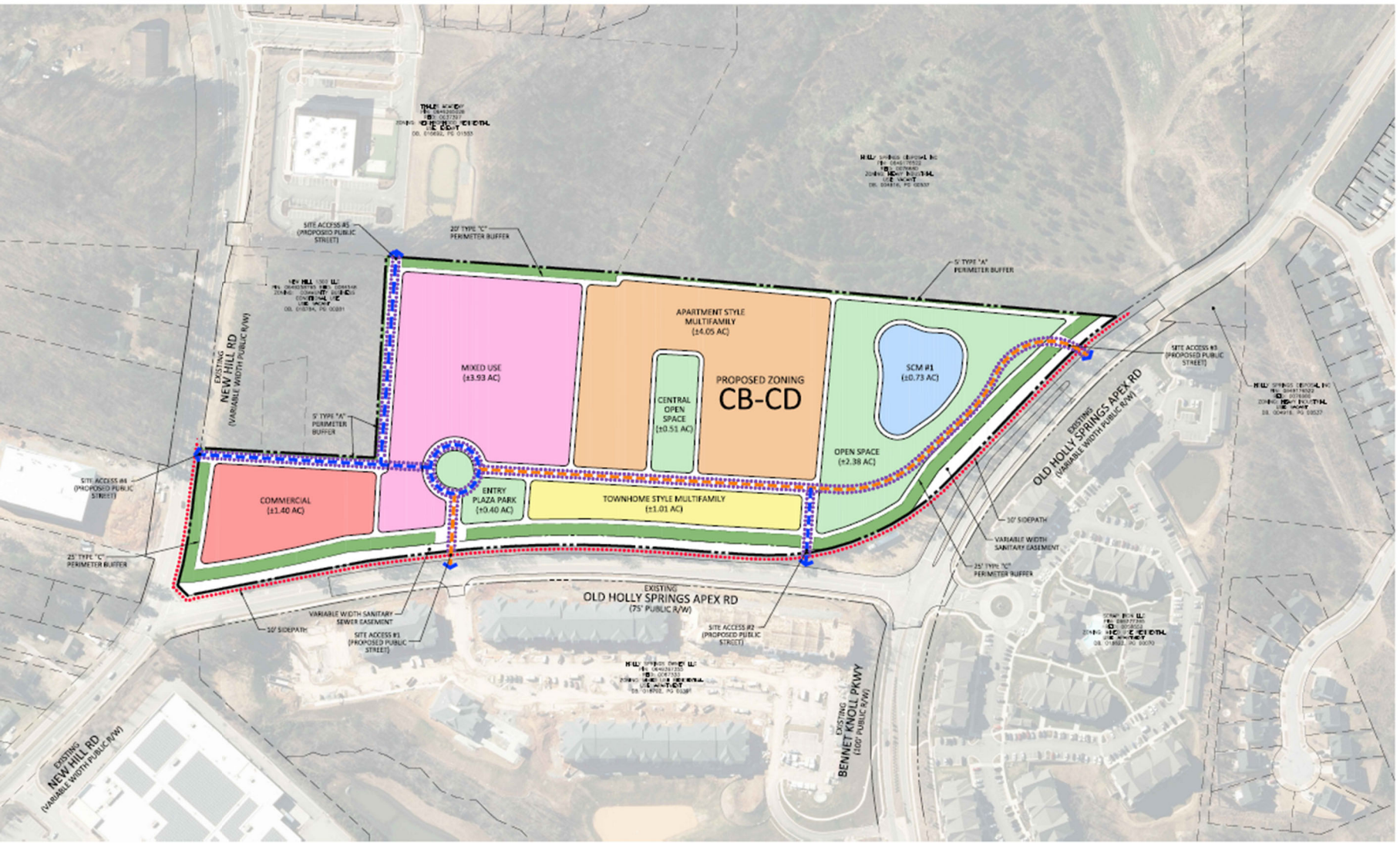
The Property currently is zoned Heavy Industrial (HI), Community Business Conditional District (CB-CD), and Neighborhood Residential (NR). The proposed development intends to rezone to Community Business Conditional District (CB-CD) to facilitate a mixed use multifamily and commercial development. The concept plan enclosed herewith provides the overall concept associated with this proposed development.

A neighborhood meeting regarding the property was held on December 13, 2023, to discuss the potential rezoning. We are conducting a second meeting due to the length of time that has passed between the first meeting and our anticipated submittal date of September 6, 2024. In addition, Parcel Identification Numbers (PINs) 0649352730 and 0649353581 have been added to this proposed rezoning. Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property.

We will hold a virtual neighborhood meeting on **Wednesday, September 4, 2024, from 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 can 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.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
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phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

FUSION DEVELOPMENT
213 W. BALLENTINE ST
HOLLY SPRINGS, NC 27540
PHONE: 919. 669. 6895

FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX RD

MASTER PLAN

4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	SPDC-23412
FILENAME	SPDC23412-S1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

CONCEPT PLAN

C2.00

Mailing Address 1	Mailing Address 2
105 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4414
205 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4410
521 KIMLOCH DR	GARNER NC 27529-5121
TOWN ATTORNEY	PO BOX 8
30 S MERIDIAN ST STE 1100	INDIANAPOLIS IN 46204-3565
412 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443
PROPERTY TAX DEPT T-2785	PO BOX 9456
PO BOX 574	HOLLY SPRINGS NC 27540-0574
REPUBLIC SERVICES PROPERTY TAX	PO BOX 29246
REPUBLIC SERVICES PROPERTY TAX	PO BOX 29246
1335 NEW HILL RD	HOLLY SPRINGS NC 27540-6102
RESOURCE PROPERTY MANAGEMENT	PO BOX 1866
209 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4410
RESOURCE PROPERTY MANAGEMENT	PO BOX 1866
103 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4414
213 W BALLENTINE ST	HOLLY SPRINGS NC 27540-8518
CRESCENT COMMUNITIES LLC	601 S TRYON ST STE 800
PO BOX 71870	SALT LAKE CITY UT 84171-0870
8004 COUNTRY HAVEN LN	NEW HILL NC 27562-8987
4641 PARAGON PARK RD	RALEIGH NC 27616-3406
4641 PARAGON PARK RD	RALEIGH NC 27616-3406
4400 TRILAND WAY	CARY NC 27518-2777
213 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4410
100 BECKLOW RIDGE LN	HOLLY SPRINGS NC 27540-5444
500 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5445
408 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443
404 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443
104 BECKLOW RIDGE LN	HOLLY SPRINGS NC 27540-5444
9707 WELBURY CT	RALEIGH NC 27617-8572
K E ANDREWS	2424 RIDGE RD
397 MARKHAM PLANTATION	APEX NC 27523-5586
964 HIGH HOUSE RD # 4305	CARY NC 27513-3574
400 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443
1401 SUNDAY DR STE 109	RALEIGH NC 27607-5173
1210 TRINITY RD STE 102	CARY NC 27513-6245
1237 NEW HILL RD	HOLLY SPRINGS NC 27540-9109
1213 NEW HILL RD	HOLLY SPRINGS NC 27540-9109
1221 NEW HILL RD	HOLLY SPRINGS NC 27540-9109
8012 MOURNING DOVE RD	RALEIGH NC 27615-3012
1237 NEW HILL RD	HOLLY SPRINGS NC 27540-9109
100 VISTA BROOKE DR	MORRISVILLE NC 27560-9712
1303 NEW HILL RD	HOLLY SPRINGS NC 27540
128 GRAND HILL PL	HOLLY SPRINGS NC 27540

100 GRAND HILL PL	HOLLY SPRINGS NC 27540
1341 HOLLY SPRINGS NEW HILL RD	HOLLY SPRINGS NC 27540
0 OLD HOLLY SPRINGS APEX RD	HOLLY SPRINGS NC 27540
4300 OLD HOLLY SPRINGS APEX RD	HOLLY SPRINGS NC 27540
101 FOREST HAVEN DR	HOLLY SPRINGS NC 27540
98 WOODLARK LN	HOLLY SPRINGS NC 27540
4500 OLD HOLLY SPRINGS APEX RD	HOLLY SPRINGS NC 27540
11401 HOLLY SPRINGS NEW HILL RD	HOLLY SPRINGS NC 27540
1309 NEW HILL RD	HOLLY SPRINGS NC 27540
1300 NEW HILL RD	HOLLY SPRINGS NC 27540
11244 HOLLY SPRINGS NEW HILL RD	HOLLY SPRINGS NC 27540
0 SOCRATIC WAY	HOLLY SPRINGS NC 27540
1316 NEW HILL RD	HOLLY SPRINGS NC 27540
9000 COLEWAY DR	HOLLY SPRINGS NC 27540
11213 HOLLY SPRINGS NEW HILL RD	HOLLY SPRINGS NC 27540
1338 NEW HILL RD	HOLLY SPRINGS NC 27540
109 BECKLOW RIDGE LN	HOLLY SPRINGS NC 27540
109 BEACONWOOD LN	HOLLY SPRINGS NC 27540
1225 NEW HILL RD	HOLLY SPRINGS NC 27540
1223 NEW HILL RD	HOLLY SPRINGS NC 27540
0 NEW HILL RD	HOLLY SPRINGS NC 27540

4500 OLD HOLLY SPRINGS APEX ROAD

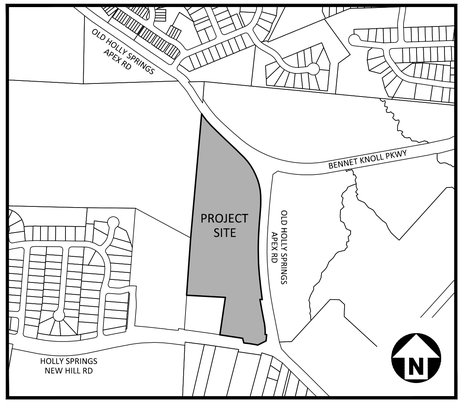
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NORTH CAROLINA, 27540

MASTER PLAN

PROJECT NUMBER: SPEC-23412
REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
DATE: MARCH 7, 2024
REVISED: MARCH 21, 2025

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
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. ALL RECOMMENDED IMPROVEMENTS IN THE TIA WILL BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT.
8. HORIZONTALLY-ATTACHED/SIDE-BY-SIDE UNITS (VILLAS) SHALL NOT COMPROMISE MORE THAN 10% OF THE TOTAL YIELD.

SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	FUSION VENTURES LLC		0649361536	0065323
	NEW HILL 1300 LLC		0649352730	0047145
	FUSION 1300 LLC		0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT			
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL			
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)			
SITE AREA	GROSS AREA: 20.30 AC R/W DEDICATION: 0.73 AC NET AREA: 19.57 AC			
RIVER BASIN	NEUSE			
WATERSHED OVERLAY	LOWER NEUSE RIVER			
EXISTING USE	VACANT			
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE-THROUGH			
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"		
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS		
	EAST	10' TYPE "A" - ADJACENT TO APARTMENTS USE		
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS		
DENSITY	ALLOWABLE	10 DU/AC MINIMUM 15 DU/AC MAXIMUM		
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC		
OPEN SPACE	REQUIRED	3.04 AC (15%)		
	PROVIDED	3.04 AC MIN.		
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)		
	PROVIDED	2.05 AC MIN.		
ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)		
	PROVIDED	0.5 AC (2.5%)		
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)		
	PROVIDED	0.1 AC MIN.		
FLEXIBLE SPACE ***	REQUIRED	0.5 AC (2.5%)		
	PROVIDED	0.5 AC MIN.		
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT		10' MINIMUM**	
	SIDE AND REAR		10'**	
	SIDE-CORNER		10' MINIMUM**	
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY		20' MINIMUM	
	ADJACENT TO COMMERCIAL ZONING		5' MINIMUM	
	ADJACENT TO THOROUGHFARE		20' MINIMUM 25' MAXIMUM	
	ADJACENT TO ROW		20' MINIMUM	
BUILDING HEIGHT (RESIDENTIAL)	ATTACHED DWELLINGS STRUCTURES ADJACENT TO OLD HOLLY SPRINGS APEX ROAD		48' MAXIMUM	
	OVERALL BUILDING HEIGHT		60' MAXIMUM	
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS		14' MINIMUM	
	LEASING OFFICE/AMENITY BUILDINGS		11' MINIMUM	
	RESIDENTIAL BUILDINGS		9' MINIMUM	
EXTERIOR BUILDING SETBACKS (COMMERCIAL)	ALONG ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM	
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*	
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM**	
	SIDE AND REAR		NO MINIMUM**	
	SIDE-CORNER		10' MINIMUM**	
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE		
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS		

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.
** WHERE APPLICABLE , BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL, STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A.
***FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE
**** ALL MULTI-FAMILY UNITS CONSTRUCTED ON SITE SHALL OBTAIN NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION

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
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CONTACT
LAURA HOLLOMAN
holloman@mcadamsco.com
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CLIENT
FUSION DEVELOPMENT
213 W. BALLENTINE ST
HOLLY SPRINGS, NC 27540
PHONE: 919. 669. 6895

FUSION DEVELOPMENT

PROJECT DIRECTORY
OWNERS
FUSION VENTURES LLC
213 W BALLENTINE ST
HOLLY SPRINGS, NC 27540

NEW HILL 1300 LLC
4400 TRILAND WAY
CARY, NC 27518

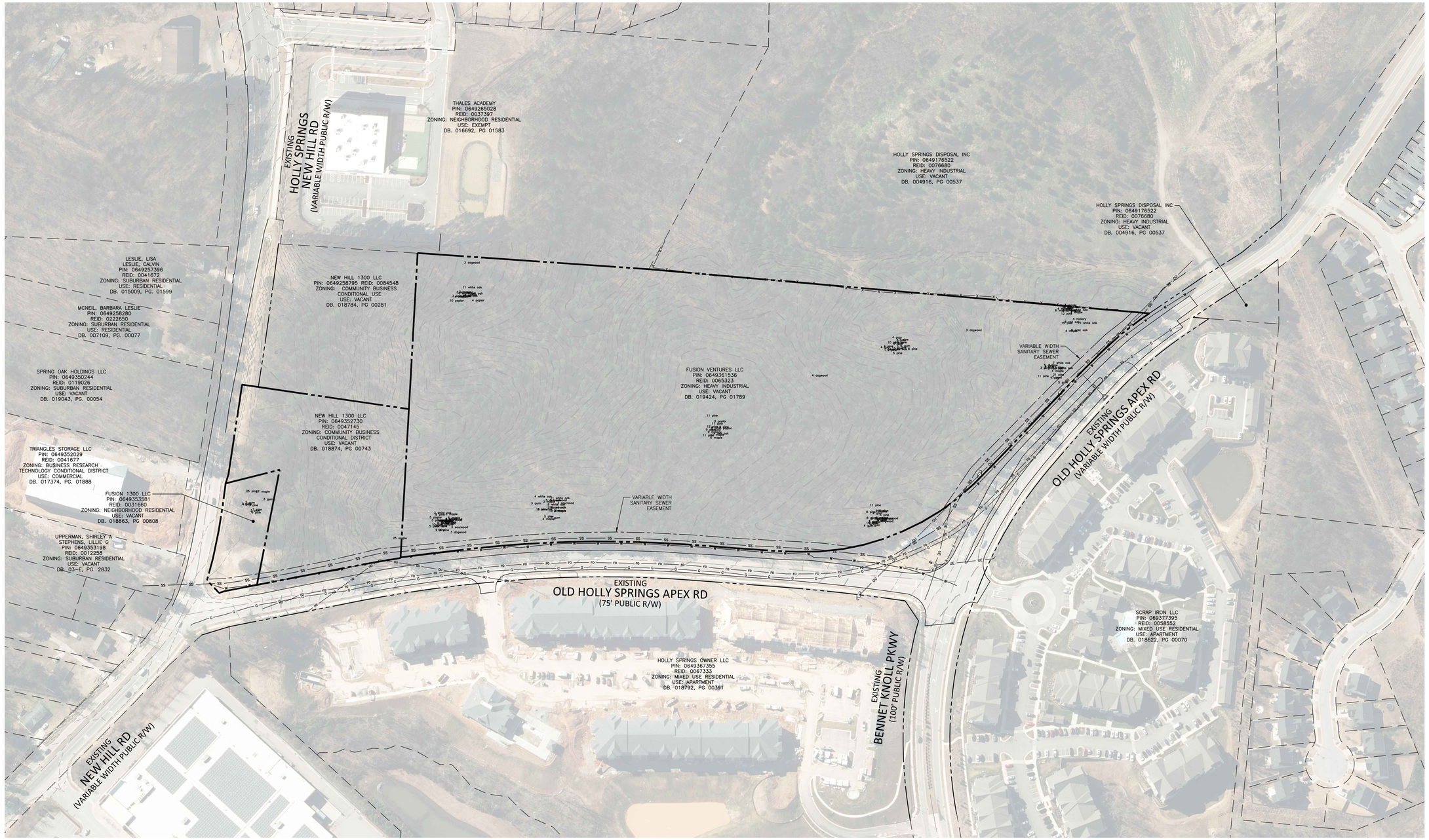
FUSION 1300 LLC
8004 COUNTRY HAVEN LN
NEW HILL, NC 27562

REVISIONS

NO.	DATE	
1	09. 06. 2024	PER TOWN COMMENTS
2	10. 11. 2024	PER TOWN COMMENTS
3	11. 08. 2024	PER TOWN COMMENTS
4	12. 13. 2024	PER TOWN COMMENTS
5	01. 17. 2025	PER TOWN COMMENTS
6	02. 14. 2025	PER TOWN COMMENTS
7	03. 21. 2025	PER TOWN COMMENTS

MASTER PLAN FOR:
4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27540
PROJECT NUMBER: SPEC-23412

M:\Projects\[SPEC PROJECT NUMBER]-2023\SPEC-23412-4500 Old Holly Springs Apex Rd DD\04-Production\Planning and LA\Master Plan\Current Drawing\[SPEC23412-CS.dwg, 3/20/2025 3:07:01 PM, Sicong Ma



SURVEY LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — FENCE LINE
- TREE LINE
- GUARDRAIL
- WETLANDS

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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213 W. BALLENTINE ST
HOLLY SPRINGS, NC 27540
PHONE: 919. 669. 6895

FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

NO.	DATE	
1	09. 06. 2024	PER TOWN COMMENTS
2	10. 11. 2024	PER TOWN COMMENTS
3	11. 08. 2024	PER TOWN COMMENTS
4	12. 13. 2024	PER TOWN COMMENTS
5	01. 17. 2025	PER TOWN COMMENTS
6	02. 14. 2025	PER TOWN COMMENTS
7	03. 21. 2025	PER TOWN COMMENTS

PLAN INFORMATION

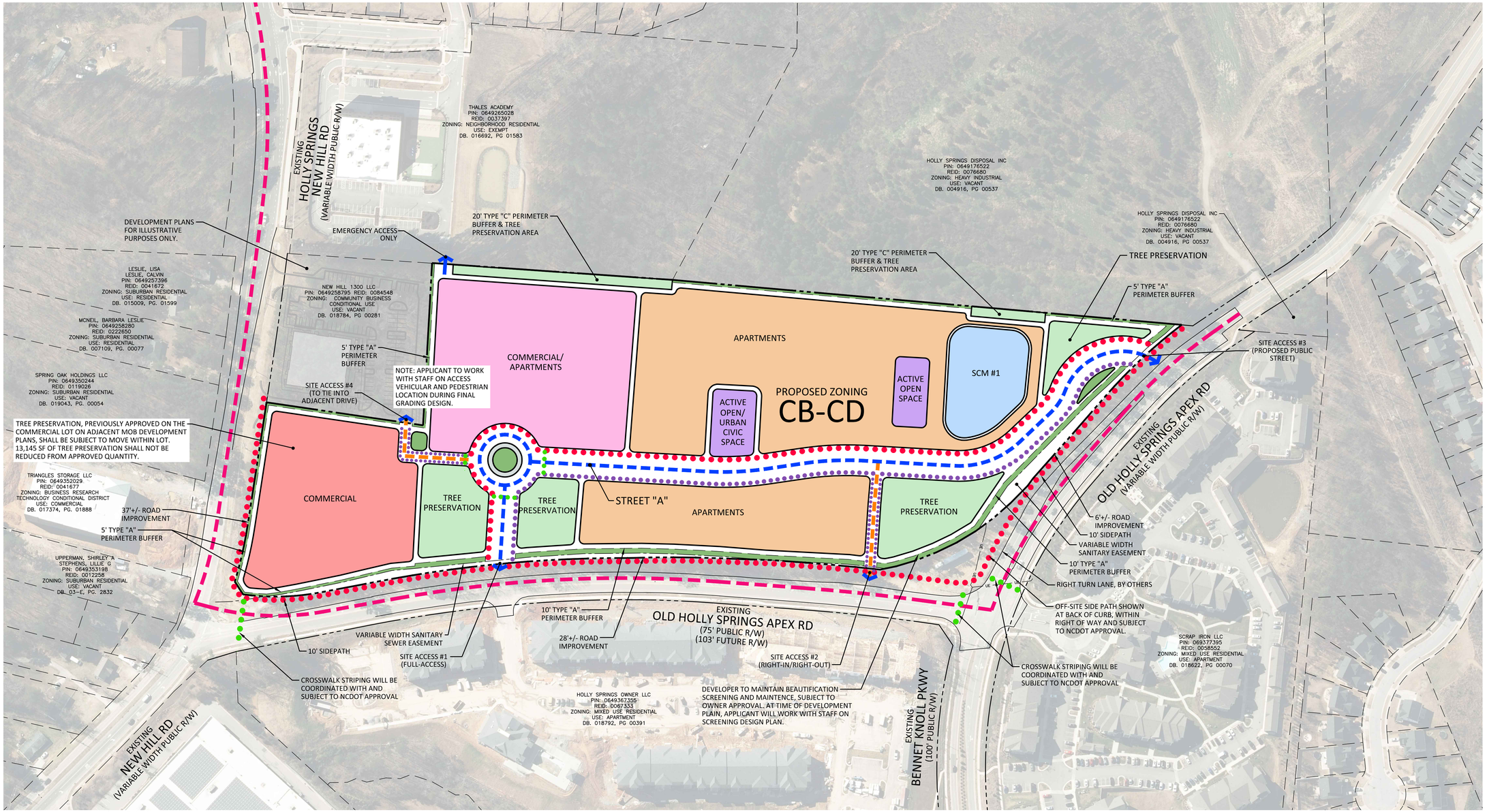
PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-XC1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

EXISTING CONDITIONS

C1.00

M:\Projects\SPEC\SPEC 2023\SPEC23412 4500 Old Holly Springs Apex Rd DD\04-Production\Planning and LA\Master Plan\Current Drawings\SPEC23412-XC1.dwg, 3/20/2025 3:17:28 PM, Sicong Ma



SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT		
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL		
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)		
SITE AREA	GROSS AREA: 20.30 AC		
	R/W DEDICATION: 0.73 AC		
	NET AREA: 19.57 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE-THROUGH		
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"	
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
	EAST	10' TYPE "A" - ADJACENT TO APARTMENTS USE	
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
DENSITY	ALLOWABLE	10 DU/AC MINIMUM 15 DU/AC MAXIMUM	
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC	

OPEN SPACE	REQUIRED	3.04 AC (15%)	
	PROVIDED	3.04 AC MIN.	
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)	
	PROVIDED	2.05 AC MIN.	
ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)	
	PROVIDED	0.5 AC (2.5%)	
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)	
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FLEXIBLE SPACE ***	REQUIRED	0.5 AC (2.5%)	
	PROVIDED	0.5 AC MIN.	
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		10'**
	SIDE-CORNER		10' MINIMUM**
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY		20' MINIMUM
	ADJACENT TO COMMERCIAL ZONING		5' MINIMUM
	ADJACENT TO THOROUGHFARE		20' MINIMUM 25' MAXIMUM
	ADJACENT TO ROW		20' MINIMUM
BUILDING HEIGHT (RESIDENTIAL)	ATTACHED DWELLINGS STRUCTURES ADJACENT TO OLD HOLLY SPRINGS APEX ROAD		48' MAXIMUM
	OVERALL BUILDING HEIGHT		60' MAXIMUM
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS		14' MINIMUM
	LEASING OFFICE/AMENITY BUILDINGS		11' MINIMUM
	RESIDENTIAL BUILDINGS		9' MINIMUM

EXTERIOR BUILDING SETBACKS (COMMERCIAL)	ALONG ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		NO MINIMUM**
	SIDE-CORNER		10' MINIMUM**
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.
** WHERE APPLICABLE , BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL, STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A.
*** FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE

CONCEPT PLAN NOTE

1. DEVELOPMENT PODS ARE APPROXIMATE AND SUBJECT TO CHANGE AT TIME OF DEVELOPMENT PLAN PENDING DETAILED DESIGNS.
2. TREE PRESERVATION AREA PER APPROVED MOB DEVELOPMENT PLANS.
3. TREE PRESERVATION AMOUNT TO BE CONSTANT BUT LOCATION TO BE FLEXIBLE, SUBJECT TO FINAL ROADWAY DESIGN.
4. ADDITIONAL PHASING POSSIBLE AT TIME OF DEVELOPMENT PLAN.
5. TRAFFIC CIRCLE (AS SHOWN) IS SUBJECT TO NCDOT APPROVAL.

LEGEND

- PROPOSED SITE ACCESS
- 2-LANE COLLECTOR (LC-2A ALT 2)
- 4-LANE THOROUGHFARE (T-4A ALT)
- MINIMUM 26' DRIVE AISLE ACCESS
- TREE PRESERVATION
- ACTIVE OPEN SPACE/URBAN CIVIC SPACE
- BUFFER/PASSIVE OPEN SPACE
- APARTMENTS
- MIXED USE
- PROPOSED SCM
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- CROSSWALK

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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PHONE: 919. 669. 6895

FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

NO.	DATE	
1	09. 06. 2024	PER TOWN COMMENTS
2	10. 11. 2024	PER TOWN COMMENTS
3	11. 08. 2024	PER TOWN COMMENTS
4	12. 13. 2024	PER TOWN COMMENTS
5	01. 17. 2025	PER TOWN COMMENTS
6	02. 14. 2025	PER TOWN COMMENTS
7	03. 21. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-S1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

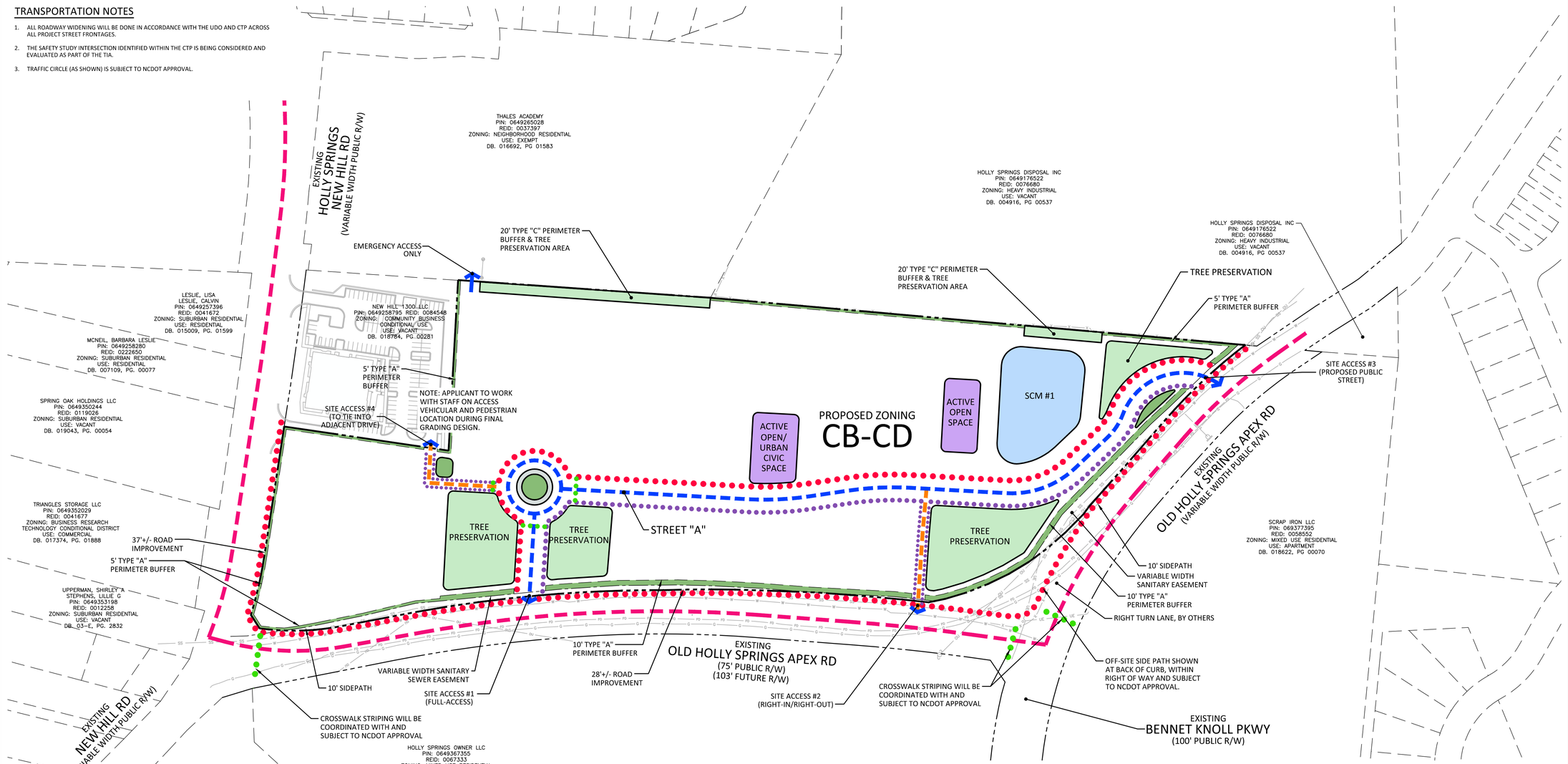
CONCEPT PLAN

C2.00

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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. TRAFFIC CIRCLE (AS SHOWN) IS SUBJECT TO NCDOT APPROVAL.



SITE DATA

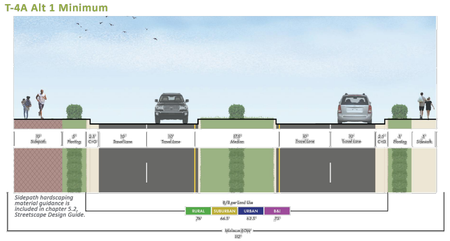
OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT		
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL		
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)		
SITE AREA	GROSS AREA: 20.30 AC R/W DEDICATION: 0.73 AC NET AREA: 19.57 AC		
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WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE-THROUGH		
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"	
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
	EAST	10' TYPE "A" - ADJACENT TO APARTMENTS USE	
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
DENSITY	ALLOWABLE	10 DU/AC MINIMUM 15 DU/AC MAXIMUM	
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC	
OPEN SPACE	REQUIRED	3.04 AC (15%)	
	PROVIDED	3.04 AC MIN.	
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)	
	PROVIDED	2.05 AC MIN.	
FLEXIBLE SPACE ***	REQUIRED	0.5 AC (2.5%)	
	PROVIDED	0.5 AC MIN.	

ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)	
	PROVIDED	0.5 AC (2.5%)	
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)	
	PROVIDED	0.1 AC MIN.	
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		10'**
	SIDE-CORNER		10' MINIMUM**
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY		20' MINIMUM
	ADJACENT TO COMMERCIAL ZONING		5' MINIMUM
	ADJACENT TO THOROUGHFARE		20' MINIMUM 25' MAXIMUM
	ADJACENT TO ROW		20' MINIMUM
BUILDING HEIGHT (RESIDENTIAL)	ATTACHED DWELLINGS STRUCTURES ADJACENT TO OLD HOLLY SPRINGS APEX ROAD		48' MAXIMUM
	OVERALL BUILDING HEIGHT		60' MAXIMUM
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS		14' MINIMUM
	LEASING OFFICE/AMENITY BUILDINGS		11' MINIMUM
	RESIDENTIAL BUILDINGS		9' MINIMUM
EXTERIOR BUILDING SETBACKS (COMMERCIAL)	ALONG ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		NO MINIMUM**
	SIDE-CORNER		10' MINIMUM**
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.
** WHERE APPLICABLE, BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL, STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET
*** FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE

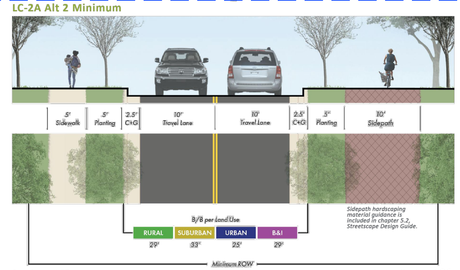
OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS NEW HILL RD

T-4A Alt 1 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	-	-	-	-	-

LC-2A Alt 2 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			

LEGEND

- PROPOSED SITE ACCESS
- 2-LANE COLLECTOR (LC-2A ALT 2)
- 4-LANE THOROUGHFARE (T-4A ALT)
- MINIMUM 26' DRIVE AISLE ACCESS
- TREE PRESERVATION
- ACTIVE OPEN SPACE/URBAN CIVIC SPACE
- BUFFER/PASSIVE OPEN SPACE
- PROPOSED SCM
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- CROSSWALK

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 669. 6895

FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

NO.	DATE	
1	09. 06. 2024	PER TOWN COMMENTS
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4	12. 13. 2024	PER TOWN COMMENTS
5	01. 17. 2025	PER TOWN COMMENTS
6	02. 14. 2025	PER TOWN COMMENTS
7	03. 21. 2025	PER TOWN COMMENTS

PLAN INFORMATION

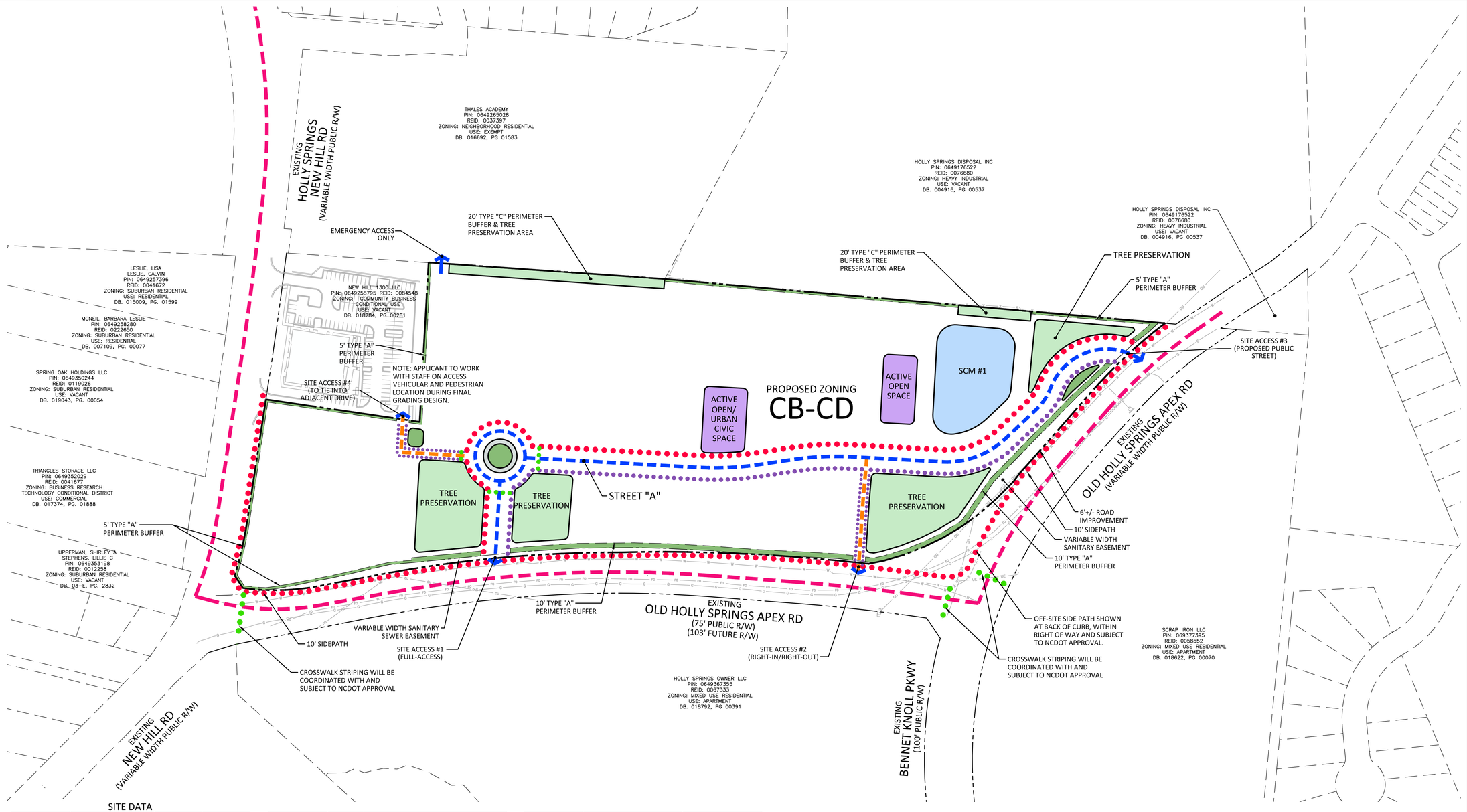
PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-T1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

TRANSPORTATION PLAN

C2.01

M:\Projects\19PEC\SPEC 2023\19PEC23412 4500 Old Holly Springs Apex Rd DD\04-Production\Planning and LA\Master Plan\Current Drawing\19PEC23412-T1.dwg, 3/20/2025 3:16:06 PM, Sicong Ma



SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT		
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL		
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)		
SITE AREA	GROSS AREA: 20.30 AC R/W DEDICATION: 0.73 AC NET AREA: 19.57 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE-THROUGH		
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"	
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
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DENSITY	ALLOWABLE	10 DU/AC MINIMUM 15 DU/AC MAXIMUM	
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OPEN SPACE	REQUIRED	3.04 AC (15%)	
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	SIDE AND REAR		10'**
	SIDE-CORNER		10' MINIMUM**
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BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*
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	SIDE-CORNER		10' MINIMUM**
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.
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*** FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE

TREE PRESERVATION NOTE

TREE PRESERVATION, PREVIOUSLY APPROVED ON THE COMMERCIAL LOT ON ADJACENT MOB DEVELOPMENT PLANS, SHALL BE SUBJECT TO MOVE WITHIN LOT. AMOUNT OF TREE PRESERVATION SHALL NOT BE REDUCED FROM APPROVED QUANTITY.

LEGEND

- PROPOSED SITE ACCESS
- 2-LANE COLLECTOR (LC-2A ALT 2)
- 4-LANE THOROUGHFARE (T-4A ALT)
- MINIMUM 26' DRIVE AISLE ACCESS
- TREE PRESERVATION
- ACTIVE OPEN SPACE/URBAN CIVIC SPACE
- BUFFER/PASSIVE OPEN SPACE
- PROPOSED SCM
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- CROSSWALK

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

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PLAN INFORMATION

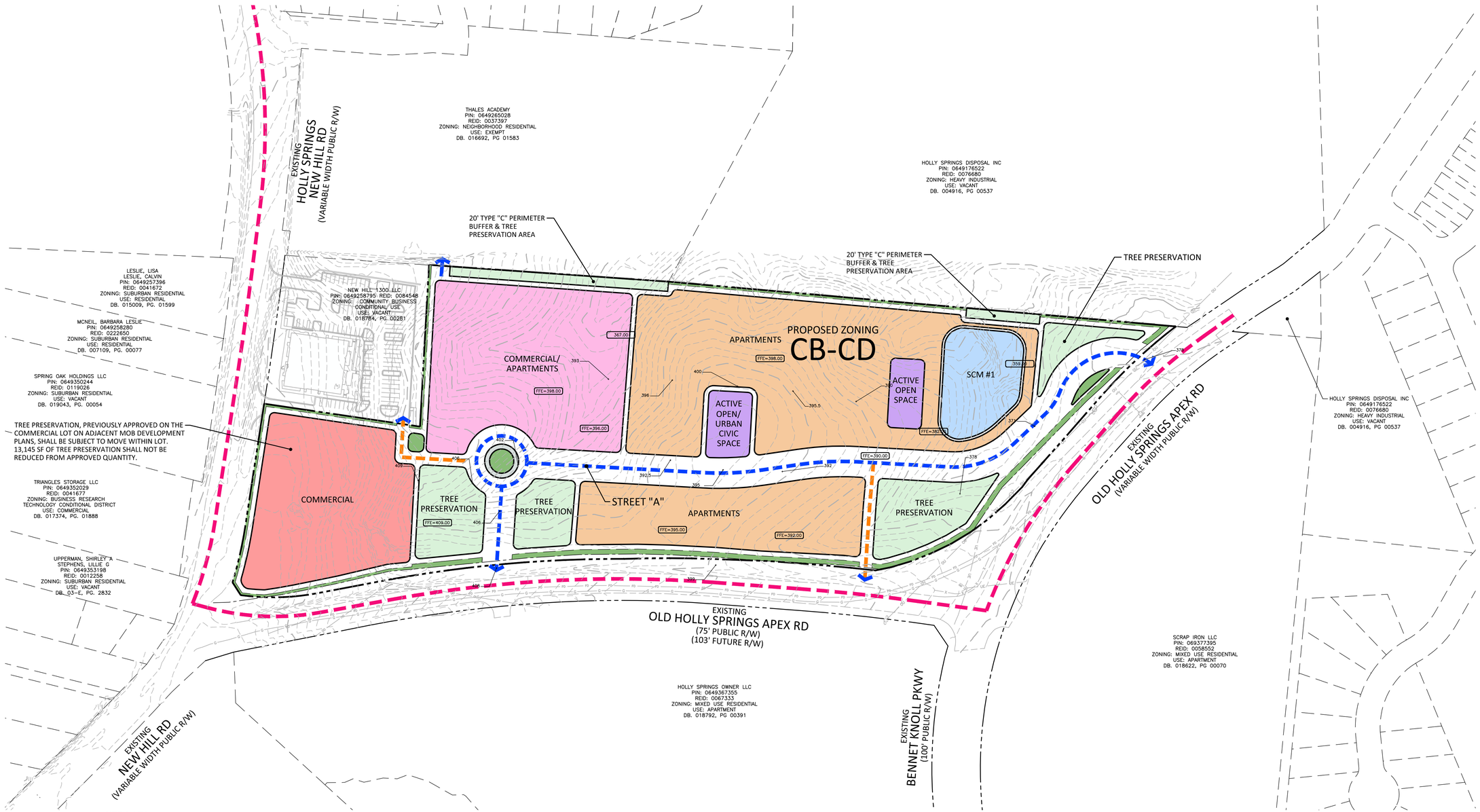
PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-S1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

OPEN SPACE & PRESERVATION PLAN

C2.02

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SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT		
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL		
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)		
SITE AREA	GROSS AREA: 20.30 AC R/W DEDICATION: 0.73 AC NET AREA: 19.57 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE-THROUGH		
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	PROVIDED	0.5 AC (2.5%)
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)
	PROVIDED	0.1 AC MIN.
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	PROVIDED	0.5 AC MIN.

INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT	10' MINIMUM**
	SIDE AND REAR	10'**
	SIDE-CORNER	10' MINIMUM**
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY	20' MINIMUM
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- MINIMUM 26' DRIVE AISLE ACCESS
- TREE PRESERVATION
- ACTIVE OPEN SPACE/URBAN CIVIC SPACE
- BUFFER/PASSIVE OPEN SPACE
- APARTMENTS
- MIXED USE
- PROPOSED SCM
- +250.60 SPOT ELEVATION

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

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PLAN INFORMATION

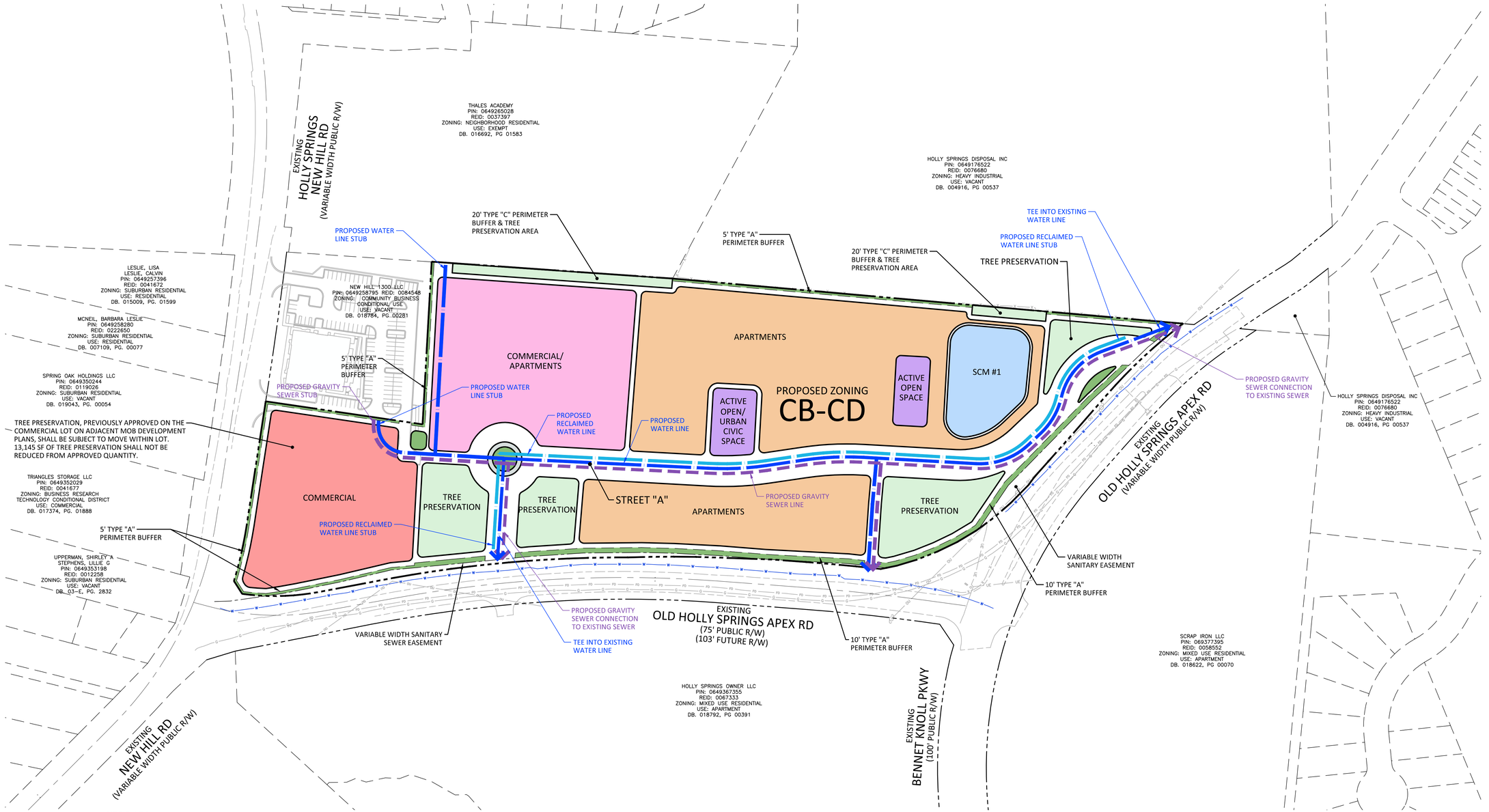
PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-G1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

GRADING PLAN

C3.00

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SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
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	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
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BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		NO MINIMUM**
	SIDE-CORNER		10' MINIMUM**
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.
** WHERE APPLICABLE , BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL, STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A.
***FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE

LEGEND

- PROPOSED GRAVITY SEWER LINE
- PROPOSED WATER LINE
- RECLAIMED WATER LINE
- TREE PRESERVATION
- ACTIVE OPEN SPACE/URBAN CIVIC SPACE
- BUFFER/PASSIVE OPEN SPACE
- APARTMENTS
- MIXED USE
- PROPOSED SCM

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
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phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

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FUSION DEVELOPMENT
213 W. BALLENTINE ST
HOLLY SPRINGS, NC 27540
PHONE: 919. 669. 6895

FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

NO.	DATE	
1	09. 06. 2024	PER TOWN COMMENTS
2	10. 11. 2024	PER TOWN COMMENTS
3	11. 08. 2024	PER TOWN COMMENTS
4	12. 13. 2024	PER TOWN COMMENTS
5	01. 17. 2025	PER TOWN COMMENTS
6	02. 14. 2025	PER TOWN COMMENTS
7	03. 21. 2025	PER TOWN COMMENTS

PLAN INFORMATION

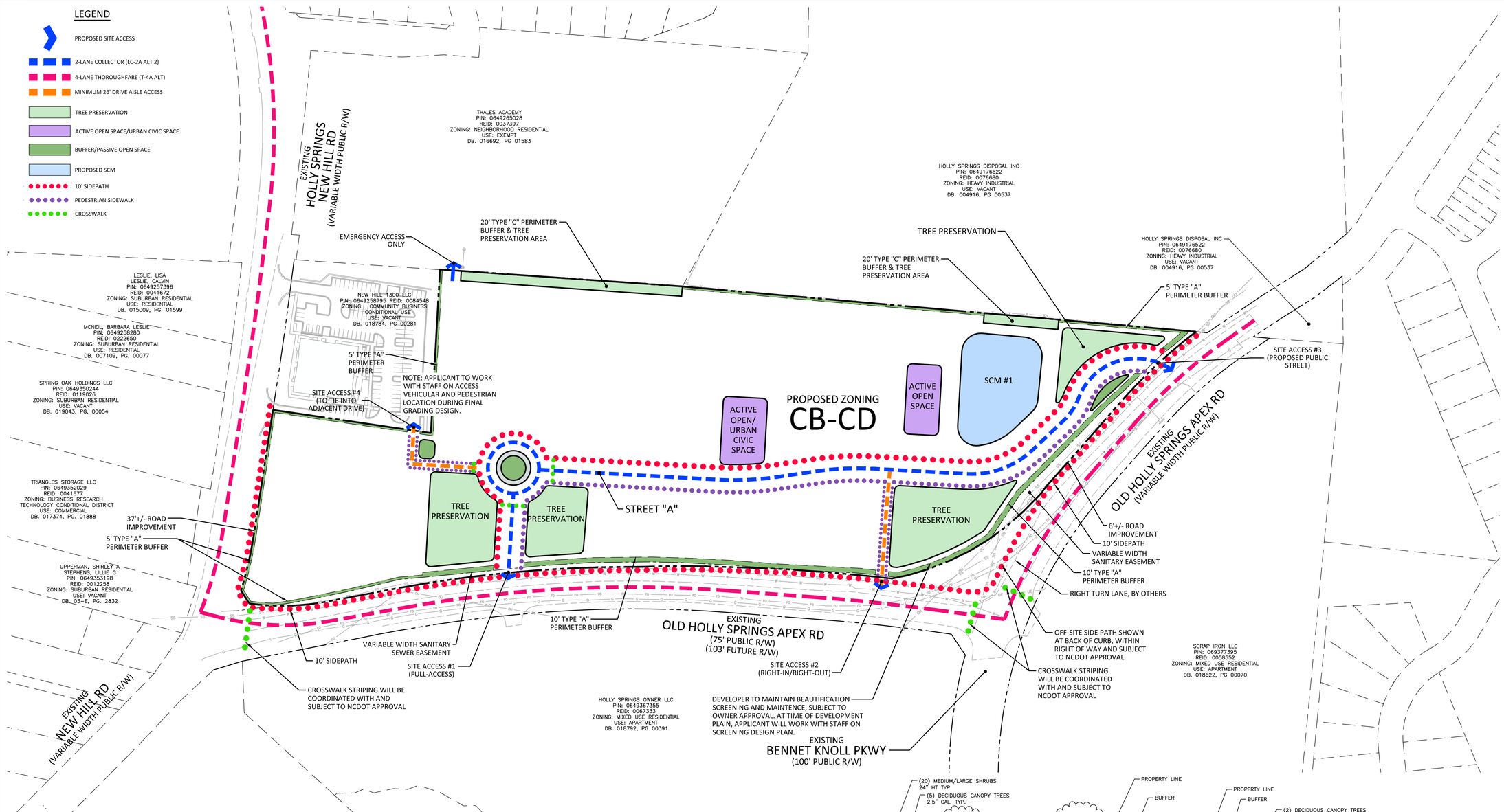
PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-U1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

UTILITY PLAN

C4.00

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SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT		
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL		
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)		
SITE AREA	GROSS AREA: 20.30 AC		
	R/W DEDICATION: 0.73 AC		
	NET AREA: 19.57 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE-THROUGH		
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"	
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
	EAST	10' TYPE "A" - ADJACENT TO APARTMENTS USE	
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
DENSITY	ALLOWABLE	10 DU/AC MINIMUM 15 DU/AC MAXIMUM	
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC	

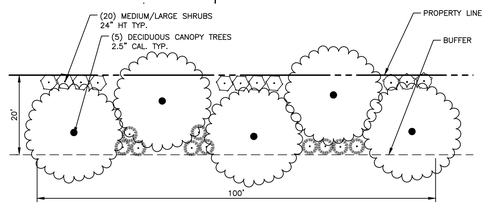
OPEN SPACE	REQUIRED	3.04 AC (15%)	
	PROVIDED	3.04 AC MIN.	
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)	
	PROVIDED	2.05 AC MIN.	
ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)	
	PROVIDED	0.5 AC (2.5%)	
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)	
	PROVIDED	0.1 AC MIN.	
FLEXIBLE SPACE ***	REQUIRED	0.5 AC (2.5%)	
	PROVIDED	0.5 AC MIN.	
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		10'**
	SIDE-CORNER		10' MINIMUM**
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY		20' MINIMUM
	ADJACENT TO COMMERCIAL ZONING		5' MINIMUM
	ADJACENT TO THOROUGHFARE		20' MINIMUM 25' MAXIMUM
	ADJACENT TO ROW		20' MINIMUM
BUILDING HEIGHT (RESIDENTIAL)	ATTACHED DWELLINGS STRUCTURES ADJACENT TO OLD HOLLY SPRINGS APEX ROAD		48' MAXIMUM
	OVERALL BUILDING HEIGHT		60' MAXIMUM
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS		14' MINIMUM
	LEASING OFFICE/AMENITY BUILDINGS		11' MINIMUM
	RESIDENTIAL BUILDINGS		9' MINIMUM

EXTERIOR BUILDING SETBACKS (COMMERCIAL)	ALONG ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		NO MINIMUM**
	SIDE-CORNER		10' MINIMUM**
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

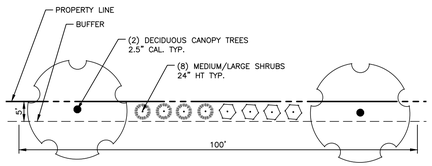
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***FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE

TREE PRESERVATION NOTE

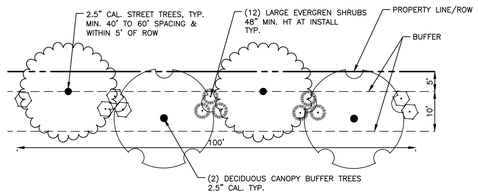
TREE PRESERVATION, PREVIOUSLY APPROVED ON THE COMMERCIAL LOT ON ADJACENT MOB DEVELOPMENT PLANS, SHALL BE SUBJECT TO MOVE WITHIN LOT. AMOUNT OF TREE PRESERVATION SHALL NOT BE REDUCED FROM APPROVED QUANTITY.



20' TYPE 'C' BUFFER
N.T.S.
(FOR REFERENCE ONLY)



5' TYPE 'A' BUFFER
N.T.S.
(FOR REFERENCE ONLY)



10' TYPE 'A' ENHANCED BUFFER AND STREET TREES PLANTING
N.T.S.
(FOR REFERENCE ONLY)

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

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PLAN INFORMATION

PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-LS1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

LANDSCAPE PLAN

L5.00

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4500 Old Holly Springs Apex Road

Development and Design Manual







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PUBLIC REALM STANDARDS
LANDSCAPE DESIGN
GATHERING & OPEN SPACE

4500 Old Holly Springs Apex Road

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1 Introduction

PURPOSE

4500 Old Holly Springs Apex Road is located at a key gateway into Holly Springs, at the intersection of Old Holly Springs Apex Road, Bennet Knoll Parkway and New Hill Road. This mixed-use community will allow for high-quality multifamily housing, townhome style multi-family units, and a neighborhood-scale commercial option. 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 4500 Old Holly Springs Apex Road. 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 4500 Old Holly Springs Apex Road. 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 4500 Old Holly Springs Apex Road as a high quality development all its own.

VISION

Generally, 4500 Old Holly Springs Apex Road will accomplish the design objectives by:

- Including a high level of sophistication in style, character, and design throughout 4500 Old Holly Springs Apex Road, 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

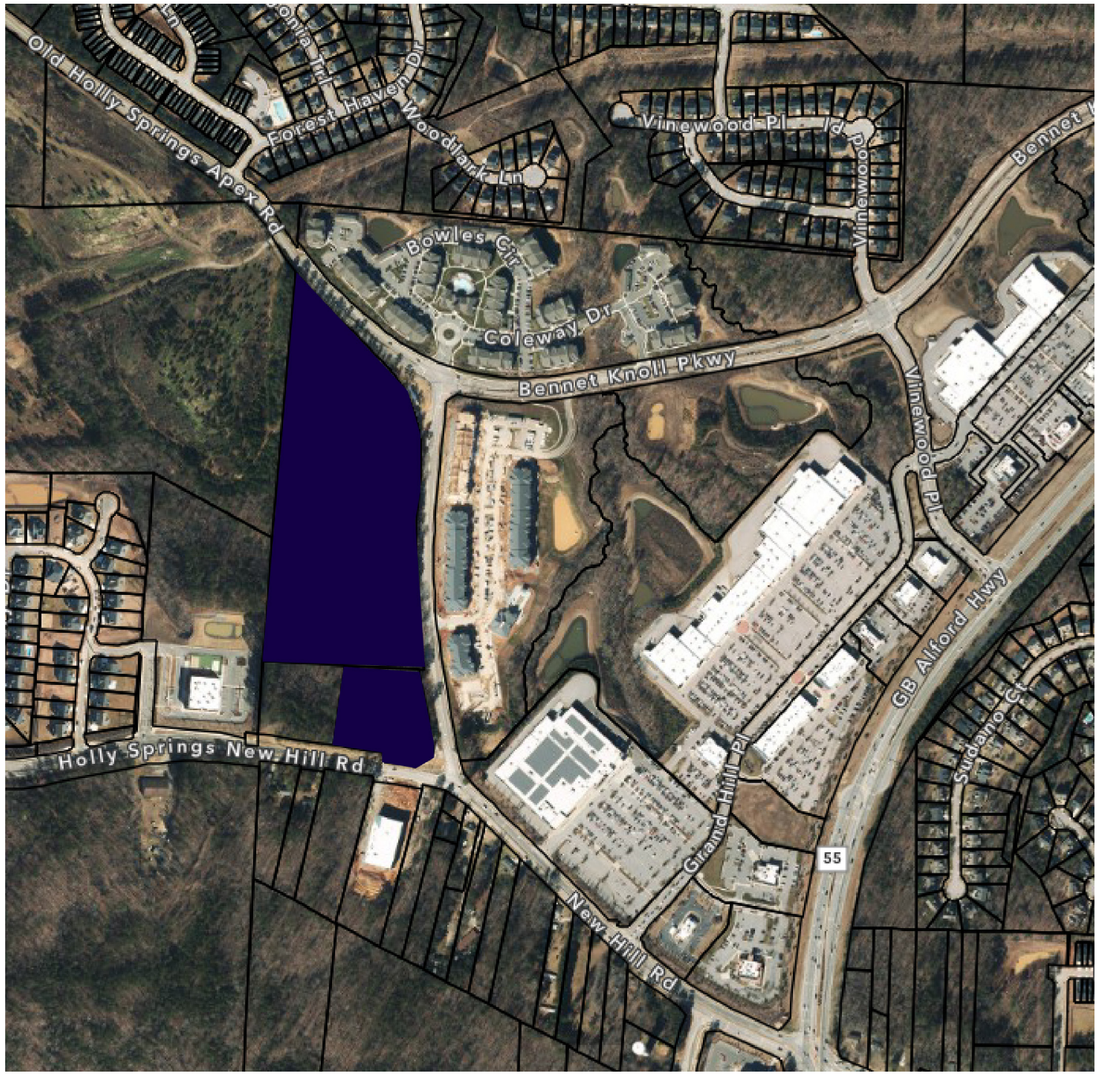
This Design Manual was developed for the 4500 Old Holly Springs Apex Road rezoning as a zoning condition for the project to help facilitate the development as a high quality, mixed use development. The purpose of this Design Manual is to ensure that 4500 Old Holly Springs Apex Road is developed with a higher level of quality and an overall higher caliber of design than would otherwise be required 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 4500 Old Holly Springs Apex Road 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 4500 Old Holly Springs Apex Road.

1 Introduction

VICINITY MAP

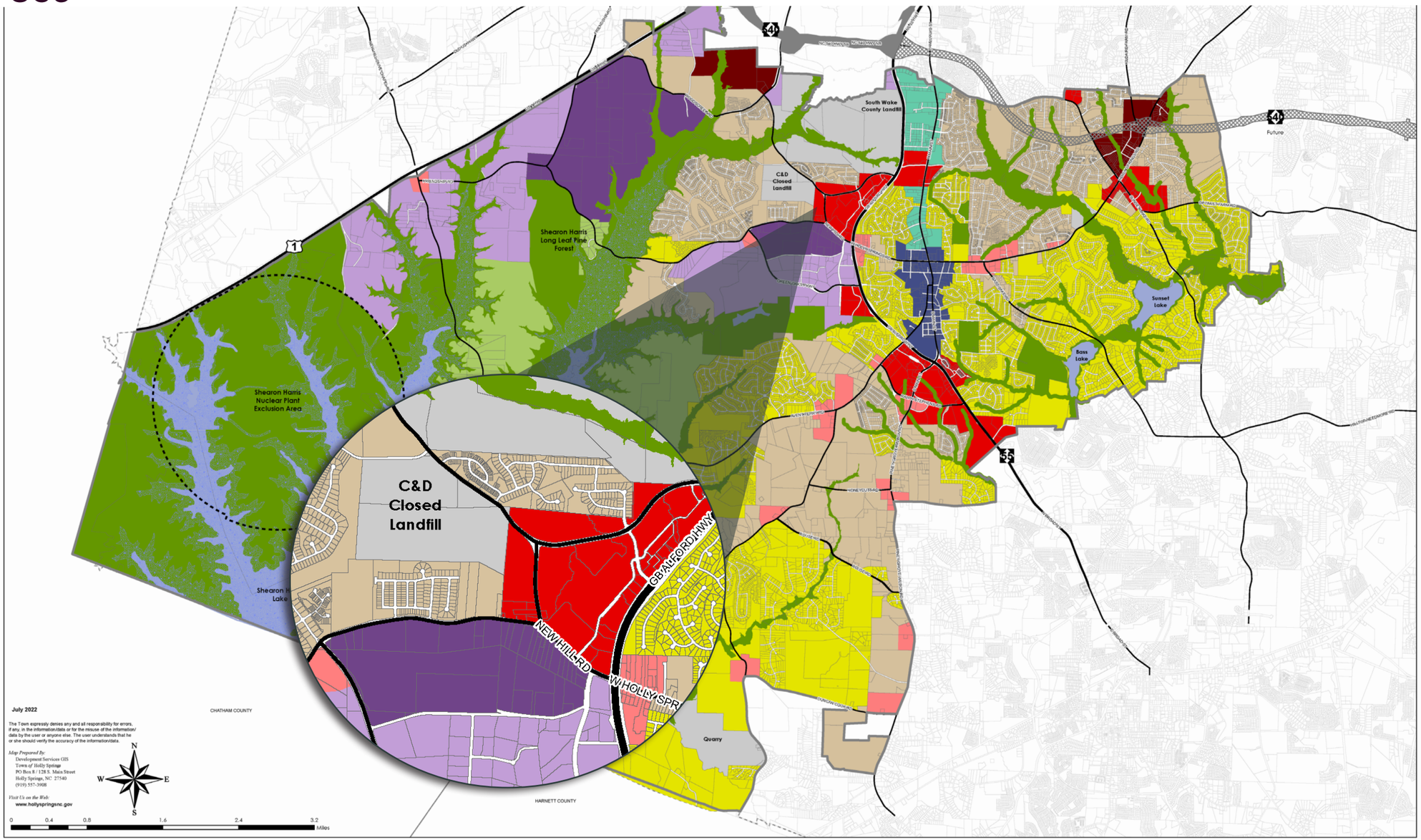
dated October 2023



2 Land Use

The proposed rezoning to Community Business - Conditional District (CB-CD) from Heavy Industrial is aligned with Town's Comprehensive Plan. The Comprehensive Plan Future Land Use Map has identified this site as a Mixed-Use Center. The proposed rezoning to CB-CD will allow for a mix of uses to be developed on this site, in close proximity to larger scale commercial centers, schools, and existing residential and mixed-use areas along Old Holly Springs Apex Road. A blend of neighborhood scaled commercial uses and multi-family units will create a vibrant development that enhances housing choice and commercial space in a growing community. A fueling station is contemplated on the southern portion of the property along Holly Springs New Hill Road which will serve as the primary commercial center of this development.

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

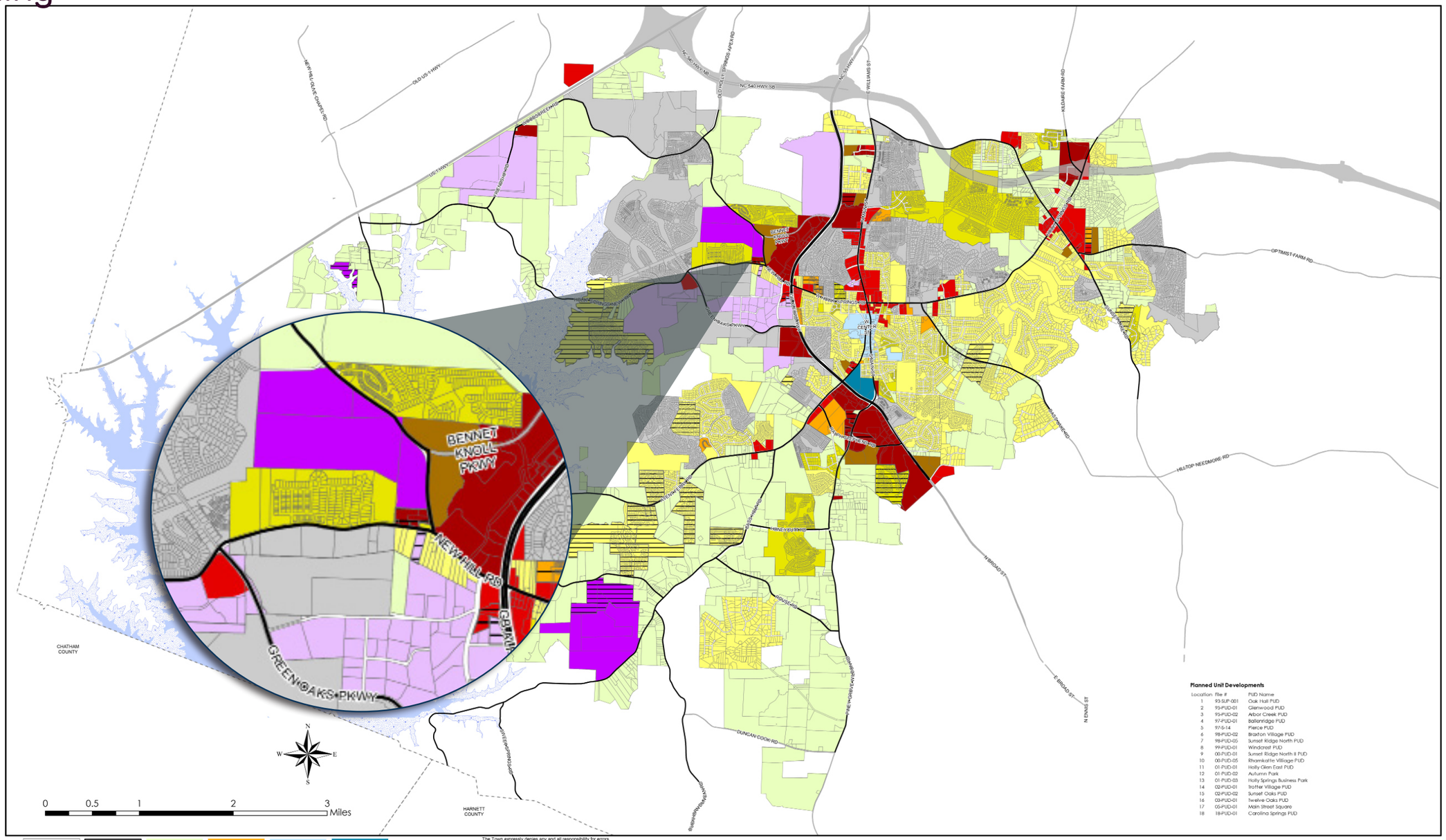
PLACES TO TRANSFORM
- Neighborhood Center
- N. Main Street District
- Downtown Village District
- Mixed-Use Center
- Regional Center
- Innovation Village

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	Rhamkatie 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	RR Rural Residential	NCR Neighborhood Center Res	DMX Downtown Mixed Use	SP CU Special District
Shearon Harris Lake		SR Suburban Residential	MXR Mixed Use Residential	PUD Planned Unit Development	BRT Business Research Technology
Proposed Shearon Harris Lake Level		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 Community Business - Conditional District (CB-CD) is compatible with both the Comprehensive Plan and the surrounding developments. A CB-CD zoning would allow for a mix of multi-family residential uses along with appropriate neighborhood scale commercial uses to develop at the site, which will complement the larger-scale commercial center to and the Mixed-Use Residential areas east of the site, directly across Old Holly Springs Apex Road. The proposed development will consist of apartment dwellings and a fueling station is contemplated on the southern portion of the property along Holly Springs New Hill Road which will serve as the primary commercial center of this development. There is a need for continued residential and neighborhood commercial needs west of GB Alford Highway. The emergence of the Amgen, Fuji, and Green Oaks Tech Center will bring many professionals needing readily available, convenient housing. This development will create a lively and welcoming community center for folks to live, work, and play.

PERMITTED USE TABLE

The uses listed in the permitted use table shall be the only uses permitted as part of this development.

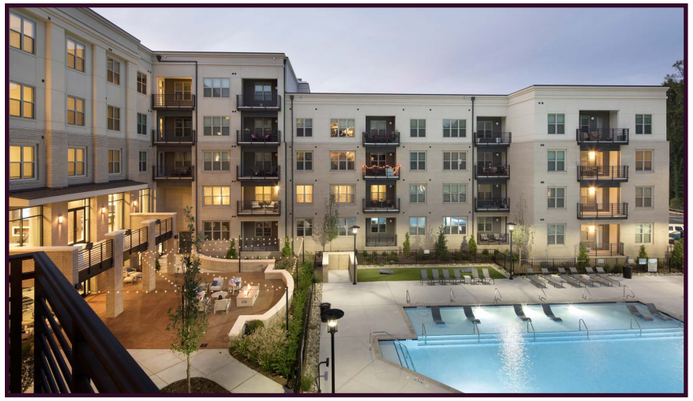
Use	
Apartment Dwelling	PS
Hotel	P
Business Services	P
Childcare Center	PS
Medical Office	P
Office Use	P
Personal Services	P
Veterinary Clinic/Hospital	P
Food/Restaurant Uses	P
Retail Uses	P
Civic Building	PS
Assembly	P
Fueling Station	PS
Drive-In/Drive-Through	PS
P = Permitted, PS= Permitted with additional standards	

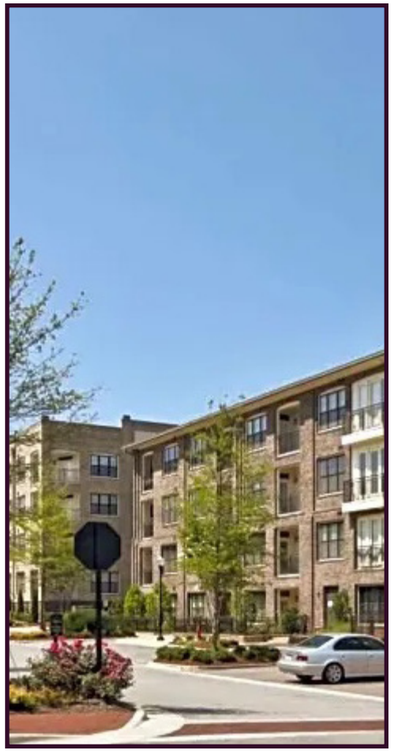
4 Proposed Development

The proposed development will consist of both multi-family and commercial uses, as well as a variety of open spaces across the site. Townhome style multi-family units will front along Old Holly Springs Apex Road with traditional multi-family units towards the center of the site, Open space will be distributed throughout the site, giving all residents and users convenient access to green space for gathering and recreating. A central plaza area will be located near the center of the site. A vehicle fuel service station and convenience market are contemplated on the southern portion of the site along Holly Springs New Hill Road. The development will serve as an inviting and welcoming transition from the higher intensity developments along GB Alford Highway.

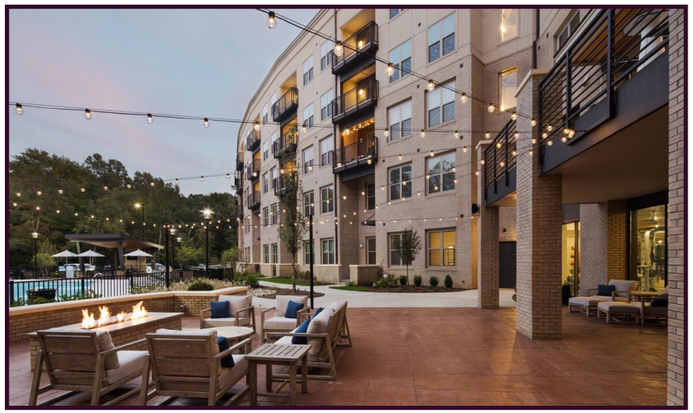
Proposed Uses	Units/Square Footage
Commercial	7500 sf + 12 fuel pumps
Apartment Dwellings	298 units
Open Space	15%

*Villa style apartment units shall not exceed 10% of the total unit count.



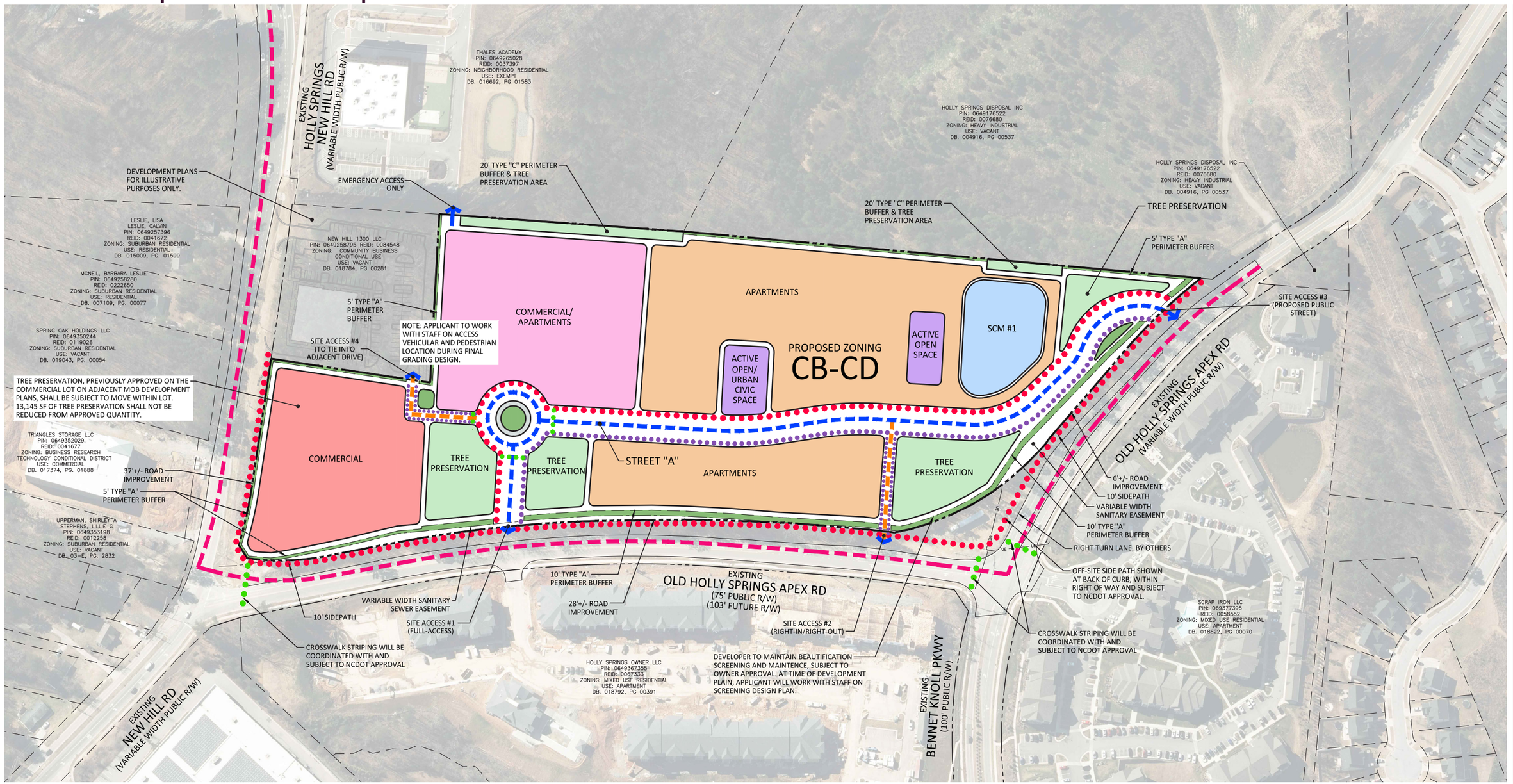








4 Proposed Development



SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660

OPEN SPACE	REQUIRED	3.04 AC (15%)
	PROVIDED	3.04 AC MIN.
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)
	PROVIDED	2.05 AC MIN.

EXTERIOR BUILDING SETBACKS (COMMERCIAL)	ALONG ALONG NEW HILL HOLLY SPRINGS ROAD	20' MINIMUM
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD	20' MINIMUM*

LEGEND

4 Proposed Development

DEVELOPMENT STANDARDS- RESIDENTIAL

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	14.98 units/acre
Maximum Gross Floor Area		
Floor Area: Ground Floor Story Allowed	no max	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required**	15%	15%
Exterior Building Setbacks - All Structures (ft)		
Exterior Setback to Adjacent All Other Residential Districts (minimum)	50′	20′
Exterior Setback to Adjacent Commercial	5′	5′
Adjacent to Thoroughfare	25′	Min: 20′
Interior Building Setbacks*		
Front	30′	Min: 10′
Side and Rear	5′	10′
Side Corner	30′	Min: 10′
Buffers		
CB(CD) Buffer	10′ Type B	5′ Type A
HI Buffer	5′ Type A	5′ Type A
NR Buffer	20′ Type C	20′ Type C
Thoroughfare Buffer	5′ Type A	Residential: 10′ Type A
Building Height		
All Primary Structures (minimum)	25′	20′*
Primary Structures - Minimum number of stories	1	1
Primary Structures - Maximum Height	60′	60′
Attached Dwellings adjacent to Old Holly Springs Apex Road	n/a	48′
Accessory Structures (maximum)	n/a	n/a
All other applicable development standards not listed here shall follow UDO standards and requirements.		

* Where applicable, building setbacks shall be measured from the perimeter boundary property line of the parcel. Street A shall be considered a primary street. Building setbacks shall be measured from the right-of-way of Street A.
**Open space is calcuated and required for the overall site.

DEVELOPMENT STANDARDS- COMMERCIAL

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 Floor Area		
Floor Area: Ground Floor Story Allowed	no max	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required**	15%	15%
Exterior Building Setbacks - All Structures (ft)		
Exterior Setback to Adjacent All Other Residential Districts (minimum)	50′	20′
Exterior Setback to Adjacent Commercial	5′	5′
Exterior Setback Along New Hill Holly Springs Road	25′	20′
Interior Building Setbacks*		
Front	30′	Min: 10′
Side and Rear	5′	No Minimum
Side Corner	30′	Min: 10′
Buffers		
CB(CD) Buffer	10′ Type B	5′ Type A
HI Buffer	5′ Type A	5′ Type A
NR Buffer	20′ Type C	20′ Type C
Thoroughfare Buffer	5′ Type A	Commercial: 5′ Type A
Building Height		
Minimum Building Height	25′	20′***
All other applicable development standards not listed here shall follow UDO standards and requirements.		

* Where applicable, building setbacks shall be measured from the perimeter boundary property line of the parcel. Street A shall be considered a primary street. Building setbacks shall be measured from the right-of-way of Street A
**Open space is calcuated and required for the overall site.
***One element of the commercial building shall be a minimum of 25', however the overall building shall be a minimum of 20'.

PUBLIC ART

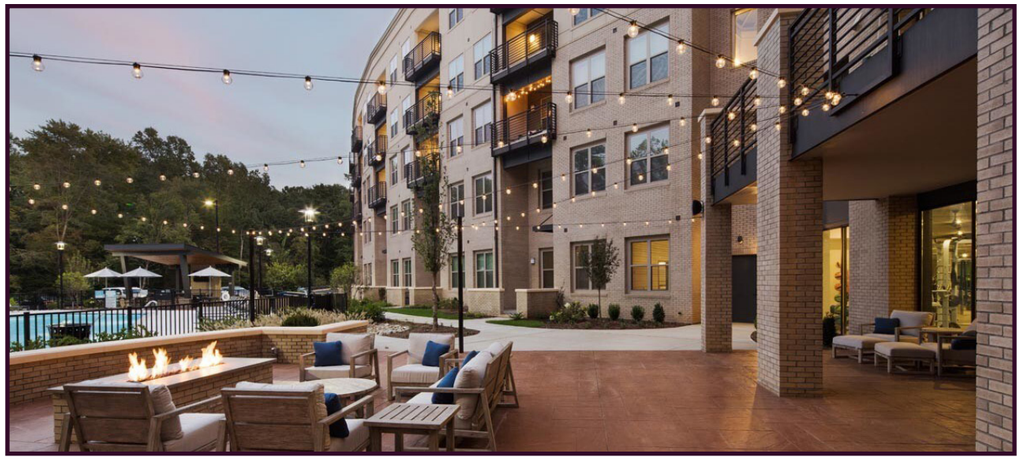
Public art shall be provided on site. The location of the art shall be coordinated and determined at time of site plan. This shall not apply to the portion of the site where the fueling station will be located.

PARKING STANDARDS

The following shall apply to all proposed residential and commercial buildings within the development. Parking Standards shall be in accordance with UDO section: 6.

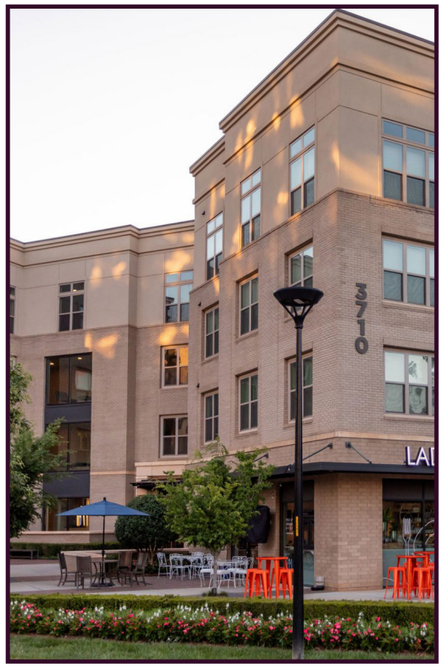
4 Proposed Development (Apartment Dwelling)

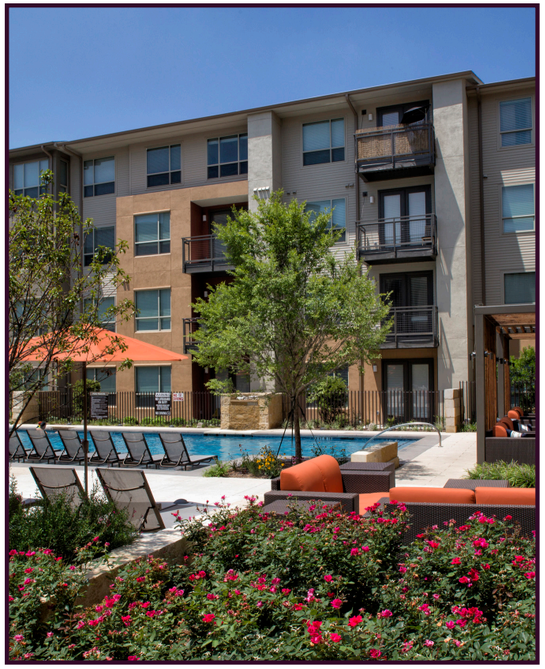
Precedent imagery are for demonstration purposes only.















4 Proposed Development (Apartment Dwelling)
Along Old Holly Springs Apex Road

Precedent imagery are for demonstration purposes only.







4 Proposed Development (Commercial)

Precedent imagery 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 including but not limited to columns, ribs, pilasters or piers, changes in plane, or an equivalent element that subdivides the wall into human scale proportions. Minimum changes shall be two (2) inches in depth. The maximum spacing for a vertical variation shall be no greater than thirty-six (36) feet. In lieu of vertical variations either material changes or balconies may be utilized to meet this requirement.

BUILDING HEIGHT (ALL BUILDINGS)

The current (October 2023) Town of Holly Springs Definition of building height shall be referenced for conformance with height restrictions for the subject property:

- *The vertical distance measured from the average elevation of the proposed finished grade at the front of the building or structure to the uppermost eave line, provided, however, appurtenances such as chimneys, spires, cupolas, steeples, parapet walls, antenna attached to a building or structure shall not be included in the calculation of building height. The extension of a roof line beyond the vertical wall of a building.*

OLD HOLLY SPRINGS APEX ROAD:

Apartment buildings located adjacent to Old Holly Springs Apex Road shall be limited in height and provide enhanced design standards as follows:

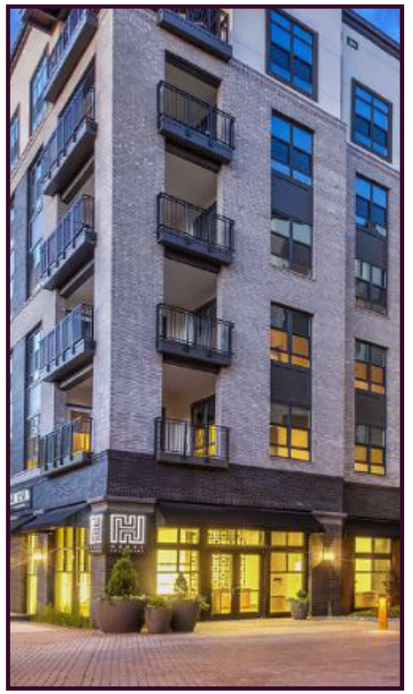
- 60' Maximum Building Height
- No parking shall be allowed between a residential building and the public right-of-way of Old Holly Springs Apex Road.
- A minimum of one (1) street-facing pedestrian entrance facing Old Holly Springs Apex Road shall be provided.
- Where the topography falls away from the Old Holly Springs Apex Road public right of way, an additional level shall be allowed on the downhill side of the building. Building height shall be measured/established on the street-facing elevation.

INTERIOR APARTMENT BUILDINGS:

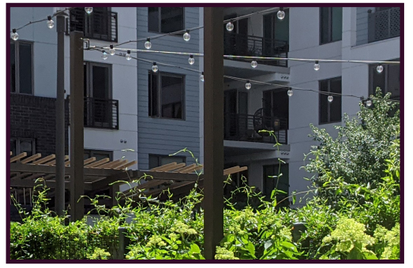
Buildings located within the interior of the property and not fronting on Old Holly Springs Apex Road shall be limited in height as follows:

- No additional tuck-under level shall be allowed











5 Building Design Standards

The following standards shall apply to all proposed apartment dwelling buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

APARTMENT DWELLING FACADE STANDARDS

PRIMARY FACADES

» Shall comply with UDO Section 8.

SECONDARY FACADES

» Shall comply with UDO Section 8.

ACCENTS

» Shall comply with UDO Section 8.

ADDITIONAL APARTMENT DWELLING STANDARDS

» To create architectural interest, no less than three (3) distinct colors, textures, and finishes shall be incorporated into the building design.

» Building materials and colors shall be cohesive and complimentary for all buildings within the development

» Decks, patios, and balconies may incorporate concrete, lightweight concrete, treated wood, composite decking (ie. Trex), or similar decking.

» Building footprint plan offsets shall be a minimum of six (6) inches

» Building soffits may incorporate wood, synthetic wood, fiber cement, or metal.

» Residential dwellings located within 100' of the Old Holly Springs Apex Road right of way shall provide windows and doors with a Sound Transmission Coefficient Rating of 35 or greater. These standards shall not apply to a service door (i.e. - sprinkler riser room, maintenance room, etc.) or to a vehicle garage door

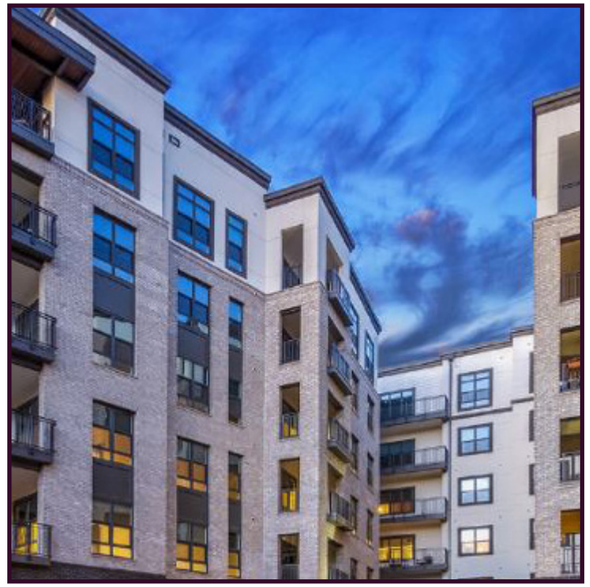
» A minimum of 50% of HVAC equipment shall be roof-mounted.

» A centralized village area will be created as a focal point of development intended to elevate the human experience in activated public spaces

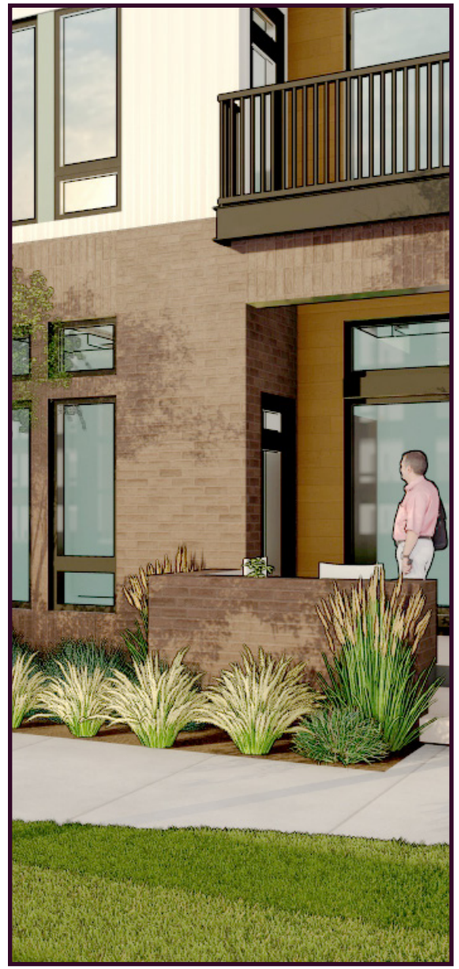
» The primary roof of an apartment building shall incorporate either a low-pitch roof (equal to or less than a 4:12 pitch) or a flat roof with a parapet. This standard shall not apply to incidental roofs for gables, stoops, porches, or similar building features.

» All multi-family units constructed on site shall obtain National Green Building Standard (NGBS) Certification.









5 Building Design Standards

The following shall be in place of UDO Section 8.2.G.4.a in order to create an urban character that aligns with the surrounding areas:

COMMERCIAL FACADE STANDARDS

PRIMARY FACADES

» Minimum 60% Type 1 Materials.
» Building(s) shall be designed with primary facades along all street intersections

SECONDARY FACADES

» Type 2 Materials. Secondary facades are defined as facades not facing the primary public road (Old Holly Springs Apex Road) or the internal Main Street.

ACCENTS

» Maximum 10% Type 3 Materials.

ADDITIONAL COMMERCIAL/MIXED-USE STANDARDS

» Wood, synthetic wood, metal or fiber cement soffits;
» Commercial/Mixed Use buildings less than 25,000sf shall have a minimum 40% transparency at the ground-floor commercial spaces up to 10' above the finish floor to maintain the urban character of the development.
» Building design shall incorporate architectural accent lighting (eg. goose neck lights, wall scones, etc)
» Lighting fixtures shall be compatible with the principal building and adjacent areas of the development.
» Light fixtures and poles shall be finished in black, dark brown, or architectural bronze.
» Gas canopies shall be predominantly a dark, neutral, or muted color.
» The fueling station will comply with the requirements of UDO section 3.3.5 G











5 Design Standards

LANDSCAPE DESIGN

KEY ELEMENTS

» Plant species shall be selected that offer strong, bold seasonal colors and a variety of textures.
» Placemaking shall be encouraged in commercial 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.
» Concrete, concrete paver, or brick paver accents at walkways.

NATIVE PLANTS

» The Planting Plan for any proposed community on the property shall feature native plants to provide habitat for insects, pollinators, birds, and wildlife. The plant list may include non-native plants, but native plant species shall comprise no less than seventy-five percent (75%) of proposed plantings. (Native Plant species shall be selected in accordance with published criteria provided by the Town of Holly Springs and North Carolina State University, or similar institution.)

GREEN STORMWATER INFRASTRUCTURE

» Planting design and stormwater management design shall be integrated for any proposed above ground surface stormwater management facilities. Any new site plan for the property shall provide no less than three (3) Green Stormwater Infrastructure (GIS) features. The features may be the same type or be composed of a variety of different features including but not limited to: bioretention basin, rain garden, vegetated swale, planter box, or other GIS measure; subject to approval by Town of Holly Springs Stormwater Review Staff.

TURF LAWN GRASS:

» Proposed turf lawn grass shall be selected to minimize the use of chemical treatments and to minimize the use of irrigation. Warm season turf species (such as Zoysia, Centipede, St. Augustine, etc.) shall be specified; exceptions for shade dominant areas and for temporary erosion control shall be allowed. Lawn turf grass selection shall incorporate guidance from North Carolina State University Extension Service.



Native plantings provide a habitat for local wildlife



Planters create visual interest



Pollinator species protect endangered wildlife

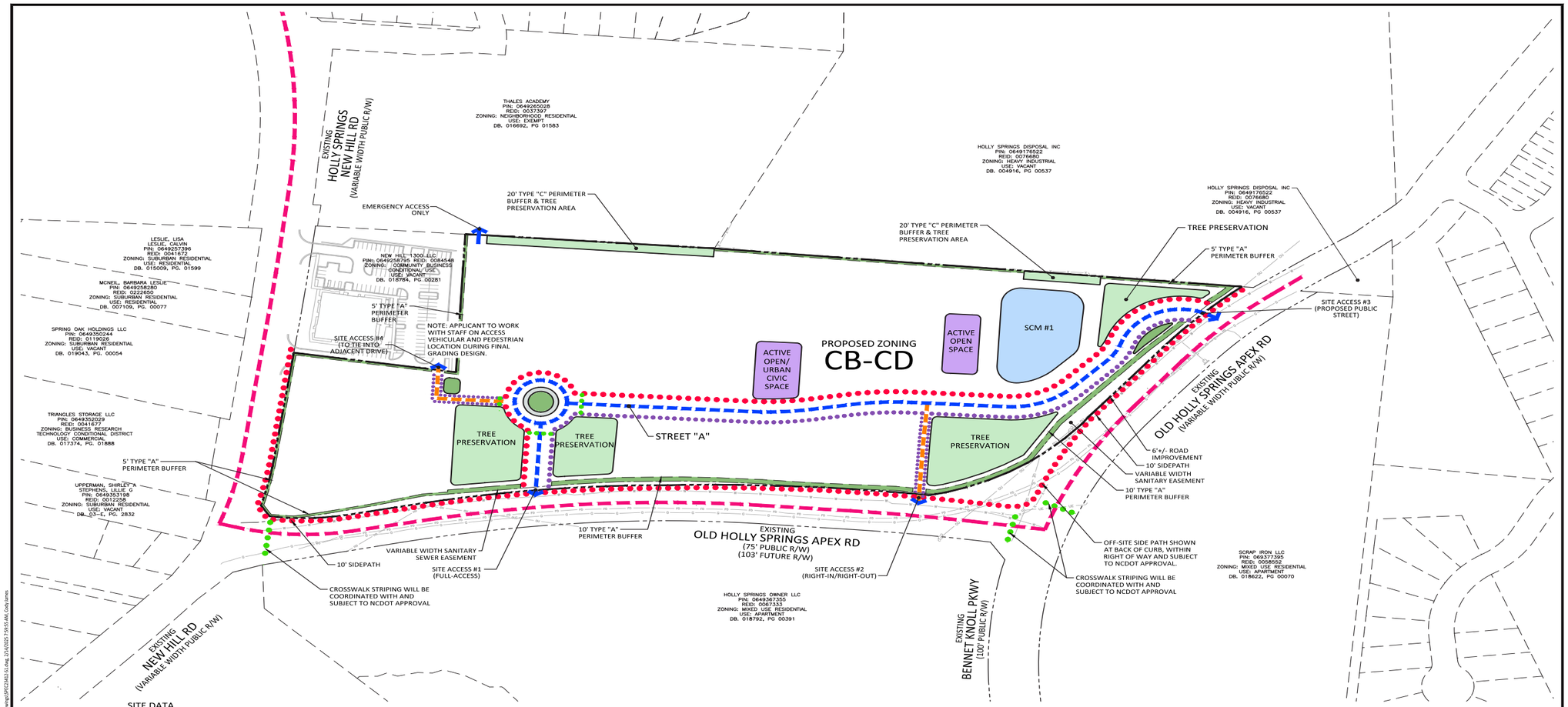


Green Stormwater Devices mitigate runoff



Supplemental plantings enhance the sense of place

5 Design Standards
Gathering and Open Space



SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT		
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL		
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)		
SITE AREA	GROSS AREA: 20.30 AC		
	R/W DEDICATION: 0.73 AC		
	NET AREA: 19.57 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE-THROUGH		
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"	
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
	EAST	10' TYPE "A" - ADJACENT TO APARTMENTS USE	
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
DENSITY	ALLOWABLE	10 DU/AC MINIMUM 15 DU/AC MAXIMUM	
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC	

OPEN SPACE	REQUIRED	3.04 AC (15%)	
	PROVIDED	3.04 AC MIN.	
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)	
	PROVIDED	2.05 AC MIN.	
ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)	
	PROVIDED	0.4 AC MIN.	
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)	
	PROVIDED	0.1 AC MIN.	
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT		10' MINIMUM
	SIDE AND REAR		10'
	SIDE-CORNER		10' MINIMUM
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY		20' MINIMUM
	ADJACENT TO COMMERCIAL ZONING		5' MINIMUM
	ADJACENT TO THOROUGHFARE		20' MINIMUM 25' MAXIMUM
	ADJACENT TO ROW		20' MINIMUM
BUILDING HEIGHT (RESIDENTIAL)	ATTACHED DWELLINGS STRUCTURES ADJACENT TO OLD HOLLY SPRINGS APEX ROAD		48' MINIMUM
	OVERALL BUILDING HEIGHT		60' MAXIMUM
GROUND FLOOR HEIGHT	MIXED-USE BUILDINGS		14' MINIMUM
	LEASING OFFICE/AMENITY BUILDINGS		11' MINIMUM
	RESIDENTIAL BUILDINGS		9' MINIMUM

EXTERIOR BUILDING SETBACKS (COMMERCIAL)	ALONG ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM
	SIDE AND REAR		NO MINIMUM
	SIDE-CORNER		10' MINIMUM
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.

TREE PRESERVATION NOTE

TREE PRESERVATION, PREVIOUSLY APPROVED ON THE COMMERCIAL LOT ON ADJACENT MOB DEVELOPMENT PLANS, SHALL BE SUBJECT TO MOVE WITHIN LOT. AMOUNT OF TREE PRESERVATION SHALL NOT BE REDUCED FROM APPROVED QUANTITY.

LEGEND

- PROPOSED SITE ACCESS
- 2-LANE COLLECTOR (LC-2A ALT 2)
- 4-LANE THOROUGHFARE (T-4A ALT)
- MINIMUM 26' DRIVE AISLE ACCESS
- TREE PRESERVATION
- ACTIVE OPEN SPACE/URBAN CIVIC SPACE
- BUFFER/PASSIVE OPEN SPACE
- PROPOSED SCM
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- CROSSWALK

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

FUSION DEVELOPMENT
213 W. BALLENTINE ST
HOLLY SPRINGS, NC 27540
PHONE: 919. 669. 6895

FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD
MASTER PLAN
REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

NO.	DATE	
1	09. 06. 2024	PER TOWN COMMENTS
2	10. 11. 2024	PER TOWN COMMENTS
3	11. 08. 2024	PER TOWN COMMENTS
4	12. 13. 2024	PER TOWN COMMENTS
5	01. 17. 2025	PER TOWN COMMENTS
6	02. 14. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-S1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

OPEN SPACE & PRESERVATION PLAN
C2.02

M:\Projects\SPEC\SPEC 2023\SPEC23412 4500 Old Holly Springs Apex Rd (RZ)\04 Production\Planning and LA\Master Plan\Current Drawings\SPEC23412-S1.dwg, 2/14/2025 7:59:55 AM, Cody James

5 Design Standards

GATHERING & OPEN SPACE

KEY ELEMENTS

» Urban civic space shall be met by introducing plaza areas that will be available for all residents and business patrons alike. These plaza areas shall contain the following elements: benches, trash receptacles, decorative pavers and supplemental planters.

» Activated open spaces shall include:
- Tot Lots
- Athletic Fields
- Outdoor courts (Pickleball)
- Indoor Courts
- Swimming Pools
- Greenway Trails
- Meeting or Activity Rooms
- Community Gardens
- Play Apparatus

» Urban Civic Spaces:
- Patio/plaza Places
- Shelter Structures
- Benches
- Tables
- Landscape Planters
- Gardens
- Play Apparatus

OPEN SPACE SITE DATA TABLE		
Total Site Area: 20.3 acres	UDO Standard	Proposed Standard
Total On-site Private Open Space	**15%**	**15%**
Active Recreation Area	2%	2.5%
Urban Civic Space	.5%	.5%
Tree Preservation	10%	10%
Flex Space	n/a	2.5%



Open spaces dispersed across the project area



Balance of hardscape and landscape



Benches, seating and other amenities will activate open spaces



Supplemental plantings and varied planters add visual interest



Pedestrian connections



Variation assures interest is maintained within the gathering space

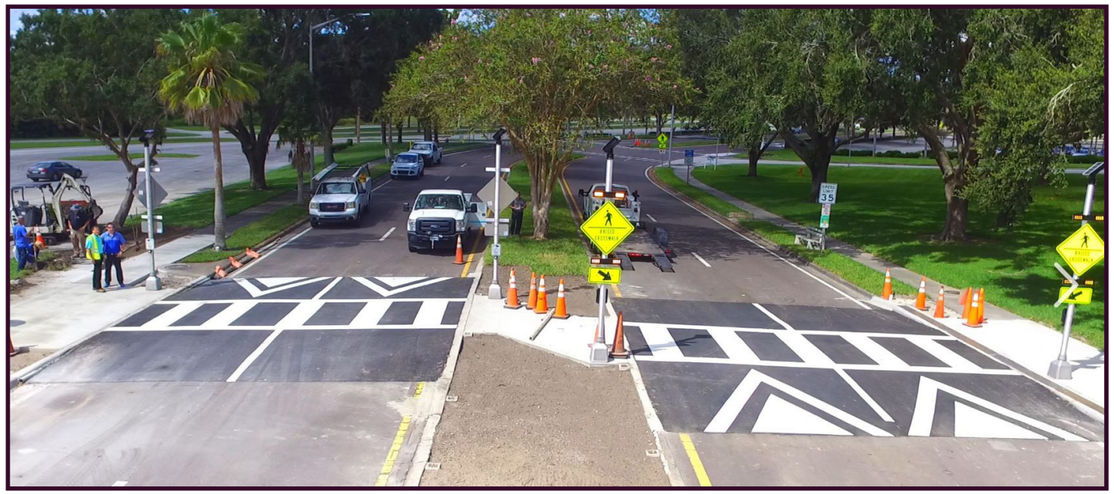
6 Streetscape and Mobility Standards

Streetscapes

» All streets external to the site, shall comply with all UDO and CTP standards.
» All interior drives and drive aisles will comply with UDO and Fire Code standards.

» Crosswalk Precedents





PREPARED BY AND AFTER RECORDING RETURN TO:

JASON BARRON
MORNINGSTAR LAW GROUP
434 FAYETTEVILLE STREET, SUITE 2200
RALEIGH, NC 27601

STATE OF NORTH CAROLINA

COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160D-1001 *et seq.*)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and

FUSION VENTURES LLC, FUSION 1300 LLC and NEW HILL 1300 LLC

THIS AGREEMENT (the "Agreement"), made and entered into, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **FUSION VENTURES LLC**, a North Carolina limited liability company, ("Fusion Ventures"), **FUSION 1300 LLC**, a North Carolina limited liability company ("Fusion 1300"), and **NEW HILL 1300 LLC**, a North Carolina limited liability company ("New Hill 1300") (Fusion Ventures, Fusion 1300, and New Hill 1300 are hereafter collectively referred to as "Developer"). The Town and Developer are collectively referred to herein as the "Parties." This Agreement has an effective date as of the last date of the signatory below.

WHEREAS, Agreement shall regulate the development of three parcels in the manner hereinafter described as:

Parcel "A" - Fusion Ventures is the fee simple owner of a tract of land held in common for development, known by the following Wake County PIN: 0649361536, totaling approximately

17.36 acres in size, as more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Fusion Ventures Parcel"); and,

Parcel "B" - Fusion 1300 is the fee simple owner of a tract of land held in common for development, known by the following Wake County PIN: 0649353581, totaling approximately **.45** acres in size, as more particularly described on Exhibit A (the "Fusion 1300 Parcel"); and,

Parcel "C" - New Hill 1300 is the fee simple owner of a tract of land held in common for development, known by the following Wake County PIN: 0649352730, totaling approximately **2.43** acres in size, as more particularly described on Exhibit A (the "New Hill 1300 Parcel")

The Fusion Ventures Parcel (Parcel A), Fusion 1300 Parcel (Parcel B), and New Hill 1300 Parcel (Parcel C) are hereinafter collectively referred to as the "Property" or the "Site); and,

WHEREAS, the Town Council rezoned the Site to **CB-CD Community Business Conditional Zoning District** (the "Rezoning") on **_____, 2025**, which Rezoning bears Town of Holly Springs case number 24-REZ-02, to facilitate the Property's uses to be consistent with the Town's comprehensive plan (the "Comprehensive Plan") by permitting the development of a mix of residential and commercial uses as more specifically described in the materials associated with the Rezoning; and,

WHEREAS, the Site is not currently served by adequate Town potable water and sewer service; and,

WHEREAS, the Developer desires careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, the Town has enacted a subdivision control ordinance and a comprehensive zoning ordinance which are codified in a Unified Development Ordinance ("UDO"), pursuant to N.C.G.S. §160D-801 which provides for the orderly control of growth and development in the Town in general and on the Site; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. §160D and UDO the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, the Town has enacted a Water Resource Management Policy (see. https://www.hollyspringsnc.gov/DocumentCenter/View/44266/3_00_WaterResourceManagementPolicy_Sup20) (the "WRMP") to ensure the adequate water and sewer supply for the Town generally and the Property specifically, and Developer consents to abide by this policy; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §160A-20, §160D-1001(b), and §160D-1003, and may contract with Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit and other permits and approvals, said fees being listed in the Town's annual budget and Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) except as provided for herein , hereby agrees to timely pay all normal and customary fees to the extent applicable to Developer in connection with its development of the Site at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, pursuant to N.C.G.S. §160D-1005, on **_____, 2025** the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town's execution of the same.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and Developer agree as follows:

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of Developer for the administration of a separate construction contract, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Attached Dwelling: Any development plan submitted to the Town that proposes buildings containing residential dwellings within 100' of the eastern boundary of Parcel A (adjacent to Old Holly Springs Apex Road) shall design such dwellings as Attached Dwellings. Such Attached Dwellings shall be platted on a single plat along with the remainder of the Apartment Dwellings on the Development and are architecturally treated to appear as Attached Dwelling - Townhome units as opposed to traditional Apartment Dwellings. This definition is otherwise consistent with the definition of Attached Dwelling - Townhome in the UDO. These units are limited to 20.

c. Concept Plans: Concept Plan as used in this Agreement refers to the Conditional District Master Plan for the Development previously submitted by Developer to the Town as part of the Rezoning.

d. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified.

When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.

e. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the Development of property.

f. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

g. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

h. NCDOT: the North Carolina Department of Transportation.

i. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, and other Town-owned equipment or facilities not located on the Site.

j. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

k. Property: The parcel of land described in Exhibit A that is the subject of this Agreement. Also referred to as the "Site." Any subsequent annexation of parcels by Developer other than descried herein would constitute a major modification of this Agreement and require an additional public hearing.

l. Public Infrastructure or Public Infrastructure Improvements: Road improvements, sidewalk improvements, sewer and water improvements, or any other improvements which are now or shall be in the future publicly dedicated to the Town of Holly Springs or another governmental entity, as described herein.

m. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by Developer, the retention and addition of local jobs, an increase in commercial/life science uses, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.

n. Project: Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process.

o. Site: See "Property."

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the property subject to this agreement and the names of its legal and equitable property owners are contained in **Exhibit A**. The obligations and rights contained in this Agreement apply only to the Development of the Site.

2. TERM: The duration of the Agreement is **seven** (7) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by Developer either prior to or within 15 days of ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 180 days of the execution of the foregoing (the "Conditions Precedent"). Any obligation to reimburse funds contained herein, if any, not demanded within **seven (7)** years of the execution of the foregoing shall be void and given no effect.

3. REZONING: The Parties hereby acknowledge that the current zoning of the Property surrounding infrastructure is inadequate to support the Project. Following approval of the Rezoning, certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Site, its future residents, and the residents of the surrounding area that may be affected by the Project. While the Project's proposed rezoning to **CB-CD Community Business Conditional Zoning District** is consistent with the Town's long-range planning documents, the current infrastructure is inadequate and therefore the Town would not ordinarily grant zoning approval, Project Permits, such approvals as the Master Plan, Concept Plan, Development plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are adequate to accommodate the residents or invitees of the Project. Developer wishes to accelerate the Town's approval through the covenants herein and provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Site. Consistent with the requirements of the UDO, development plan(s) shall be submitted to the Town for review and approval consistent with the terms of this Development Agreement and the requirements of Rezoning and Unified Development Ordinance, which Developer understands may require Town Council approval.

4. PHASING OF ROAD IMPROVEMENTS: The road improvements for the Development are contemplated to occur in two (2) phases as reflected in the Transportation Mitigation Agreement ("TMA") attached hereto as **Exhibit B** and incorporated herein by reference. At the Developer's request the TMA may be administratively amended by the Director of Development Services from time-to-time during the review and approval for each phase of the Development and shall not require Town Council approval. The Developer may Develop Parcels B & C separately as a commercial use (a 7,500 square foot gas station) which would require the Developer to install frontage improvements only along parcels B & C ("Phase 1") prior to building permits on such parcels. In the event Parcel A is developed prior to Parcels B & C, all frontage improvements shall be done prior to building permit issuance on any phase.

5. ROAD IMPROVEMENTS: Notwithstanding the Phasing described above, the Road improvements for the Project are described in the approved Traffic Mitigation Agreement ("TMA")

attached hereto as Exhibit D.

6. ATTACHED DWELLING UNITS. Any buildings containing residential units located along Old Holly Springs Apex Road as depicted on the Master Plan as "Apartments" may include up to twenty (20) Attached Dwelling Units. Such Attached Dwelling Units shall be permitted to include architectural façade treatments to give such units the appearance of side-by-side Attached Dwelling Units (townhomes) and shall not include any stacked Apartment Dwellings. Such units shall be platted on a single plat along with the remainder of the Apartment Dwellings on the Development and are architecturally treated to appear as Attached Dwellings as opposed to traditional Apartment Dwellings.

7. PRIOR DEVELOPMENT AGREEMENT FOR 1338 NEW HILL ROAD PARCEL AMENDED. New Hill 1300 previously entered into a development agreement with the Town for property located at 1338 New Hill Road, which agreement is recorded at Book 18901, Page 2357 of the Wake County Registry (the "Prior Development Agreement"). Upon approval of this Development Agreement, the Town and New Hill 1300 agree to execute a termination of the Prior Development with respect solely to Parcel C. Development pursuant to the Prior Development Agreement is in progress with respect to the 1338 New Hill Road parcel, which parcel is planned for a medical office building. New Hill 1300 and the Town hereby agree that the "Developer's Share of Acquired Parcel ROW Costs" (as such term is defined in Article II, Paragraph 3 of the Prior Development Agreement) has been satisfied and is no longer required to be paid. The Fee-in-Lieu (as described in Article II, Paragraph 3 of the Prior Development Agreement) shall remain in full force and effect subject to the terms and conditions of the Prior Development Agreement.

8. WATER AND SEWER ALLOCATION. Developer is advised to read and understand the Town's Water Resource Management Policy ("WRMP.") Developer hereby includes the following water and sewer allocation elements in the Project to satisfy the criteria of Section 3.5.2 of the WRMP:

a. Sustainable Design – earn National Green Building Standards Certification for one or more of the buildings containing apartment dwellings
b. Open Space/Tree Preservation – Increase of at least 25% Active Recreation Space within the Fusion Ventures Parcel from UDO requirements for the same. The increased Active Recreation Space shall be as described below:

OPEN SPACE SITE DATA TABLE		
Total Site Area: 20.3 acres	UDO Standard	Proposed Standard
Total On-site Private Open Space	**15%**	**15%**
Active Recreation Area	2%	2.5%
Urban Civic Space	.5%	.5%
Tree Preservation	10%	10%
Flex Space	n/a	2.5%

9 FEES-IN-LIEU: At the time of development of the Fusion Ventures Parcel, Fusion Ventures shall pay a FIL for its proportionate share of the following Infrastructure Improvements as set forth below. FIL shall be paid prior to civil construction drawing for the Fusion Ventures Parcel.

	Description	FIL Amount
a.	Old Holly Springs Apex Road and Holly Springs New Hill Road / New Hill Road Phase I improvements as described in Sec. 6(c).	$3,484.50
b.	New Hill Road and Grand Hill Place Phase I improvements as described in Sec. 6(d).	$1,594.56
c.	Old Holly Springs Apex Road and Holly Springs New Hill Road / New Hill Road Phase II improvements as described in Sec. 6 (h).	$922.70
d.	New Hill Road and Grand Hill Place Phase II improvements as described in Sec. 6(i).	$422.24

10. DEVELOPMENT PERMITTED USES: The Site may be used consistent with the uses and subject to the restrictions and other development obligations of the Rezoning.

11. ANNEXATION: In the event that the Site is not currently annexed, it shall be annexed at the discretion of the town council, through the approval of a petition for voluntary annexation prior to the commencement of any construction or recordation of a plat. Nothing contained herein shall bind the Town Council on the legislative decision of annexation. The Town shall schedule the Annexation Petition for public hearing and approval within 45 days of the execution of this Agreement.

12. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developer shall secure all special use permits, construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town shall aid Developer in securing all encroachment permits as required by the NCDOT, the North Carolina Department of Environmental Quality ("NCDEQ"), or other state or federal agencies, as required for roads, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve Developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

13. PARKS AND RECREATION LAND DEDICATION: The Parties acknowledge that the Town's UDO requires Developer of a residential tract to dedicate parks and recreation land or amenity for the use of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the tax value of the tract of the Site at the time of Development, which town staff has calculated as $243,745 per acre, which produced under ordinary methods of calculation for the Project's unit count of 298, a combined fee in lieu and land improvement rate of $4,648 per unit of residential use. Notwithstanding anything to the contrary that may be approved by the Town, the Parks and Recreation

Fee due and owing for the Development or any part thereof shall be calculated based upon the attached Exhibit E, subject to the Developer's permit choice rights under N. C. Gen. Stat. Sec. 160D-108.

14. TERMS REQUIRED FOR PUBLIC SAFETY: Developer shall provide sufficient egress and ingress to the Site through the Site or other public rights of way to satisfy the requirements of the Town's Fire Chief and Police Chief, as indicated by their approval in the development review process.

15. HISTORIC STRUCTURES: There are no known historic structures on the Site.

16. DEVELOPMENT SCHEDULE:

a. Development of the Project and any Public Infrastructure shall commence prior to the expiration of any required permits for the same.

b. In consideration of the covenants contained herein, Developer shall be allowed to submit construction drawings for review to the Town staff prior to Town Council approval of a development plan for the Site. Developer understands that doing so is entirely at the risk of Developer for any subsequent changes to such plans and drawings that may be made necessary as a result of Town council approval of a development plan.

ARTICLE III
DEVELOPER'S OTHER DUTIES

1. For any offsite infrastructure constructed by Developer, Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, applicable requirements of the Town, and applicable requirements of the North Carolina Department of Environmental Quality (NCDEQ) and applicable requirements of any other regulatory agency. For any land owned or controlled by Developer, Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by Developer, the Town shall convey such land owned by the Town to Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of Developer's Duties set out in this Article III.

2. Except for the Public Infrastructure to be constructed by the Town or others at the such party(s)' costs pursuant to Sections 6 and 10 of Article II of this Agreement, Developer shall construct in a workmanlike manner the public infrastructure located on the Site according to the design specifications and criteria of the Town which are existing at the time of this Agreement, as well as full compliance with any applicable NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the Project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. Developer shall construct the public infrastructure according to the plans, the terms of this Agreement, and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not apply. Developer shall not be required to make a payment-in-lieu of street construction costs or pay a fee in lieu of greenway construction costs.

ARTICLE IV
GENERAL TERMS

1. All of Developer's obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Rezoning, the Annexation Petition, and all required Site Plans and Building Permits.

2. All reimbursements, if any, for this Project shall be provided on the basis of final documented Actual Costs, as approved by the Director Development Services, in accordance with this agreement. Any opinions of Project cost included in this agreement are based upon preliminary designs and are approximate.

3. Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, Developer shall operate under a direct contract with the Town and shall hold the Town harmless.

5. Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character arising directly out of the entry onto and performance of work completed by Developer within easements owned by the Town.

6. The Town agrees to protect, defend, indemnify and hold Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of

Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the gross negligence or willful misconduct of Developer, or its agents, employees or contractors,. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of Developer to ensure that all regulatory approvals for the project are in place before beginning construction.

9. As necessary in order for the Town to fulfill its obligations hereunder the Town Manager is authorized on behalf of the Town to make decisions in regard to approvals, including changes to this Agreement that require Town Approval in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

11. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

12. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

13. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

14. Developer is a sophisticated business entity. It hereby, for itself, its successors and/or assigns, expressly hereby agrees to waive its right to participate in any class action against the Town with respect to any term or condition of this Agreement or any requirement, obligation, right, or duty created herein. Each party has had the opportunity to have this Agreement reviewed by counsel of its choosing and is entering into this agreement freely and aware of any of the rights, obligations, and duties each may enjoy.

15. Notices under this agreement shall be to the following:

FOR THE TOWN:

Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference:

FOR DEVELOPER:

Fusion Ventures LLC
213 W Ballentine Street
Holly Springs, NC 27540

Fusion 1300 LLC
213 W Ballentine Street
Holly Springs, NC 27540

New Hill 1300 LLC
4400 Triland Way
Cary, NC 27518-8117

With copy to:
Morningstar Law Group
Attn: Jason Barron
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601

16. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

17. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

18. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

19. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

20. Any amendments or modifications that may be proposed or required from time-to-time during the Term shall not prevent development activity occurring consistent with the terms hereof.

21. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Property Description
EXHIBIT B: Transportation Mitigation Agreement
EXHIBIT C: Parks and Recreation Fee Calculation

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(*Town Seal*) BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the __ day of _____

_____
Notary Public

My Commission Expires:_____

DEVELOPER

FUSION VENTURES LLC

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

DEVELOPER

FUSION 1300 LLC

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

DEVELOPER

NEW HILL 1300 LLC

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Exhibit A

Legal Description

EXHIBIT B

Transportation Mitigation Agreement

EXHIBIT C



PARKS & RECREATION WORKSHEET
TC Approval - April 15, 2025

General Information
The Parks & Recreation Department will review development plats to acquire the information needed to complete this form. A worksheet is required only for Residential Major and Minor Subdivisions.

Residential Development Fees
The Town Council makes the final determination on whether land or fee is provided. This fee is paid upon recording of the final plat. Refer to UDO Section 7.06F and 4.7 for more information on Land Dedication and/or Fee-in-Lieu.

Open Space Guidelines
Area to be dedicated (in acres) equals variable rates for single family and multifamily units, times the number of dwelling units or lots, whichever is greater.

Land Dedication Information: Detached Dwelling (except Detached Dwelling-Cottage) and Attached Dwelling - Townhome
Name of Subdivision & Phase: __N/A_____
Land Dedication Calculations:
#dwelling units/lots: _____ X 0.0363 (Required Acres/Unit) = _____Acres to be Dedicated
Total Acres to be dedicated:_____

Land Dedication Information: Detached Dwelling-Cottage, Attached Dwelling (except Attached Dwelling – Townhome), and Apartment Dwelling
Name of Subdivision & Phase: __Fusion Ventures LLC_____
Land Dedication Calculations:
#Dwelling units/lots: _298__ X 0.0163 (Required Acres/Unit) = _4.86_Acres to be

Dedicated
Total Acres to be dedicated:___4.86____

Payment of Fee-In-Lieu Information
When a fee is paid in lieu of land dedication the amount of such fee for the development or subdivision shall be the product of the total number of dwelling units in the development or subdivision times the charge per dwelling unit as follows. Subdivisions with less than 35 units automatically pay fees-in-lieu.

Residential Property
All types of residential property included.

Presumptive Budget Fees*
Fees are calculated pursuant to NCGS 160D-804(d) based on the appraised value of the property prior to development

Appraised Value
Land Value:_$4,231,419_____ **(**From iMaps per Wake County assessed land value)
Total Acres:_17.36_____
Per Acre Value: _$243,745_____

Land Dedication Amount (Calculated Above) __4.86___ X Per Acre Value_$243,745_____ = __$1,184,601_____Land Dedication Fee-In-Lieu

Improvement Cost Fee
In addition to the Public Park Land dedication or fee-in-lieu requirement, a fee-in-lieu of improvement cost shall be required and shall calculated as follows: The total Improvement Cost is the product of the Total Public Park Land Dedication Required times $41,394.
Total Public Park Land Dedication Required __4.86___ X $41,394 = Total Improvement Cost_$201,175____

Total Public Park Fees
Land Dedication Fee-in-lieu__$1,184,601__+ Total Improvement Cost _$201,175____ = Total Public Park Fees_$1,385,776____
Total Public Park Fees_$1,385,776____ / #Dwelling units/lots: _298__ = Per Unit Cost ____$4,650_____

For Internal Use Only
PPC Project Number: GL Account: 21-323.01
Note: Finance will not process without PPC Project Number

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 17.

Public Hearings
Title: 24-REZ-07 Mira Ridge Rezoning and Development Agreement - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- Conduct Legislative Public Hearing for the proposed Rezoning and Development Agreement.
- Forward Rezoning to the Planning Board for Recommendation.

Explanation:

- The legislative public hearing process for Type 6 (receive public comments regarding the proposal) (Legislative Action) Reviews, including Rezoning, is prior to the Planning Board review and recommendation.
- Following the public hearing, the proposed amendments will be forwarded to the Planning Board for review and recommendation.
- The Town has received a Conditional District Rezoning Option 1 request to rezone the property from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District to allow for a 60-dwelling unit Conservation Subdivision.
- Option 1 Conditional District Rezoning was included in the June 2024 Unified Development Ordinance Amendments. This option allows the applicant to combine the Major Subdivision with the rezoning application in order to provide the Town Council and general public with specific development proposal information while also providing a faster process for the applicant. If approved, this option allows the applicant to submit Construction Drawings for the project.
- The proposed rezoning area consists of 21.62 acres located at 3020 Avent Ferry Road adjacent to the Lochridge subdivision.
- The proposed subdivision will have a density of 2.8 units an acre with an average lot size of 5,515 sq. ft.
- The rezoning as proposed is inconsistent with the Comprehensive Plan. The Land Use Advisory Committee and Staff advised the applicant to amend the proposal to be more consistent with the neighboring Lochridge subdivision.
- A draft development agreement is included with this proposal. The draft nature of the agreement allows the Town Council and public to provide feedback during the public hearing and inform potential changes to the agreement before language is finalized. The final agreement will be included with the June 17th Town Council meeting packet. Town Council will take action on both the rezoning case and the associated Development Agreement.
- The draft agreement terms include:

- Compliance with the Water Resource Management Policy.

Staff Recommendation: Deny

Background:

- The Town Council adopted an amendment to the Unified Development Ordinance (UDO) in 2024 that updated the process for legislative cases such as rezoning and UDO Amendments.
- Included in this update was a change to the timing of the public hearing - changing the public hearing to occur prior to the Planning Board meeting instead of immediately prior to the Town Council decision.
- In accordance with the updated process, consideration of these amendments will take place on the following schedule:
  - Tuesday, May 20 - Town Council Public Hearing
  - Tuesday, May 27 - Planning Board review and recommendation
  - Tuesday, June 17 - Town Council consideration and decision
- This parcel was rezoned in 2022 from R:30 Residential to RR Rural Residential as a part of the Town-wide adoption of the Unified Development Ordinance.

Funding Source(s):

N/A

Attachment(s):

1. 24REZ07_MiraRidge_StaffReport
2. 24REZ07_WakeCountyLetter_Mira Ridge
3. 24REZ07_MiraRidge_Application
4. 24REZ07_Planset
5. Mira Ridge DA_ TOWN COUNCIL VERSION

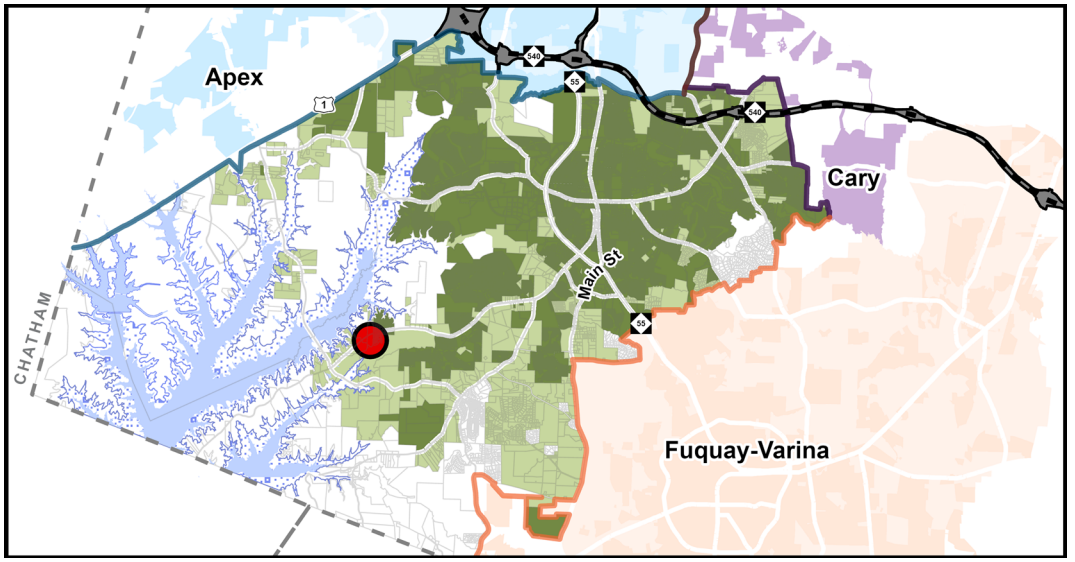
Project Type: Zoning Map Amendment (Rezoning)
Option 1 Major Subdivision Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Entitlement Preservation Group – Charles Walker

Property Address: 3020 Avent Ferry Rd.

Property Area: 21.62 ac.



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

Project Summary:
A rezoning of 21.62 acres from RR Rural Residential to SR-CD Suburban Residential Conditional District Conservation Subdivision for a 60 lot single family detached subdivision located at 3020 Avent Ferry Rd.

Requested Action:
Legislative Decision: The Town Council must hold a legislative public hearing to receive public comments regarding the proposal and then forward the application to the Planning Board for consideration.

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Community Facilities Information	Page 11
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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:
SR Suburban Residential
☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:		Small Area Plan Designation:	Future Land Use Plan Designation:
Places to Enhance	N/A		Conservation Neighborhood

Staff Analysis:

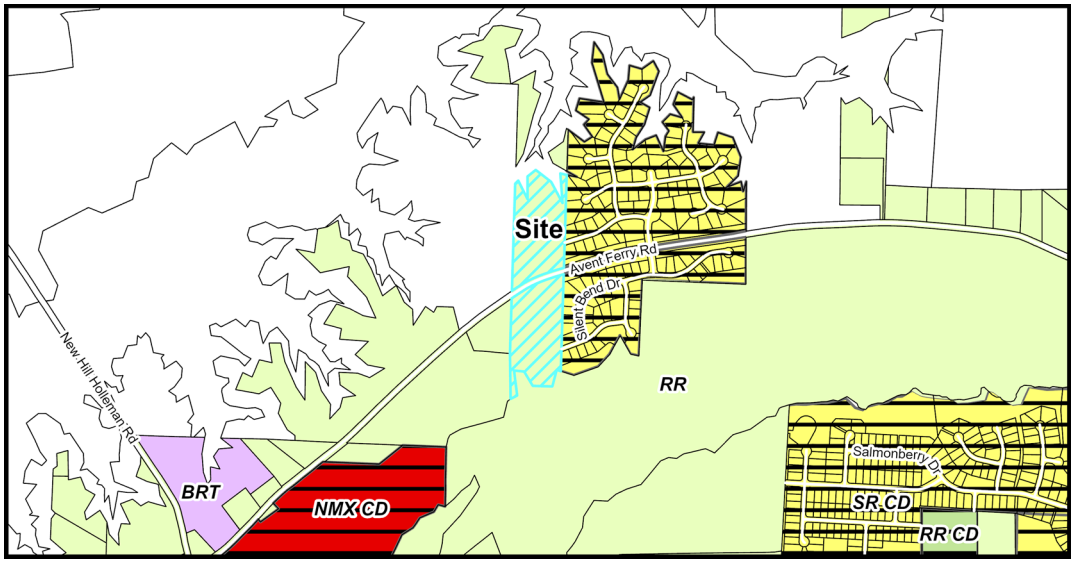
The Zoning Map Amendment is: ☐ Consistent with Adopted Plans/Ordinances ☒ Inconsistent with Adopted Plans/Ordinances

The proposed Conditional Zoning District for a SR-CD Suburban Residential Conservation Subdivision Conditional District offers rear loaded detached dwellings on small lots that would require several UDO modifications that are not consistent with the Comprehensive Plan. The proposed Conditional Zoning District fails to meet several of the goals for a Conservation Neighborhood which is intended to preserve 30-50% of the buildable land on a site, be sensitive to existing conditions, avoid mass clearing and grading whenever possible, and include lots of variable width and depth. The proposed SR-CD Suburban Residential Conditional District proposes 40% open space but these areas are developed with Stormwater Management Control measures and not preserved in a more natural state and the proposed lots do not vary much in size or dimensions. The proposed lot sizes, product type, and site design is incompatible with other development along Avent Ferry Road, including the adjacent Lochridge subdivision.

Staff Recommendation: ☐ Approve ☒ Deny

Current Zoning Information

Parcel #	Zoning	Area
0638021524	RR	10.75 ac.
0638011513	RR	10.87 ac.
	Total Area	**21.62 ac.**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR Rural Residential	Vacant
North	Wake County R-80	Vacant
South	RR Rural Residential	Vacant
East	SR-CD Suburban Residential Conditional District	Single Family Subdivision
West	RR Rural Residential	Vacant

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (Zoning Reassignment)
Original Zoning: R-30
Approved Zoning: RR Rural Residential
Approval Date: March 1, 2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Conservation Neighborhood

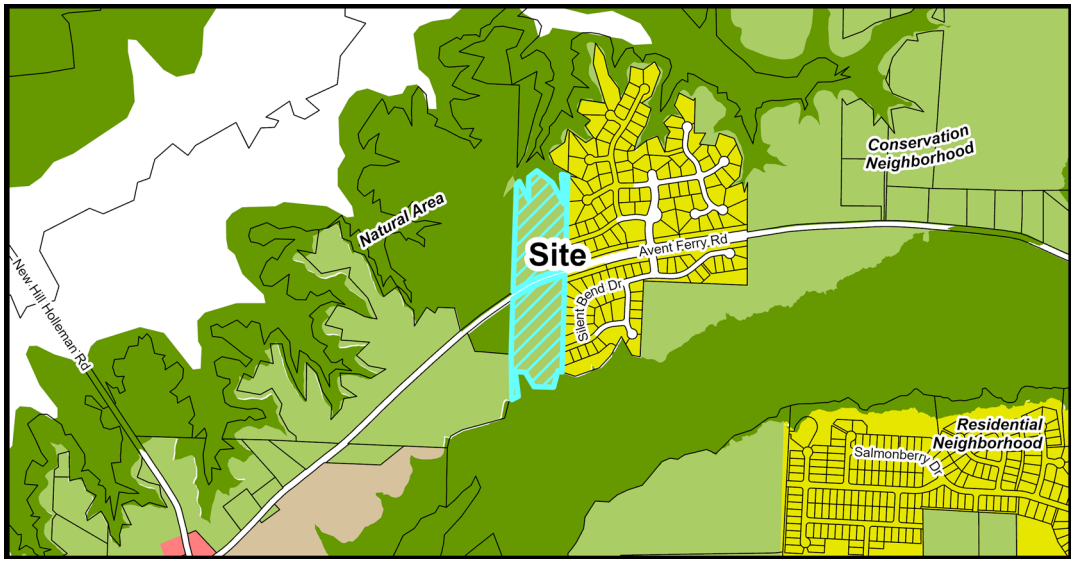
Small Area Plan: N/A

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	Description
☐ 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: Conservation Neighborhood
A Conservation Neighborhood preserves 30% to 50% of the buildable land on a site for permanent open space — protecting environmental features, tree stands, or outstanding viewsheds — by closely clustering homes together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, continuous areas for permanent open space are encouraged. Resident amenities in these neighborhoods should include walking trails and neighborhood gardens. Conservation Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Key Characteristics of a Conservation Neighborhood

- Street and block patterns vary, with curvilinear roads at the edges of the neighborhood and a tighter grid pattern near the center. Street connectivity should be high in the center of the neighborhood.
- New residential uses have off-street parking in the rear of the lot to enhance the streetscape and walkability.
- Lot width and depth is variable, with larger lots near the edges of the neighborhood and smaller lots near the center.
- These areas prioritize preservation of open space, topography and natural resources, and may include woodlands, parks, greenways and water bodies.
- Development should be sensitive to existing conditions, and mass grading and tree clearing should be limited and avoided whenever possible.
- 30%-50% of land is conserved as permanent open space, which should be primarily informal in character and can include parks, greenways, walking trails and other natural areas.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)

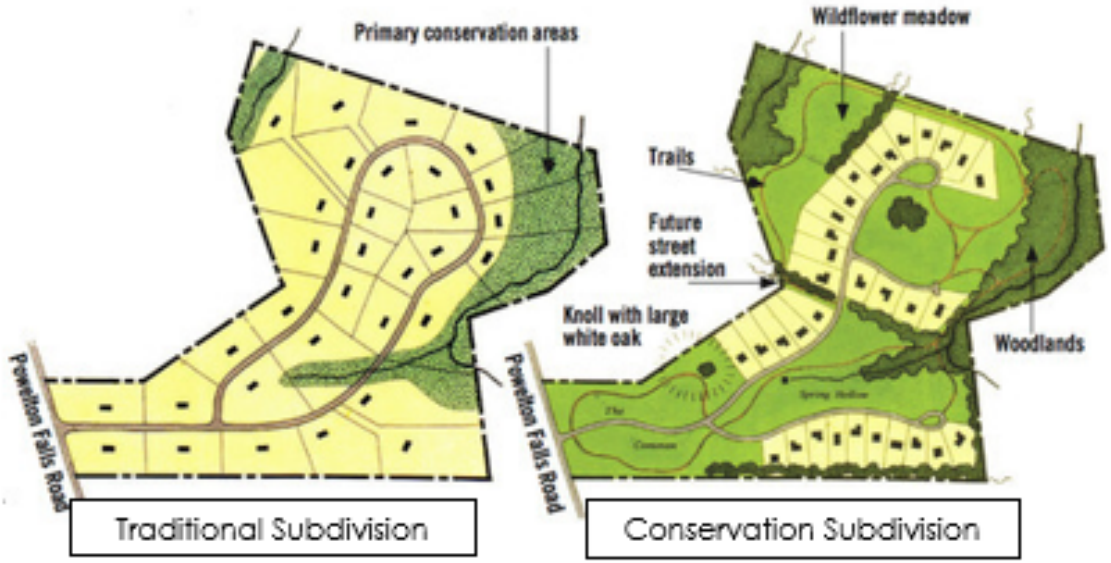
Land Use & Character Staff Analysis:

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

The applicant is requesting consideration of rezoning to Suburban Residential Conservation Subdivision Conditional District, which, according to the Unified Development Ordinance (UDO), is a district that can be compatible with the Conservation Neighborhood Character Area if the applicant can demonstrate, through the proposed conditions or development commitments, that the intent of the Character Area designation has been achieved.

The Conservation Neighborhood designation on the Future Land Use map suggests that 30 to 50% of the buildable land associated with this development be preserved as permanent open space, protecting environmental features, tree stands, or outstanding viewsheds, by closely clustering homes together of varying lot sizes and densities. While the applicant is providing 40% open space, this is mainly achieved through perimeter buffers and stormwater ponds and results in much of the open space needing to be graded. This is contrary to the intent of conversation subdivisions which is to preserve otherwise developable land as permanent open space in exchange for greatly reduced minimum lot sizes. Preservation of woodlands and topography is prioritized with mass grading and tree clearing avoided when possible.

As an example of the intent behind the conservation subdivision option, the image below depicts the difference between a traditional subdivision and a conservation subdivision. The traditional subdivision on the left shows much of the property developed for individual lots. The conservation subdivision on the right illustrates how allowing smaller lots to cluster on portions on the property helps to achieve greater preservation of otherwise buildable land area as open space.



Development within Conservation Neighborhoods should have lots of variable width and depth. Larger lots should be located near the edges of the neighborhood with smaller lots near the center. The proposal includes lots that generally do not vary much in shape

or size. There is no transition to larger lots at the edge that would be more compatible with the large lots within the adjacent Lochridge subdivision.

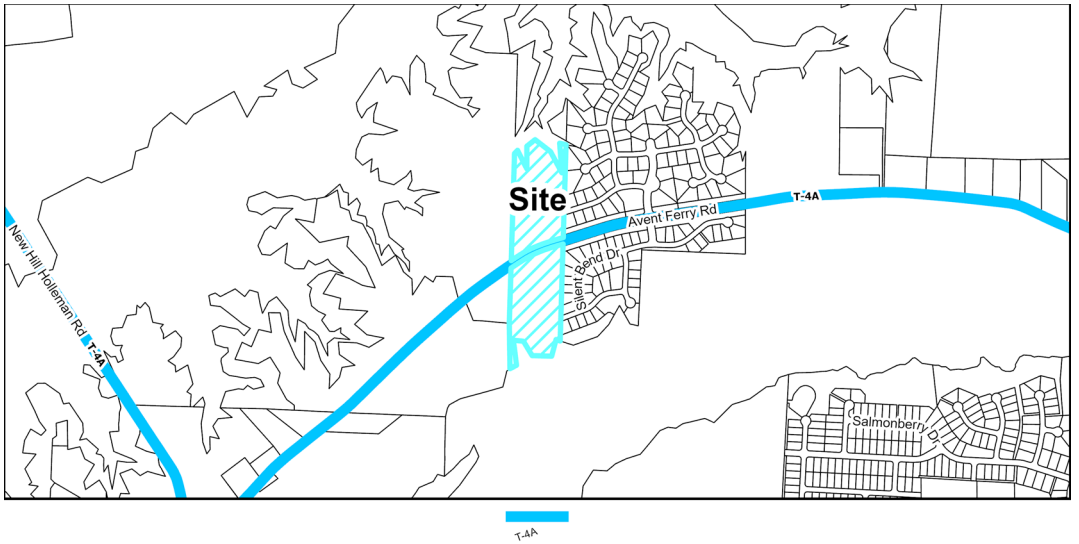
Staff's analysis finds the proposed Conditional Zoning District and Conservation Subdivision Plan is inconsistent with the Town's Comprehensive Plan. While the proposed lot size and subdivision layout take advantage of the reduced lot sizes associated with the conservation subdivision option, it does not do so in a way that allows for the permanent preservation of otherwise buildable land, is inconsistent with area development, and is overall contrary to the goals of the Comprehensive 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 Avent Ferry Road. Since this project is proposing to develop on both sides, the project will construct the full cross-section.

New Location Roadways:

There are no new CTP Roadways on this parcel. The project will, however, construct an internal road network that connects to the existing road stubs at the Lochridge Subdivision. The site access drives on Avent Ferry Road will be aligned and have full access with a median break.

Hotspot/Safety Study Location:

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

Improvement Prioritization:

N/A

Transportation Information (cont.)

Traffic Study Policy

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

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

Avent Ferry Road and Site Access 1:

- Each of the site access drives will be constructed with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the northbound and southbound approaches.

Frontage Widening along Avent Ferry Road:

- Widen the section of Avent Ferry Road and along the site frontages based on the CTP's ultimate cross-section standards (T-4A, 4-lane median divided).

Transportation Staff Analysis:

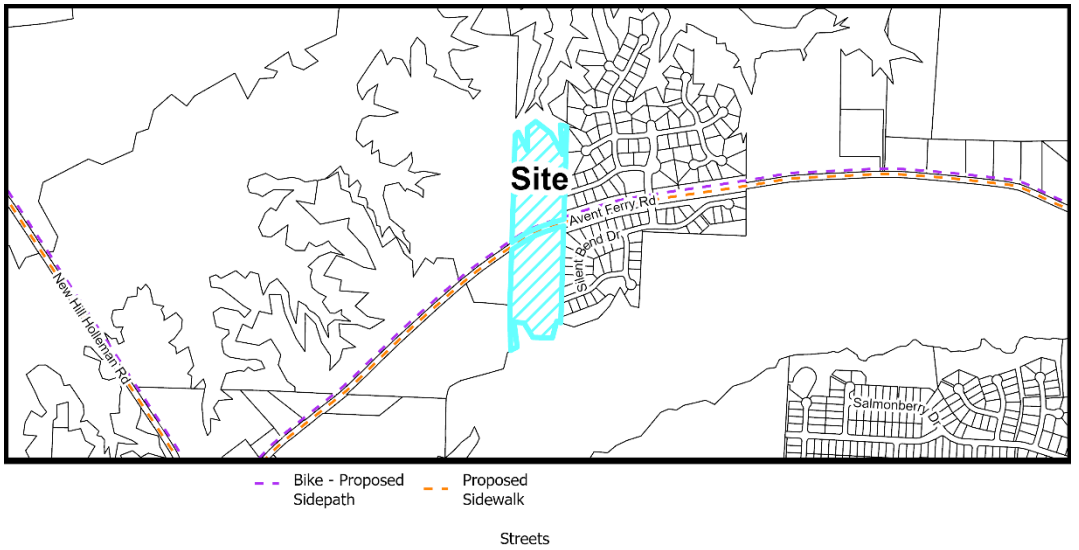
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The mitigation improvements within the Transportation Mitigation Agreement set forth by the Traffic Impact Analysis are consistent with the Comprehensive Plan and Traffic Study Policy.

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-ft wide sidepath will be constructed on the south side of Avent Ferry Road as part of the road widening improvements in accordance with the Parks, Recreation & Greenways Master Plan.

Parks, Recreation, & Greenways Summary

A 10-ft wide sidepath will be constructed on the south side of Avent Ferry Road as part of the road widening.

Parks, Recreation, & Greenways Staff Analysis:

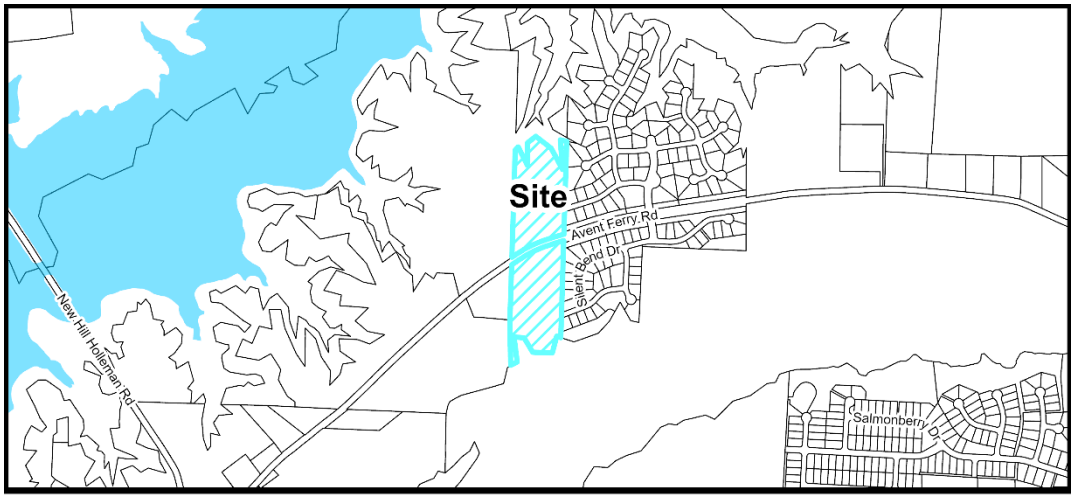
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The site is not within a park search area; therefore, public park land dedication is not required. The applicant has proposed a sidepath along the south side of Avent Ferry in accordance with the Parks, Recreation, & 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 – No identified public facilities

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

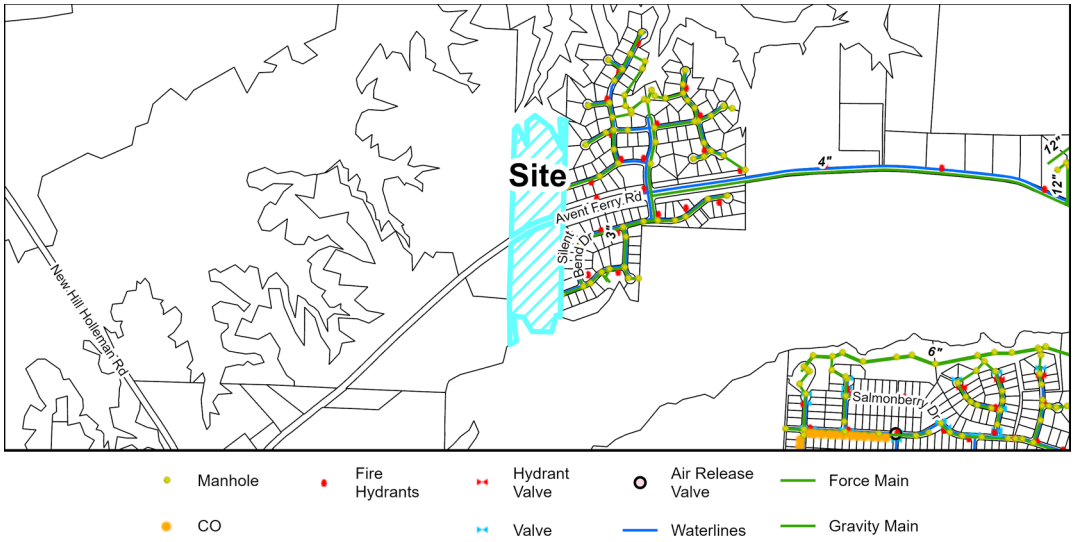
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

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:

The project is required to extend Municipal Water across the property's frontage of Avent Ferry Road and throughout the project site to serve the proposed development. The waterline extension will be installed by the developer in accordance with Towns Policies. A Fire Flow Analysis was completed and determined water pressure is adequate within the Town's system with the addition of this project.

Sanitary Sewer:

This project is required to extend Municipal Sewer to serve the proposed development. Sewer is proposed to tie into the existing gravity sewer manhole stubbed along the property line with the development of the Lochridge subdivision. A downstream sewer study, including a pump station capacity analysis for the two existing pump stations, was completed and concluded that the existing pump stations have adequate capacity to serve the Mira Ridge development.

Reclaim:

This project is outside of the reclaimed 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 and has provided a Utility Allocation Request to be considered by Town Council. This development has committed to two allocation elements as required by the Policy as a Priority Level 2. The first is Public Infrastructure Improvements, which includes the construction of vegetated stormwater wetlands as an alternative to wet ponds. The second is Open Space and Tree Preservation, with a commitment to preserve 10% of the specimen trees on the site.

Utility Allocation Summary

Priority Level: Priority Level 2
Allocation Assignment: Residential-Single Family
Allocation Requested: 15,300 GPD

Staff Determination: Sufficient allocation is remaining in the Residential-Single Family assignment to support this project for the proposed build out year of 2028.

Infrastructure & Utility Staff Analysis:

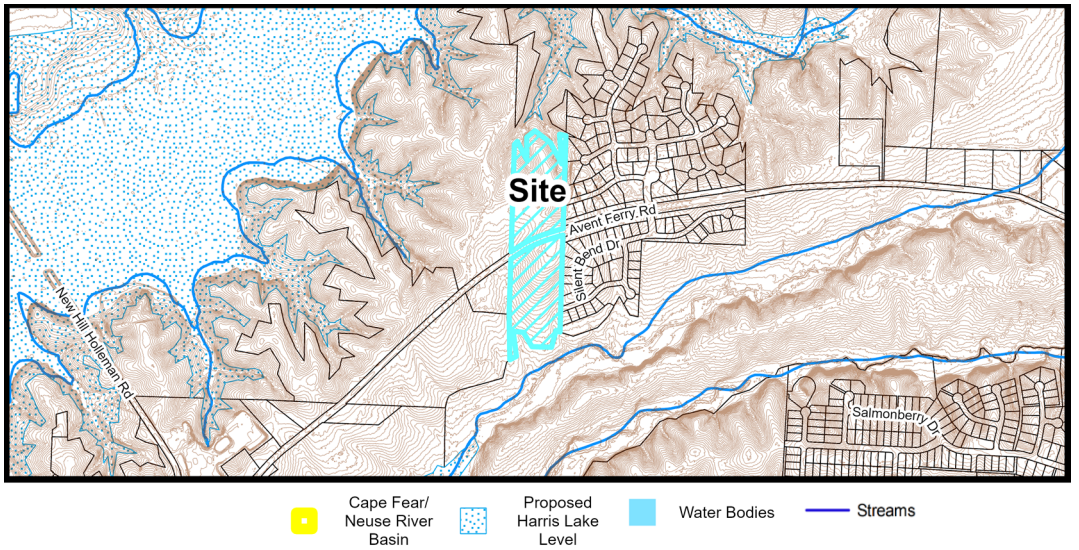
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed extensions of water and sanitary sewer are consistent with the UDO. The allocation elements selected and committed by the applicant are consistent with the Water Resource Management Policy.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**8.65 ac.**
Tree Preservation Area	4.55 ac.
Active Recreation Area	4.10 ac.
Urban Civic Space	N/A
Flexible Space	N/A



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 8.65 acres of private open space on site, including 4.55 acres of tree preservation area. Additionally, the applicant is utilizing half of the Stormwater Control Measure towards the open space requirement which is allowable with the UDO. Majority of the areas on the site that are being preserved as Open Space does not meet the requirements of the Comprehensive Plan stating that it should be 30-50% of the buildable land.

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. The proposed Stormwater Control Measures will be constructed as vegetated wetlands in lieu of wet ponds, as an allocation element per the Water Resource Management Policy.

Natural Resources & Open Space Staff Analysis:

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

While the project is proposing 40% open space in line with the UDO requirement for a Conservation Subdivision, the intent of preserving buildable land in line with the Character Area Designation of Conservation Neighborhood has not be met.

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 & Development Standards Summary

Development Standards (UDO Section 2):

Density	**UDO Standard**	**Proposed Standard**
Number of Dwelling Units	86	60
Maximum Density	4 w/CD	2.8

Building Placement	**UDO Standard**	**Proposed Standard**
Thoroughfare Setback (front)	50'	20'
Front Setback	20'	10'
Side – Corner Setback	20'	10'
Side - Interior	10'	4'

Rear Setback from Alley Centerline	15'	5' w/ detached garage 20' w/ no detached garage

Building Height	**UDO Standard**	**Proposed Standard**
Maximum Building Height	35'	35'

Landscaping (UDO Section 5):

	UDO Standard	**Proposed Standard**
Perimeter Buffers		
Thoroughfare Buffer	5' Type A	10' Type B
North	5' Type A	10' Type B
East	5' Type A	5' Type A
South	5' Type A	5' Type A
West	5' Type A	5' Type A
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Thoroughfare: Trees on private property within 5 ft of the right-of-way

Additional Standards

	Proposed Standard
Residential Façade Standards	• Vinyl siding shall be prohibited except for accent elements of the façade. • House foundations shall show at least eighteen inches vertically of brick or stone veneer as seen from the public right of way. • All homes shall be a minimum of two stories and will have a minimum of 2100sf of heated space.

Conditional Zoning District Standards Staff Analysis

The Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with Conditional Zoning District Standards/Ordinances

The applicant is requesting minimal changes to the SR Suburban Residential zoning district through the Conditional District rezoning process. The proposed development contains small lots with an average lot size of 5,500 sf, with the smallest lots being approximate 4,900 sf and the largest approximately 8,900 sq ft. The proposed gross density is 2.8 units per acre. The proposed lot size and density is not harmonious with surrounding development. The adjacent Lochridge neighborhood has an average lot size of 17,000 sf, with the smallest lots being approximately 10,000 sf and the largest at approximately 36,000 sf. The gross density is 1.7 units per acre. While some reduction in lot size should be expected as development transitions closer to the neighborhood center at Avent Ferry Road/New Hill Holleman Road/Rex Road (future Ragan Tract development), the proposed lot sizes are substantially smaller than those in Lochridge.

Standard	Proposed Mira Ridge	Existing Lochridge
Density	2.8 u/a	1.71 u/a
Min. Lot Size	4,777 sf	10,000 sf
Max Lot Size	7,386 sf	+/- 36,000 sf
Average Lot Size	5,515 sf	16,928 sf
Lot Width	35-45 ft	70 ft

The proposed development will have rear access dwelling units fronting onto Avent Ferry Rd with a minimal buffer. While this site design style can contribute positively to community character in the right locations, it is inconsistent with other developments along this section of Avent Ferry that have traditionally provided homes facing towards local streets with large planting buffers along the thoroughfare. For example, the adjacent Lochridge Subdivision provided a 50' semi-opaque buffer along Avent Ferry Rd. This development pattern can also be seen along the frontages of the Mills at Avent Ferry, Holly Pointe, and the future Norris Crossing further north on Avent Ferry Road. Dwelling units facing the thoroughfare are typically more appropriate for infill developments or in locations closest to neighborhood or mixed-use centers.

The proposed development is also proposing all homes to be rear access Charleston Style detached dwellings. While this is a desirable product type in the Holly Springs community, it is inconsistent with the character of other developments near the Mira Ridge site. The adjacent Lochridge subdivision has all homes provided with front access driveways on larger lots. Additionally, the proposed smaller driveways do not provide additional parking spaces, which could create parking issues in the future. On-street parking could help mitigate this concern but is not proposed with the development.

The increase in the required buffers along the thoroughfare and adjacent to the existing Lochridge community help to reduce the concerns presented by the neighbors and attempts to achieve a uniform buffer along Avent Ferry Road.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan/Ordinances (Section 1)	☐ Consistent ☒ Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan/Ordinances (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan/Ordinances (Section 6)	☐ Consistent ☒ Inconsistent
Unified Development Ordinance	
Conditional Zoning District Standards/Ordinances	☐ 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 Ordinances 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/Ordinances
☐ Reasonable and in the Public Interest
☒ Inconsistent with Adopted Plans/Ordinances
☒ Not Reasonable and in the Public Interest

The proposed SR-CD Suburban Residential Conditional District for a 60 lot Conservation Subdivision on 21.62 acres has been found by Staff to be inconsistent with adopted plans and policies:

- The provided application materials, including the Plan Set, do not demonstrate compliance with a Conservation Neighborhood character are, as required by the Land Use & Character Plan.
- The site does preserve 40% open space, however, some of this area includes the Stormwater Control Measures. While the UDO allows for this area to be counted towards the minimum open space requirements, it does not meet the intent of a Conservation Neighborhood designation which states these preserved areas are to be undeveloped.
- The proposed development is also proposing all homes to be rear access Charleston Style detached dwellings. While this is a desirable product type in the community, it is inconsistent with the development character of the area.
- Small driveways with little area for parking could create future issues with parking. Additionally, no on street parking has been provided on the site to accommodate for the small driveways.
- The proposed rezoning does provide much variation in the lot sizes with the lots being between roughly 4,800 sf to 7,300 sf and provides a lot size and density that is not compatible with the adjacent Lochridge Subdivision.

Staff Recommendation: ☐ Approve ☒ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion
The LUAC discussed the initial concept for this project on February 4, 2025
Planning Board Representatives: Josh Prizer
Town Council Representatives: Chris Deshazor
Summary of Discussion:

- Traffic Calming is needed along Avent Ferry Rd. to allow for pedestrians to easily cross the street and access open space elements on both sides of the proposed subdivision.
  - Coordinating with NCDOT as early as possible will be required
- Concerns with the development being in the spirit and intent of conservation subdivision and preserve more of the developable land to further meet this intent.
  - Large portions of the open space are not useable. The applicant is encouraged to consider redesigning to make the open space more prominent and honor the intent of the conservation subdivision.
- Off site pedestrian connectivity to the future Neighborhood Centers located at the corner of Avent Ferry and Rex Rd. may be needed as this subdivision will be walkable to those destinations.
- There was an appreciation for the housing diversity, however, there are still some unknowns on exact the look of the homes and the applicant was encouraged to include additional elevations.
- Ensure that the site design is taking into account the adjacent existing Lochridge Subdivision, specifically with the adjacent buffers and the pedestrian connectivity

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

Meeting Date: 11/4/2024
Summary of Issues:

- Concerns regarding the construction traffic on existing streets within Lochridge.
- Concerns regarding the buffer adjacent to the existing Lochridge Subdivision.

Legislative Public Hearing

Legislative Public Hearing

Prior to the Legislative Public Hearing:

- Mailed notice has been sent to all property owners within 500 feet of the project.
- Published notice has been made twice in the News & Observer.
- Posted notice has been 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.

Action #1: Hold Legislative Public Hearing

Action #2: Zone Map Amendment (Rezoning)

Motion to forward the Zone Map Amendment (Rezoning) for Mira Ridge to the Planning Board for review and recommendation.

Next Steps

Planning Board Consideration & Recommendation

Advisory Decision

The Planning Board will review the proposed Zone Map Amendment (Rezoning) at the 5/27/2025 meeting and make a recommendation to the Town Council.

Anticipated Town Council Consideration and Decision: 6/17/2025

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

February 10, 2025

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: 11/08/2024
- Name of development: Mira Ridge
- Address of rezoning: 3020 Avent Ferry Road (PINs) 0638021524 & 0638011513
- Total number of proposed residential units: 61 units
- Type(s) of residential units proposed: Detached Dwellings

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:

- [X] 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:

- [X] 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: Charles R. Walker III, PLA	Company: Entitlement Preservation Group
Mailing Address: 275 North Pea Ridge Rd	
City, State, Zip: Pittsboro, NC 27313	
Telephone: 919-625-9760	E-Mail: cwalker@epgrouponline.com
Design Professional	
Name: Thomas Craven	Company: Priest, Craven, and Associates, Inc.
Mailing Address: 3803-B Computer Drive, Suite 104	
City, State, Zip: Raleigh, NC 27609	
Telephone: 919-781-0300	E-Mail: tcraven@priestcraven.com
Developer	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
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: Paragkumar H. Patel	Company: MIRA DEVELOPERS LLC
Mailing Address: 309 Brandywine Dr.	
City, State, Zip: Raleigh, NC 27607	
Telephone: 919-601-9221	E-Mail: paragpatelbaps@gmail.com
Property Owner (REQUIRED)	
Name: Paragkumar H. Patel	Company: MIRA DEVELOPERS LLC
Mailing Address: 309 Brandywine Dr.	
City, State, Zip: Raleigh, NC 27607	
Telephone: 919-601-9221	E-Mail: paragpatelbaps@gmail.com

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
☐	Zoning Map Change – General Use District
☑	Zoning Map Change – Conditional Zoning District ☑ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) ☐ Option 2 Plan: Master Plan
☐	Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Map Amendment ☐ Small Area Plan Map Amendment
☐	UDO Text Amendment – UDO Section:

PROJECT INFORMATION **https://www.hollyspringsnc.gov/742/Maps**	
Project Name	Mira Ridge Subdivision
Project Location *Use street address. If none, use closest intersection*	0 and 3020 Avent Ferry Rd.
	☐Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0638021524, 0638011513
Real Estate ID	0003855, 0365895
Project Acreage	21.6 Partial Parcel? ☐ Yes ☑ No
Current Zoning	RR - Rural Residential
Proposed Zoning	SR-CD
Current Future Land Use Designation	Conservation Neighborhood
Proposed Future Land Use Designation	Conservation Neighborhood
Small Area Plan Designation *(if applicable)*	N/A
Special Study Scoping Meeting Dates	Fire Flow - No Scoping Required, Sanitary Study - 7/26/23, TIA - 07/27/23
Sketch Plan Review *(pre-submittal)* Meeting Date:	10/30/2024
Neighborhood Meeting Date:	11/4/2024

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: Charles R Wall III Date: 11/

SUBMITTAL CHECKLIST: ZONING MAP CHANGE – GENERAL USE DISTRICT

A copy of this checklist and the following items must be submitted with the Rezoning Petition to be deemed a complete submittal:

Initial or N/A	Requirement
N/A	Complete Petition Form. Applicant, all design professionals and financially responsible party must be completed.
N/A	Vicinity Map
N/A	Owner Affidavit
N/A	Affidavit of Owner Notification *Required if Applicant is not the property owner*
N/A	Property Survey including legal description *(required only if the request does not include the entire tax parcel)* in PDF and WORD format.
N/A	Plan Consistency Statement
N/A	Neighborhood Meeting report
N/A	Statement of Comprehensive Plan – Future Land Use Plan Compatibility *If the proposed Zone Map Change is inconsistent with the Future Land Use designation of the property*
N/A	Certificate of Plan Revisions if submitting a revision to approved plans

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SUBMITTAL CHECKLIST: ZONING MAP CHANGE: CONDITIONAL ZONING DISTRICT

A copy of this checklist and the following items must be submitted with both Option 1 and Option 2 Petitions for the Zoning Map Change to a Conditional Zoning District to be deemed a complete submittal:

Initial or N/A	Requirement
X	**OPTION 1 Plan**: Development Plan or Subdivision Plan (Preliminary Plat) • Public Benefits Statement • Development Petition with Development Plan or Subdivision Plan submitted to the Portal under a separate Application.
N/A	**OPTION 2 Plan:** Master Plan • Master Plan
X	Complete Petition Form. Applicant, all design professionals and financially responsible party must be completed.
X	Vicinity Map
X	Owner Affidavit
X	Affidavit of Owner Notification *Required if Applicant is not the property owner*
X	Property Survey including legal description *(required only if the request does not include the entire tax parcel)* in PDF and WORD format.
X	Plan Consistency Statement
N/A	Statement of Comprehensive Plan – Future Land Use Plan Compatibility *If the proposed Zone Map Change is inconsistent with the Future Land Use designation of the property*
X	Neighborhood Meeting Report
X	Design Goals Narrative
X	Design Manual
X	List of additional special limitations and/or conditions *(if applicable)*
X	Wake County Residential Development Notification Form *Only for projects proposing residential dwelling units*
N/A	Certificate of Plan Revisions if submitting a revision to approved plans

SUBMITTAL CHECKLIST: COMPREHENSIVE PLAN AMENDMENT A copy of this checklist and the following items must be submitted with the Rezoning Petition to be deemed a complete submittal:	
Initial or N/A	**Requirement**
N/A	Complete Petition Form. Applicant, all design professionals and financially responsible party must be completed.
N/A	Vicinity Map
N/A	Statement of Comprehensive Plan Future Land Use Plan Compatibility
N/A	Owner Affidavit
N/A	Property Survey including legal description (required only if the request does not include the entire tax parcel) in PDF and WORD format.
N/A	Certificate of Plan Revisions if submitting a revision to approved plans

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SUBMITTAL CHECKLIST: UDO TEXT AMENDMENT

A copy of this checklist and the following items must be submitted with the Rezoning Petition to be deemed a complete submittal:

Initial or N/A	Requirement
N/A	Complete Petition Form. Applicant, all design professionals and financially responsible party must be completed.
N/A	Statement of Justification including: • Existing UDO Language • Proposed UDO Language* • Plan Consistency Statement ***BOLD** additions to the text and ~~strikethrough~~ text to be removed.

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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.

Notification of Owners:

1. The Petitioner (or 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 within a 500' radius of the subject property. Mailing notices shall include surrounding property owners and property owner's association (or equivalent), and the Town of Holly Springs (Attn: Development Services). 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 all addresses of the property itself, including apartment or suite addresses.
2. The notice shall include the date, time and location of the Neighborhood Meeting, the name of the Petitioner and 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 mailed not less than ten (10) days nor more than twenty-five (25) days before the date of the Neighborhood Meeting.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	11/4/2024
Meeting Time:	6:30 PM
Meeting Location:	Virtual

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:

General informational questions and discussion.

Neighbors expressed concern regarding construction traffic on existing streets in Lochridge.

Neighbors requested evergreen plantings between Lochridge and lots 6 through 19.

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

We discussed potential language to address limited control of construction access.

We have added additional supplemental evergreen plantings to the landscape plan in this location.

Additional attachments required:

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

Preparer's Signature: Charles R. Wall III Date: 11/8/2024

Mira Ridge Issues from Neighborhood questions 110424

Neighbors asked general informational questions and reviewed previously discussed items.

Neighbors expressed concern regarding construction traffic on existing street in Lochridge.
We discussed potential language to address limited control of construction access.

Neighbors requested evergreen plantings between Lochridge and Lots 6-19 of Mira Ridge.
We have added additional supplemental evergreen plantings to the landscape plan in this location.

Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
305 SILENT BEND DR	ANAGNOS, JAMES P JR ANAGNOS, HEATHER B	305 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
316 SILENT BEND DR	ANDERSON, ZACHARY PAUL ANDERSON, DAIJHA JENAE COPEL	316 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
313 SILENT BEND DR	APETOH, GILDAS FLORENCE MIHLUEDO, GODWIN SAMUEL	313 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
0 AVENT FERRY RD	AVERY CLOSE HOMEOWNERS ASSOC	2508 AVENT FERRY RD	RALEIGH NC 27606-3204	
0 AVENT FERRY RD	BLACK, EDNA EARL HEIRS MCNEIL, JOHN	PO BOX 232	HOLLY SPRINGS NC 27540-0232	
405 SILENT COVE LN	BODILY, CHRIS BODILY, MICHELLE	405 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
304 SILENT BEND DR	BORDIGNON, TRACY MCCOLLOM BORDIGNON, FEDERICO	304 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
205 FALLING STONE DR	BUNKA, CATHERINE	205 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
0 AVENT FERRY RD	CARROLL, MICHAEL W CARROLL, MARY J P	814 CANNONSGATE DR	NEWPORT NC 28570-4551	
413 SILENT COVE LN	CHACE, DAVID CHACE, ANN MEADE	413 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
209 FALLING STONE DR	CHADA, PARIKSHITH KATANGUR, KAVYA	209 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
401 SILENT COVE LN	CHOE, YUN CHOE, GINA GREENE	401 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
300 LEDGE MANOR DR	CHU, SANG MOK CHU, KYLIE	300 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4982	
0 AVENT FERRY RD	COLLINS GROVE BAPTIST CHURCH	2305 AVENT FERRY RD	HOLLY SPRINGS NC 27540-8941	
0 AVENT FERRY RD	CONGLETON, TIMOTHY	1720 AVENT FERRY RD	HOLLY SPRINGS NC 27540-8419	
105 IRON LEDGE CT	COSTANZA, WHITNEY COSTANZA, CHRISTOPHER JR	105 IRON LEDGE CT	HOLLY SPRINGS NC 27540-4979	
0 AVENT FERRY RD	COVENANT REALTY GROUP INC	4708 SOMERTON PL	RALEIGH NC 27604-8402	
212 FALLING STONE DR	DINAKARAN, JOSHUA DINAKARAN, DINA	212 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
0 AVENT FERRY RD	DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
0 NEW HILL OLIVE CHAPEL RD	DUKE ENERGY PROGRESS INC NC EASTERN MUNICIPAL POWER AGENCY	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
108 RIVER LEDGE DR	GARG, MADHUR BANSAL, PRACHI	108 RIVER LEDGE DR	HOLLY SPRINGS NC 27540-4905	
332 SILENT BEND DR	GRAHAM, JEFFREY GRAHAM, NANCY	332 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
108 IRON LEDGE CT	HANCOCK, KENNETH BRADLEY HANCOCK, SARAH WEIDAW	108 IRON LEDGE CT	HOLLY SPRINGS, NC 27540-4979	
309 SILENT BEND DR	HARTE, CARLY DANIELLE HARTE, JUSTIN PAUL	309 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
317 SILENT BEND DR	HERB, JONATHAN VAHEY, LISA	317 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
0 AVENT FERRY RD	HOLLEMAN, GERALD W HOLLEMAN, DAVID A	500 COUNTRY LN	HOLLY SPRINGS NC 27540-9118	
0 AVENT FERRY RD	HOLLY POINTE LLC	3056 GRANVILLE DR	RALEIGH NC 27609-6918	
0 AVENT FERRY RD	HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008
0 AVENT FERRY RD	HOLLY SPRINGS UNITED METHODIST CHURCH	108 AVENT FERRY RD	HOLLY SPRINGS NC 27540-8918	
409 SILENT COVE LN	HUGHES, HARLAN BRANDON HUGHES, HEATHER PARKER	409 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
308 SILENT BEND DR	HUR, SEUNG HUR, SHERRY	308 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
404 LEDGE MANOR DR	KARNATI, VIMAL ANNE, LIKHITA	404 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4122	
104 CENTER HILL DRIVE	KATKAM, KRANTHI KUMAR KATKAM, ARUNA JYOTHI	104 CENTER HILL DRIVE	HOLLY SPRINGS, NC 27540-4911	
328 SILENT BEND DR	LAUER, DAYNE LAUER, KATIE	328 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
301 LEDGE MANOR DR	LESSARD, BRIAN LESSARD, DEANA JO	301 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4982	
309 SILENT COVE LN	LLANOS, ALBERT LLANOS, FELICIA	309 SILENT COVE LN	HOLLY SPRINGS NC 27540-4917	
0 FALLING STONE DR	LOCHRIDGE HOMEOWNERS ASSOCIATION INC	ELITE MGMT PROFESSIONALS	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652
105 HOLLY COVE CT	MADDIPUDI, SUHASINI ANNE, YOGENDRA	105 HOLLY COVE CT	HOLLY SPRINGS NC 27540-4978	
304 LEDGE MANOR DR	MAHESWARAPU, YASHASVI KANCHANAKUNTLA, HARIPRIYA	304 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4982	
0 AVENT FERRY RD	MCCLAIN, LOUIS D MCCLAIN, DAVID A	3220 MOAT LN	CHESAPEAKE VA 23323-2512	
412 SILENT COVE LN	MCNABB, EVAN NELSON MCNABB, LISA ROOS	412 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
321 SILENT BEND DR	MENDONCA, MICHAEL DAVID MENDONCA, KRISTEN MARIE	321 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
3020 AVENT FERRY RD	MIRA DEVELOPERS LLC	309 BRANDYWINE DR	RALEIGH NC 27607-4852	
301 SILENT BEND DR	MISRA, SAURABH SHILPI, FNU	301 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
216 FALLING STONE DR	NAIR, SHIBU GOPALAKRISHNAN NAIR, RESMI REGHUKUMAR	216 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
208 FALLING STONE DR	NIX, KRISTEN MOSER NIX, BRANDON MERCER	208 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
0 AVENT FERRY RD	OREC LAND LLC	2949 HUNTINGTON WAY	AURORA OH 44202-8766	
408 SILENT COVE LN	PALUMBO, JOSEPH FRANK PALUMBO, STACEY S	408 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
221 FALLING STONE DR	PANCHINENI, HANUMANTH RAO MEDAVARAPU, VANITHA	221 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
305 LEDGE MANOR DR	PATEL, AMIT A PATEL, DIPAL A	481 DUGGINS PT	APEX NC 27523-7131	
404 SILENT COVE LN	PATEL, ARTI PATEL, KISHAN	404 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
336 SILENT BEND DR	PINNAPAREDDY, SRINIVAS REDDY MANDADI, JYOTHI	336 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
324 SILENT BEND DR	PUOPOLO, ANTHONY M PUOPOLO, WENDY LYNN	324 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
0 AVENT FERRY RD	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
312 SILENT BEND DR	REID, CHRISTOPHER JOHN	312 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
104 HOLLY COVE CT	RICHTER, ADAM BRANDT MAINVILLE, CATHRYN	104 HOLLY COVE CT	HOLLY SPRINGS NC 27540-4978	
208 LEDGE MANOR DR	SALEEM, KHALID TARIQ, QURATULANN	208 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4981	
204 FALLING STONE DR	SIMPSON, SCOTT WILLIAM TRUSTEE SIMPSON, ROSANGELA MATOS TRUSTEE	204 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
0 AVENT FERRY RD	SQUIRES, LEE R	3830 AVENT FERRY RD	RALEIGH NC 27606-3506	
0 AVENT FERRY RD	STANLEY, JUSTIN	6624 TEN TEN RD	APEX NC 27539-8316	
201 FALLING STONE DR	STRUPP, ROBERT R STRUPP, MARCI ANN	201 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
0 AVENT FERRY RD	SUTTON, DON S	4034 BERMAN EDGE RD	HOLLY SPRINGS NC 27540-6946	
204 LEDGE MANOR DR	TROUT, RICHARD W TROUT, CHERYL ANN	204 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4981	
200 LEDGE MANOR DRIVE	VAN GIESON, DAVID GARY VANGIESON, MARCIE	200 LEDGE MANOR DRIVE	HOLLY SPRINGS, NC 27540-4981	
213 FALLING STONE DR	VEJANDLA, HIMANI KOTHUR, ANAND	213 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
300 SILENT BEND DR	VENTEICHER, LAURA MIHAELA	300 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
108 HOLLY COVE CT	WAPPEL, STEPHEN L TRUSTEE WAPPEL, KATHY L TRUSTEE	108 HOLLY COVE CT	HOLLY SPRINGS NC 27540-4978	
0 AVENT FERRY RD	WILLIAMS, JOEL L	1306 WALNUT ST	CARY NC 27511-4733	
217 FALLING STONE DR	YADAGANI, JAYANTH REDDY NARAHARI, DEVAKI DEVI	217 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
309 LEDGE MANOR DR	ZHANG, ZHONG	309 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4982	
320 SILENT BEND DR	ZIMMERMAN, NICHOLAS SHANE ZIMMERMAN, LAUREN ANNA HALEY	320 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	

ENTITLEMENT PRESERVATION GROUP

DATE: OCTOBER 15, 2024

RE: ***MIRA RIDGE SUBDIVISION,*** 3020 AND 0 AVENT FERRY ROAD

DEAR NEIGHBORS,

WE ARE MOVING FORWARD WITH THIS PROPOSAL; HOWEVER, THE TOWN STAFF HAS REQUESTED A THIRD MEETING TO UPDATE YOU ON THE CHANGES TO THE CASE. IT IS STILL PROPOSED TO BE A CONSERVATION SUBDIVISION. AS BEFORE, ALL PROPERTY OWNERS AND RESIDENTS WITHIN 500 FEET OF THE AREA REQUESTED FOR REZONING WILL HAVE THIS NEW NOTIFICATION SENT TO THEM.

YOU ARE AGAIN INVITED TO ATTEND A NEIGHBORHOOD MEETING ON MONDAY, NOVEMBER 4TH AT 6:30 P.M. WE PROPOSE THE MEETING BE HELD VIRTUALLY. YOU CAN PARTICIPATE ONLINE OR BY TELEPHONE. TO PARTICIPATE, VISIT: https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting AND ENTER THE MEETING ID "289 745 736 464" AND THE PASSCODE "jkAeAT".

OR CALL: 1 929-352-2213 AND ENTER "862 723 502#"

THE PURPOSE OF THIS MEETING IS TO CONTINUE DISCUSSING THE POTENTIAL REZONING OF THE PROPERTY LOCATED AT 3020 AND 0 AVENT FERRY RD. THIS SITE IS CURRENTLY ZONED RR (RURAL RESIDENTIAL) AND IS PROPOSED TO BE REZONED TO SR-CD (SUBURBAN RESIDENTIAL CONDITIONAL USE). THIS IS A CONSERVATION STYLE SUBDIVISION DESIGNATION THAT IS PROPOSED TO CONTAIN UP TO 61 SINGLE-FAMILY DETACHED LOTS. PLEASE SEE THE ATTACHED PRELIMINARY GRAPHICS.

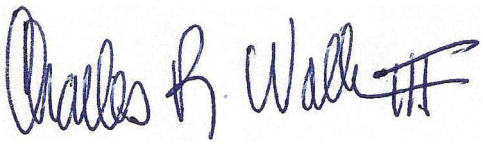
THE CURRENT ZONING CONDITIONS INCLUDE:

1. GROSS RESIDENTIAL DENSITY WILL NOT EXCEED 3.3 DU/AC
2. ALL HOMES WILL BE ALLEY-LOADED
3. MINIMUM OF TWO PARKING SPACES PER LOT
4. VINYL SIDING SHALL BE PROHIBITED EXCEPT FOR ACCENT ELEMENTS OF THE FAÇADE, LIMITED TO 20% OF THE TOTAL FAÇADE AREA.
5. IF VINYL IS USED, IT WILL BE MID-GRADE, 0.046 THICKNESS.
6. HOUSE FOUNDATIONS SHALL SHOW AT LEAST EIGHTEEN INCHES VERTICALLY OF BRICK OR STONE VENEER AS SEEN FROM THE PUBLIC RIGHT OF WAY.
7. ALL HOMES SHALL BE A MINIMUM OF TWO STORIES.
8. ALL HOMES SHALL BE A MINIMUM OF 2100 SF OF HEATED SPACE
9. A 10 FT WIDE TYPE A20 BUFFER SHALL BE PLANTED ALONG COMMON LOT LINES THAT ARE CLEARED AND ARE DIRECTLY ADJACENT TO LOTS IN LOCHRIDGE.
10. PERIMETER OPEN SPACE ALONG COMMON LOT LINES THAT ARE DIRECTLY ADJACENT TO LOTS IN LOCHRIDGE SHALL BE AT LEAST 25 FT WIDE.
11. SIDE YARD SETBACKS WILL BE A MINIMUM OF 5 FT WIDE BUT WILL ALLOW EAVES AND OVERHANDS TO PENETRATE THE SETBACK.
12. RECREATION USES IN THE OPEN SPACE WILL INCLUDE AN 8FT WIDE GREENWAY TRAIL AND A SEATING AREA INCLUDING AT LEAST TWO BENCHES AND A TRASH CONTAINER.

These conditions intend to bring a style of housing not currently available in the area while providing a large percentage of open space.

If you have any concerns or questions about this particular rezoning or its details, please do not hesitate to contact me at cwalker@epgrouponline.com or (919) 625-9760.

Sincerely,



Charles R. Walker III, PLA
Principal

1. Summary

Meeting title	Mira Ridge Neighborhood Meeting #3
Attended participants	13
Start time	11/04/24, 6:11:37 PM
End time	11/04/24, 7:18:10 PM
Meeting duration	1h 6m 33s
Average attendance time	43m 56s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration	Email	Participant ID (UPN)	Role
Ben Williams	11/04/24, 6:15:13 PM	11/04/24, 7:18:00 PM	59m 55s	bwilliams@priestcraven.com	bwilliams@priestcraven.com	Organizer
Tommy Craven				tcraven@priestcraven.com		
Chuck Walker				cwalker@epgrouponline.com		
Greg Elkins	11/04/24, 6:15:01 PM	11/04/24, 7:18:04 PM	1h 3m 2s	gelkins@priestcraven.com	gelkins@priestcraven.com	Organizer
Bradley Jaynes (Unverified)	11/04/24, 6:15:08 PM	11/04/24, 6:43:30 PM	28m 22s			Presenter
Chace, David Mr (External)	11/04/24, 6:22:51 PM	11/04/24, 7:18:00 PM	55m 8s	david.e.chace2.civ@armywarcollege.edu	david.e.chace2.civ@armywarcollege.edu	Presenter
Lauer (Unverified)	11/04/24, 6:27:59 PM	11/04/24, 7:17:45 PM	49m 46s			Presenter
REID Criss	11/04/24, 6:28:13 PM	11/04/24, 7:17:52 PM	49m 38s	criss.reid@hexagon.com	criss.reid@hexagon.com	Presenter
A Puopolo (Unverified)	11/04/24, 6:28:58 PM	11/04/24, 7:18:00 PM	49m 1s			Presenter
Evan McNabb (Unverified)	11/04/24, 6:30:39 PM	11/04/24, 7:17:48 PM	47m 8s			Presenter
Nancy Graham (External)	11/04/24, 6:31:36 PM	11/04/24, 7:17:49 PM	46m 13s	Nancy@wakeremodeling.com	Nancy@wakeremodeling.com	Presenter
Scott Simpson (Unverified)	11/04/24, 6:32:56 PM	11/04/24, 6:57:02 PM	24m 5s			Presenter
Debbie Kahn (Unverified)	11/04/24, 6:33:38 PM	11/04/24, 7:18:10 PM	44m 31s			Presenter
Bradley Jaynes (Unverified)	11/04/24, 6:43:50 PM	11/04/24, 7:17:45 PM	33m 55s			Presenter
Scott Simpson (Unverified)	11/04/24, 6:57:22 PM	11/04/24, 7:17:47 PM	20m 24s			Presenter

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email	Role
Ben Williams	11/04/24, 6:15:13 PM	11/04/24, 6:15:13 PM		bwilliams@priestcraven.com	Organizer
Ben Williams	11/04/24, 6:18:04 PM	11/04/24, 7:18:00 PM	59m 55s	bwilliams@priestcraven.com	Organizer
Greg Elkins	11/04/24, 6:15:01 PM	11/04/24, 7:18:04 PM	1h 3m 2s	gelkins@priestcraven.com	Organizer
Bradley Jaynes (Unverified)	11/04/24, 6:15:08 PM	11/04/24, 6:43:30 PM	28m 22s		Presenter
Chace, David Mr (External)	11/04/24, 6:22:51 PM	11/04/24, 7:18:00 PM	55m 8s	david.e.chace2.civ@armywarcollege.edu	Presenter
Lauer (Unverified)	11/04/24, 6:27:59 PM	11/04/24, 7:17:45 PM	49m 46s		Presenter
REID Criss	11/04/24, 6:28:13 PM	11/04/24, 7:17:52 PM	49m 38s	criss.reid@hexagon.com	Presenter
A Puopolo (Unverified)	11/04/24, 6:28:58 PM	11/04/24, 7:18:00 PM	49m 1s		Presenter
Evan McNabb (Unverified)	11/04/24, 6:30:39 PM	11/04/24, 7:17:48 PM	47m 8s		Presenter
Nancy Graham (External)	11/04/24, 6:31:36 PM	11/04/24, 7:17:49 PM	46m 13s	Nancy@wakeremodeling.com	Presenter
Scott Simpson (Unverified)	11/04/24, 6:32:56 PM	11/04/24, 6:57:02 PM	24m 5s		Presenter
Debbie Kahn (Unverified)	11/04/24, 6:33:38 PM	11/04/24, 7:18:10 PM	44m 31s		Presenter
Bradley Jaynes (Unverified)	11/04/24, 6:43:50 PM	11/04/24, 7:17:45 PM	33m 55s		Presenter
Scott Simpson (Unverified)	11/04/24, 6:57:22 PM	11/04/24, 7:17:47 PM	20m 24s		Presenter

Transcript

November 4, 2024, 11:15PM

GE Priest Craven and Associates 15:18

Anyway.
All right.
Hey, good evening.
My name is Ben Williams.
Welcome to the Mirror Ridge neighborhood meeting. Before we get started, I'd just like to ask that if you can use the chat feature to give us a name and some contact information for you that we greatly appreciate it. If you've been to our meetings before same same same.
Deal. If you can leave us with your e-mail, phone number, whatever information you want to provide.
It'll be good for us to collect it and share with the town as well as be on stay in communication with you.
The other thing that we're doing tonight is if you can use the Q&A at the top of the. Top of the page to type in your questions. We can gather them and we will. We will answer them as they come in and do our best to keep you informed as well. So.
Good morning all. You people that have hung with us for all this time. First of all, let me say that the reason why we're having a third meeting is that the the town of Holly Springs staff asked us to have a third meeting because they felt like the.
Time lapse between when we're trying to make this the resubmittal back to the town this week and the last neighborhood meetings were too far apart for their comfort.
So.
What we're doing is we're filling in the blanks.
Or a neighborhood meeting.
And plus, we're also going to be able to have the ability to show you wanted to modifications we made since the last one.
Probably you can show us the area around the cul-de-sac bin or somebody shows the area that area up. There is probably where most of the changes have been made.
As you can see, there's been a median island added to the cul-de-sac and the rack of lots that start.
On the graphic here.

As Lot 71 had been pulled back away from Lockridge and so there's now.
A.
A pure 25 foot building in parking lot set back that runs along the entire way it was.
I think it was down to 7 1/2 in one place, but it's now it's now back to 25 and if you can see on there there's a black line that kind of runs parallel to what we think the path of the of a jogging trail.
Is going to be and that means because the jogging trail is going to be above the existing grade as it goes back to Locker Ridge.
So if somebody's running on that track.
Then the, then the, then the house next door.
So we just want to point that out.
Most everything else is pretty much the same.
There may be.
As you'll see, there's more details on the lots as far as dimensions and areas and lot numbers and things like that.
The other one that I'm looking at here is the town fire department asked us to make sure that the out not only this public street, but the alleys are compliant for.
Truck maneuvering. And so we've made that change.
We've added a few wider radiuses at the entrance, but other than that it's pretty much the same.
We still have the wide open spaces on the perimeter of various sizes.
We still have 61 lots.
It's still dominated by Charleston style homes with alleys in the back.
We're going to do a full water widening of Avon Ferry Rd. along our frontage.
Will have two will have two stormwater ponds.
And the sewer access will be granted.
Will be gotten from the pump station that's on the South side of the project.
We're only gonna make one connection there and then as we go forth, we'd have to make the connections to the two roads.
Of in Lockridge.
The one other thing that we had talked about was you had asked about trying to minimize the the construction traffic on the existing roads.
We're trying to figure out how to word that in a condition. We agree that we're gonna try and.
And come up with some kind of condition for that. We just don't know how to

quantify that. We're working on that.
So other than that, I think that's probably where we are in the grand scheme of things. If you have any questions, would be glad to try and answer them.
Oh.

EM Evan McNabb 19:48
Yeah, I have a question.

GE Priest Craven and Associates 19:50
OK.

EM Evan McNabb 19:51
Two questions.
So where it is green and it's like the open space, is that all just cleared land or what? Is that open space?

GE Priest Craven and Associates 19:59
Some is cleared, some is, some is existing, some is existing trees. It's a combination.

EM Evan McNabb 20:03
What's the difference between?
What's the difference between the open space trees and the wooded area or whatever it is the natural area?
Yeah.

GE Priest Craven and Associates 20:13
The open space, the the areas that are cleared are to allow for the grading of these of the streets and the houses and the Greenway within the project.
And for storm water, storm water pond construction, if we don't have to clear it for those reasons, we leave it alone.

EM Evan McNabb 20:30
OK, I didn't know if it was like a grassy place for people that picnics and stuff, and the reason I ask is that taking a look at the North East side or on the left or upper side, that's a pretty steep hill. And I didn't know if there.

GE Priest Craven and Associates 20:40
Yes.

EM Evan McNabb 20:42
You guys are planning to clear that green space there.
Because it seems to make sense to keep it for us as if possible.

GE Priest Craven and Associates 20:49
Right. And that and that is our intention unless we need to clear it for streets or grades, utilities or like we said, the stormwater devices or the Greenway Trail, we're going to leave it alone, we're not.
That's we're not going to grade the whole site from STEM to stern.

EM Evan McNabb 21:02
OK.
That's great. That's good.
The other question I have is there is the along that blue buffer. It looks like there is a. I'm on my phone so it's really hard for me to zoom in, but it looks like there is a you're gonna be doing plantings along there. Is that right?

GE Priest Craven and Associates 21:16
Yep, yes, the there the the blue line, the the blue area.
That is right.
Beside your subdivision is a minimum.
Is the minimum planting area that's going to be in there. It's ten feet wide.
It has a a town of apex.
Predetermined amount of plants and trees to go in there.
That's the absolute minimum of what's going to happen there, and then you'll see that there.
The The The Greenway Trail will kind of meander through there and then there's going to be open space.
Up until it gets to the alleys of the houses.
So it's a combination of several things.

EM Evan McNabb 21:53

Yeah. So I I think that's great for some of the houses for my house. I'm actually in the far left, the upper left hand corner and that.

Yeah, right.

Where the the that mouse is, that is just dense forest and a riparian buffer.

So I don't.

I mean going and planting a bunch of plants in there seems like you're planting literally in the middle of the forest.

GE Priest Craven and Associates 22:13

We can take, we can take credit for the existing plantings, but for the but for the before the graphic of the plan, we have to show the complete planting. There is a an existing plant.

Credit component that the town allows, and again, if we don't have, if we don't have declaring graded for some ungodly reason, we'll leave it alone and take credit for it.

EM Evan McNabb 22:35

Perfect. Yeah. 'cause. I was gonna say like, if something's planted there, it'll probably be removed because it would just look funny to have bushes in the middle of the woods.

But yeah, that's great.

GE Priest Craven and Associates 22:43

OK.

Also mentioned earlier, he had asked if that he had not gotten a previous e-mail after our last meeting and wanted to know if one was sent.

No, no, we we, we.

When after we had these meetings, it it inevitably makes us have to go back and do some revisions to the plan.

So when we do that, we send it back to the town for them to look at it.

I think we talked about this last time is that I want the town staff to look at these before I send new conditions out to everybody.

So this is so it we're we're following that path now.

We took the information from the last meeting, did some revisions, send it back to

the town. The town has said.
Has had a couple more comments.
We folded it back into this, into this set of plans that we're going to try and make a submittal by the end of this week and at that point we can send out copies of what we send to the town directly to the people we have e-mail address.
For.

NG Nancy Graham 23:54
I had a question.

EM Evan McNabb 23:55
Yes.

NG Nancy Graham 23:57
I'm not sure.
I think it's the north side, the.
River ledge.
Yeah, River, Ledge and Silent Ben side. So normally when you have the Charleston style homes, it's to be aesthetically pleasing.
So when you pull in, you see your frontier homes. You don't have the, you know, ancillary garages and cars parked out there.
So it looks really nice.
So on the opposite side of the street, that's the case.
On the river ledge, silent Ben side, you pull in and it looks nice, but all of those homes on that side back up to the silent bend, or we'll kind of take a guess that someday what will be another development on the other side.
It's flipped from the opposite side of Avent Ferry.
Is there any way that those can be flipped so?
That we unfortunately in the silent bin side are looking straight into everybody's junk.

GE Priest Craven and Associates 25:00
Well, you got first of all their their driveways and alleys and some of these these houses will also have garages on the back, but there's also AI.
Think it's a 50 or 60 foot open area between the edge of that alley and the back property lines. But there's also the the planted area on top of that, so you got about

60 feet in a planted area between the alleys and the back of the the.
Perimeter of the of the yard.
So that's that's some of the widest.
Open space in the project.

NG Nancy Graham 25:32
Anyway, to make those houses that **** up against the neighborhood have garages, those properties that will build directly onto that? Because even though it sounds great to have 50 to 60 feet of tree property, we know it's not going to be, you know, dense. And so you we.
Are going to be looking at cars that don't have garages and homes.

GE Priest Craven and Associates 25:56
Garages are not, they're not required.
They are allowed.
That'll be a choice made by the.
By the the builder, if you feel uncomfortable, we can.
We can see if we can add a Evergreen planting buffer on the side of the alley.

NG Nancy Graham 26:12
I mean that would be amazing. Yes, because I mean, we definitely we are.

GE Priest Craven and Associates 26:14
All right.

NG Nancy Graham 26:17
We've lived here a little over a year and a half and that was we chose to live out from the town so that we did have trees in a little space versus being on top of each other and some of the other local neighborhoods knowing that it would.
Be built on someday.
But yeah, anything we can do to preserve some of that nature?
Add additional tree lines. Even I mean you have a lot of space on the other side and you know I know someday they might be build over there, but they're not.
Now, can we scoot that plot over some so that we have even more?

GE Priest Craven and Associates 26:50
Really it's it's it's pretty much split evenly between the two.

NG Nancy Graham 26:56
Right.

GE Priest Craven and Associates 26:56
So we can't.
And the way the road network lays out, it has to be pretty much run down the belly of the beast.
So we really can't shift it any.

NG Nancy Graham 27:06
OK, I'm if I may ask another question. The other one I had was the septic and lift station. I guess it's called.
Thoughts on that?
You're still planning to tie into the Lockridge system.

GE Priest Craven and Associates 27:21
Yes, it's a public system.
That's what we're tying into.

NG Nancy Graham 27:25
It's a public system.
OK, didn't know that. Thank you.

GE Priest Craven and Associates 27:26
Mm hmm.
You're welcome.

AP A Puopolo 27:35
I also had a couple concerns about that, that planting and the that butts up to the backside of the homes on silent bend.

NG Nancy Graham 27:37
Feet.

AP A Puopolo 27:46
I don't know exactly what a type a planting is, so if you could explain that.
And I'm just wondering like when you clear it, are you going to clear, like, keep the the ground at the same level?

GE Priest Craven and Associates 27:52
That only.
Those are that's gonna be that's gonna be graded, is it not?
There's yes, there is grading in that area.
Again, if we don't have to grade, we won't.
But I believe that area is going to have is going to be graded.

AP A Puopolo 28:16
So when you talked about putting in a like a berm with pine trees up against that property line, is that something we can we can factor in because I that that house.

GE Priest Craven and Associates 28:18
Yes.

AP A Puopolo 28:30
I guess it's building #6.
That's about 30 feet, probably based upon your, you know, the rough estimate looking at this maybe 40 feet from my property line.

GE Priest Craven and Associates 28:40
Mm hmm mm hmm.

AP A Puopolo 28:42
I'm that's my my property to the right of that, yeah.
Where the mouse is and.

GE Priest Craven and Associates 28:47
Mm hmm.

AP A Puopolo 28:50
You know, I I similar to I'm sure some of my neighbors we moved into this area knowing that the architectural design of this development was so that we all were not.
Placed upon each other and you know looking into each other's backs yards. You know there's.
8:00 or so, homes, like all butted up in against each other.
That was something we we tried to avoid and we knew that that property could eventually get built on. So I'm just wondering how close is that building actually going to be that building number six to the property line?

GE Priest Craven and Associates 29:19
We know what the pointing point is.
Can we zoom up on that?
You see the back property line is. That's that's that beveled edge is 25 feet away, and it's got a 5 foot side yard set back. So the building can't be any closer than 30 feet.

AP A Puopolo 29:46
So that's 30 feet from my fence line.
'Cause, I'm currently probably the closest other than my neighbor to the to my left.
So that's what I'm just trying to see if there's a way we can buffer that planting, if there is a berm that we could put pine trees on top of just to, you know, I'm gonna have people potentially running riding bikes coming through there, which is fine you.

GE Priest Craven and Associates 30:08
Which one?
It's gonna put water, yes.

AP A Puopolo 30:13
Know we I love a community atmosphere.
But you know, I do have a dog.

I have kids.
I mean, I'm planning on planting some things as well, but you know, I just would love to try to see some type of buffer. I kept trees in my yard when we cleared it for that purpose.
Knowing that, hey, if you guys do clear that at some point I at least have some visual buffer of actual natural trees that have been there.

GE Priest Craven and Associates 30:34
Mm hmm.

AP A Puopolo 30:39
You know, maybe 2530 years?
Or less but.
If there's something we can do to to, I'm sure for all my neighbors along that back lot.
That back line, you know, if we can just create some sense of height from the the you know the walkway, it would be appreciated.

GE Priest Craven and Associates 30:58
OK I've I have.
I have been handed the planting rate for that blue for that blue line, OK. And the planting rate, this is per this is per 100 feet. OK, for every 100 feet that number plants gonna be in that 100 feet.

AP A Puopolo 31:05
OK.

GE Priest Craven and Associates 31:16
It's gonna be.
It's gonna have two large canopy trees that are planted at 2 1/2 inch caliber.
As one decorative tree that is planted at 1 1/2 caliper and 9 Evergreen shrubs every 100 feet.
So there's a total of 12 plants every 100 feet of of different varieties.

AP A Puopolo 31:38

OK.
Is that gonna be on a raised?
You know, you just mentioned grading it what not? So that's just what I'm trying to figure out. Like where?

GE Priest Craven and Associates 31:48
It'll be planted whether or not it's it's it's above or below. I believe the the House, the House pad in that area is going to be.
Fairly close to grade with you.
So that's again, that's what it's gonna be. Planted every 100 feet.

AP A Puopolo 32:02
OK.
Correct. And I'm also just thinking about water also 'cause we do get a lot of water that comes down that hill.
It is kinda graded so.

GE Priest Craven and Associates 32:16
Yeah. And we and we have to and we have to grade the site to drive that water. Some of the water that's going that will be going into your neighbor into you and your neighbor's backyards. We have to, we have to guide that into our Storm Po.

AP A Puopolo 32:30
Right, right.
Yeah, well, I can.
I can appreciate that 'cause we do get a lot of rain here so.
Thank you.
Is there also?
Is there a way to get this updated?
Diagram.

GE Priest Craven and Associates 32:49
Yes, it'll be submitted to the town and we can certainly send us your e-mail address. We can send you a copy of it.

Absolutely. We can send copies. We can send copies or a link to the plans of what we submit.

AP A Puopolo 33:02
OK.
Great. Thank you so much.

GE Priest Craven and Associates 33:04
You're welcome.

CM Chace, David Mr 33:07
Stay with them.

NG Nancy Graham 33:20
Another couple questions on.
The surveys, I don't know if maybe this is too early in the process. Have there been surveys done on the traffic patterns?
Knowing.
That this Community, I'm sure the new Reagan mixed-use property down on the corner of Newhill Holloman Road and Avent Ferry.

GE Priest Craven and Associates 33:44
Mm hmm.

NG Nancy Graham 33:45
We all use Newhill Holloman Road.
During commute time.

GE Priest Craven and Associates 33:50
Mm hmm.

NG Nancy Graham 33:52
Obviously it's a two lane road.
Has there been any surveys and talks with the Planning Development Board of what is going to be done?

Because I think what is it?
A hundred and hundred and eighty homes are being built down on the corner and then another sixty one or so here.
And then there's another neighborhood a little bit further up on the Evan Ferry that's being built.
I'm not exactly sure what that entails, but some of those people will be coming this way as well.

GE Priest Craven and Associates 34:21
Mm hmm.

NG Nancy Graham 34:22
Has that been addressed any?

GE Priest Craven and Associates 34:24
Absolutely, absolutely. We are building the entire ultimate right of way of Avon Ferry Road in front of our property.

NG Nancy Graham 34:32
Time.

GE Priest Craven and Associates 34:32
So that's sixty five feet of road back-to-back.

NG Nancy Graham 34:36
OK.
What about the New Hill Holloman side? That's.

GE Priest Craven and Associates 34:40
They'll have to do.
They'll have to build.
They have to build their own facility on their project.
So we're not, we're not building anything down there for them.
We're built.
We're widening.

NG Nancy Graham 34:51
No.

GE Priest Craven and Associates 34:53
We're widening everything that's in our front door.

NG Nancy Graham 34:55
In your front door, right?

GE Priest Craven and Associates 34:56
Yep.

NG Nancy Graham 34:56
And that's what I guess my long term question is all these you the other development are coming in want to come in?
Has. How does that get addressed?
Because obviously it's over water.
It's not like we just build another Rd. you know overnight and the long term commutes for for all of us that use that for school, for work.

GE Priest Craven and Associates 35:13
It.
Each of those developments that you mentioned have done a traffic impact analysis, have had traffic engineers to a traffic impact analysis for each of those individual developments and they've all been submitted to the town. And I I'm assuming NCDOT reviews those as well and.
And based on the.
Based on the town policies, there would be if they're needed, there would be off site improvements called for.
Our Tia has not been out that long.
I don't recall if there were any off site improvements. I think it was just the the on site widening stay on abut ferry for us.

NG Nancy Graham 36:06

Right. And I understand that that would be your the responsibility for you. But I was just curious of who's addressing that because it it.
I mean, you're already backed up. And so this is just going to be so much more impactful on what's about to come when you have over, you know, probably 253 hundred extra lots coming down that road in the next couple years.

GE Priest Craven and Associates 36:25
Baby.
HH of the TI as have to anticipate each of the others projects, so the so the traffic that we're generating has to be taken into account with the Holland and project down the road.

NG Nancy Graham 36:31
So.
They do OK.

GE Priest Craven and Associates 36:43
So it's not like they're in a vacuum and the, but the town knows and the town is keeping track of all of those.

NG Nancy Graham 36:44
OK.
OK.
Thank you. And the same goes for schools, I'm guessing.

GE Priest Craven and Associates 36:56
Yes.
Lauer, I apologize if I mispronounce your name has has a question and a comment.
Our lot especially gets a ton of natural runoff when you look at our side to help determine grading.
I'm not sure based on the comment which side that is. If you want to jump in, you're more than welcome to let us know which side.

L Lauer 37:22
Yeah, we're on silent bend.

GE Priest Craven and Associates 37:24
Silent bend, OK.

L Lauer 37:26
Just.
Over to your left.
Two more right there, yes.

GE Priest Craven and Associates 37:34
Like we said, we any any storm water that hits our project, we're gonna have to redirect and treat into our into our ponds anything off of the anything in Purvis surfaces.
I'm sorry. Anything. Any impervious surface that we have to we have to accept and treat in our storm water devices.
But where the ridgeline currently falls along, there is probably close to where we're showing our proposed street.
So we'll really be taking everything from the alley.
I'm turned around here from the alley West.
To speak will be brought back into the pond that's there on the South.
Yes.

L Lauer 38:18
OK.

GE Priest Craven and Associates 38:19
So there may still be a little some of the landscape buffer may still be draining your way.
As it currently does, but we will have reduced that drainage area.
Substantially, as you can see everything.
West of that alley will be draining to the pond and currently a significant amount of that land drains toward your house.

L Lauer 38:46

OK. And then in regards to like the grading and clearing, will a temporary plan be shared with us?

GE Priest Craven and Associates 38:56
The the I'm not sure we really have what what you would call a timbering plan.
We have erosion control plans before we get to.
Construction.
There would be roads and control plants.
Who would be prepared? That would show where the clearing limits are going to be and where the erasure control measures and and all of those are.
I think that's probably what you're looking for rather than a timbering plan.

L Lauer 39:30
Sarah, OK.
Thank you.

GE Priest Craven and Associates 39:35
David.
Asks. Can you explain how the drainage for the alley roads work?
How the drainage from this neighborhood will affect Lockridge?
Yeah, the the alley has.
Some people call it an inverted crown.
You know the IT it drops in the middle so that the water from in the alley flows down the middle of the alley.
And.
It works pretty good and that so that would serve as the as a drainage way. Then to cut off all the water that's coming from the back of these lots. And likewise the lots will drain to the the front of the lot will probably drain to the street.
To the public St. that's out front and get into the network of storm drainage and current buildings that are out there.

NG Nancy Graham 40:44
I'll go again if you'll let me.

GE Priest Craven and Associates 40:46
Yeah.

NG Nancy Graham 40:47
The conservation subdivision.
I know that's what this is called.

GE Priest Craven and Associates 40:49
Yes.

NG Nancy Graham 40:51
And labeled as.

GE Priest Craven and Associates 40:53
Yes.

NG Nancy Graham 40:54
Tell me about that and percentages and I know you had mentioned this in the first meeting. Just wanted to go over that one more time, if you don't mind.

GE Priest Craven and Associates 41:04
But a conservation subdivision by the by the Holly Springs Code is a subdivision that has at least 30% of open space within the project.
Of open space.
So lock Lockridge has there's there's a choice.
Lockridge has a choice between lots and streets.
This project has lots streets and open space, and the open space has various uses, whether it be Greenway, whether it be storm water management.
Whether it be open space or green space or areas for kiosks for or picnics or any of that kind of stuff, it's just a style of it's it's, it's a style of development that the town is asking for in this general area.
What it means is the overall density of the project is, isn't.
Isn't isn't crushing or it isn't a a large scale density.
It's just a different style of project.

NG Nancy Graham 42:04
So it's the term conservation I thought maybe led.
More to work in serving the natural space, so it's not necessarily that is, this is not being built upon.

GE Priest Craven and Associates 42:16
It is.
It is a minimum 30% of open space of the project that is being conserved and not being built upon.

NG Nancy Graham 42:24
OK.
Thank you.

GE Priest Craven and Associates 42:25
OK.
What?

BJ Bradley Jaynes 42:35
May I ask a question please?

GE Priest Craven and Associates 42:37
Yes.

BJ Bradley Jaynes 42:39
OK.
I tracked one between lot 1718 and 19, sort of where buffs up against Lockridge. You have an existing wetlands marked there.

GE Priest Craven and Associates 42:51
Yes.

BJ Bradley Jaynes 42:52
What what comes comes of that?

GE Priest Craven and Associates 42:55
Part of the wetlands will be disturbed because of the Greenway and the grading to get the storm water devices in there.
But whatever we whatever we disturb, we have to permit through the state.

BJ Bradley Jaynes 43:06
OK, so so because you're you're gonna destroy them, you have to get a permit through the state of North Carolina. So that how I understand it.

GE Priest Craven and Associates 43:13
We're gonna have to.
We're gonna modify some of them, but yes, that has to be permitted through the state.

BJ Bradley Jaynes 43:19
OK. When does that take place?

GE Priest Craven and Associates 43:21
Once the once we do the construction drawings.

BJ Bradley Jaynes 43:24
OK. Are are we are as people that live close by?
Is is that a public process?

GE Priest Craven and Associates 43:35
I'm not.
It's not.
It's not a, it's not a.
It's not a public hearing, but the plans that would be submitted to the state or public.

BJ Bradley Jaynes 43:44
OK, OK, alright.
So if I were to e-mail Charles at some point, would he be able to give me a heads up on when when those get submitted?

GE Priest Craven and Associates 43:54
No.

BJ Bradley Jaynes 43:54
OK.
Thank you.
I guess I've got one more earlier on, whoever was talking mentioned the town of Apex, but this is the town of Holly Springs. Correct mirror.

GE Priest Craven and Associates 44:16
Yes, I'm.
I.
I apologize.
Tommy and I were talking about another project that we that we're juggling right now, which happened to be in apex.
That's my fault.

BJ Bradley Jaynes 44:25
No problem, just wanted to clarify.

GE Priest Craven and Associates 44:25
It is in Holly Springs, yes.

BJ Bradley Jaynes 44:27
Yeah. Thank you.

NG Nancy Graham 44:33
I.
You had mentioned that you hope to have the plans submitted by the end of the week.

GE Priest Craven and Associates 44:41
Yes.

NG Nancy Graham 44:43
Can you tell us a little bit about the process as of that you'll submit the plans?

GE Priest Craven and Associates 44:50
We'll submit the plans the town will review them again.

NG Nancy Graham 44:50
Yeah.

GE Priest Craven and Associates 44:54
And then they'll either say that we've done a good enough job for to move on to the public hearing.
So they or they may have some more comments, so whatever their whatever.
Their answer to us is from the submittal will let everyone know what the answer is.

NG Nancy Graham 45:13
Thank you.

EM Evan McNabb 45:16
So once again, the next step would be you file it with the town.
There's a public hearing. What does it look like after that?
I know earlier you gave some timelines.
I didn't know if it was changed at all.

GE Priest Craven and Associates 45:26
There, there are two actually two meetings.
They call it the planning Board or Planning Commission.
Forgot which one.
I'm not sure there's there's something that resembles a planning board or Planning Commission. And then it goes to town council.
Those are the two public hearings, and they're in sequence.
They the Council won't get it until the Planning Commission is finished with it, and then the Council will render its final decision in in a meeting or two or three.

EM Evan McNabb 45:53

OK. And then when would construction start assuming that everything is going as planned?

No, no hiccups.

What?

GE Priest Craven and Associates 45:59

I would say I would say 14 to 18 months later.

After the after the Council decision.

EM Evan McNabb 46:15

And how long would you expect a neighborhood like this to take you?

You answered this before, but I can't remember from start to finish.

GE Priest Craven and Associates 46:22

You think, Tommy? A year?

For for the site work or just or for the full build out.

Yeah. I'm sorry. That's right.

Are you asking about for the site work or are you talking about all the way to all the way to houses?

EM Evan McNabb 46:37

Probably to houses.

GE Priest Craven and Associates 46:39

OK.

You're probably talking almost two years. Yeah, yeah, two years.

EM Evan McNabb 46:45

OK. Thanks.

GE Priest Craven and Associates 46:48

That's an additional 2 years. Yes, yes, I'm sorry.

BJ Bradley Jaynes 47:00

One more question.

So so your plans have obviously changed a little bit based on what the town is telling you and feedback from, you know people like us, what, what stage of the process are you guys locked into a plan as far as you know how much these buffers are and?

The lot lines and all that stuff.

At what point do you are you guys locked into what you planned?

GE Priest Craven and Associates 47:22

And the Council renders its decision.

BJ Bradley Jaynes 47:25

OK.

Thank you.

GE Priest Craven and Associates 47:52

Any more questions, Ben?

Out of this time.

NG Nancy Graham 48:05

So based on if you submit the plans at the end of the week, do we expect another private meeting with you or is that when it goes starts moving forward through public hearings?

GE Priest Craven and Associates 48:14

That's.

That's why don't you start moving through public hearings.

NG Nancy Graham 48:18

OK.

Go one more time.

GE Priest Craven and Associates 48:36

Hey, come in there. So come on.

NG Nancy Graham 48:37

If.

If I remember from the first meeting, the Greenway path is that.

What your wishes are for the development or was that something that the town of Holly Springs had asked you to implement?

GE Priest Craven and Associates 48:52

So the town is always open for having more recreational facilities, but that was our.

That was our call.

NG Nancy Graham 49:00

Thank you.

EM Evan McNabb 49:02

And was that gonna be paved or was that gravel?

I can remember.

GE Priest Craven and Associates 49:05

Paid. Paid.

EM Evan McNabb 49:07

OK, great.

RC REID Criss 49:16

I have Al have a question.

How are we gonna be shielded from this construction?

You of course, which are gonna be the immediate entrances for this construction.

Is it gonna be through our subdivision or are you going to build the road 1st and have construction go through there?

They haven't decided yet.

GE Priest Craven and Associates 49:39

I.

I believe that.

I believe the bulk of the construction is going to be running through the two entrances that'll come off of Avon Ferry, but there will be. There will be some construction coming through your neighbourhood because not only do we have to make the sewer connection to the pump station.
Is we also ultimately have to tie into the two existing streets that are there. As I said earlier.
At the at the last meeting there was a question if there was some way that we could limit that we can minimize the amount of traffic.
Through the neighborhoods, we're still working on the we're still working on.
A way to say that because we can't say, OK, there's no traffic in there because we can't say that 'cause there has to be some work running through there to make those connections like we talked about. But we're trying to figure out a way to minimize the impact.
Into the neighborhood.
So we'll we're we're working on that.
We'll have that.
We obviously have to have that done.
When the when the city staff is finished with their their review of the plans, but we're working on the wording now.

RC REID Criss 50:41
OK.
And if that done, will you be responsible for cleaning up after yourself?

GE Priest Craven and Associates 50:47
Yes.

RC REID Criss 50:55
All right.
Thank you.

EM Evan McNabb 51:00
You tie into both pump stations, then in both and there's two of them in in Lockridge.

GE Priest Craven and Associates 51:05
No, we're just gonna tell we're gonna tie into the one to the South on the South side of the project.

EM Evan McNabb 51:11
OK.

GE Priest Craven and Associates 51:15
I'm sorry. What was that?
Did you say or Tyler the one of the South? We we will tie into both of them.
We tie into both pump stations.
Oh, I'm through the existing sewer and the South pump station actually pumps to the North Pump station and then pumps from there to Avent Ferry.
I'm sorry, I misspoke that we're apparently making the the connection to both to to both plants.

EM Evan McNabb 51:39
OK. And do they have to?
So how? How does that work to go into the neighborhood to connect that up or is?

GE Priest Craven and Associates 51:45
Now the pipes the pipes are already in the ground, the same pipes that.

EM Evan McNabb 51:50
OK.

GE Priest Craven and Associates 51:52
The same pipes that your sewer ties into from your house ties in there.
Those same pipes would be used for the additional lots.

EM Evan McNabb 52:02
OK.

NG Nancy Graham 52:07

So a hypothetical if there is no Greenway, does that leave more natural growth?
That could be salvage versus having to clear it.

GE Priest Craven and Associates 52:18
Not necessarily.
Not necessarily. The thing that's driving the grading are the lots in the streets.

NG Nancy Graham 52:24
OK.

AP A Puopolo 52:36
Question about.
Streetlights.
I would assume they're gonna be on the Main Street, but in the back of these homes, are there going to be St. lights like in the in the alleys?

GE Priest Craven and Associates 52:48
No, no.

AP A Puopolo 52:52
Then along the Greenway, will there be? Is that a lighted path at all?

GE Priest Craven and Associates 52:56
No.

AP A Puopolo 53:02
Thank you.

GE Priest Craven and Associates 53:19
I'm sorry, I misunderstood blood.
The pump stations.
I'm sorry, not a problem.

NG Nancy Graham 53:27
Hey, you're still on, so I'm still asking price points. Has that been?

I'm the only one brave enough to have my face on here.
Have we funneled down through the development of what?
Our price point where you think it is ending up at this time.

GE Priest Craven and Associates 53:46
The the best that I've been told by the real estate agents so far is they're probably going to start around 700,000.

NG Nancy Graham 53:55
And if you don't mind 3 bedroom, 2 bath.

GE Priest Craven and Associates 53:58
More than likely yes.

NG Nancy Graham 54:04
And about how much square footage?

GE Priest Craven and Associates 54:07
That I don't know 'cause it'll depend whether or not it's a, a store and 1/2 or two storeys or it's partial 1 Storey and two Storey.
It could run.
It could run all over the place.

NG Nancy Graham 54:19
OK.

GE Priest Craven and Associates 54:19
I think there's a condition.

NG Nancy Graham 54:19
I'm sorry. Do that one more time.

GE Priest Craven and Associates 54:20
I'm. I'm sorry.
I think there's a condition in the case that says.

The.

Smallest square footage.

NG Nancy Graham 54:26

Oh yeah, there was.

GE Priest Craven and Associates 54:27

You gotta think about it.

NG Nancy Graham 54:29

Yes, yes. And you said some of them can be single stories.

GE Priest Craven and Associates 54:34

If they if they make the square footage, they could be.

NG Nancy Graham 54:37

OK.

GE Priest Craven and Associates 54:38

There's gonna be some you're gonna be.

NG Nancy Graham 54:38

Yeah. OK.

I see it now.

2100 square feet.

GE Priest Craven and Associates 54:39

Yeah, they're gonna be some lots that actually have the opportunity if they wanted to, to go two-story on us front and three in the back.

NG Nancy Graham 54:48

OK.

So I'll ask one more time. Can we try to get garages on these things?

GE Priest Craven and Associates 54:59

Garages will be an option.
Is not gonna be required in all of them.
The builder made the the builder may say that that's what they want to do. What we're doing is allowing them to either put A2 car parking pad or A1 car garage and A1 car parking pad or A2 car garage.

NG Nancy Graham 55:17
And these are all being built by the developer in mass, correct?
They're not being built.
One at a time.

GE Priest Craven and Associates 55:25
They're not being.
We don't intend for them to be built by individual builders, but the developers of this project are not building the houses. They will sell the project to A to one or two builders that specialize in this style. This style of construction.

NG Nancy Graham 55:39
OK.
Sure.

GE Priest Craven and Associates 55:59
Thank you.
Come on, Nancy, can you write me another one?

RC REID Criss 56:18
We're counting on you. Come on. We'll see. What's what we missed.

NG Nancy Graham 56:22
Get it all my notes.
The.
So, I mean in general, I mean going back to the garages that's so far down the road to those even being done because we don't even have the builder on that yet.

GE Priest Craven and Associates 56:40
Correct.

NG Nancy Graham 56:42
OK.
Yeah, yeah.
When this goes to public hearing, will we have access to the traffic impact policy analysis?
And the school surveys.

GE Priest Craven and Associates 56:58
They will be available.
They should be available through the town.

NG Nancy Graham 57:06
I think I'm good for now.
Thank you.

RC REID Criss 57:19
I have a question.
We're coming to eventually on the top.
It's a bit of a blind bend, is that?

GE Priest Craven and Associates 57:33
Cul-de-sac.

RC REID Criss 57:34
No on oven ferry.

GE Priest Craven and Associates 57:38
The site distance triangles and the site distances on that road. We're adhering to all of them.

RC REID Criss 57:44

Yeah, it's a little bit of a blind bend, is that?
Is that how?
It's how it's drawn, how it's going to be.
It's going to taper back into how it how it is at the moment.

GE Priest Craven and Associates 58:00
Because the road.
Because the road is 2 lanes along your frontage and then the the the lot that's immediately adjacent to us to the West is not part of this project.
So it has to taper back to the existing two lane Rd. down the down the street to the West.
So it'll be it'll be fully widened along our frontage and then it'll taper East and West back down to the two lane Rd.

RC REID Criss 58:17
No.
Right. So you will be working on the road more than once. What's outside yours?

GE Priest Craven and Associates 58:31
Yes.

RC REID Criss 58:37
How far back will that go?
All the way to the crossing.
Look at how many hours we got onto.

GE Priest Craven and Associates 58:45
A couple 100 feet in both directions.

RC REID Criss 58:48
Oh no.

GE Priest Craven and Associates 58:51
It is cousin 3384.

Once you leave, once the widening leaves our site, it'll probably it'll take about 400 feet in either direction to get back to the two lane Rd.

RC REID Criss 59:10
Will you be taking out anything at the side of the street?
I think there's trees on one side.

GE Priest Craven and Associates 59:15
We don't.
We we don't anticipate it being outside the existing right of way. You need the direction.

RC REID Criss 59:20
Good. OK.
Alright, thank you.

NG Nancy Graham 59:25
I'm back.

GE Priest Craven and Associates 59:26
Here she comes.

NG Nancy Graham 59:28
We we have tried not.
I won't take any credit for this, but there have been several parents in the neighborhood that have tried to get. Obviously, the neighborhood being on both sides of a busy St.
They have tried to get a flashing light like we have in downtown Holly Springs.
You push the button or something is flashing.
In our case, we live on the silent Ben side, so families walking across to the pool or to visit friends.
With your neighborhood joining up, if I'm not mistaken, the census was we didn't have enough people.
That allowed for us to have one of those flashing lights.

If this neighborhood happens, does that give us enough people to be able to get those lights so that people can cross Avent ferry more safely?

GE Priest Craven and Associates 1:00:06
Mm hmm.
It'll get you closer.
It may take the addition of the other project closer to Holland and Road to make that the the pedestrian flashing crossings require a requirement by the dot.

NG Nancy Graham 1:00:30
Do you know off the top of your head what that requirement is?

GE Priest Craven and Associates 1:00:34
I'm sorry, I don't know that off the top of my head.

NG Nancy Graham 1:00:35
OK.
I didn't figure OK.
Just curious because that would be a nice feature for everybody involved.

RC REID Criss 1:00:45
I asked.
I I asked.
I I written letters.
I just. It won't do it.
It's ridiculous.

GE Priest Craven and Associates 1:00:55
I'll see if I can.
I'll see if I can ask our traffic engineer get to give us an estimate of what that would take.

NG Nancy Graham 1:01:04
That would be great.

GE Priest Craven and Associates 1:01:05
OK.
I don't.
I can't guarantee you like his answer, but I'll see if I can get one out of him.

SS Scott Simpson 1:01:14
So this new complex doesn't have a clubhouse, right? And they're.

GE Priest Craven and Associates 1:01:18
No, it does not. Nope.

SS Scott Simpson 1:01:20
OK.

NG Nancy Graham 1:01:52
Thank you, gentlemen.

GE Priest Craven and Associates 1:01:56
Welcome. I'm glad we could answer your questions.

NG Nancy Graham 1:01:56
The reason?

GE Priest Craven and Associates 1:02:07
And there are no additional questions in the.
In the chat or the Q&A OK.

EM Evan McNabb 1:02:14
So so can you e-mail this out to us later this week when you send this to the town?

GE Priest Craven and Associates 1:02:19
Yes, once it's submitted and if we have your e-mail address, we will send it out to you.

EM Evan McNabb 1:02:24
I I put it in there.

GE Priest Craven and Associates 1:02:25
OK. Then we then I promise we will send it out once it's submitted to the town.

EM Evan McNabb 1:02:30
Thank you.

BJ Bradley Jaynes 1:02:36
Thank you guys, Goodnight.

RC REID Criss 1:02:36
OK.
Thank you.

GE Priest Craven and Associates 1:02:39
Not everyone.
Thank you.
Thank you for showing up.

AP A Puopolo 1:02:49
Thank you all. Have a good night.

GE Priest Craven and Associates 1:02:51
Thank you.
Goodnight night.

DK Debbie Kahn 1:02:58
Appreciate it.

Ben Williams stopped transcription

Chat Transcript

Ben Williams joined the conversation.

Ben Williams named the meeting Mira Ridge Neighborhood Meeting #3.

Tommy Craven and Greg Elkins were invited to the meeting.

Monday 6:11 PM Meeting started

Bradley Jaynes (Unverified) was invited to the meeting.

Chace, David Mr (External) was invited to the meeting.

Please use the Chat feature to sign in with your name and email. You're welcome to provide any other contact information as well.

We're using the Q&A feature to post questions and will answer them during this meeting.

Lauer (Unverified) was invited to the meeting.

REID Criss (Unverified) was invited to the meeting.

A Puopolo (Unverified) was invited to the meeting.

Evan McNabb (Unverified) was invited to the meeting.

Bradley Jaynes, bradleyjaynes@gmail.com

I don't recall getting an email after our previous meeting. Was one sent?

Katie Lauer - klauer428@gmail.com

Nancy Graham (External) was invited to the meeting.

Anthony Puopolo

ampuopolo@gmail.com

Scott Simpson (Unverified) was invited to the meeting.

Evan, I'll ask Chuck to address previous communications. If you don't mind please post your questions in the Q&A. Thanks!

Debbie Kahn (Unverified) was invited to the meeting.

There is garages now?

agreed since we face that direction as well

Bradley Jaynes (Unverified) left the chat.

Bradley Jaynes (Unverified) was invited to the meeting.

The common theme seems that we all want a dense buffer to keep as close to our existing view. Natural and mature trees

evan@mcnabbs.org

Our lot especially gets a ton of natural run off - will you look at our side to help determine grading?

Can you explain how the drainage for the alley roads works / how the drainage from this neighborhood will affect Lochridge?

David.chace@gmail.com

nancycgraham@gmail.com

jeffreybgraham@gmail.com

Scott Simpson (Unverified) left the chat.

Scott Simpson (Unverified) was invited to the meeting.

Go Nancy

ucisws@gmail.com

That would be great to get that email. Thank you

Bradley Jaynes (Unverified) left the chat.

Lauer (Unverified) left the chat.

Scott Simpson (Unverified) left the chat.

Evan McNabb (Unverified) left the chat.

REID Criss (Unverified) left the chat.

A Puopolo (Unverified) left the chat.

Monday 7:18 PM Meeting ended: 1h 6m 33s Mira Ridge Neighborhood Meeting #3Monday, November 4, 2024 6:30 PM - 7:30 PMView recapContentTranscriptAttendance1h 3m 3sSet to expire

PREVIOUS NEIGHBORHOOD MEETING REPORTS

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.02
Supplement 18
March 2022

NEIGHBORHOOD MEETING REPORT

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

☒ Neighborhood Meeting Date: July 10, 2024
Time: 6:30
Location: Virtually

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: July 1, 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: Lockridge residents asked if the areas abutting Lockridge would be clearcut and replanted, or would it remain wooded.

Please see additional issues in the attachment below.

Attach Additional Sheets as needed Changes made to the Petition by the Petitioner as a result of the meeting:

A condition has been added to establish a minimum 25' buffer along the lots in Lockridge utilizing existing vegetation where possible, and replanting in disturbed areas.

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) Charles R Wall III Date

Mira Ridge Issues from Neighborhood questions 0925024

Green space(s), particularly what abuts with Lochridge: will those areas be completely clear cut, then replanted? or just enough cut to build the road & trail, leaving the rest all woods as it is now?
Our preference is to leave existing trees where we can. If we do have to cut trees down, we have a replacement rate in the proposal. Condition has been added to establish a minimum with buffer of 25 ft along lots in Lochridge

Existing wetlands" adjacent to #13 Lochridge on the map - what is the significance? will that area need to be preserved? That wetland is part of the stormwater path along the property lines of Lochridge homes on Silent Bend.
We will not connect to or disrupt existing off-site wetlands.

Will the stormwater pond on River Ledge side be connected to current Lochridge pond?
No

Is there anything else of significance, not covered here, that has changed since our last meeting?
Just the layout revisions we did as requested by Town Staff. Same style homes, similar lot number, number of connections to Loch Ridge the same.

Will Mira Ridge have an HOA?
We'll have to have an HOA to take care of the stormwater ponds and the trail and the open space.

Are architectural conditions will be part of the zoning application and part of the PUD document?
Yes. So they will be part of the plans that are reviewed by the by the town, and they'll be available for everybody.

Regarding the HOA, will it be that they'll be using Lockridge Pool?
No.

Will Mira Ridge connect to the existing streets in Lochridge?
Yes, then extend through the Project.

How about visitor parking?
Limited to a few areas throughout the Project.

Improvements to Avent Ferry Road?
Avent Ferry Road will be widened to its full dimension along the Project frontage then transition back to existing cross section.

ANAGNOS, JAMES P JR ANAGNOS, HEATHER B	305 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
ANDERSON, ZACHARY PAUL ANDERSON, DAIJHA JENAE COPEL	316 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
APETOH, GILDAS FLORENCE MIHLUEDO, GODWIN SAMUEL	313 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
BODILY, CHRIS BODILY, MICHELLE	405 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
BORDIGNON, TRACY MCCOLLOM BORDIGNON, FEDERICO	304 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
BUNKA, CATHERINE	205 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
CALDER, KYLE CALDER, KARIN	104 RIVER LEDGE DR	HOLLY SPRINGS NC 27540-4905	
CHACE, DAVID CHACE, ANN MEADE	413 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
CHADA, PARIKSHITH KATANGUR, KAVYA	209 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
CHOE, YUN CHOE, GINA GREENE	401 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
CHU, SANG MOK CHU, KYLIE	300 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4982	
COSTANZA, WHITNEY COSTANZA, CHRISTOPHER JR	105 IRON LEDGE CT	HOLLY SPRINGS NC 27540-4979	
DINAKARAN, JOSHUA DINAKARAN, DINA	212 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
GARG, MADHUR BANSAL, PRACHI	108 RIVER LEDGE DR	HOLLY SPRINGS NC 27540-4905	
GLYMPH, DERRICK GLYMPH, ANITA	325 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
GRAHAM, JEFFREY GRAHAM, NANCY	332 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
HARTE, CARLY DANIELLE HARTE, JUSTIN PAUL	309 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
HENNIGAN, IAN ROBERT HENNIGAN, KATHLEEN ELIZABETH	109 RIVER LEDGE DR	HOLLY SPRINGS NC 27540-4905	
HERB, JONATHAN VAHEY, LISA	317 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
HUGHES, HARLAN BRANDON HUGHES, HEATHER PARKER	409 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
HUR, SEUNG HUR, SHERRY	308 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
JAYNES, KRISTIN JAYNES, BRADLEY	344 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
JONES, ALAN B JONES, SUSAN H	3128 AVENT FERRY RD	NEW HILL NC 27562-9292	
KAHN, RUSSELL ALLISON KAHN, DEBORAH JACKSON	340 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
KARNATI, VIMAL ANNE, LIKHITA	404 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4122	
LAUER, DAYNE LAUER, KATIE	328 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
LESSARD, BRIAN LESSARD, DEANA JO	301 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4982	
LLANOS, ALBERT LLANOS, FELICIA	309 SILENT COVE LN	HOLLY SPRINGS NC 27540-4917	
LOCHRIDGE HOMEOWNERS ASSOCIATION INC	ELITE MGMT PROFESSIONALS	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652
MADDIPUDI, SUHASINI ANNE, YOGENDRA	105 HOLLY COVE CT	HOLLY SPRINGS NC 27540-4978	
MAHESWARAPU, YASHASVI KANCHANAKUNTLA, HARIPRIYA	304 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4982	
MCNABB, EVAN NELSON MCNABB, LISA ROOS	412 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
MENDONCA, MICHAEL DAVID MENDONCA, KRISTEN MARIE	321 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
MIRA DEVELOPERS LLC	309 BRANDYWINE DR	RALEIGH NC 27607-4852	
MISRA, SAURABH SHILPI, FNU	301 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
MOHAN, AMIT SHANKER, NEHA	104 CANYON LEDGE DR	HOLLY SPRINGS NC 27540-4903	
NAIR, SHIBU GOPALAKRISHNAN NAIR, RESMI REGHUKUMAR	216 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
NIX, KRISTEN MOSER NIX, BRANDON MERCER	208 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
PALUMBO, JOSEPH FRANK PALUMBO, STACEY S	408 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
PANCHINENI, HANUMANTH RAO MEDAVARAPU, VANITHA	221 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
PATEL, AMIT A PATEL, DIPAL A	481 DUGGINS PT	APEX NC 27523-7131	
PATEL, ARTI PATEL, KISHAN	404 SILENT COVE LN	HOLLY SPRINGS NC 27540-4918	
PINNAPAREDDY, SRINIVAS REDDY MANDADI, JYOTHI	336 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
PUOPOLO, ANTHONY M PUOPOLO, WENDY LYNN	324 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
REID, CHRISTOPHER JOHN	312 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
RICHTER, ADAM BRANDT MAINVILLE, CATHRYN	104 HOLLY COVE CT	HOLLY SPRINGS NC 27540-4978	
SALEEM, KHALID TARIQ, QURATULANN	208 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4981	
SANTOIANNI, DAWN A.	209 RIVER LEDGE DR	HOLLY SPRINGS NC 27540-4906	
SIMPSON, SCOTT WILLIAM TRUSTEE SIMPSON, ROSANGELA MATOS TRUSTEE	204 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
STANLEY, JUSTIN	6624 TEN TEN RD	APEX NC 27539-8316	
STOKEM, CRISTAL STOKEM, MICHAEL	105 RIVER LEDGE DR	HOLLY SPRINGS NC 27540-4905	
STRUPP, ROBERT R STRUPP, MARCI ANN	201 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
TOWN OF HOLLY SPRINGS	PO BOX 8	HOLLY SPRINGS NC 27540-0008	
TOZZI, ANTHONY JAMES TOZZI, DANA FRANCESCA	201 RIVER LEDGE DR	HOLLY SPRINGS NC 27540-4906	
TROUT, RICHARD W TROUT, CHERYL ANN	204 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4981	
VEJANDLA, HIMANI KOTHUR, ANAND	213 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
VENTEICHER, LAURA MIHAELA	300 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	
WAPPEL, STEPHEN L TRUSTEE WAPPEL, KATHY L TRUSTEE	108 HOLLY COVE CT	HOLLY SPRINGS NC 27540-4978	
YADAGANI, JAYANTH REDDY NARAHARI, DEVAKI DEVI	217 FALLING STONE DR	HOLLY SPRINGS NC 27540-4914	
ZHANG, ZHONG	309 LEDGE MANOR DR	HOLLY SPRINGS NC 27540-4982	
ZHAO, YU SHI QIU, YANG	205 RIVER LEDGE DR	HOLLY SPRINGS NC 27540-4906	
ZIMMERMAN, NICHOLAS SHANE ZIMMERMAN, LAUREN ANNA HALEY	320 SILENT BEND DR	HOLLY SPRINGS NC 27540-4902	

ENTITLEMENT PRESERVATION GROUP

DATE: JULY 1, 2024

RE: ***MIRA RIDGE SUBDIVISION,*** 3020 AND 0 AVENT FERRY ROAD

DEAR NEIGHBORS,

WE ARE MOVING FORWARD WITH THIS PROPOSAL; HOWEVER, THE TOWN STAFF HAS REQUESTED A SECOND MEETING TO UPDATE YOU ON THE CHANGES TO THE CASE. IT IS STILL PROPOSED TO BE A CONSERVATION SUBDIVISION. AS BEFORE, ALL PROPERTY OWNERS AND RESIDENTS WITHIN 500 FEET OF THE AREA REQUESTED FOR REZONING WILL HAVE THIS NEW NOTIFICATION SENT TO THEM.

YOU ARE AGAIN INVITED TO ATTEND A NEIGHBORHOOD MEETING ON JULY 10TH AT 6:30 P.M. WE PROPOSE THE MEETING BE HELD VIRTUALLY. YOU CAN PARTICIPATE ONLINE OR BY TELEPHONE. TO PARTICIPATE, VISIT: https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting AND ENTER THE MEETING ID "292 878 290 614" AND THE PASSCODE "yQ3LNN".

OR CALL: 1 929-352-2213 AND ENTER "549 152 141#"

THE PURPOSE OF THIS MEETING IS TO CONTINUE DISCUSSING THE POTENTIAL REZONING OF THE PROPERTY LOCATED AT 3020 AND 0 AVENT FERRY RD. THIS SITE IS CURRENTLY ZONED RR (RURAL RESIDENTIAL) AND IS PROPOSED TO BE REZONED TO SR-CD (SUBURBAN RESIDENTIAL CONDITIONAL USE). THIS IS A CONSERVATION STYLE SUBDIVISION DESIGNATION THAT IS PROPOSED TO CONTAIN UP TO 61 SINGLE-FAMILY DETACHED LOTS. PLEASE SEE THE ATTACHED PRELIMINARY GRAPHICS.

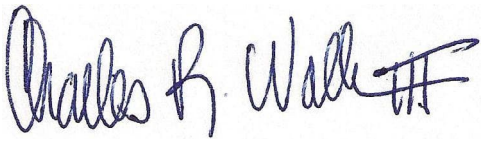
THE CURRENT ZONING CONDITIONS INCLUDE:

1. GROSS RESIDENTIAL DENSITY WILL NOT EXCEED 3.3 DU/AC
2. ALL HOMES WILL BE ALLEY-LOADED
3. MINIMUM OF TWO PARKING SPACES PER LOT
4. VINYL SIDING SHALL BE PROHIBITED EXCEPT FOR ACCENT ELEMENTS OF THE FAÇADE, LIMITED TO 20% OF THE TOTAL FAÇADE AREA.
5. IF VINYL IS USED, IT WILL BE MID-GRADE, 0.046 THICKNESS.
6. HOUSE FOUNDATIONS SHALL SHOW AT LEAST EIGHTEEN INCHES VERTICALLY OF BRICK OR STONE VENEER AS SEEN FROM THE PUBLIC RIGHT OF WAY.
7. ALL HOMES SHALL BE A MINIMUM OF TWO STORIES.
8. ALL HOMES SHALL BE A MINIMUM OF 2100 SF OF HEATED SPACE
9. A 10 FT WIDE TYPE A20 BUFFER SHALL BE PLANTED ALONG COMMON LOT LINES THAT ARE CLEARED AND ARE DIRECTLY ADJACENT TO LOTS IN LOCHRIDGE.
10. PERIMETER OPEN SPACE SHALL BE AT LEAST THAN 25 FT WIDE.
11. SIDE YARD SETBACKS WILL BE A MINIMUM OF 5 FT WIDE BUT WILL ALLOW EAVES AND OVERHANDS TO PENETRATE THE SETBACK.
12. RECREATION USES IN THE OPEN SPACE WILL INCLUDE AN 8FT WIDE GREENWAY TRAIL AND A SEATING AREA INCLUDING AT LEAST TWO BENCHES AND A TRASH CONTAINER.

These conditions intend to bring a style of housing not currently available in the area while providing a large percentage of open space.

If you have any concerns or questions about this particular rezoning or its details, please do not hesitate to contact me at cwalker@epgrouponline.com or (919) 625-9760.

Sincerely,



Charles R. Walker III, PLA
Principal

1. Summary

Meeting title	Mira Ridge 2nd Neighborhood Meeting
Attended participants	18
Start time	"7/10/24, 6:18:41 PM"
End time	"7/10/24, 7:49:44 PM"
Meeting duration	1h 31m 2s
Average attendance time	51m 53s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration	Email	Participant ID (UPN)	Role
Ben Williams	"7/10/24, 6:20:48 PM"	"7/10/24, 7:45:14 PM"	1h 24m 26s	bwilliams@priestcraven.com	bwilliams@priestcraven.com	Organizer
Debbie Kahn	"7/10/24, 6:22:27 PM"	"7/10/24, 7:44:27 PM"	1h 22m			Presenter
Jeff and Nancy Graham (Unverified)	"7/10/24, 6:26:56 PM"	"7/10/24, 7:44:26 PM"	1h 17m 30s			Presenter
Evan McNabb (Unverified)	"7/10/24, 6:27:40 PM"	"7/10/24, 6:52:42 PM"	25m 1s			Presenter
"Santoianni, Dawn (External)"	"7/10/24, 6:29:50 PM"	"7/10/24, 7:44:26 PM"	1h 14m 35s	DSantoianni@haleyaldrich.com	dsantoianni@haleyaldrich.com	Presenter
+18608332465 (Unverified)	"7/10/24, 6:30:25 PM"	"7/10/24, 7:44:22 PM"	1h 13m 56s			Attendee
Resident (Unverified)	"7/10/24, 6:31:05 PM"	"7/10/24, 6:34:38 PM"	3m 33s			Presenter
Z (Unverified)	"7/10/24, 6:31:15 PM"	"7/10/24, 7:02:22 PM"	31m 7s			Presenter
Shibu Nair (Unverified)	"7/10/24, 6:34:33 PM"	"7/10/24, 7:07:48 PM"	33m 15s			Presenter
Lisa McNabb (Unverified)	"7/10/24, 6:35:50 PM"	"7/10/24, 7:44:26 PM"	1h 8m 36s			Presenter
+19196308535 (Unverified)	"7/10/24, 6:36:04 PM"	"7/10/24, 7:44:20 PM"	1h 8m 15s			Attendee
Palumbo (Unverified)	"7/10/24, 6:36:18 PM"	"7/10/24, 7:44:40 PM"	1h 8m 21s			Presenter
REID Criss	"7/10/24, 6:43:58 PM"	"7/10/24, 7:44:31 PM"	59m 23s	criss.reid@hexagon.com	criss.reid@hexagon.com	Presenter
Residenr (Unverified)	"7/10/24, 6:44:27 PM"	"7/10/24, 7:49:44 PM"	1h 5m 16s			Presenter
+19496336007 (Unverified)	"7/10/24, 6:51:47 PM"	"7/10/24, 7:14:33 PM"	22m 45s			Attendee
+12488085539 (Unverified)	"7/10/24, 6:57:12 PM"	"7/10/24, 7:44:27 PM"	47m 14s			Attendee
Katie Lauer (Unverified)	"7/10/24, 7:14:28 PM"	"7/10/24, 7:44:26 PM"	29m 57s			Presenter
+12019233838 (Unverified)	"7/10/24, 7:25:56 PM"	"7/10/24, 7:44:41 PM"	18m 45s			Attendee

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email		Role
Ben Williams	"7/10/24, 6:20:48 PM"	"7/10/24, 7:45:14 PM"	1h 24m 26s	bwilliams@priestcraven.com		Organizer
Debbie Kahn	"7/10/24, 6:22:27 PM"	"7/10/24, 7:44:27 PM"	1h 22m			Presenter
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+18608332465 (Unverified)	"7/10/24, 6:30:25 PM"	"7/10/24, 7:44:22 PM"	1h 13m 56s			Attendee
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REID Criss	"7/10/24, 6:43:58 PM"	"7/10/24, 6:47:10 PM"	3m 12s	criss.reid@hexagon.com		Presenter
REID Criss "7	10/24, 6:48:19 PM"	"7/10/24, 7:44:31 PM"	56m 11s	criss.reid@hexagon.com		Presenter
Residenr (Unverified)	"7/10/24, 6:44:27 PM"	"7/10/24, 7:49:44 PM"	1h 5m 16s			Presenter
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Ben Williams named the meeting Mira Ridge 2nd Neighborhood Meeting.

Tommy Craven and Greg Elkins were invited to the meeting.

Chat has been turned off for this meeting.

Wednesday, July 10

Chat has been turned on for the duration of the meeting.

7/10 6:18 PM Meeting started

Debbie Kahn (External) was invited to the meeting.

7/10 6:22 PM Ben Williams started recording to the cloud

Ben Williams 7/10 6:25 PM

BW

Welcome to the Mira Ridge neighborhood meeting. Please use the meeting chat to sign in with your email address so we can keep a log for the Town. We will start shortly.

We will use the Q&A feature for questions. Please don't add the questions in the Chat. Thanks.

Jeff and Nancy Graham (Unverified) was invited to the meeting.

Evan McNabb (Unverified) was invited to the meeting.

Jeff and Nancy Graham 7/10 6:29 PM

JG

nancycgraham@gmail.com

jeffreybgraham@gmail.com

Santoianni, Dawn (External) was invited to the meeting.

Resident (Unverified) was invited to the meeting.

Z (Unverified) was invited to the meeting.

Evan McNabb 7/10 6:31 PM

EM

Evan McNabb eal@mcnabbs.org

Santoianni, Dawn (External) 7/10 6:32 PM

DS

Dawn Santoianni
dawn.santoianni@gmail.com

Debbie Kahn (External) 7/10 6:32 PM

DK

Debbie Kahn djkahn222@gmail.com

Evan McNabb 7/10 6:33 PM

EM

can anyone else see the screen?

Jeff and Nancy Graham 7/10 6:33 PM

JG

yes

Evan McNabb 7/10 6:34 PM

EM

ok

Shibu Nair (Unverified) was invited to the meeting.

Resident (Unverified) left the chat.

Lisa McNabb (Unverified) was invited to the meeting.

Palumbo (Unverified) was invited to the meeting.

REID Criss (Unverified) was invited to the meeting.

Residenr (Unverified) was invited to the meeting.

REID Criss (Unverified) left the chat.

Residenr 7/10 6:47 PM

R

We did not receive mail

We adjoin the lot

REID Criss (Unverified) was invited to the meeting.

Evan McNabb (Unverified) left the chat.

Residenr 7/10 7:00 PM

R

Ann.Meade.chace@gmail.com

Shibu Nair 7/10 7:00 PM

SN

shibu.gp@gmail.com

Z (Unverified) left the chat.

Shibu Nair (Unverified) left the chat.

Katie Lauer (Unverified) was invited to the meeting.

Jeff and Nancy Graham 7/10 7:16 PM

JG

under ground utilities?

Palumbo 7/10 7:40 PM

P

Staceymay73@yahoo.com

Palumbo_j@ymail.com

Ben Williams 7/10 7:40 PM

BW

Chuck's email is cwalker@epgrouponline.com

Katie Lauer 7/10 7:40 PM

KL

katiemlauer@yahoo.com

Lisa McNabb 7/10 7:41 PM

LM

eal@mcnabbs.org

REID Criss (Unverified) 7/10 7:41 PM

RC

info@crissreid.com

Lisa McNabb 7/10 7:43 PM

LM

I love a good phonetic alphabet!

Katie Lauer (Unverified) left the chat.

Lisa McNabb (Unverified) left the chat.

Jeff and Nancy Graham (Unverified) left the chat.

REID Criss (Unverified) left the chat.

Palumbo (Unverified) left the chat.

7/10 7:49 PM Meeting ended: **1h 31m 2s**

Mira Ridge 2nd Neighborhood Meeting
Wednesday, July 10, 2024 6:30 PM - 7:30 PM

View recap

Content

No content was shared



Set to expire

7/10 7:49 PM Recording has stopped.

Residenr (Unverified) left the chat.

Mira Ridge 2nd Neighborhood Meeting-20240710_234946-Meeting Recording.mp4

Hey, welcome. We'll, uh, we'll get started about 630.

Hey, Debbie.

Hey, how are you guys? Jeff? Nancy.

Good. Hi. Good afternoon.

Russell's coming some good in a minute. He's waiting for the meeting to start.

Here we go.

Did they, um. Is this what they're sharing.

Or are you sharing that screen, Debbie? Or is that the developer?

I have no control over that screen.

Gotcha.

I just happened to be, you know, like you. Yeah.

One of the lucky ones, huh? Oh, yeah. Very.

Go get Russ here.

Hey, are you coming down?

Mhm.

Hey, we'll get started in just a minute, but, um, for those that have joined us, I just wanted to point out that we're using the chat feature to sign in. If you could please leave your email, therefore, so we can keep a list of, um, folks that have joined us for the town and, and continue to communicate with you. And if you can use the Q&A feature for any questions you have, you're welcome to just type them in there. And I'll be monitoring them here in the office. And uh, and, and we'll do our best to, to address them in the order we get them. and we'll get started here in just a couple of minutes.

Okay, so where is the sign in thing?

So if you look in the at the top of teams it's got it's got chat up there at the top. Should be the icon for this on the left on the bar.

Assuming that it looks the same as the as what I'm looking at.

I think it's probably behind there.

That's why I can't see it. Yeah.

And we can also take down you know, if you prefer we can just take down. I see your name if you want to just tell us your email address. I can write it down.

There's something in the upper left hand corner of our screen that's preventing us from seeing that you're talking about okay, notifications or something. Minimize contact.

I wonder why yours came up with the link and mine didn't.

I was looking at.

Mm mm.

Mm. That's.

What I'm.

Looking for. Is it?

Is anyone else seeing? Chat is only available during the meeting.

Uh, we are during the meeting, so it should, uh, should be available now. I got 631.

Let me see if I can change the setting on it.

Uh, there we go. I had it open before, and now I had to close it. I'm all good now. Okay.

Okay, good. Yeah. So we got a couple more people. Join us. For those of you that are using teams. Um, first of all, my name is Ben Williams. I'm with Chris Craven and Associates. I'm going to try to navigate the meeting from a technical standpoint, um, and keep an eye on things. Uh, we're trying to use the chat feature to, uh, to sign in. Um, if you can provide your name and email address, that would be very helpful. And, and tonight, um, what we're going to try to do is if you've got some questions that are on your mind during the presentation or just want to enter them into the record here, there's, uh, there's a feature called Q&A. Um, it's, uh, it should be right beside the chat button. And you're welcome to, to type those in right there. and will be providing your questions and your and our answers to the town as well as part of the meeting summary.

Are we on?

You can turn the.

Camera lights on. There we are.

That's good enough. All right. All right. Good evening everyone. My name is Chuck Walker. I'm with the entitlement preservation group. I represent the developer, and with me is Ben Williams, with Bruce Craven and Tommy Craven with Priest Craven. Uh, they are our engineering firm. And we're here to have the second neighborhood meeting that the town has asked us to do.

What is on your screen right now? What is highlighted in yellow are the two tracts of land that total about 22 acres that are going to be subject of this site, plan and zoning case. Uh, the the beige lots to the right of the project, as you may or may not know, is Lockridge. Uh, where I believe most of you are from the green is the is Duke Energy's land. You'll see the lake up in the upper left hand corner. And there's a few other privately owned, uh, properties to the lower, to the lower right. Uh, since the first time that we talked about this, we we made a few changes to the layout. The the number of connections to Lockridge is the same. The number of lots is basically the same. Uh, the style of housing that we're purporting to do is, is what some people call Charleston style homes, which are relatively narrow homes that are deep and are all alley fed. The parking and the landscaping will be on the back side of the buildings. There will be stormwater, two stormwater ponds. The sewer will be connected through the sanitary sewer systems that are in Lockridge. I'm not sure if we're going to use both, if we're going to attach to both pump stations or just to the one to the south. I don't know if we've made that decision yet. You see.

We will utilize both.

Of them. We're going to use both. Okay. So we're going to use both the wide green band line that runs through. There is a proposed internal greenway that's going to run through the project to show for some for some recreation purposes. There's on there is also a good bit of open space within the project. And the largest, probably the largest change from the first layout was the lots that are on either side of Avon Ferry used to have their backs to Avon Ferry. Now the lot's front on Avon Ferry. So that was a that was probably the biggest single visual change from the other plan. Um, if you, uh if you have any other questions, just kind of jump in and ask me. But that's, that's basically the overview of where we are today.

I have a question about the a couple of questions. One about the frontage of the lots on Avon Ferry and then kind of like the setbacks for those lots.

Uh, 15 to 20ft.

Okay. And then is there still plans to expand or put in a turning lane for this development along Avon Ferry?

We are going to widen the Avon ferry to its full width along our frontage.

So full width is going to be two lanes each direction Or.

Is it.

Two wings?

Or it may just be a lane in each direction and a center turn lane.

Center turn lane with sidewalk and curb and gutter.

And then you mentioned the pump station. I kind of missed where you said the pump stations would go. Are those going to be down by where those, um, do you have like a location relative to the, um, to the stormwater ponds?

There are the lift stations or the pump stations that we were talking about? Are the existing pump stations that are in Lockridge subdivision. Oh, okay. One on the south side. Ben's got the the hand, the cursor moving around it now. And then there's another one that sort of central to Lockridge on the north side. It's off of this sheet. Um, those pump stations will remain right where they are, and we will tie into the gravity sewer that comes, uh, on the north side that comes out of Lock Ridge on the falling Stone drive, and on the south side that comes out of Lock Ridge into the Mirror Ridge side of River Ridge. Yeah. Okay. And all the gravity, all the sewer out of Mirror Ridge will be gravity into those two pump stations in Lockridge. Very big.

Thank you.

I have a question. Yes. On the side where it says the open space. And is that a walking path going around the neighborhood? The dotted line? Yes. Okay. And then the lots that butt up against the, um. I guess it would be the south side of Lockridge that has the walking trail and the open space. How many feet wide is that? Open space.

It's all open space. It varies. I think it's going to be. I think it's shown right now somewhere in the 50 or 60 foot range. There you go. From the alley. From the proposed alley, on the back of the lots to the property line is going to be about 60ft.

Okay. Because you had sent the map, but we couldn't read it. I'm sorry, I don't know. The eyes don't work like they used to. So will that be clear cut, or are you going to leave natural trees?

It will be both if there. Our intention is to leave as many trees as possible. If we do have to cut trees down for either the lot and or the alley grading or the grading of the trail, then we have a, we have a, a plan, a replanting rate as part of the zoning case. Okay.

And is that trail going to be.

Are you asking for input or are you just letting us know? I mean, I'm not real sure what the meeting is if we get input or not.

You have input right now we we have this is our design and we want you to we want we want you to react to it okay.

So I mean as a homeowner who butts up against that, obviously having the trees remain being we are all downhill from where you are building. So we will have runoff. So the more trees that can natural trees that can be left with the root systems in place is going to leave that soil so much stronger than clear cutting, pulling out the root systems. And they'll just be natural erosion. And the more trees that can be left in the walking path worked around, that would I mean, that's a really strong point from my vantage point as a homeowner who butts up against that, the trail.

On the trail that's shown right now is basically just showing the overall path of where it is. That's not the exact location of what's of where it's going to go. So it's just a placeholder to show that there is going to be a trail running down there.

And also on our stormwater, we will be collecting our stormwater in that alley that runs parallel to the property line and piping it downstream to the to the blue stormwater pond that's there on

the south side of Mirror Ridge. So the only water that will be coming to you is the water that's coming off of that open space.

Okay.

That's interesting. No impervious surfaces will be draining across the alley.

How does that just by the natural stormwater or the grates in the road system, is where you're collecting the water? Yes, yes. Okay.

Yeah.

It's an inverted crown.

Yeah. The the alleys will have a V shape to them. They'll be lower in the middle than they are on the outsides, so the water will travel down the middle of that alley, and there will be graded stormwater inlets at regular intervals that collect the water off the street and put it, drop it into a pipe that takes it to the stormwater control measure.

Okay.

And that that same thing, that same approach will apply on the north side as well. We we have to take all of our stormwater to these stormwater control measures and, uh, and release it.

Um.

Across the alleys are.

Um, the homes are actually butting up together approximately where the numbers are, like six, five, four. That's like where their garages will be butted up. Or is that just one house?

Each lot number is a is a house.

Okay.

And the houses will be set normally, what, 15 20ft off the public street right of way?

At least five, at least five feet on either side, about five feet on on the side sight lines and in the back. What we're going to do is to allow the builder to have the choice of either two parking pads, a single car garage and a parking pad, or two or a two car detached garage.

The garage could fall anywhere between the alley and the back of the house. It could either be up against the alley. It could be 20ft off the alley. It could be attached to the rear of the house. It could be in any place there in the back of the house.

I believe they.

They have to have a garage or it can just be a parking pad. I missed that, I'm sorry.

It can be a parking pad. That's that's one that's. We're giving the builders an option.

Okay. And we don't know who's proposed to build it.

Not yet.

So, about Avent Ferry. One concern I have is as you drive down Avent Ferry, and we've lived here for almost 20 years, is a very green natural area. And now all of a sudden, we're going to have a neighborhood that stands out like a sore thumb. That's going to feel like a town, like if I went to downtown Holly Springs. That's what it would feel like.

Mhm.

Right. Houses. Right. But up about up against the main road. Um, that doesn't match any of the other neighborhoods that have been proposed or will be proposed for this whole area.

Uh, there's a, there's the, the whole the Holland, was it called the Holland Road? What's the what's the intersecting road of of Avon Ferry? Uh, south. I'm drawing a blank. Hallandale. Uh, the Hallandale, according to the town's, future land use plan. That's going to become what they call a community focus area, where they are expecting higher densities and higher uses, including commercial. So we are we are one of the first steps toward that acceleration. Also, this project is what is called a conservation subdivision, which allows which which has at least 30% of open space over the entire project. So that is that is also a design consideration that we have.

And those go right off of the the road like that too, because I understand if they're high density and they're kind of like like a community feel that are in there, it just feels weird to have that right off the main main road.

That will be how they look. The the they won't have any driveways on Avon Ferry. That'll all be. It'll all be loaded.

Hey, I do have a follow up question regarding the open space discussion we have. Um, I live right off falling Stone. I think it's right by the number four, and I'm concerned about the width there. Earlier it was mentioned about mentioned that a 60ft. Right. Doesn't seem like 60ft right there.

It's not 60ft there. It varies though. Where it was 60ft is where uh, we were just asked from the the landowner there. That's the closest place right now. We're only showing it about 7.5ft. I think it'll probably end up being closer to ten feet wide. But again, we'll have a planting. Uh, we have a planting plan that we have to put on the buffer for any disturbance. And plus, we're kind of tied to the fact that as one of the places that we're tying to an existing street so that that street stub is more of a guide or a driving force than anything in that area.

Yeah, that's.

That's super concerning for me. Seven feet is like nothing, right? Right. Now that means a lot of trees are going to be cut down. There is an existing stream down there. I don't know, this is very, very concerning.

Okay. Yeah.

The whole.

Backing up, that is like the one thing that just stands out immediately is that that is so close to their lot. I mean, if if lot 61 was removed, it just seems like you'd be able to have more, more space in there. It seems like 61 is kind of shoved in there.

Yeah, it's probably I might have to just sell and leave out of here. I mean, because I came here for the woods. Looks like you guys are cutting the trees off. I'm like, what's the point here? I mean, 60ft would have made sense, but what.

We could try and do is see if we can slide that bank of rows down further and, and, and minimize the buffer that's on the west side and pull some and get it further away. We can sure take a look at that.

Yeah. Please, please look at options. Okay. As I was mentioning. Very, very concerning.

Okay.

Can this be noted? Because actually, it did not even know about this meeting. Literally just came to know about it ten minutes ago.

Ten minutes ago.

I'm able to make it. But yeah.

We we sent out a we sent out a mailer. We sent out a mailer that was generated from the mailing list from the town.

Actually, I got I know multiple people who did not get that. This, this, this meeting did not go out to a lot of people.

Yeah. And bless the soul who posted it on Facebook. My wife told me about this and I was able to get on.

So I posted to Facebook because someone dropped off the letter at her house last night. Maybe it was misdelivered and I posted it to Facebook. And I can guarantee you that there's a whole bunch of people who didn't know about this meeting, and it's only because I posted it.

Yeah. Okay.

The I believe the the radius of notification is, is 2 or 300ft from the project. So if their land is more than 2 or 300ft away from the project, they were not, in fact know this was lot number three.

Did not get the. I know for a fact that lot number three did not get this letter. And I'm lot number two, I think, and I didn't I got the letter today.

Okay. I'm not sure why lot three did not get its letter.

Yeah I mine is four. I got it today.

So I have a couple of questions.

I'll go ahead. Go ahead.

I'm sorry. Go ahead.

Just following up on that thought it would be really helpful. And I know that the town does postings for like when there's going to be a public hearing that they host. But it'd be really helpful to just like, put some notices like on those, um, like falling Stone drive and then River ledge where like it butts up to that property just so people kind of like maybe just even a, you know, a paper posting that's stuck into a waterproof sleeve just so people know about it, because there's a lot of people that to that point of either it didn't make it into their mailbox or they didn't see it. But there are a lot of people missing from this meeting.

Well, after this, after this case, the town is the driving force of the notification. So they'll be putting stuff on their website and I think they'll send out individual letters as well.

The town also requires you to send mail, and we did not receive mail and we had joined the lot. I think you have multiple people who did not receive the town required mail.

I don't know why we didn't. We sent that out on the like ten days ago or something like that.

Yes, more than one occasion.

But it has not been received.

Okay, well, I'm sorry we we sent them out. We and to my knowledge, we have not gotten any kickback mail saying it wasn't delivered.

I just don't know. I just don't know how to answer that.

Yeah. Are we taking minutes?

Can we ask you to address construction.

Traffic through through Lockridge?

We're intending to build the project all at once. So there will be some traffic from onto falling stone. There'll be some onto river, River edge. And there will also be construction on the two new driveway. Construction traffic on the two new driveways on Avon Ferry.

Yeah. So, you know the heavy equipment comes through here. It blocks traffic. Um, it potentially endangers our children who are playing in the streets, and it tears up our streets.

As part of the construction project, as part of the construction process here. We would have to build what are called construction entrances at the leading edge of the existing asphalt, which consists of various sizes of stone and may have some kind of tree protection fencing on it. But we we don't have a choice to because we're connecting public streets to public streets.

That must be their property, right?

So, I mean, why can't we just why can't you require your construction folks to come in through your entrances?

Well, first of all, we have to make connections to your streets.

That's fine. You can make the connections, but you could also advise or instruct the contractors to drive their equipment and their large trucks through your entrance.

Is there a reason why you should.

Be doing that? I'm sure they will be doing that on most occasions because it will be the most expeditious way. But there will be times when those two streets are under construction, that access will have to come in through the other abutting streets. I mean, it's a public street network. And I know the the contractors would prefer not to come through the neighborhood, but they're going to be sometimes when they have to.

So is there some sort of allowance in your project or through the city to repair damage done to our roadways?

I'm certain that's one of the things that the city inspectors look after.

So I'd like to ask a couple of questions here, and forgive me for being maybe a bit naive and trying to play catch up, but my first question is, is this plan finalized? And Secondly, if it is or if it's almost finalized, when is the go live date to start breaking ground? Do we have an expected time frame on that.

Given the fact that we're doing a a zoning case and a master plan case and construction drawings? We're looking at the better part of 18 months to two years before you see equipment.

So thank you. The second part of that is since this is a rezoning piece, does this I'm trying to put the pieces together. Does this still need to go before the town council when a plan is finalized where the town council actually review the proposal? Yes.

It will have to go through several staff reviews. It will go to the planning board. Or do they call it their land use advisory board there? But they will go to an appointed body that will advise the council, and then it will go to the council.

Great. Thank you. And so last last two questions here. The one is, if I heard you correctly, breaking ground 18 to 24 months conservatively. Yes. Is that fair? Okay. Thank you. The other piece of that is. I'm sure most of the folks on the line here would be interested in next steps, as many people weren't able to join. Um, but will we are there communications that will be put forward so we can continue to get our eyes on this, whether they're town hall meetings down the road or future conversations like this to monitor or have questions answered with regards to the progress, any changes that are being made, so on and so forth. What is that communication communication plan look like going forward? In summary.

Ben talked about this at the first end of the meeting. If you would send us through the chat room, your email address, we will create, we will create a mailing list. And when things move, move and or change, you'll be notified directly. Great.

Thank you.

So I have a couple of questions if you can entertain me. Um, question one, you say you're going to tie to the pumps in Lockridge, have somebody, um, done the analysis on whether the pumps are adequate or there is excess capacity for you to tie into Lockridge?

Yes. The town, the town requires a sewer capacity analysis. We prepared one of those. We've submitted it. It will. It will accompany this zoning and the master subdivision. Um, a when when the Lockridge lift stations were designed, they assumed that there would be some off site, um, development in the future, that, uh, and sewer capacity was provided for that. And then there'll be they'll probably have to be some, some minor adjustments to some of the timing of the pump stations. But but it looks like the equipment that's in there is sufficient.

Uh, okay. So if if there are any Lockridge members who are concerned, they would have to approach the town for the analysis. The once they once.

Once the analysis is accepted, it would be a matter of public record. You could get a copy of it.

Okay. Um, so far, at least. Again, forgive me if this sounds a little dumb, but, uh, do you anticipate or does it look like. Or am I reading this correctly, that falling stone drive is going to be a, for lack of a better word, one of the main thorough ways for your development. Is that a fair statement?

We're required by by town code to extend, uh, public street stubs. So if there's. So the two street stubs that were designed as part of Lochridge have to be connected through this project.

And you'll note that the town is requiring us to carry them through the Mirror Ridge development and stub them to the properties to the west.

And the town specifically asked for each of those.

Well, again, you know, I don't know all the details. The town basically. Um, I was under the impression that those connections are, quote unquote, for emergency vehicles or an alternate path for them to enter the Mirror Ridge development should something happen through the Arran ferry access point. This kind of sounds like it's going to be just like a regular street.

They they will be two. There'll be two streets.

And.

As far as.

Maybe I misunderstood some of the questions or some of the answers that you provided, but are you saying that the houses may or may not have attached garages?

That's correct. That is their option.

And if I read the flier correctly, the minimum house square footage is something to the order of 21 50ft^2.

Sounds right. Yes.

What's the maximum?

There isn't a maximum.

Okay.

And what what.

Price point on these? The targeted price point.

600 to 850,000.

Yeah. I just want to go back to the earlier conversation we had regarding the number for, the low number for and the 61 on the proposed property. So if I heard it right, you are still open. You're still open to removing 61 and providing enough setback of approximately 60ft, right? No. Number four.

No, I didn't say that. What I said was, is the is that bank of lots that are on that street. We will look to see if we can move them to the west in mass and create more distance between the alley and lot number four.

And how much are we looking at gaining by that adjustment.

Don't know, don't know until we try. I would if I had to guess. We're probably thinking maybe 10 to 12ft more. So you'd be getting closer to 20ft.

And when would we know that? By when would we know this?

Uh, we're going to we're going to try and work on it since we heard about it today. So like I said, if you if you give us your email addresses and we make changes to the plans, we will send those out. So if you give us your email when we make the change, uh, we will send it out.

Yeah. I did provide this email exactly one year ago, may I think last year when we had this conversation. So I'll give it again I appreciate it. Okay.

Thank you.

I also never got a follow up email and I gave my email address last year. So yeah, I did send it out.

Somebody responded and I since then I haven't gotten any email. We haven't we.

Haven't sent out any email since we did. We we had one way out, and then we had to wait and do traffic studies and sewer studies and go through a review by the town staff. That took quite a

while. So the the revised plan, which is in front of you today, is the is the is the next step from the original plan. So there hasn't been any action on a public level until today. So now that once we have this, this layout and we have this meeting with you guys, if you provide us with your email addresses when we make changes, you will now be updated. It just it has not been updated in a better part of a year.

I mean, I don't know if this is a forum to ask this, but if you have to raise the concern to the town, where or whom should we be raising this to?

I'm sorry. Say that again.

Who? Who? If he's going to go to the town, who should he talk to?

The planning department. Uh, the gentleman was. His first name is Brett, and I can't remember his last name.

Okay. Thank you.

So, I mean, I mean, the one thought that I would like to have out there is to leave as many existing trees. But I think the other thing, is there a way that we can require these units to have garages versus just a parking pad?

Parking pad is only one of their choices. The options are a double parking pad, a parking pad with a single garage, or a two car garage. That is their options.

And there's that's not up for discussion to just they have to have a garage, no parking pads.

Alone at this moment. At this moment, we're allowing the options.

Okay. If we get to have input, that would be one thing that I would like to see that they are required to have garages.

Okay.

Yeah, I would echo that because I've seen neighborhoods that are like kind of this Charleston style and where they don't have garages, there's just a lot of like, people will tend to put a lot of storage or, or things that you would normally put in a garage just end up being, um, you know, kind of in that, that backloaded area. And then because a lot of the neighbors are going to kind of be that's going to be their view. We're going to be viewing the back side, not the front side of the houses. So it's probably important. It's it would be important to many of us to have, you know, the that garage that they would have garages rather than being able to just have stuff out on the driveway. Okay.

Are you intending for marriage to have its own HOA?

Yes.

So as a.

Follow up to that, would it have its own? It would have its own covenants. It would have its own architectural design standards that you would kind of be with. Would would any kind of architectural design standards be available to the residents for us to, like, see? I think we're just all looking for it to be consistent with what we what we have in our neighborhood.

Uh, the I believe in the letter that you got shows the first draft of conditions. And I believe there are a couple of architectural details in those conditions. Uh, but Mirror Ridge will have an HOA. We'll have to have an HOA to take care of the stormwater ponds and the trail and the open space and all that kind of good stuff. So yes, it will have a it will have an HOA.

And those architectural conditions will be part of the zoning application and part of the PUD document. Yes. So they will they will be part of the plans that are reviewed by the by the town, and they'll be available for everybody.

Regarding the HOA, will it be that they'll be using Lockridge Pool?

No.

That's confirmed.

Yes. We're not we're not asking to to to to have access to the Lockridge pool.

Okay.

Thank you.

Um, can you clarify?

I see that you're asking for a change in zoning. So can you clarify what currently is zoned for and what you're asking for it to be changed to, and what difference that makes in the neighborhood? Like, how many houses would you say extra are you? Are we asking for with this zoning change?

Currently it is zoned rural residential in the in Wake County. That's the Wake County zoning. It is part of the town's etj and it will be annexed into the town. As part of this plan, we are doing a conservation subdivision. Which which its project goal is to be at four units to the acre or less. We meet, we meet that, uh, rural residential is only one unit to the acre, but that also assumes that there is no public water or sewer available for development.

And can you clarify? What do you know what Lockridge's current zoning is?

I do not know.

Let me go on my maps and find out while you are talking.

Yeah, I'm just wondering the difference. Obviously the lots are much bigger and it's much less dense, but I'm just wondering, like, are we going from like level one to level five as far as zoning or are we very similar for zoning? It seems like it's a quite a difference in the in the amount, in the zoning amount. And I'm just wondering.

Two and a.

Half or are we extreme on one side?

I'm working off of memory, and they're checking it right now. But it's I think Lockridge is right around maybe two, 2 or 2 and a half lots to the acre. And we're purporting for.

You've got we've got 61 on how many acres. I don't think it's close to 20 wasn't it. Yeah. 21.6.

61 divided.

That is a but the the higher density the higher capacity is something that the town has asked for as far as of, uh, the, the conservation subdivision that allows smaller lots and larger open space.

They're zoned, uh, suburban residential. I don't have the details, but it's suburban residential. And that might be part of like a new mapping or. Yeah, that doesn't sound.

Familiar. And and marriage is 61 units on uh on 21.6 acres is 2.8 units per acre.

Thank you. Thanks for the answer.

It's urban.

Residential is three units per acre.

I'm sorry.

Suburban residential is three units per acre. There you go.

That's what's allowed. What? Not necessarily what you have.

Right. That's maximum. Exactly.

You just mentioned that the city requested this type of subdivision.

Yes. As far as. Can you tell.

Me a little bit more about that.

From the future land use plan? Uh, in this area, they are asking for a variety of of variety of, of variety of housing styles. And one of the things that can be done in this area is either due very large subdivisions with no very large or larger lot subdivisions with no open space, or smaller lot subdivisions with a lot of open space.

So one of the town's goals is part of its growth pattern is to provide varieties of styles of housing.

And how is this worked in to. I know traffic has come up a little bit, but has this been working with the traffic patterns going out on the new hill, Holloman Road?

We are going to widen Avon Ferry to its ultimate dimension across our frontage. So okay.

And has it come up in the discussions the new hill, Holloman Road.

I mean yes, that that is all part of the Tia that has been done by Ramey Kemp and it is currently waiting for it to be submitted to the town as part of this case.

Is there any knowledge of what that is?

No, I don't understand the question.

What the plan for New Hill Holloman Road is. Is it to be widened? Is it.

New Hill? Holloman, I believe, is going to be brought to the same size as Avon Ferry, which is two lanes with a dedicated turn lane in the middle and sidewalk and curb and gutter.

I have a question about the sewer. Um, when we moved in, the developer told us that the sewer for Lockridge was designed only for the capacity of this neighborhood, and that that he pointed directly to the lot you're talking about developing, and said that it would not be able to handle any capacity from those lots.

Well, that's not true. The calculations included some off site area. Uh, and again, that was mandated by the town. A they want the lift stations to go in with as much capacity in them as possible. And there was, uh, additional capacity in both the north and the southern pump stations in, in Lockridge. Not not a huge amount, but additional capacity.

Pardon me.

61 homes worth.

Yes.

Okay. Thank you for answering that. Sure. Do you all do? I'm sorry, a follow up. Do you all do an analysis of that or you've already done the analysis of that?

We have done a preliminary analysis of that, yes. Okay.

Do you have a layout of the winding of Event Ferry Road?

It's just going to be the across our frontage. It's going to be a full widening. That's three lanes with curb and gutter and sidewalk on both sides.

And it will be illustrated more clearly on the preliminary plans that are developed. But that's what's showing on the conceptual plan as well.

You won't be doing anything after that or before that.

No. We'll be we'll taper once it. Once it gets to the edges of our property, it'll be tapered down to the existing ribbon pavement.

Okay.

How long do you expect that the work along event ferry particularly to take. And then maybe because you mentioned maybe doing that at the same time as extending to the falling stone and the river ledge, um, and connecting into those spurs. How long do you anticipate the road portion to take in terms of construction.

On Avon Ferry.

And Ferry, and then the two, um, adjoining River ledge and then falling Stone?

Tommy eight, ten months?

Well, I'm sure the contractor will try to, uh, minimize the amount of time that he spends on the on on the right of way of Avon ferry as part of the widening of Avon Ferry. The two entrances, uh, there on Avon Ferry will take a little longer, but, um, it just it's very dependent on the weather and the time of year. And, and with those widenings, there's usually material along the ditch lines of the existing road that has to be undercut and, and uh, and backfilled. So the, the work along Avent Ferry could be anywhere from 3 to 8 months, 3 to 6 months from the time it's first begun to the time it's finished and striped and accepted by D.O.T., and that those are just ballpark guesses on our part.

Yeah. Understand? And then. So then after that part would be when you would start to run the streets for the Mirror Ridge neighborhood, after that, after the widening or all at the same time?

No, probably I, I'm going to assume that it will, that the widening along Avon Ferry will be some of the last work to be done.

Oh, okay. Gotcha. Um.

And so the construction of the streets for the, the main, the main public street through Mirror Ridge, and then the connection to Fallon and the extension to falling Stone and River ledge. Is that around this? Like, was that also about six months ish time frame or maybe longer? Just trying to get a sense.

Of that's probably.

Longer. I mean that if you think about all the steps that have to take place versus got to be clearing done, removal of the trees that are in the way, and then there'll be, um, topsoil stripping and then excavation and grading. Then there's water, sewer and storm drainage utilities that all have to be installed. And then at that point in time, they can actually begin to construct the streets themselves. So, um, there are a lot of, there's a lot of work going on that you may not really see or appreciate. Um, but to build this subdivision out.

I'd say 12 months, Chuck. Chuck's nodding and in agreement. Uh, yeah, probably sort of a 12 month time frame.

Okay. Thank you. Yes.

How about visitor parking?

Don't have any.

So? So. Okay. Like so.

So they I mean, the the the public streets allow for parking, but we don't have a parking lot or parking spaces, if that's what you're asking.

Well, the Driveway's only have two spaces. I know you said that there's an option for a garage, but would there be any space for cars to park in a driveway on these?

It depends if the if the if the builder decides to pull the the garages, either the 1 or 2 car garage closer to the house and have a a a 20 foot parking pad slash driveway in front of the garage or not, that's that's their choice.

But they can park 24 hours on their streets. Yes.

It does worry me a little bit that taking a look at like let's say lot 42, if someone were to to have visitors on 42, they can't park in front of the building. That's a private alley that probably doesn't have parking. Maybe it does. Are they going to are people going to then start parking in our neighborhood just because everything is just so dense?

42 will have to have at least two parking space spaces, whether it's a double, whether it's a double pad or a single car garage and a pad or a two car garage, it'll have two parking spaces on it.

We all know. Yeah. I'm just I'm just it's quite possible that the two people living there are going to use that. And then where do people go?

Yeah, because they won't be able to park on Avon Ferry is the point that he's trying to make. Is that any of those lots, where are they going to park? They can't park in the private alley. They're going to. They're going to park somewhere along falling Stone. Right.

Our guess would be they would park in falling Stone within Mirror Ridge.

But but that's the part that worries most of us, that you're guessing that they're going to stay in Mira Ridge. Our fear is they will spill into Lockridge.

If you have a 4th of July party and you have ten of those houses, have multiple guests come over. I don't know where people are going to park in this neighborhood. It's so dense. Or maybe I'm just worrying about it, but it's just really tight.

We understand that's one of the reasons why we're requiring at least two parking spaces for every lot. And again, parking is allowed on on public streets in the town.

Do you anticipate Mira Ridge Clubhouse having a large parking space?

Mira Ridge will not have a clubhouse.

Will the covenants allow for street parking? Like our covenants do not allow for street parking overnight.

The whatever. Whatever.

Whatever is allowed with the towns with. With the towns. Restrictions on public street parking.

Yeah. I just feel like this neighborhood is going to take advantage of Lockridge streets and Lockridge Pool, like it's a neighborhood that has no advantages to it. I mean, I'm sure they'll be nice houses, but there's not a lot of parking. There's there's no clubhouse. There's no pool. Like, I just feel like this is like adding a whole bunch on and not giving people reasons to stay within this new neighborhood.

I totally agree with you. Absolutely. Yeah, absolutely.

Well, we believe that the that the that the buyers of these houses would prefer to have a bigger house than a bigger yard. That's been that's been the our experience in subdivisions like this.

Unfortunately, that doesn't answer the question. Uh, you know what, again, for lack of a better word, what protections do does Lockridge, uh, owners have that Lockridge streets won't be used for overnight parking, or Lockridge Pool House won't be used by Mirror Ridge.

Every neighborhood along Avent Ferry has their own pool, their own everything. So now we have a neighborhood that doesn't I mean, I think that's what people are saying here, is that.

I'm assuming.

I'm going to our pool at all.

I'm assuming the clubhouse for Rock Ridge has Lockridge has some kind of locking mechanisms that you need keys for.

Yes. And we all know that people go will get around that. They'll walk in. They'll do everything else to to avoid that.

Well, if they're doing something illegal or you can call the police. But I don't know how we can make the assumption that somebody at Mirror Ridge is going to try and use the Lock Ridge clubhouse.

I guess I guess this is being this neighborhood is being built with it supporting that type of behavior. So I'm, I'm being a but I know I'm just saying what I think most people are thinking is this is just a really dense neighborhood that doesn't match anything else around this area. And yeah, yeah, the town says they want to build this, but yeah.

I think the closer you get to Harmon Drive, the, the the intensity is going according to the town's future land use plan is calling for more intense uses. So, like I said, I think we're the first step in the change heading down even ferry.

Yeah, but that I guess the difference for me is that neighborhood, if I recall correctly, is huge and it has all the things that people would want in a neighborhood.

Correct. However, the people, anybody that would live in Mira Ridge knows the day they they moved to Mira Ridge, that there is no clubhouse. If you want a clubhouse, they shouldn't they shouldn't buy Mira Ridge.

I don't know. I agree. The parking spots too, especially. I mean, we have a two car garage and we can't even get a second car in there, so we're using a third parking spot. So I just can't imagine another runoff.

By code, the runoff has to be handled internally to Mira Ridge.

Does that include the alleys that you're doing? Those have to be handled internally, too.

Yes.

So it can't come down the bank?

Nope.

Okay. So I shouldn't expect any more drainage coming down, um, down the creek in my backyard.

There's some good there's some. There's some drainage that's going to follow down the natural slopes. But as far as the as the impervious cover for Mirror Ridge, it has to be treated.

And that includes the alley?

Yes.

Could you expand on that?

What do you mean by treated?

It has to go to the stormwater devices. One of the two stormwater devices.

Does that mean there's, like, a curb on the alley that with stormwater drainage Catchers.

The alleys are the alleys. We use something called an inverted crown, which means that the middle of the alley is lower than the edges. So it's almost like a bathtub drain, and they'll be grates and pipes that will catch the water from there.

So is it fair to say that all of the land that is graded as part of this neighborhood will be graded in a way that no water is sloping toward any part of Lockridge?

There's there's land that's already draining to Lockridge now. But I'm telling you that any any impervious cover that we put on Mirror Ridge has to go to the stormwater devices.

Okay.

What's the elevation objective? Excuse me. While we're on the subject of drainage, Um, this is not a question, just point. I just want to point something out that, um, there is a natural drainage, uh, down around Silent Bend all the way down past, uh, river's ledge.

Correct.

And. Right. And so when you make the the road connection to the stub on river's ledge, we need to take into account that natural drainage so that it maintains its continuity.

Correct. Okay.

Will the utilities be underground in this new neighborhood?

Yes. Water and sewer? Yes.

Is the trail paved? Just curious.

It's our intention to put some kind of, uh, some kind of, uh, texture on it, whether it's going to be gravel or wood mulch or paved. We haven't made that decision yet.

Okay. And is that is that considered a public trail or is that private?

It's private. I mean, there's I don't think anyone's going to stop. If there were Rockbridge person runs down Avon Ferry and tries to take a run through the trail. I don't think anyone's going to tackle him or anything like that, but it's. But it is. It will be owned and operated by the HOA of Mirror Ridge.

Challenge accepted.

It's it's a green dotted line. The trail. Yes. Okay.

Are you all going to have any fencing?

Great question.

That was mine.

At this time. No.

But just to be clear, there will be a fence around the stormwater management device.

Maybe. Maybe not. Right?

Um.

Yeah, maybe. Um, I don't I don't know that, uh, I don't know that there's anything specific in, in Holly Springs regulations requiring one. We just haven't gotten to that stage of the design. Sometimes we use them, sometimes we don't. Uh.

Yeah, a lot of that's typically driven by the ordinance. And the town. Are your ponds fenced?

Yes. On the on the on the neighbors, on the on the the lot side. Yes. It's our lots came with the fencing around to the pond side.

We can find out. We can find out the answer to that. Yeah.

Yeah. That would be a great thing to just clarify and just um, kind of wanting to understand maybe the acreage, um, and the depth that you anticipate for that stormwater device. Um, you know, we're we're still grappling here with, like, the, the existing devices that we have not really being, um, attractive. There's been nuisance issues related to them. And so as as the lot there on the, on the corner that's going to have a stormwater device on both sides of me on two corners of my property. Um, just a little bit concerned about that.

Nuisance like, um, wildlife or.

Um.

Weeds, uh, odors, improper early on, improper maintenance and grading. I probably can develop a list for you.

We also have a beaver problem and.

We do have wildlife problem. Yeah, there is a beaver problem.

Yeah.

Just curious, going back to that lot 61. Why is that one so much bigger? Is there any way that lot 61 could be the size of 60 to kind of give a little more buffer for lots three and four?

That's one of the things that's one of the things we're going to look at. Okay. In general, in general, the lots that are on the edge of either the road or the alley tend to be at least ten feet wider just because of the intrusion of having a driveway right beside your house. But we'll take a look and see what we can do with lot 61.

Oh, I thought I thought you were going to shift the whole thing west versus.

We we will we're going to take a look at all of that. But I just wanted to let you know, as on the corners, how we make those lots a little bit wider for just that reason. So we'll take it. We'll absolutely take a look at that.

That's great. Thank you.

Yeah.

I wondered even along that rather than having the the jet out, I don't know if it's possible, but rather having the jet out to the alley right off of that circle from falling Stone. Is it possible to have the alley kind of come from like the middle of that lot area to the back, and then you would eliminate having like that, that lot loading on the one side.

I promise you that'll be something we look at.

Okay.

Thank you.

I'm Chuck I'm thinking the town told us they wanted all those alleys. That's right. Because of the truck turnaround. Yes. And and we've made them to where they are accessible to to fire trucks as well. Um, that was part of the fire department's review.

I'm sorry, I forgot that.

You're talking about instead of the dead end back here? Yes. Yes. Yeah. Yeah.

Hey, um.

First of all, I just want to say thanks for making time and cooperating with us. Um, I think my question is really for for the group that's that's developing this. You and your team. Um, what are some other neighborhoods in the area that you all have been involved in recently? Um, maybe maybe something else that we could look at just just to, I don't know, bolster your own, your own credibility or something we could look at over.

Well, uh, the the design team that that's talking to you are have, uh, been doing this work in the triangle for over 40 years. Um, so doing it for a long time. Uh, there is, there was this there's subdivisions called, for example, Barrington and Zebulon Kinsley in Wake Forest. Um, uh, Bent Tree in Raleigh. Uh, there's just been thousands and thousands of these units. If you want to go look at a smaller, tighter version of this, if you can believe that's possible. Um, if you go to the shopping center on Alexander Place shopping center on Glenwood Avenue. I don't know if you know where that is. Across the street from. What's the subdivision? The big Brier Creek across the street from Brier Creek. Uh, there was a road there called Ack Boulevard. Turn off of Glenwood Avenue, uh, on Alexander Parkway. And the first public street is called Ack Boulevard. And they have these type houses that front on Ack Boulevard, which is actually a four and five lane road. But believe it or not, those these houses, those houses are only 18ft wide.

Have you done anything in Holly Springs yet?

Uh, with these developers, I have not. I know Tommy has done work in Holly Springs in the past.

And the developers did the subdivision you just spoke about.

I'm sorry. Say that again.

These developers did. The subdivision you just credited.

No, the design team did.

Okay, so not the developer? No.

Okay.

What about the developers? Do you have any examples you could give us?

Uh, they are they are more based in, uh, in hotels management than than this type of than this type of design. So they are leaving the, the the details of the design are left to us. They are not going to be. I will tell you they were not. They are not going to be the builders of the houses. I will tell you that.

So far they haven't chosen. They will be involved in building the subdivision, but not the houses.

When in the process, do the builders get to, I guess, bid on the project?

Once we have. If we do, if we're fortunate enough to get approval for the project, after the entitlements and the construction drawings are done, that's when the builders will come in and each of the builders will have experience building these these style houses.

Can you send out?

I don't know if anyone in the group is familiar with a a large subdivision in North Raleigh called Bedford that also has houses like this in it that we designed.

It has houses.

Go ahead. Go ahead. Sorry.

Oh, no. No. Finish your thought.

Okay.

I was just going to say really quick the the diagram that was sent to us in the mail was kind of hard to read. Is there any way that you can email out to this, the group, this kind of high resolution diagram, so we can zoom in a little bit more.

We can send it out as part of the email. We sure can.

Okay. Thank you.

We just get a little cagey with this when we're before the before the town's staff has a chance to react to it. We had a meeting with them a couple of weeks ago. We don't want things getting out before the staff looks at it, because if they change it, then we don't. We don't want anyone to think like we're going back or changing something behind the neighborhood's back. So we're trying to. So we're just trying to walk our way through the review process.

Yeah, that makes sense.

So is this currently before the the town staff to review this?

The town has already has already reviewed it. Yes.

Oh has already reviewed it. Okay.

Yes.

What's the difference between I'm being dumb here? I'm a computer guy. What's the difference between review and approved? Like, how much do they look at this and say okay, that's good. Versus like the real detailed approval process.

You'll they have they do a review of the zoning case and the master plan, which basically shows about where the streets are and about where the lots are. And then it goes through the the public hearings. Ultimately, if it gets approval, then this and the zoning case would be approved by council. Then the construction drawings that would follow all this, that would show all the details and the grade lines and all that stuff goes back through the staff again. And then ultimately, I think there's even a state review that goes through at that point on a couple of these things. So it's it's it's it is a very long process. And it gets more detailed the longer it goes. Okay.

So just to confirm, the city's done their initial review, but it has not gone to the public review yet.

Right. This this meeting has to happen before it goes through, before it moves forward with the public review.

Thank you.

I know that with these conservation, uh, subdivisions, you have to have the right ratio of houses and impervious surfaces to open space. How close are we to that ratio? Or what is that ratio here?

Uh, conservation subdivision, uh, one of their, their first major and major tenants is having at least 30% of open space within the project. And this project does exceed that.

What is it currently?

Uh, I forgot the number.

Is it doing it real fast? About 31.

It's about 31%. Okay.

And that does not include the 31% does not include the area in the stormwater control measures. Even though I think there to me they look like natural space. But the town's ordinance requires that you take that stormwater control measure out of the open space calculation.

If there are no other questions for us tonight. Please don't not say anything else about this project. You have my contact information. I'm Chuck Walker. You have my contact information on the letter that went out. And if you're getting the if you're giving your email address to to us tonight, you'll be we'll create a neighborhood email listing. So anything that goes out will go out to everyone that's included on that list. But again, if you have individual questions or comments, please do not hesitate to give us a call or email us.

And can we get that list?

Because like I said, a lot of people miss this meeting. Like if we post this to Facebook and say, hey, can we add more people? How do we get Ahold of you? Just the email address on it.

If you if you.

Once, once we have a chance to gather the information from tonight, we will create the email list and I'll say we'll just go ahead and say we'll send out an initial email from everyone that's on the list that say, just confirming that you were at the meeting, and that'll start the process.

I just put your email into the chat.

Okay. There you go. Uh.

Hey, Chuck, one last question, please. Yes. And I may have dreamt this, but we're in somewhere, I think. Ten, 11, number ten. And somewhere along the line. So that property line is where. Sorry, this begins somewhere. Either I'd heard or I dreamt it, that there was almost like ten foot of common or common space, for lack of a better word, before we'd get into the green space. So maybe a better way for me to ask. This is my property line is shown here in lot number ten. Is that 60ft or is there an additional ten feet of kind of no man's land before we start building that green space? And I thought I had heard that somewhere I may have just made that up.

That that plus that approximately 60ft offset from there, that is the that would be the edge of the of the alley easement. So you'll have the, um, the 60 plus or -60ft, the access the alley easement is another 25ft and then it becomes the back of the lot in the subdivision. The trail will be in that 60ft.

Okay, that answers my question. Thank you. Thank you.

What says you have to do a trail?

Uh, the.

The town was asking for some recreational facilities there, and we can't build a clubhouse, so that was a low density, low impact facility for the neighborhood.

Okay.

Well, thank you, everyone, for coming and spending time and asking questions. We really appreciate it. We'll take a look at what what changes that we can make. And once we make them, we will send them out for everyone to take a look at. And again one more time. If you have a question or comment, please don't hesitate to give me a call or write me an email.

Uh, would you be taking the email list over the phone for people on the on the phone and can't chat?

Sure. Go right ahead. If you tell them with the email right now, I'll write it down.

Okay. It's Alpha mike. India. Tango. Papa. Alpha. Tango. Echo. Lima Charlie tango.

Yahoo.com for the, uh, for the nonmilitary guys. Do you mind just telling me the letters? Sorry, you're messing me up with that.

Uh, okay. I mean, I can say it on the. Okay. It's a m I t p a t e l CT at yahoo.com.

Slow down. We don't we don't write that fast.

Did you say Mike Patel?

No.

Am I t.

Am I t.

Okay? P a t e l CT.

At yahoo.com.

Got it.

All right. Thank you.

Again thank you very much for everyone coming by. We really appreciate it. Thank you very much. And we look forward to continuing the conversation.

Thank you.

Thank you. Thank you.

Thank you.

Thank you.

MIRA RIDGE SUBDIVISION

MAJOR SUBDIVISION PLAN

SITE DATA TABLE:

TABLE OF PROPERTIES — TABLE C1.1

PIN	OWNER	DEED BOOK	DEED PAGE	SURVEY ACRES	SITE ADDRESS	ZONING
0638-02-1524	MIRA DEVELOPERS LLC	18802	358	10.75	3020 AVENT FERRY ROAD	RR
0638-01-1513	MIRA DEVELOPERS LLC	18802	358	10.87	0 AVENT FERRY ROAD	RR
TOTALS				21.62		

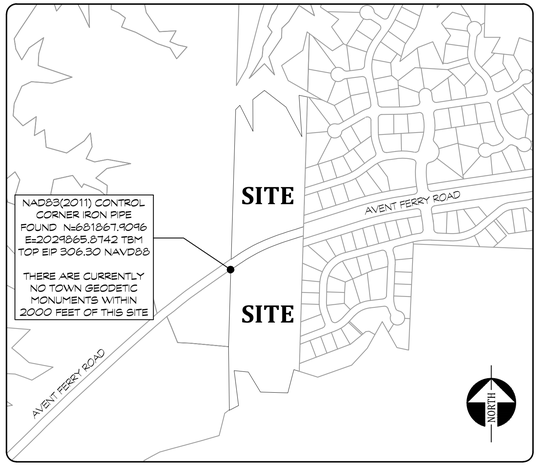
PROJECT STATISTICS

PROPERTY OWNER		PARAGKUMAR H. PATEL 309 BRANDYWINE DRIVE RALEIGH, NC 27607
DEVELOPER		MIRA DEVELOPERS, LLC 309 BRANDYWINE DRIVE RALEIGH, NC 27607
APPLICANT		ENTITLEMENT PRESERVATION GROUP 275 NORTH PEA RIDGE RD PITTSBORO, NC 27312
EXISTING USE PROPOSED USE(S)		VACANT CONSERVATION NEIGHBORHOOD
EXISTING ZONING PROPOSED ZONING		RR-RURAL RESIDENTIAL SR-CD CONSERVATION NEIGHBORHOOD
MAXIMUM GROSS DENSITY ALLOWED (PER UDO TABLE 2.2.1-A)		3 UN/AC
MAXIMUM UNITS ALLOWED (PER 2.3.2.B)		64 UN
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED		60 UN
REAR LOADED DETACHED SINGLE-FAMILY RESIDENTIAL LOTS		60 UN
GROSS DENSITY PROVIDED	60 / 21.62 AC	2.8 UN/AC
PROPOSED LOT WIDTH RANGE		35-45 FT
MINMUM DETACHED RESIDENTIAL LOT SIZE		4,777 SF
MAXIMUM DETACHED RESIDENTIAL LOT SIZE		7,713 SF
AVERAGE DETACHED RESIDENTIAL LOT SIZE		5,307 SF
RIVER BASIN		CAPE FEAR
FEMA FLOOD PANEL *THIS SITE DOES NOT CONTAIN FEMA DESIGNATED FLOOD ZONES*		3720062800K
HISTORIC STRUCTURES LOCATED ON SITE		NONE

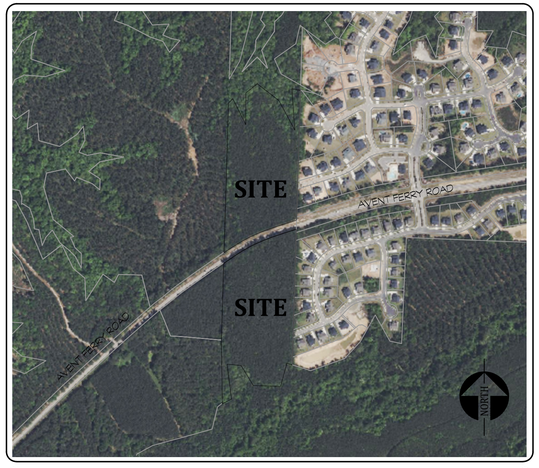
AREA CALCULATIONS

GROSS AREA OF PROJECT BASED ON SURVEY		21.62 AC
AREA IN TRACT 1 (SINGLE FAMILY)		10.87 AC
AREA IN TRACT 2 (SINGLE FAMILY)		10.75 AC
AREA IN PUBLIC R/W DEDICATION		3.27 AC
AREA IN REAR LOADED DETACHED RESIDENTIAL LOTS		7.31 AC
AREA IN INTERNAL PRIVATE ALLEY/PARKING EASEMENTS		1.44 AC
AREA IN OPEN SPACE		9.60 AC
CONSERVATION NEIGHBORHOOD OPEN SPACE AREAS REQUIRED	40%	8.65 AC
ELIGIBLE OPEN SPACE AREA PROVIDED	40%	8.65 AC
*50% OF SCM AREA IS ELIGIBLE PER UDO 4.3.2.C.2.a (TRAIL ALONG 50% OF PERIMETER OF SCM)		
TOTAL AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		9.60 AC
TOTAL ELIGIBLE AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		8.65 AC
TREE PRESERVATION AREA OPEN SPACE		4.55 AC
ACTIVE RECREATIONAL OPEN SPACE (PLAYGROUND, TOT LOT, CORNHOLE)		0.19 AC
ACTIVE RECREATIONAL OPEN SPACE (8' GREENWAY WITHIN 20' GREENBELT EASEMENT)		1.62 AC
ON-SITE PRIVATE OPEN SPACE		1.34 AC
ON-SITE PRIVATE OPEN SPACE - STORMWATER CONTROL MEASURE		1.90 AC

HOLLY SPRINGS, NORTH CAROLINA
24-REZ-07/PLRZ202400236
24-MAS-02/PLMSPP202400237



VICINITY MAP 1"=500'



AERIAL MAP 1"=500'

SHEET INDEX:

SHEET #	SHEET TITLE
C0.00	COVER SHEET
G1.00	CONDITIONAL REZONING DESIGN DETAILS
G1.01	GENERAL NOTES AND LEGEND
C1.00	EXISTING CONDITIONS
C2.00	PRELIMINARY SITE PLAN
C2.01	PRELIMINARY SIGNAGE AND ROADWAY ASSET PLAN
C2.02	PRELIMINARY WB-50 TRUCK ACCESS PLAN
C2.10	PRELIMINARY OPEN SPACE PLAN
C3.00	PRELIMINARY UTILITY PLAN
C4.00	PRELIMINARY GRADING PLAN
C5.00	STORMWATER MANAGEMENT PLAN SCM 1
C5.01	STORMWATER MANAGEMENT PLAN SCM 2

SHEET #	SHEET TITLE
C5.10	SCM PLANTING PLAN
C9.00	STANDARD SITE DETAILS
C9.01	STANDARD SITE DETAILS
C9.02	STANDARD SITE DETAILS
C9.03	STANDARD SITE DETAILS
C9.04	STANDARD UTILITY DETAILS
C9.05	STANDARD UTILITY DETAILS
LS1.00	PRELIMINARY LANDSCAPE PLAN
LS2.00	LANDSCAPE CALCULATIONS, NOTES, AND DETAILS
LT1.00	PRELIMINARY STREET LIGHTING PLAN
TC1.00	EXISTING VEGETATION AND TREE PRESERVATION PLAN

APPLICANT:

ENTITLEMENT PRESERVATION GROUP

275 NORTH PEA RIDGE ROAD
PITTSBORO, NORTH CAROLINA 27312
PHONE: (919) 625-9760
EMAIL: CWALKER@EPGROUPONLINE.COM

DEVELOPER:

MIRA DEVELOPERS, LLC
309 BRANDYWINE DRIVE, RALEIGH, NORTH CAROLINA 27607
PHONE: (919) 601-9221
EMAIL: PARAGPATELBAPS@GMAIL.COM

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

GENERAL NOTES:

1. BOUNDARY INFORMATION IS FROM A COMBINATION OF A SURVEY BY BY THIS OFFICE, DEEDS AND GIS DATA.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
4. WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A FIELD VERIFICATIONS BY SOIL AND ENVIRONMENTAL CONSULTANTS, PA.
5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS, NCDOT, AND NCDWR STANDARDS AND SPECIFICATIONS.
6. THIS SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN.
7. THERE ARE NO FEMA FLOOD ZONES WITHIN THE PROJECT SITE ACCORDING TO FLOOD INSURANCE RATE MAP 3720062800K.
8. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF HOLLY SPRINGS, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
9. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
10. AREA IN WATERSHED BASED ON WAKE COUNTY GIS TOPOGRAPHY AND ON-SITE OBSERVATIONS.
11. THIS DOCUMENT IS BEING PROVIDED TO DEFINE MINIMUM COMPLIANCE WITH THE TOWN OF HOLLY SPRINGS SR-CD ZONING DISTRICT REQUIREMENTS.
12. A LIGHTING PLAN SHALL BE REQUIRED FOR ALL PHASES DURING CONSTRUCTION PLAN REVIEW. A MINIMUM OF 25 FEET OF SEPARATION SHALL BE REQUIRED BETWEEN LIGHT POLES, STREET TREES, AND SIGNAGE.
13. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
14. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

UTILITY ALLOCATION:

WRMP PRIORITY LEVEL:	LEVEL 2
REQUIRED ALLOCATION ELEMENTS:	2
PROVIDED ELEMENTS:	
1. PUBLIC INFRASTRUCTURE IMPROVEMENTS: OPTION A - VEGETATED WETLANDS IN LIEU OF WETPONDS	
2. OPEN SPACE/TREE PRESERVATION: PRESERVE 10% OF SPECIMEN TREES ON SITE	

PROPOSED SEWER FLOWS:

NUMBER OF HOMES:	60 UNITS
AVG DAILY FLOW PER HOME:	255 GPD/UNIT
TOTAL AVERAGE DAILY FLOW:	15,300 GPD (10.6 GPM)

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

Know what's below. Call before you dig. 811

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

REVISIONS: | SUBMITTAL DATE:	11/8/2024	SHEET #
TOWN STAFF COMMENTS	2/7/2025	
TOWN STAFF COMMENTS	3/14/2025	
TOWN STAFF COMMENTS	4/11/2025	
4.		C0.00
5.		
RELEASED FOR CONSTRUCTION DATE:	NOT RELEASED	

24-REZ-07/PLRZ202400236 24-MAS-02/PLMSPP202400237

2.4 CONDITIONAL ZONING DISTRICT (CD) SUPPLEMENT #1

The applicant/development may establish the development standards that will apply to all future developments within the project boundaries. CD proposals may establish the following unique standards subject to the allowances/limitations of this section:

1. *Development Standards (Chapter 2.0) – The applicant may propose development standards relating to lot area, lot width, setbacks, driveway width at the frontage, and building height that may differ from the base district.*

CD	UDO
Proposed lot width:	
35 ft internal lots	60
45ft corner lots	60
Proposed Setbacks:	
20 ft min. front yard along Avent Ferry Road	50
10 ft min. front yard along internal streets	20
20 ft. min. rear yard with no detached garage	15 from alley cl
5 ft. min. rear yard with a detached garage	15 from alley cl
4 ft. min. side yard allow for eaves/ roof overhangs penetration	10
10 ft. min. side corner	20
Proposed min. lot area: 4700 SF internal lots	none
5800 SF corner lots	none

2. Additional Residential Building Types (Chapter 3) – The CD may include additional residential housing types that are otherwise restricted in the base district. However, the CD may not exceed the density limitations established in the base district.

The proposal does not seek to develop any product except alley loaded single-family lots under the recommended density goal of 3 DU/AC as set in the UDO.

3. Landscaping (Chapter 5) – The applicant may propose landscaping and buffering standards for the CD and the lots/parcels therein which may be different from the other provisions of the UDO.

2.5" caliper trees will be planted along all public streets at a spacing of 35 ft on-center. The perimeter open space along Lochridge will not be less than 25 ft wide inclusive of a 10 ft wide Type B Buffer which shall be planted along common lot lines that are cleared and are directly adjacent to lots in Lochridge.

4. Parking (Chapter 6) – The applicant may propose unique vehicle parking ratio standards or permitted vehicle parking locations which may be different from the other provisions of the UDO.

All homeowner parking will be in the rear of the house accessed by a private alley that will be 20 ft of pavement (reverse crown) in a 25ft private easement owned and managed by the HOA. Each home will have two designated parking places either using parking pads, a garage, or a combination of both. Garages could be either attached or detached from the main home structure. Public street parking will be allowed as per UDO.

5. Street Design (Chapter 7) – A CD may include an internal street design which is a hybrid of the Town's standard street section designs.

Internal street cross-section design will be as per UDO and Staff.

6. Building, Site & Subdivision Lot Design Standards (Chapter 8) – A CD may provide alternative building, site, and/or subdivision lot design options that are otherwise required in this UDO where the resulting designs align with the Town's land use and character intent for the vicinity.

Design standards shall be as per the UDO and the descriptions listed in this document.

PROJECT PROPOSED CONDITIONS

1. GROSS RESIDENTIAL DENSITY WILL NOT EXCEED 2.8 DU/AC
2. ALL HOMES WILL BE ALLEY-LOADED
3. MINIMUM OF TWO PARKING SPACES PER LOT
4. VINYL SIDING SHALL BE PROHIBITED EXCEPT FOR ACCENT ELEMENTS OF THE FAÇADE, LIMITED TO 20% OF THE TOTAL FAÇADE AREA.
5. IF VINYL IS USED, IT WILL BE MID-GRADE, 0.046 THICKNESS.
6. HOUSE FOUNDATIONS SHOW AT LEAST EIGHTEEN INCHES VERTICALLY OF BRICK OR STONE VENEER AS SEEN FROM THE PUBLIC RIGHT OF WAY.
7. ALL HOMES SHALL BE A MINIMUM OF TWO STORIES.
8. ALL HOMES SHALL BE A MINIMUM OF 2100 SF OF HEATED SPACE
9. A 10 FT WIDE TYPE B BUFFER SHALL BE PLANTED ALONG COMMON LOT LINES THAT ARE CLEARED AND ARE DIRECTLY ADJACENT TO LOTS IN LOCHRIDGE.
10. THE PERIMETER OPEN SPACE SHALL BE AT LEAST 25 FT WIDE ALONG THE COMMON BOUNDARY WITH LOCHRIDGE.
11. INTERIOR SIDE YARD SETBACKS WILL BE A MINIMUM OF 4FT WIDE BUT WILL ALLOW EAVES AND OVERHANGS TO PENETRATE THE SETBACK.
12. RECREATION USES IN OPEN SPACE WILL INCLUDE AN 8FT WIDE PRIVATE GREENWAY TRAIL WITH SEATING AREAS LOCATED ALONG THE TRAIL. A PLAY-GROUND WITH SEATING AND A GAZEBO, A TOT LOT WITH SEATING, AND A CORN-HOLE COURT WITH SEATING. ADDTIONALLY, PER UDO 4.4.C, ALL TREE PRESERVA-TION AREAS WILL SERVE AS PASSIVE RECREATIONAL AREAS.

DIMENSIONAL STANDARDS

CD	UDO
Proposed lot width:	
35 ft internal lots	60
45ft corner lots	60
Proposed Setbacks:	
20 ft min. front yard along Avent Ferry Road	50
10 ft min. front yard along internal streets	20
20 ft. min. rear yard with no detached garage	15 from alley cl
5 ft. min. rear yard with a detached garage	15 from alley cl
4 ft. min. side yard allow for eaves/ roof overhangs penetration	10
10 ft. min. side corner	20
Proposed min. lot area: 4700 SF internal lots	none
5800 SF corner lots	none

All homeowner parking will be in the rear of the house accessed by a private alley that will be 20 ft of pavement (reverse crown) in a 25 ft private easement owned and managed by the HOA. Each home will have two designated parking places, either using parking pads, a garage, or a combination of both. Garage could be either attached or detached from the main home structure. Public street parking will be allowed as per UDO.

This project will be a single-family lot subdivision using public streets throughout. Conditions require a two-story minimum height.

2.5 " caliper trees will be planted along all public streets at a spacing of 35 ft on-center. The perimeter open space along Lochridge will not be less than 25 ft wide inclusive of a 10 ft wide Type B Buffer which shall be planted along common lot lines that are cleared and are directly adjacent to lots in Lochridge

PROJECT ARCHITECTURAL STANDARDS

These homes tend to be narrow but deep, meaning internal flow while maintaining a reasonable open floor plan is essential. These tend to have porches that extend across the face of the home while the majority of homeowner access is from the rear of the lot through the rear yard from the parking pad or garage. The yards are small and do not require a large amount of maintenance.

Vinyl siding shall be prohibited except for accent elements of the façade. If vinyl is used, it will be mid-grade 0.046 thickness.

House foundations shall show at least eighteen inches vertically of brick or stone veneer as seen from the public right of way.

All homes shall be a minimum of two stories and will have a minimum of 2100 SF of heated space.

PROJECT OPEN SPACE STANDARDS

The proposal has been designed as a Conservation Subdivision. The 40% open space will give opportunities to incorporate the tract's character while allowing for TND development.

The proposal has been designed as a Conservation Subdivision. The 40% open space will give opportunities to incorporate the character of the tract while allowing for the TND development and its supportive systems. As per UDO 4.4.C, passive recreation areas will also be considered in the Tree Protection Areas.

The designed open space can be used by all residents of the subdivision for exercise using the greenway. It also provides a setback/buffer from the adjacent tracts to minimize perceived changes to existing development. It will primarily be on the entire perimeter of the Project to make management of the larger-scale area to be efficient in the future. As per UDO 4.3.2.C.2.a the required SCMs will also be designed to complement the visuals of the overall open space.

The two tracts have a pronounced ridge running north and south. The proposed layout concentrates roads along the ridge line to attempt to minimize any large changes to their respective watersheds to accommodate the new development.

The HOA will maintain the perimeter open space.

PROJECT TRANSPORTATION

Project design shall have two new direct connections to Avent Ferry Rd. It also will include both Falling Stone Dr and River Ledge Dr from Lochridge will be extended by the developer through the Project. River Ledge Dr will be extended as close as possible to its boundary with the Jones Property.

Parking for homes will be accessed by private rear alleys.

There will be sidewalks on both sides of the public streets and a greenway with sitting areas contained in the open space of the neighborhood.

Internal street cross-section design will be as per Staff recommendation.

Avent Ferry Rd will be improved to its full width by the developer as per NCDOT regulations, the TIA and Town recommendations.

The Proposal shall include a letter specifically stating why there is no street connection to the north and south ends of the Project and requesting a hardship review. These include the North and South area surrounding the site are part of one approximate 13,000 AC single tract owned by Duke Power. The current proposal shows a street stub to the west to provide a required connection. Also, the FLUM shows the areas to be kept as "Natural Areas". Finally, the existing severe topography and wide floodplains in those areas limit the ability to extend future roads in those directions a mirroring nearby Lochridge and Bridgeberry.

PROJECT PUBLIC UTILITIES

As per Town standards and Staff recommendations:

The waterline currently in Avent Ferry Rd shall be extended across the frontage of the Project and be used to supply water to the Project.

Lochridge is currently served by two public pump stations. One on either side of Avent Ferry Rd. At this time, the Project design shows using access both pump stations. The Sewer Analysis Report was submitted separately and approved by the Staff.

Required Fire Flow Analysis Report has been completed and previously submitted to Staff for review. The developer will be responsible for items listed in the report.

Residential Allocation Priority Level 2

PROJECT LANDSCAPE STANDARDS

BUFFER PLANTINGS

The following describes the plantings along the perimeter of the Project:

Open Space/Buffer widths are shown on the attached Master plan. Existing vegetation will be the preferred state. However, when development requires trees to be removed, the following shall be used to replant using the width of the required buffer in that area.

All common boundary lines with the Lochridge Subdivision will be required to have a minimum 10' Type B Buffer. If left undisturbed, existing material will be protected. If an area is disturbed or if the tree preservation area does not meet the minimum requirements for a 10' Type B Buffer, then that area will be supplemented utilizing the typical 10' Type B Buffer as shown on the landscaping plans.

All common boundary lines with the Duke Power Property and the Jones Property will be required to have a minimum 5' Type A Buffer. If left undisturbed, existing material will be protected. If an area is disturbed or if the tree preservation area does not meet the minimum requirements for a 5' Type A Buffer, then that area will be supplemented utilizing the typical 5' Type A Buffer as shown on the landscaping plans.

Buffer Width/Type	Trees/100 LF	Shrubs/100 LF
5' Type A Buffer	2 Canopy Trees	5 Shrubs
10' Type B Buffer	3 Canopy Trees	10 Shrubs

STREET TREE PLANTINGS

Internal Streets	1 Canopy 2.5"Cal.Min. @ 35' OC
Avent Ferry Road	1 Canopy 2.5"Cal.Min. @ 35' OC
Avent Ferry Road Streetyard	4 Canopy 3.5"Cal.Min./5 Ornamental 1.5"CaL.Min

Street tree and Ornamental tree species will be selected from the Approved Town of Holly Springs List in the UDO Section 5.3.5.

PROJECT WATER RESOURCE MANAGEMENT

Residential Allocation Priority Level 2

Proposed Allocation Elements (2 required):

All SCMs will be designed as Vegetated Wetlands in lieu of wet ponds

10% of Specimen trees on site are to be preserved.

CONDITIONAL DISTRICT UDO MODIFICATIONS:

ITEM	UDO REQUIREMENT	CD PROPOSED
MAXIMUM GROSS DENSITY	3	2.8
MINIMUM LOT WIDTH AT SETBACK	60'	35' INTERNAL, 45' CORNER
MINIMUM FRONT SETBACK (AVENT FERRY)	50'	20'
MINIMUM FRONT SETBACK (INTERIOR)	20'	10'
MIN. REAR SETBACK WITH DETACHED GARAGE	15' FROM ALLEY CENTERLINE	5'
MIN. REAR SETBACK WITH NO DETACHED GARAGE	15' FROM ALLEY CENTERLINE	20'
MINIMUM SIDE SETBACK (INTERIOR)	10'	4', EAVES/OVERHANGS ALLOWED
MINIMUM SIDE SETBACK (CORNER)	20'	10'
MINIMUM LOT AREA	NO MIN. REQUIRED	4700 SF INTERNAL, 5800 SF CORNER
GUEST PARKING REQUIRED	NO MIN. REQUIRED	MIN. 20 SPACES PROVIDED
PERIMETER BUFFER ABUTTING LOCHRIDGE SUBDIVISION	MIN. 5' TYPE A	MIN. 10' TYPE B, MIN. 25' OPEN SPACE
RESIDENTIAL DWELLING MIN. SQUARE FOOTAGE	NO MIN. REQUIRED	MIN. 2100 SF HEATED SPACE
MIN. HEIGHT/MATERIAL OF HOUSE FOUNDATIONS	NO MIN. REQUIRED	18" BRICK OR STONE VENEER AS SEEN FROM PUBLIC R/W (FOUNDATION PLANTINGS REQUIRED PER UDO)
TYPE IV FAÇADE MATERIALS (VINYL)	PROHIBITED	VINYL PROHIBITED EXCEPT FOR ACCENT ELEMENTS, LIMITED TO 20% OF TOTAL FAÇADE AREA (MIN. 0.046 THICKNESS)

NORTH CAROLINA PROFESSIONAL SEAL 040881 ENGINEER THOMAS F. CRAVEN

MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS WAKE COUNTY, NORTH CAROLINA

SCALE:	NO SCALE
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

CONDITIONAL REZONING
DESIGN DETAILS

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES	

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # G1.00

SURVEY SYMBOL LEGEND

- ___ AC UNIT
- ___ BACK FLOW VALVE
- ___ BOLLARD
- ___ CABLE PEDESTAL
- ___ CABLE VAULT
- ___ CATCH BASIN
- ___ CLEAN OUT
- ___ COMMUNICATION BOX
- ___ CURB INLET
- ___ ELECTRIC BOX
- ___ ELECTRICAL VAULT
- ___ FIRE HYDRANT
- ___ FENCE LINE
- ___ FIBER OPTIC
- ___ FIBER OPTIC VAULT
- ___ FLARED END SECTION
- ___ GAS
- ___ GAS VALVE
- ___ GRATED INLET
- GW___ GUY WIRE
- IV___ IRRIGATION VALVE
- ___ LIGHT POLE
- OH___ OVERHANG
- OE___ OVERHEAD ELECTRIC
- RCP___ REINFORCED CONCRETE DRAINAGE PIPE
- (S)___ SEWER MANHOLE
- (D)___ STORM MANHOLE
- JB___ STORM JUNCTION BOX
- ___ SWAMP
- (T)___ TELEPHONE PEDESTAL
- (T)___ TELEPHONE MANHOLE
- ___ TEMPORARY BENCHMARK
- ___ TREE
- UE___ UNDERGROUND ELECTRIC
- UP___ UNDERGROUND POWER
- UT___ UNDERGROUND TELEPHONE
- ___ UTILITY POLE
- WL___ WATER LINE
- HB___ WATER LINE HOTBOX
- ___ WATER LINE MANHOLE
- ___ WATER METER
- ___ WATER VALVE
- W ___ WELL
- ___ YARD INLET

PROPERTY CORNERS

- ___ CONC MONUMENT SET
- ___ CONC MONUMENT FOUND
- ___ PROP CORNER FOUND
- ___ COMPUTED POINT
- ___ CONTROL CORNER
- ___ IRON PIPE SET
- IPF___ IRON PIPE FOUND

HATCH LEGEND

- TRASH/DEBRIS
- EXISTING RIPRAP

SURVEY LINETYPES

- PROPERTY LINE
- P/L NOT SURVEYED
- EASEMENT
- ADJOINER
- FL — FENCE LINE
- XSS — SANITARY SEWER
- XST — STORM SEWER
- UPL — UNDERGROUND POWER
- XFO — FIBER OPTIC/COMMUNICATION
- TS — TRAFFIC SIGNAL
- XWL — WATERLINE
- UT — UNDERGROUND TELEPHONE
- 100 YR FLOODPLAIN
- GUARD RAIL

EROSION CONTROL LEGEND

- SSF — SSF — SUPER SILT FENCE (SEE DETAIL SHEET)
- SILT FENCE (SEE DETAIL SHEET)
- TP — TP — TREE PROTECTION FENCE
- SF — TP — COMBO TREE PROTECTION & SILT FENCE
- TEMPORARY DIVERSION SWALE
- DL — DL — DISTURBED LIMITS
- DRAINAGE BASIN BOUNDARY
- SILT FENCE OUTLET
- STONE/WIRE INLET PROTECTION (SEE DETAIL SHEET)
- PLUNGE POOL / SCOUR BASIN
- WATTLE (INLET PROTECTION)
- ROCK/CHECK DAM
- WATTLE (SLOPE PROTECTION)
- STONE CONSTRUCTION ENTRANCE
- FES WITH A VELOCITY REDUCTION RIP RAP PAD
- TEMPORARY STREAM CROSSING
- TEMPORARY SEDIMENT BASIN

OTHER LINETYPES

- FEMA FLOODWAY
- FEMA 100 YEAR FLOODPLAIN
- STREAM BUFFER

HATCH LEGEND

- PU,DE = PUBLIC DRAINAGE EASEMENT
- PR,DE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- 25 PERIMETER OPEN SPACE BUFFER
- 10 TYPE B / 5 TYPE A — PLANTING BUFFER
- WETLANDS

UTILITY SYMBOL LEGEND

- ___FES___ FLARED END SECTION
- ___HW___ HEADWALL
- ___CB___ NCDOT CATCH BASIN
- ___CI___ OPEN THROATED CURB INLET
- ___STMH___ STORM MANHOLE
- ___YI___ YARD INLET
- ___GI___ GRATED INLET
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL
- ___FH___ FIRE HYDRANT
- ___GV___ GATE VALVE
- ___BO___ BLOW OFF & GATE VALVE
- ___WM___ WATER SERVICE
- WATER MAIN
- ___MH___ SEWER MANHOLE
- ___CO___ SEWER SERVICE
- SEWER MAIN
- ___SCM___ STORMWATER MANGEMENT AREA
- UTILITY EASEMENT LINETYPE

STANDARD ABBREVIATIONS LEGEND

SITE PLANNING AND UTILITIES

- BOC — BACK OF CURB
- CB — CATCH BASIN (NCDOT INLET)
- CI — CURB INLET (TOWN INLET)
- COSBSE — TOWN OF HOLLY SPRINGS SANITARY SEWER EASEMENT
- COSWE — TOWN OF HOLLY SPRINGS WATER EASEMENT
- FH — FIRE HYDRANT
- GI — GRATE INLET (GRATE ONLY)
- GV — GATE VALVE
- LI — LANDSCAPE INLET (FOR MINOR DRAINAGE)
- MH — MANHOLE
- NRRSB — NEUSE RIVER RIPARIAN BUFFER
- PR,DE — PRIVATE DRAINAGE EASEMENT
- PU,DE — PUBLIC DRAINAGE EASEMENT
- RIM — TOP OF GRATE AT OPENING
- ROW — RIGHT OF WAY
- SC — STANDARD CURB
- SDE — SIGHT DISTANCE EASEMENT
- SDE — SIGHT DISTANCE EASEMENT
- SDT — SIGHT DISTANCE TRIANGLE
- SL — SEWER LINE
- SW — SIDEWALK
- TCE — TREE CONSERVATION AREA
- TOC — TOP OF CURB
- TOP — TOP OF STRUCTURE (TOP OF CURB OR LID)
- TSA — TREE SAVE AREA
- VC — VALLEY CURB
- WCA — WOODED CONSERVATION AREA
- WL — WATER LINE
- YI — YARD INLET

EROSION CONTROL AND GRADING

- BW — BOTTOM OF WALL
- DL — DISTURBED LIMITS
- TW — TOP OF WALL

JURISDICTIONS

- TOHS — TOWN OF HOLLY SPRINGS
- NCDEQ — NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY
- NCDOT — NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SITE SAFETY, INCLUDING BUT NOT LIMITED TO TRENCH SAFETY, DURING ALL PHASES OF CONSTRUCTION.
2. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (ULOCO) AT 1-800-632-4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
3. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. ALL PROPOSED UTILITIES ON-SITE SHALL BE UNDERGROUND AND ALL EXISTING ON-SITE POWER LINES WILL BE PLACED UNDERGROUND.
4. ALL INSPECTIONS ON PUBLIC STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES,' AND AS FURTHER DIRECTED BY LOCAL AND STATE INSPECTORS.
5. THE TOWN OF HOLLY SPRINGS SHALL BE NOTIFIED OF ANY LANE CLOSURE REQUESTS AT LEAST 72 HOURS IN ADVANCE.
6. ALL MANUFACTURERS PRODUCTS SPECIFIED IN THESE PLANS OR USED AS APPROVED ALTERNATES SHALL BE INSTALLED PER THE MANUFACTURERS CURRENT SPECIFICATIONS.
7. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTANCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTORS RISK.
8. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE TOWN OF HOLLY SPRINGS, ENGINEER, AND OWNER.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
10. THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS, AND WIRE UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES.
11. ROADWAYS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.
12. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THE OVERALL DEVELOPMENT ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
13. NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE FOR THIS PROPERTY. THIS PLAN MAY NOT SHOW ALL ENCUMBRANCES OR EASEMENTS THAT A TITLE SEARCH MAY DISCLOSE.
14. ALL PRIVATE STORM DRAINAGE EASEMENTS & STORMWATER MEASURES WILL BE MAINTAINED BY THE OWNERS ASSOCIATION.
15. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (B-B), FACE OF CURB (F-F), OR EDGE OF PAVEMENT (EOP) ON NON-CURB AND GUTTER STREETS UNLESS OTHERWISE NOTED.
16. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.
17. ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS, DWQ, NCDENR, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
18. HORIZONTAL RELATION OF WATER MAINS TO SEWERS: LATERAL SEPARATION OF SEWERS AND WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION - - IN WHICH CASE.

    THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN AND THERE IS A MINIMUM 3 FEET OF HORIZONTAL SEPARATION FROM THE CLOSEST EDGES OF THE PIPES.

19. VERTICAL RELATION OF WATER MAINS TO SEWERS CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION -- IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS.

    CROSSING A WATER MAIN UNDER A SEWER:
    WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN
    STANDARDS A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

20. VERTICAL RELATION OF SANITARY SEWER MAINS TO STORM SEWER WHEN A SANITARY SEWER IS CROSSING OVER OR UNDER A STORM SEWER, A VERTICAL SEPARATION OF 24 INCHES SHALL BE MAINTAINED UNLESS BOTH LINES ARE OF A FERROUS MATERIAL, ENCASED IN CONCRETE, OR VOID SPACE FILLED WITH CONCRETE. PER TOWN OF HOLLY SPRINGS STANDARDS.
21. GENERAL VERTICAL CLEARANCE WHEN OTHER UNDERGROUND UTILITIES ARE ENCOUNTERED, 18 INCHES OF SEPARATION SHALL BE MAINTAINED.
22. SEWER SERVICES:
    TYPICAL SEWER SERVICE TO EACH LOT IS TO BE 4' PVC. BACKWATER VALVES TO BE INSTALLED AS REQUIRED. ALL SERVICES TO MEET
    THE APPLICABLE NC PLUMBING CODE.
23. WATER SERVICE TYPICAL WATER SERVICE TO EACH LOT TO BE AS SHOWN ON THE PLANS.
24. EXISTING UTILITIES EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
25. ALL PRIVATE STORM SEWER LINES TO BE LOCATED WITHIN A PRIVATE DRAINAGE EASEMENT.
26. CURB, GUTTER, AND PAVEMENT TO BE FIELD ADJUSTED AS REQUIRED TO PROVIDE ADEQUATE DRAINAGE AND TO PREVENT ANY PONDING OF WATER.
27. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF HOLLY SPRINGS .
28. CONTRACTOR RESPONSIBLE FOR COORDINATING FRANCHISE UTILITIES AND OTHER SERVICES (I.E. GAS, ELECTRIC, CABLE, PHONE, MAIL, WASTE COLLECTION, ETC.).
29. CONTRACTOR RESPONSIBLE FOR COORDINATING LOCATION, SIZE, AND INSTALLATIONS OF SLEEVES REQUIRED FOR OTHER UTILITY INSTALLATION INCLUDING, BUT NOT LIMITED TO ELECTRIC, PHONE, CABLE, GAS, IRRIGATION, ETC
30. CURB RAMPS SHALL BE LOCATED AND INSTALLED PER THE TOWN OF HOLLY SPRINGS LATEST DETAILS. CONTRACTOR SHALL CONFIRM LOCATIONS, GRADE AND DETAILS WITH THE LOCAL INSPECTOR PRIOR TO PLACING CONCRETE.

STORM DRAINAGE

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE INSPECTOR SHALL INSPECT ALL PUBLIC AND PRIVATE CONSTRUCTION. THE CONTRACTORS BID PRICE SHALL INCLUDE ALL INSPECTION FEES. THE TOWN OF HOLLY SPRINGS IS RESPONSIBLE FOR INSPECTION OF PUBLIC DRAINAGE EASEMENTS. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STORM DRAINAGE EASEMENTS.
4. ALL RCP SEWER MAINS AND LATERALS SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE OR PER TOWN STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. CLASS IV/V RCP TO BE USED IF INDICATED.
5. WHERE PROPOSED STORM SEWER PIPING TIE TO EXISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL FIELD ADJUST PROPOSED STORM SEWERS AS REQUIRED TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.
6. SEE CURRENT TOWN OF HOLLY SPRINGS UDO FOR ADDITIONAL NOTES AND DETAILS.
7. ALL CONCRETE CURB INLETS TO BE NCDOT 300.01 AND PAVED AS SHOWN ON PLANS, EXCEPT AS NOTED ON PLANS.
8. ALL STORM SEWER 15" AND GREATER IS TO BE RCP. ALL 8'-12' PIPE IS TO BE HDPE. 8'-12' PIPES THROUGH OR UNDER RET. WALLS SHALL TAKE PLACE THROUGH 15' RCP SLEEVE.
9. TOP ELEVATIONS OF STORM DRAINAGE INLETS IN GRASSED AND LANDSCAPED AREAS SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE INTO THE INLET BASED ON THE FINISHED GRADES AROUND IT. TOP ELEVATIONS ON THE PLANS ARE GIVEN FOR GENERAL INFORMATION ONLY

HDPE PIPE NOTES, DESIGN CRITERIA, AND INSTALLATION:

1. INSTALLATION OF HDPE PIPE SHALL ADHERE TO DESIGN CRITERIA STANDARDS. PIPE MATERIAL SHALL MEET THE PRODUCT SPECIFICATIONS OF ASTM F667 AND SHALL HAVE A SMOOTH INTERIOR, PIPE JOINTS SHALL CONSIST OF AN INTEGRAL BELL AND SPIGOT TYPE JOINT WITH 'A' RING RUBBER GASKET MEETING ASTM F477 PLACED ON THE SPIGOT END.
2. AT LEAST TWO (2) CORRUGATIONS OF THE SPIGOT END MUST INSERT IN THE BELL END. INSTALLATION SHALL ADHERE TO THE SPECIFICATION OF ASTM D2321 AND CERTIFIED BY AN ENGINEER. HDPE PIPE, 24" OR UNDER MAY BE USED UNDER PAVEMENT OR CURB AND GUTTER.
3. ALL HDPE TO BE ADS N-12 ST IB PIPE (PER ASTM F2648) SPECIFICATION (OR APPROVED EQUAL)
4. SCOPE: THIS SPECIFICATION DESCRIBES 4- THROUGH 60-INCH (100 TO 1500 MM) ADS N-12 ST IB PIPE (PER ASTM F2648) FOR
5. USE IN GRAVITY-FLOW LAND DRAINAGE APPLICATIONS.
6. PIPE REQUIREMENTS: ADS N-12 ST IB PIPE (PER ASTM F2648) SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS.
7. 4-INCH THROUGH 60-INCH (100 TO 1500 MM) SHALL MEET ASTM F2648.
8. MANNING'S N VALUE FOR USE IN DESIGN SHALL BE 0.012.
9. JOINT PERFORMANCE: PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING ASTM F2648. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT SUPPLIED BY THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY.
10. FITTINGS: FITTINGS SHALL CONFORM TO ASTM F 2306. BELL AND SPIGOT CONNECTIONS SHALL UTILIZE A BUN-ON OR WELDED BELL AND VALLEY OR SADDLE GASKET MEETING THE SOIL-TIGHT JOINT PERFORMANCE REQUIREMENTS OF ASTM F 2306.
11. MATERIAL PROPERTIES: MATERIAL FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH DENSITYPOLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4-THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12-THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. THE DESIGN ENGINEER SHALL VERIFY COMPATIBILITY WITH OVERALL SYSTEMINCLUDING STRUCTURAL, HYDRAULIC, MATERIAL AND INSTALLATION REQUIREMENTS FOR A GIVEN APPLICATION.
12. INSTALLATION: INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 AND ADS'S PUBLISHED INSTALLATION GUIDELINES, WITH THE EXCEPTION THAT MINIMUM COVER IN TRAFFICKED AREAS FOR 4- THROUGH 48-INCH (100 TO 1200 MM) DIAMETERS SHALL BE ONE FOOT, (0.3 M) AND FOR 60-INCH (1500 MM) DIAMETERS, THE MINIMUM COVER SHALL BE 2 FT. (0.6 M) IN SINGLE RUN APPLICATIONS. BACKFILL FOR MINIMUM COVER SITUATIONS SHALL CONSIST OF CLASS 1 (COMPACTED), OR CLASS 2 (MINIMUM 90% SPD) MATERIAL. MAXIMUM FILL HEIGHTS DEPEND ON EMBEDMENT MATERIAL AND COMPACTION LEVEL; PLEASE REFER TO TECHNICAL NOTE 2.02. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT OUR WEBSITE AT WWW.ADS-PIPE.COM FOR A COPY OF THE LATEST INSTALLATION GUIDELINES.
13. (HDPE SPECIFICATIONS FROM ADS WEBSITE)

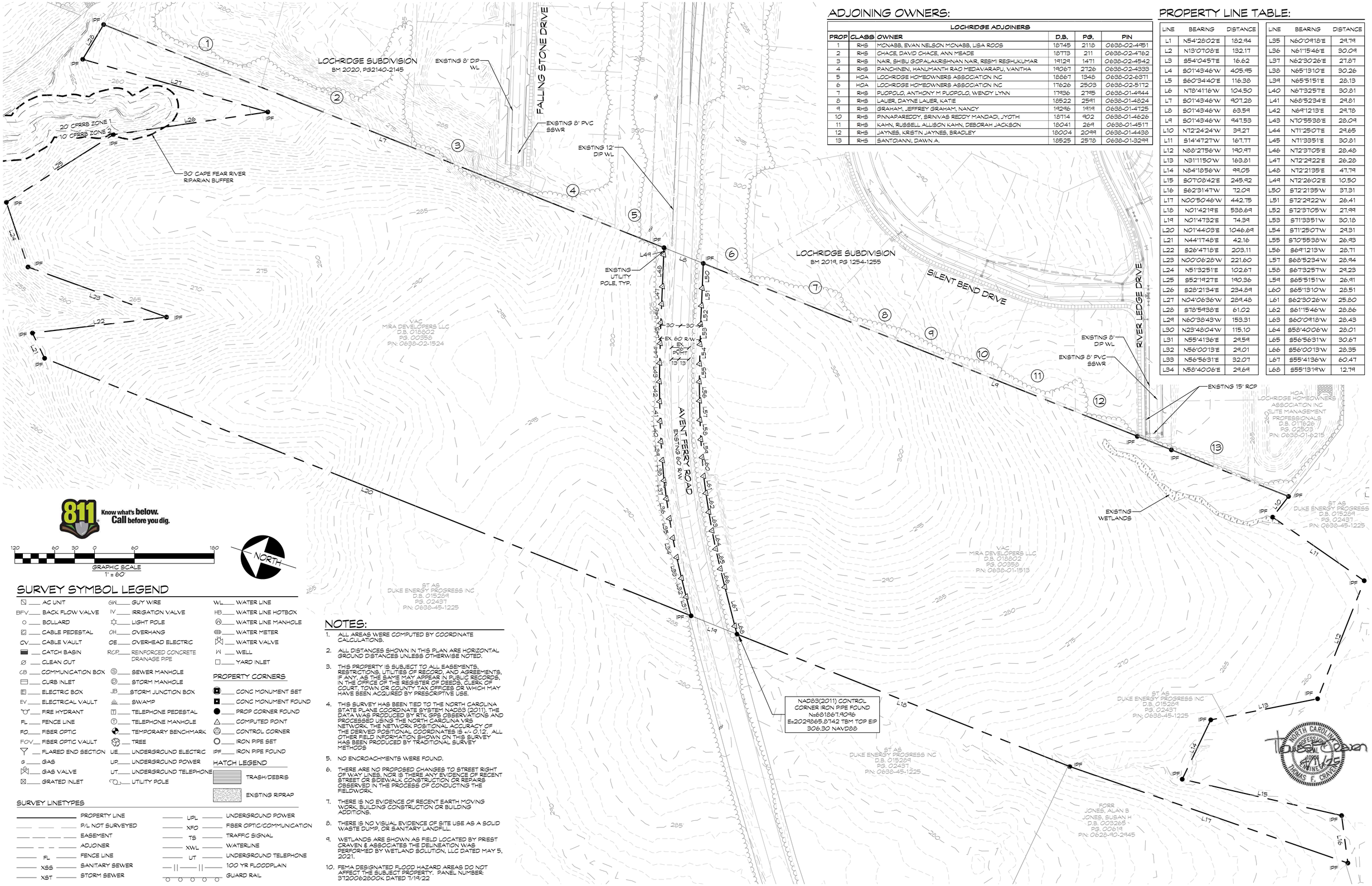
GRADING:

1. REFER TO SITE CONSTRUCTION PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION. PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO INSTALLATION OF MEASURES.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
3. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. FIELD ADJUSTMENTS TO BE MADE BY CONTRACTOR AS REQUIRED TO MAINTAIN ADEQUATE POSITIVE DRAINAGE THROUGHOUT PROJECT. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM SILT FENCES, DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
4. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
5. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
6. ALL MATERIALS USED FOR ALL FILLING OPERATIONS SHALL BE PLACED AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER.
7. TOP OF WALL (TW) AND BOTTOM OF WALL (BW) GRADES SHOWN ON THESE PLANS REPRESENT FINISHED GROUND ADJACENT TO WALL. THE RETAINING WALL DESIGNER/CONTRACTOR SHALL PROVIDE ADDITIONAL WALL HEIGHT AS NECESSARY FOR FOOTINGS AND CAP BLOCKS.
8. ALL DEMOLITION DEBRIS SHALL BE HAULED OFF-SITE AS DIRECTED BY THE OWNER AND PROPERLY DISPOSED OF.
9. NO TREE WITHIN THE TREE PROTECTION AREA SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE TOWN. MINIMUM TREE PROTECTION AREA REQUIREMENTS FOR THE CRITICAL ROOT ZONE (CRZ) OF THE TREE OR TREES AT THE OUTER EDGES OF THE TREE SAVE AREA SHALL CONSTITUTE THE LIMITS OF CONSTRUCTION FOR THE PURPOSES OF THIS SUB-SECTION. THE CRZ IS THE CIRCULAR AREA OF GROUND SURROUNDING A TREE EXTENDING FROM THE CENTER OF TREE TO THE GREATER OF:
    1. 1.5 FEET PER CALIPER INCH DBH OF THE TREE,
    2. THE DRIPLINE (FURTHEST EXTENT OF TREE CANOPY) OF THE TREE, OR
    3. 6 FEET.

    IF ANY TREE(S) USED FOR PRESERVATION CREDIT IS IMPROPERLY PROTECTED OR DETERMINED TO BE HAZARDOUS, THE ADMINISTRATOR MAY REQUIRE NEW TREES BE PLANTED EQUAL TO THE NUMBER OF CREDIT TREES.
10. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS COMPLETE.
11. BUILDING PAD AND PAVING SUB GRADE INFORMATION TO BE PER GEOTECHNICAL ENGINNEERS RECOMMENDATION AND DIRECTION.
12. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES ARE TO BE USED IN CASE OF DISCREPANCY.
13. WHERE FILL IS TO BE PLACED ON EXISTING SLOPES STEEPER THAN 4:1, CONTRACTOR SHALL EXCAVATE BENCHES WITH A MAXIMUM DEPTH OF 3'.
14. THE CONTRACTOR SHALL STABILIZE ALL SLOPES STEEPER THAN 3:1 WITH MEASURES INDICATED WITHIN THESE PLANS.
15. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS.
16. THE CONTRACTOR SHALL NOTE THAT THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED UNDER THE OBSERVATION OF A QUALIFIED LICENSED GEOTECHNICAL ENGINEER. AFTER COMPLETION OF THE EARTHWORK ACTIVITIES IT IS REQUESTED THAT THE OWNER, BE PROVIDED A FINAL GRADING REPORT THAT INCLUDES THE CORRESPONDING COMPACTIONS TEST RESULTS AND CERTIFIES THE TYPE OF FILL MATERIAL AND ITS PROPER PLACEMENT.

EMBANKMENT CONSTRUCTION PROCEDURES AND REQUIREMENTS

1. NO WORK SHALL TAKE PLACE ON THE DAM WITHOUT COORDINATING THE OBSERVATION AND TESTING OF THE PROJECT GEOTECHNICAL ENGINEER. ALL SOIL MATERIALS ARE TO BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INCORPORATION INTO THE EMBANKMENT.
2. INSTALL EROSION CONTROL DEVICES PER THE PLAN, CALL FOR INSPECTION AND OBTAIN CERTIFICATE OF COMPLIANCE.
3. CUT ALL TREES AND REMOVE ALL EXISTING VEGETATION FROM THE EMBANKMENT SITE.
4. GRUB ALL TREE STUMPS, REMOVE ALL ROOT MAT, TOPSOIL, ORGANICS, POCKETS OF LOOSE SAND, GRAVEL, AND ANY UNSUITABLE MATERIAL FOUND ALONG THE EMBANKMENT SITE.
5. THE CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES AS NECESSARY TO PROTECT THE AREA OF CONSTRUCTION FROM STREAM FLOW AND STORMWATER RUNOFF.
6. EXCAVATE, BACKFILL AND COMPACT THE CUT OFF TRENCH PER THE PLANS AND DIRECTION OF THE GEOTECHNICAL ENGINEER.
7. THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE BOTTOM WIDTH SHALL BE A MINIMUM OF 5 FEET. THE DEPTH SHALL BE AT LEAST FOUR FEET BELOW THE EXISTING GRADE, OR BOTTOM OF ANY PROPOSED TRENCH OR EXCAVATION WHICHEVER IS DEEPER OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.
8. INSTALL OUTLET STRUCTURE AS INDICATED ON THE PLAN.
9. RISER STRUCTURE IN ZONE TO BE PROVIDED WITH 12" ON CENTER INSIDE OF THE RISER. SEE NCDOT 840.66
10. NO HEAVY EQUIPMENT CAN PASS OVER CAST-IN PLACE STRUCTURES UNTIL ADEQUATE CURING TIME HAS ELAPSED.
11. REMOVE ANY LOOSE OR SOFT, WET SOILS FROM THE AREA AND BACKFILL. ALL VISIBLE ORGANIC DEBRIS SUCH AS ROOTS AND LIMBS SHALL BE REMOVED FROM THE FILL MATERIAL PRIOR TO COMPACTION TO THE REQUIRED DENSITY. SOILS WITH ORGANIC MATTER CONTENT EXCEEDING 5% BY WEIGHT SHALL NOT BE USED. STONES GREATER THAN 3-INCHES SHALL BE REMOVED FROM FILL PRIOR TO COMPACTION.
12. FOUNDATION AREAS MAY REQUIRE UNDERCUTTING OF COMPRESSIBLE AND/OR UNSUITABLE SOILS IN ADDITION TO THAT INDICATED ON THE PLANS. ALL SUCH UNDERCUTTING SHALL BE PERFORMED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND SHALL BE MONITORED AND DOCUMENTED. NO PORTIONS OF THE FOUNDATION SOILS MAY BE STABILIZED WITH CRUSHED STONE.
13. PLACE EMBANKMENT MATERIAL IN 6 INCH LOOSE LIFTS AND COMPACT TO A DENSITY OF AT LEAST 95% STANDARD PROCTOR. COMPACTION TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER AT LOCATIONS AND FREQUENCY TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER BASED ON THEIR JUDGMENT AND EXPERIENCE. SCARIFY EACH LIFT TO FORM A GOOD BOND WITH THE NEXT LIFT. THE MOISTURE CONTENT SHALL BE WITHIN 2% OF OPTIMUM MOISTURE. TESTS FOR PERCENT COMPACTION OF THE PLACED FILL IN THE DAM MUST BE PERFORMED AS QUALITY CONTROL FOR THE CONSTRUCTION OF THE DAM. CONTRACTOR SHALL COORDINATE SO THAT THESE TESTS CAN BE DONE. ALL PORTIONS NOT CONFORMING TO THE SPECIFIED DEGREE OF COMPACTION SHALL BE REWORKED OR REBUILT. ALL PORTIONS MUST ACHIEVE SPECIFIED MINIMUM DEGREE OF COMPACTION.
14. THE EMBANKMENT FILL SHALL BE SLIGHTLY SLOPED TOWARD DOWNSTREAM TO PROMOTE THE DRAINAGE OF SURFACE WATER DURING CONSTRUCTION.
15. THE SURFACE OF THE EMBANKMENT SHALL BE SEALED OFF WITH A SMOOTH DRUM ROLLER PRIOR TO ANY PROLONGED DELAY SUCH AS AT THE END OF THE WEEK OR BEFORE A FORECASTED STORM. SCARIFY THE SMOOTH SURFACE BEFORE PLACING THE NEXT LIFT.
16. ANY EMBANKMENT FILL MATERIAL THAT IS FROZEN OR SOFTENED BY SURFACE WATER OR ICE SHALL BE REMOVED PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
17. ANY COMPACTION WITHIN THREE FEET FROM THE CONCRETE WALLS AND OTHER STRUCTURES SHALL BE PERFORMED BY A PORTABLE COMPACTER TO AVOID DAMAGE TO THE STRUCTURE. THE MAXIMUM LOOSE LIFT THICKNESS SHALL BE 4 INCHES, AND MINIMUM COMPACTION SHALL BE TO 95% STANDARD PROCTOR. COMPACTION TESTING FREQUENCY SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
18. FILL ADJACENT TO THE RISER AND PRINCIPAL SPILLWAY PIPE SHALL BE PLACED SO THAT LIFTS ARE THE SAME LEVEL ON BOTH SIDES OF THE STRUCTURES.
19. EARTHWORK COMPACTION WITHIN 3-FEET OF ANY STRUCTURES SHALL BE ACCOMP



ADJOINING OWNERS:

LOCHRIDGE ADJOINERS					
PROP	CLASS	OWNER	D.B.	PG.	PIN
1	RHS	MCNABB, EVAN NELSON MCNABB, LISA ROOS	18745	2118	0638-02-4951
2	RHS	CHACE, DAVID CHACE, ANN MEADE	18713	211	0638-02-4762
3	RHS	NAIR, SHIBU GOPALAKRISHNAN NAIR, RESMI REGHUKUMAR	19129	1471	0638-02-4542
4	RHS	PANCHINENI, HANUMANTH RAO MEDAVARAPU, VANITHA	19067	2726	0638-02-4333
5	HOA	LOCHRIDGE HOMEOWNERS ASSOCIATION INC	18867	1348	0638-02-6371
6	HOA	LOCHRIDGE HOMEOWNERS ASSOCIATION INC	17626	2503	0638-02-5172
7	RHS	PUOPOLO, ANTHONY M PUOPOLO, WENDY LYNN	17936	2795	0638-01-4944
8	RHS	LAUER, DAYNE LAUER, KATIE	18522	2591	0638-01-4824
9	RHS	GRAHAM, JEFFREY GRAHAM, NANCY	19246	1919	0638-01-4725
10	RHS	PINNAPAREDDY, SRINIVAS REDDY MANDADI, JYOTHI	18714	902	0638-01-4626
11	RHS	KAHN, RUSSELL ALLISON KAHN, DEBORAH JACKSON	18041	269	0638-01-4517
12	RHS	JAYNES, KRISTIN JAYNES, BRADLEY	18004	2099	0638-01-4438
13	RHS	SANTOIANNI, DAWN A.	18525	2578	0638-01-3299

PROPERTY LINE TABLE:

LINE	BEARING	DISTANCE
L1	N54°28'02"E	182.84
L2	N13°07'08"E	132.17
L3	S54°04'57"E	16.62
L4	S01°43'46"W	405.95
L5	S60°34'40"E	116.38
L6	N78°41'16"W	104.50
L7	S01°43'46"W	907.28
L8	S01°43'46"W	63.59
L9	S01°43'46"W	947.53
L10	N72°24'24"W	34.27
L11	S14°47'27"W	167.77
L12	N88°27'56"W	190.97
L13	N31°11'50"W	163.81
L14	N84°18'56"W	99.05
L15	S07°08'42"E	245.92
L16	S62°31'47"W	72.09
L17	N00°50'46"W	442.75
L18	N01°42'19"E	538.69
L19	N01°47'32"E	74.39
L20	N01°44'03"E	1046.69
L21	N44°11'48"E	42.16
L22	S26°47'18"E	203.11
L23	N00°06'28"W	221.60
L24	N51°32'51"E	102.67
L25	S52°19'27"E	190.36
L26	S28°21'34"E	234.84
L27	N04°06'36"W	289.48
L28	S78°59'38"E	61.02
L29	N60°38'43"W	153.31
L30	N23°48'04"W	115.10
L31	N55°41'36"E	29.59
L32	N56°00'13"E	29.01
L33	N56°56'31"E	32.07
L34	N58°40'06"E	29.69

LINE	BEARING	DISTANCE
L35	N60°09'18"E	29.79
L36	N61°15'46"E	30.09
L37	N62°30'26"E	27.87
L38	N65°13'10"E	30.26
L39	N65°51'51"E	28.13
L40	N67°32'57"E	30.81
L41	N68°52'34"E	29.81
L42	N69°12'13"E	29.78
L43	N70°55'38"E	28.09
L44	N71°25'07"E	29.65
L45	N71°33'51"E	30.81
L46	N72°37'05"E	28.48
L47	N72°29'22"E	26.28
L48	N72°21'35"E	47.79
L49	N72°26'02"E	10.50
L50	S72°21'35"W	37.31
L51	S72°29'22"W	26.41
L52	S72°37'05"W	27.99
L53	S71°33'51"W	30.18
L54	S71°25'07"W	29.31
L55	S70°55'38"W	26.93
L56	S69°12'13"W	28.71
L57	S68°52'34"W	28.94
L58	S67°32'57"W	29.23
L59	S65°51'51"W	26.91
L60	S65°13'10"W	28.51
L61	S62°30'26"W	25.80
L62	S61°15'46"W	28.86
L63	S60°09'18"W	28.43
L64	S58°40'06"W	28.01
L65	S56°56'31"W	30.67
L66	S56°00'13"W	28.35
L67	S55°41'36"W	60.47
L68	S55°13'19"W	12.79

811 Know what's below. Call before you dig.

GRAPHIC SCALE
1" = 60'
120 60 30 0 60 180

NORTH

SURVEY SYMBOL LEGEND

- AC UNIT
- BFV — BACK FLOW VALVE
- BOLLARD
- CABLE PEDESTAL
- CV — CABLE VAULT
- CATCH BASIN
- CLEAN OUT
- CB — COMMUNICATION BOX
- CURB INLET
- ELECTRIC BOX
- EV — ELECTRICAL VAULT
- FIRE HYDRANT
- FL — FENCE LINE
- FO — FIBER OPTIC
- FOV — FIBER OPTIC VAULT
- FLARED END SECTION
- G — GAS
- GAS VALVE
- GRATED INLET
- GW — GUY WIRE
- IV — IRRIGATION VALVE
- LIGHT POLE
- OH — OVERHANG
- OE — OVERHEAD ELECTRIC
- RCP — REINFORCED CONCRETE DRAINAGE PIPE
- SEWER MANHOLE
- STORM MANHOLE
- JB — STORM JUNCTION BOX
- SWAMP
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TEMPORARY BENCHMARK
- TREE
- UE — UNDERGROUND ELECTRIC
- UP — UNDERGROUND POWER
- UT — UNDERGROUND TELEPHONE
- UTILITY POLE
- WL — WATER LINE
- HB — WATER LINE HOTBOX
- WATER LINE MANHOLE
- WATER METER
- WATER VALVE
- W — WELL
- YARD INLET

PROPERTY CORNERS

- CONC MONUMENT SET
- CONC MONUMENT FOUND
- PROP CORNER FOUND
- COMPUTED POINT
- CONTROL CORNER
- IRON PIPE SET
- IPF — IRON PIPE FOUND

HATCH LEGEND

- TRASH/DEBRIS
- EXISTING RIPRAP

SURVEY LINETYPES

- PROPERTY LINE
- P/L NOT SURVEYED
- EASEMENT
- ADJOINER
- FL — FENCE LINE
- XSS — SANITARY SEWER
- XST — STORM SEWER
- UPL — UNDERGROUND POWER
- XFO — FIBER OPTIC/COMMUNICATION
- TS — TRAFFIC SIGNAL
- XWL — WATERLINE
- UT — UNDERGROUND TELEPHONE
- 100 YR FLOODPLAIN
- GUARD RAIL

NOTES:

1. ALL AREAS WERE COMPUTED BY COORDINATE CALCULATIONS.
2. ALL DISTANCES SHOWN IN THIS PLAN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, UTILITIES OF RECORD, AND AGREEMENTS, IF ANY, AS THE SAME MAY APPEAR IN PUBLIC RECORDS, IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
4. THIS SURVEY HAS BEEN TIED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83 (2011). THE DATA WAS PRODUCED BY RTK GPS OBSERVATIONS AND PROCESSED USING THE NORTH CAROLINA VRS NETWORK. THE NETWORK POSITIONAL ACCURACY OF THE DERIVED POSITIONAL COORDINATES IS +/- 0.12'. ALL OTHER FIELD INFORMATION SHOWN ON THIS SURVEY HAS BEEN PRODUCED BY TRADITIONAL SURVEY METHODS
5. NO ENCROACHMENTS WERE FOUND.
6. THERE ARE NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR IS THERE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
8. THERE IS NO VISUAL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, OR SANITARY LANDFILL.
9. WETLANDS ARE SHOWN AS FIELD LOCATED BY PRIEST CRAVEN & ASSOCIATES THE DELINEATION WAS PERFORMED BY WETLAND SOLUTION, LLC DATED MAY 5, 2021.
10. FEMA DESIGNATED FLOOD HAZARD AREAS DO NOT AFFECT THE SUBJECT PROPERTY. PANEL NUMBER: 3720062800K DATED 7/19/22

NORTH CAROLINA PROFESSIONAL SEAL L-4066 SURVEYOR THOMAS F. CRAVEN

MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

EXISTING CONDITIONS

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES	

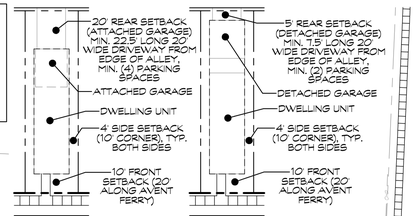
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C1.00

F:\SHARED\ENGINEERING\2022-010.001 MIRA RIDGE - HOLLY SPRINGS\DRAWINGS\SHEET FILES\PRELIMINARY\C1.00-PRE EX COND PLAN.DWG , Apr 10, 2025 - 3:03 PM

SETBACK TABLE:

20 FT MINIMUM FRONT YARD, AVENT FERRY ROAD
10 FT MINIMUM FRONT YARD, INTERNAL STREETS
20 FT. MINIMUM REAR YARD WITH NO DETACHED GARAGE
5 FT. MINIMUM REAR YARD WITH A DETACHED GARAGE
4 FT. SIDEYARD BUT ALLOWING FOR EAVES AND ROOF OVERHANGS TO PENETRATE.
10 FT. SIDE CORNER



REAR LOADED UNIT SETBACK AND PARKING DETAIL

NOT TO SCALE

CLUSTER MAIL BOX STANDARDS

PER UDO 3.4.3
APPEARANCE STANDARDS (20 OR MORE RECEPTACLES). AN INDIVIDUAL CLUSTER MAILBOX UNIT OR COMBINATION OF CLUSTER MAILBOX UNITS LOCATED WITHIN THE SAME AREA CONTAINING 20OR MORE MAIL RECEPTACLES SHALL BE SUBJECT TO THE FOLLOW APPEARANCES STANDARDS:

A. SHALL BE BUILT INTO A WALL AS PART OF A BUILDING FACADE, OR

B. SHALL BE FREESTANDING AND SHALL BE CONSTRUCTED WITH THE FOLLOWING DESIGN AND APPEARANCE REQUIREMENTS:

I. PRIMARY BUILDING MATERIAL SHALL BE CONSISTENT WITH THE STYLE OF THE DEVELOPMENT OR PROJECT;

II. SETS ON A DECORATIVE PEDESTAL OR IS FIXED TO TWO DECORATIVE POSTS;

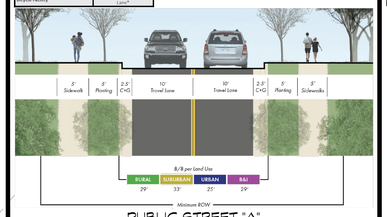
III. DESIGNED AS AN ARCHITECTURAL FEATURE TO CREATE IDENTITY OF THE PROJECT OR SUBDIVISION; AND

IV. PROVIDES FOUNDATION LANDSCAPING AROUND THE BASE OF THE STRUCTURE PER THE REQUIREMENT OF SECTION 5.3.4 OF THIS UDO.

Design Elements	Element Included	
Right-of-Way (ROW)	No	109'
Back of Curb to Back of Curb (B/B)	Yes	66.5'
Travel Lanes	4 Lanes	11'
Center Turn Lane	No	-
Median	Yes	17.5'
Curb and Gutter (C+G)	2 Sides	2.5'
Paved Shoulder	No	-
Planting	2 Sides	6'
On-Street Parking	No	-
Sidepath	0-2 Sides*	10'
Sidewalk	0-2 Sides*	6'
Bicycle Facility	No	-

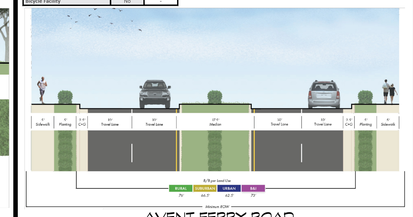
NOTE:
THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

MINIMUM PAVEMENT DESIGN (PER TOHS DETAILS):
1½" I9.5B
1½" I9.5C
8" ABC
8" AGGR. BASE COURSE

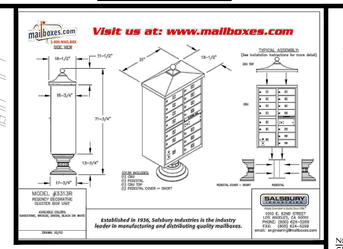


PUBLIC STREET "A"

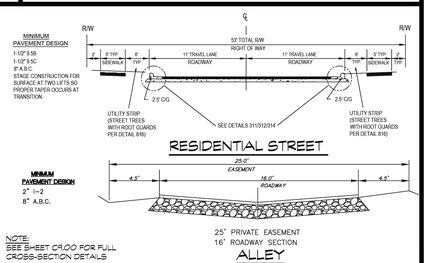
Design Elements	Element Included	
Right-of-Way (ROW)	No	109'
Back of Curb to Back of Curb (B/B)	Yes	66.5'
Travel Lanes	4 Lanes	11'
Center Turn Lane	No	-
Median	Yes	17.5'
Curb and Gutter (C+G)	2 Sides	2.5'
Paved Shoulder	No	-
Planting	2 Sides	6'
On-Street Parking	No	-
Sidepath	0-2 Sides*	10'
Sidewalk	0-2 Sides*	6'
Bicycle Facility	No	-



AVENT FERRY ROAD



Established in 1936, Salsbury Industries is the industry leader in manufacturing and distributing quality mailboxes.



RESIDENTIAL STREET

MINIMUM PAVEMENT DESIGN
2" I-2
8" A.B.C.

25' PRIVATE EASEMENT
16' ROADWAY SECTION

ALLEY

NOTE:
SEE SHEET C9.00 FOR FULL CROSS-SECTION DETAILS

GENERAL NOTES:

1. BOUNDARY INFORMATION IS FROM A COMBINATION OF A SURVEY BY BY THIS OFFICE, DEEDS AND GIS DATA.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
4. WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A FIELD VERIFICATIONS BY SOIL AND ENVIRONMENTAL CONSULTANTS, PA.
5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS, NCDOT, AND NCDWR STANDARDS AND SPECIFICATIONS.
6. THIS SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN.
7. THERE ARE NO FEMA FLOOD ZONES WITHIN THE PROJECT SITE ACCORDING TO FLOOD INSURANCE RATE MAP 3720062800K.
8. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF HOLLY SPRINGS, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
9. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
10. AREA IN WATERSHED BASED ON WAKE COUNTY GIS TOPOGRAPHY AND ON-SITE OBSERVATIONS.
11. THIS DOCUMENT IS BEING PROVIDED TO DEFINE MINIMUM COMPLIANCE WITH THE TOWN OF HOLLY SPRINGS SR-CD ZONING DISTRICT REQUIREMENTS.
12. A LIGHTING PLAN SHALL BE REQUIRED FOR ALL PHASES DURING CONSTRUCTION PLAN REVIEW. A MINIMUM OF 25 FEET OF SEPARATION SHALL BE REQUIRED BETWEEN LIGHT POLES, STREET TREES, AND SIGNAGE.
13. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
14. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

HATCH LEGEND

- PU.DE = PUBLIC DRAINAGE EASEMENT
- PR.DE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- 25' PERIMETER OPEN SPACE BUFFER
- 10' TYPE B / 5' TYPE A — PLANTING BUFFER
- WETLANDS

- SINGLE FAMILY LOTS ±35-45' WIDE x ±140' DEEP ±4100 MIN. SF
- PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED
- 20' PRIVATE ALLEY WITHIN 25' EASEMENT
- ON-SITE PRIVATE OPEN SPACE
- ACTIVE RECREATION AREA OPEN SPACE (GREENWAY WITHIN 20' GREENBELT ESMT)
- ACTIVE RECREATION AREA OPEN SPACE (PLAYGROUND, TOT LOT, CORNHOLE)
- TREE PRESERVATION AREA OPEN SPACE
- ON-SITE PRIVATE OPEN SPACE STORMWATER CONTROL MEASURE

LAND USES AND AREA CALCULATIONS

AREA CALCULATIONS		
GROSS AREA OF PROJECT BASED ON SURVEY		21.62 AC
AREA IN TRACT 1 (SINGLE FAMILY)		10.87 AC
AREA IN TRACT 2 (SINGLE FAMILY)		10.75 AC
AREA IN PUBLIC R/W DEDICATION		3.27 AC
AREA IN REAR LOADED DETACHED RESIDENTIAL LOTS		7.31 AC
AREA IN INTERNAL PRIVATE ALLEY/PARKING EASEMENTS		1.44 AC
AREA IN OPEN SPACE		9.60 AC
CONSERVATION NEIGHBORHOOD OPEN SPACE AREAS REQUIRED	40%	8.65 AC
ELIGIBLE OPEN SPACE AREA PROVIDED	40%	8.65 AC
*50% OF SCM AREA IS ELIGIBLE PER UDO 4.3.2.C.2.a (TRAIL ALONG 50% OF PERIMETER OF SCM)		
TOTAL AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		9.60 AC
TOTAL ELIGIBLE AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		8.65 AC
TREE PRESERVATION AREA OPEN SPACE		4.55 AC
ACTIVE RECREATIONAL OPEN SPACE (PLAYGROUND, TOT LOT, CORNHOLE)		0.19 AC
ACTIVE RECREATIONAL OPEN SPACE (8' GREENWAY WITHIN 20' GREENBELT EASEMENT)		1.62 AC
ON-SITE PRIVATE OPEN SPACE		1.34 AC
ON-SITE PRIVATE OPEN SPACE - STORMWATER CONTROL MEASURE		1.90 AC

MIRA RIDGE

MAJOR SUBDIVISION PLAN

HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

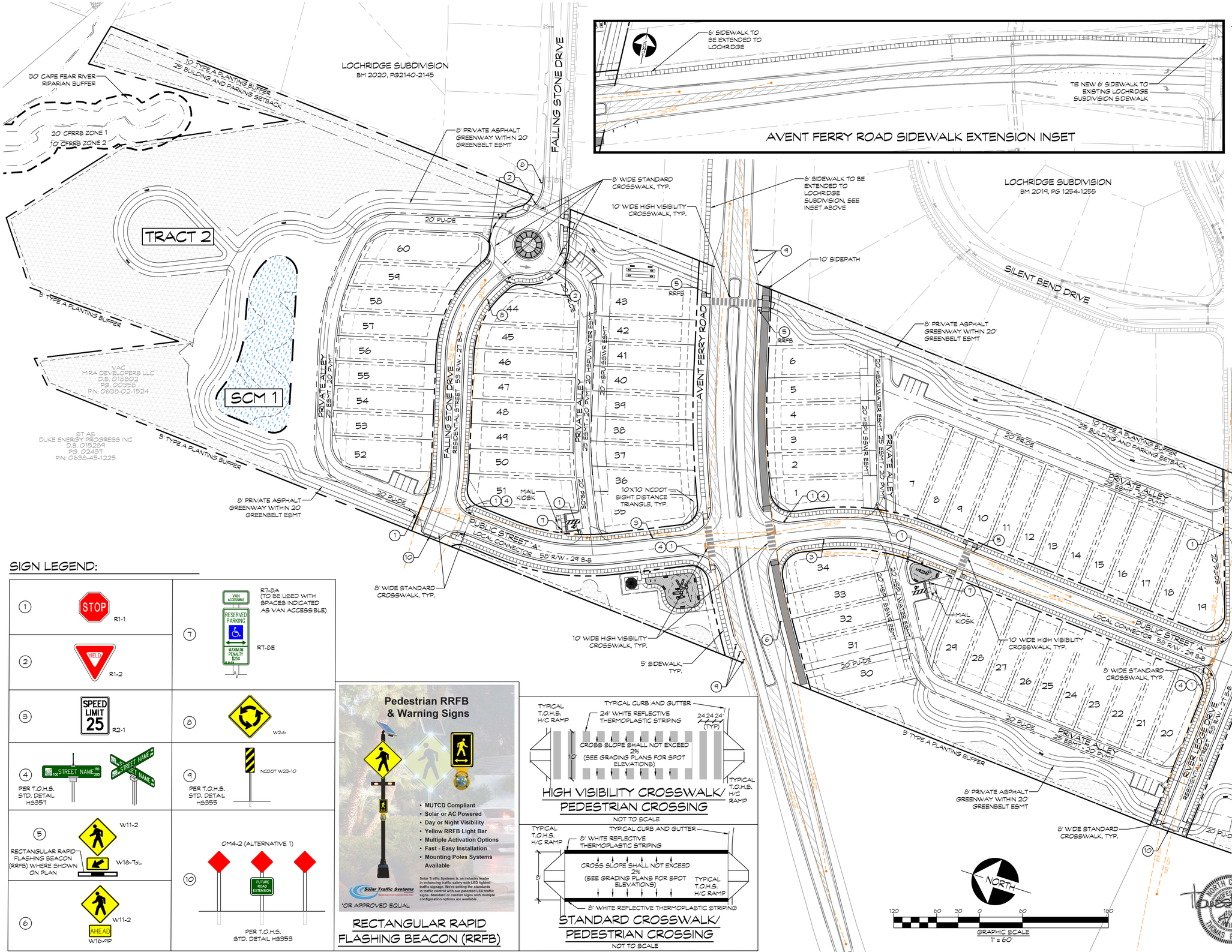
PRELIMINARY SITE PLAN

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 • B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C2.00



SIGNAGE AND MARKING NOTES:

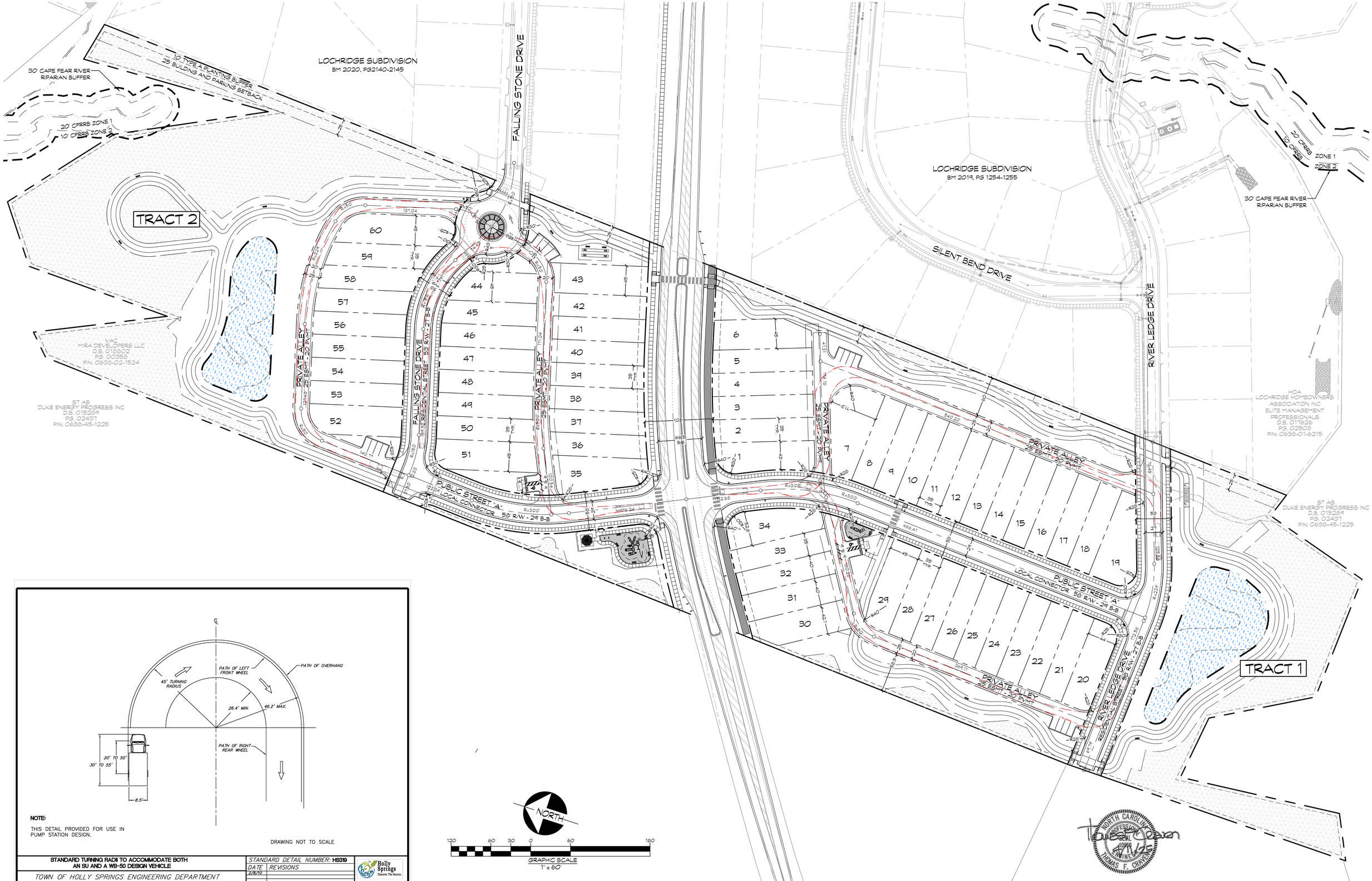
1. THE DEVELOPER OR SUBDIVIDER SHALL ERECT OR PLACE STREET NAME SIGNS, PAVEMENT MARKING AND TRAFFIC CONTROL SIGNS IN CONFORMANCE WITH THE ENGINEERING DESIGN & CONSTRUCTION STANDARDS, TOWN POLICY AND THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AT EVERY STREET INTERSECTION WITHIN THE PROJECT OR SUBDIVISION.
2. ALL ROADWAYS SHALL BE MARKED AND SIGNED IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MUTCD UNLESS OTHERWISE APPROVED BY THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE. PAVEMENT MARKINGS AND SIGNAGE SHALL BE SHOWN ON ROADWAY AND SUBDIVISION PLANS AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE DEVELOPMENT OR FINAL ACCEPTANCE OF THE ROADWAY. THE PAVEMENT MARKINGS FOR ALL COLLECTOR STREETS AND THOROUGHFARES SHALL BE THERMOPLASTIC.
3. THE PAVEMENT MARKINGS ALONG THOROUGHFARES SHALL BE INSTALLED SUCH THAT THE OUTSIDE LANES ARE 14 FEET IN WIDTH TO ACCOMMODATE BICYCLE TRAFFIC UNLESS OTHERWISE APPROVED BY THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE.
4. SPEED LIMIT (R2-1) SIGNS SHALL BE LOCATED AT POINTS OF CHANGE FROM ONE SPEED LIMIT TO ANOTHER. SPEED LIMIT SIGNS SHALL BE REQUIRED AT ALL ENTRANCES TO A SUBDIVISION.
5. SPEED LIMIT SIGNS SHALL BE REQUIRED AT A LOCATION APPROXIMATELY 125 FEET UPON TURNING ONTO ANY PUBLIC STREET LONGER THAN 500 FEET. SPEED LIMIT SIGNS MAY BE REQUIRED AT ADDITIONAL LOCATIONS WHERE IT IS NECESSARY TO REMIND ROAD USERS OF THE SPEED LIMIT.
6. AT ANY TIME PRIOR TO 1-YEAR WARRANTY ADDITIONAL PAVEMENT MARKINGS AND/OR SIGNAGE MAY BE REQUIRED BY THE EXECUTIVE DIRECTOR OF UTILITIES AND INFRASTRUCTURE, AT THE DEVELOPER'S EXPENSE.
7. TRAFFIC CONTROL BOLLARDS AND/OR SIGN POLE BOLLARDS SHALL BE PAINTED BLACK OR PAINTED TO MATCH THE PRIMARY COLOR SCHEME OF THE FAÇADE.
8. REFER TO SHEET C9.01 FOR DETAILS.

SIGN LEGEND:

1. STOP — R1-1
2. YIELD — R1-2
3. SPEED LIMIT 25 — R2-1
4. STREET NAME — PER T.O.H.S. STD. DETAIL HS357
5. W11-2 / W16-7pL — RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN
6. W11-2 / AHEAD — W16-9P
7. VAN ACCESSIBLE / RESERVED PARKING / MAXIMUM PENALTY $250 — RT-8A (TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE); RT-8E
8. W2-6
9. NCDOT W23-10 — PER T.O.H.S. STD. DETAIL HS355
10. OM4-2 (ALTERNATIVE 1) / FUTURE ROAD EXTENSION — PER T.O.H.S. STD. DETAIL HS353

RECTANGULAR RAPID FLASHING BEACON (RRFB)

MIRA RIDGE MAJOR SUBDIVISION PLAN HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA	SCALE: 1"=60' DATE: NOVEMBER 8, 2024 PROJECT NUMBER: 2022-010.001 CLIENT: MIRA DEVELOPERS LLC PLAN TYPE: MAJOR SUBDIVISION PLAN	PRELIMINARY SIGNAGE AND ROADWAY ASSET PLAN	1ST REVIEW TOWN STAFF COMMENTS 2/7/2025 2ND REVIEW TOWN STAFF COMMENTS 3/14/2025 3RD REVIEW TOWN STAFF COMMENTS 4/11/2025 RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES	PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488	SHEET # C2.01



NOTE:

THIS DETAIL PROVIDED FOR USE IN PUMP STATION DESIGN.

DRAWING NOT TO SCALE

STANDARD TURNING RADII TO ACCOMMODATE BOTH AN SU AND A WB-50 DESIGN VEHICLE	STANDARD DETAIL NUMBER: HS319
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS:

Holly Springs — Discover The Source.

MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

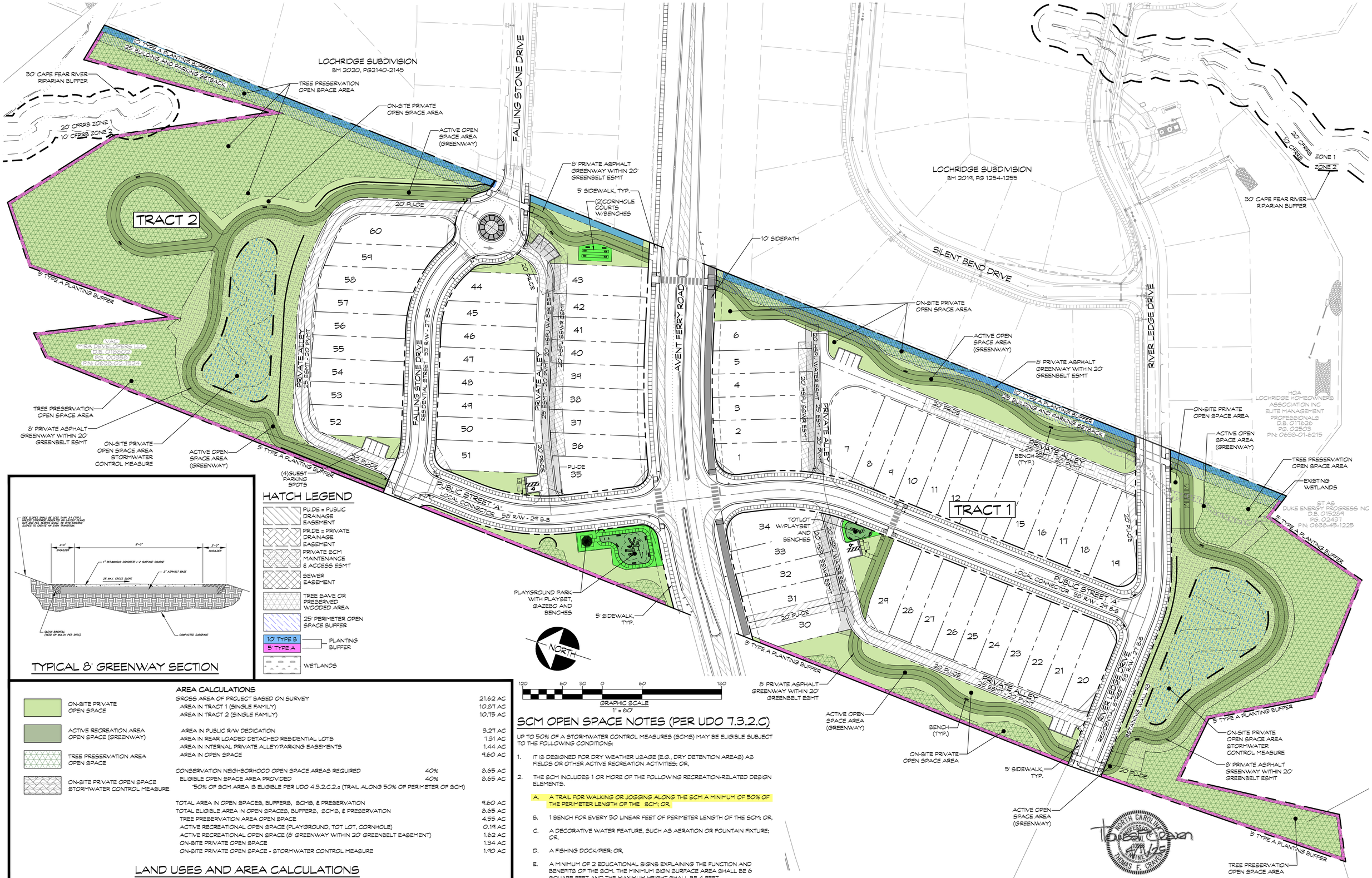
PRELIMINARY WB-50 TRUCK ACCESS PLAN

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	■ NO □ YES

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NORTH CAROLINA PROFESSIONAL SEAL 10956 ENGINEER THOMAS F. CRAVEN — 4/11/25

SHEET # C2.02



HATCH LEGEND

- PU-DE = PUBLIC DRAINAGE EASEMENT
- PR-DE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- 25' PERIMETER OPEN SPACE BUFFER
- 10' TYPE B / 5' TYPE A — PLANTING BUFFER
- WETLANDS

TYPICAL 8' GREENWAY SECTION

AREA CALCULATIONS

- ON-SITE PRIVATE OPEN SPACE
- ACTIVE RECREATION AREA OPEN SPACE (GREENWAY)
- TREE PRESERVATION AREA OPEN SPACE
- ON-SITE PRIVATE OPEN SPACE STORMWATER CONTROL MEASURE

GROSS AREA OF PROJECT BASED ON SURVEY		21.62 AC
AREA IN TRACT 1 (SINGLE FAMILY)		10.87 AC
AREA IN TRACT 2 (SINGLE FAMILY)		10.75 AC
AREA IN PUBLIC R/W DEDICATION		3.27 AC
AREA IN REAR LOADED DETACHED RESIDENTIAL LOTS		7.31 AC
AREA IN INTERNAL PRIVATE ALLEY/PARKING EASEMENTS		1.44 AC
AREA IN OPEN SPACE		9.60 AC
CONSERVATION NEIGHBORHOOD OPEN SPACE AREAS REQUIRED	40%	8.65 AC
ELIGIBLE OPEN SPACE AREA PROVIDED	40%	8.65 AC
*50% OF SCM AREA IS ELIGIBLE PER UDO 4.3.2.C.2.a (TRAIL ALONG 50% OF PERIMETER OF SCM)		
TOTAL AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		9.60 AC
TOTAL ELIGIBLE AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		8.65 AC
TREE PRESERVATION AREA OPEN SPACE		4.55 AC
ACTIVE RECREATIONAL OPEN SPACE (PLAYGROUND, TOT LOT, CORNHOLE)		0.19 AC
ACTIVE RECREATIONAL OPEN SPACE (8' GREENWAY WITHIN 20' GREENBELT EASEMENT)		1.62 AC
ON-SITE PRIVATE OPEN SPACE		1.34 AC
ON-SITE PRIVATE OPEN SPACE - STORMWATER CONTROL MEASURE		1.90 AC

LAND USES AND AREA CALCULATIONS

SCM OPEN SPACE NOTES (PER UDO 7.3.2.C)

UP TO 50% OF A STORMWATER CONTROL MEASURES (SCMS) MAY BE ELIGIBLE SUBJECT TO THE FOLLOWING CONDITIONS:

1. IT IS DESIGNED FOR DRY WEATHER USAGE (E.G., DRY DETENTION AREAS) AS FIELDS OR OTHER ACTIVE RECREATION ACTIVITIES; OR,
2. THE SCM INCLUDES 1 OR MORE OF THE FOLLOWING RECREATION-RELATED DESIGN ELEMENTS.
   - A. A TRAIL FOR WALKING OR JOGGING ALONG THE SCM A MINIMUM OF 50% OF THE PERIMETER LENGTH OF THE SCM; OR,
   - B. 1 BENCH FOR EVERY 50 LINEAR FEET OF PERIMETER LENGTH OF THE SCM; OR,
   - C. A DECORATIVE WATER FEATURE, SUCH AS AERATION OR FOUNTAIN FIXTURE; OR,
   - D. A FISHING DOCK/PIER; OR,
   - E. A MINIMUM OF 2 EDUCATIONAL SIGNS EXPLAINING THE FUNCTION AND BENEFITS OF THE SCM. THE MINIMUM SIGN SURFACE AREA SHALL BE 6 SQUARE FEET AND THE MAXIMUM HEIGHT SHALL BE 4 FEET.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10956 THOMAS F. CRAVEN

MIRA RIDGE

MAJOR SUBDIVISION PLAN

HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

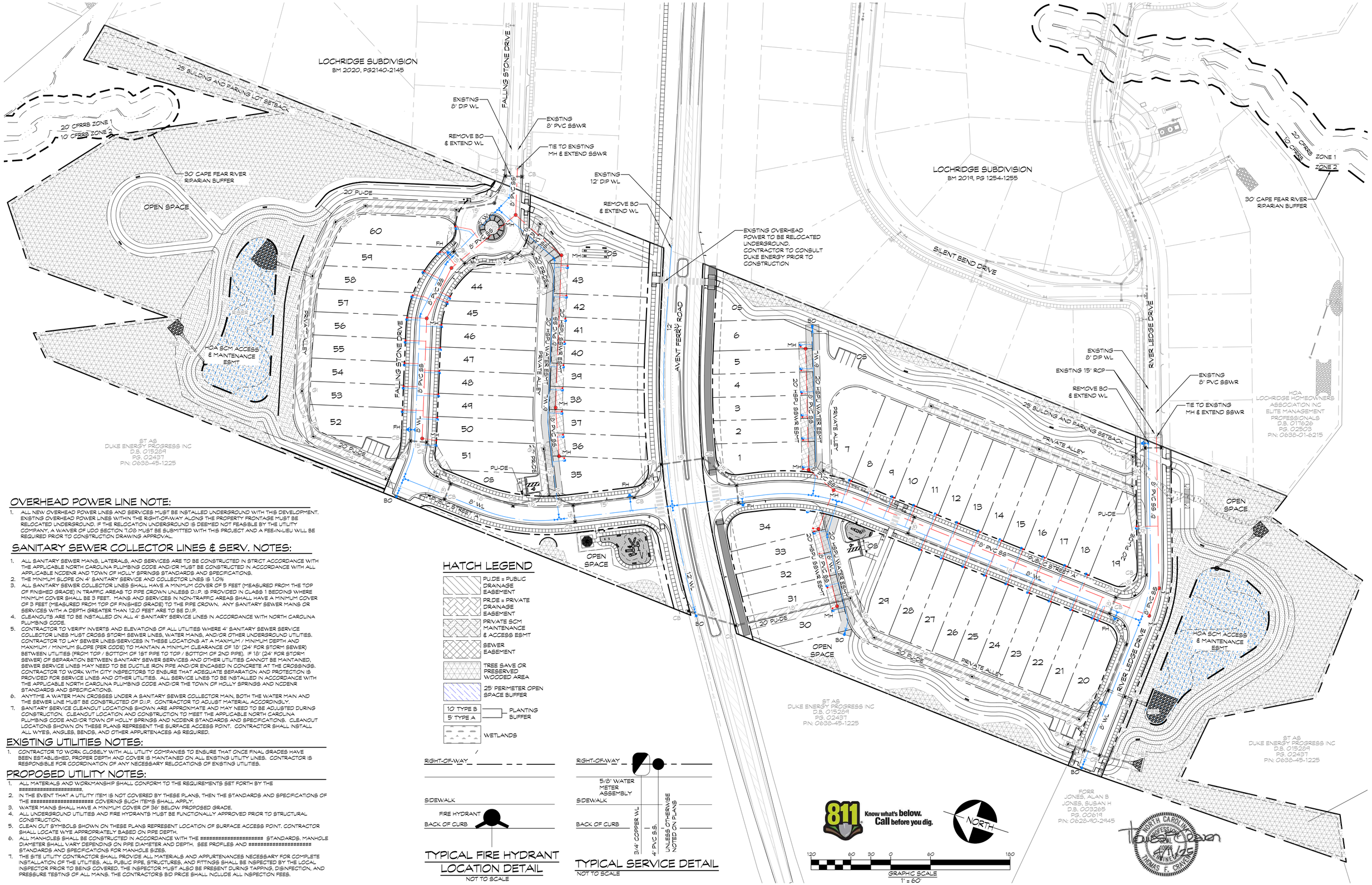
SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

PRELIMINARY OPEN SPACE PLAN

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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SHEET # C2.10



OVERHEAD POWER LINE NOTE:

1. ALL NEW OVERHEAD POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND WITH THIS DEVELOPMENT. EXISTING OVERHEAD POWER LINES WITHIN THE RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE MUST BE RELOCATED UNDERGROUND, IF THE RELOCATION UNDERGROUND IS DEEMED NOT FEASIBLE BY THE UTILITY COMPANY, A WAIVER OF UDO SECTION 7.08 MUST BE SUBMITTED WITH THIS PROJECT AND A FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL.

SANITARY SEWER COLLECTOR LINES & SERV. NOTES:

1. ALL SANITARY SEWER MAINS, LATERALS, AND SERVICES ARE TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE NCDENR AND TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
2. THE MINIMUM SLOPE ON 4" SANITARY SERVICE AND COLLECTOR LINES IS 1.0%
3. ALL SANITARY SEWER COLLECTOR LINES SHALL HAVE A MINIMUM COVER OF 5 FEET (MEASURED FROM THE TOP OF FINISHED GRADE) IN TRAFFIC AREAS IF D.I.P. IS PROVIDED IN CLASS 1 BEDDING WHERE MINIMUM COVER SHALL BE 3 FEET. MAINS AND SERVICES IN NON-TRAFFIC AREAS SHALL HAVE A MINIMUM COVER OF 3 FEET (MEASURED FROM TOP OF FINISHED GRADE) TO THE PIPE CROWN. ANY SANITARY SEWER MAINS OR SERVICES WITH A DEPTH GREATER THAN 12.0 FEET ARE TO BE D.I.P.
4. CLEANOUTS ARE TO BE INSTALLED ON ALL 4" SANITARY SERVICE LINES IN ACCORDANCE WITH NORTH CAROLINA PLUMBING CODE.
5. CONTRACTOR TO VERIFY INVERTS AND ELEVATIONS OF ALL UTILITIES WHERE 4" SANITARY SEWER SERVICE COLLECTOR LINES MUST CROSS STORM SEWER LINES, WATER MAINS, AND/OR OTHER UNDERGROUND UTILITIES. CONTRACTOR TO LAY SEWER LINES/SERVICES IN THESE LOCATIONS AT A MAXIMUM / MINIMUM DEPTH AND MAXIMUM / MINIMUM SLOPE (PER CODE) TO MAINTAIN A MINIMUM CLEARANCE OF 18" (24" FOR STORM SEWER) BETWEEN UTILITIES (FROM TOP / BOTTOM OF 1ST PIPE TO TOP / BOTTOM OF 2ND PIPE). IF 18" (24" FOR STORM SEWER) OF SEPARATION BETWEEN SANITARY SEWER SERVICES AND OTHER UTILITIES CANNOT BE MAINTAINED, SEWER SERVICE LINES MAY NEED TO BE DUCTILE IRON PIPE AND/OR ENCASED IN CONCRETE AT THE CROSSINGS. CONTRACTOR TO WORK WITH CITY INSPECTORS TO ENSURE THAT ADEQUATE SEPARATION AND PROTECTION IS PROVIDED FOR SERVICE LINES AND OTHER UTILITIES. ALL SERVICE LINES TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR THE TOWN OF HOLLY SPRINGS AND NCDENR STANDARDS AND SPECIFICATIONS.
6. ANYTIME A WATER MAIN CROSSES UNDER A SANITARY SEWER COLLECTOR MAIN, BOTH THE WATER MAIN AND THE SEWER LINE MUST BE CONSTRUCTED OF D.I.P. CONTRACTOR TO ADJUST MATERIAL ACCORDINGLY.
7. SANITARY SERVICE CLEANOUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY NEED TO BE ADJUSTED DURING CONSTRUCTION. CLEANOUT LOCATION AND CONSTRUCTION TO MEET THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR TOWN OF HOLLY SPRINGS AND NCDENR STANDARDS AND SPECIFICATIONS. CLEANOUT LOCATIONS SHOWN ON THESE PLANS REPRESENT THE SURFACE ACCESS POINT. CONTRACTOR SHALL INSTALL ALL WYES, ANGLES, BENDS, AND OTHER APPURTENACES AS REQUIRED.

EXISTING UTILITIES NOTES:

1. CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

PROPOSED UTILITY NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE ##########.
2. IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS OF THE ################ COVERING SUCH ITEMS SHALL APPLY.
3. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.
4. ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
5. CLEAN OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
6. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ########## STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH. SEE PROFILES AND ########## STANDARDS AND SPECIFICATIONS FOR MANHOLE SIZES.
7. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE, STRUCTURES, AND FITTINGS SHALL BE INSPECTED BY THE LOCAL INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING TAPPING, DISINFECTION, AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.

HATCH LEGEND

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- 25' PERIMETER OPEN SPACE BUFFER
- 10' TYPE B / 5' TYPE A — PLANTING BUFFER
- WETLANDS

TYPICAL FIRE HYDRANT LOCATION DETAIL
NOT TO SCALE

TYPICAL SERVICE DETAIL
NOT TO SCALE

811 Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE
1" = 60'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 40956 THOMAS F. CRAVEN

SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

PRELIMINARY UTILITY PLAN

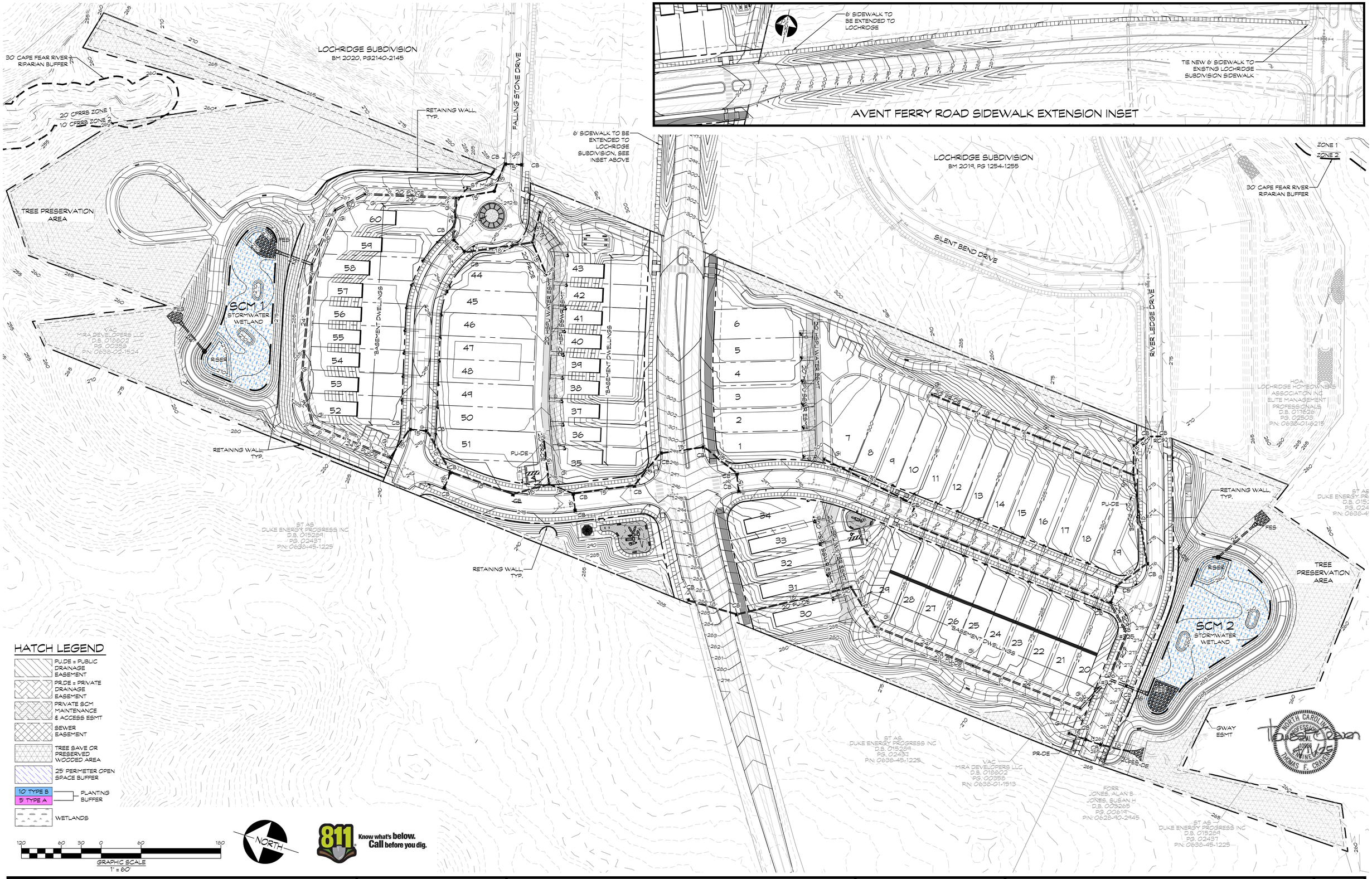
1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
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3RD REVIEW TOWN STAFF COMMENTS	4/11/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

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LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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SHEET # C3.00

F:\SHARED\ENGINEERING\2022-010.001 MIRA RIDGE - HOLLY SPRINGS\DRAWINGS\SHEET\PRELIMINARY\ C3.00-PRE UTL PLAN.DWG , Apr 10, 2025 - 3:10 PM ,



HATCH LEGEND

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- 10' TYPE B / 5' TYPE A — PLANTING BUFFER
- WETLANDS

120 60 30 0 60 180

GRAPHIC SCALE
1" = 60'

NORTH

811 Know what's below. Call before you dig.

MIRA RIDGE

MAJOR SUBDIVISION PLAN

HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

PRELIMINARY GRADING PLAN

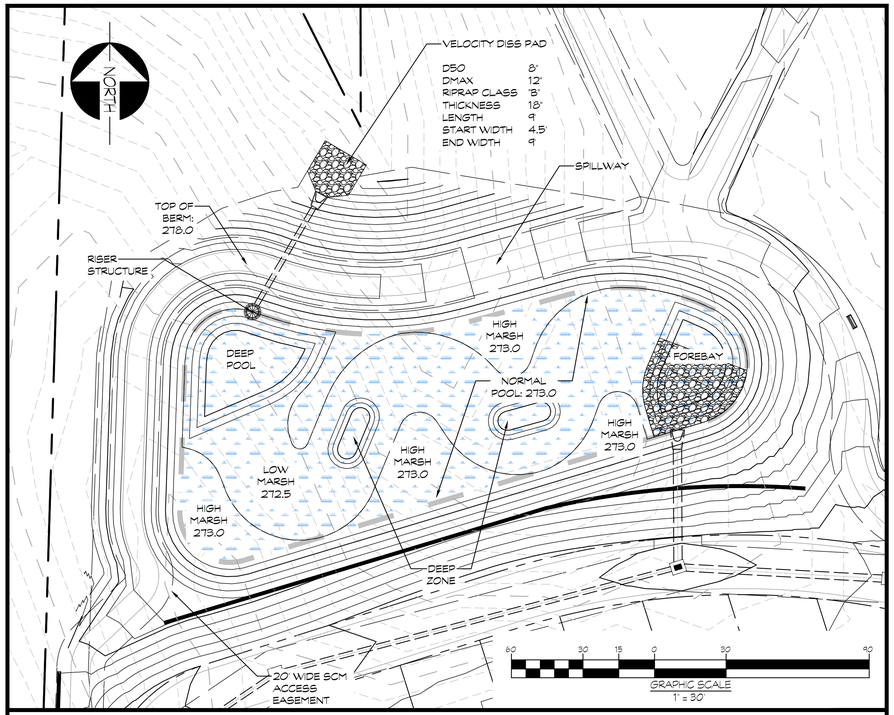
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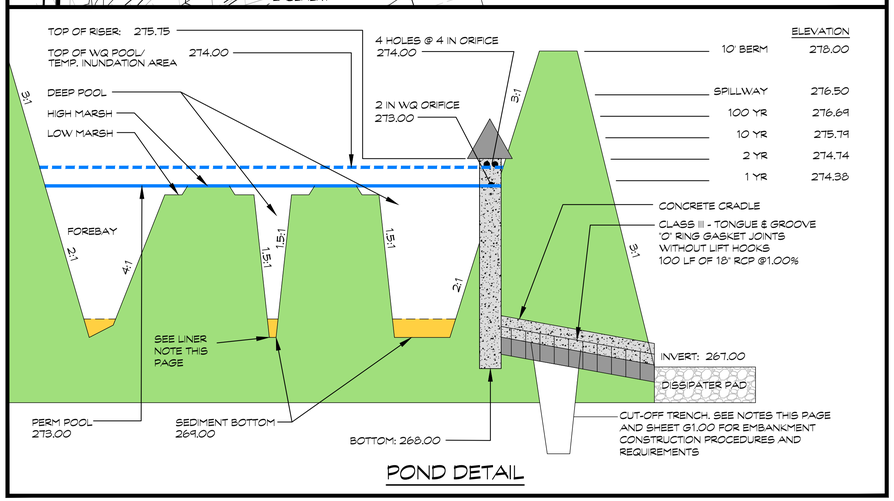
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SHEET # C4.00

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10966 ENGINEER THOMAS F. CRAVEN





POND DETAIL

Water Quality and Quantity Volumes (Above Permanent / Normal Pool)

Elevation (ft)	Main Area (sf)	Forebay Area (sf)	Depth (ft)	Inc Total Vol (cf)	Accum' Total Vol (cf)	Notes
273.0	14224	2510	0.00	Permanent Pool Elevation		
274.0	19474		1.00	18104	18104	
275.0	21371		2.00	20423	38527	
276.0	23324		3.00	22348	60874	
277.0	25334		4.00	24329	85203	
278.0	27401		5.00	26368	111571	
			0.00	0	111571	
			0.00	0	111571	
Total			5.0			

Top of Water Quality Elevation / Begin Temporary Pool Elevation

Elevation	Area (sf)	Depth	Volume	Notes
274.00	19474	1.00	18104	WQE / TPE

Water Quality Runoff Volume Calculation

Using the runoff volume calculations in the "Simple Method" as described by Schueler (1987)

Where: Rv = Runoff Coefficient, in/in

I = Percent Impervious	I=	46.0%
Rv = 0.05 + 0.009(I)	Rv =	0.464
1.0 inch runoff volume (Required)		
Runoff volume, S=(Design rainfall) (Rv) (Drainage Area)		% of Req' Volume
Design Rainfall =	1.0 inch	100%
Drainage Area =	7.37 acres	
Storage Required =	**12,413 cu. ft.**	

Volume Storage For 1.0" Runoff Above Permanent Pool (Provided)

Depth (FT)	PPE SA (SF)	Top Temp Pool SA (SF)	Volume (CF)	Elevation
1.00	19,474	19,474	18,104	274.00

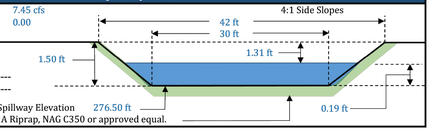
Size Water Quality Orifice for (2-5) Day Drawdown for WQ Design Volume

$Q_1 = CdA(2g(H_o/3))^{1/2}$	(Orifice Equation; Cd=0.60, H_o/3 per NCDENR recommendation)
2.00	Orifice Diameter (inches)
0.92	Driving Head to Centroid of Orifice (ft)
0.06	Q1.0" Drawdown Rate (cfs)
12,413	Water Quality Volume (V_{WQ})
$V_{WQ}/(Q1" \times 86{,}400)$	Drawdown Time (days)
2.5	**Drawdown Time (days) (2 - 5 days)**

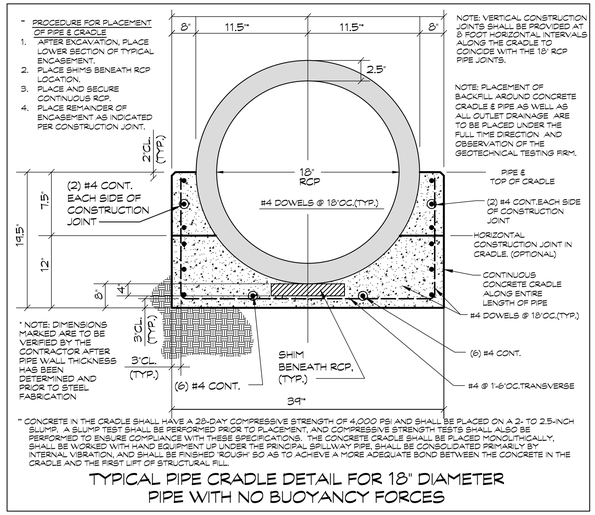
3.05	3.68	5.38	Detention Vol (cfs)	43,167.07	50,766.81	67,232.92

Spillway Detail

100 Yr Flow in Spillway	7.45 cfs
10 Yr Flow in Spillway	0.00
Top of Pond	278.00
100 Yr Elev:	276.69 ft
10 Yr Elev:	275.79 ft

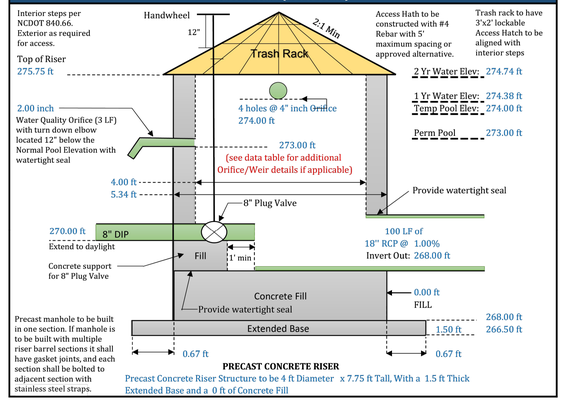


Spillway Liner to be either Class A Riprap, NAG C350 or approved equal.



TYPICAL PIPE CRADLE DETAIL FOR 18" DIAMETER PIPE WITH NO BUOYANCY FORCES

Riser Detail (not to scale)



PRECAST CONCRETE RISER

Precast Concrete Riser Structure to be 4 ft Diameter x 7.75 ft Tall, With a 1.5 ft Thick Extended Base and a 0 ft of Concrete Fill

Outlet Protection

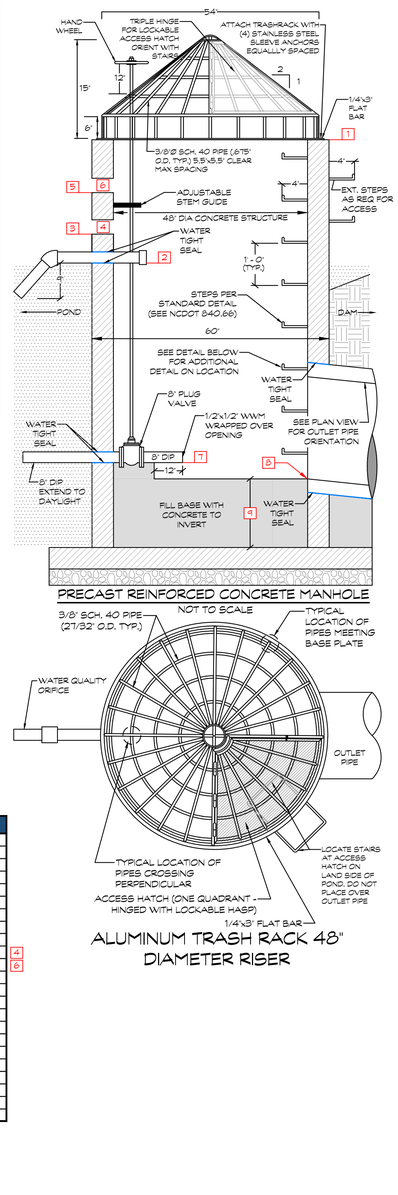
Design Freq:	Pipe Capacity	Zone		Fig. 8.06.b.1:	2
Qmax	9.94 cfs	D50		Fig. 8.06.b.2:	8 in
V =	12.65 fps	DMAX			12 in
		Riprap Class			8
		Apron Thickness			18 in
		Apron Length			9 ft
		Apron Width			4.5 ft
		Apron Ending Width			9 ft

Anti-Bouyancy Calculations for the Riser Structure

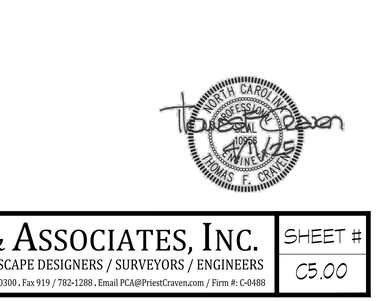
Riser Dimensions		Weight of Structure		Displaced Volume	
Outside Dia'	5.34 ft	Walls =	15172 LBS	V = LxWx(HT+Footer) = C.F.	
Inside Dia'	4.00 ft	Base =	14400 LBS		
		Fill =	0 LBS	Displaced Water =	
				C.F. * 62.4 PCF = LBS	
Height	7.75 ft	Outlet Pipe =	1973 LBS		
Base Thick' (ft)	1.50 ft	WQ Orifice =	2 LBS	Add 15% Factor of Safety	
Add Concrete (ft)	0.00 ft				
Wall Thick' (ft)	0.67 ft				
Extend' Base (ft)	0.67 ft	Weir #1 =	0 LBS	V =	383 C.F.
Areas removed from Riser		Weir #2 =	0 LBS	Disp. Water =	23,899 LBS
Outlet Pipe	19.63 ft	Weir #3 =	0 LBS	15% F.S. =	3,585 LBS
WQ Orifice	0.02 ft	Weir #4 =	0 LBS		
Orifice #1	0.00 ft	Orifice #2 =	0 LBS	Min Weight=	27,484 LBS
Orifice #2	0.00 ft				
Orifice #3	0.00 ft	**Weight =**	**27,597 LBS LBS**	**Saftey Factor**	**115.47%**
Orifice #4	0.00 ft	Precast Concrete Riser Structure to be 4 ft Diameter x 7.75 ft Tall, With a 1.5 ft Thick Extended Base and a 0 ft of Concrete Fill			
Other	1.18 ft				

Pond / Riser Data & Elevations

Pond Type	Wet Pond			
TSS Removal	85%			
Top of Pond / Berm	278.00 ft			
Secondary Spillway Width	30.00 ft			
Bottom of Secondary Spillway	276.50 ft			
1 Top of Riser	275.75 ft	(at least 1' Above TPE)		
Riser Type / Size	4.00 ft	Diameter Precast Reinforced Concrete Manhole		
Top of Water Quality / Temp Pool Elev	274.00 ft	(1" Runoff)		
Permanent Pool Elevation (Normal Pool)	273.00 ft			
2 Water Quality Orifice Elevation & Size	273.00 ft		2.00 in	4
3 Secondary Orifice Elevation & Size (if applicable)	274.00 ft		4 holes @ 4" in (Qty) & Size	6
5 Additional Orifice Elevation & Size (if applicable)	0.00 ft		0 in	
Bottom of Veg. Shelf	272.50 ft	(0.5 ft below PPE)		
7 Top of Sediment Storage / Pond Bottom	270.00 ft			
Bottom of Sediment Storage	269.00 ft	(Min 1 ft)		
8 Invert Out of Riser	268.00 ft			
Outlet Pipe Size	18.00 in	Diameter RCP	9.94 Q10 CFS	
Outlet Pipe Length & Slope	100.00 ft		1.00 %	
Downstream Outlet Elevation	267.00 ft			
1 Yr Water Surface Elev / Peak Flow (CFS)	274.38 ft		0.90 CFS	
2 Yr Water Surface Elev Peak Flow (CFS)	274.74 ft		1.40 CFS	
10 Yr Water Surface Elev Peak Flow (CFS)	275.79 ft		2.73 CFS	
100 Yr Water Surface Elev Peak Flow (CFS)	276.69 ft		29.35 CFS	



PRECAST REINFORCED CONCRETE MANHOLE



ALUMINUM TRASH RACK 48" DIAMETER RISER

*IMPERMEABLE SOIL/CLAY GEOMEMBRANE LINER

THE STORMWATER CONTROL MEASURE IS INTENDED TO MAINTAIN THE WATER ELEVATION AT THE NORMAL POOL ELEVATION INDEFINITELY ASSUMING NO EVAPORATION. BASED ON THE EXISTING SOILS, AND THE LEVEL OF THE SEASONALLY HIGH WATER TABLE, A LINER MAY BE REQUIRED TO ENSURE THE ACTUAL RATE OF DROP OF THE WATER SURFACE IS LESS THAN 0.24 INCHES PER DAY, NOT INCLUDING EVAPOTRANSPIRATION.

IT IS THE CONTRACTOR'S RESPONSIBILITY, IN CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER OR THE CONTRACTOR'S GEOTECHNICAL ENGINEER, TO DETERMINE IF A LINER IS NEEDED PRIOR TO CONVERTING THE STORMWATER CONTROL MEASURE FROM A TEMPORARY EROSION CONTROL MEASURE TO A PERMANENT STORMWATER CONTROL MEASURE.

IF A CLAY LINER IS USED, PRIOR TO PLACEMENT, THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE PROJECT GEOTECHNICAL ENGINEER TEST THE LINER MATERIAL PERMEABILITY, DEVELOP ANY SPECIAL CONDITIONS OF THE INSTALLATION SUCH AS PLACING THE LINER MATERIAL ON THE WET SIDE OF OPTIMUM MOISTURE CONTENT, AND CONFIRMING THAT THE EXPECTED POND INFILTRATION RATE WITH THE PROPOSED CLAY LINER WILL REDUCE SEEPAGE LOSS RATES TO THE PROJECT REQUIREMENTS. FOLLOWING INSTALLATION THE CLAY LINER THICKNESS IS TO BE CHECKED AT RANDOM LOCATION BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. IF A SYNTHETIC LINER IS USED, A QUALIFIED LINER DESIGNER SHALL BE CONSULTED. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE REVIEWED BY THE CONTRACTOR, THE LINER DESIGNER, AND THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION TO DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY BASED ON LOCAL SITE CONDITIONS. IN NO CASE SHALL THE DEPTH OF SOIL OVER THE LINER BE LESS THAN 12 INCHES IN ORDER TO PROTECT THE LINER FROM DAMAGE. THE DEPTH OF SOIL COVER OVER THE LINER SHALL BE CHECKED AT RANDOM LOCATIONS BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL WARN THE LANDSCAPING SUBCONTRACTOR ABOUT THE PRESENCE OF THE LINER. THE LANDSCAPING SUBCONTRACTOR SHALL TAKE CARE IN THE INSTALLATION OF THE PLANTING LOT TO DYNAMITE THE LINER PRIOR TO INSTALLATION OF THE REQUIRED PLANT MATERIAL. THE VALVE FROM THE WETLAND BASIN SHALL BE CLOSED, THE POND FILLED, AND THE ABILITY TO HOLD WATER PER THE PROJECT REQUIREMENTS CONFIRMED. THIS TEST SHALL BE REPEATED AFTER THE INSTALLATION OF THE PLANT MATERIAL.

REGARDLESS OF THE CARE TAKEN DURING INSTALLATION AND THE TESTING AND SUPPORTING DOCUMENTATION OF THE PROJECT GEOTECHNICAL ENGINEER, IF THE LOSS RATE FROM THE POND EXCEEDS THE PROJECT REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR REDUCING THAT RATE TO THE PROJECT REQUIREMENTS BY MEANS THAT STILL PROVIDE ACCEPTABLE WATER QUALITY AND CONDITIONS APPROPRIATE FOR PLANT GROWTH, AT HIS COST. THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL TESTING DURING CONSTRUCTION TO VERIFY THE LINER, CLAY OR SYNTHETIC, IS INSTALLED IN ACCORDANCE WITH THE PLANS, RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, AND MANUFACTURER'S INSTRUCTIONS. A REPORT OF THE INSTALLATION AND AS BUILT CONDITIONS SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR'S PROJECT GEOTECHNICAL ENGINEER AFTER CONSTRUCTION. IF FOR ANY REASON THE LOSS RATE EXCEEDS THE PROJECT STANDARD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REMEDIAL MEASURES, UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER, TO BRING THE LOSS RATE INTO COMPLIANCE WITH THE ABOVE STANDARD.

EMBANKMENT CUTOFF TRENCH (KEYWAY)

THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE BOTTOM WIDTH SHALL BE A MINIMUM OF 5 FEET. THE DEPTH SHALL BE AT LEAST FOUR FEET BELOW THE EXISTING GRADE, OR BOTTOM OF ANY PROPOSED TRENCH OR EXCAVATION, WHICHEVER IS DEEPER OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.

UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL
- SCM — STORMWATER MANGEMENT AREA

MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

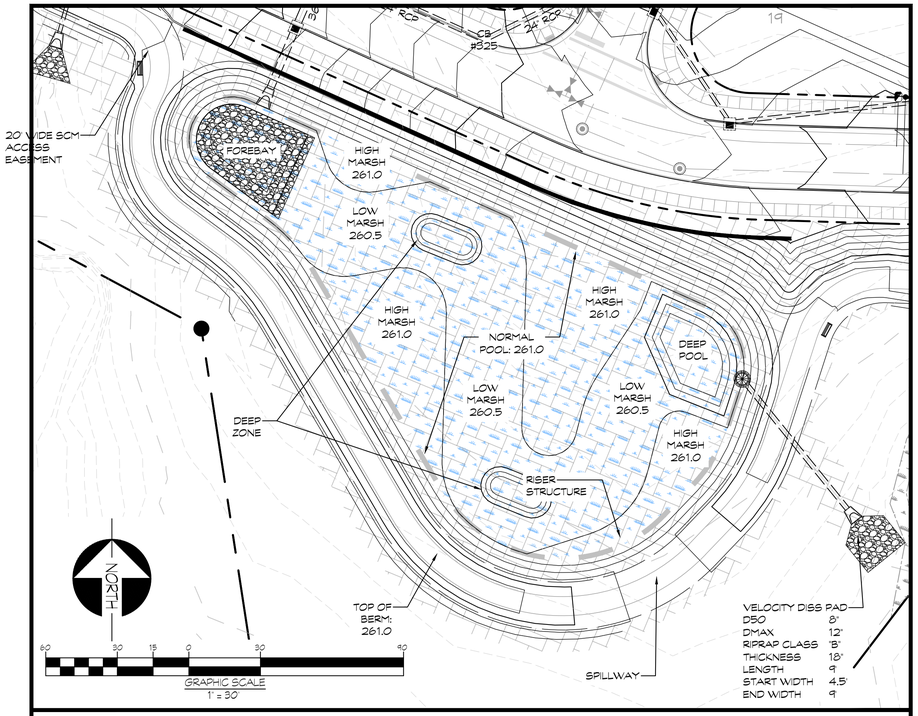
SCALE:	1"=50'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

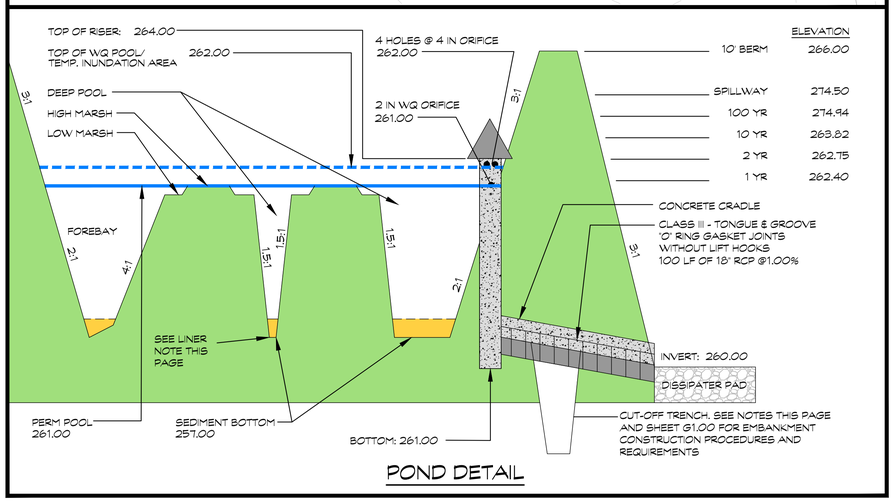
STORMWATER MANAGEMENT PLAN
SCM 1

1ST REVIEW TOWN STAFF COMMENTS	2/1/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C5.00





POND DETAIL

Water Quality and Quantity Volumes (Above Permanent / Normal Pool)						
Elevation (ft)	Main Area (sf)	Forebay Area (sf)	Depth (ft)	Inc Total Vol (cf)	Accum' Total Vol (cf)	
				Permanent Pool Elevation		Notes
261.0	17250	3044	0.00			
262.0	23206		1.00	21750	21750	
263.0	25218		2.00	24212	45962	
264.0	27291		3.00	26255	72217	
265.0	29416		4.00	28354	100570	
266.0	31602		5.00	30509	131079	
			0.00	0	131079	
			0.00	0	131079	
Total			5.0			

Top of Water Quality Elevation / Begin Temporary Pool Elevation				
Elevation	Area (sf)	Depth	Volume	Notes
262.00	23206	1.00	21750	WQE / TPE

Water Quality Runoff Volume Calculation		
Using the runoff volume calculations in the "Simple Method" as described by Schueler (1987)		
Where: Rv = Runoff Coefficient, in/in		
I = Percent Impervious	I=	43.0%
Rv = 0.05 + 0.009(I)	Rv =	0.437
1.0 inch runoff volume (Required)		
Runoff volume, S=(Design rainfall) (Rv) (Drainage Area)		% of Req' Volume
Design Rainfall =	1.0 inch	100%
Drainage Area =	9.38 acres	
Storage Required =	**14,880 cu. ft.**	

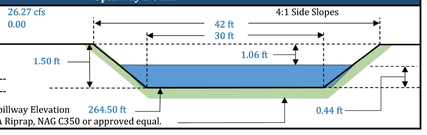
Volume Storage For 1.0" Runoff Above Permanent Pool (Provided)				
Depth (FT)	PPE SA (SF)	Top Temp Pool SA (SF)	Volume (CF)	Elevation
1.00	23,206	23,206	21,750	262.00

Size Water Quality Orifice for (2-5) Day Drawdown for WQ Design Volume				
$Q_1 = CdA(2g(H_o/3))^{1/2}$			(Orifice Equation; Cd=0.60, H_o/3 per NCDENR recommendation)	
2.00			Orifice Diameter (inches)	
0.92			Driving Head to Centroid of Orifice (ft)	
0.06			Q1.0" Drawdown Rate (cfs)	
14,880			Water Quality Volume (V_{WQ})	
V_{WQ}/(Q1" x 86,400)			Drawdown Time (days)	
3.0			**Drawdown Time (days) (2 - 5 days)**	
3.05	3.68	5.38	Detention Vol (cfs)	52,980.33	62,479.69	83,116.26

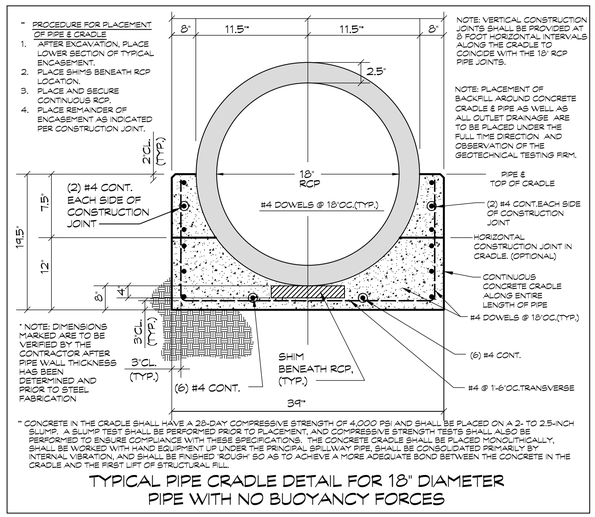
Spillway Detail

100 Yr Flow in Spillway 26.27 cfs
10 Yr Flow in Spillway 0.00
Top of Pond 266.00

100 Yr Elev: 264.94 ft
10 Yr Elev: 263.82 ft

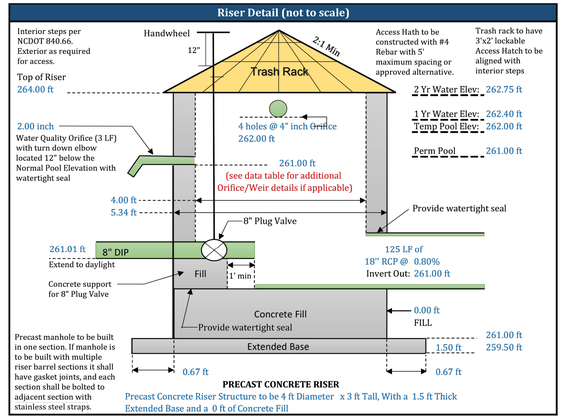


Spillway Liner to be either Class A Riprap, NAG C350 or approved equal.



TYPICAL PIPE CRADLE DETAIL FOR 18" DIAMETER PIPE WITH NO BUOYANCY FORCES

Riser Detail (not to scale)



PRECAST CONCRETE RISER

Precast Concrete Riser Structure to be 4 ft Diameter x 3 ft Tall, With a 1.5 ft Thick Extended Base and a 0 ft of Concrete Fill

Outlet Protection

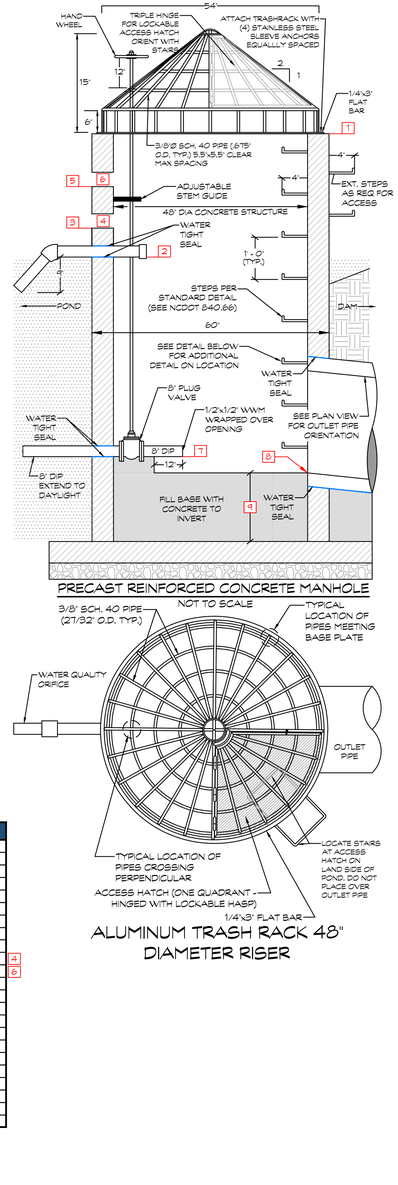
Design Freq:	Pipe Capacity	Zone	Fig. 8.06.b.1:	2
Qmax	9.90 cfs	D50	Fig. 8.06.b.2:	8 in
V =	12.60 fps	DMAX		12 in
		Riprap Class		B
		Apron Thickness		18 in
		Apron Length		9 ft
		Apron Width		4.5 ft
		Apron Ending Width		9 ft

Anti-Bouyancy Calculations for the Riser Structure

Riser Dimensions		Weight of Structure		Displaced Volume	
Outside Dia'	5.34 ft	Walls =	15172 LBS	V = LxWx(HT+Footer) = C.F.	
Inside Dia'	4.00 ft	Base =	14400 LBS		
		Fill =	0 LBS	Displaced Water =	
				C.F. * 62.4 PCF = LBS	
Height	3.00 ft	Outlet Pipe =	1973 LBS		
Base Thick' (ft)	1.50 ft	WQ Orifice =	2 LBS	Add 15% Factor of Safety	
Add Concrete (ft)	0.00 ft				
Wall Thick' (ft)	0.67 ft				
Extend' Base (ft)	0.67 ft	Weir #1 =	0 LBS	V =	383 C.F.
Areas removed from Riser		Weir #2 =	0 LBS	Disp. Water =	23,899 LBS
Outlet Pipe	19.63 ft	Weir #3 =	0 LBS	15% F.S. =	3,585 LBS
WQ Orifice	0.02 ft	Weir #4 =	0 LBS		
Orifice #1	0.00 ft	Orifice #2 =	0 LBS	Min Weight=	27,484 LBS
Orifice #2	0.00 ft				
Orifice #3	0.00 ft	**Weight =**	**27,597 LBS LBS**	**Saftey Factor**	**115.47%**
Orifice #4	0.00 ft	Precast Concrete Riser Structure to be 4 ft Diameter x 3 ft Tall, With a 1.5 ft Thick Extended Base and a 0 ft of Concrete Fill			
Other	1.18 ft				

Pond / Riser Data & Elevations

Pond Type	Wet Pond			
TSS Removal	85%			
Top of Pond / Berm	266.00 ft			
Secondary Spillway Width	30.00 ft			
Bottom of Secondary Spillway	264.50 ft			
1 Top of Riser	264.00 ft	(at least 1' Above TPE)		
Riser Type / Size	4.00 ft	Diameter Precast Reinforced Concrete Manhole		
Top of Water Quality / Temp Pool Elev	262.00 ft	(1" Runoff)		
Permanent Pool Elevation (Normal Pool)	261.00 ft			
2 Water Quality Orifice Elevation & Size	261.00 ft		2.00 in	4
3 Secondary Orifice Elevation & Size (if applicable)	262.00 ft		4 holes @ 4" in (Qty) & Size	6
5 Additional Orifice Elevation & Size (if applicable)	0.00 ft		0 in	
Bottom of Veg. Shelf	260.50 ft	(0.5 ft below PPE)		
7 Top of Sediment Storage / Pond Bottom	258.00 ft			
Bottom of Sediment Storage	257.00 ft	(Min 1 ft)		
8 Invert Out of Riser	261.00 ft			
Outlet Pipe Size	18.00 in	Diameter RCP	9.90 Q10 CFS	
Outlet Pipe Length & Slope	125.00 ft		0.80 %	
Downstream Outlet Elevation	260.00 ft			
1 Yr Water Surface Elev / Peak Flow (CFS)	262.40 ft		1.54 CFS	
2 Yr Water Surface Elev Peak Flow (CFS)	262.75 ft		2.76 CFS	
10 Yr Water Surface Elev Peak Flow (CFS)	263.82 ft		4.88 CFS	
100 Yr Water Surface Elev Peak Flow (CFS)	264.94 ft		39.91 CFS	



PRECAST REINFORCED CONCRETE MANHOLE

ALUMINUM TRASH RACK 48" DIAMETER RISER

*IMPERMEABLE SOIL/CLAY GEOMEMBRANE LINER

THE STORMWATER CONTROL MEASURE IS INTENDED TO MAINTAIN THE WATER ELEVATION AT THE NORMAL POOL ELEVATION INDEFINITELY ASSUMING NO EVAPORATION. BASED ON THE EXISTING SOILS, AND THE LEVEL OF THE SEASONALLY HIGH WATER TABLE, A LINER MAY BE REQUIRED TO ENSURE THE ACTUAL RATE OF DROP OF THE WATER SURFACE IS LESS THAN 0.24 INCHES PER DAY, NOT INCLUDING EVAPOTRANSPIRATION.

IT IS THE CONTRACTOR'S RESPONSIBILITY, IN CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER OR THE CONTRACTOR'S GEOTECHNICAL ENGINEER, TO DETERMINE IF A LINER IS NEEDED PRIOR TO CONVERTING THE STORMWATER CONTROL MEASURE FROM A TEMPORARY EROSION CONTROL MEASURE TO A PERMANENT STORMWATER CONTROL MEASURE.

IF A CLAY LINER IS USED, PRIOR TO PLACEMENT, THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE PROJECT GEOTECHNICAL ENGINEER TEST THE LINER MATERIAL PERMEABILITY, DEVELOP ANY SPECIAL CONDITIONS OF THE INSTALLATION SUCH AS PLACING THE LINER MATERIAL ON THE WET SIDE OF OPTIMUM MOISTURE CONTENT, AND CONFIRMING THAT THE EXPECTED POND INFILTRATION RATE WITH THE PROPOSED CLAY LINER WILL REDUCE SEEPAGE LOSS RATES TO THE PROJECT REQUIREMENTS. FOLLOWING INSTALLATION THE CLAY LINER THICKNESS IS TO BE CHECKED AT RANDOM LOCATION BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. IF A SYNTHETIC LINER IS USED, A QUALIFIED LINER DESIGNER SHALL BE CONSULTED. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE REVIEWED BY THE CONTRACTOR, THE LINER DESIGNER, AND THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION TO DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY BASED ON LOCAL SITE CONDITIONS. IN NO CASE SHALL THE DEPTH OF SOIL OVER THE LINER BE LESS THAN 12 INCHES IN ORDER TO PROTECT THE LINER FROM DAMAGE. THE DEPTH OF SOIL COVER OVER THE LINER SHALL BE CHECKED AT RANDOM LOCATIONS BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL WARN THE LANDSCAPING SUBCONTRACTOR ABOUT THE PRESENCE OF THE LINER. THE LANDSCAPING SUBCONTRACTOR SHALL TAKE CARE IN THE INSTALLATION OF THE PLANTING NOT TO DAMAGE THE LINER. PRIOR TO INSTALLATION OF THE REQUIRED PLANT MATERIAL, THE VALVE FROM THE WETLAND BASIN SHALL BE CLOSED, THE POND FILLED, AND THE ABILITY TO HOLD WATER PER THE PROJECT REQUIREMENTS CONFIRMED. THIS TEST SHALL BE REPEATED AFTER THE INSTALLATION OF THE PLANT MATERIAL.

REGARDLESS OF THE CARE TAKEN DURING INSTALLATION AND THE TESTING AND SUPPORTING DOCUMENTATION OF THE PROJECT GEOTECHNICAL ENGINEER, IF THE LOSS RATE FROM THE POND EXCEEDS THE PROJECT REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR REDUCING THAT RATE TO THE PROJECT REQUIREMENTS BY MEANS THAT STILL PROVIDE ACCEPTABLE WATER QUALITY AND CONDITIONS APPROPRIATE FOR PLANT GROWTH, AT HIS COST. THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL TESTING DURING CONSTRUCTION TO VERIFY THE LINER, CLAY OR SYNTHETIC, IS INSTALLED IN ACCORDANCE WITH THE PLANS, RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, AND MANUFACTURER'S INSTRUCTIONS. A REPORT OF THE INSTALLATION AND AS BUILT CONDITIONS SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR'S PROJECT GEOTECHNICAL ENGINEER AFTER CONSTRUCTION. IF FOR ANY REASON THE LOSS RATE EXCEEDS THE PROJECT STANDARD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REMEDIAL MEASURES, UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER, TO BRING THE LOSS RATE INTO COMPLIANCE WITH THE ABOVE STANDARD.

EMBANKMENT CUTOFF TRENCH (KEYWAY)

THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE BOTTOM WIDTH SHALL BE A MINIMUM OF 5 FEET. THE DEPTH SHALL BE AT LEAST FOUR FEET BELOW THE EXISTING GRADE, OR BOTTOM OF ANY PROPOSED TRENCH OR EXCAVATION WHICHEVER IS DEEPER OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.

UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL
- SCM — STORMWATER MANGEMENT AREA

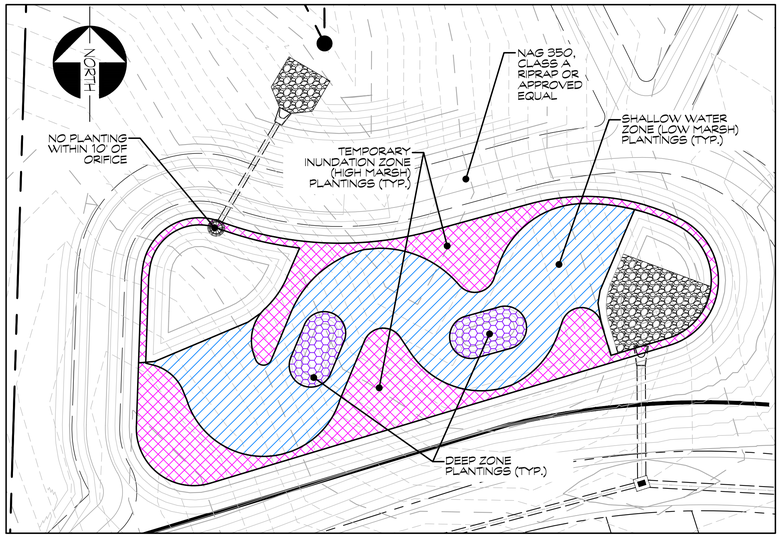


MIRA RIDGE	SCALE:	1"=50'	**STORMWATER MANAGEMENT PLAN**
MAJOR SUBDIVISION PLAN	DATE:	NOVEMBER 8, 2024	**SCM 2**
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA	PROJECT NUMBER:	2022-010.001	
	CLIENT:	MIRA DEVELOPERS LLC	
	PLAN TYPE:	MAJOR SUBDIVISION PLAN	

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES	

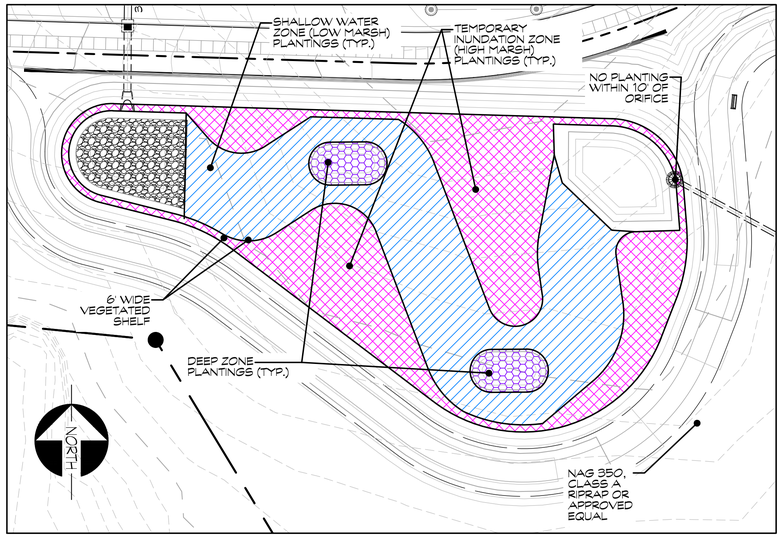
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C5.01



1"=30'

SCM 1 PLANTING PLAN



1"=30'

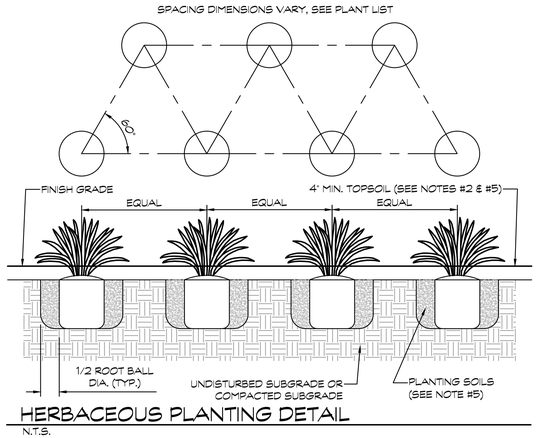
SCM 2 PLANTING PLAN

SCM 1	LANDSCAPE CALCULATIONS & PLANT LIST				
DAM/BERM		VEGETATION REQUIRED: NON-CLUMPING TURF GRASS			
SHALLOW WATER (LOW MARSH) 50 HERBACEOUS PLANTS PER 200 SF:			AREA= 7790 SF		1948
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (2" PLUGS)
AA	ACORUS AMERICANUS	SWEETFLAG	PERENNIAL	24" OC (MAX.)	280
IV	IRIS VIRGINICA	VIRGINIA IRIS	PERENNIAL	24" OC (MAX.)	280
JE	JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	24" OC (MAX.)	280
PV	PELTANDRA VIRGINICA	ARROW ARUM	PERENNIAL	24" OC (MAX.)	280
PC	PONTEDERIA CORDATA	PICKERELWEED	PERENNIAL	24" OC (MAX.)	280
SA	SPARGANIUM AMERICANUM	AMERICAN BUR-REED	PERENNIAL	24" OC (MAX.)	275
SL	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	PERENNIAL	24" OC (MAX.)	275
				TOTAL PROVIDED:	1950
TEMP. INUNDATION ZONE (HIGH MARSH)		8 SHRUBS PER 200 SF:	AREA= 7790 SF		312
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
CA	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	SHRUB	5' OC (MAX.)	78
IG	ILEX GLABRA	INKBERRY	SHRUB	5' OC (MAX.)	78
RP	ROSA PALUSTRIS	SWAMP ROSE	SHRUB	5' OC (MAX.)	78
SN	SAMBUCUS CANADENSIS	ELDERBERRY	SHRUB	5' OC (MAX.)	78
				TOTAL PROVIDED:	312
DEEP ZONE			AREA= 520 SF		21
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
NL	NELUMBO LUTEA	AMERICAN LOTUS	AQUATIC	5' OC (MAX.)	11
NO	NYMPHAEA ODORATA	WHITE WATER LILY	AQUATIC	5' OC (MAX.)	10
				TOTAL PROVIDED:	21

NOTE: VARIATIONS OF APPROVED WETLAND PLANTINGS ARE LOCATED IN THE APPROVED NCDENR SCM MANUAL, PART C-3.

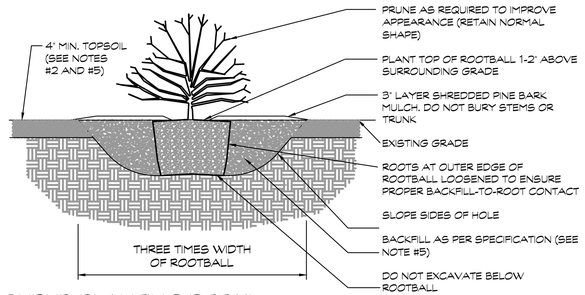
SCM 2	LANDSCAPE CALCULATIONS & PLANT LIST				
DAM/BERM		VEGETATION REQUIRED: NON-CLUMPING TURF GRASS			
SHALLOW WATER (LOW MARSH) 50 HERBACEOUS PLANTS PER 200 SF:			AREA= 9280 SF		2320
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (2" PLUGS)
AA	ACORUS AMERICANUS	SWEETFLAG	PERENNIAL	24" OC (MAX.)	335
IV	IRIS VIRGINICA	VIRGINIA IRIS	PERENNIAL	24" OC (MAX.)	335
JE	JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	24" OC (MAX.)	330
PV	PELTANDRA VIRGINICA	ARROW ARUM	PERENNIAL	24" OC (MAX.)	330
PC	PONTEDERIA CORDATA	PICKERELWEED	PERENNIAL	24" OC (MAX.)	330
SA	SPARGANIUM AMERICANUM	AMERICAN BUR-REED	PERENNIAL	24" OC (MAX.)	330
SL	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	PERENNIAL	24" OC (MAX.)	330
				TOTAL PROVIDED:	2320
TEMP. INUNDATION ZONE (HIGH MARSH)		8 SHRUBS PER 200 SF:	AREA= 9280 SF		372
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
CA	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	PERENNIAL	5' OC (MAX.)	93
IG	ILEX GLABRA	INKBERRY	PERENNIAL	5' OC (MAX.)	93
RP	ROSA PALUSTRIS	SWAMP ROSE	PERENNIAL	5' OC (MAX.)	93
SN	SAMBUCUS CANADENSIS	ELDERBERRY	PERENNIAL	5' OC (MAX.)	93
				TOTAL PROVIDED:	372
DEEP ZONE			AREA= 520 SF		21
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (1 GALLON)
NL	NELUMBO LUTEA	AMERICAN LOTUS	AQUATIC	5' OC (MAX.)	11
NO	NYMPHAEA ODORATA	WHITE WATER LILY	AQUATIC	5' OC (MAX.)	10
				TOTAL PROVIDED:	21

NOTE: VARIATIONS OF APPROVED WETLAND PLANTINGS ARE LOCATED IN THE APPROVED NCDENR SCM MANUAL, PART C-3.



HERBACEOUS PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

WETLANDS GRADING & PLANTING NOTES:

1. IN-SITU TOPSOIL TO BE STOCKPILED ON-SITE FOR USE IN THE STORMWATER WETLAND AREAS.
2. TOPSOIL SHOULD BE SPREAD TO A MINIMUM DEPTH OF 4" THROUGHOUT THE WETLAND, INCLUDING THE DAM PRIOR TO SEEDING/PLANTING VEGETATION. TOPSOIL SHOULD BE HAND-TAMPED AND LIGHTLY COMPACTED WHILE MAINTAINING THE MINIMUM 4" OF TOPSOIL DEPTH FOR PLANT GROWTH. CONTRACTOR TO ACCOUNT FOR SETTLING OF LOOSELY COMPACTED SOILS FOR THE WETLAND PLANTING SUCH THAT ONCE SETTLING OCCURS THE FINAL GRADES AS SHOWN ON THESE PLANS ARE MAINTAINED. INSTALL 6" OF LOOSE TOPSOIL TO ACCOUNT FOR SETTLING TO FINAL DESIGN GRADES.
3. SEE EXTENDED DETENTION WETLAND NOTES ON SHEET C33 FOR DETAILED SOIL SPECIFICATIONS.
4. ACCEPTABLE FERTILIZERS CAN BE: MINERAL, ORGANIC (MANURE), COMPOST OR GREEN CROPS.
5. CONTRACTOR TO WORK WITH SOILS SCIENTIST TO ENSURE SOILS ARE ADEQUATE TO SUPPORT ESTABLISHMENT AND GROWTH OF THE WETLAND PLANTINGS. CONTRACTOR TO AMEND SOILS AND INSTALL SOILS IN PLANT, SHRUB, AND TREE AREAS PER DETAILS, SOIL SPECIFICATIONS, NCDENR SPECIFICATION, AND SOIL SCIENTIST RECOMMENDATIONS. SEE SHEET C33.
6. THE OPTIMAL PERIOD FOR PLANTING HERBACEOUS VEGETATION EXTENDS FROM LATE MARCH TO EARLY JUNE. THE BEST TIME TO PLANT SHRUBS IN A WETLAND IS FROM NOVEMBER TO MID MARCH. CONTRACTOR SHOULD SCHEDULE PLANT INSTALLATION ACCORDINGLY.
7. ONCE THE PLANTINGS HAVE BEEN DELIVERED TO THE SITE FROM THE NURSERY THEY SHOULD BE FREQUENTLY WATERED, FERTILIZED AND SHADED UNTIL THEY ARE INSTALLED.
8. ALL DISTURBED AREAS AROUND THE OUTSIDE OF THE WETLAND SHALL BE SEEDED WITH A LAWN AREA SEED MIX (PER SEEDING SPECIFICATIONS) NATIVE GRASSES, LEGUMES, CLOVERS AND WILDFLOWERS.
9. WETLAND PLANTING AREAS SHOWN SHALL BE PLANTED IN A 'NATURALIZED' MANNER WITH PLANTS GROUPED WITHIN AREAS AS LABELED AND SPACED ON-CENTER AS OUTLINED IN THE CHART.
10. IF THE WETLAND WAS USED DURING CONSTRUCTION AS A SEDIMENT BASIN OR TRAP, THE BASIN MUST BE CLEANED OUT, GRADED, CLAY LINER (OR EQUAL) INSTALLED, COVERED WITH 4" OF TOPSOIL AS SPECIFIED IN NOTE #2 ABOVE, AND VEGETATED WITHIN 14 DAYS OF THE COMPLETION OF THE CONSTRUCTION. THE CONVERSION OF THE DEVICES TO WETLANDS SHOULD NOT OCCUR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE DRAINAGE AREA TO THE WETLAND IS COMPLETELY STABILIZED WITH PAVEMENT, STRUCTURES, AND VEGETATION. WETLAND PLANTINGS SHOULD BE INSTALLED PER NOTES ABOVE.
11. THE WETLAND DRAIN SHOULD BE FULLY OPENED FOR NO MORE THAN 3 DAYS PRIOR TO THE PLANTING DATE TO PRESERVE SOIL MOISTURE AND WORKABILITY.
12. ALL NEW WETLAND PLANTINGS TO BE WATERED AS REQUIRED DURING INITIAL GROWING SEASON TO KEEP PLANTS HEALTHY AND PROMOTE GROWTH.
13. A MINIMUM TWO-YEAR WARRANTY PERIOD SHALL BE PROVIDED BY THE CONTRACTOR FOR PLANT SURVIVAL/REPLACEMENT.
14. AT THE END OF THE FIRST YEAR AND AGAIN AT THE END OF THE TWO-YEAR WARRANTY PERIOD, ALL PLANTS THAT DO NOT SURVIVE MUST BE REPLACED. ESTABLISHMENT PROCEDURES, SUCH AS CONTROL OF INVASIVE WEEDS, ANIMAL AND VANDAL DAMAGE, MULCHING, RE-STAKING, WATERING, AND MESH OR TUBE PROTECTION REPLACEMENT, SHALL BE IMPLEMENTED TO THE EXTENT NEEDED TO ENSURE PLANT SURVIVAL. STAKING MUST BE REMOVED AFTER ESTABLISHMENT (APPROXIMATELY 12 MONTHS), TO PREVENT GIRDLING (STRANGLING) OF ALL WOODY PLANTS.

GEESE/ANIMAL PEST CONTROL NOTE:

CONTRACTOR SHOULD NOTE THAT GEESE ARE PRESENT IN AND AROUND THIS SITE. GEESE ARE VERY DAMAGING TO WETLAND PLANTINGS, PARTICULARLY AFTER THEY ARE FIRST PLANTED BEFORE THE ROOT SYSTEM BECOMES ESTABLISHED AND THE PLANTINGS HAVE AT LEAST ONE GROWING SEASON TO MATURE. CONTRACTOR TO INCLUDE WITHIN BID PRICE PROVISIONS FOR GEESE/BIRD/ANIMAL CONTROL TO PREVENT GEESE/BIRDS/ANIMALS FROM EATING, DAMAGING, OR DESTROYING NEWLY PLANTED WETLAND VEGETATION. MEASURES SHOULD BE INSTALLED TO PROTECT PLANTS UNTIL THE WETLAND PLANTINGS ARE WELL ESTABLISHED. POSSIBLE PROVISIONS INCLUDE, MESH/NETTING TO PROTECT PLANTS, HIRING OUTSIDE PARTIES WITH PEST CONTROL EXPERIENCE, NON-TOXIC SPRAYS APPLIED TO PLANTINGS, ARTIFICIAL FLOATING PREDATORS, ETC. CONTRACTOR TO WORK WITH QUALIFIED PARTY EXPERIENCED IN GEESE/PEST CONTROL AS NECESSARY TO PROTECT NEW WETLANDS.

CONTRACTOR SHOULD CONTACT LOCAL NURSERIES FOR PLANT SELECTION		
CILLIDE NATIVE PLANT NURSERY	621 STARBURST LANE, RALEIGH, NC 27603	(919) 662-5566
NICHE GARDENS	1111 DAWSON ROAD, CHAPEL HILL, NC 27516	(919) 967-0078
PLANT DELIGHTS NURSERY	9241 SAULS ROAD, RALEIGH, NC 27603	(919) 772-4794
TARHEEL NATIVE TREES	4339 PEELE ROAD, CLAYTON, NC 27520	(919) 553-5927
TAYLORS NURSERY, INC.	3705 NEW BERN AVE., RALEIGH, NC 27610	(919) 231-6161
MELLOW MARSH FARM	1312 WOODY STORE ROAD, SILER CITY, NC 27344	(919) 742-1200

HATCH LEGEND

- TEMPORARY INUNDATION ZONE (HIGH MARSH) PLANTINGS
- SHALLOW WATER ZONE (LOW MARSH) PLANTINGS
- DEEP ZONE (DEEP POOL) PLANTINGS

NORTH CAROLINA PROFESSIONAL ENGINEER 40955 THOMAS F. CRAVEN

MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=50
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

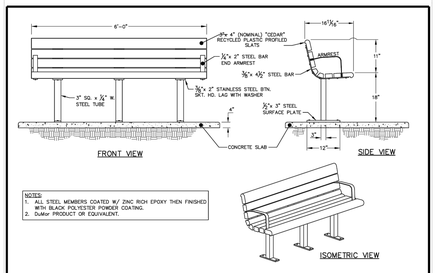
SCM PLANTING PLAN

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 • B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C5.10

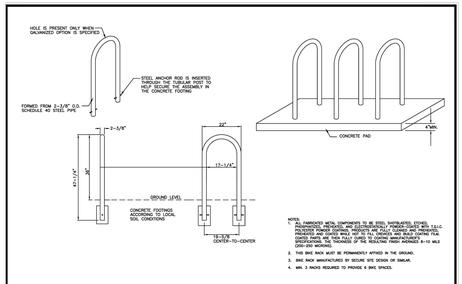


NOTES:
1. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED WITH BLACK POLYESTER POWDER COATING.
2. DuMor PRODUCT OR EQUIVALENT.

STANDARD BENCH

DRAWING NOT TO SCALE

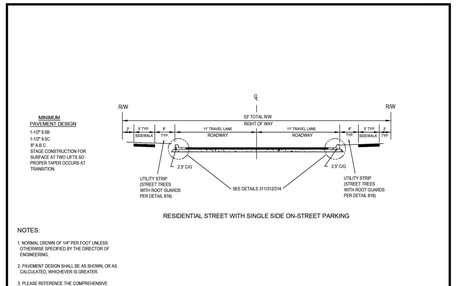
GREENWAY BENCH	STANDARD DETAIL NUMBER: HS015
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 10/30/08



NOTES:
1. ALL FABRICATED METAL COMPONENTS TO BE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, AND PRIMED WITH ZINC RICH EPOXY PRIMER (3.0 MILS D.F.T.). POLYESTER POWDER COATINGS, PRODUCTS ARE FULLY CURABLE AND PREPARED, APPLIED AND CURED IN ACCORDANCE WITH THE MANUFACTURER'S COATING FILM (QUOTED PARTS ARE TRUE FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS). THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS D.F.T. (200-250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY ATTACH 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 / REVISIONS: 8/05/19

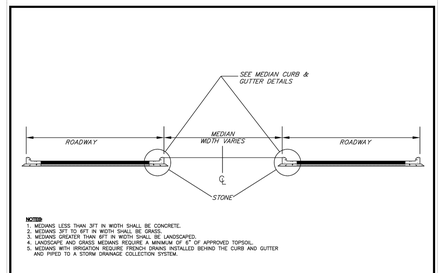


RESIDENTIAL STREET WITH SINGLE SIDE ON-STREET PARKING

NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE SPECIFIED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.
3. PLEASE REFERENCE THE COMPREHENSIVE TRANSPORTATION PLAN FOR ADDITIONAL CROSS SECTIONS.

DRAWING NOT TO SCALE

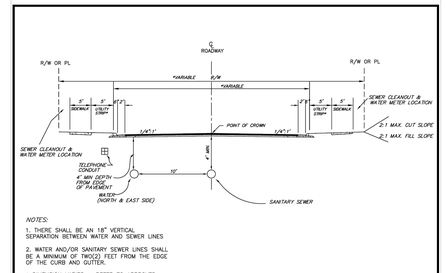
MINIMUM STREET STANDARD FOR RESIDENTIAL STREETS	STANDARD DETAIL NUMBER: HS302
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 8/06/19



NOTES
1. MEDIANS LESS THAN 3FT IN WIDTH SHALL BE CONCRETE.
2. MEDIANS 3FT TO 8FT IN WIDTH SHALL BE GRASS.
3. MEDIANS GREATER THAN 8FT SHALL BE LANDSCAPED.
4. LANDSCAPE AND GRASS MEDIANS REQUIRE A MINIMUM OF 6" OF APPROVED TOPSOIL.
5. MEDIANS WITH IRRIGATION REQUIRE FRENCH DRAINS INSTALLED BEHIND THE CURB AND GUTTER AND PIPED TO A STORM DRAINAGE COLLECTION SYSTEM.

DRAWING NOT TO SCALE

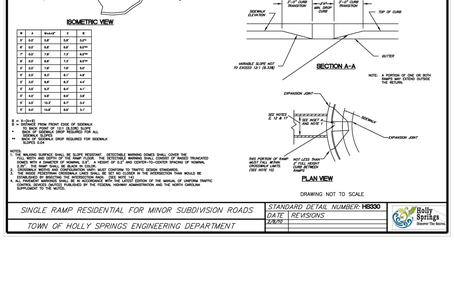
STANDARD MEDIAN DESIGN	STANDARD DETAIL NUMBER: HS308
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 8/06/19



NOTES:
1. THERE SHALL BE AN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES
2. WATER AND/OR SANITARY SEWER LINES SHALL BE A MINIMUM OF TWO(2) FEET FROM THE EDGE OF THE CURB AND GUTTER.
* DIMENSION VARIES -- REFER TO APPROVED CONSTRUCTION DRAWINGS

DRAWING NOT TO SCALE

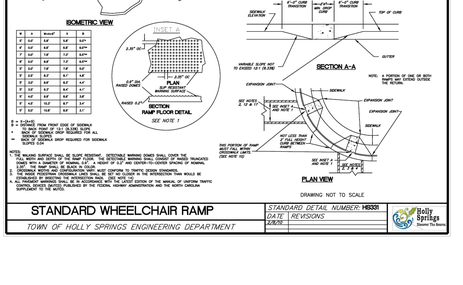
STANDARD STREET CROSS SECTION SHOWING UTILITY LOCATIONS	STANDARD DETAIL NUMBER: HS310
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 8/06/19



NOTES
1. DRAINAGE VALLEY OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.
3. PAVEMENT RADIUS AT INTERSECTION SHALL BE 25FT.
4. PROPERTY LINE RADIUS AT INTERSECTIONS SHALL BE 20FT.
5. 6" CURB AND GUTTER IS PROVIDED ON ALLEYWAY. IT MUST BE ADDITIONAL TO 16' PAVED TRAVEL LANE.

DRAWING NOT TO SCALE

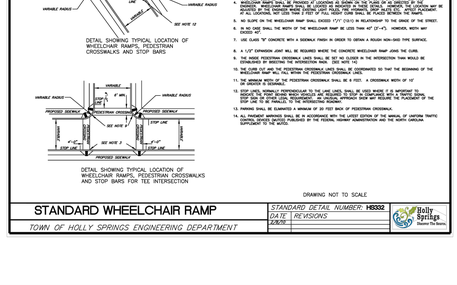
STANDARD STREET CROSS SECTIONS-ALLEYS WITH INVERTED CROWN	STANDARD DETAIL NUMBER: HS031
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 8/06/19



NOTE:
1. DIMENSIONS OF ROUND-ABOUTS VARY PER DESIGN STANDARD.
2. STAMPED CONCRETE SHOULD BE BRICK PATTERN AND RED BRICK COLOR.

DRAWING NOT TO SCALE

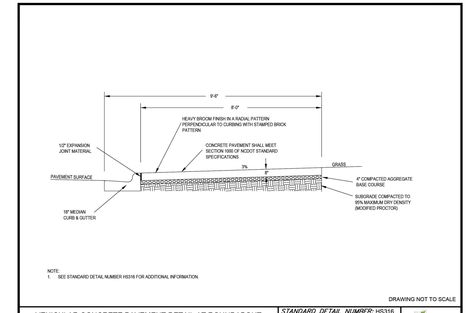
ROUNDABOUT HARDSCAPE DETAIL	STANDARD DETAIL NUMBER: HS314
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 10/19/20



NOTE:
GEOMETRY VARIES PER DESIGN.

DRAWING NOT TO SCALE

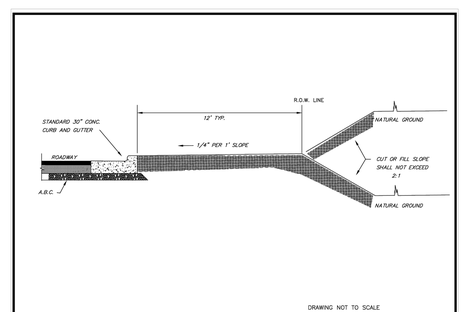
CONCRETE SCORING (SPLITTER ISLAND) DETAIL FOR ROUNDABOUT	STANDARD DETAIL NUMBER: HS035
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 8/06/19



NOTE:
1. SEE STANDARD DETAIL NUMBER HS316 FOR ADDITIONAL INFORMATION.

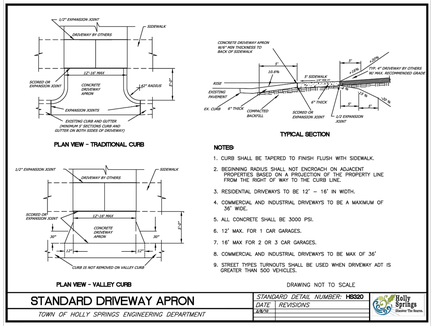
DRAWING NOT TO SCALE

VEHICULAR CONCRETE PAVEMENT DETAIL AT ROUNDABOUT	STANDARD DETAIL NUMBER: HS316
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 10/19/20



DRAWING NOT TO SCALE

STANDARD SHOULDER SECTION WITHOUT SIDEWALK	STANDARD DETAIL NUMBER: HS017
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 8/06/19

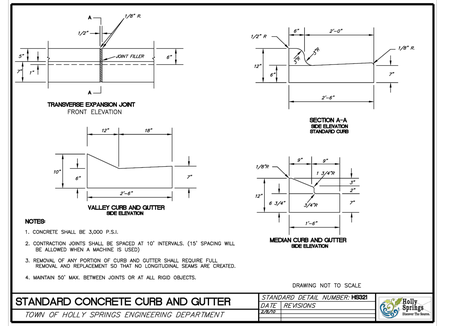


NOTES
1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
2. BEGINNING RADIUS SHALL NOT ENCROACH ON ADJACENT PROPERTY LINE. NO PART OF DRIVEWAY SHALL BE PROPERTY LINE FROM THE RIGHT OF WAY TO THE CURB LINE.
3. RESIDENTIAL DRIVEWAYS TO BE 12' – 16' IN WIDTH.
4. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE A MAXIMUM OF 36' WIDE.
5. ALL CONCRETE SHALL BE 3000 PSI.
6. 12' MAX. FOR 1 CAR GARAGES.
7. 16' MAX FOR 2 OR 3 CAR GARAGES.
8. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE MAX OF 36'
9. STREET TYPES TURNOUTS SHALL BE USED WHEN DRIVEWAY ADT IS GREATER THAN 500 VEHICLES.

TYPICAL SECTION

DRAWING NOT TO SCALE

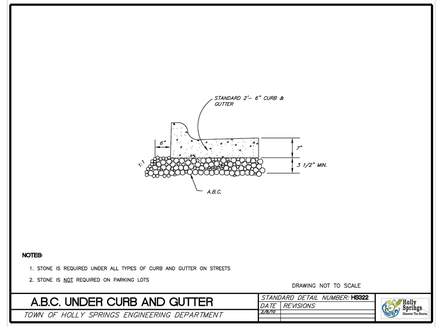
STANDARD DRIVEWAY APRON	STANDARD DETAIL NUMBER: HS320
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 8/06/19



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

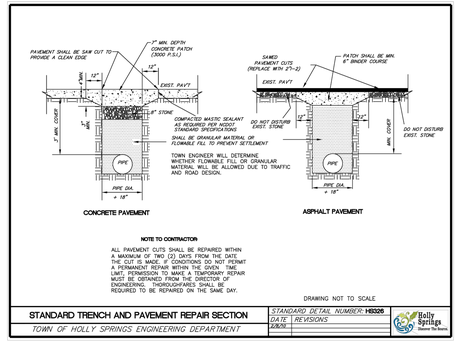
STANDARD CONCRETE CURB AND GUTTER	STANDARD DETAIL NUMBER: HS321
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 8/06/19



NOTES
1. STONE IS REQUIRED UNDER ALL TYPES OF CURB AND GUTTER ON STREETS
2. STONE IS NOT REQUIRED ON PARKING LOTS

DRAWING NOT TO SCALE

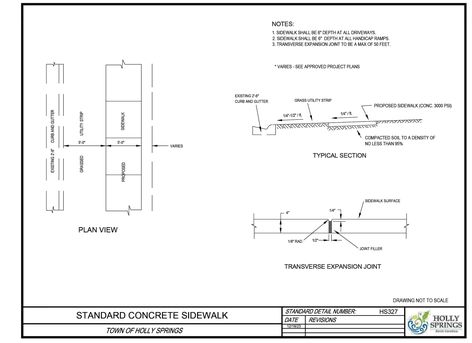
A.B.C. UNDER CURB AND GUTTER	STANDARD DETAIL NUMBER: HS322
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 8/06/19



NOTE TO CONTRACTOR
ALL PAVEMENT CUTS SHALL BE REPAIRED WITHIN A MAXIMUM OF TWO (2) DAYS FROM THE DATE THE CUT IS MADE. IF CONDITIONS DO NOT PERMIT A PERMANENT REPAIR WITHIN THE GIVEN TIME FRAME, A TEMPORARY REPAIR SHALL BE MADE. IT MUST BE OBTAINED FROM THE DIRECTOR OF ENGINEERING. THOROUGHFARES SHALL BE REQUIRED TO BE REPAIRED ON THE SAME DAY.

DRAWING NOT TO SCALE

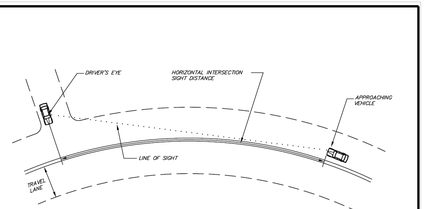
STANDARD TRENCH AND PAVEMENT REPAIR SECTION	STANDARD DETAIL NUMBER: HS326
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 8/06/19



DRAWING NOT TO SCALE

STANDARD CONCRETE SIDEWALK	STANDARD DETAIL NUMBER: HS327
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 10/19/20

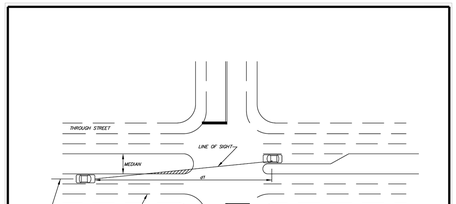
A
B
6" CONC. CURB & GUTTER (SEE DETAIL)
BACK OF SIDEWALK
DROP CURB (TYP. 2'-6" CURB & GUTTER SHOWN)
DROP 1"
SIDEWALK (5' MIN)
ISOMETRIC VIEW
SECTION B-B
SECTION A-A
PLAN VIEW
SEE NOTE 2 & 4
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DRAWING NOT TO SCALE

MEASUREMENT OF HORIZONTAL INTERSECTION SIGHT DISTANCE | STANDARD DETAIL NUMBER: HS334 | DATE | REVISIONS | 6/26/25

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

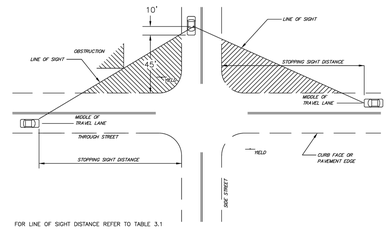


NOTES:
d1 = SEE TABLE 3.1

DRAWING NOT TO SCALE

SIGHT DISTANCE LEFT TURN FROM THROUGH STREET | STANDARD DETAIL NUMBER: HS335 | DATE | REVISIONS | 6/26/25

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



FOR LINE OF SIGHT DISTANCE REFER TO TABLE 3.1

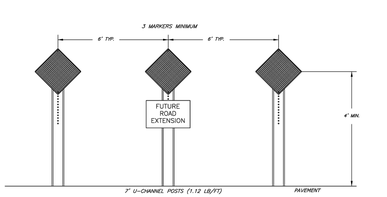
DRAWING NOT TO SCALE

SIGHT DISTANCE YIELD SIGN CONTROLLED INTERSECTIONS | STANDARD DETAIL NUMBER: HS336 | DATE | REVISIONS | 6/26/25

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

END OF ROAD MARKERS

TYPICAL APPLICATION AT END OF ROADWAY (DEAD END) REGARDLESS OF WHETHER GUARDRAIL IS INSTALLED



NOTE:
1. ADVANCED WARNING SIGNAGE W14-1"(DEAD END) REQUIRED AS PER MUTCD FOR DEAD END JUST AFTER LAST INTERSECTING STREET.
2. MARKERS TO COVER ENTIRE STREET WITH SPACING STARTING AT CURB.

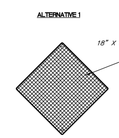
DRAWING NOT TO SCALE

END OF ROAD MARKERS (DEAD END) | STANDARD DETAIL NUMBER: HS353 | DATE | REVISIONS | 6/26/25

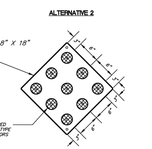
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

END OF ROAD MARKERS

ALTERNATIVE 1



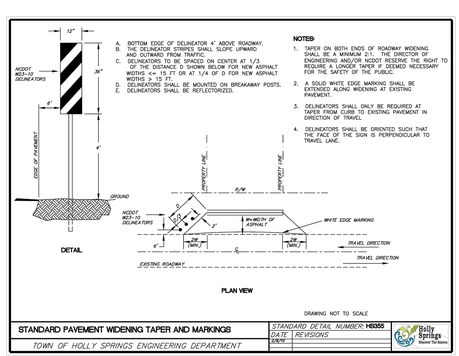
ALTERNATIVE 2



DRAWING NOT TO SCALE

END OF ROAD MARKERS | STANDARD DETAIL NUMBER: HS354 | DATE | REVISIONS | 6/26/25

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

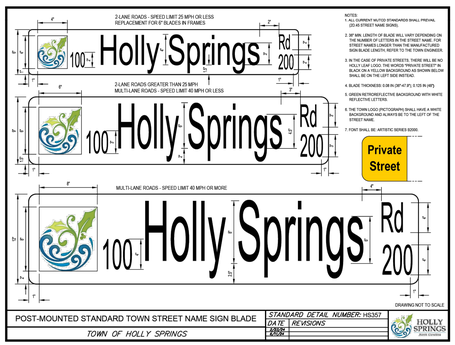


NOTES:
1. TAPER ON BOTH ENDS OF ROADWAY WIDENING SHALL BE A MINIMUM 2:1. THE DIRECTION OF ENGINEERING AND/OR NCDOT RESERVE THE RIGHT TO REQUIRE A LONGER TAPER IF DEEMED NECESSARY FOR THE SAFETY OF THE PUBLIC.
2. A SOLID WHITE EDGE MARKING SHALL BE INSTALLED ALONG WIDENING AT EXISTING PAVEMENT.
3. DELINEATORS SHALL ONLY BE REQUIRED AT TAPER FROM CURB TO EXISTING PAVEMENT IN DIRECTION OF TRAVEL.
4. DELINEATORS SHALL BE ORIENTED SUCH THAT THE FACE OF THE SIGN IS PERPENDICULAR TO TRAVEL LANE.

DRAWING NOT TO SCALE

STANDARD PAVEMENT WIDENING TAPER AND MARKINGS | STANDARD DETAIL NUMBER: HS355 | DATE | REVISIONS | 6/26/25

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

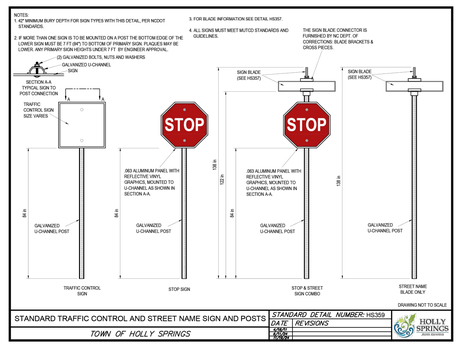


NOTES:
1. ALL CURRENT MUTCD STANDARDS SHALL PREVAIL (SEE ALSO NCDOT NAME BOOK).
2. 39" MIN. LENGTH OF BLADE WILL VARY DEPENDING ON THE NUMBER OF LETTERS IN THE STREET NAME. FOR STREET NAMES LONGER THAN THE MANUFACTURED SIGN BLADE LENGTH, REFER TO THE TOWN ENGINEER.
3. IN THE CASE OF PRIVATE STREETS, THERE WILL BE NO HOLLY LEAF LOGO. THE WORDS "PRIVATE STREET" IN BLACK ON A YELLOW BACKGROUND AS SHOWN BELOW SHALL BE ON THE LEFT SIDE BLADE(S).
4. BLADE THICKNESS: 0.08 IN (NEMA SIGN BLANK).
5. GREEN RETROREFLECTIVE BACKGROUND WITH WHITE REFLECTIVE LETTERS.
6. THE TOWN LOGO (PICTOGRAPH) SHALL HAVE A WHITE BACKGROUND AND ALWAYS BE TO THE LEFT OF THE STREET NAME.
7. FONT SHALL BE: ARTISTIC SERIES E2000.

DRAWING NOT TO SCALE

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE | STANDARD DETAIL NUMBER: HS357 | DATE | REVISIONS | 6/26/25

TOWN OF HOLLY SPRINGS

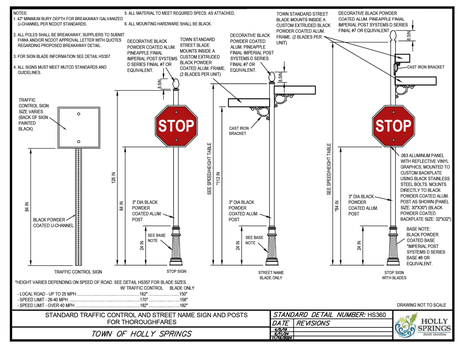


NOTES:
1. 42" MINIMUM BURY DEPTH FOR SIGN TYPES WITH THIS DETAIL, PER NCDOT STANDARDS.
2. 9" MORE THAN ONE SIGN IS TO BE MOUNTED ON A POST THE BOTTOM EDGE OF THE LOWER SIGN MUST BE 7 FT (84") TO BOTTOM OF PRIMARY SIGN. PLAQUES MAY BE LOWER. ANY PRIMARY SIGN HEIGHTS UNDER 7 FT BY ENGINEER APPROVAL.
(3) GALVANIZED BOLTS, NUTS AND WASHERS
3. FOR BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
THE SIGN BLADE CONNECTOR IS FURNISHED BY INC DEPT. OF CORRECTIONS. BLADE BRACKETS & CROSS PIECES.

DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS | STANDARD DETAIL NUMBER: HS359 | DATE | REVISIONS | 6/26/25

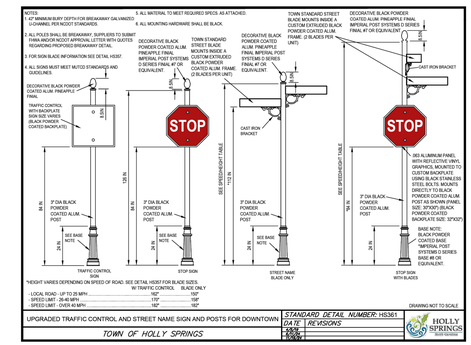
TOWN OF HOLLY SPRINGS



DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES | STANDARD DETAIL NUMBER: HS360 | DATE | REVISIONS

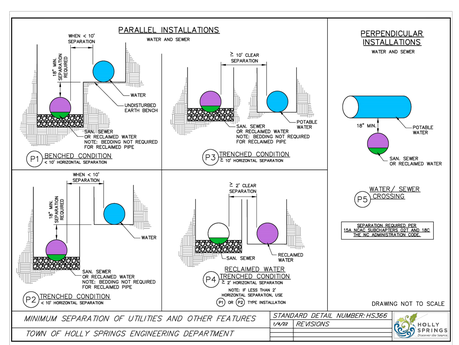
TOWN OF HOLLY SPRINGS



DRAWING NOT TO SCALE

UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR DOWNTOWN | STANDARD DETAIL NUMBER: HS361 | DATE | REVISIONS | 6/26/25

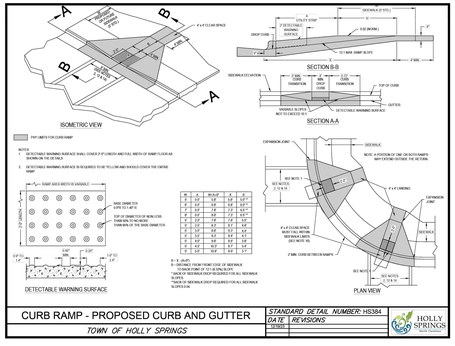
TOWN OF HOLLY SPRINGS



DRAWING NOT TO SCALE

MINIMUM SEPARATION OF UTILITIES AND OTHER FEATURES | STANDARD DETAIL NUMBER: HS366 | DATE | REVISIONS | 1/1/09

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

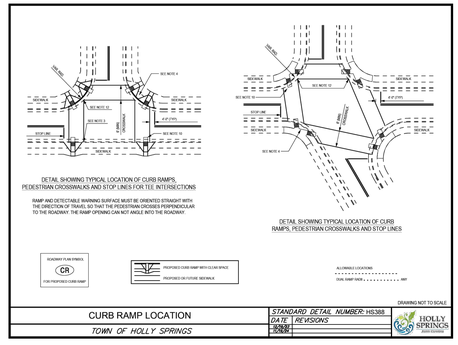


A	B	W-FLAT
2	5.0'	5.0'
3	5.0'	5.0'
4	5.0'	5.0'
5	5.0'	5.0'
6	5.0'	5.0'
7	5.0'	5.0'
8	5.0'	5.0'
9	5.0'	5.0'
10	5.0'	5.0'

B = (A x8%)
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12' (3.33%) SLOPE
A = WIDTH OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
* WIDTH OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES

CURB RAMP - PROPOSED CURB AND GUTTER | STANDARD DETAIL NUMBER: HS384 | DATE | REVISIONS | 6/26/25

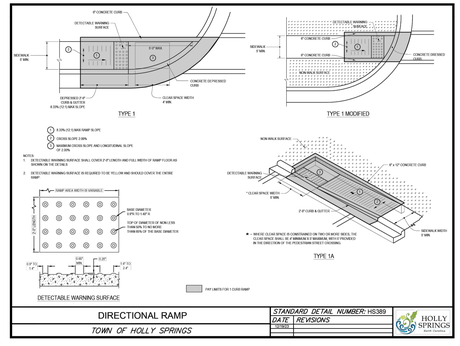
TOWN OF HOLLY SPRINGS



DRAWING NOT TO SCALE

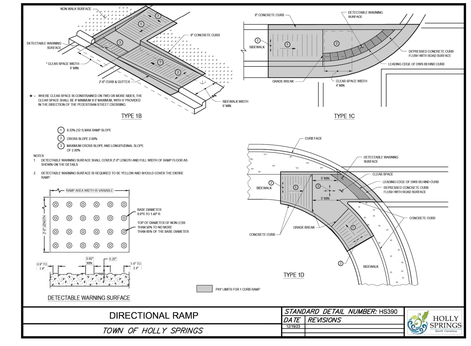
CURB RAMP LOCATION | STANDARD DETAIL NUMBER: HS388 | DATE | REVISIONS | 6/26/25 | 7/25/25

TOWN OF HOLLY SPRINGS



DIRECTIONAL RAMP | STANDARD DETAIL NUMBER: HS389 | DATE | REVISIONS | 6/26/25

TOWN OF HOLLY SPRINGS



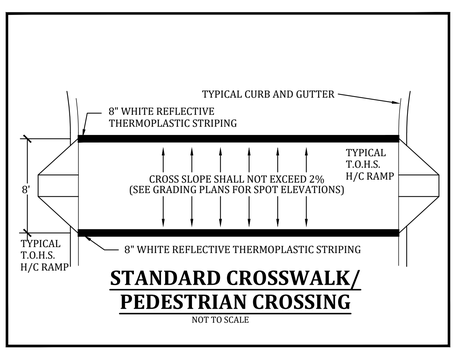
DIRECTIONAL RAMP | STANDARD DETAIL NUMBER: HS390 | DATE | REVISIONS | 6/26/25

TOWN OF HOLLY SPRINGS

NOTES:
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN ON THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT TO LOCATE, AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4' x 4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE OF CROSSWALK MARKING TO THE NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' FROM THE BACK OF PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT CLEAR SPACES FOR SIDEWALK A MINIMUM OF 4' x 4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT CLEAR SPACES FOR MEDIAN ISLANDS A MINIMUM OF 5' x 5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. IF CONSTRUCTING ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MINIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CANNOT PROVIDE A 5'x5' CLEAR SPACE AT THE TOP OF RAMPS, WILL BE CUT THOUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE SUED ONLY WHERE PEDESTRIAN WOULD NOT NORMALLY WALK ACROSS THE RAMP; WHERE THE ADJACENT SURFACE IS PLATING OR OTHER NON-WALKING SURFACE, OR THE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE RAMP JOINS THE CURB RAMP AS SHOWN IN ROADWAY STANDARD DRAWING 848.01.
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. DETECTABLE WARNING SURFACES WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
19. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.

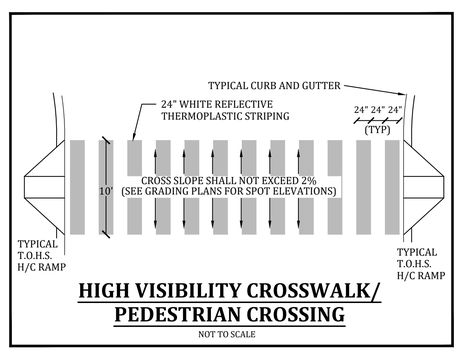
CURB RAMP NOTES | STANDARD DETAIL NUMBER: HS396 | DATE | REVISIONS | 1/1/09

TOWN OF HOLLY SPRINGS



STANDARD CROSSWALK/ PEDESTRIAN CROSSING

NOT TO SCALE



HIGH VISIBILITY CROSSWALK/ PEDESTRIAN CROSSING

NOT TO SCALE



MIRA RIDGE

MAJOR SUBDIVISION PLAN

HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

STANDARD SITE DETAILS

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	5/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C9.01

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Litter Recep Flat Top Inground
SF-209



No matter what your recreation requirements might be—from large, inclusive, ramped units, to the smallest single deck structure—Play & Park Structures has a product line designed to meet your space requirements as well as your budget.

Features and Benefits:

All of our individual products are designed with the children who will use them in mind. As your structure is designed, our playground experts look at the height of the playground components, required use zones, and pathways that encourage a good flow of traffic within the play space to eliminate unnecessary hazards.

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Product

6' Contour Recycled Plastic Bench

Model: 543-1205

thepark LAND FACILITIES CATALOG

Materials:

2" x 3/8" Gauge HD Steel Legs
Pre-Finish Recycled Plastic Seat & Black Slats
UV Resistent Recycled Plastic
50 Year Warranty On Plastic

Finishes:

Powder Coat (on legs and frame)
Our Powder Coat Finish assures a high level of adhesion and durability by following these steps:

1. Sanded Down
2. Washed and Dried
3. Zinc Primer
4. Powder Coat
5. UV Clear Topcoat

Color Options:

☐ **Standard Color**
Cedar | Brown

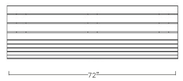
Mount Options:

☐ **Free-Standing**

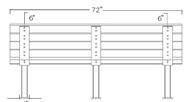
☐ **Surface**
Foot Mount has a 9/16" mounting hole for mounting to the ground

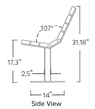


Top View



Front View



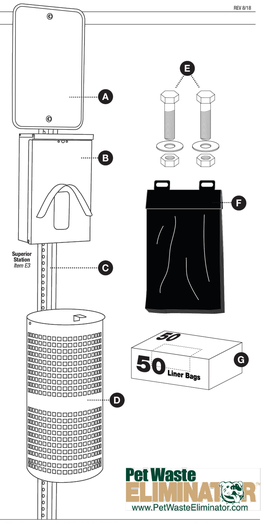


Side View

3350 NW Boca Raton Blvd., Suite B2, Boca Raton FL 33431
1-866-280-9894 | Sales@theparkcatalog.com

INSTALLATION GUIDE REV 8/18
ITEM: E3

Superior Pet Waste Station



Superior Kit Includes:

- **A.** 1 12"x18" Aluminum Sign (***Item E802***)
- **B.** 1 Dispenser Box (***Item E1***)
- **C.** 1 8-ft Steel Sign Post (***Item E18***)
- **D.** 1 10-gal Waste Receptacle with attached lid (***Item E10***)
- **E.** 3 Mounting Hardware Sets— each set includes 2 nuts, bolts and washers
- **F.** 80 Pet Waste Bags (***Item E41***)
- **G.** 50 Waste Receptacle Liners

Optional Tools Needed:

- Socket Driver or Adjustable Wrench
- Level
- Post Hole Driver

PET WASTE ELIMINATOR SUPERIOR STATIONS:

★ Lifetime Guarantee
★ Rust-Proof Construction
★ Universal Fit holds all bags on header cards or rolls

NEVER RUN OUT OF BAGS AGAIN!

Join our exclusive Refill Program and get FREE SHIPPING on every Bag Order!

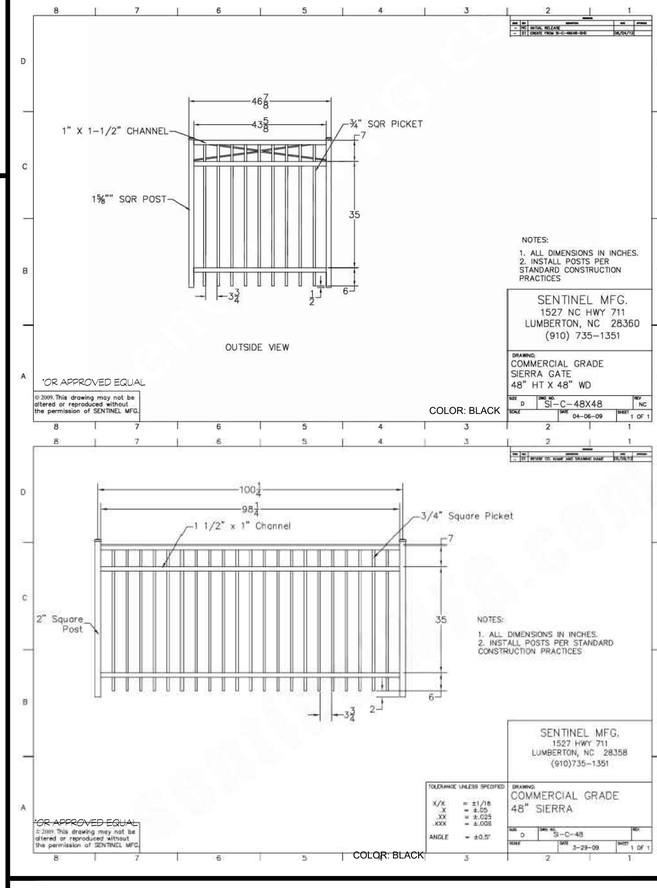
Call to join today!

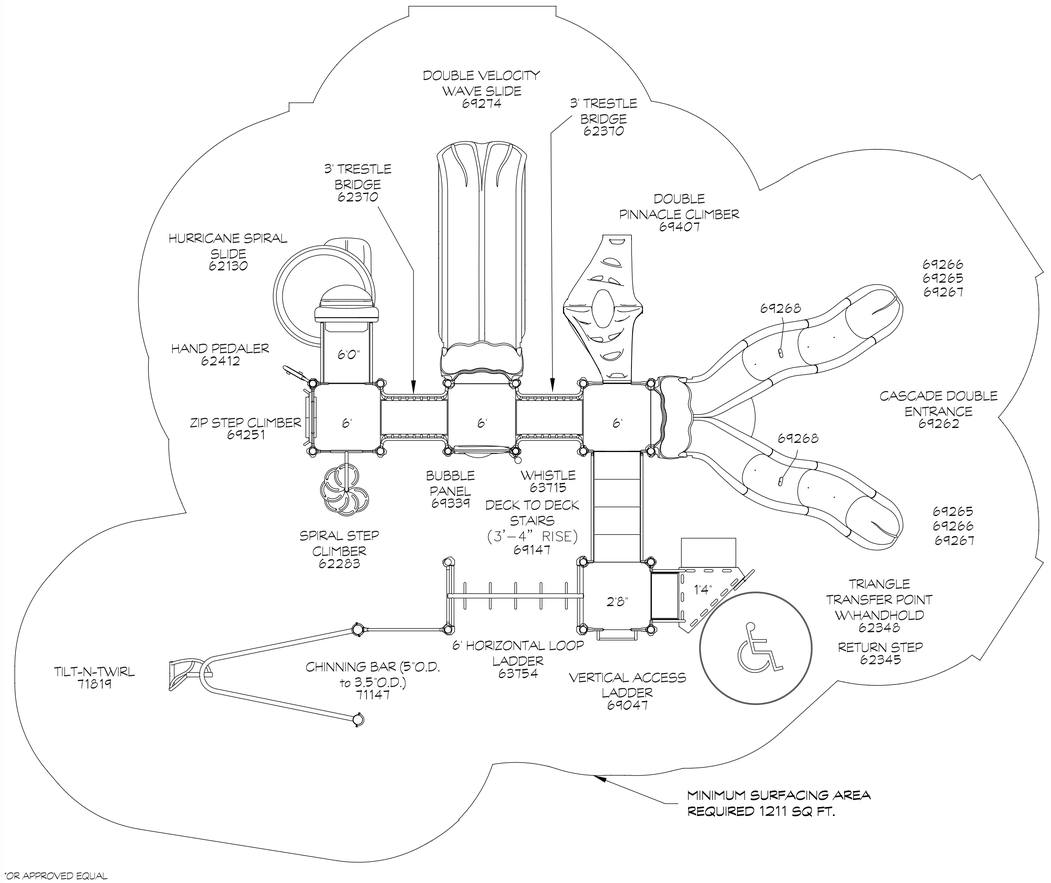
Pet Waste ELIMINATOR www.PetWasteEliminator.com

Need Help? Give us a call! Pet Waste Eliminator • 1-800-790-8896 • www.petwasteeliminator.com









'OR APPROVED EQUAL

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MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

STANDARD SITE DETAILS

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C9.02

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Solo Flyer
66547



No matter what your recreation requirements might be—from large, inclusive, ramped units, to the smallest single deck structure—Play & Park Structures has a product line designed to meet your space requirements as well as your budget.

Features and Benefits:

All of our individual products are designed with the children who will use them in mind. As your structure is designed, our playground experts look at the height of the playground components, required use zones, and pathways that encourage a good flow of traffic within the play space to eliminate unnecessary hazards.

Age: 2-5
Space Required: 15' 5" x 14' 2"
Weight: 95 lbs

800-727-1907

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Horse Bouncer with C Spring
66566



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Age: 2-5
Space Required: 15' 2" x 13' 0"
Weight: 106 lbs

800-727-1907

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2-5 Age Appropriate Sign
Fiberglass
67866



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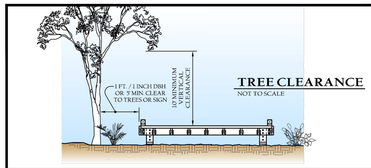
Age: 2-5
Weight: 82 lbs

800-727-1907

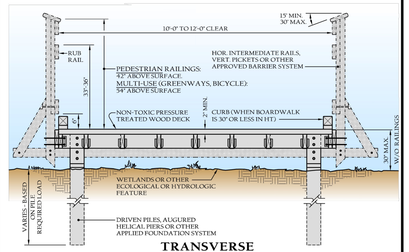
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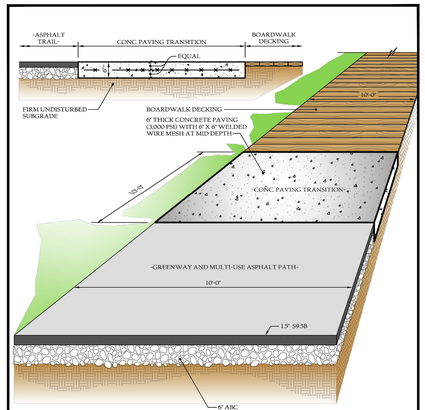


TREE CLEARANCE
NOT TO SCALE



TRANSVERSE BOARDWALK SECTION
NOT TO SCALE

TIMBER BOARDWALK OVER WETLANDS DETAIL



NOTES:
1. Concrete transition pad to be a minimum of 3,000 PSI @ 28 days air entrained.

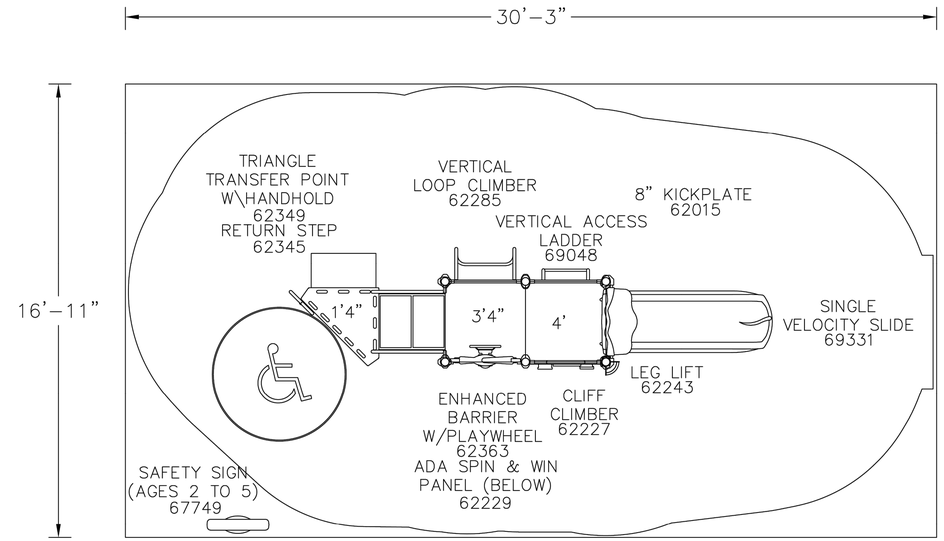
STANDARD BOARDWALK APPROACH DETAIL

WEBSITE UNIT 2015	This play equipment is recommended for children ages 2-5	Scale: 3/8" = 1'-0" This drawing can be scaled only when in an 11" x 17" format	Drawn By: BOB FLATT Date: 01/29/2015 Drawing Name: 682-86230	play&park structures a PLAYCORE Company 401 Chestnut St., Ste. 410 Chattanooga, TN 37402 800-727-1907 / www.playandpark.com
PLAY & PARK STRUCTURES	Minimum Area Required: 30'-3" X 16'-11"			

Total Play Components	7			User Capacity 20-30
Elevated Play Components	5			Critical Fall Height 4'-0"
Elevated Play Components Accessible by Ramp	0	Req.	0	
Elevated Components Accessible by Transfer	5	Req.	3	
Accessible Ground Level Components Shown	2	Req.	2	
Different Types of Ground Level Components	2	Req.	2	

totmx PLAY SYSTEMS

ISO 9001 CERTIFIED



It is the manufacturer's opinion that the structure shown herein complies with current ada standards concerning accessibility if used with proper accessible surfacing and together with other necessary ground level play equipment.
IMPORTANT: Never install play equipment over hard, unresilient surfaces such as asphalt, concrete, or compacted earth. It is the owner's responsibility to ensure the "minimum area required" contains an appropriate amount of resilient material to cushion accidental falls.

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Tot City
10-95401



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Features and Benefits:

All of our individual products are designed with the children who will use them in mind. As your structure is designed, our playground experts look at the height of the playground components, required use zones, and pathways that encourage a good flow of traffic within the play space to eliminate unnecessary hazards.

Color Palette: Custom
Age: 2-5, 5-12
Space Required: 30' 3" x 16' 11"
Capacity: 20-30
Critical Fall Height: 4'
Weight: 1079 lbs
ADA Compliant:

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MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

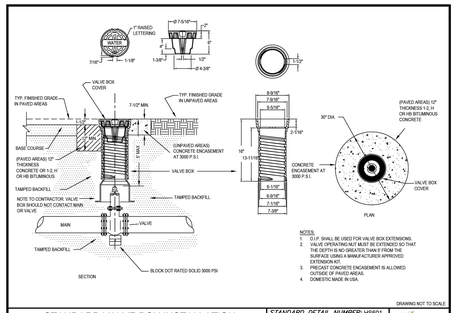
STANDARD SITE DETAILS

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C9.03



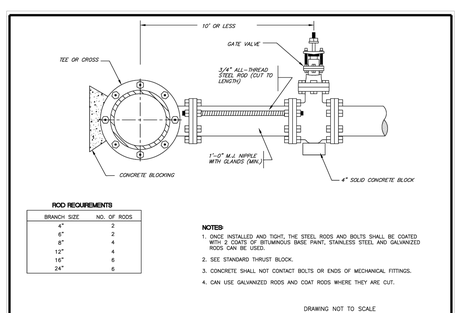
DRAWING NOT TO SCALE

STANDARD VALVE BOX INSTALLATION

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: H5601

DATE	REVISIONS
6/26/18	ADD NOTE



ROD REQUIREMENTS

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

NOTES:

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

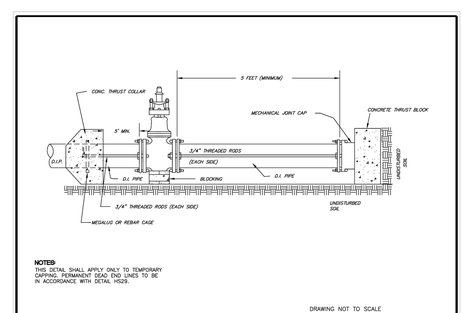
DRAWING NOT TO SCALE

STANDARD VALVE RODDING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5603

DATE	REVISIONS
12/06/18	



NOTES:

THIS DETAIL SHALL APPLY ONLY TO TEMPORARY CAPPING. PERMANENT DEAD END LINES TO BE IN ACCORDANCE WITH DETAIL H529.

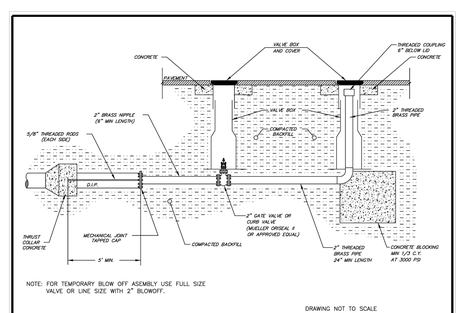
DRAWING NOT TO SCALE

STANDARD CAPPING DETAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5604

DATE	REVISIONS
6/26/18	



NOTE: FOR TEMPORARY BLOW OFF ASEMBLY USE FULL SIZE VALVE OR LINE SIZE WITH 2" BLOWOFF.

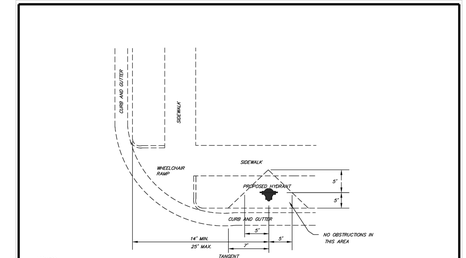
DRAWING NOT TO SCALE

STANDARD 2" BLOW-OFF ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5605

DATE	REVISIONS
6/26/18	



NOTES:

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

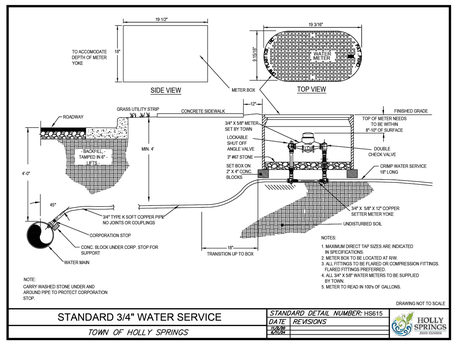
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STANDARD HYDRANT LOCATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5613

DATE	REVISIONS
12/06/18	



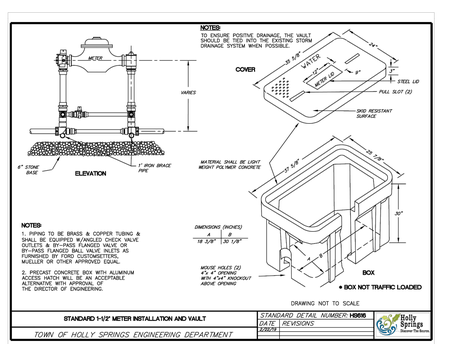
DRAWING NOT TO SCALE

STANDARD WATER METER LID

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5634

DATE	REVISIONS
6/26/18	



ROD REQUIREMENTS

SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NUMBER OF RODS REQUIRED
6"	4,338	2
8"	7,694	4
12"	17,312	4
16"	30,779	8
24"	69,252	8

NOTES:

1. VERTICAL BENDS ARE NOT PERMITTED UNLESS OTHERWISE APPROVED BY TOHS DEVELOPMENT INSPECTOR.
2. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT BENDS.
4. RESTRAINED MECHANICAL GLANDS TO BE USED AT ALL FITTINGS.
5. MUST USE DUCTILE IRON EYE BOLTS WHERE NECESSARY.
6. 3" MINIMUM COVER MUST BE MAINTAINED ON ALL WATER MAINS

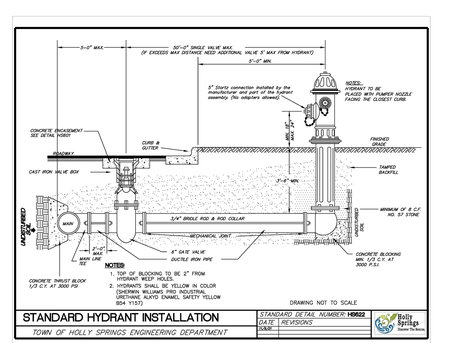
DRAWING NOT TO SCALE

STANDARD VERTICAL BEND

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5635

DATE	REVISIONS
6/25/18	



SPECIAL BEDDING FOR 14'-20' DEPTHS AND FOR PIPE 8" AND ABOVE IN SIZE

STANDARD BEDDING FOR 2' TO 14' DEPTHS

NOTES:

1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

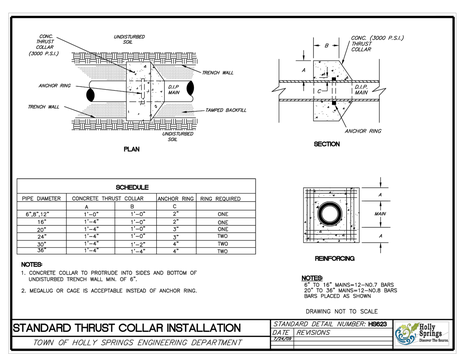
DRAWING NOT TO SCALE

BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5703

DATE	REVISIONS
12/06/18	



NOTES:

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

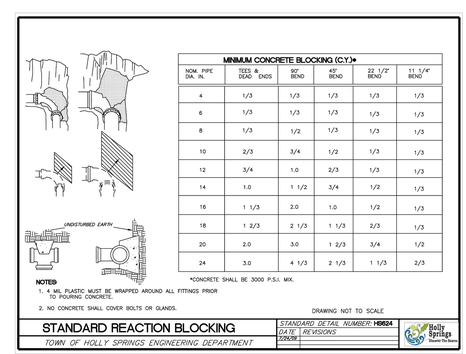
DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE MANHOLE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5706

DATE	REVISIONS
6/26/18	



NOTES:

1. PIPE SIZE FOR DROP TO EQUAL TO INFLOW SEWER PIPE SIZE.
2. MECH. JOINT OR PUSH-ON FITTINGS, ALL BELL TO BE USED.
3. CORE OR DRILL ALL HOLES FOR PIPE AND BOLTS.
4. DROP MANHOLE MANDATORY WHEN DIFFERENTIAL BETWEEN INVERTS IS GREATER THAN 12".
5. STAINLESS STEEL STRAPS SHALL BE USED ON ALL DROPS GREATER THAN 5 FEET AT 18 INCH INTERVALS.

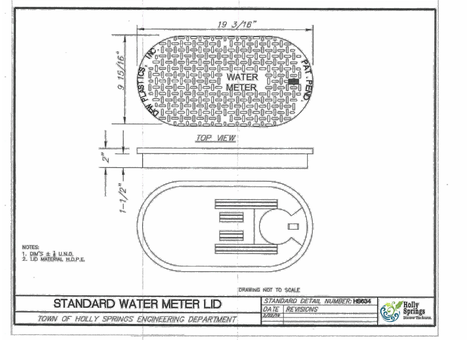
DRAWING NOT TO SCALE

STANDARD INSIDE DROP MANHOLE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5707

DATE	REVISIONS
6/26/18	



NOTES:

1. VERTICAL SPACING – 16" O.C.
2. STEPS TO PROTRUDE 5" FROM FACE OF STRUCTURE WALL, AND SHALL WITHSTAND A VERTICAL LOAD OF 400 LBS. AND A HORIZONTAL PULL OUT LOAD OF 1000 LBS.

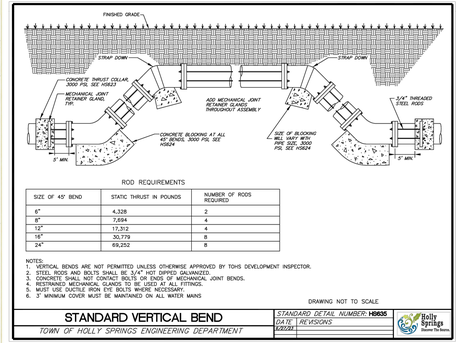
DRAWING NOT TO SCALE

MANHOLE STEPS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5709

DATE	REVISIONS
6/26/18	



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.

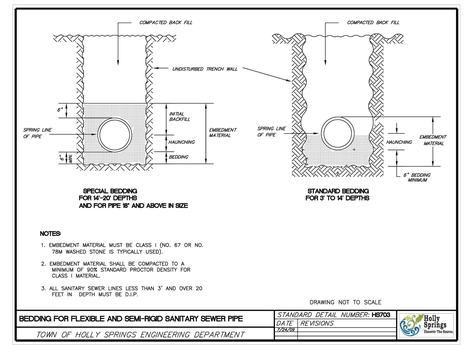
DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5710

DATE	REVISIONS
12/06/18	



NOTES:

1. NO HORIZONTAL ALIGNMENT CHANGE ALLOWED IN MANHOLE FOR GRAVITY TYPE, USE ON GRADES 10% OR GREATER.
2. EACH JOINT OF PIPE BETWEEN HIGH VELOCITY MANHOLE & MANHOLE UPSTREAM SHALL HAVE CONCRETE COLLARS.

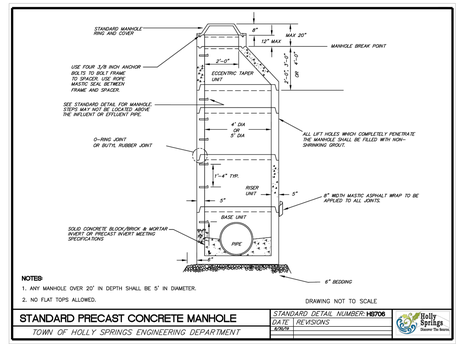
DRAWING NOT TO SCALE

STANDARD HIGH VELOCITY MANHOLE INVERT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5713

DATE	REVISIONS
12/06/18	



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

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS715

DATE	REVISIONS
6/26/18	

SCHEDULE				
PIPE DIAMETER	CONCRETE THRUST COLLAR		ANCHOR RING	RING REQUIRED
	A	B	C	
6",8",12"	1'-0"	1'-0"	2"	ONE
16"	1'-4"	1'-0"	2"	ONE
20"	1'-4"	1'-0"	3"	ONE
24"	1'-4"	1'-0"	3"	TWO
30"	1'-4"	1'-2"	4"	TWO
36"	1'-4"	1'-4"	4"	TWO

NOTES:

1. CONCRETE COLLAR TO PROTRUDE INTO SIDES AND BOTTOM OF UNDISTURBED TRENCH WALL MIN. OF 6".
2. MEGALUG OR CAGE IS ACCEPTABLE INSTEAD OF ANCHOR RING.

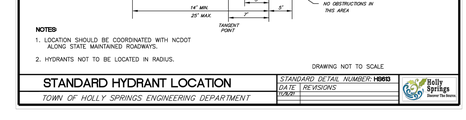
DRAWING NOT TO SCALE

STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5623

DATE	REVISIONS
12/06/18	



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.

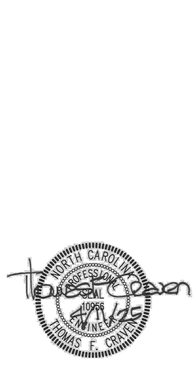
DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: H5624

DATE	REVISIONS
12/06/18	



MIRA RIDGE

MAJOR SUBDIVISION PLAN

HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1:60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

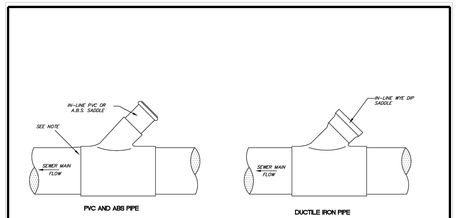
STANDARD UTILITY DETAILS

1ST REVIEW TOWN STAFF COMMENTS	2/1/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

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SHEET # C9.04



PVC AND ABS PIPE

DUCTILE IRON PIPE

NOTES:

1.. PVC/ ABS SOLVENT SHALL BE USED AT ALL JOINTS.

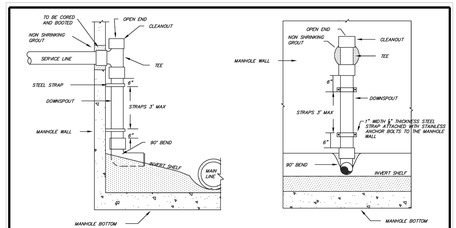
DRAWING NOT TO SCALE

STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES

STANDARD DETAIL NUMBER: **HS716**

DATE: 5/26/16 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

1. PIPING CONFIGURATION TO BE USED ON ALL DROPS.
2. DROPS TO BE CONSTRUCTED OF A.B.S, P.V.C. OR D.I.P. PIPE.
3. SERVICE LINE MAY NOT ENTER MANHOLE WITHIN 12" OF BELTOR OR PIPE JOINT.
4. THIS DETAIL SHALL NOT BE USED FOR FORCE MAINS.

* MAX. NO. OF SERVICES INTO MANHOLE SHALL BE 3.

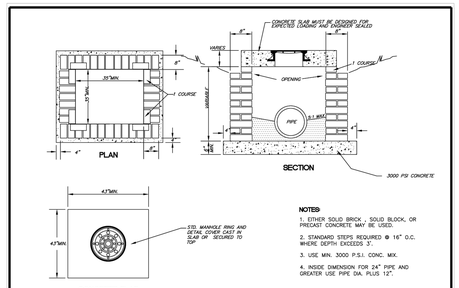
DRAWING NOT TO SCALE

STANDARD INSIDE DROP FOR SANITARY SEWER SERVICE

STANDARD DETAIL NUMBER: **HS718**

DATE: 5/26/16 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



CONCRETE SLAB

NOTES:

1. EITHER SOLID BRICK , SOLID BLOCK, OR PRECAST CONCRETE MAY BE USED.

2. STANDARD STEPS REQUIRED @ 16" O.C. WHERE DEPTH EXCEEDS 3'.

3. USE MIN. 3000 P.S.I. CONC. MIX.

4. INSIDE DIMENSION FOR 24" PIPE AND GREATER USE PIPE DIA. PLUS 12".

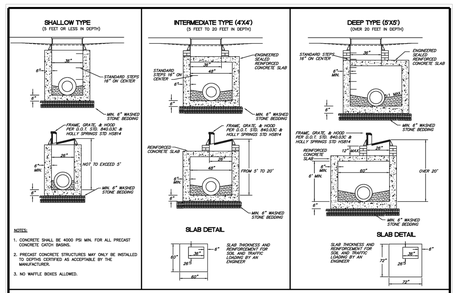
DRAWING NOT TO SCALE

STANDARD YARD INLET WITH CONCRETE SLAB

STANDARD DETAIL NUMBER: **HS803**

DATE: 5/26/16 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

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

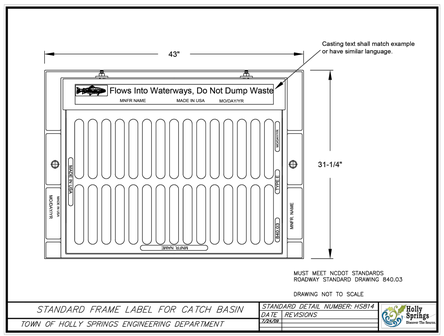
DRAWING NOT TO SCALE

PRECAST CONCRETE CATCH BASINS

STANDARD DETAIL NUMBER: **HS805**

DATE: 5/26/16 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING B40.03

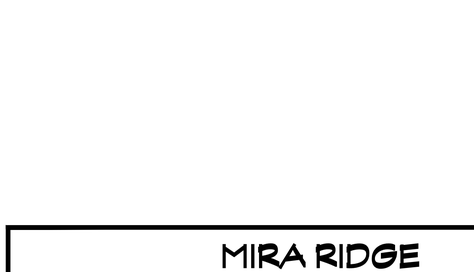
DRAWING NOT TO SCALE

STANDARD FRAME LABEL FOR CATCH BASIN

STANDARD DETAIL NUMBER: **HS814**

DATE: 5/26/16 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING B40.03

DRAWING NOT TO SCALE

STANDARD PLACEMENT OF STORM DRAIN MARKER

STANDARD DETAIL NUMBER: **HS815**

DATE: 5/26/16 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION

STANDARD DETAIL NUMBER: **HS806**

DATE: 5/26/16 | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

STANDARD ROOT GUARD

STANDARD DETAIL NUMBER: **HS807**

DATE: | REVISIONS:

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



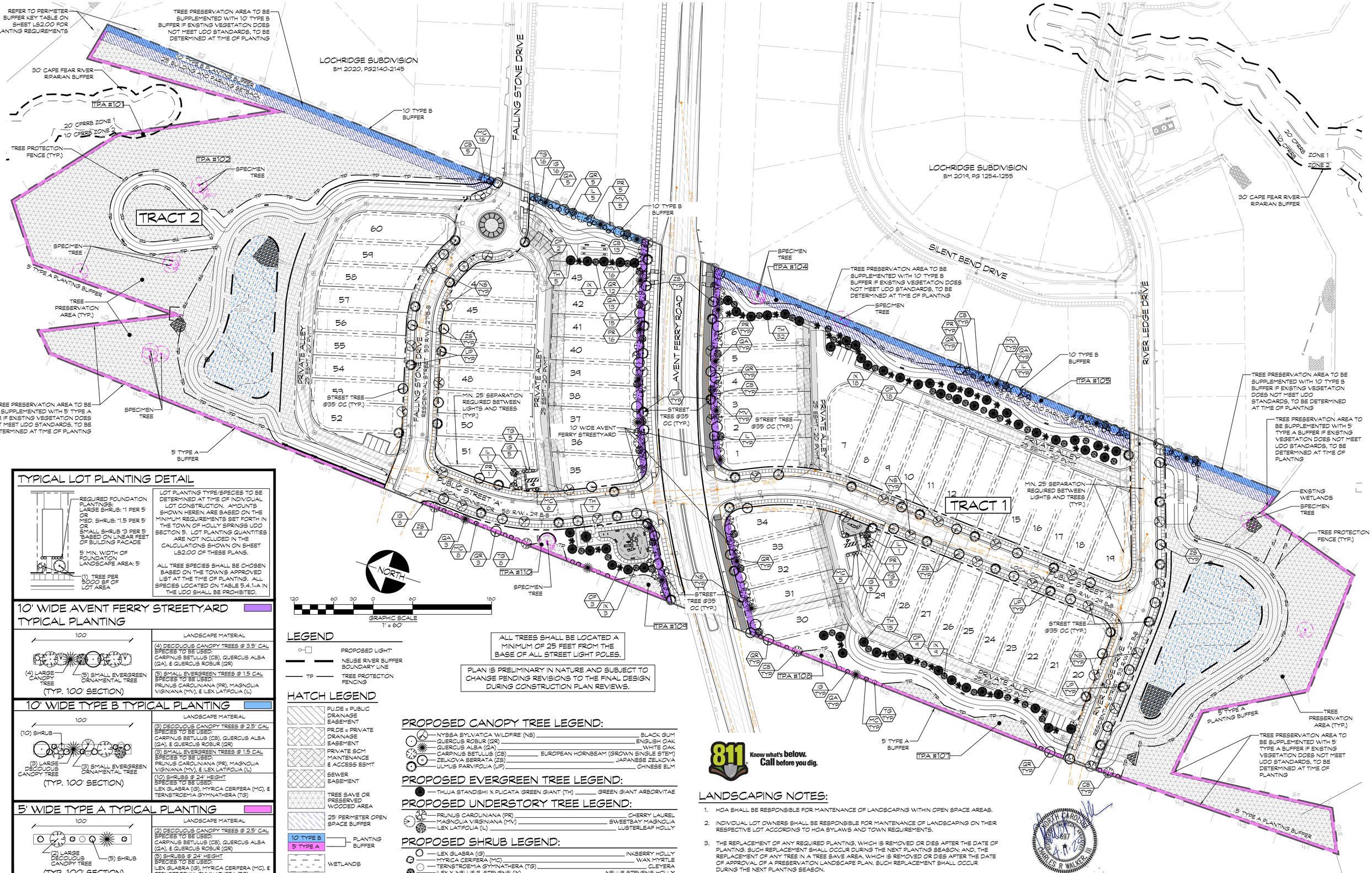
MIRA RIDGE	SCALE: 1"=60'
MAJOR SUBDIVISION PLAN	DATE: NOVEMBER 8, 2024
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA	PROJECT NUMBER: 2022-010.001
	CLIENT: MIRA DEVELOPERS LLC
	PLAN TYPE: MAJOR SUBDIVISION PLAN

STANDARD UTILITY DETAILS

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	9/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES	

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SHEET # C9.05



TYPICAL LOT PLANTING DETAIL

LOT PLANTING TYPE/SPECIES TO BE DETERMINED AT TIME OF INDIVIDUAL LOT CONSTRUCTION. AMOUNTS SHOWN HEREIN ARE BASED ON THE MINIMUM REQUIREMENTS SET FORTH IN THE TOWN OF HOLLY SPRINGS UDO SECTION 5. LOT PLANTING QUANTITIES ARE NOT INCLUDED IN THE CALCULATIONS SHOWN ON SHEET LS2.00 OF THESE PLANS.

ALL TREE SPECIES SHALL BE CHOSEN BASED ON THE TOWN'S APPROVED LIST AT THE TIME OF PLANTING. ALL SPECIES LOCATED ON TABLE 5.4.1-A IN THE UDO SHALL BE PROHIBITED.

10' WIDE AVENT FERRY STREETYARD TYPICAL PLANTING

(TYP. 100' SECTION)

LANDSCAPE MATERIAL
(4) DECIDUOUS CANOPY TREES @ 3.5" CAL SPECIES TO BE USED: CARPINUS BETULUS (CB), QUERCUS ALBA (QA), & QUERCUS ROBUR (QR)
(5) SMALL EVERGREEN TREES @ 1.5 CAL SPECIES TO BE USED: PRUNUS CAROLINIANA (PR), MAGNOLIA VIGINIANA (MV), & ILEX LATIFOLIA (IL)

10' WIDE TYPE B TYPICAL PLANTING

(TYP. 100' SECTION)

LANDSCAPE MATERIAL
(3) DECIDUOUS CANOPY TREES @ 2.5" CAL SPECIES TO BE USED: CARPINUS BETULUS (CB), QUERCUS ALBA (QA), & QUERCUS ROBUR (QR)
(3) SMALL EVERGREEN TREES @ 1.5 CAL SPECIES TO BE USED: PRUNUS CAROLINIANA (PR), MAGNOLIA VIGINIANA (MV), & ILEX LATIFOLIA (IL)
(10) SHRUBS @ 24" HEIGHT SPECIES TO BE USED: ILEX GLABRA (IG), MYRICA CERIFERA (MC), & TERNSTROEMIA GYMNATHERA (TG)

5' WIDE TYPE A TYPICAL PLANTING

(TYP. 100' SECTION)

LANDSCAPE MATERIAL
(2) DECIDUOUS CANOPY TREES @ 2.5" CAL SPECIES TO BE USED: CARPINUS BETULUS (CB), QUERCUS ALBA (QA), & QUERCUS ROBUR (QR)
(5) SHRUBS @ 24" HEIGHT SPECIES TO BE USED: ILEX GLABRA (IG), MYRICA CERIFERA (MC), & TERNSTROEMIA GYMNATHERA (TG)

LEGEND

- PROPOSED LIGHT
- NEUSE RIVER BUFFER BOUNDARY LINE
- TP — TREE PROTECTION FENCING

HATCH LEGEND

- PUDE = PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- 25' PERIMETER OPEN SPACE BUFFER
- 10' TYPE B / 5' TYPE A — PLANTING BUFFER
- WETLANDS

ALL TREES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM THE BASE OF ALL STREET LIGHT POLES.

PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE PENDING REVISIONS TO THE FINAL DESIGN DURING CONSTRUCTION PLAN REVIEWS.

PROPOSED CANOPY TREE LEGEND:

- NYSSA SYLVATICA WILDFIRE (NS) — BLACK GUM
- QUERCUS ROBUR (QR) — ENGLISH OAK
- QUERCUS ALBA (QA) — WHITE OAK
- CARPINUS BETULUS (CB) — EUROPEAN HORNBEAM (GROWN SINGLE STEM)
- ZELKOVA SERRATA (ZS) — JAPANESE ZELKOVA
- ULMUS PARVIFOLIA (UP) — CHINESE ELM

PROPOSED EVERGREEN TREE LEGEND:

- THUJA STANDISHII X PLICATA 'GREEN GIANT' (TH) — GREEN GIANT ARBORVITAE

PROPOSED UNDERSTORY TREE LEGEND:

- PRUNUS CAROLINIANA (PR) — CHERRY LAUREL
- MAGNOLIA VIRGINIANA (MV) — SWEETBAY MAGNOLIA
- ILEX LATIFOLIA (IL) — LUSTERLEAF HOLLY

PROPOSED SHRUB LEGEND:

- ILEX GLABRA (IG) — INKBERRY HOLLY
- MYRICA CERIFERA (MC) — WAX MYRTLE
- TERNSTROEMIA GYMNATHERA (TG) — CLEYERA
- ILEX X NELLIE R. STEVENS (IX) — NELLIE STEVENS HOLLY

811 Know what's below. Call before you dig.

LANDSCAPING NOTES:

1. HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING WITHIN OPEN SPACE AREAS.
2. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING ON THEIR RESPECTIVE LOT ACCORDING TO HOA BYLAWS AND TOWN REQUIREMENTS.
3. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 697 CHARLES R. WALKER II

MIRA RIDGE

MAJOR SUBDIVISION PLAN

HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 6, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

PRELIMINARY LANDSCAPE PLAN

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES	

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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SHEET # LS1.00

TOWN OF HOLLY SPRINGS LANDSCAPING INSTALLATION AND MAINTENANCE (PER UDO 5.6)

5.6.1 INSTALLATION

A. INSTALLATION REQUIRED. ALL LANDSCAPING REQUIRED BY THIS SECTION 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, IN COMPLIANCE WITH THE PROVISIONS OF SECTION 11.14 – CONSTRUCTION DRAWINGS OF THIS UDO. ALL LANDSCAPING REQUIRED BY THIS SECTION SHALL BE INSTALLED WITHIN THE FIRST 3 MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED. THE MONTHS OF JUNE, JULY AND AUGUST ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING, UNLESS AN ADEQUATE IRRIGATION SYSTEM IS INSTALLED AND OPERATED AS PART OF THE LANDSCAPE PLAN.

B. LIVE VEGETATION. ALL LANDSCAPE MATERIALS INSTALLED AS REQUIRED BY THIS SECTION SHALL BE LIVING VEGETATION.

C. LANDSCAPE MATERIAL SIZE AT INSTALLATION. MATERIALS FOR ALL LANDSCAPE PLANS UNDER THE REQUIREMENTS OF THIS UDO SHALL COMPLY WITH THE MINIMUM SIZE AS SHOWN IN TABLE 5.6.1-A AT TIME OF PLANTING.

D. STREET TREE INSTALLATION.

1. TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE.
2. 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.
3. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
4. REPLACEMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 5.6.2 OF THIS UDO.

E. CERTIFICATE OF INSTALLATION. WITHIN 30 DAYS OF THE INSTALLATION OF PLANT MATERIALS, A REGISTERED LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE ADMINISTRATOR STATING THAT HEALTHY PLANT MATERIAL WAS PROPERLY INSTALLED IN ACCORDANCE WITH THE LOCATIONS, QUANTITIES, MINIMUM SIZES, AND SPECIES INDICATED ON THE APPROVED LANDSCAPED PLAN.

F. REQUIRED 1-YEAR WARRANTY. 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.

G. BONDING FOR INSTALLATION. WHEN A PERFORMANCE BOND, OR OTHER ACCEPTABLE SURETY, IS PROVIDED IN COMPLIANCE WITH THE PROVISIONS OF SECTION 11.14 CONSTRUCTION DRAWINGS OF THIS UDO, THE ADMINISTRATOR MAY ISSUE A CERTIFICATE OF UDO COMPLIANCE EVEN THOUGH ALL REQUIRED LANDSCAPING HAS NOT YET BEEN INSTALLED. THE PERFORMANCE BOND SHALL BE ACCOMPANIED BY A DOCUMENTATION OF THE ESTIMATED COST OF THE REMAINING LANDSCAPING TO BE COMPLETED. THE DOCUMENTATION OF ESTIMATED COST MAY INCLUDE A LANDSCAPING CONTRACTOR'S BID OR CONTRACT, A NURSERY'S BILL OR SIMILAR DOCUMENT. THE PERFORMANCE BOND SHALL BE FOR AN AMOUNT EQUAL TO 1 ½ TIMES THE COST OF THE PLANT MATERIALS PLUS INSTALLATION FOR THE PLANT MATERIALS YET TO BE INSTALLED, BASED UPON THE HIGHEST ESTIMATE PROVIDED.

5.6.2 MAINTENANCE

A. THE OWNER SHALL BE RESPONSIBLE FOR:

1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND,
3. THE REPLACEMENT OF ANY TREE IN A TREE PRESERVATION AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
4. MAINTENANCE THAT DAMAGES PLANT MATERIAL IS PROHIBITED.
5. TREE TOPPING IS PROHIBITED.

B. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE NONCOMPLIANCE OF THIS UDO ENFORCEABLE UNDER THE PROVISIONS OF CHAPTER 12 NONCOMPLIANCE & ENFORCEMENT.

TOWN OF HOLLY SPRINGS GENERAL LANDSCAPING STANDARDS (PER UDO 5.4)

A. GROUND COVER. GROUND COVER WITHIN LANDSCAPE AREAS MAY CONSIST OF GRASSES; PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS); MULCH, CHIPPED BARK, PINE STRAW; WILDFLOWERS; WILD GRASS AREAS; OR OTHER NATURAL FORMS OF GROUND COVER. UPON ADMINISTRATOR APPROVAL, LOOSE STONE, ROCK OR GRAVEL MAY BE USED AS A LANDSCAPING ACCENT BUT SHALL NOT EXCEED 20% OF THE REQUIRED LANDSCAPE AREA IN WHICH IT IS USED.

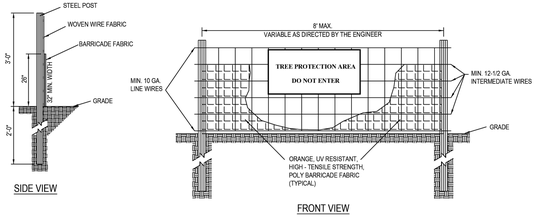
B. DROUGHT TOLERANT SPECIES SELECTION. ALL LANDSCAPE PLANS SHALL BE DESIGNED TO INCORPORATE WATER CONSERVATION MATERIALS AND TECHNIQUES THROUGH APPLICATION OF XERISCAPE LANDSCAPING PRINCIPLES, INCLUDING BUT NOT LIMITED TO:

1. USE OF LOW WATER DEMANDING PLANTS AND TURF (IE, BERMUDA OR CENTIPEDE GRASS) WHERE PRACTICAL;
2. USE OF RE-USE WATER SUPPLIES FOR IRRIGATION;
3. MINIMIZING THE USE OF HIGH IRRIGATION TURF;
4. LIMITING THE USE OF HIGH-IRRIGATION TURF (IE, FESCUE) TO AREAS OF HIGH-USE, HIGH-VISIBILITY AND HIGH FUNCTIONAL NEEDS; AND,
5. USE OF MULCHES TO REDUCE EVAPORATION RATES.

XERISCAPE LANDSCAPING PRINCIPLES SHALL NOT INCLUDE: ARTIFICIAL TURF OR PLANTS; MULCHED OR GRAVEL BEDS WITHOUT LIVE PLANT MATERIALS; PAVING OF AREAS NOT REQUIRED FOR WALKWAYS, PLAZAS OR PARKING AREAS; BARE GROUND, WEED COVERED OR INFESTED SURFACES; OR, ANY LANDSCAPING THAT DOES NOT COMPLY WITH THE REGULATIONS OF THIS SECTION.

C. STRUCTURAL SCMS. STRUCTURAL SCMS AS CONTAINED IN SECTION 8 OF THE TOWN'S ENGINEERING DESIGN AND CONSTRUCTION STANDARDS MAY BE PLACED WITHIN REQUIRED LANDSCAPE AREAS WHEN NO OTHER REASONABLE ALTERNATIVE EXISTS, AND PROVIDED THAT THE PERFORMANCE STANDARDS OF THE REQUIRED LANDSCAPE AREAS CAN BE MAINTAINED. BIORETENTION AREAS MAY BE PLACED WITHOUT ADDITIONAL JUSTIFICATION PROVIDED THE AMOUNT OF PLANT MATERIAL REQUIRED BY THIS CHAPTER FOR ALL LANDSCAPE AREAS IS MAINTAINED.

D. UTILITY EQUIPMENT SCREENING. ALL UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ONSITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY, INCLUDING GROUND-BASED ELECTRICAL TRANSFORMERS AND POWER METERS, SHALL BE SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN LANDSCAPE MATERIAL OR OTHER ACCEPTABLE ALTERNATIVE APPROVED BY THE ADMINISTRATOR. THIS REQUIREMENT APPLIES TO BOTH RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENTS. AREAS AROUND EQUIPMENT AND FACILITIES SHALL REMAIN CLEAR BASED ON EACH UTILITY COMPANY'S GUIDELINES.



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.



DRAWING NOT TO SCALE

STANDARD TREE PROTECTION DETAIL
TOWN OF HOLLY SPRINGS
STANDARD DETAIL NUMBER: HS403
DATE | REVISIONS
1/26/09
8/17/04
HOLLY SPRINGS

UB 24–2 Specifications
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials
1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24–2 manufactured by DeepRoot Partners, L.P. 931 Langton St. #4 San Francisco, LA (800–458–7668), or approved equal.
The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Welded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (152.4mm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.52mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

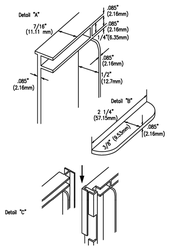
A minimum of 8 Anti–Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.52mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "F").

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

2.The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Mall	D638	3,264 PSI
Tensile strength @ yield – Hinge	D638	2,946 PSI
Yield Elongation – Mall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,825 PSI
Notched Izod Impact – Mall	D256A	3.04 (ft–lbs)
Rockwell Hardness r. scale – Mall	D785A	84.4

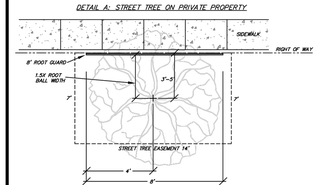
B. Construction and Installation
1. The contractor shall install the tree root barriers with the number of panels and in the manner shows on the Drawings. The panels shall be placed so that the top edge of panels is no less than 1/2" (12.7mm) below grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.
2. Excavation and soil preparation shall conform to the Drawings



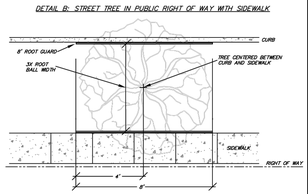
DRAWING NOT TO SCALE

STANDARD ROOT GUARD
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS817
DATE | REVISIONS
HOLLY SPRINGS

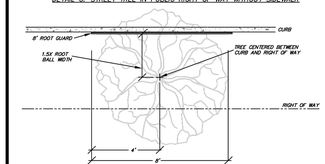
DETAIL A: STREET TREE ON PRIVATE PROPERTY



DETAIL B: STREET TREE IN PUBLIC RIGHT OF WAY WITH SIDEWALK



DETAIL C: STREET TREE IN PUBLIC RIGHT OF WAY WITHOUT SIDEWALK



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS816
DATE | REVISIONS
7/27/18
HOLLY SPRINGS

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT SEE STAKING DETAIL.

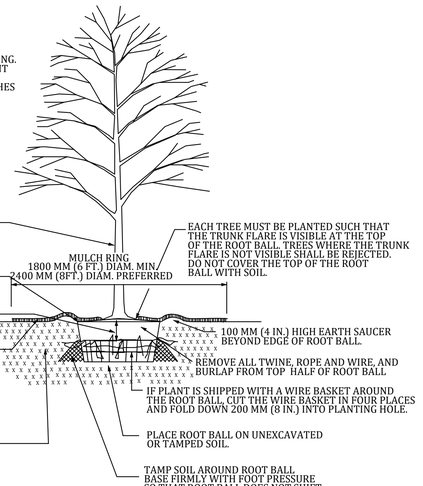
WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

200 MM (8 IN.)

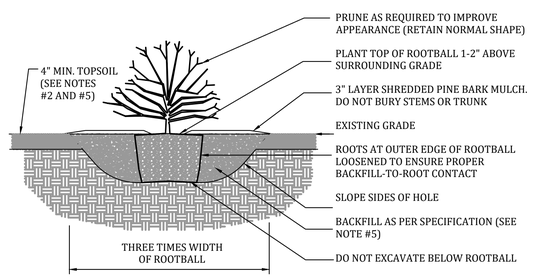
50 MM (2 IN.) MULCH. DO NO PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.



NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS."

TREE PLANTING DETAIL B&B TREES IN ALL SOIL TYPES

NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPING CALCULATIONS

STREET TREE CALCULATIONS & PLANT LIST		
CANOPY STREET TREES PROVIDED ALONG INTERNAL STREETS AND AVENT FERRY(PER UDO 5.3.5):		**116 TREES**
NYSSA SYLVATICA 'WILDFIRE' (NS)	BLACK GUM	38 TREES
ULMUS PARVIFOLIA (UP)	CHINESE ELM	39 TREES
ZELKOVA SERRATA (ZS)	JAPANESE ZELKOVA	39 TREES
AVENT FERRY ROAD - 10' STREETYARD		
TOTAL LENGTH OF STREETYARD TO BE PLANTED		930 LF
CANOPY TREES REQUIRED (4 PER 100 LF):		38 TREES
UNDERSTORY TREES REQUIRED (3 PER 100 LF):		47 TREES
CANOPY TREES PROVIDED:		**38 TREES**
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (SINGLE STEM)	13 TREES
QUERCUS ALBA (QA)	WHITE OAK	13 TREES
QUERCUS ROBUR 'FASTIGIATA' (QR)	FASTIGIANTE ENGLISH OAK	12 TREES
UNDERSTORY TREES PROVIDED (AVENT FERRY STREET YARD):		**47 TREES**
PRUNUS CAROLINIANA (PR)	CHERRY LAUREL	16 TREES
MAGNOLIA VIRGINIANA (MV)	SWEETBAY MAGNOLIA	16 TREES
ILEX LATIFOLIA (IL)	LUSTERLEAF HOLLY	15 TREES
EASTERN PROPERTY LINE - 10' TYPE B BUFFER		
TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED		480 LF
CANOPY TREES REQUIRED (3 PER 100 LF):		15 TREES
UNDERSTORY TREES REQUIRED (3 PER 100 LF):		15 TREES
SHRUBS REQUIRED (10 PER 100 LF):		48 SHRUBS
CANOPY TREES PROVIDED:		**15 TREES**
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (SINGLE STEM)	5 TREES
QUERCUS ALBA (QA)	WHITE OAK	5 TREES
QUERCUS ROBUR 'FASTIGIATA' (QR)	FASTIGIANTE ENGLISH OAK	5 TREES
UNDERSTORY TREES PROVIDED:		**15 TREES**
PRUNUS CAROLINIANA (PR)	CHERRY LAUREL	5 TREES
MAGNOLIA VIRGINIANA (MV)	SWEETBAY MAGNOLIA	5 TREES
ILEX LATIFOLIA (IL)	LUSTERLEAF HOLLY	5 TREES
SHRUBS PROVIDED:		**48 SHRUBS**
ILEX GLABRA (IG)	INKBERRY HOLLY	16 SHRUBS
MYRICA CERIFERA (MC)	WAX MYRTLE	16 SHRUBS
TERNSTROEMIA GYMNATHERA (TG)	CLEYERA	16 SHRUBS
WESTERN PROPERTY LINE - 5' TYPE A BUFFER		
TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED		480 LF
CANOPY TREES REQUIRED (2 PER 100 LF):		10 TREES
SHRUBS REQUIRED (5 PER 100 LF):		24 SHRUBS
CANOPY TREES PROVIDED:		**10 TREES**
CARPINUS BETULUS (CB)	EUROPEAN HORNBEAM (SINGLE STEM)	4 TREES
QUERCUS ALBA (QA)	WHITE OAK	3 TREES
QUERCUS ROBUR 'FASTIGIATA' (QR)	FASTIGIANTE ENGLISH OAK	3 TREES
SHRUBS PROVIDED:		**24 SHRUBS**
ILEX GLABRA (IG)	INKBERRY HOLLY	8 SHRUBS
MYRICA CERIFERA (MC)	WAX MYRTLE	8 SHRUBS
TERNSTROEMIA GYMNATHERA (TG)	CLEYERA	8 SHRUBS
SUPPLEMENTAL EVERGREEN SCREENING		
EVERGREEN TREES PROVIDED:		**59 TREES**
THUJA STANDISHII X PLICATA (TH)	GREEN GIANT ARBORVITAE	59 TREES
EVERGREEN SHRUBS PROVIDED:		**64 SHRUBS**
ILEX X 'NELLIE R. STEVENS' (IX)	NELLIE STEVENS HOLLY	32 SHRUBS
OSMANTHUS FRAGRANS (OF)	TEA OLIVE	32 SHRUBS
MAIL KIOSK FOUNDATION PLANTINGS (PER UDO 5.4.3)		
TOTAL LENGTH OF 5' FOUNDATION PLANTING AREA (75 LF EACH LOCATION)		150 LF
UNDERSTORY TREES REQUIRED (2 PER 75 LF):		4 TREES
LARGE SHRUBS REQUIRED (1 PER 5 LF):		30 SHRUBS
UNDERSTORY TREES PROVIDED:		**4 TREES**
PRUNUS CAROLINIANA (PR)	CHERRY LAUREL	2 TREES
ILEX LATIFOLIA (IL)	LUSTERLEAF HOLLY	2 TREES
SHRUBS PROVIDED:		**31 SHRUBS**
ILEX GLABRA (IG)	INKBERRY HOLLY	10 SHRUBS
MYRICA CERIFERA (MC)	WAX MYRTLE	11 SHRUBS
TERNSTROEMIA GYMNATHERA (TG)	CLEYERA	10 SHRUBS

PLANT LIST:

TREES — **TOTAL: 304**

CANOPY TREES

KEY	BOTANICAL NAME	COMMON NAME	MIN. CAL./HT	MATURE HT/SPREAD	QTY.	%
CB	CARPINUS BETULUS	EUROPEAN HORNBEAM	*2.5"/8' MIN.	50'/40'	22	7%
NS	NYSSA SYLVATICA 'WILDFIRE'	BLACK GUM	2.5"/8' MIN.	50'/30'	38	13%
QA	QUERCUS ALBA	WHITE OAK	*2.5"/8' MIN.	70'/50'	21	7%
QR	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIANTE ENGLISH OAK	*2.5"/8' MIN.	55'/50'	20	7%
UP	ULMUS PARVIFOLIA 'EMER II' ALLEE	CHINESE ELM	2.5"/8' MIN.	50'/40'	39	13%
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	2.5"/8' MIN.	70'/50'	39	13%
*NS, QA, QR TO BE MIN. 3.5" CAL. AT PLANTING WITHIN AVENT PERRY STREETYARD				**TOTAL**	**179**	

UNDERSTORY TREES

KEY	BOTANICAL NAME	COMMON NAME	MIN. CAL./HT	MATURE HT/SPREAD	QTY.	%
IL	ILEX LATIFOLIA	LUSTERLEAF HOLLY	1"/6' MIN.	20'/15'	22	7%
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1"/6' MIN.	20'/20'	21	7%
PR	PRUNUS CAROLINIANA	CHERRY LAUREL	1"/6' MIN.	20'/15'	23	8%
				TOTAL	**66**	

EVERGREEN TREES

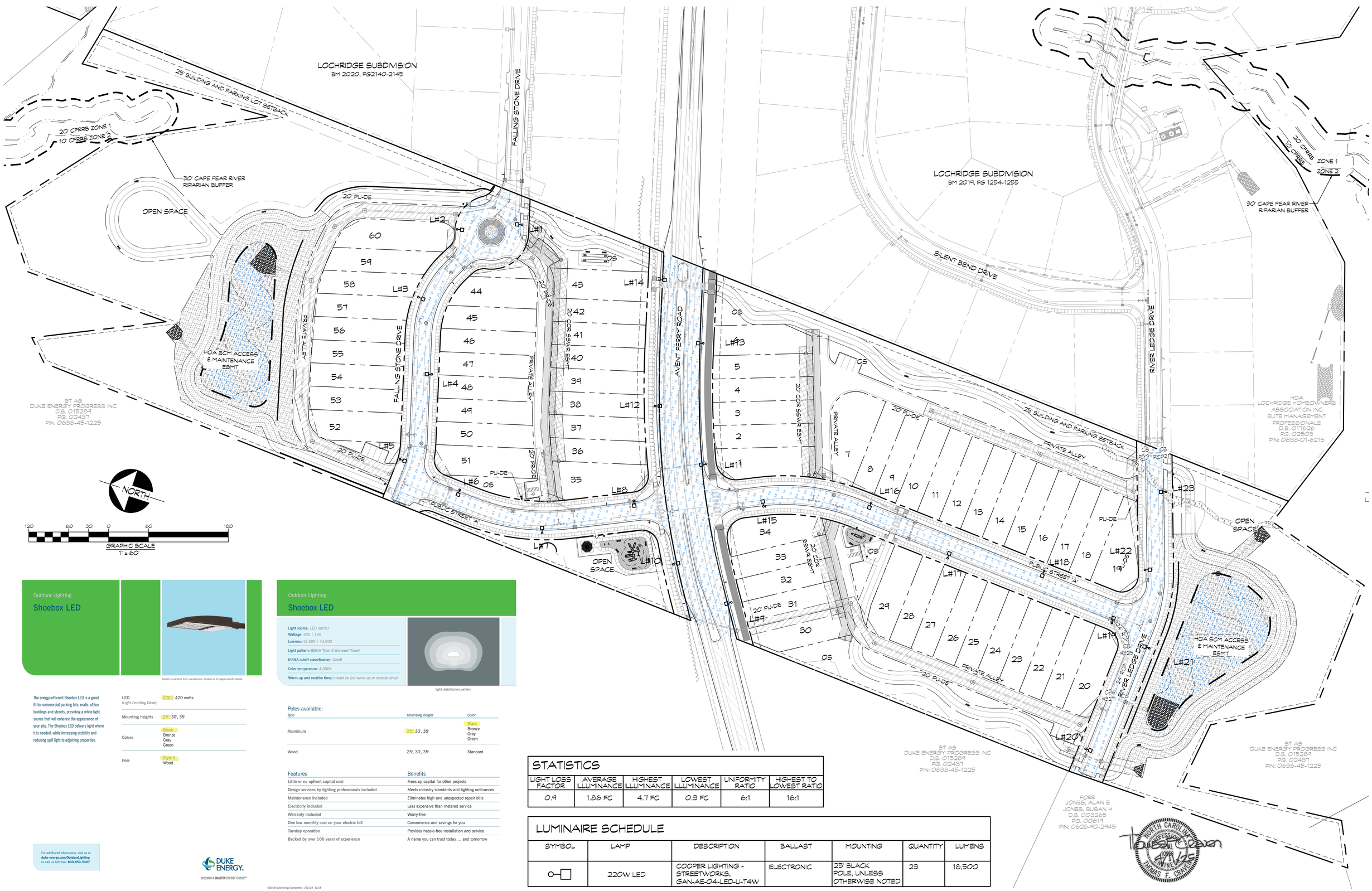
KEY	BOTANICAL NAME	COMMON NAME	MIN. CAL./HT	MATURE HT/SPREAD	QTY.	%
TH	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	1.5"/8' MIN.	50'/18'	59	19%
				TOTAL	**59**	

SHRUBS — **TOTAL: 167**

KEY	BOTANICAL NAME	COMMON NAME	MIN. HT	MATURE HT/SPREAD	QTY.	%
IG	ILEX GLABRA	INKBERRY HOLLY	36" MIN.	8'/8'	34	20%
MC	MYRICA CERIFERA	WAX MYRTLE	36" MIN.	10'/8'	35	21%
TG	TERNSTROEMIA GYMNATHERA	CLEYERA	36" MIN.	8'/8'	34	20%
IX	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	36" MIN.	8'/8'	32	19%
OS	OSMANTHUS FRAGRANS	TEA OLIVE	36" MIN.	8'/8'	32	19%
				TOTAL	**167**	

PERIMETER LANDSCAPE BUFFER KEY

SECTION NO.	PLANTING REQUIRED	SUPPLEMENTAL PLANTING TO BE USED IF NECESSARY
NORTH		
N1	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N2	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N3	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N4	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N5	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N6	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N7	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N8	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N9	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N10	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N11	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N12	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N13	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
N14	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
EAST		
E1	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
E2	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
E3	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
E4	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
E5	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
E6	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
E7	10' TYPE B (3 DCT, 3 EGT, 10 SHR)	
E8	10' TYPE B (3 DCT, 3 EGT, 10 SHR)	
E9	10' TYPE B (3 DCT, 3 EGT, 10 SHR)	
E10	N/A - ROADWAY	
E11	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
E12	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
E13	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
E14	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
E15	10' TYPE B (3 DCT, 3 EGT, 10 SHR)	
E16	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
E17	10' TYPE B (3 DCT, 3 EGT, 10 SHR)	
E18	10' TYPE B (3 DCT, 3 EGT, 10 SHR)	
E19	TREE PRESERVATION	10' TYPE B (3 DCT, 3 EGT, 10 SHR)
SOUTH		
S1	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
S2	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
S3	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
S4	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
S5	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
S6	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
S7	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
S8	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
S9	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
S10	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
WEST		
W1	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
W2	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
W3	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
W4	5' TYPE A (2 DCT, 5 SHR)	
W5	5' TYPE A (2 DCT, 5 SHR)	
W6	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
W7	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
W8	5' TYPE A (2 DCT, 5 SHR)	
W9	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
W10	5' TYPE A (2 DCT, 5 SHR)	
W11	N/A - ROADWAY	
W12	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
W13	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
W14	5' TYPE A (2 DCT, 5 SHR)	
W15	5' TYPE A (2 DCT, 5 SHR)	
W16	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
W17	TREE PRESERVATION	5' TYPE A (2 DCT, 5 SHR)
W18	TREE PRESERV



Outdoor Lighting

Shoebox LED

Subject to variance from manufacturer. Contact us for region-specific details.

The energy-efficient Shoebox LED is a great fit for commercial parking lots, malls, office buildings and streets, providing a white light source that will enhance the appearance of your site. The Shoebox LED delivers light where it is needed, while increasing visibility and reducing spill light to adjoining properties.

LED *(Light Emitting Diode)*	220 | 420 watts
Mounting heights	25' 30', 35'
Colors	Black Bronze Gray Green
Pole	Style A Wood

For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free: **800.653.5307**

DUKE ENERGY.
BUILDING A SMARTER ENERGY FUTURE™

Outdoor Lighting

Shoebox LED

Light source: LED *(white)*
Wattage: 220 | 420
Lumens: 18,500 | 43,000
Light pattern: IESNA Type IV *(forward throw)*
IESNA cutoff classification: Cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on *(no warm-up or restrike time)*

light distribution pattern

Poles available:

Type	*Mounting height*	*Color*
Aluminum	25', 30', 35'	Black Bronze Gray Green
Wood	25', 30', 35'	Standard

Features	Benefits
Little or no upfront capital cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 100 years of experience	A name you can trust today ... and tomorrow

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STATISTICS

LIGHT LOSS FACTOR	AVERAGE ILLUMINANCE	HIGHEST ILLUMINANCE	LOWEST ILLUMINANCE	UNIFORMITY RATIO	HIGHEST TO LOWEST RATIO
0.9	1.86 FC	4.7 FC	0.3 FC	6:1	16:1

LUMINAIRE SCHEDULE

SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	QUANTITY	LUMENS
O—□	220W LED	COOPER LIGHTING - STREETWORKS, GAN-AE-04-LED-U-T4W	ELECTRONIC	25' BLACK POLE, UNLESS OTHERWISE NOTED	23	18,500

MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 6, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

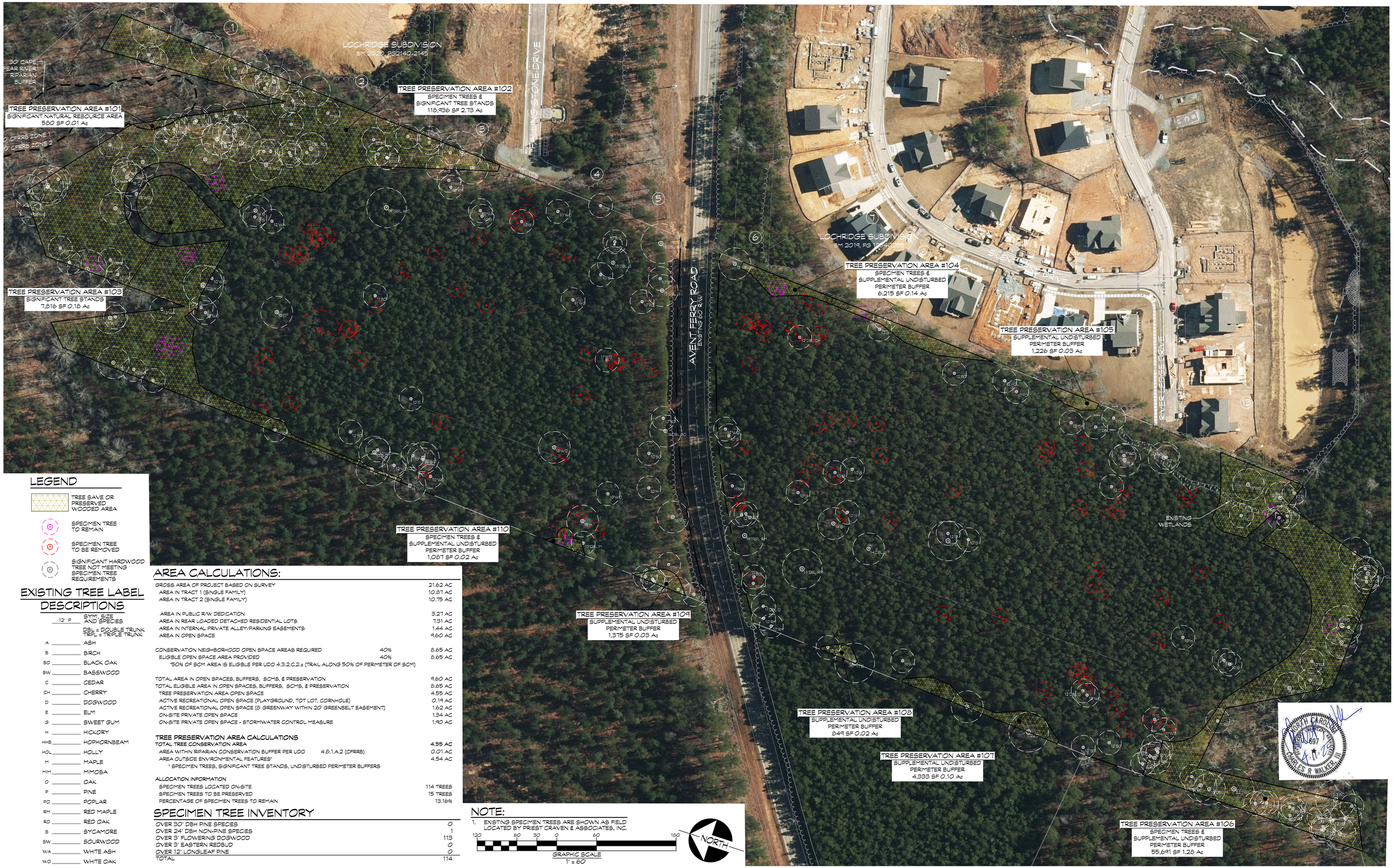
PRELIMINARY STREET LIGHTING PLAN

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	9/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # LT1.00

F:\SHARED\ENGINEERING\2022-010.001 MIRA RIDGE - HOLLY SPRINGS\DRAWINGS\SHEET-PRELIMINARY\ LT1.00-PRE LIGHTING PLAN.DWG , Apr 10, 2025 - 3:14 PM :



LEGEND

- TREE SAVE OR PRESERVED WOODED AREA
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SIGNIFICANT HARDWOOD TREE NOT MEETING SPECIMEN TREE REQUIREMENTS

EXISTING TREE LABEL DESCRIPTIONS

12" P — SYM., SIZE AND SPECIES

DBL = DOUBLE TRUNK
TRPL = TRIPLE TRUNK

A	ASH
B	BIRCH
BO	BLACK OAK
BW	BASSWOOD
C	CEDAR
CH	CHERRY
D	DOGWOOD
E	ELM
G	SWEET GUM
H	HICKORY
HHB	HOPHORNBEAM
HOL	HOLLY
M	MAPLE
MM	MIMOSA
O	OAK
P	PINE
PO	POPLAR
RM	RED MAPLE
RO	RED OAK
S	SYCAMORE
SW	SOURWOOD
WA	WHITE ASH
WO	WHITE OAK

AREA CALCULATIONS:

GROSS AREA OF PROJECT BASED ON SURVEY		21.62 AC
AREA IN TRACT 1 (SINGLE FAMILY)		10.87 AC
AREA IN TRACT 2 (SINGLE FAMILY)		10.75 AC
AREA IN PUBLIC R/W DEDICATION		3.27 AC
AREA IN REAR LOADED DETACHED RESIDENTIAL LOTS		7.31 AC
AREA IN INTERNAL PRIVATE ALLEY/PARKING EASEMENTS		1.44 AC
AREA IN OPEN SPACE		9.60 AC
CONSERVATION NEIGHBORHOOD OPEN SPACE AREAS REQUIRED	40%	8.65 AC
ELIGIBLE OPEN SPACE AREA PROVIDED	40%	8.65 AC
*50% OF SCM AREA IS ELIGIBLE PER UDO 4.3.2.C.2.a (TRAIL ALONG 50% OF PERIMETER OF SCM)		
TOTAL AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		9.60 AC
TOTAL ELIGIBLE AREA IN OPEN SPACES, BUFFERS, SCMS, & PRESERVATION		8.65 AC
TREE PRESERVATION AREA OPEN SPACE		4.55 AC
ACTIVE RECREATIONAL OPEN SPACE (PLAYGROUND, TOT LOT, CORNHOLE)		0.19 AC
ACTIVE RECREATIONAL OPEN SPACE (8' GREENWAY WITHIN 20' GREENBELT EASEMENT)		1.62 AC
ON-SITE PRIVATE OPEN SPACE		1.34 AC
ON-SITE PRIVATE OPEN SPACE - STORMWATER CONTROL MEASURE		1.90 AC
TREE PRESERVATION AREA CALCULATIONS		
TOTAL TREE CONSERVATION AREA		4.55 AC
AREA WITHIN RIPARIAN CONSERVATION BUFFER PER UDO 4.8.1.A.2 (CFRPO)		0.01 AC
AREA OUTSIDE ENVIRONMENTAL FEATURES*		4.54 AC
* SPECIMEN TREES, SIGNIFICANT TREE STANDS, UNDISTURBED PERIMETER BUFFERS		
ALLOCATION INFORMATION		
SPECIMEN TREES LOCATED ON-SITE		114 TREES
SPECIMEN TREES TO BE PRESERVED		15 TREES
PERCENTAGE OF SPECIMEN TREES TO REMAIN		13.16%

SPECIMEN TREE INVENTORY

OVER 30" DBH PINE SPECIES	0
OVER 24" DBH NON-PINE SPECIES	1
OVER 3" FLOWERING DOGWOOD	113
OVER 3" EASTERN REDBUD	0
OVER 12" LONGLEAF PINE	0
TOTAL	114

NOTE:

1. EXISTING SPECIMEN TREES ARE SHOWN AS FIELD LOCATED BY PRIEST CRAVEN & ASSOCIATES, INC.

120 60 30 0 60 180

GRAPHIC SCALE
1" = 60'

NORTH

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037697 CHARLES R WALKER II 4-17-25

MIRA RIDGE
MAJOR SUBDIVISION PLAN
HOLLY SPRINGS — WAKE COUNTY, NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 8, 2024
PROJECT NUMBER:	2022-010.001
CLIENT:	MIRA DEVELOPERS LLC
PLAN TYPE:	MAJOR SUBDIVISION PLAN

EXISTING VEGETATION AND TREE PRESERVATION PLAN

1ST REVIEW TOWN STAFF COMMENTS	2/7/2025
2ND REVIEW TOWN STAFF COMMENTS	3/14/2025
3RD REVIEW TOWN STAFF COMMENTS	4/11/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # TC1.00

F:\SHARED\ENGINEERING\2022-010.001 MIRA RIDGE - HOLLY SPRINGS\DRAWINGS\SHEET FILE\PRELIMINARY\ TC1.00-PRE TREE CONSERVATION PLAN.DWG , Apr 10, 2025 - 3:19 PM ,

PREPARED BY AND AFTER RECORDING RETURN TO:

JOHN SCHIFANO
PO BOX 8
HOLLY SPRINGS, NC 27540

STATE OF NORTH CAROLINA

COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160D-1001 *et seq.*)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

And

MIRA DEVELOPERS LLC

THIS AGREEMENT (the "Agreement"), made and entered into, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **MIRA DEVELOPERS LLC** a North Carolina limited liability company, hereafter referred to as the "Developer." The Town and Developer are collectively referred to herein as the "Parties." This Agreement has an effective date as of the last date of the signatory below.

WHEREAS, Developer, or its affiliate, is the contract purchaser of those certain tracts of land located in Wake County, North Carolina with an approximate total acreage of 21.62 acres and further identified as follows: (a) PIN 0638011513, REID of 365895, address of 0 Avent Ferry Road; and (b) PIN 0638021524, REID of 0003855, address of 3020 Avent Ferry Road; (collectively, the "Property" or the "Site") owned by the Developer and as more specifically described on **Exhibit A** attached hereto and incorporated herein, which Developer, or its affiliate, intends to develop; and,

WHEREAS, the Town Council rezoned the Site to SR-CD Suburban Residential Conditional Zoning Distric, Holly Springs Case No. **24-REZ-07** (the "Rezoning") on _____, to facilitate the

Property's uses to be consistent with the Town's comprehensive plan (the "Comprehensive Plan") by permitting the development of a mixture of residential and commercial uses; and,

WHEREAS, the Developer desires careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, the Town has enacted a subdivision control ordinance and a comprehensive zoning ordinance which are codified in a Unified Development Ordinance ("UDO"), pursuant to N.C.G.S. §160D-801 which provides for the orderly control of growth and development in the Town in general and on the Site; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. §160D and UDO the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, the Town has enacted a Water Resource Management Policy (see. https://www.hollyspringsnc.gov/DocumentCenter/View/44266/3_00_WaterResourceManagementPolicy_Sup20) (the "WRMP") to ensure the adequate water and sewer supply for the Town generally and the Property specifically, and Developer consents to abide by this policy; and,

WHEREAS, the sanitary sewer line to be improved by Developer has been identified by the Town as part of a 2018 study as a sanitary sewer line that needs improvement in order to continue to serve the Town and its citizens; and,

WHEREAS, the Town desires for these significant sanitary sewer improvements to occur since it will result in a tremendous public benefit to the Town and its citizens, resulting in improvements to the line that would otherwise take years for the Town to complete; and,

WHEREAS, in an effort to achieve these road and sanitary sewer improvements, which otherwise are burdens that would have to be borne by Town taxpayers, the Town has agreed to certain fee credits and concessions as described herein; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §160A-20, §160D-1001(b), and §160D-1003, and may contract with Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit and other permits and approvals, said fees being listed in the Town's annual budget and Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) except as provided for herein , hereby agrees to timely pay all normal and customary fees to the extent applicable to Developer in connection with its development of the Site at such time as the applicable fee

becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, pursuant to N.C.G.S. §160D-1005, on **May 20, 2025** the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town's execution of the same.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and Developer agree as follows:

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of Developer for the administration of a separate construction contract, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Concept Plans: Concept Plan as used in this Agreement refers to the Conditional District Master Plan and associated Design Guidebook for the Development previously submitted by Developer to the Town, if any.

c. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.

d. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the Development of property.

e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

g. NCDOT: the North Carolina Department of Transportation.

h. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, storm sewer lines, and other Town-owned equipment or facilities not located on the Site.

i. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

j. Property: The parcel of land described in **Exhibit A** that is the subject of this Agreement. Also referred to as the "Site." Any subsequent annexation of parcels by Developer other than descried herein would constitute a major modification of this Agreement and require an additional public hearing.

k. Public Infrastructure or Public Infrastructure Improvements: Road improvements, sidewalk improvements, sewer and water improvements, or any other improvements which are now or shall be in the future publicly dedicated to the Town of Holly Springs or another governmental entity, as described herein.

l. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by Developer, the retention and addition of local jobs, an increase in commercial/life science uses, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.

m. Project: Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process.

n. Site: See "Property."

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the property subject to this agreement and the names of its legal and equitable property owners are contained in **Exhibit A**. The obligations and rights contained in this Agreement apply only to the Development of the Site.

2. TERM: The duration of the Agreement is **five** (5) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by Developer either prior to or within 15 days of ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 365 days of the execution of the foregoing (the "Conditions

Precedent"). Any obligation to reimburse funds contained herein, if any, not demanded within five years of the execution of the foregoing shall be void and given no effect.

3. REZONING: The Parties hereby acknowledge that the current zoning of the Property surrounding infrastructure is inadequate to support the Project. Following approval of the Rezoning, the certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Site, its future residents, and the residents of the surrounding area that may be affected by the Project. While the Project's proposed rezoning to Community Business Conditional Zoning District is consistent with the Town's long-range planning documents, the current infrastructure is inadequate and therefore the Town would not ordinarily grant zoning approval, Project Permits, such approvals as the Master Plan, Concept Plan, Development plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are adequate to accommodate the residents or invitees of the Project. Developer wishes to accelerate the Town's approval through the covenants herein and provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Site. The Development Plan for the Project, bearing Holly Springs Development Plan No. 25-DP-01, has been approved by the Town Council contemporaneously herewith.

4. PHASING: It is anticipated that the Project will be constructed in a single phase. Phasing of the Project and associated development levels may be administratively approved by Town staff as development plans are submitted and traffic studies updated.

5. ROAD AND SEWER IMPROVEMENTS: Road improvements for the Project shall comply with the approved Transportation Impact Analysis ("TIA"), if any :

In addition to the North Main Improvements, the Developer is constructing offsite sidewalk connections to existing sidewalks as reflected on the Concept Plan at Developer's sole cost and expense,

6. SYSTEM DEVELOPMENT FEES. Developer shall pay the Town's system development fees at the rate that are in effect at the time that such fees ordinarily become due.

7. DEVELOPMENT PERMITTED USES: The Site may be used consistent with the uses and subject to the restrictions and other development obligations of the Rezoning.

8. ANNEXATION: In the event that the Site is not currently annexed, it shall be annexed at the discretion of the town council, through the approval of a petition for voluntary annexation prior to the commencement of any construction or recordation of a plat. Nothing contained herein shall bind the Town Council on the legislative decision of annexation. The Town shall schedule the Annexation Petition for public hearing and approval within 45 days of the execution of this Agreement.

9. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developer shall secure all special use permits, construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application, including but not limited to all encroachment permits as required by the NCDOT, the North Carolina Department of Environmental Quality, or other state or federal agencies, as required for roads, sidewalks, stormwater treatment, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not

relieve Developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

11. PARKS AND RECREATION LAND DEDICATION: The Parties acknowledge that the Town's UDO requires Developer of a residential tract to dedicate parks and recreation land or amenity for the use of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the tax value of the tract of the Site at the time of Development, which shall be calculated by Town staff, as well as a determination made of the Project's unit count, which shall form the basis, under the UDO of a fee in lieu amount to be calculated on per unit basis of residential use (the "Parks and Recreation Fee Per Unit"). Upon development of the Project prior to approval of any subdivision plat or building permit, whichever occurs first, the Developer shall pay the calculated parks and recreation fee to the Town. The calculation of the Total Parks and Recreation Fee is based on the applicable section of the Unified Development Code. Notwithstanding any changes approved by the Town with respect to the manner in which Parks and Recreation Fees are calculated, the Parks and Recreation Fee Calculation shall be binding upon the Parties.

12. WATER AND SEWER ALLOCATION: Developer is advised to read and understand the WRMP. Developer hereby acknowledges the Development to be a Priority Level 2 development (as the same is defined in the WRMP) and has committed to the following water and sewer allocation elements in the Project to satisfy the criteria of Section 3.5.2 of the WRMP:

a. All Stormwater Control Measures (commonly referred to as "SCMs") shall be designed, built, and perpetually maintained as vegetated wetlands in lieu of wet ponds. Developer shall develop an operations and maintenance manual ("O & M Manual"), and create a binding obligation of the subsequent property owners and/or home owner's association to perpetually maintain the SCM in the manner described in the O & M Manual for perpetuity.
b. Open Space/Tree Preservation – Preservation of at least ten percent (10%) of Specimen Trees on site.

13. TERMS REQUIRED FOR PUBLIC SAFETY: Developer shall, through site plan development, provide sufficient egress and ingress to the Site through the Site or other public rights of way to satisfy the requirements of the Town's Fire Chief and Police Chief, as indicated by their approval in the development review process.

14. HISTORIC STRUCTURES: There are no known historic structures on the Site.

15. DEVELOPMENT SCHEDULE:

a. Development of the Project and any Public Infrastructure shall commence prior to the expiration of any required permits for the same and prior to any plat recordation or otherwise any development on the Site.

ARTICLE III
DEVELOPER'S OTHER DUTIES

1. For any offsite infrastructure constructed by Developer, Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, applicable requirements of the Town, and applicable requirements of the North Carolina Department of Environmental Quality (NCDEQ) and applicable requirements of any other regulatory agency. For any land owned or controlled by Developer, Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by Developer, the Town shall convey such land owned by the Town to Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of Developer's Duties set out in this Article III.

2. Developer shall construct in a workmanlike manner the public infrastructure located on the Site according to the design specifications and criteria of the Town which are existing at the time of this Agreement, as well as full compliance with any applicable NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the Project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. Developer shall construct the public infrastructure according to the plans, the terms of this Agreement, and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement.

ARTICLE IV
GENERAL TERMS

1. All of Developer's obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Rezoning, the Annexation Petition, and all required Site Plans and Building Permits.

2. All reimbursements, if any, for this Project shall be provided on the basis of final documented Actual Costs, as approved by the Director Development Services, in accordance with this agreement. Any opinions of Project cost included in this agreement are based upon preliminary designs and are approximate.

3. Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans

for the project. The costs of all of these items shall be borne by Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, Developer shall operate under a direct contract with the Town and shall hold the Town harmless.

5. Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character arising directly out of the entry onto and performance of work completed by Developer within easements owned by the Town.

6. The Town agrees to protect, defend, indemnify and hold Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the gross negligence or willful misconduct of Developer, or its agents, employees or contractors,. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of Developer to ensure that all regulatory approvals for the project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

11. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

12. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return

receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

13. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

14. Developer is a sophisticated business entity. It hereby, for itself, its successors and/or assigns, expressly hereby agrees to waive its right to participate in any class action against the Town with respect to any term or condition of this Agreement or any requirement, obligation, right, or duty created herein. Each party has had the opportunity to have this Agreement reviewed by counsel of its choosing and is entering into this agreement freely and aware of any of the rights, obligations, and duties each may enjoy.

15. Notices under this agreement shall be to the following:

FOR THE TOWN:	FOR DEVELOPER:
Randy J. Harrington Town Manager PO Box 8 Holly Springs, NC 27540 Reference:	MIRA RIDGE, LLC [ADDRESS & CONTACT INFO]

16. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

17. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

18. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

19. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

20. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Property & Site Plan

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(*Town Seal*) BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the __ day of _____

_____
Notary Public

My Commission Expires:_____

DEVELOPER

MIRA RIDGE, LLC
North Carolina Limited Liability Company

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person (_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

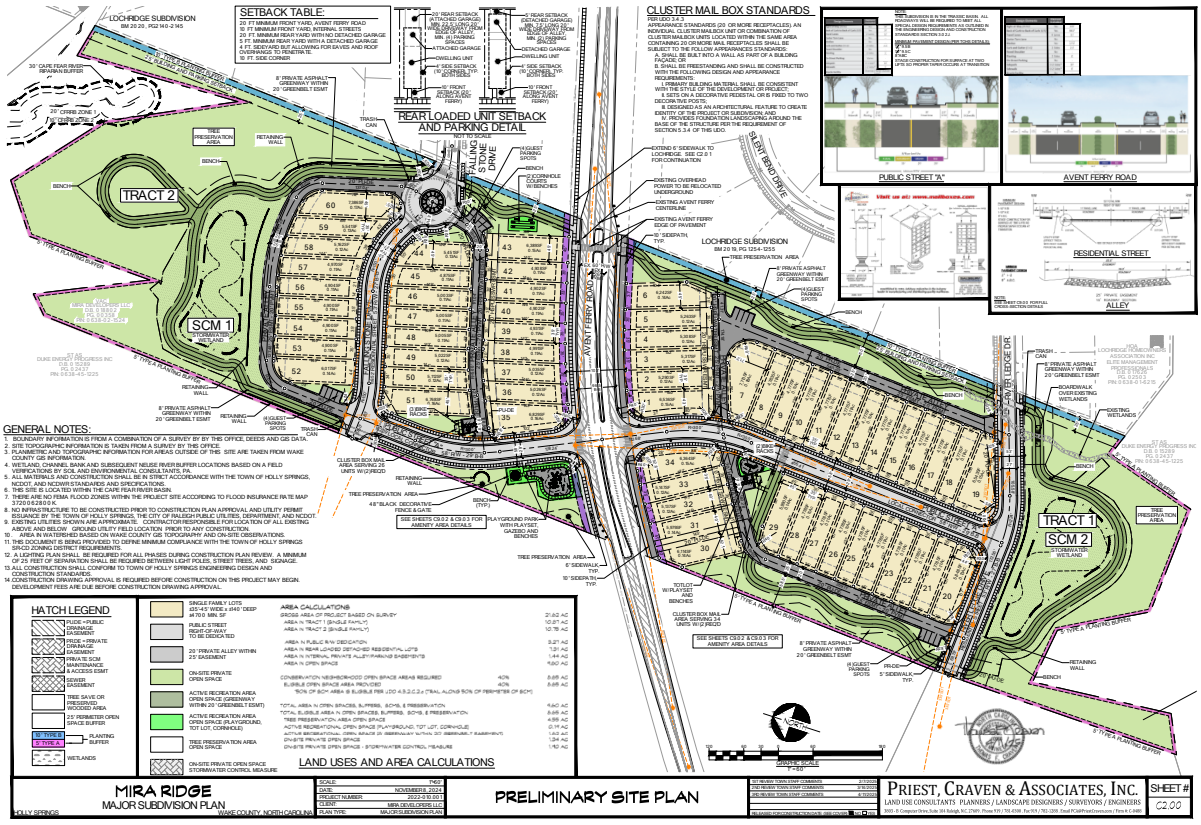
Date: _____ _____

_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Exhibit A

Property and Site Plan



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 18.

Public Hearings
Title: 25-REZ-01 1220 N Main (Overlook) Rezoning and Development Agreement - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Cheryl Caines, Development Services, Elliot Blonshine, Development Services

Action(s):

- Conduct Legislative Public Hearing for the proposed Rezoning and Development Agreement.
- Forward Rezoning to the Planning Board for Recommendation.

Explanation:

- The legislative public hearing process (receive public comments regarding the proposal) for Type 6 (Legislative Action) Reviews, including Zoning Map Amendments, is prior to the Planning Board review and recommendation. Following the public hearing, the proposed amendments will be forwarded to the Planning Board for review and recommendation.
- The Town has received a Conditional District Rezoning Option 1 request from NMX Neighborhood Mixed-Use to CB-CD Community Business Conditional Zoning District to allow for a mixed-use development.
- Option 1 Conditional Zonind District Rezoning was included in the June 2024 Unified Development Ordinance Amendments. This option allows the applicant to combine the Development Plan with the rezoning application in order to provide the Town Council and general public with specific development proposal information while also providing a faster process for the applicant. If approved, this option allows the applicant to submit Construction Drawings for the project.
- The proposed rezoning area consists of 9.54 acres located at 1200 N Main Street.
- The applicant has proposed 237 apartments for a density of 24 units per acre within two buildings and a 12,890 sf commercial building.
- A draft development agreement is included with this proposal. The draft nature of the agreement allows the Town Council and public to provide feedback during the public hearing and inform potential changes to the agreement before language is finalized. The final agreement will be included with the June 17th Town Council meeting packet. Town Council will take action on both the rezoning case and the associated Development Agreement at the June 17th Town Council meeting.
- The draft agreement terms include:
    - Widening on N. Main Street in front of Ting Stadium on the Town side
    - System Development Fee (SDF) reimbursement of up to $2 million or 2/3 of the SDF actually paid, whichever is less, in consideration of off-site sewer

improvements constructed by the developer
    - Parks & Recreation Fee Per Unit based on the updated fees adopted on April 15, 2025
    - Allowance for density above 15/units per acre without vertically integrating the residential and commercial uses
    - Pedestrian-only stubs to adjacent properties (east and south) where vehicular connections/stubs would typically be required
- The agreement will be finalized for the June 17th Town Council meeting packet, at which time the Town Council will take action on both the rezoning case and the associated Development Agreement.

Staff Recommendation: Approve

Background:

- The Town Council adopted an amendment to the Unified Development Ordinance (UDO) in 2024 that updated the process for legislative cases such as rezoning and UDO amendments.
- Included in this update was a change to the timing of the public hearing - changing the public hearing to occur prior to the Planning Board meeting instead of immediately prior to the Town Council decision.
- In accordance with the updated process, consideration of these amendments will take place on the following schedule:
    - Tuesday, May 20 - Town Council Public Hearing
    - Tuesday May 27 - Planning Board review and recommendation
    - Tuesday June 17 - Town Council consideration and decision
- The site zoning was reassigned from LB Local Business to NMX Neighborhood Mixed-Use as part of the Unified Development Ordinance zoning district updates (March 1, 2022).

Funding Source(s):

N/A

Attachment(s):

1. 25REZ01_1220NMain_StaffRpt_05202025TC
2. 25REZ01_1220NMain_Application
3. 25REZ01_1220NMain_Plans
4. 25REZ01_1220NMain_WakeCoSchoolImpactLtr
5. Capitol Broadcasting Company- Overlook at Main - Development Agreement TOWN COUNCIL VERSION

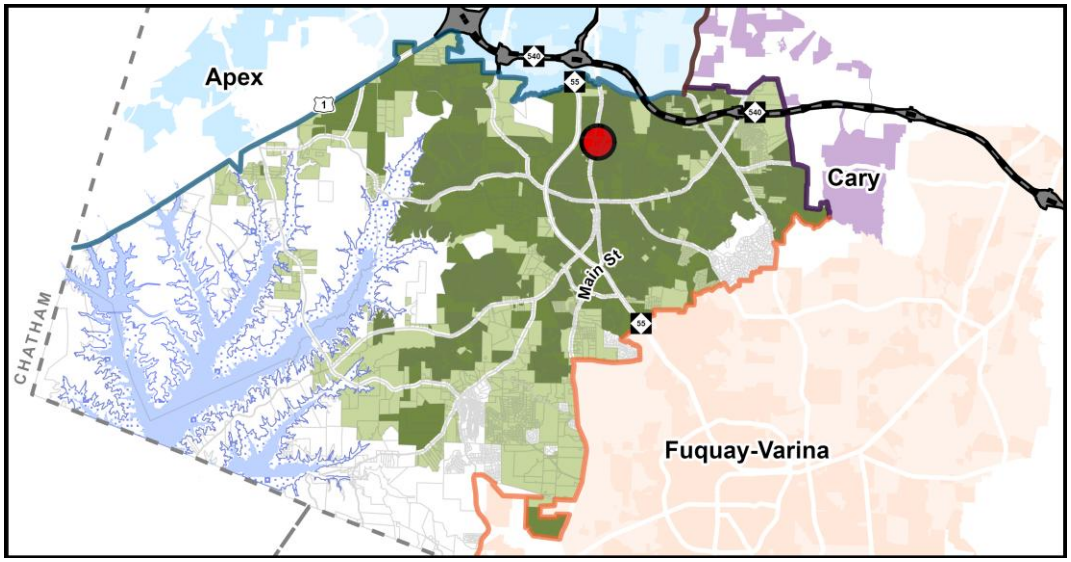
Project Type: Zoning Map Amendment (Rezoning)
Option 1 Development Plan

Concurrent Applications:
☒ Waiver

Applicant / Petitioner:
McAdams
621 Hillsborough Street, Suite 500
Raleigh, NC 27063

Property Address: 1220 N Main Street

Property Area: 9.54 ac



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

Project Summary:
A rezoning of 9.54 acres from NMX Neighborhood Mixed Use to CB CD Community Business Conditional Zoning District location at 1220 N Main Street with a detailed Development Plan for 237 apartments and 12,890 sf of commercial space.

Requested Action:
Conduct Public Hearing: The Town Council must hold a legislative public hearing to receive public comments regarding the proposal and then forward the application to the Planning Board for consideration.

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
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Transportation Information	Page 8
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Community Facilities Information	Page 12
Utility & Infrastructure Information	Page 13
Natural Resources & Open Space Information	Page 15
Conditional Zoning District Information	Page 16
Decision-Making Information	Page 21

Case Summary

Current Zoning:
NMX Neighborhood Mixed-Use
☐ Conditional Zoning District

Proposed Zoning:
CB: Community Business
☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed-Use Center

Staff Analysis:

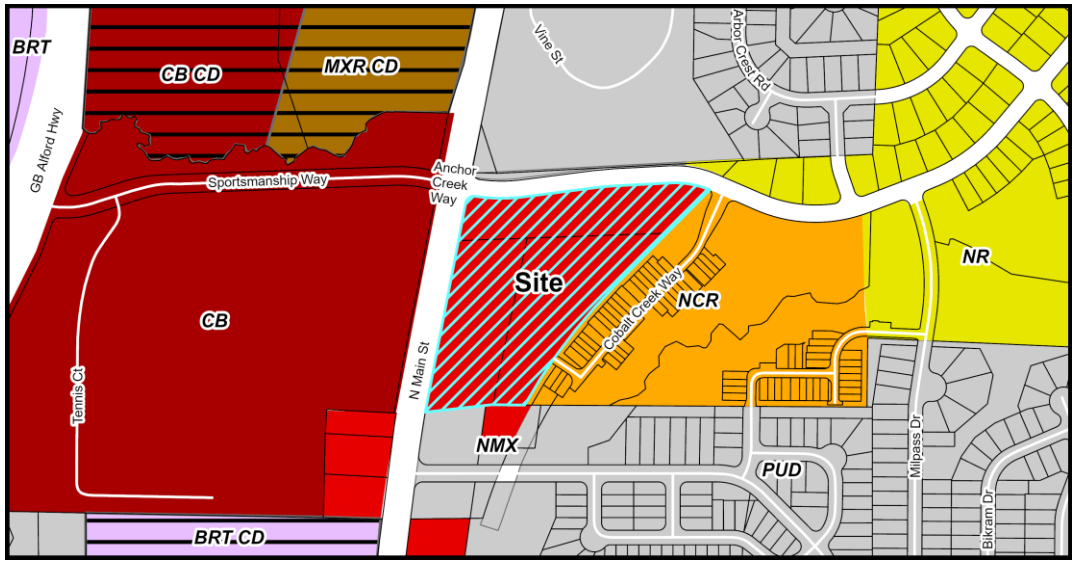
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Land Use & Character Plan designates specific focus areas in Holly Springs that 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. The area surrounding Ting Park is one such "Area to Transform." The proposed Conditional Zoning District for CB-CD Community Business Conditional Zoning District includes a mix of commercial uses and apartments within a Mixed-Use Center that will guide such transformation. These uses build upon existing parks, entertainment uses, and residential development within and near the project, bringing more activity, housing choices, and services to the Center. To support the "Areas to Transform," the Comprehensive Plan encourages public and private investment to add density and infrastructure capacity, improve access from nearby neighborhoods, and invest in the public realm. Staff finds that the proposed rezoning, including the land uses, density, pedestrian connectivity, infrastructure enhancements, and open spaces, to be largely consistent with this goal.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0649981185	NMX Neighborhood Mixed-Use	3.22 acres
0649984283	NMX Neighborhood Mixed-Use	3.69 acres
0649985564	NMX Neighborhood Mixed-Use	2.95 acres
	Total Area	**9.86 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	NMX Neighborhood Mixed-Use	Vacant
North	PUD Planned Unit Development (Arbor Creek PUD)	Apartments, Detached Single Family Dwellings
South	PUD Planned Unit Development (Windcrest PUD) and NMX Neighborhood Mixed Use	Manufactured Home, Vacant
East	NCR Neighborhood Center Residential	Attached Dwellings (Townhomes), Detached Single Family Dwellings
West	Community Business	Ting Park and Stadium

Parcel Rezoning History

Rezoning Number: 22-REZ-01(UDO Update Zoning Reassignment)
Original Zoning: LB Local Business
Reassigned Zoning: NMX Neighborhood Mixed-Use
Approval Date: March 1, 2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Mixed-Use Center

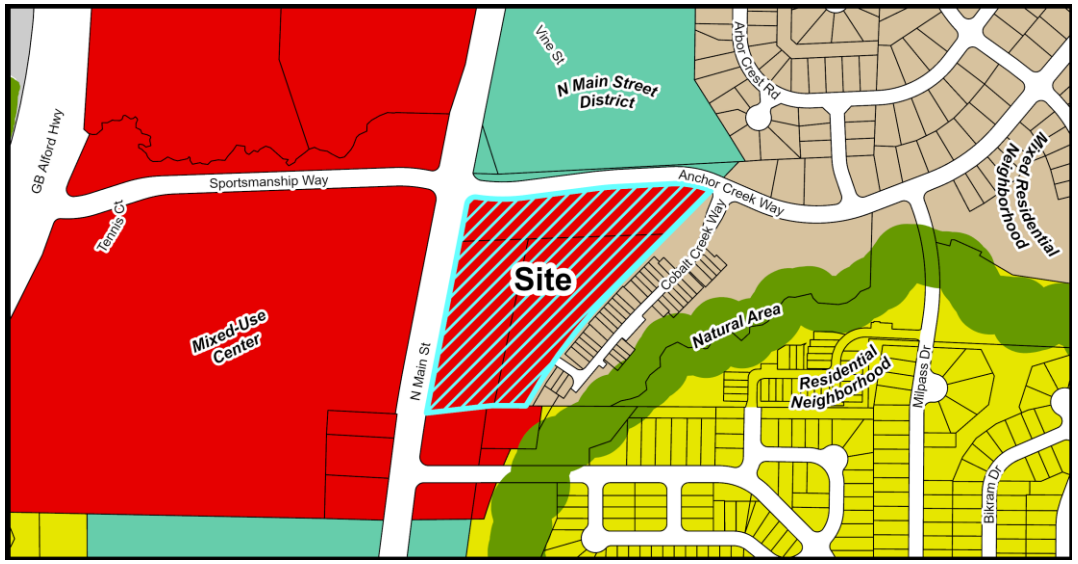
Small Area Plan: N/A

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	Description
☒ 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 private investment – increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby 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: Mixed-Use Center
A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between buildings. Residential units of office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

A large-scale, Mixed-Use Center may be surrounded by one or more residential neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

Key Characteristics Include:

- Parking between the street and the building should be limited.
- Provide a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens.
- Grading of topography and clearing of vegetation may be necessary to achieve the higher density and compact development desired in the center.
- Front setbacks are variable, but in new development should be as small as possible.
- Multi-dwelling housing should be stacked over ground floor retail in the core or interspersed on small blocks so all buildings are within a short walking distance of a community green or non-residential uses.
- Buildings should be 3 to 5 stories along the corridor but may be 2 to 3 stores in transitional areas.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

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

Right-sizing Holly Springs for a successful future will be a careful balance between community character, available infrastructure, quality-of-life, and continued economic vitality. It demands a diversified development strategy that geographically organizes the community into places for preservation, enhancement, and transformation, which guides Town decision-making in a manner that is purposeful and reinforcing of the community's vision for future growth and conservation.

The Land Use & Character Plan designates specific focus areas in Holly Springs that 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. The area surrounding Ting Park is one such "Area to Transform." More recently, the Town Council has held visioning and charrette exercises that support the transformation around Ting Park into a potential Sports & Entertainment District that capitalizes on the success of the park to provide more amenities and active uses to the park area. Developing this site will improve the Mixed-Use Center at the intersection of N Main Street and Sportsmanship Wa;y/Anchor Creek Way and create a new and distinct gateway providing a positive experience for those spending time there or passing through.

The proposed project meets several important Themes for Transforming Holly Springs

- Establish Mixed-Use Activity Centers Throughout Holly Springs & Suburban Remix: The proposal includes commercial and apartment uses that build upon the existing entertainment uses and park to grow the activity center. Once developed the site will include retail, dining, and other commercial businesses near existing residential development connected by new pedestrian connections. This development could be a catalyst for additional development within and around the Ting Park site.
- Transitions: The proposed five story apartment buildings and commercial uses are consolidated in the center of the site and along the N Main Street frontage away from the townhomes to the east. This design allows more intense uses and higher densities of the Mixed-Use Center while minimizing impacts on adjacent residents.
- Increase Home & Neighborhood Choices in Holly Springs: Apartments are proposed within the development which introduces more housing choices within this area that is near Downtown, parks, highways, and a transit park-and-ride. These additional units bring new residents the community and activate the Mixed-Use Center.

As an "Area to Transform," the Future Land Use Map designation for the site is Mixed-Use Center, which is intended for communities providing commercial and entertainment uses and a variety of housing choices within a compact, walkable environment. The proposed CB-CD would allow for retail, restaurants, and other commercial uses along with apartments within the Mixed-Use Center located at the intersection of N Main Street and Sportsmanship Way/Anchor Creek Way. Other important characteristic of a Mixed-Use Center provided by this proposal include:

- Introducing a mix of public and private open spaces including the plaza and outdoor seating areas between the buildings along N Main Street, playground, dog park, and pool area. The plaza opens onto the N Main Street sidepath and creates

activity along the streetscape. The open spaces are connected by pedestrian walkways throughout the site that connect to adjacent developments and public sidewalks.

- No parking is proposed between the buildings and N Main Street. Parking is proposed between the buildings and Anchor Creek Way; however, this area is encumbered by powerline and gas pipeline easements that limit development within these areas. Tree preservation is proposed between the parking areas and Anchor Creek Way to buffer parking from the street.
- Buildings located along the street to create a more pedestrian friendly environment.
- Multi-dwelling housing within a short walking distance of a community green or non-residential uses.
- Sidewalks and bike facilities that provide links to adjacent neighborhoods.

To support the "Areas to Transform," the Comprehensive Plan encourages public and private investment to add density and infrastructure capacity, improve access from nearby neighborhoods, and invest in the public realm. Staff finds that the proposed rezoning, including the land uses, density, pedestrian connectivity, infrastructure enhancements, and open spaces, to be largely consistent with this goal.

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 frontages of N Main Street and Anchor Creek Way to meet ½ of the ultimate cross-section.

New Location Roadways:
There are no new CTP public roads proposed on this parcel. The project will construct two new driveway accesses. One access will be a right-in/right-out from N Main Street. The other will be a full-access driveway from Anchor Creek Way. The project will construct private internal access drives to connect the parking areas for the project.

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

Improvement Prioritization:
N/A

Transportation Information (cont.)

Traffic Study Policy

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

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

N Main Street at Sportsmanship Way/Anchor Creek Way:

- Restripe the northbound right-turn lane on N. Main Street as a shared through/right lane, with the through lane beginning north of Steedmont Drive and terminating as a right-turn lane at Trellis Pointe Drive.
- Restripe the southbound right-turn lane on N. Main Street as a shared through/right lane, and provide a second southbound receiving lane on N. Main Street south of Sportsmanship Way (along the Ting Park frontage) based on coordination with the Town and NCDOT and appropriate engineering standards.
- Modify the existing traffic signal to accommodate the identified laneage.

N. Main Street at Site Driveway:

- Provide a northbound right-turn lane on N. Main Street with 50 feet of storage, in addition to sufficient deceleration length and taper.
    - This lane is assumed to be provided in addition to the required frontage widening.
- Construct the Site Driveway with one ingress lane and one egress lane, and install appropriate median, channelization, and/or other access control measures based on coordination with the Town and NCDOT and appropriate engineering standards.

Anchor Creek Way at Site Driveway:

- Construct the Site Driveway with one ingress lane and one egress lane.
- Provide an exclusive eastbound right-turn lane on Anchor Creek Way with 50 feet of storage, sufficient deceleration length and taper.

Transportation Information (cont.)

Transportation Staff Analysis:

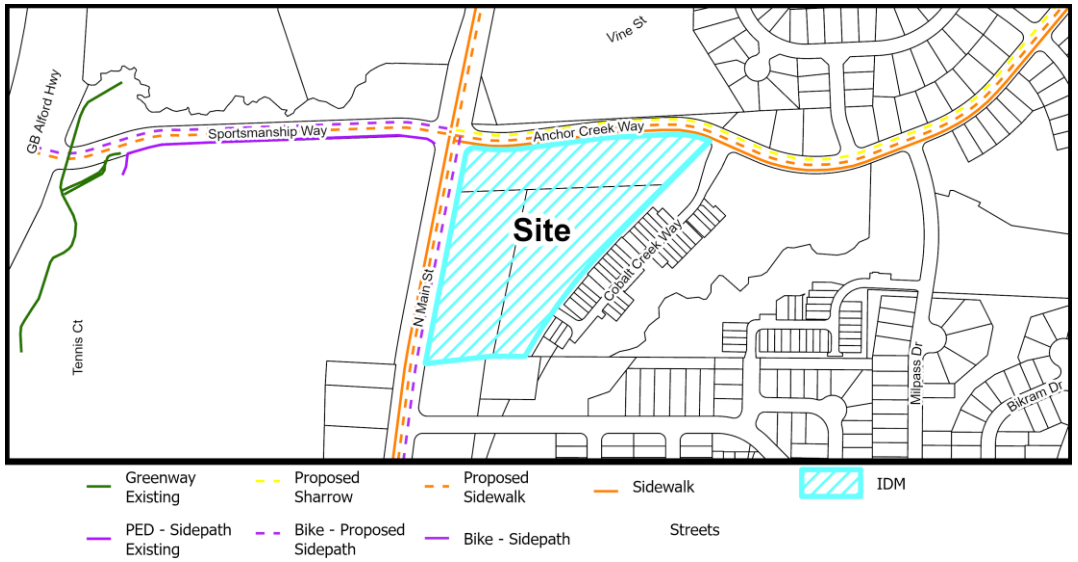
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The mitigation improvements within the Transportation Mitigation Agreement set forth by the Traffic Impact Analysis are consistent with the Comprehensive Plan and Traffic Study Policy. Additionally, this project is also proposing to construct the widening necessary to complete the full CTP cross-section on the Ting Park side of N Main Street, which includes paving a second through lane and installation of curb and gutter.

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 the N Main Street frontage based on the Parks, Recreation & Greenways Master Plan.

Parks, Recreation, & Greenways Summary

A 10' sidepath is proposed along the N Main Street frontage as part of road widening. The Ting Park site is located across N Main Street from the site and a sidewalk on the Ting Park side of N Main Street has already been installed. Additionally, there is also an existing high visibility crosswalk and pedestrian signal heads at the intersection of N Main Street and Sportsmanship Way. The project is not located within a park search area.

Parks, Recreation, & Greenways Staff Analysis:

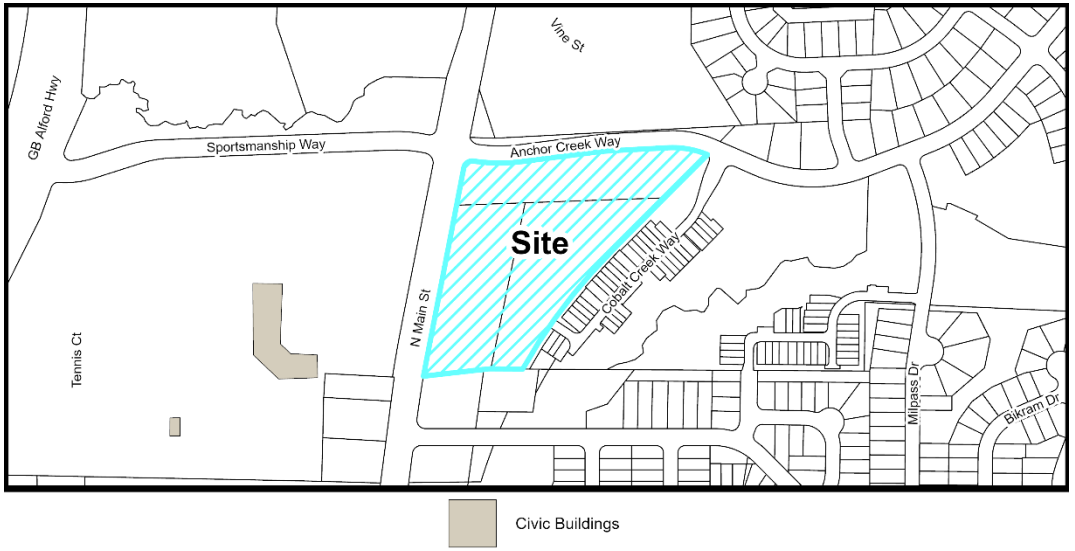
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The site is not within a park search area; therefore, public park dedication is not required. The applicant has proposed a sidepath along N Main Street 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.



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, construction, or reassignment 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

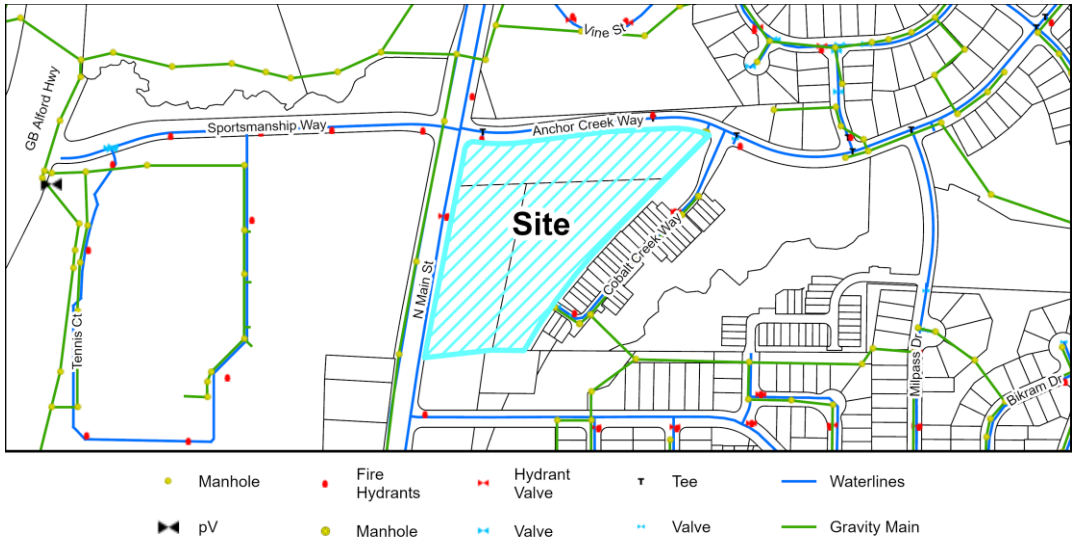
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

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:

Watermains currently exist within N Main Street and Anchor Creek Way. This project will tie to these existing watermains and extend new main into the site to serve the development. The new watermains will be installed by the developer in accordance with Town Policies. A Fire Flow Analysis was completed with this Rezoning, and it confirmed adequate water pressure within the Town's system with the addition of this development.

Sanitary Sewer:

Sanitary sewer main currently exists within N Main Street. This project will tie to this existing sewer main and extend new main into the site to serve the development. New sewer main will be installed by the developer in accordance with Town Policies.

A downstream sewer study, including a pump station capacity analysis for the existing Twelve Oaks pump station, was completed and concluded that the existing pump station has adequate capacity but that several downstream sewer pipes exceed the Town standard for capacity. These pipes are over capacity with or without the addition of this development. It is typical for projects in this scenario to propose a reasonable contribution to upgrade downstream infrastructure. This project's sewer flow will contribute approximately 2.5-5% of the overall flow within the overcapacity segments. Through the proposed Development Agreement, the applicant has committed to designing and constructing gravity sanitary sewer main upsizing for a portion of the segments that are over capacity. The applicant has requested System Development Fee credits for the upsizing as noted in the Development Agreement.

Reclaim:

This project is outside of the reclaimed 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 and has provided a Utility Allocation Request to be considered by Town Council.

Utility Allocation Summary

Priority Level: Priority Level 2
Allocation Assignment: Residential- Attached & Non-residential

Allocation Requested: 30,460 GPD (28,500 GPD Residential-Attached, and 1,960 GPD Non-residential)
Allocation Elements:

1. Public Infrastructure Improvements – install oversized utilities
2. Open Space/Tree Preservation – Preservation of at least 10% of Specimen Trees.

Staff Determination: Sufficient allocation remains in the residential and non-residential assignments to support this project for the proposed build out year of 2027.

Infrastructure & Utility Staff Analysis:

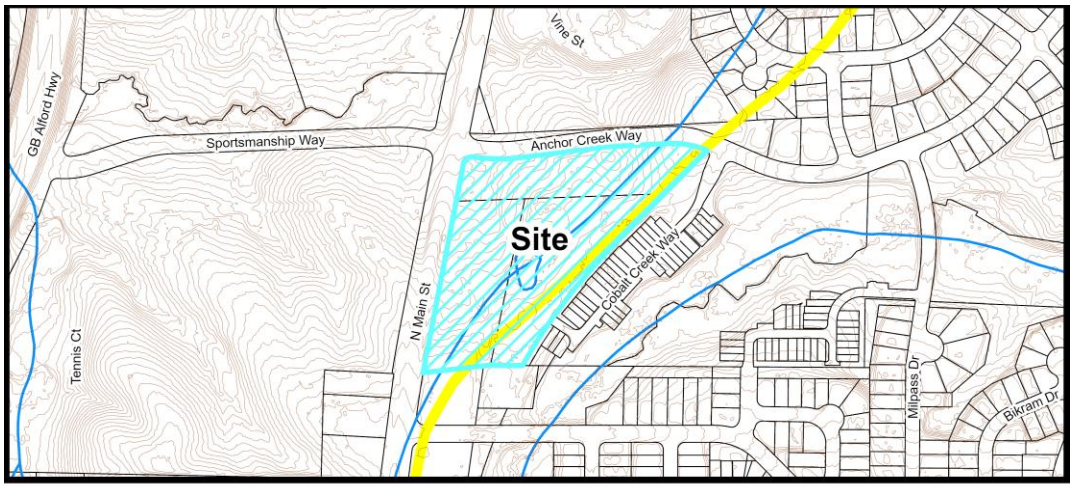
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed extensions of water and sanitary sewer are consistent with the UDO. The allocation elements selected by the applicant are consistent with the Water Resource Management Policy.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**1.49 ac.**
Tree Preservation Area	10% or .99 ac.
Active Recreation Area	2% or .20 ac.
Urban Civic Space	0.5% or .05 ac.
Flexible Space	2.5% or .25 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The proposal includes a total of 1.79 acres of open space with .36 acres of Active Recreation, .11 acres of Urban Civic Space, and 1.32 acres of tree preservation. The programmed spaces include a plaza between the buildings fronting N Main Street, outdoor dining spaces for the commercial building, a pool area, playground, and dog park.

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. The proposed Stormwater Control Measure will be discharging to storm sewer within the public right-of-way. The applicant analyzed these storm sewers in a Stormwater Report. The report identified existing storm sewer pipe that is currently undersized (without the addition of this project). The report also identified storm sewer pipes that will require improvements/upsizing to accept the projects stormwater discharge. The applicant has committed to improving the off-site storm sewers within their Stormwater Report. These improvements will provide substantial public benefit to existing residents as the improvements include the storm sewers that are currently undersized.

Natural Resources & Open Space Staff Analysis:

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

The proposed Conditional Zoning District meets Town requirements and is consistent with the Comprehensive Plan's Natural Resources Plan. Additionally, the site has been designed in a way to minimize impacts to the existing environmental features. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval.

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 & Development Standards Summary

Development Standards (UDO Section 2):

Density	**UDO Standard**	**Proposed Standard**
Number of Dwelling Units	143 units	237(N1)
Maximum Density	15 units/acre	24 units/acre (N1)

Building Placement	**UDO Standard**	**Proposed Standard**
Thoroughfare Setback (front)	25'	20'
Side – Corner Setback	30'	30'
All Other Setbacks (Side and Rear)	5'	5'

Building Height	UDO Standard	Proposed Standard
Maximum Building Height	60'	60'
Minimum Building Height	25'	30'

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffer (N Main Street)	5' Type A	5' Type A
North (Anchor Creek Way)	5' Type A	5' Type A
South	5' Type A	5' Type A
East	10' Type B	10' Type B
Foundation (per linear feet of building facade)		
Trees	1 canopy tree/ 75' or 2 understory trees / 75'	1 canopy tree/ 75' or 2 understory trees / 75'
Shrubs	1 large shrub or 1.5 medium shrubs or 3 small shrubs / 5'	1 large shrub or 1.5 medium shrubs or 3 small shrubs / 5'
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs / 10 parking spaces	1 landscape island with one tree and 4 shrubs / 10 parking spaces
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Thoroughfare: Trident Maples and Biloxi Single Stem Crape Myrtle within 5 ft of the right-of-way Anchor Creek Way: Trident Maples and Chinese Pistache

Parking (UDO Section 6):

	UDO Standard	Proposed Standard
Vehicle Parking Locations	Unrestricted (parking is regulated only by other site restrictions)	Unrestricted along Anchor Creek Way Side and rear yard only along N Main Street
Minimum Parking	263 spaces	367 spaces
Maximum Parking	763 spaces	
Bike Parking	31 spaces	32 spaces
EV Parking	5% EVSE: 19 spaces	EVSE: 19 spaces

	15% EVSE Ready: 55 spaces	EVSE Ready: 55 spaces

Building, Site and Subdivision Design (UDO Section 8): all facades are primary

	Proposed Standard
Building Design	
Building Materials	Brick, Cement siding, and Metal in complimentary shades of brown, gray, and black Residential: minimum 5-58% Type 1 materials (brick) – varies by facade Commercial: minimum 60% Type 1 materials (brick)
Horizontal Variation	Commercial: 10' small buildings
Vertical Variation	All buildings: base, middle, and top Middle constituting a minimum of 50% of the total building height
Roof Expression	Residential: flat roofs concealed by parapet walls Commercial: 60' small buildings
Building Wall Length – Residential only	Residential: maximum 386' for Building 3 (interior building)
Site Design	
Pedestrian Access & Circulation	Walkways are proposed throughout the site connecting buildings, open spaces, and parking areas to one another, public sidewalks, and to adjacent development sites.
Public Realm	Providing a courtyard (minimum 40' x 40') that faces onto N Main Street.

N1 – Maximum Gross Density shall be established with a Conditional Zoning District (CD). Maximum Gross Density that exceeds 15 units/acre may be considered if the Project is within the N Main Street District and includes either a parking garage or a minimum of 40% of dwelling units located within a vertically integrated mixed-use building. The applicant has proposed to allow 24 units/acre in buildings that do not include vertically integrated, mixed use through a Development Agreement.

Additional Standards
Signs (UDO Section 9)

	UDO Standard	Proposed Standard
Waiver of Signs: Roof Signs	Roof Signs Prohibited	Roof Signs Permitted

N Main Street Building Rendering with Rooftop Sign



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

1. The proposed Signs are harmonious to the buildings and sites which they occupy;
2. The proposed Signs will not create a hazard to motorists or pedestrians resulting from the sign location, size or configuration;
3. The proposed Signs will not increase the total combined Sign Surface Area allowed for the Front Sign Zone and Building Signs on the Lot, Outlot, Integrated Center, Business Park, industrial park, Subdivision or Building served by the proposed Signs;
4. The proposed Signs will result in an overall pattern of signs for the Lot, Outlot, Integrated Center, Business Park, industrial

park, Subdivision or Building which is equivalent to or superior to that achievable under the applicable regulations;
5. The proposed Signs will be compatible with and will enhance the use or value of area properties;
6. The proposed Signs are consistent with the intent of the Comprehensive Plan; and,
7. The proposed Signs are consistent with the intent and purpose of this UDO.

Building Elevations
Buildings 1 & 2 – N Main Street Elevation



Conditional Zoning District Standards Staff Analysis

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with Conditional Zoning District Standards/Ordinances

The project meets most of the base requirements of the Unified Development Ordinance (UDO). Modified standards include a reduced setback along N Main Street (Thoroughfare) and architectural requirements. The site includes a 180' wide powerline easement, which includes a 50' gas pipeline easement, within the north portion of the site. Development is restricted within these areas to parking lots, landscaping, and open spaces. The reduced setback allows some flexibility on building placement within the site and creates an interesting streetscape along N Main Street. Due to the massing of the five-story buildings, the modified architectural requirements still provide interest, varied materials, and compatible features between the three buildings and on all facades. The larger buildings are located in the center of the site and along the N Main Street frontage across the street from the Ting Park baseball stadium, which is another large structure in the neighborhood.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan/Ordinances (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan/Ordinances (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan/Ordinances (Section 6)	☒ Consistent ☐ Inconsistent
Unified Development Ordinance	
Conditional Zoning District Standards/Ordinances	☒ 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 Ordinances 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/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances
☒ Reasonable and in the Public Interest ☐ Not Reasonable and in the Public Interest

The Land Use & Character Plan designates specific focus areas in Holly Springs that 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. The area surrounding Ting Park is one such "Area to Transform." The proposed Conditional Zoning District for CB-CD Community Business Conditional Zoning District includes a mix of commercial uses and apartments within a Mixed-Use Center that will guide such transformation. These uses build upon existing parks, entertainment uses, and residential development within and near the project, bringing more activity, housing choices, and services to the Center. To support the "Areas to Transform," the Comprehensive Plan encourages public and private investment to add density and infrastructure capacity, improve access from nearby neighborhoods, and invest in the public realm. Staff finds that the proposed rezoning, including the land uses, density, pedestrian connectivity, infrastructure enhancements, and open spaces, to be largely consistent with this goal.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

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

Meeting Date: 12/18/2024
Summary of Issues:

- Preservation of trees and proposed buffers to limit impact on adjacent properties
- Concern for noise, litter, and light pollution coming from the new development
- Displacement of wildlife
- Connection of Cobalt Creek Way, which is a private street within the adjacent townhome community
- Concerned that the proposed housing is apartments instead of townhomes or condominiums

Legislative Public Hearing

Legislative Public Hearing

Prior to the Legislative Public Hearing:

- Mailed notice has been sent to all property owners within 500 feet of the project.
- Published notice has been made twice in the News & Observer.
- Posted notice has been 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.

Action #1: Hold Legislative Public Hearing

Action #2: Zone Map Amendment (Rezoning)

Motion to forward the Zone Map Amendment (Rezoning) for 1220 N Main Street (Overlook) to the Planning Board for review and recommendation.

Next Steps

Planning Board Consideration & Recommendation

Advisory Decision

The Planning Board will review the proposed Zone Map Amendment (Rezoning) at the 5/27/2025 meeting and make a recommendation to the Town Council.

Anticipated Town Council Consideration and Decision: 6/17/2025

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, Ste 500,	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-361-5000	E-Mail: holloman@mcadamsco.com
Design Professional	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Developer	
Name: Matt Honeycutt	Company: CBC Real Estate
Mailing Address: 300 Blackwell Street, Ste. 104	
City, State, Zip: Durham, NC, 27701	
Telephone: 919-744-3553	E-Mail: matt@cbc-realestate.com
Architect	
Name: Matt Imperato	Company: J. Davis Architects
Mailing Address: 510 S. Wilmington Street	
City, State, Zip: Raleigh, NC 27601	
Telephone: 919-835-1500	E-Mail: matti@jdavisarchitects.com
Landscape Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Financially Responsible Party (REQUIRED)	
Name: Matt Honeycutt	Company: CBC Real Estate
Mailing Address: 300 Blackwell Street, Ste. 104	
City, State, Zip: Durham, NC, 27701	
Telephone: 919-744-3553	E-Mail: matt@cbc-realestate.com
Property Owner (REQUIRED)	
Name: ROUSSEAU, WILLIAM A TRUSTEE ROUSSEAU, CLAIRE M TRUSTEE	Company: n/a
Mailing Address: 6236 Lake Terrace Drive	
City, State, Zip: Holly Springs, NC, 27540	
Telephone:	E-Mail:

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
☐	Zoning Map Change – General Use District
☑	Zoning Map Change – Conditional Zoning District ☑ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) ☐ Option 2 Plan: Master Plan
☐	Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Map Amendment ☐ Small Area Plan Map Amendment
☐	UDO Text Amendment – UDO Section:

PROJECT INFORMATION **https://www.hollyspringsnc.gov/742/Maps**	
Project Name	1220 N. Main
Project Location *Use street address. If none, use closest intersection*	1220 Main Street
	☑Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0649981185, 0649985564, 0649984283
Real Estate ID	0371953, 0314180, 0168869
Project Acreage	9.54 acres Partial Parcel? ☐ Yes ☑ No
Current Zoning	Neighborhood Mixed Use
Proposed Zoning	Community Business- Conditional Use
Current Future Land Use Designation	Mixed-Use Center
Proposed Future Land Use Designation	Mixed- Use Center
Small Area Plan Designation *(if applicable)*	n/a
Special Study Scoping Meeting Dates	
Sketch Plan Review *(pre-submittal)* Meeting Date:	November 21, 2024
Neighborhood Meeting Date:	December 18, 2024

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: *Laura Holloman* Date: 01/02/2025

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

Executive Summary

Holly Springs has cornered the western Wake County market in attracting economic engines like Fuji and Amgen, bringing major economic development to a town that always has been a great place to raise a family and plant roots. With these incredible successes has come a demand for additional housing and housing types, especially with young professionals. The proposed request meets this demand by adding supply in a key strategic location. This mixed use apartment community and commercial development will bring rental opportunities and neighborhood oriented commercial together in a well thought out planned development that is located near existing transit stops and Ting Park, providing access to recreational opportunities and the Town as a whole.

The Future Land Use Map ("FLUM") designates the project site as Mixed-Use Center. The FLUM description and characteristics of Mixed-Use Center specifically call for development of a compact, walkable environment and mix of residential and non-residential uses that supports multiple modes of transportation. These areas include a variety of shared public open spaces throughout a walkable, activated environment. The proposed rezoning request to Community Business Conditional Use (CB-CD) is consistent with this designation and provides the ideal use for this location.

This allows for a mix of residential (multi-family) uses delivering housing options within the heart of a Mixed-Use center providing a compact, walkable environment. The Community Business District accommodates locations along major corridors for moderate to high volume and intensity commercial and mixed-use centers. As such, the proposed zoning district is ideal for this site, given it's location along N. Main Street and proximity to NC-55 and Ting Park.

In this regard, as described below and as depicted on the development plan and associated materials, the proposed development furthers the following specific recommendations of the Future Land Use Plan:

a. FLU-1 Encourage Use of the Land Use & Character Plan in Everyday Decision Making
b. FLU-5 Encourage Infill Development & Redevelopment Inside Town Limits
c. SI-4 Improve the Land Use-Transportation Connection
d. SI-12 Adequate Long-Term Water and Wastewater Planning
e. CC-1 Establish a Discernible Neighborhood Structure
f. CC-2 Provide Attention to Building Transitions
g. CC-3 Improve Parking Design
h. CC-6 Promote Compact Mixed-Use in Appropriate Character Areas
i. CC-8 Improve Walkability
j. CC-11 Be Bold; Set a New Precedent for Architecture and Design

Land Use and Character

The rezoning request and proposed development are consistent with the land use designation for the site as shown on the Future Land Use Map. The FLUM identified this site as a Mixed-Use Center. The proposed development and rezoning will allow for a mix of residential and commercial uses in a pedestrian friendly environment, with convenient access to Ting Park.

The rezoning request is consistent with the Comprehensive Plan Objectives:

1. **"Establish a series of pedestrian friendly neighborhoods that will enable the town to maintain a "small town" character as it grows and changes."**

The proposed development prioritizes pedestrian connectivity both within the site itself and to the broader Holly Springs community. Sidewalks and breezeways will be incorporated into the development to ensure ease of access throughout the site. In addition, a sidepath will be constructed on the site's frontage along N. Main Street, which will encourage safer pedestrian access to Ting Park across the street and to the rest of Holly Springs. The proposed development will offer a mix of residential (multi- family) and commercial uses providing housing options within the heart of a Mixed-Use center providing a compact, walkable environment. In addition, future residents will enjoy a variety of uses, and increased density that aligns this community with the vision for Holly Springs established in the Comprehensive Plan. 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 and commercial uses, as well as the neighboring Ting Park.

The site design proposes a pattern of development that locates parking, where feasible, to the back of buildings and away from the right-of-way. Further, the buildings are coordinated and massed so that the multi-family dwellings are withing short walking distance to the primary outdoor courtyard located along N. Main Street. The verticality achieved with the development furthers the Comprehensive Plan's goals of providing for higher more intense uses along the major roads as you transition to the existing townhome and single family neighborhoods to the east of the site.

1. **Accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums, and apartments."**

The proposed rezoning will provide a residential multifamily product in an area that contains housing stock that is primarily single family, allowing residents to grow and age in place and support the Town's growing workforce. The density provided by this proposed multifamily residential and non-residential provides for much needed housing which will create a compact, walkable community, which is a goal of the Comprehensive plan.

2. **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 mixed-use center that will provide internal connectivity to existing and future development, reducing the impacts of sprawl through density and design by providing residential uses in close, walkable proximity to commercial, recreational, and employment uses.

3. **"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 housing types targeted toward professionals, young families, and empty nesters. The development will provide a compact, walkable community for residents to enjoy, with access to amenities, commercial uses, and the recreation areas associated with Ting Park, establishing a mixed-use center that is part of

the community as a whole, rather than one that stands alone.

Comprehensive Transportation Plan

The rezoning request is consistent with the Comprehensive Plan Objectives. The proposed development will not only improve pedestrian accessibility within the site by designing it to include wide sidewalks and breezeways, but also provide greater pedestrian connectivity to the Town as a whole, through the construction of a multimodal sidepath along N. Main Street. Additionally, the site is located in close proximity to transit stops at Ting Park, providing residents with greater access to commercial, residential, and recreational uses via transit. The development will also improve the roadways along the site's frontage in accordance with the Comprehensive Transportation Plan as well as the recommendations outlined in the Traffic Impact Analysis (TIA) report.

Parks and Recreation

The proposed rezoning is not located within a park search area and is located directly across the street from the existing Ting Park complex. Residents will have convenient and safe access to a significant recreation area, with opportunities to play and view sporting events as a community. Additionally, parkgoers will have safe access to commercial uses that are proposed as part of this development, ensuring a robust and welcoming community atmosphere. Additionally, residents will have access to on-site recreation facilities including a pool and amenity center.

Community Facilities

This rezoning request is consistent with 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.

Infrastructure and Utilities

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 project will 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. This project is subject to the WRMP as a Priority Level 2, and will commit to two allocation elements.

Natural Resources

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. Moreover, development of higher density in strategic locations such as this site allows for the Town to absorb growth and focus conservation efforts in similar strategic locations.

Statement of Reasonableness

The proposed rezoning and associated development are reasonable and in the public interest. The rezoning and conditions proffered as part of the rezoning align with the goals and vision for the Town, as outlined in the Comprehensive Plan and Future Land Use Map. The rezoning will allow for a mixed-use development that is of a high quality in both design and substance, as well as being compatible with the surrounding developments.

The current zoning of the property allows by-right a number of far less desirable outcomes for the site. For instance, the property could develop for exclusively commercial uses in an outparcel fashion catering more to motorists than pedestrians. Additionally, the conditional district rezoning requested ensures a higher quality mixed use development than the town would otherwise achieve through a by-right development of the site. The architectural finishes and cohesive design principles embodied in the proposed development are achieved only with the conditional district rezoning requested herein.

Further, and consistent with Section 2.4.3.B of the UDO, the proposed development provides significant public benefits by locating a desirable and complimentary mixed use development within close proximity to Town park resources, while incorporating publicly accessible plaza(s) that will be an amenity to existing residents and future residents alike, along with visitors to Ting Park.

The project will provide increased housing opportunities as the Town of Holly Springs continues to grow, especially with the arrival of employment centers such as Amgen and Fujifilm. The close proximity of the development to Ting Park will help to enhance the connectivity and accessibility of the Town as a whole, by ensuring that residents have easy and safe access, via transit, car, or walk, to recreation facilities, commercial uses, and residences.

Public Benefits Statement

This proposal will provide significant public benefit to the Town of Holly Springs and its residents. The proposed development will not only improve pedestrian accessibility within the site by designing it to include wide sidewalks and breezeways, but also provide greater pedestrian connectivity to the Town as a whole, through the construction of a multi-modal sidepath along N. Main Street. Additionally, the site is located in close proximity to transit stops at Ting Park, providing residents with greater access to commercial, residential, and recreational uses via transit. The development will also improve the roadways along the site's frontage in accordance with the Comprehensive Transportation Plan as well as the recommendations outlined in the Traffic Impact Analysis (TIA) report.

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 and commercial uses, as well as the neighboring Ting Park. The provision of ample outdoor gathering spaces on site as part of the retail area will create a welcoming and engaging space for the community to gather.

The project will provide increased housing opportunities as the Town of Holly Springs continues to grow, especially with the arrival of employment centers such as Amgen and Fujifilm. The close proximity of the development to Ting Park will help to enhance the connectivity and accessibility of the Town as a whole, by ensuring that residents have easy and safe access, via transit, car, or walk, to recreation facilities, commercial uses, and residences.

Residents will have convenient and safe access to a significant recreation area, with opportunities to play and view sporting events as a community. Additionally, parkgoers will have safe access to commercial uses that are proposed as part of this development, ensuring a robust and welcoming community atmosphere.

UDO SECTION 7.03: WAIVER OF SIGN REGULATIONS
FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

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

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

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

We are requesting a waiver to section 9.3.P of the Holly Springs UDO to allow for allow a roof sign. The project is located on Main Street, opposite Ting Park. The roof-mounted lettering on the primary building reinforces the spirit of this innovative mixed-use district. The design of the project incorporates industrial-leaning elements in reference to the stadium across the street and as a nod to the metal truss factory that was once housed on this site.

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

As the sign is mounted on the roof, it will not interfere with vehicular or pedestrian traffic.

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

The entirety of the sign package has not yet been designed. The sign package will meet the allowable sign surface area.

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

The entirety of the sign package has not yet been designed. It is the intention of the design and development team that the sign package will reinforce and enhance the vision of the site and buildings, while following the intent of the Holly Springs UDO.

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

The roof-mounted lettering on the primary building reinforces the spirit of this innovative mixed-use district. The design of the project incorporates industrial-leaning elements in reference to the stadium across the street and as a nod to the metal truss factory that was once housed on this site.

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

The proposed roof-mounted sign on the primary building reinforces the character of this innovative mixed-use district.

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

The proposed roof-mounted sign on the primary building reinforces the spirit of this innovative mixed-use district.

Certificate of Completion

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

Signature: Amber Lewis, AIA Date: 2/6/25

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.

Notification of Owners:

1. The Petitioner (or 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 within a 500' radius of the subject property. Mailing notices shall include surrounding property owners and property owner's association (or equivalent), and the Town of Holly Springs (Attn: Development Services). 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 all addresses of the property itself, including apartment or suite addresses.
2. The notice shall include the date, time and location of the Neighborhood Meeting, the name of the Petitioner and 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 mailed not less than ten (10) days nor more than twenty-five (25) days before the date of the Neighborhood Meeting.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	December 18, 2024
Meeting Time:	5:30pm
Meeting Location:	Virtually via Zoom

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:

See attached report.

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

See attached report.

Additional attachments required:

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

Preparer's Signature: *Laura Holloman* Date: 01/02/2025

McAdams
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
919. 361. 5000

SPEC2458

January 2, 2025

Neighborhood Meeting Report

The neighborhood meeting for the proposed Overlook at Main Mixed-Use rezoning was held on December 18, 2024 at 5:30pm. The meeting was held virtually on zoom. Eight (8) neighbors were in attendance, in addition to the development team.

Meeting Summary

- The meeting began at 5:30pm. Eight (8) members of the public were present.
- Jason Barron of Morningstar Law Group and Laura Holloman of McAdams presented on the existing conditions on site, the history of the site and previous development proposals for it before going over the proposed site plan and rezoning for this project.

Q+A

- What kind of protections are in place to preserve trees and limit impacts to the adjacent properties?
    - There will be buffers along the border of the property which will include both preserved trees and additional plantings. These buffers are required and have been enhanced in some places to better screen the proposed project from the existing development adjacent to it.
- How will noise be limited on the property?
    - The Town of Holly Springs has a noise ordinance that they enforce. Additionally, the buffer should help to reduce noise pollution from the proposed development.
- Concerns were raised about litter and light pollution, as well as the presence of apartments in general.
    - It was emphasized that the proposed project will be professionally managed and maintained. Additionally, it was noted that the target users for these units are young professionals and seniors- who are traditionally a quiet and calm group of people.
- Concerns were raised about wildlife on-site, specifically coyotes.
    - It was noted as a concern and will continue to be monitored. It was noted that the coyotes will likely move to other natural habitats as this site develops.

- Concerns were raised about wildlife on-site, specifically coyotes. A participant asked how will this project affect Cobalt Creek Way? We do not plan to connect to the existing stub road or modify Cobalt Creek Way.
- A participant asked about buffers and the townhomes.
    - We are preserving existing trees and providing a 30-foot landscape buffer between the parking area and the townhomes.
- A participant expressed concern about the noise level right behind thetownhomes as this will be 240 units behind a community of 38 houses.
    - Certainly, we understand your concerns. The buffer we have provided, along with setbacks, is designed to mitigate noise and visibility between the uses. Additionally, the town enforces a noise ordinance applicable to all properties, including the apartments, ensuring compliance.
- A participant asked why apartments instead of townhomes or condos?

- The Town of Holly Springs continues to experience strong demand for apartment living due to its ongoing economic development and job creation. This influx of residents requires additional housing to support the town's growth.

> A participant discussed the existing wildlife including coyotes, how will you handle that.

- Concerns about wildlife are frequently raised. When developments like these occur, wildlife typically relocates, similar to what happened when your community was built. While we do not have a specific plan to predict wildlife movements, including potential coyotes, we anticipate that they will naturally find new habitats.

> A participant asked about the type of parking lot lighting along the back of the property and by pool.

- We adhere to strict lighting regulations to prevent light spillage into adjacent residential areas. The town will conduct inspections to verify compliance. Additionally, the pool area will be equipped with screening and fencing to mitigate noise.

> A participant expressed concern about litter as residents from the apartments on the other side come over and litter leaving beer cans. Can you guarantee that won't get worse?

- In my experience with newer apartment communities, the demographic typically includes young professionals and retirees who are committed to maintaining a clean environment. Although I cannot guarantee the absence of litter, such as a stray beer can, the likelihood is low given the responsible nature of the residents. The apartments are designed with internal access, similar to a hotel, ensuring secure entry. Only residents have access to the building, enhancing the community's safety and cleanliness.

> A participant asked about the landscape.

- The plan involves preserving healthy vegetation within the 30-foot buffer along the property line, enhancing it where necessary to meet the town's planting standards.

Meeting Attendee List

Attendee Report

Report Generated: 2/6/2025 14:58

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration
1220 N Main Street Rezoning	871 5738 0274	12/18/2024 17:18	73	15	0	9	19	9	Yes

Host Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Jason Barron	jbarron@Morningstarlawgroup.com	12/18/2024 17:18	12/18/2024 18:31	73	No	United States

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Adam Pike	pike@mcadamsco.com	12/18/2024 17:28	12/18/2024 18:31	63	Yes	United States
Yes	James Teza (Matt Honeycutt)	matt@cbc-realestate.com	12/18/2024 17:27	12/18/2024 18:31	64	Yes	United States
Yes	Eric Peterson (Matt Honeycutt)	matt@cbc-realestate.com	12/18/2024 17:29	12/18/2024 18:31	63	Yes	United States
Yes	Matt Honeycutt	matt@cbc-realestate.com	12/18/2024 17:29	12/18/2024 18:31	62	Yes	United States
Yes	Laura Holloman	Holloman@mcadamsco.com	12/18/2024 17:24	12/18/2024 18:31	68	Yes	United States
Yes	Kate Murdoch (Laura Holloman)	Holloman@mcadamsco.com	12/18/2024 17:28	12/18/2024 18:31	64	Yes	United States

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minu	Is Guest	Country/Region Name
Yes	John Boesch	John	Boesch	jmb.boesch@gmail.com	12/10/2024 13:29	approved	12/18/2024 17:30	12/18/2024 18:18	48	Yes	United States
No	Bridget	Bridget	Corcoran	becorc01@gmail.com	12/10/2024 20:47	approved	--	--	--	--	
Yes	Birgit Hering	Birgit	Hering	bhering366@gmail.com	12/11/2024 6:55	approved	12/18/2024 17:32	12/18/2024 18:21	49	Yes	United States
No	Evelyn	Evelyn	Roper	clonmel29@gmail.com	12/11/2024 17:25	approved	--	--	--	--	
Yes	Steven Brooks	Steven	Brooks	steven.j.brooks@icloud.com	12/11/2024 19:58	approved	12/18/2024 17:30	12/18/2024 18:20	51	Yes	United States
No	Rachid	Rachid	El yasti	relyasti12@gmail.com	12/12/2024 8:23	approved	--	--	--	--	
Yes	Rosemarie Porto	Rosemarie	Porto	rosemarie9600@yahoo.com	12/12/2024 15:10	approved	12/18/2024 17:56	12/18/2024 18:17	21	Yes	United States
No	Carl	Carl	Lundoy	CjLundoy@gmail.com	12/15/2024 19:25	approved	--	--	--	--	
No	Nicolle	Nicolle	Flynn	nicoleleaflynn@yahoo.com	12/16/2024 9:28	approved	--	--	--	--	
Yes	Sarah Dematteo	Sarah	Dematteo	sarahdematteo@yahoo.com	12/17/2024 7:17	approved	12/18/2024 17:31	12/18/2024 17:53	23	Yes	United States
Yes	Sarah Dematteo	Sarah	Dematteo	sarahdematteo@yahoo.com			12/18/2024 17:54	12/18/2024 18:19	26	Yes	United States
Yes	Harrison Qu	Harrison	Qu	harrisonqu09@gmail.com	12/17/2024 9:37	approved	12/18/2024 17:30	12/18/2024 17:34	5	Yes	United States
Yes	Harrison Qu	Harrison	Qu	harrisonqu09@gmail.com			12/18/2024 17:35	12/18/2024 18:18	44	Yes	United States
No	William	William	Rousseau	barroom@mindspring.com	12/17/2024 16:55	approved	--	--	--	--	
No	Nathalia	Nathalia	Henriquez	henriqueznathalia@gmail.com	12/18/2024 9:46	approved	--	--	--	--	
Yes	John Nelson	John	Nelson	jnelson@cbc-raleigh.com	12/18/2024 17:25	approved	12/18/2024 17:30	12/18/2024 18:31	62	Yes	United States
Yes	Branden Foster	Branden	Foster	bfoster@morningstarlawgroup.com	12/18/2024 17:26	approved	12/18/2024 17:30	12/18/2024 17:33	4	No	United States
Yes	Branden Foster	Branden	Foster	bfoster@morningstarlawgroup.com			12/18/2024 17:33	12/18/2024 18:31	58	No	United States

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
16319874424	12/18/2024 17:30	12/18/2024 18:20	51	Yes	United States

Notification Mailing List

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
AMF HOLDINGS INC	10440 MARKLEIN AVE	MISSION HILLS CA 91345-2412	
KOLPAKOV, ALEKSANDR KALEDINA, MARIA	116 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
AMH 2014-3 BORROWER LLC	23975 PARK SORRENTO FL 3	CALABASAS CA 91302-4015	
AMH 2014-3 BORROWER LLC	23975 PARK SORRENTO FL 3	CALABASAS CA 91302-4015	
DVM SERVICES REALTY LLC	4935 RALEIGH ROAD PKWY W	WILSON NC 27896-9701	
KARR, MARK M	122 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
DUBBELMAN, PETER J DUBBELMAN, BRENDA L	621 VILLAGE COMMONS LN	APEX NC 27502-8406	
HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008
HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008
SMITH, JASON	104 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
BANARI, ANDREI BANARI, MARIANA	115 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
SMITH, CHRISTOPHER D	112 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
RIVAS, GLORIBEL N	7 GAS LIGHT CT	GAITHERSBURG MD 20879-3273	
DAVIS, DONALD E	PO BOX 575	HOLLY SPRINGS NC 27540-0575	
ARBOR CREEK HOMEOWNERS ASSN	348 ARBOR CREST RD	HOLLY SPRINGS NC 27540-7503	
DU, JINHUI ZHANG, YUJIAO	1226 CREEKSIDE WAY	MILPITAS CA 95035-7985	
VANHOOREBECK, JEREMY VANHOOREBECK, TORI	104 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
MO, YINING	106 IVYSHAW RD	CARY NC 27519-1501	
LUTKIEWICZ, GREGORY A LUTKIEWICZ, AIYANA D	100 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
COLESCOTT, RHONA	144 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
LU, JIANHUI QU, HONGGUO	106 IVYSHAW RD	CARY NC 27519-1501	
RUDD, JODI A	132 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
MURARISETTY, SRINIVASA RAO MURARISETTY, SUJATHA	301 FINCASTLE DR	CARY NC 27513-6267	
HUSEIN, TAMER MOHAMED ADEL IBRAHIM, MAY MOHAMED MOSTAFA	108 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
HUBBARD, BRANDY L HUBBARD, JOHN W	156 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
AHMAD, EL AMIN, EL AMIN, TIFFANY N	321 TRAYESAN DR	HOLLY SPRINGS NC 27540-9439	
HUSSEINI, AHMAD	212 TRAYESAN DR	HOLLY SPRINGS NC 27540-9436	
MILLSAP, NATHANIEL T JR MILLSAP, TANISHA S	105 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
MATHENY, BRYAN W MATHENY, JEANNE R	105 ANCHOR CREEK WAY	HOLLY SPRINGS NC 27540-7057	
FOUANA, VALENTIN	144 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
TRELLIS POINTE LLC	701 EXPOSITION PL STE 101	RALEIGH NC 27615-3356	
SMITH, CHRISTIAN L	21259 SUMMERBROOK DR	CORNELIUS NC 28031-8542	
SHPARGEL, KARL B SHPARGEL, TARAH P	352 ARBOR CREST RD	HOLLY SPRINGS NC 27540-7503	
GOLDSTON, JAMES D JR GOLDSTON, WILLIAM	13100 OLD CREEDMOOR RD	RALEIGH NC 27613-7420	
ALZHANOV, DENIS KARMANOVA, MARINA	132 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
OTAL, KAMALJIT S OTAL, RUPINDER K	9719 PARMER CT	HOUSTON TX 77064-8821	
BOESCH, JOHN MICHAEL	119 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
HARGROVE, MARK E HARGROVE, TARA E	356 ARBOR CREST RD	HOLLY SPRINGS NC 27540-7503	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
AHMED, SABIR YEASMIN, NILUFAR	100 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
BAKER, JOHN	109 TRAYESAN DR	HOLLY SPRINGS NC 27540-9435	
HARRISON, GREGORY M HARRISON, CYNTHIA KEATON	113 ANCHOR CREEK WAY	HOLLY SPRINGS NC 27540-7057	
BURKE, DANIEL M BURKE, KELLY A	104 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
EL, YASTI RACHID	105 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
MOUDNIB, RACHID	2740 CROPSEY AVE APT 3H	BROOKLYN NY 11214-6843	
AMH 2014-3 BORROWER LLC	23975 PARK SORRENTO FL 3	CALABASAS CA 91302-4015	
MANLO ENTERPRISES LLC	7232 VINTAGE GLEN WAY	FUQUAY VARINA NC 27526-7369	
NURINDA, HUMBERTO A NURINDA, MARIA ANGELA	109 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
ROGERS, JAMES O JR HEIRS	YOLANDA C ROGERS	3509 MILKY WAY	RALEIGH NC 27604-4164
OMARY, MUFEED OMARY, WAFICA S	120 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
TAN, CHENG SUN TAN, SIEW CHIN	128 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
AMMAR, MARGARET	220 MADDEN ROSE LOOP	GARNER NC 27529-2419	
JONES, WANDA G	105 TRAYESAN DR	HOLLY SPRINGS NC 27540-9435	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC	201 SHANNON OAKS CIR STE 120	CARY NC 27511-5570	
ASSADI, ELJYLALY NAKIRI, KHADIJA	109 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
BONAROS, PAUL BONAROS, MARIE B	352 TRAYESAN DR	HOLLY SPRINGS NC 27540-9438	
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
ESKINTAN, ADIL ESKINTAN, ZEHRA	112 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
BRIDGEWATER WEST II HOMEOWNERS ASSOCIATION INC	117 CENTREWEST CT	CARY NC 27513-2015	
BRIDGEWATER WEST II HOMEOWNERS ASSOCIATION INC	117 CENTREWEST CT	CARY NC 27513-2015	
SECURITY SELF STORAGE INC	SECURITY SELF STORAGE CORPORATE	3628 TRYON RD STE A	RALEIGH NC 27606-4202
DURAND, JAMES DURAND, LESLIE N	5508 LAKE EDGE DR	HOLLY SPRINGS NC 27540-9343	
SABO, STEVE L SABO, MARNIE C	200 STEEDMONT DR	HOLLY SPRINGS NC 27540-9443	

FLYNN, NICOLE L	142 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
LEIFER, DARYL T ORTIZ, MAYRA MEDINA	136 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
MARTIN, DAVID L MARTIN, MARJORIE S	152 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
AMH NC PROPERTIES LP LIMITED PARTNERSHIP	PROPERTY TAX DEPT	23975 PARK SORRENTO FL 3	CALABASAS CA 91302-4015
RUSCHE, JOSEPH NATHANIEL	209 TRAYESAN DR	HOLLY SPRINGS NC 27540-9437	
RUSCHE, JOSEPH NATHANIEL	209 TRAYESAN DR	HOLLY SPRINGS NC 27540-9437	
MANLO ENTERPRISES LLC	7232 VINTAGE GLEN WAY	FUQUAY VARINA NC 27526-7369	
MANLO ENTERPRISES LLC	7232 VINTAGE GLEN WAY	FUQUAY VARINA NC 27526-7369	
SPRINGFIELD PROPERTIES LLC	100 VISTA BROOKE DR	MORRISVILLE NC 27560-9712	
SPRINGFIELD PROPERTIES LLC	100 VISTA BROOKE DR	MORRISVILLE NC 27560-9712	
LOXTON, JAIME H	164 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
WOODS, CALEB ANDREW WOODS, KIMBERLY ANNE	317 TRAYESAN DR	HOLLY SPRINGS NC 27540-9439	
BAUGHMAN, RICHARD	127 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
ITZKOWITZ, BRAD ITZKOWITZ, LAURA	112 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
GOLDSTON, JAMES D JR GOLDSTON, WILLIAM	13100 OLD CREEDMOOR RD	RALEIGH NC 27613-7420	
GOLD SPRINGS LLC	13100 OLD CREEDMOOR RD	RALEIGH NC 27613-7420	
RENGARAJAN, KASTURI NARAYANAN, SOWMYA	9104 COBALT RIDGE WAY	CARY NC 27519-9396	
CSHP ONE, LP	C/O RYAN LLC	PO BOX 4900	SCOTTSDALE AZ 85261-4900
ULANDAY, RIZALINO B	104 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
TEFERA, BELAYNEH HAGOS, FASIKA	140 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
CHEN, HENRY LIN WANG, JIAHONG	JIAHONG WANG	6388 MOUNTAIN SKY RD	FRISCO TX 75036-1211
MALKAN, DAXAY MALKAN, MAMTA D	205 VISTA BROOKE DR	MORRISVILLE NC 27560-9711	
WEBB, WILLIAM LOYD IV WEBB, TALLA	525 S CHURCH ST APT 2305	CHARLOTTE NC 28202-3325	
RAY, KEVIN EVERHART, BROOKE	304 STEEDMONT DR	HOLLY SPRINGS NC 27540-9445	
SPRINGSFIELD PROPERTIES LLC	100 VISTA BROOKE DR	MORRISVILLE NC 27560-9712	
VICTORIA, CHRISTOPHER R. CATARROJA-VICTORIA, CLARISA	113 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
ROPER, EVELYN A	255 GINGKO CREEK DR	HOLLY SPRINGS NC 27540-6015	
STONE, EZELL HEIRS	BRENDELL STEELE	PO BOX 244	HOLLY SPRINGS NC 27540-0244
GILKEY, MELANIE LYNETTE GILKEY, DIANA LYNN	208 STEEDMONT DR	HOLLY SPRINGS NC 27540-9443	
HENDERSON, PHILLIP WEAVER	253 GINGKO CREEK DR	HOLLY SPRINGS NC 27540-6015	
2018-4 IH BORROWER LP	C/O RYAN LLC	PO BOX 4900	SCOTTSDALE AZ 85261-4900
DAWSON, JONATHAN DANIEL DAWSON, CARLA	308 STEEDMONT DR	HOLLY SPRINGS NC 27540-9445	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
IMAM, IMTIAZ IMAM, ASIYA	1848 APPLE VALLEY DR	WAUCONDA IL 60084-1418	
LUNDOY, CARL J	104 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
BEARMARKET INVESTMENTS LLC	128 MARTINGALE DR	HOLLY SPRINGS NC 27540-4451	
MILLER, NORMAN ROY JR MILLER, LISA MARIE	113 TRAYESAN DR	HOLLY SPRINGS NC 27540-9435	
INAGAKI, ERIN SCHAEFER	121 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
BUSH, JENNIFER M	135 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
MENDEZ, ANTONIO MENDEZ, CAROLINE BRANSON	348 TRAYESAN DR	HOLLY SPRINGS NC 27540-9438	
DALBA, MICHAEL B MARTUCCIO, MEREDITH A	108 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
DAVIS, BRADLEY A WILLIAMS, BAILEY M	65 BUCKHAVEN CT	HOLLY SPRINGS NC 27540-4531	
CHECCHIA, ERIKA CHECCHIA, ANTONIO	512 CANTERWOOD DR	APEX NC 27539-7803	
CHECCHIA, ERIKA CHECCHIA, ANTONIO	512 CANTERWOOD DR	APEX NC 27539-7803	
PATEL, DHARMESH M PATEL, ULPA H	205 ANCHOR CREEK WAY	HOLLY SPRINGS NC 27540-7054	
GOINS, RYAN	200 HIDDEN RUN LN	HOLLY SPRINGS NC 27540-5000	
BROOKS, STEVEN	110 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
BREMER, RAFAEL SANCHEZ-BREMER, VANESSA	114 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
LAYTHAM, SARAH WOODWARD	201 TRAYESAN DR	HOLLY SPRINGS NC 27540-9437	
GREGORIO, LYNNE GREGORIO, JOSEPH	133 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
STASIAK, JENNIFER STASIAK, GRZEGORZ	1220 DEXTER RIDGE DR	HOLLY SPRINGS NC 27540-7665	
JIMENEZ, NICOLAS ANTHONY	212 STEEDMONT DR	HOLLY SPRINGS NC 27540-9443	
LONG, TANNER NOLAN CLAWSON, MALLORY NICOLE	124 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
HANNIGAN, MICHAEL FENG, MIN	2221 FAWKES CREEK DR	APEX NC 27539-9208	
LEMONS, KYLE T LEMONS, KATIE Y ZHU	213 TRAYESAN DR	HOLLY SPRINGS NC 27540-9437	
CAGLE, DAVID ANDREW CAGLE, ASHLEY SHERRILL	420 GOOSEBERRY DR	HOLLY SPRINGS NC 27540-7552	
DUNCAN, JORDANA B	202 HIDDEN RUN LN	HOLLY SPRINGS NC 27540-5000	
ARYAL, GOVINDA	5700 EAGLE CREST DR	SUMMERFIELD NC 27358-9391	
VASSEL, MICHAEL JOSEPH	131 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
WALLACE, WILLIAM ANDREW WALLACE, JESSICA PAIGE SMITH	125 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
ADKINS, CHRISTOPHER LEE ADKINS, LEANNE B	200 TRAYESAN DR	HOLLY SPRINGS NC 27540-9436	
WINDCREST COMMUNITY ASSOCIATION INC	PO BOX 99149	RALEIGH NC 27624-9149	
RIVAS, JESSE RIVAS, MIRLA P	129 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
HERING, GUENTHER HERING, BIRGIT	4716 WOODED RIDGE RD	RALEIGH NC 27606-4354	
ROUSSEAU, WILLIAM A TRUSTEE ROUSSEAU, CLAIRE M TRUSTEE	6236 LAKE TERRACE DR	HOLLY SPRINGS NC 27540-7813	
ROUSSEAU, WILLIAM A TRUSTEE ROUSSEAU, CLAIRE M TRUSTEE	6236 LAKE TERRACE DR	HOLLY SPRINGS NC 27540-7813	
ALZUBI, NOOR ALDEEN OMARY, HANA MUFEED	100 ROSE HILL DR	HOLLY SPRINGS NC 27540-6506	
SEABROOK BUILDERS LLC	781 ANCIENT OAKS DR	HOLLY SPRINGS NC 27540-8350	
PATEL, HARSHADBHAI PATEL, JAYABEN	102 BIGBEE TRL	MORRISVILLE NC 27560-9102	

BRIDGEWATER WEST TOWNHOME ASSOCIATION INC	8305 FALLS OF NEUSE RD STE 200	RALEIGH NC 27615-3547	
ROUSSEAU, WILLIAM A TRUSTEE ROUSSEAU, CLAIRE M TRUSTEE	6236 LAKE TERRACE DR	HOLLY SPRINGS NC 27540-7813	
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
SRL INVESTMENTS LLC	7008 COPPERLEAF PL	CARY NC 27519-1563	
SMITH, BRYAN L SMITH, MARIAH J	108 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
DEMATTEO, WAYNE L JR DEMATTEO, SARAH M	107 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
HOLLY RIVER LLC	114 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
JONES, PALMER CHRISTIAN JONES, MALLORY CLAYTON	120 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
ROTHSTEIN, MARTA J	144 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
HENRIQUEZ, NATHALIA	251 GINGKO CREEK DR	HOLLY SPRINGS NC 27540-6015	
MARK HOUSES LLC	912 UPROCK DR	CARY NC 27519-2602	
FUESTER, MATTHEW G FUESTER, VONICE N	125 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
PHAM, SUONG THI	123 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
CARRY, BENJAMIN CARRY, MEGAN BRITT	200 PALMDALE CT	HOLLY SPRINGS NC 27540-9494	
PORTO, ROSEMARIE TRUSTEE TRUSTEE OF ROSEMARIE PORTO TRUST	116 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
KULAT, PRASHANT D KULAT, SONALI PRASHANT	128 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
OWEN, ROBERT OWEN, KARI	344 TRAYESAN DR	HOLLY SPRINGS NC 27540-9438	
HALES, MATTHEW HALES, LINDSEY FRYE	340 TRAYESAN DR	HOLLY SPRINGS NC 27540-9438	
WALLACE, KRISTIN L	3818 W END AVE	NASHVILLE TN 37205-2474	
IMAM, IMTIAZ IMAM, ASIYA	1848 APPLE VALLEY DR	WAUCONDA IL 60084-1418	
SULLIVAN, JOHNATHAN BRADLEY	124 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
CORCORAN, BRIDGET	111 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
WILSON, EARL T JR WILSON, TINIKA M	101 TRAYESAN DR	HOLLY SPRINGS NC 27540-9435	
DEISS, JUSTIN P DEISS, DINA S	237 HIDDEN STREAM DR	APEX NC 27539-7761	
LEONARD, MATTHEW FOARD	108 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
PROGRESS RESIDENTIAL 2015-2 BORROWER LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090	
TRAN, TU V HONG, LOAN T	109 ANCHOR CREEK WAY	HOLLY SPRINGS NC 27540-7057	
MALGICHEVA, ELENA MALGICHEV, KIRILL	118 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
GIBERMESKEL, FIKER	108 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
MADALA, KAVITHA	5821 FRYAR LN	CARY NC 27519-7323	
ARYA REAL PROPERTY INVESTMENTS, LLC	917 DOMINION HILL DR	CARY NC 27519-9348	
FORTUNES, CHRISTOPHER M FORTUNES, APRIL R	475 BEAR TREE CRK	CHAPEL HILL NC 27517-7632	
CURRENT TENANT	300 STEEDMONT DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	100 TRAYESAN DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	124 TRAYESAN DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1050 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	160 PALMDALE CT	HOLLY SPRINGS NC 27540	
CURRENT TENANT	101 SPORTSMANSHIP WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	100 SPORTSMANSHIP WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	105 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1121 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	168 PALMDALE CT	HOLLY SPRINGS NC 27540	
CURRENT TENANT	136 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	121 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	130 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1000 VINE ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	204 STEEDMONT DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	100 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	106 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 ORVIS DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 ORVIS DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	152 TRAYESAN DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	140 TRAYESAN DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1100 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1113 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	136 TRAYESAN DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 PALMDALE CT	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	120 ORVIS DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	207 HIDDEN RUN LN	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1101 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	140 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	100 SANCHEZ CT	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 TRAYESAN DR	HOLLY SPRINGS NC 27540	

CURRENT TENANT	1104 STEEDMONT DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 GINGKO CREEK DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	204 HIDDEN RUN LN	HOLLY SPRINGS NC 27540
CURRENT TENANT	204 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	126 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	112 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	123 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	1124 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	148 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	104 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	128 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	137 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	133 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	139 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	206 HIDDEN RUN LN	HOLLY SPRINGS NC 27540
CURRENT TENANT	116 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	127 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	137 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	135 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	138 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	1220 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	122 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	208 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	208 HIDDEN RUN LN	HOLLY SPRINGS NC 27540
CURRENT TENANT	101 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	200 SPORTSMANSHIP WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	1317 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	112 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	126 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	117 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	205 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	101 SANCHEZ CT	HOLLY SPRINGS NC 27540
CURRENT TENANT	148 PALMDALE CT	HOLLY SPRINGS NC 27540
CURRENT TENANT	109 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	132 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	1129 N MAIN ST	HOLLY SPRINGS NC 27540

Jason Barron | Partner
434 Fayetteville Street | Suite 2200
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: December 6, 2024

Re: Notice of neighborhood meeting to discuss the potential rezoning for certain property located at the intersection of Anchor Creek Way and N. Main Street, with PINs 0649984283, 0649985564, and 0649981185 containing approximately 9.86 acres, as depicted on the Concept Map below (the "Property")

We are counsel for Capitol Broadcasting Company, 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 subject property is highlighted in yellow on the context map included with this mailing.

The purpose of the rezoning is to facilitate the development of a mixed use apartment community and commercial development that will bring rental opportunities and neighborhood oriented commercial together in a well thought out planned development. The Conditional District Development Plan enclosed herewith provides the overall concept associated with this proposed community. Currently, the Property is zoned Neighborhood Mixed Use (NMX). We are contemplating rezoning the Property to Community Business Conditional District (CB-CD).

We will hold a virtual neighborhood meeting on Wednesday, December 18, 2024, 5:30 p.m. – 6:30 p.m. via Zoom to discuss the rezoning. CBC has an established track record for delivering high quality mixed use developments and is excited about the opportunity to talk with you about their plans for this area.

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions prior to the meeting. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about the rezoning process in general, you may also visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map


Vine St
Arbor Crest Rd
Sportsmanship Way
Anchor Creek Way
Anchor Creek Way
Bennet Knoll Pkwy
GB Alford Hwy
Ting Park
Trophy Ct
N Main St
Cobalt Creek Way
Hidden Run Ln
Millpass Dr
Steedmont Dr
Steedmont Dr
Trayesan Dr
Crossway Ln
Palmdale Ct
Millpass Dr
Mizzes Mill Ct
Bonhurst Dr
55
55
55
55

How to Participate in the December 18, 2024 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/12182024-2 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

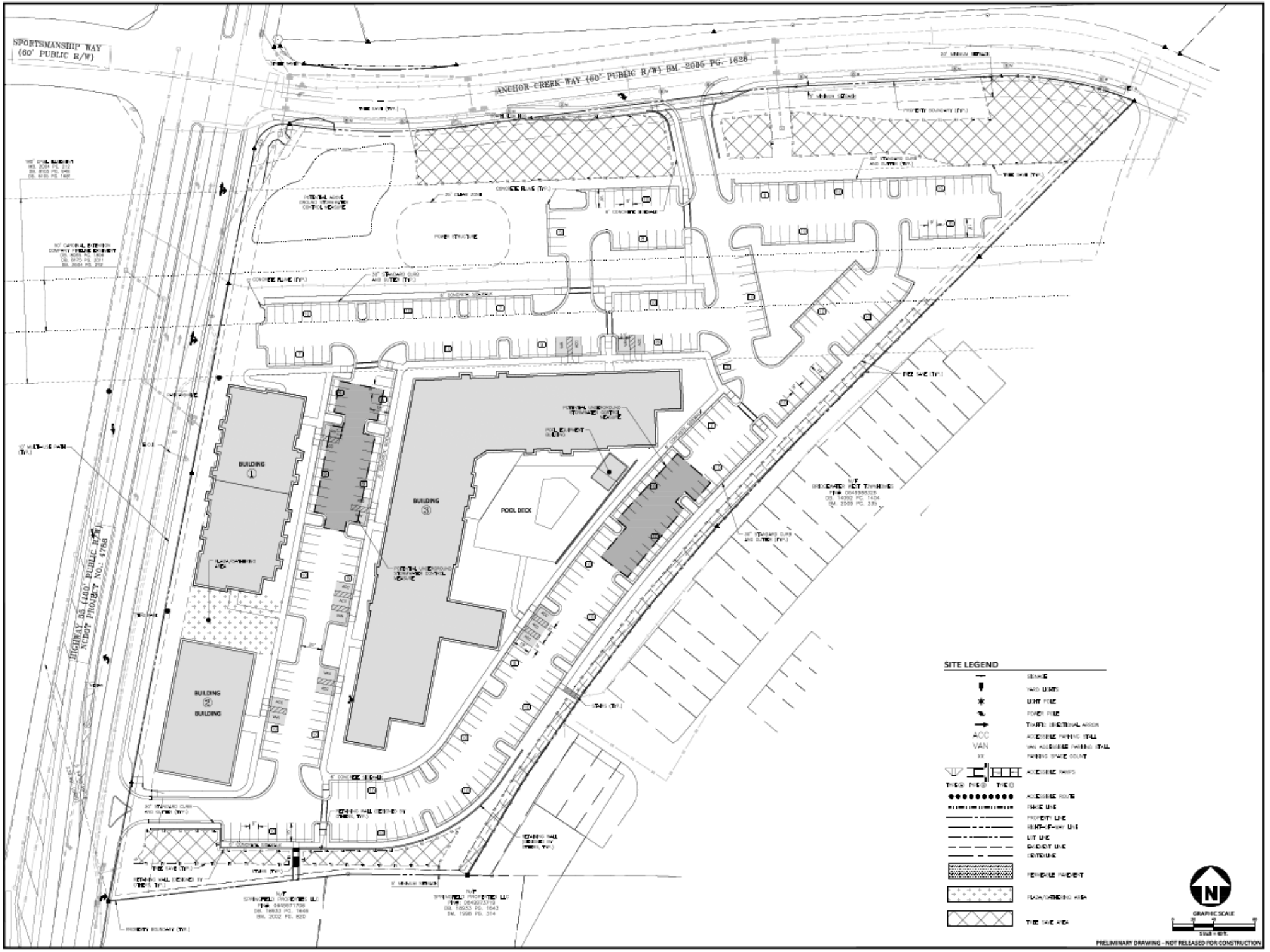
    - Webinar ID: 871 5738 0274
    - Passcode: 995565
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

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**.


SPORTSMANSHIP WAY
(60' PUBLIC R/W)
ANCHOR CREEK WAY (60' PUBLIC R/W) BM. 2005 PG. 1628
HIGHWAY 35 (100' PUBLIC R/W)
NCDOT PROJECT NO.: 4788
BUILDING 1
BUILDING 2
BUILDING 3
POOL DECK
SITE LEGEND
SEWER
YARD LIGHTS
LIGHT POLE
POWER POLE
TRAFFIC DIRECTIONAL ARROW
ACC
ACCESSIBLE PARKING STALL
VAN
VAN ACCESSIBLE PARKING STALL
XX
PARKING SPACE COUNT
ACCESSIBLE RAMPS
TYPE A
TYPE B
TYPE C
ACCESSIBLE ROUTE
FENCE LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
PAVEMENT LINE
CENTERLINE
PERVIOUS PAVEMENT
PLAZA/GATHERING AREA
TREE SAVE AREA
GRAPHIC SCALE
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

1220 N MAIN STREET

1220 N MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA, 27540
DEVELOPMENT PLAN

MCADAMS PROJECT NUMBER: SPEC-24285

REZONING NUMBER: 25-REZ-01 / PLRZ202500004

DEVELOPMENT PLAN PROJECT NUMBER: 25-DP-01

DATE: JANUARY 03, 2025

REVISED: APRIL 18, 2025

SITE PLAN DATA:

SITE ADDRESS:	1220 N MAIN STREET HOLLY SPRINGS, NORTH CAROLINA 27540
OWNER:	WILLIAM AND CLAIRE M. ROUSSEAU TRUSTEES 6236 LAKE TERRACE DR HOLLY SPRINGS NC, 27540-7813
DEVELOPER:	CAPITOL BROADCASTING COMPANY, INC. 300 BLACKWELL STREET, SUITE 104 DURHAM, NC 27701
PIN (& DEEDED ACREAGE):	0649985564 (2.95 AC.), 0649981185 (3.22 AC), 0649984283 (3.69 AC)
REAL ESTATE ID:	0314180, 0168869, 0371953
PROJECT AREA:	429,373 SF (9.86 AC.)
PROPOSED ZONING:	COMMUNITY BUSINESS - CONDITIONAL USE
EXISTING USE:	VACANT
PROPOSED USE:	BLDG. 1 : APARTMENT DWELLING - 64 UNITS (71,725 SF) BLDG. 2 : RETAIL USE - 12,890 SF BLDG. 3 : APARTMENT DWELLING - 173 UNITS (233,850 SF) ACCESSORY CLUB/FITNESS - 3,438 SF TOTAL BEDROOMS (237 UNITS) - 1 BR- 119 UNITS 2 BR- 93 UNITS 3 BR - 25 UNITS
PROPOSED DENSITY:	24.04 UNITS/ AC
RIVER BASIN:	CAPE FEAR RIVER BASIN
WATERSHED:	SHEARON HARRIS RESERVOIR
AREA IN FLOODWAY/FLOODPLAIN:	NONE
FEMA FIRM MAP	3700649009 PANEL 0649 DATED MAY 2, 2006
BUILDING HEIGHT:	MAXIMUM: 60 FEET MINIMUM: 25 FEET PROVIDED: 59.5 FEET (MAX) 36.6 FEET (MIN)
BUILDING SETBACKS:	SIDE-CORNER (MINIMUM): 30' THROUGHFARE (MINIMUM): 25' *20' MODIFICATION REQUEST SIDE/REAR (MINIMUM): 5'
IMPERVIOUS SUMMARY:	EXISTING IMPERVIOUS: 0.60 AC. PROPOSED IMPERVIOUS: 6.38 AC. (277,913 SF)
TOTAL LIMITS OF DISTURBANCE:	464,676 SF (11 AC.)
GEODETIC MONUMENT:	HOLLY SPRINGS N:692052.70 E:2049732.38 Z:448.93 N 05°19'01" W
VEHICULAR PARKING SUMMARY:	REQUIRED PARKING MINIMUM: RETAIL BUILDING - (12,890 SF X 2 SPACES/1000 SF = 26 SPACES) BUILDING 1 & 2 - (237 UNITS X 1 SPACE/UNIT = 237 SPACES) TOTAL PARKING MINIMUM REQUIREMENT - 263 SPACES MAXIMUM: RETAIL BUILDING - (12,890 SF X 4 SPACES/1000 SF = 52 SPACES) BUILDING 1 & 2 - (237 UNITS X 3 SPACES/UNIT = 711 SPACES) TOTAL PARKING MAXIMUM - 763 SPACES PROVIDED PARKING - 367 TOTAL SPACES
ELECTRIC VEHICLE PARKING SUMMARY:	REQUIRED EV PARKING: 5% TOTAL SPACES = (367 SPACES)*5% = 19 EV SPACES 15% TOTAL SPACES = (367 SPACES)*15% = 55 EVSE READY TOTAL REQUIRED EV SPACES = 19 EV AND 55 EVSE READY SPACES PROVIDED EV PARKING: 20 EV SPACES AND 55 EVSE READY SPACES
ACCESSIBLE PARKING SUMMARY:	REQUIRED ACCESSIBLE PARKING: 10 TYPE A UNITS 347 STANDARD SPACES - 237 UNITS = 110 EXCESS @ 2% = 3 TOTAL REQUIRED ADA SPACES = 13 STANDARD ADA (3 VAN) 20 EV SPACES = 1 EV ADA (1 EV VAN) PROVIDED ACCESSIBLE PARKING: 14 STANDARD ADA (5 VAN ACCESSIBLE) 2 EV ADA SPACE (1 VAN ACCESSIBLE) TOTAL: 16 ADA SPACES (6 VAN ACCESSIBLE)
BICYCLE PARKING SUMMARY:	REQUIRED BICYCLE PARKING FIRST 250 PARKING SPACES- 5 BICYCLE/ 50 PARKING 250 PARKING SPACES: 25 BICYCLE SPACES ADDITIONAL PARKING SPACES- 5 BICYCLE/ 100 PARKING 367 SPACES - 250 SPACES = 117 PARKING SPACES: 5 BICYCLE SPACES TOTAL REQUIRED: 31 SPACES (MINIMUM OF 5 SPACES PER RACK) PROVIDED BICYCLE PARKING 367 PARKING SPACES: 32 SPACES (4 RACKS)
TREE SAVE REQUIREMENTS:	TREE SAVE REQUIRED: 9.86 AC X 10% = 0.99 AC TREE SAVE PROVIDED: 44,572 SF (1.02 AC)
OPENSPACE REQUIREMENTS:	OPENSPACE REQUIRED: TOTAL: 9.86 AC X 15% = 1.48 AC ACTIVE REC. OPENSPACE: 9.86 AC X 2% = 0.20 AC CIVIC OPENSPACE: 9.86 AC X 0.5% = 0.05 AC TREESAVE/ OPENSPACE: 9.86 AC X 10% = 0.99 AC FLEXIBLE OPENSPACE: 9.86 AC X 2.5% = 0.25 AC OPENSPACE PROVIDED: *ACTIVE REC. 25%: (0.20 AC X 25% = 0.05 AC + 0.20 AC = 0.25 AC ACTIVE REC. OPENSPACE: 0.36 AC CIVIC OPENSPACE: 0.11 AC TREE SAVE/ OPENSPACE: 1.05 AC FLEXIBLE OPENSPACE: 0.27 AC TOTAL PROVIDED: 0.27 AC + 0.36 AC + 1.05 AC + 0.11 AC = 1.79 AC
WAIVERS REQUESTED:	WAIVER OF SIGNED REGULATIONS UDO 9.3. PROHIBITED SIGNS TO ALLOW ROOFTOP SIGNS.

*ADDITIONAL 25% ACTIVE REC PROVIDED PER UTILITY ALLOCATION POLICY

UDO MODIFICATION REQUEST SUMMARY:

UDO Requirement	Modification Request	Sheet(s)						
UDO Section 2.2.2: 25' Thoroughfare Setback	20' Thoroughfare Setback							
UDO Section 8.2.G : 250' Max Building Length	386' Max Building Length	2/A2.02 (287'–11")	1/A2.02 (385'–1")					
UDO Section 8.2.G : 35% Minimum Type 1 Façade Materials	Varied Type 1 Façade Materials percentage, averaging to 35% across all building facades, see elevations for exact façade breakdown.	3/A2.01 (32%)	2/A2.02 (24%)	3/A2.02 (15%)	4/A2.02 (14%)	5/A2.02 (5%)	1/A2.03 (18%)	2/A2.03 (25%)
UDO Section 8.2.G.4: 50' Max Continuous Roofline	Up to 66'9" continous roofline on one façade.	1/A2.02 (66'–9 3/4")	1/A2.03 (59'–3/4")					

GENERAL NOTES:

1. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. HVAC UNITS TO BE LOCATED ON ROOF.
4. SURVEY BENCHMARK IS LOCATED ON SOUTHWEST CORNER OF EXISTING CONDITIONS PLAN.
5. THE MAIL KIOSK WILL BE LOCATED IN THE RESIDENTIAL LOBBY/LOUNGE AREA OF THE BUILDING.
6. ALL OFF-STREET VEHICLE PARKING SPACES, OFF-STREET PARKING AREAS, AND INTERIOR ACCESS DRIVES SHALL MAINTAIN A MINIMUM 5-FOOT SEPARATION FROM THE WALL OF A BUILDING.
7. ALL REQUIRED VEHICLE PARKING AREAS AND ANY DRIVEWAY, INTERIOR ACCESS DRIVEWAY, OR INTERIOR ACCESS DRIVE TO AND FROM SUCH VEHICLE PARKING AREAS SHALL BE HARD SURFACED WITH ASPHALT, CONCRETE, OR OTHER MATERIAL TO PROVIDE A DURABLE, DUST-FREE SURFACE.
8. ADDRESS AND SUITE NUMBERS ARE TO BE A MINIMUM OF 10" TALL.
9. ELECTRIC VEHICLE SUPPLY EQUIPMENT READY SPACES ARE DENOTED ON THE PLAN WITH "EVSE" WITHIN A PARKING SPACE. 55 EVSE READY SPACES ARE REQUIRED AND 56 SPACES ARE DENOTED ON THIS PLAN. REFER TO THE ELECTRICAL PLANS FOR THE IMPROVEMENTS REQUIRED TO CREATE EVSE PARKING SPACES.
10. WE ARE REQUESTING A MODIFIED STANDARD TO THE TO MAXIMUM WALL BUILDING LENGTH OF 250'. THE PROPOSED WALL LENGTH OF THE PRIMARY FAÇADE OF BUILDING 3 IS 385'-1". THE FAÇADE MEETS THE SPIRIT OF THE MAXIMUM WALL LENGTH REQUIREMENT AS THE FAÇADE IS COMPOSED OF 5 MASSING ELEMENTS – 3 PRIMARY AND 2 SECONDARY. THESE MASSING ELEMENTS DIVIDE THE FAÇADE INTO WALL FACES THAT ARE SIGNIFICANTLY LESS THAN THE 250' MAXIMUM WALL LENGTH. THE PRIMARY MASSING ELEMENTS ARE CHARACTERIZED BY BRICK VENEER EXTENDING THROUGH THE 4TH LEVEL OF THE FAÇADE. THE SECONDARY MASSING ELEMENTS SERVE AS THE "FIELD" THAT REINFORCES THE HIERARCHY OF THE BUILDING ELEVATION. TERTIARY MASSING BLOCKS WITHIN THE SECONDARY MASSING GROUPS SERVE TO PROVIDE A FINE LEVEL OF SCALE AND CHARACTER TO THE FACADE.

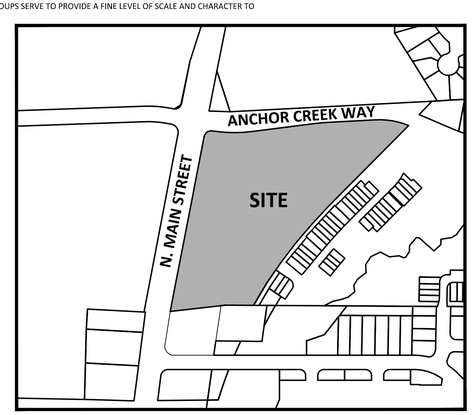
Estimated Sewer Flows - Overlook at Main 12/30/2024

Use	Daily Flow	Total Daily Flow
380 Bedrooms	75 GPD/Bedroom *	28500 GPD
Retail space - 12,890 SF	12 gpd/sf	1546.8 GPD
Club/Leasing- 3,438 SF	0.12 GPD/SF	412.56 GPD
	TOTAL	**30459.36 GPD**
*75 GPD/ Bedroom Minimum	Residential Total Fow Only	28500 GPD

Prelim. Water Demand	(30459/1440*2.5)	53 GPM

SURVEY BENCHMARK NOTES

1. HORIZONTAL DATUM: NAD83 (2011)
   BENCHMARK: NGS MONUMENT: PEARSON 16,
   N: 698078.63, E: 2048951.45
2. VERTICAL DATUM: NAD83 (2011)
   BENCHMARK: NGS MONUMENT: PEARSON 16,
   EL = 368.54



VICINITY MAP
1" = 300'

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A1.05	ARCHITECTURAL PLANS	
A2.01	ARCHITECTURAL ELEVATIONS- BLDGS 1 & 2	
A2.02	ARCHITECTURAL ELEVATIONS- BLDG 3	
A2.03	ARCHITECTURAL ELEVATIONS- BLDG 3	
A2.04	RENDERINGS	
A2.05	RENDERINGS	
A2.06	RENDERINGS	
LS1.00	LIGHTING PLAN	
EXHIBIT D	TRANSPORTATION EXHIBIT	(PREPARED BY KIMLEY HORN)

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PLAN IS SUBJECT TO CHANGES DURING CONSTRUCTION DRAWING APPROVAL PROCESS

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 034355 ENGINEER LINDA J. VASIL
04. 18. 2025

REVISIONS

NO.	DATE	
1	02. 07. 2025	REVISED PER TOHS 1ST DP REVIEW
2	03. 14. 2025	REVISED PER TOHS 2ND DP REVIEW
3	04. 18. 2025	REVISED PER TOHS 3RD DP REVIEW

DEVELOPMENT PLAN DRAWINGS FOR:
OVERLOOK AT MAIN MIXED USE
1220 N. MAIN STREET
HOLLY SPRINGS, NC, 27540
PROJECT NUMBER: SPEC24258

M:\Projects\SPEC\SPEC 2024\SPEC24258 Overlook at Main Mixed Use\04-Production\Engineering\Production Drawing\Snapshot\2025-04-23 Snapshot before adding SUE\Development Plan\[SPEC24258x-CS1.dwg, 4/30/2025 4:08:10 PM, Casey Greene

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE IN LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL.
4. ALL JURISDICTIONAL STREAMS AND WETLANDS DELINEATED AND LOCATED BY MCADAMS CO.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY MCADAMS CO.
6. TOPOGRAPHIC DATA TAKEN FROM A SURVEY BY MCADAMS CO.
7. ALL INTERNAL STREETS MUST BE LIGHTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY. ALL ADJACENT ROADS WILL BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
8. ZONE 1 OF THE CAPE FEAR BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
9. NO FILL MATERIAL IS TO BE BROUGHT INTO ZONE 1 OF THE CAPE FEAR BUFFER.
10. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE CAPE FEAR BUFFER AREAS.
11. ALL PARKING LOT IMPROVEMENTS SHOWN ARE PRIVATE.
12. ALL RETAINING WALLS ARE DESIGNED BY OTHERS.
13. LOCATIONS OF STREET TREES AND STREET LIGHTING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
14. ALL BOARDWALKS ARE REQUIRED TO BE DESIGNED AND SEALED BY A P.E. PER THE TOWN OF HOLLY SPRINGS CONSTRUCTION DESIGN STANDARDS AND SPECIFICATION (PRIOR TO CD APPROVAL) AND WILL REQUIRE A PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT.
15. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
16. ROOT GUARD (DETAIL HS816) REQUIRED FOR ALL STREET TREES.

SITE NOTES

1. ALL LANDSCAPING HAS BEEN PROVIDED AS CONSISTENT WITH THE APPROVED DEVELOPMENT OPTIONS PLAN REQUIREMENTS. SEE THE LANDSCAPE PLAN FOR FURTHER INFORMATION.
2. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, VEGETATION, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT INCHES ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLES.
3. WHERE A FEE IN LIEU IS REQUIRED, PAYMENT WILL BE MADE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS PARKS AND RECREATION LAND DEDICATION REQUIREMENTS.
4. SOLID WASTE IS TO BE PROVIDED BY (TO BE DETERMINED).
5. ZONE CFB1 OF THE BUFFER MUST BE COMPLETELY UNDISTURBED, NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFB1 BUFFERS, AND NO STRUCTURES ARE ALLOWED WITHIN THE BUFFER AREAS UNLESS SPECIFIC APPROVAL FOR IMPACTS IS OBTAINED FROM THE TOWN. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN CFB2, HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
6. ALL PARKING LOT STRIPING SHALL BE WHITE. ALL FIRE LANE STRIPING SHALL BE YELLOW.
7. ALL CURB AND GUTTER DIMENSIONS ON THESE PLANS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
10. CONTRACTOR SHALL NOTIFY "NC811" (811) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
12. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
14. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
15. ALL MAIL KIOSKS ARE TO BE HANDICAP ACCESSIBLE IN ACCORDANCE WITH THE NC BUILDING CODE.

EASEMENTS

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

UTILITY NOTES

1. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF HOLLY SPRINGS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL PROPOSED ELECTRIC, PHONE AND CABLE SERVICES SHALL BE UNDERGROUND AND ARE NOT A PART OF THESE PLANS.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
9. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE TOWN PUBLIC WORKS DEPARTMENT AND INSTALL ALL METERS, APPURTENANCES AND SERVICE LINES AS SHOWN ON THE PLAN PER STANDARDS AND SPECIFICATIONS. NOT ALL SUCH APPURTENANCES ARE SHOWN AS ARE REQUIRED TO PROPERLY INSTALL UTILITIES IN THE FIELD. CHANGES NECESSARY TO INSTALL DEVICES SHALL BE APPROVED BY ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. IF NOTIFICATION IS NOT PROVIDED IN ADVANCE, CONTRACTOR MAY NOT RECEIVE REIMBURSEMENT FOR CHANGES/MODIFICATIONS.
10. ANY ON-SITE IRRIGATION SYSTEMS SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL PROVIDE DETAILED PLANS TO ENGINEER OR OWNER'S REPRESENTATIVE.
11. ALL APPURTENANCES INSTALLED SHALL BE LEAD FREE PER CURRENT EPA LAW. THIS INCLUDES ALL BACKFLOW PREVENTERS.
12. ALL NEW UTILITY (POWER, CABLE, ETC.) LINES MUST BE UNDERGROUND.

SANITARY SEWER NOTES

1. A PUBLIC SANITARY SEWER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO SEWER PIPE INSTALLATION.
2. THE MINIMUM SIZE OF PUBLIC GRAVITY SANITARY SEWER MAINS SHALL BE 8-INCHES.
3. THE CONSTRUCTION OF ALL SANITARY SEWER LINES WHICH WILL BE MAINTAINED BY THE TOWN MUST BE PERFORMED BY A CONTRACTOR LICENSED IN NORTH CAROLINA.
4. SEWER MAINS FROM 14 TO 20 FEET DEEP SHALL REQUIRE SPECIAL BEDDING IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD DETAILS.
5. SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES AND SHALL BE 401 PROTECTANT LINED.
6. TRANSITIONS OF PIPE MATERIAL SHALL OCCUR ONLY AT MANHOLES.
7. SEWER LINE EASEMENTS SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, FREE FROM PONDED WATER, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
8. ALL MANHOLE CONE SECTIONS SHALL BE THE ECCENTRIC TYPE MEETING THE REQUIREMENTS OF ASTM C478.
9. MANHOLES FOR SEWERS UNDER 21 INCHES IN DIAMETER SHALL BE A MINIMUM OF 4 FEET IN DIAMETER. MANHOLES FOR SEWERS 21 INCHES IN DIAMETER OR GREATER SHALL BE 5 FEET IN DIAMETER. MANHOLES REQUIRING INSIDE DROPS SHALL BE A MINIMUM OF 5 FEET IN DIAMETER. WHEN 2 OR MORE INSIDE DROPS OCCUR AT ONE MANHOLE, A MINIMUM 6-FOOT DIAMETER MANHOLE SHALL BE USED. ALL MANHOLES THAT ARE OVER 20 FEET DEEP SHALL BE 5 FEET IN DIAMETER.
10. INSIDE DROPS SHALL BE USED WHEN FREE DROPS EXCEED 12 INCHES. FOR INSIDE DROP MANHOLES, THE ENTIRE UPSTREAM LEG OF SEWER MUST BE DUCTILE IRON. FOR INSIDE DROP MANHOLES, SEE THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. OUTSIDE DROPS SHALL NOT BE PERMITTED EXCEPT WHEN NECESSARY TO CONNECT TO EXISTING MANHOLES.
11. MANHOLES NOT LOCATED IN ROADWAYS SHALL HAVE A TOP ELEVATION A MINIMUM OF 12 INCHES ABOVE FINISHED GRADE. MANHOLES LOCATED ALONG OUTFALLS SHALL HAVE A TOP ELEVATION A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE OR 100 YEAR FLOOD PLAIN, OR 12 INCHES ABOVE 500 YEAR FLOOD PLAIN, WHICHEVER IS HIGHER.
12. BACKWATER VALVES SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
13. MINIMUM COVER OF 4.5 FEET FROM THE TOP OF PIPE TO FINISHED SUBGRADE WHEN UNDER A ROADWAY AND 4.5 FEET FROM TOP OF PIPE TO FINISHED GRADE IN ALL OTHER AREAS. WHERE THESE STANDARDS CANNOT BE MET DUCTILE IRON PIPE SHALL BE INSTALLED.
14. MINIMUM SLOPE FOR 4 INCH & 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET FOR 4-INCH LINES AND EVERY 100 LINEAL FEET FOR 6-INCH LINES.
15. ALL SANITARY SEWER MAINS SHALL BE PVC SDR-35 EXCEPT WHERE CONDITIONS WARRANT DUCTILE IRON PIPE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
16. FORCE MAIN LOCATE DEVICES REQUIRED PER TOWN OF HOLLY SPRINGS STANDARDS AND SPECS.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

WATER NOTES

1. A PUBLIC WATER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO ANY OFF-SITE WATER LINE INSTALLATION.
2. WATER MAINS TO BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 48 INCHES FROM EXISTING GRADE (36" FROM TOP OF PIPE TO FINISHED ROAD SUBGRADE IF UNDER PAVEMENT), WITH 18 INCHES VERTICAL CLEARANCE MINIMUM FROM OTHER UNDERGROUND UTILITIES AND 10 FEET HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.
3. PRESSURE REDUCING VALVES SHALL BE PROVIDED FOR SERVICES IF PRESSURE IS IN EXCESS OF 80 PSI.
4. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE IN ACCORDANCE WITH AWWA C150 OR C151 FOR A LAYING CONDITION TYPE 2.
5. PIPE JOINTS SHALL BE OF THE PUSH-ON TYPE AS PER AWWA C111.
6. TEST PORTS SHALL BE INCLUDED ON ALL WATER METERS 2" AND LARGER.
7. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K SOFT COPPER IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
8. HYDRANTS SHALL CONFORM TO AWWA C502 WITH A MINIMUM VALVE OPENING OF 4.5-INCHES. ALL HYDRANTS SHALL INCLUDE A 5-INCH STORZ/QUICK CONNECT COUPLING ON THE STEAMER OUTLET WITH A CHAINED CAP.
9. BLOWOFF ASSEMBLIES SHALL BE A MINIMUM OF 2-INCHES AND INSTALLED AT THE END OF ALL DEAD END WATERLINES.
10. COMBINATION AIR RELEASE VALVES SHALL BE INSTALLED AT HIGH POINTS OF WATERLINES 12-INCHES IN DIAMETER OR LARGER.
11. NEW AIR RELEASE VALVES SHALL BE INSTALLED IN PRECAST CONCRETE MANHOLES.
12. ALL GATE VALVES GREATER THAN 2-INCHES SHALL MEET ALL REQUIREMENTS OF AWWA C500 FOR A WORKING PRESSURE OF 150 PSI.
13. BUTTERFLY VALVES SHALL BE INSTALLED ON WATERLINES 16-INCHES IN DIAMETER OR GREATER. ALL SHALL MEET THE REQUIREMENTS OF AWWA C504.
14. PIPE FITTINGS SHALL BE COMPACT FITTINGS IN ACCORDANCE WITH AWWA C153.
15. CORPORATION STOPS SHALL BE BRASS, COMPLETE WITH A FLARED COUPLING AND AWWA STANDARD THREADS AS PER AWWA C800. TAPS SHALL BE LOCATED AT 10 OR 2 O'CLOCK ON THE CIRCUMFERENCE OF THE PIPE. SERVICE TAPS SHALL BE STAGGERED ALTERNATING FROM ONE SIDE OF THE WATER MAIN TO THE OTHER, AND AT LEAST 12 INCHES APART. THE TAPS MUST BE A MINIMUM OF 24 INCHES APART IF THEY ARE ON THE SAME SIDE OF THE PIPE.

GRADING NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
3. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS AND NC BUILDING CODE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED THAT DOES NOT DRAIN PROPERLY.
6. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN. APPROVED EROSION CONTROL PLAN MUST REMAIN ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER/ENGINEER FOR REVIEW. NO DEPARTURES FROM CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ENGINEER.
10. ALL REQUIRED PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
11. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. ALL PROPOSED GRADING IS TO BE COMPLETED AT A SLOPE OF 3:1 OR FLATTER.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE BOTTOM OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS WILL REQUIRE CONSTRUCTION DRAWING APPROVAL AND A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT (TOWN OF HOLLY SPRINGS) TO ENSURE NO UTILITIES CONFLICT WITH THE STRUCTURAL REINFORCEMENT OF THE WALLS (TIE BACK SYSTEMS ARE NOT ALLOWED TO ENCROACH INTO EASEMENTS AND/OR R/W'S).
4. AT ALL AREAS WHERE THE RETAINING WALLS ARE BEING CONSTRUCTED THE REINFORCING NEEDED FOR TIE-BACKS CANNOT BE LOCATED WITHIN 5 FEET OF PROPOSED UTILITY LINES.
5. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
6. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
7. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY RAIL OR FENCE (DESIGN BY OTHERS).
8. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
9. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS.
10. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

DEMOLITION NOTES

1. ALL VISIBLE EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED BY CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
4. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NC HEALTH HAZARD CONTROL UNIT AND AN ASBESTOS INSPECTION REPORT FROM NC ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO START OF DEMOLITION.
5. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
6. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
7. ALL MATERIAL DEMOLISHED ON THIS SITE MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A PERMITTED LOCATION.
8. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND CONDUIT AND PROTECT ACCORDINGLY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REAL ESTATE

1220 N MAIN ST
OVERALL SITE PLAN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 034355 LINDA J. VASIL
04. 18. 2025

REVISIONS

NO.	DATE	
1	02. 07. 2025	REVISED PER TOHS 1ST DP REVIEW
2	03. 14. 2025	REVISED PER TOHS 2ND DP REVIEW
3	04. 18. 2025	REVISED PER TOHS 3RD DP REVIEW
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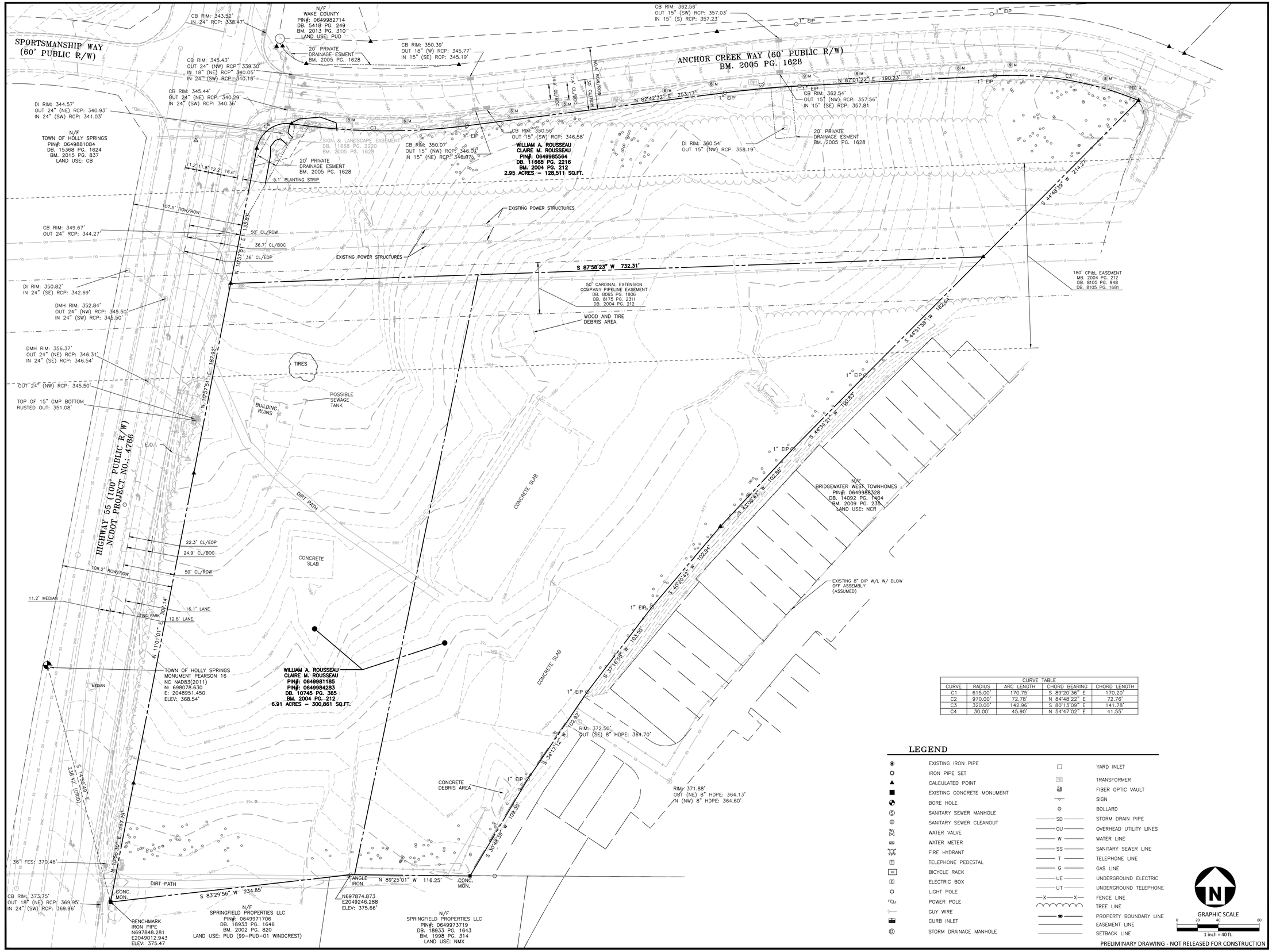
PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	SPEC24258-N1.dwg
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	NTS
DATE	04. 18. 2025

SHEET

PROJECT NOTES

C0.00



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	615.00'	170.75'	S 89°20'36" E	170.20'
C2	970.00'	72.78'	N 84°48'22" E	72.76'
C3	320.00'	142.96'	S 80°13'09" E	141.78'
C4	30.00'	45.90'	N 54°47'02" E	41.55'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- EXISTING CONCRETE MONUMENT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BICYCLE RACK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 034355 LINDA J. VASTINE
03/14/2025

REVISIONS

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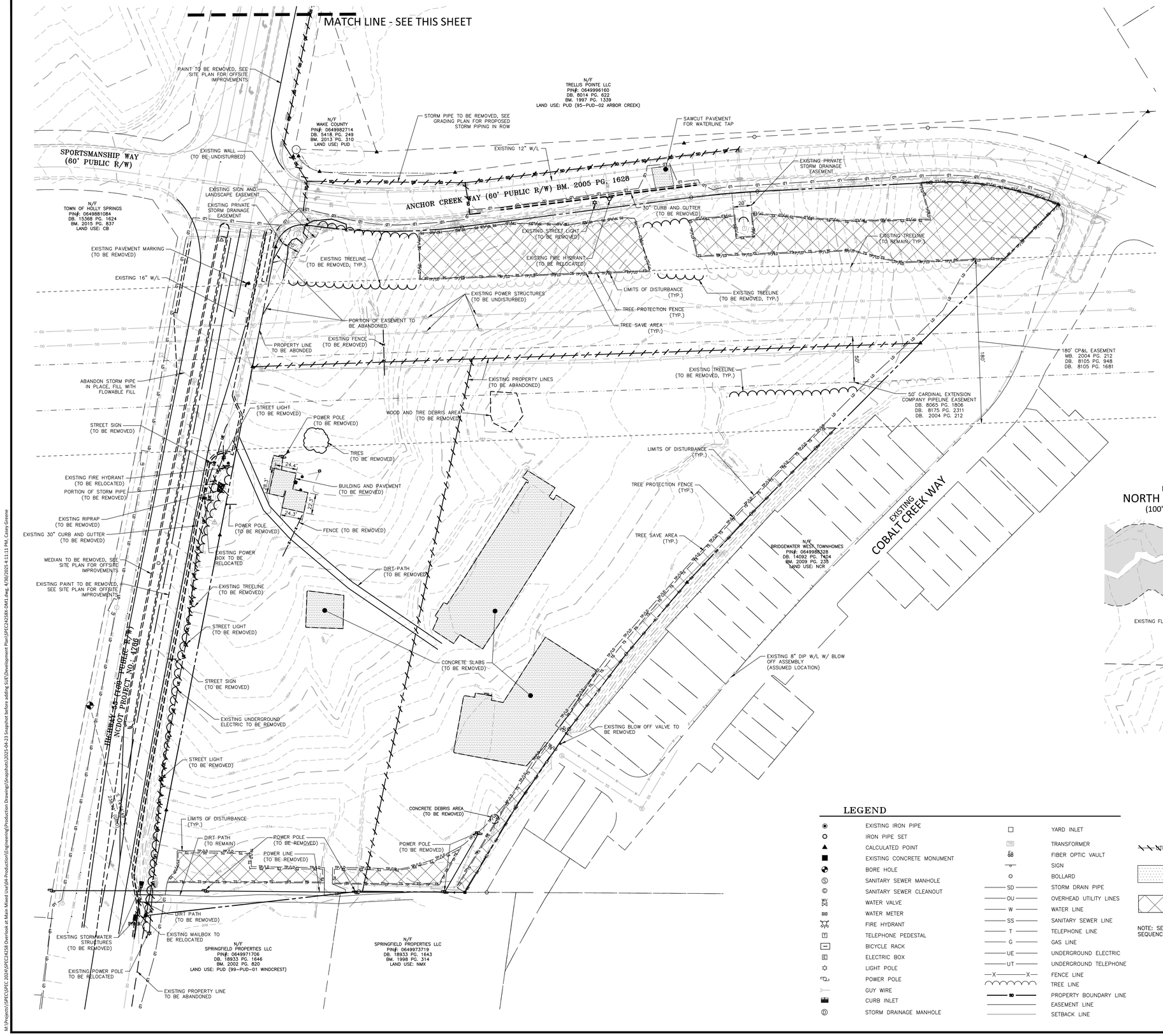
PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	SPEC24258X-XC1.dwg
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	1" = 40'
DATE	04. 18. 2025

SHEET

EXISTING CONDITIONS

C1.00



LEGEND

EXISTING IRON PIPE	YARD INLET
IRON PIPE SET	TRANSFORMER
CALCULATED POINT	FIBER OPTIC VAULT
EXISTING CONCRETE MONUMENT	SIGN
BORE HOLE	BOLLARD
SANITARY SEWER MANHOLE	STORM DRAIN PIPE
SANITARY SEWER CLEANOUT	OVERHEAD UTILITY LINES
WATER VALVE	WATER LINE
WATER METER	SANITARY SEWER LINE
FIRE HYDRANT	TELEPHONE LINE
TELEPHONE PEDESTAL	GAS LINE
BICYCLE RACK	UNDERGROUND ELECTRIC
ELECTRIC BOX	UNDERGROUND TELEPHONE
LIGHT POLE	FENCE LINE
POWER POLE	TREE LINE
GUY WIRE	PROPERTY BOUNDARY LINE
CURB INLET	EASEMENT LINE
STORM DRAINAGE MANHOLE	SETBACK LINE

TREE	TREE OR OTHER VEGETATION TO BE REMOVED
	UNDERGROUND UTILITY TO BE REMOVED
	AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)
	TREE SAVE AREA

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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NORTH CAROLINA PROFESSIONAL ENGINEER LIMDA J. VASIL 034355 04. 18. 2025

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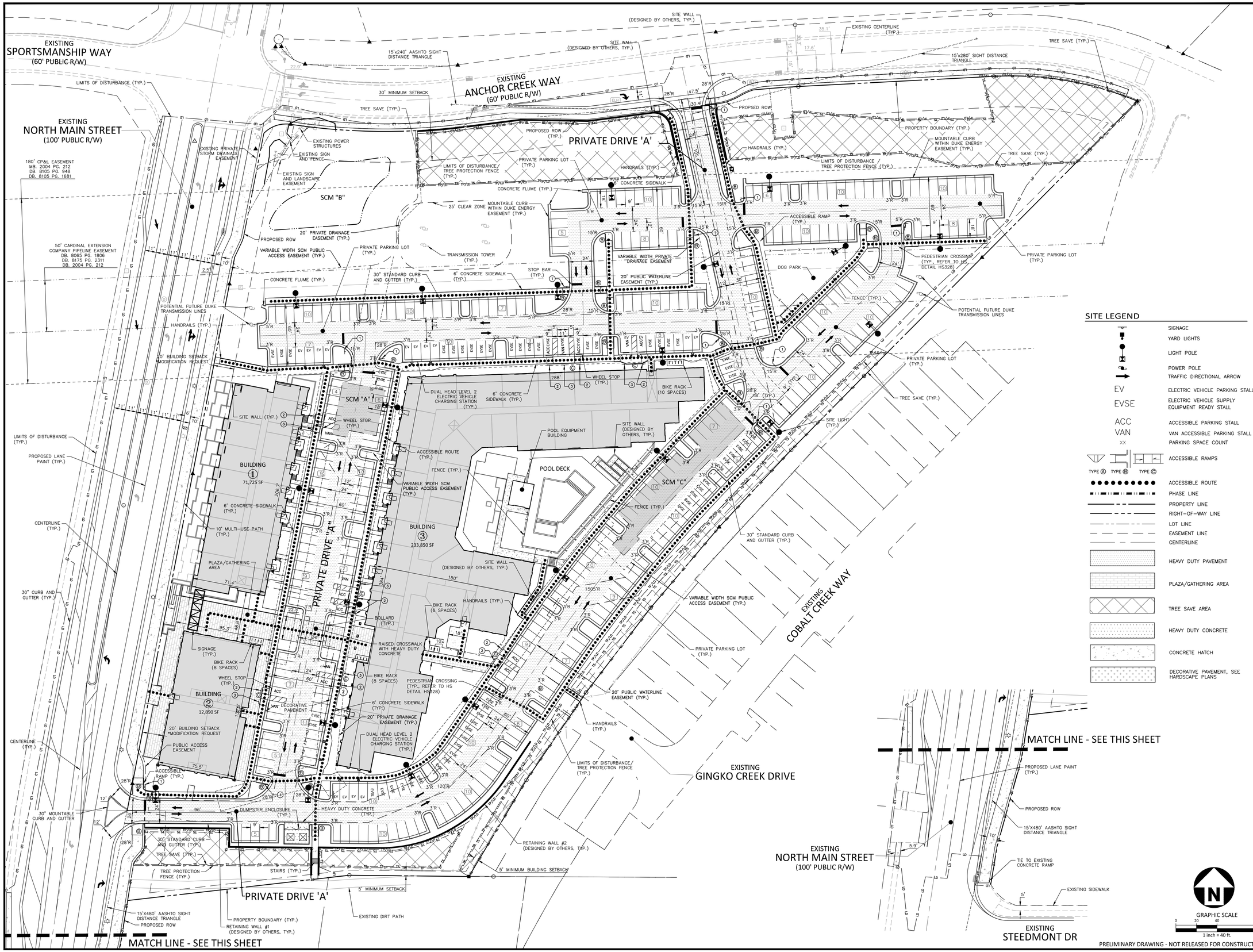
PROJECT NO.	SPEC-24258
FILENAME	SPEC24258X-DM1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	1" = 50'
DATE	04. 18. 2025

SHEET

DEMOLITION PLAN

C1.01

M:\Projects\SPEC\SPEC 2024\SPEC24258 Overlook at Main Mixed Use\04-Production\Engineering\Production Drawings\Snapshots\2025-04-23 Snapshot before adding SUE\Development Plan\SPEC24258X-DM1.dwg, 4/30/2025 4:11:11 PM, Casey Greene



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- EV — ELECTRIC VEHICLE PARKING STALL
- EVSE — ELECTRIC VEHICLE SUPPLY EQUIPMENT READY STALL
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY PAVEMENT
- PLAZA/GATHERING AREA
- TREE SAVE AREA
- HEAVY DUTY CONCRETE
- CONCRETE HATCH
- DECORATIVE PAVEMENT, SEE HARDSCAPE PLANS

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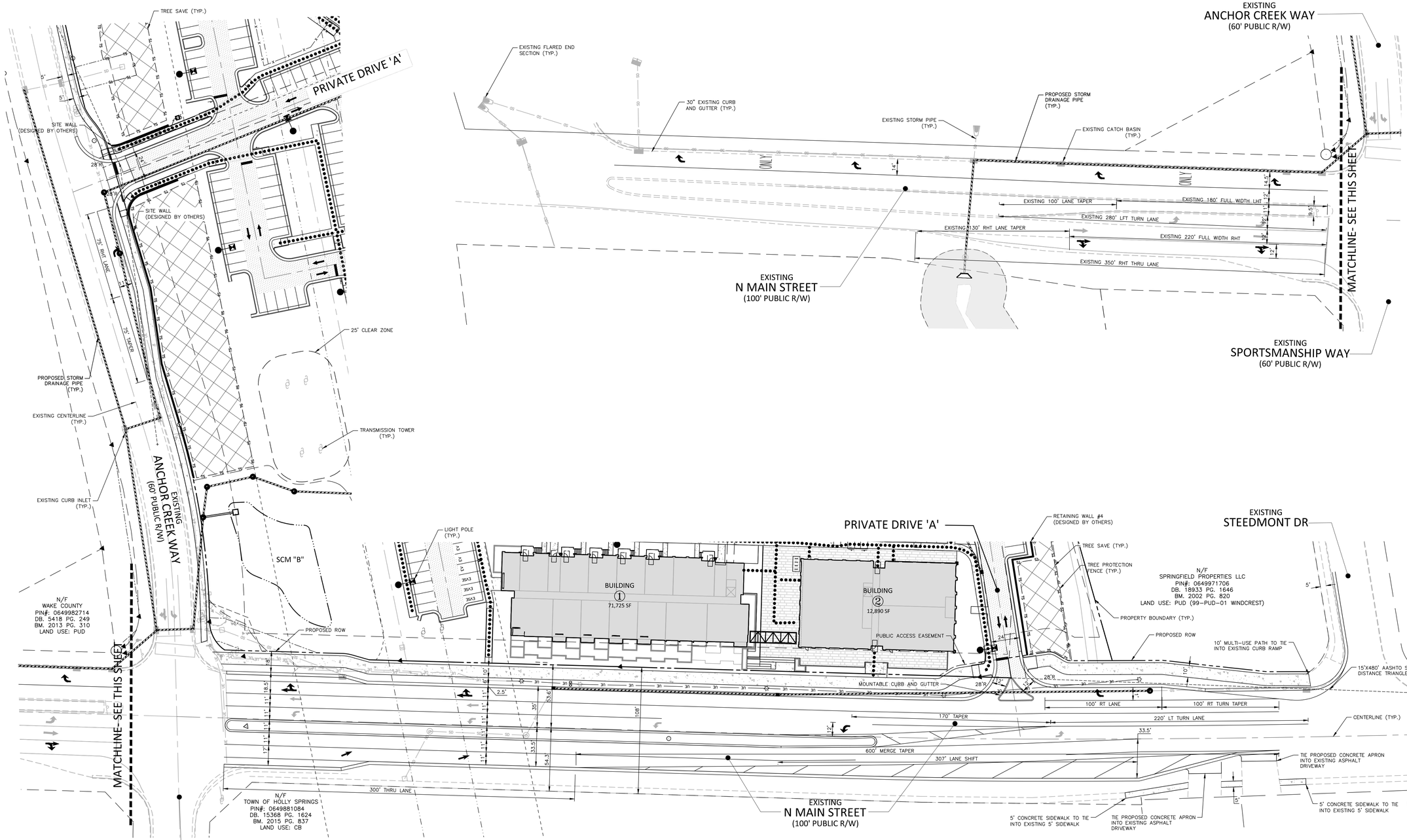
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SHEET

SITE PLAN

C2.00



TAPER LENGTH CALCULATIONS						
	STORAGE LENGTH (FT)	DESIGN SPEED (MPH)/POSTED SPEED (MPH)	WIDTH OF LATERAL SHIFT (FT)	BAY TAPER LENGTH (FT)	TOTAL FULL WIDTH WIDTH WIDENING (FT)	LENGTH OF TOTAL WIDENING (FT)
N MAIN ST NB RHT	50	40 / 35	14	100	100	200
N MAIN ST SB LHT	50	40 / 35	11	170	220	390
N MAIN ST SB MERGE	300	40 / 35	11	600	300	900
ANCHOR CREEK WAY	50	30 / <=25	11	75	75	150

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY PAVEMENT
- PLAZA/GATHERING AREA
- TREE SAVE AREA
- HEAVY DUTY CONCRETE
- CONCRETE HATCH
- DECORATIVE PAVEMENT, SEE HARDSCAPE PLANS
- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- STORM DRAINAGE
- STORM SERVICE LINE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS

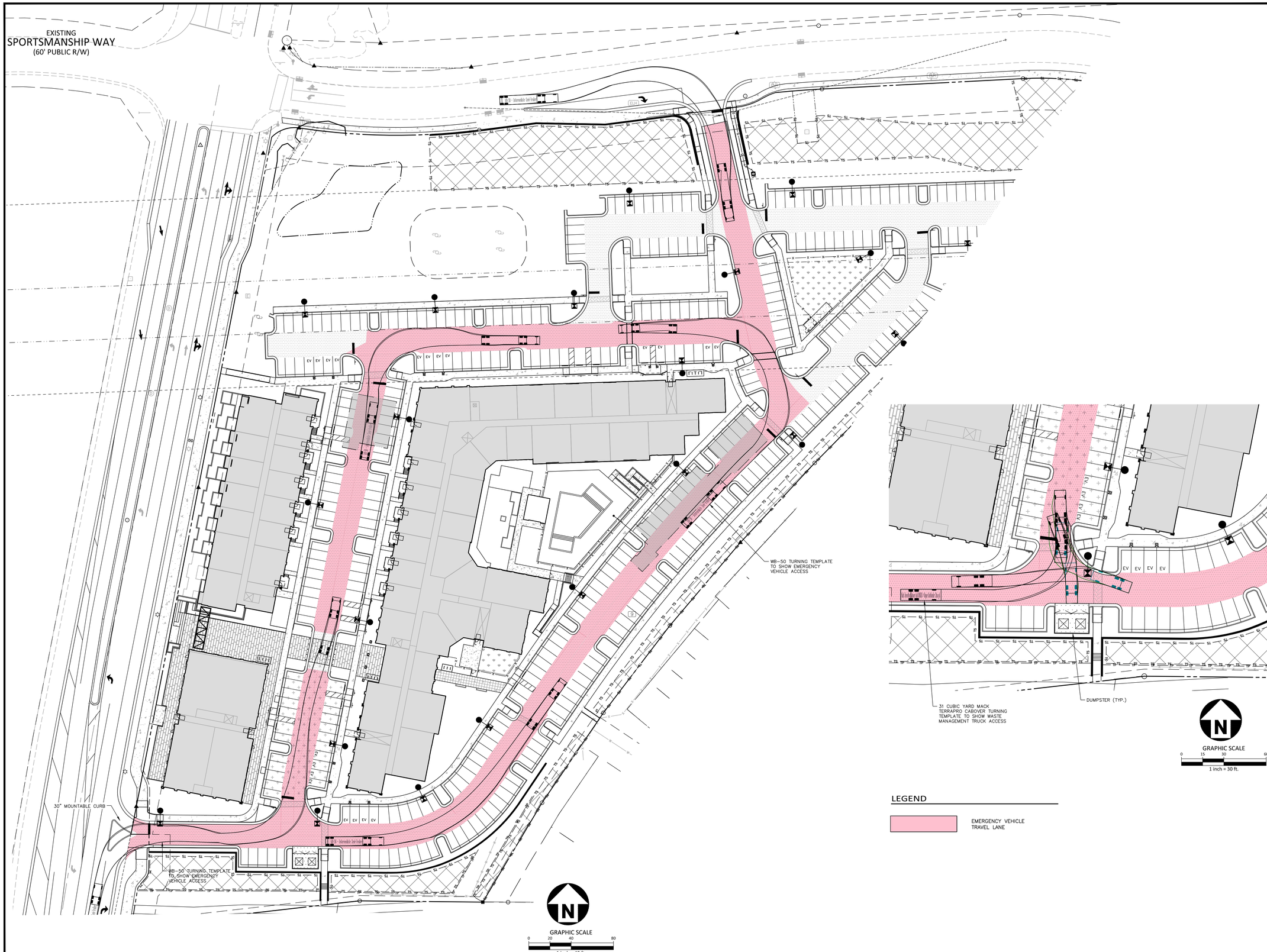
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PLAN INFORMATION

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FILENAME	SPEC24258x-Offsite.dwg
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	1" = 40'
DATE	04. 18. 2025

SHEET

OFFSITE IMPROVEMENTS
C2.01



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HOLLY SPRINGS, NC 27540

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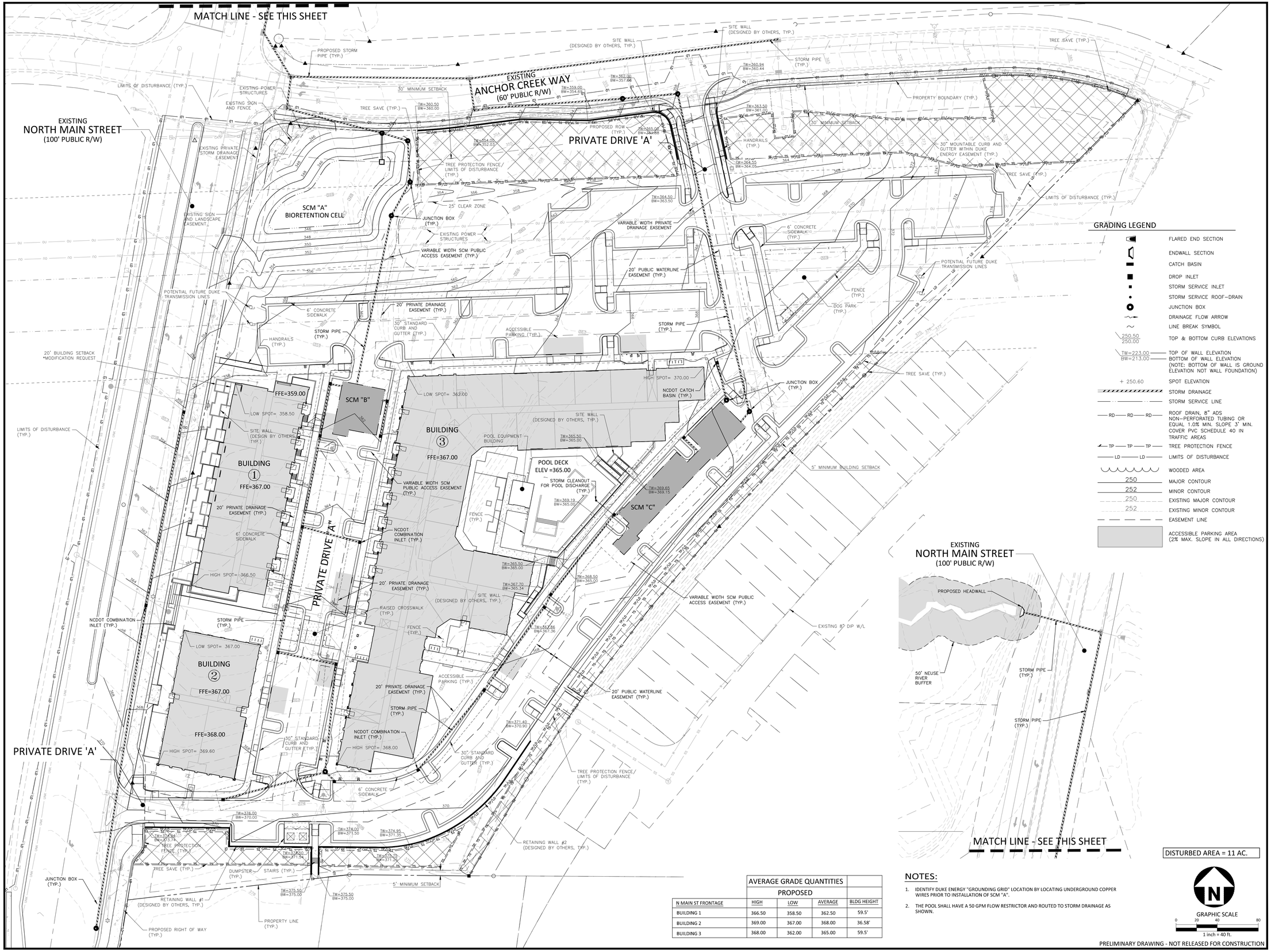
PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	SPEC24258x-Vehicle Tracking.dwg
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	
DATE	04. 18. 2025

SHEET

VEHICLE ACCESS PLAN

C2.02



GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF–DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD — ROOF DRAIN, 8" ADS NON–PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP TP TP — TREE PROTECTION FENCE
- LD LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

AVERAGE GRADE QUANTITIES				
	PROPOSED			
N MAIN ST FRONTAGE	HIGH	LOW	AVERAGE	BLDG HEIGHT
BUILDING 1	366.50	358.50	362.50	59.5'
BUILDING 2	369.00	367.00	368.00	36.58'
BUILDING 3	368.00	362.00	365.00	59.5'

NOTES:

1. IDENTIFY DUKE ENERGY "GROUNDING GRID" LOCATION BY LOCATING UNDERGROUND COPPER WIRES PRIOR TO INSTALLATION OF SCM "A".
2. THE POOL SHALL HAVE A 50 GPM FLOW RESTRICTOR AND ROUTED TO STORM DRAINAGE AS SHOWN.

DISTURBED AREA = 11 AC.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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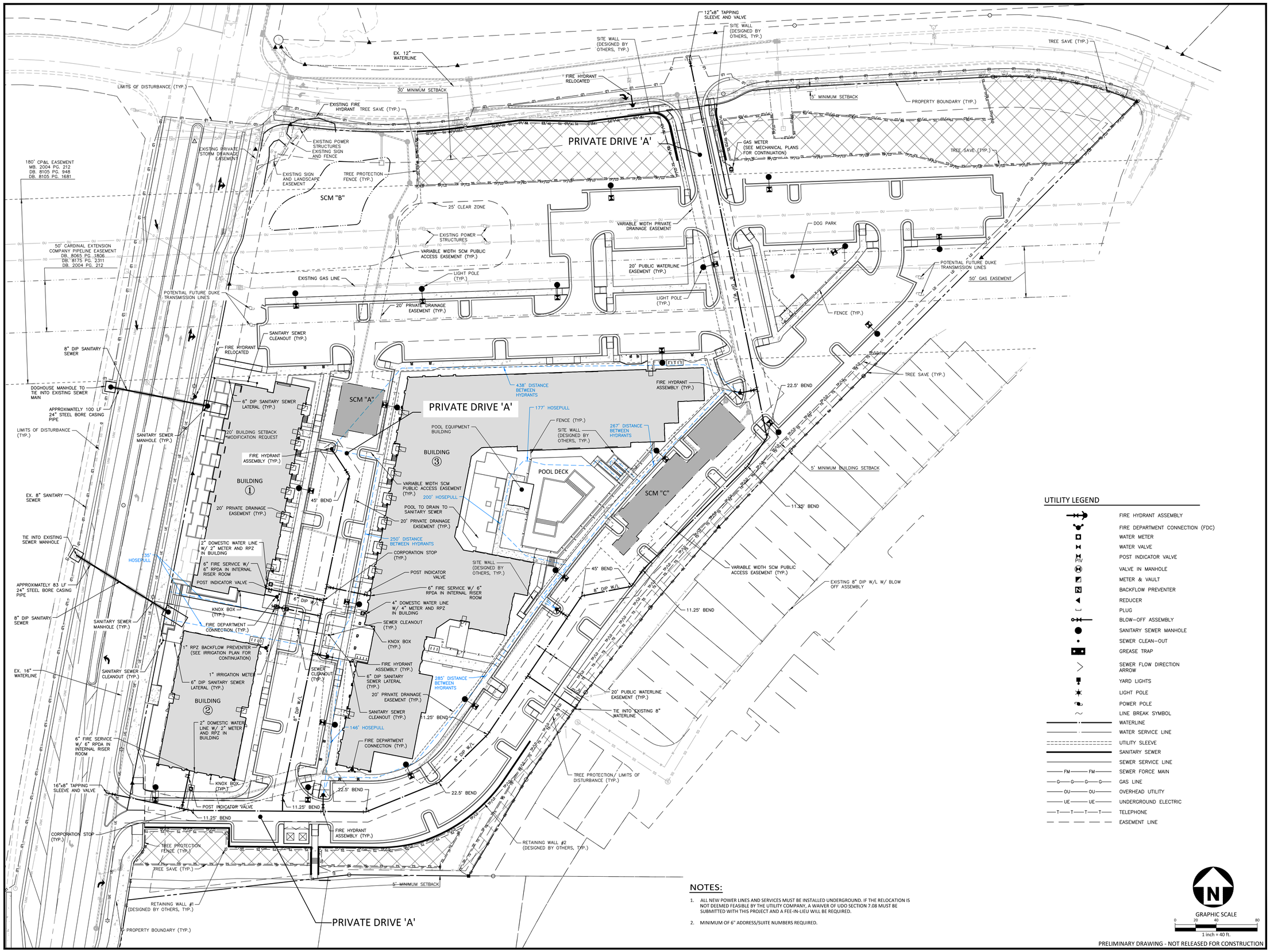
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SHEET

OVERALL GRADING PLAN

C3.00



NOTES:

1. ALL NEW POWER LINES AND SERVICES MUST BE INSTALLED UNDERGROUND. IF THE RELOCATION IS NOT DEEMED FEASIBLE BY THE UTILITY COMPANY, A WAIVER OF UDO SECTION 7.08 MUST BE SUBMITTED WITH THIS PROJECT AND A FEE-IN-LIEU WILL BE REQUIRED.
2. MINIMUM OF 6" ADDRESS/SUITE NUMBERS REQUIRED.

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW–OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN–OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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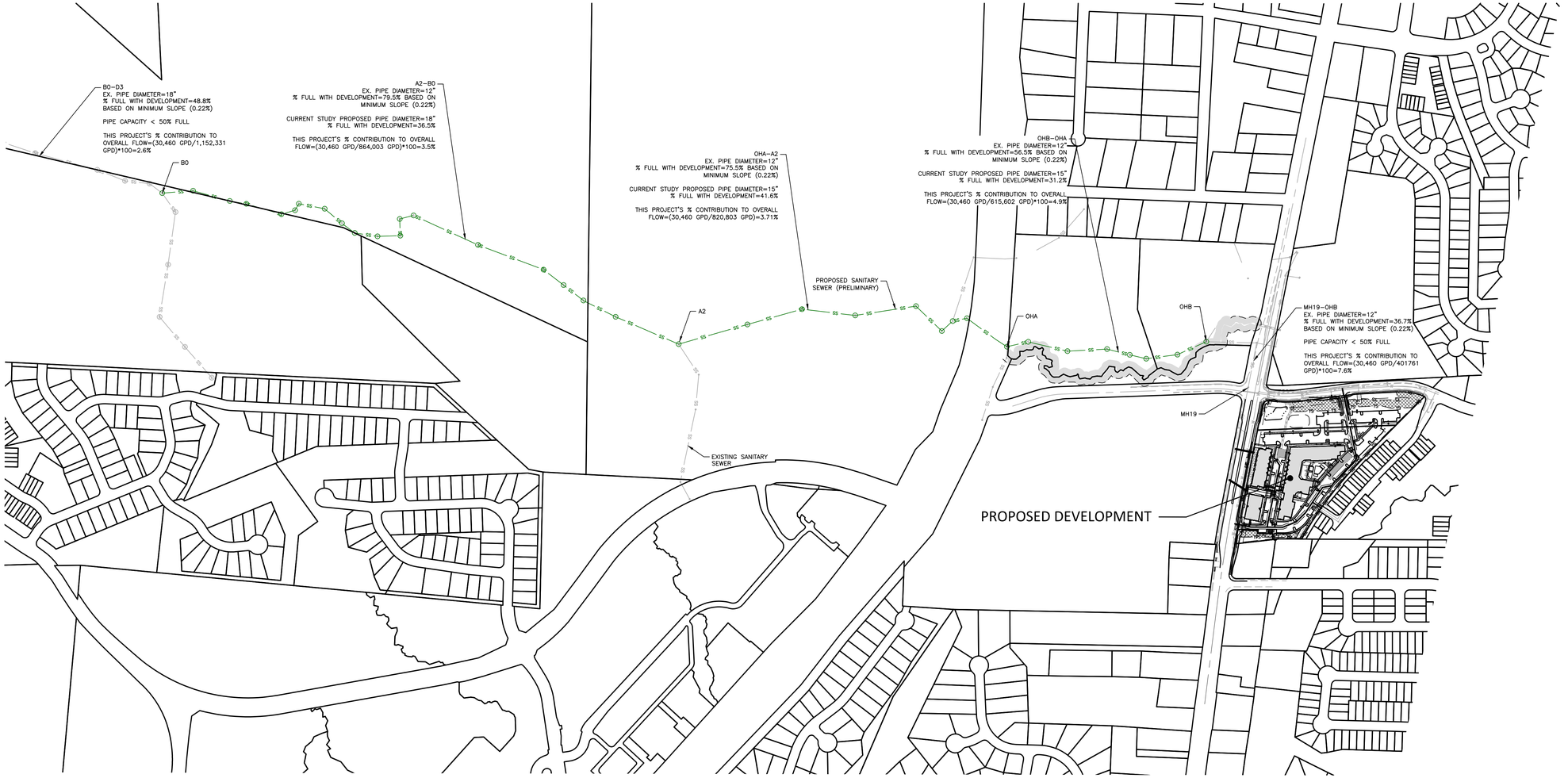
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UTILITY PLAN

C4.00



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- PIV — POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW–OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- SS — SS — EXISTING SANITARY SEWER LINE
- SS — SS — PROPOSED SANITARY SEWER LINE
- SEWER CLEAN–OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SEWER SERVICE LINE
- FM — FM — SEWER FORCE MAIN
- G — G — G — G — GAS LINE
- OU — OU — OVERHEAD UTILITY
- UE — UE — UNDERGROUND ELECTRIC
- T — T — T — T — TELEPHONE
- EASEMENT LINE

SEWER CAPACITY GENERAL NOTES:

1. PERCENTAGE FULL ARE BASED ON PEAK SEWER FLOWS AT THE MINIMUM SLOPE OF THE EXISTING PIPE DIAMETER. THE PROPOSED SEWER PIPES SHOWN IN GREEN ARE PRELIMINARY. PIPE SIZE UPGRADES ARE SUBJECT TO THE DEVELOPER'S AGREEMENT .

GRAPHIC SCALE
0 150 300 600
1 inch = 300 ft.

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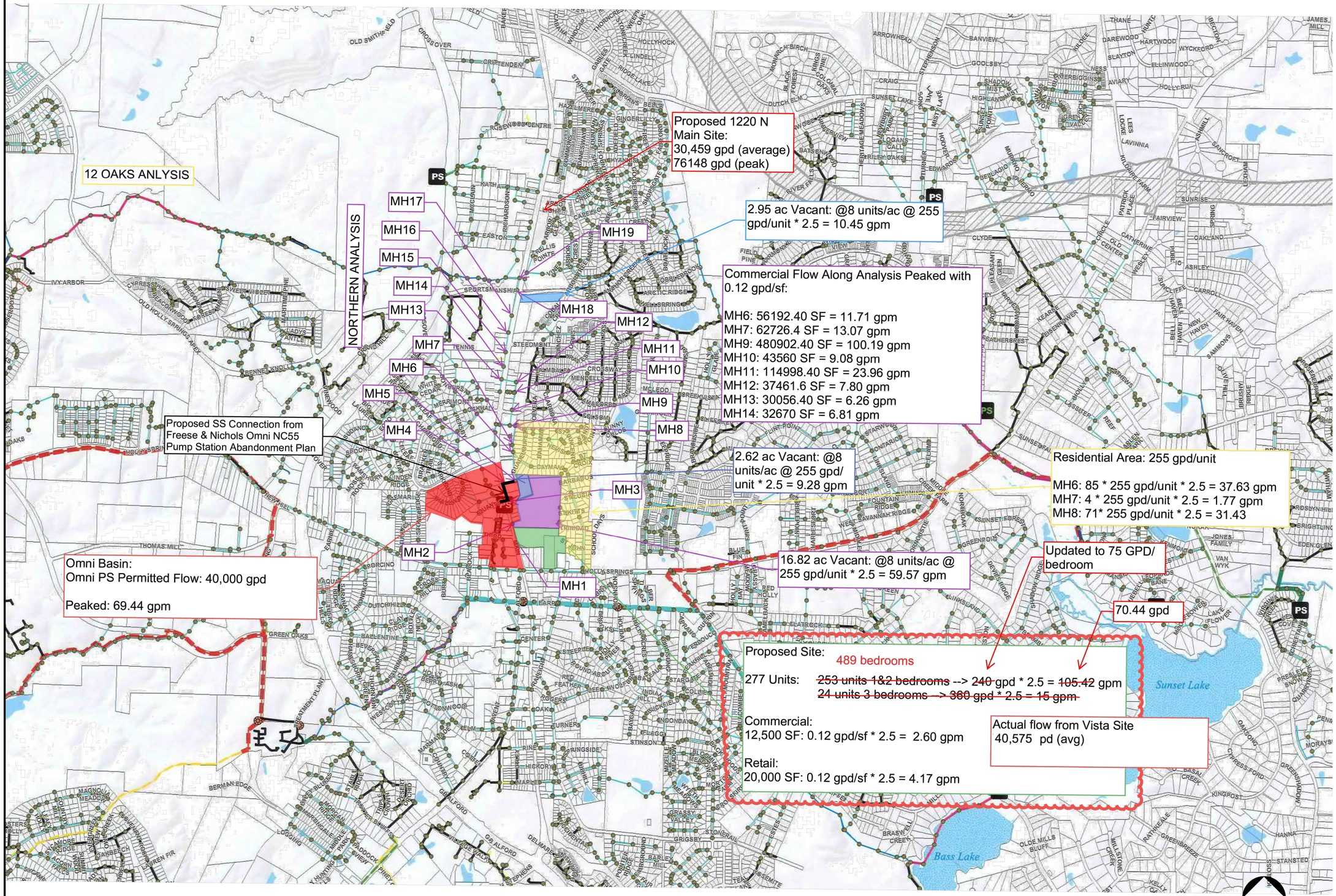
PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	SPEC24258x-U2.dwg
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	1" = 300'
DATE	04. 18. 2025

SHEET

DOWNSTREAM SEWER IMPROVEMENTS

C4.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
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CLIENT

REAL ESTATE

1220 N MAIN ST
OVERALL SITE PLAN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

NORTH CAROLINA PROFESSIONAL ENGINEER 034355 LINDA J. VASIL 04. 18. 2025

REVISIONS

NO.	DATE	
1	02. 07. 2025	REVISED PER TOHS 1ST DP REVIEW
2	03. 14. 2025	REVISED PER TOHS 2ND DP REVIEW
3	04. 18. 2025	REVISED PER TOHS 3RD DP REVIEW
4		
5		
6		

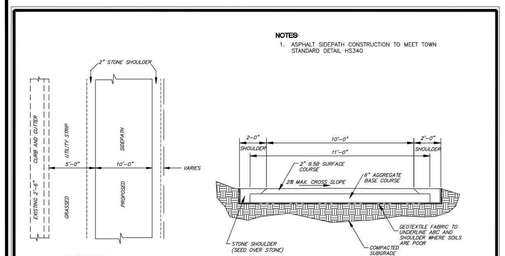
PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	SPEC24258x-Sewer Basin Map.dwg
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	1" = 450'
DATE	04. 18. 2025

SHEET

SEWER BASIN MAP

C4.10



DRAWING NOT TO SCALE

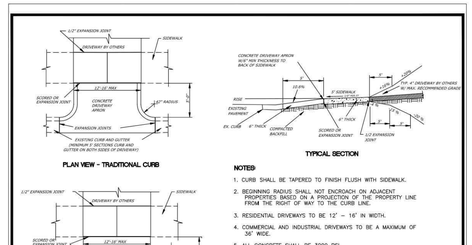
ASPHALT SIDEPATH

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS379**

DATE | REVISIONS

10/05



DRAWING NOT TO SCALE

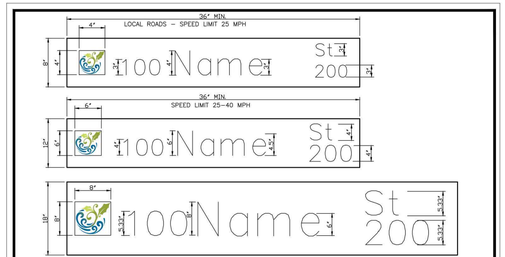
STANDARD DRIVEWAY APRON

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS320**

DATE | REVISIONS

10/05



NOTES:
1. ALL CURRENT MUTCD STANDARDS SHALL PREVAIL (20.43 STREET NAME SIGNS)
2. 36" MIN. LENGTH OF BLADE WILL VARY DEPENDING ON THE NUMBER OF LETTERS IN THE STREET NAME.
3. IN THE CASE OF PRIVATE STREETS, THE HOLLY LEAF LOGO WILL BE REPLACED WITH A SQUARE YELLOW BOX THE SAME SIZE AS LARGE CAP LOGO SIGN WITH THE WORDS "PRIVATE STREET" IN BLACK.
4. BLADE THICKNESS: 10mm (0.40"), 13.2mm (0.52"), 3.2mm (0.125")
5. GREEN RETROREFLECTIVE BACKGROUND WITH WHITE REFLECTIVE LETTERS.
6. THE TOWN LOGO (PICTOGRAPH) SHALL ALWAYS BE TO THE LEFT OF THE STREET NAME.
7. FONT SHALL BE: ARTISTIC SERIES B2000.

DRAWING NOT TO SCALE

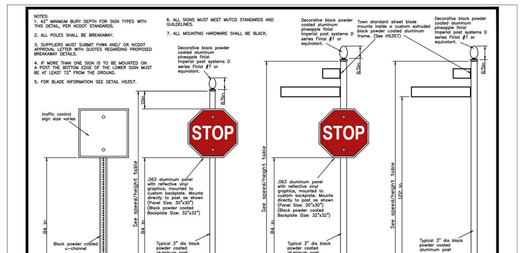
POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS357**

DATE | REVISIONS

4/8/19



*Height varies depending on speed of road. See detail HS357 for blade sizes.

	w/Traffic Control	Blade only
– Local Road – 25 mph	162"	150"
– Speed Limit – 25-40 mph	170"	158"
– Speed Limit – 40+mph (or multi-lanes cross-section)	182"	182"

DRAWING NOT TO SCALE

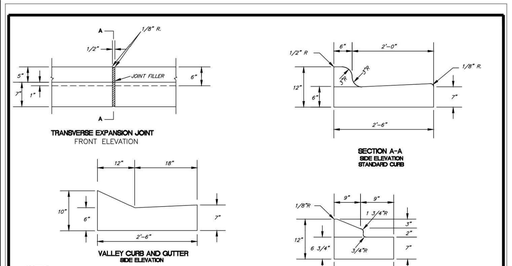
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS360**

DATE | REVISIONS

5/8/20



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

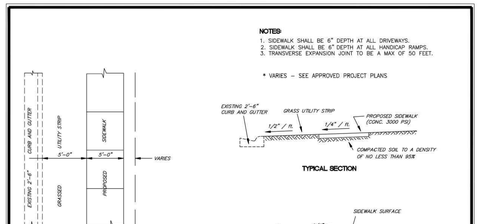
STANDARD CONCRETE CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS321**

DATE | REVISIONS

5/8/20



DRAWING NOT TO SCALE

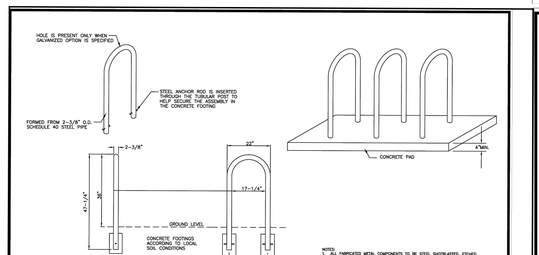
STANDARD CONCRETE SIDEWALK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS327**

DATE | REVISIONS

5/8/20



NOTES:
1. ALL FABRICATED METAL COMPONENTS TO BE STEEL, GALVANIZED, ETCHED, PHOSPHATIZED, PRE-HEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATING SYSTEM. ALL WELDS TO BE GROUND SMOOTH, PREHEATED AND COATED WHILE HOT TO FILL CRACKS AND BLACK COATING ITSELF. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. MINIMUM 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

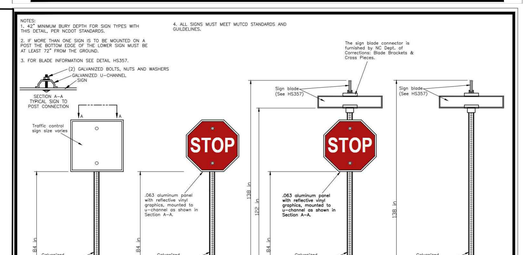
STANDARD IN-GROUND MOUNT BIKE RACK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS0007**

DATE | REVISIONS

8/5/08



DRAWING NOT TO SCALE

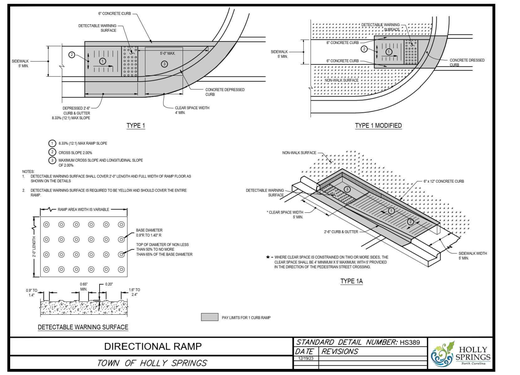
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR LOCAL, COLLECTOR AND MINOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS359**

DATE | REVISIONS

5/8/20



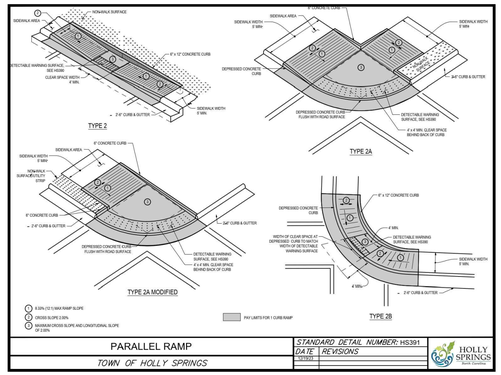
DIRECTIONAL RAMP

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: **HS389**

DATE | REVISIONS

10/05



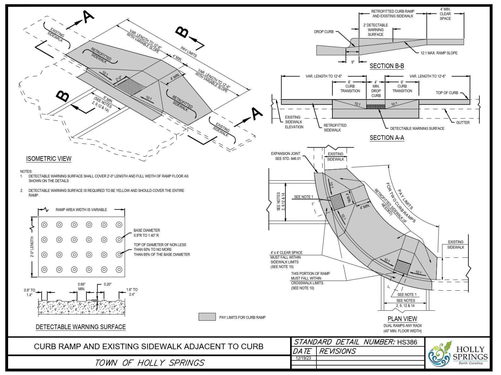
PARALLEL RAMP

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: **HS391**

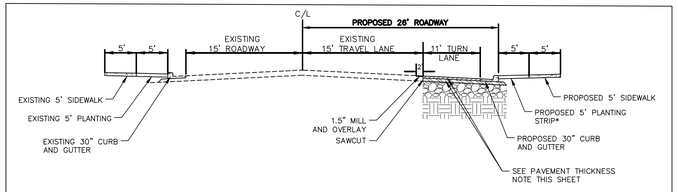
DATE | REVISIONS

10/05


A
B
B
A
ISOMETRIC VIEW
NOTES:
1. DETECTABLE WARNING SURFACE SHALL COVER 2' LENGTH AND FULL WIDTH OF RAMP FLOOR AS SHOWN ON THE DETAILS
2. DETECTABLE WARNING SURFACE IS REQUIRED TO BE YELLOW AND SHOULD COVER THE ENTIRE RAMP.
RAMP AREA WIDTH IS VARIABLE
BASE DIAMETER 0.9"Ø TO 1.40"Ø
TOP OF DIAMETER OF NON LESS THAN 50% TO NO MORE THAN 65% OF THE BASE DIAMETER
2'-0" MIN.
0.65" MIN.
0.35" MAX.
1.4" TO 2.4"
DETECTABLE WARNING SURFACE
PAY LIMITS FOR CURB RAMP
RETROFITTED CURB RAMP AND EXISTING SIDEWALK
4' MIN. CLEAR SPACE
2' DETECTABLE WARNING SURFACE
DROP CURB
12:1 MAX. RAMP SLOPE
SECTION B-B
VAR. LENGTH TO 12'-6"
2'-0" TRANSITION
6" DROP CURB
2'-0" TRANSITION
TOP OF CURB
EXISTING SIDEWALK ELEVATION
RETROFITTED SIDEWALK
GUTTER
DETECTABLE WARNING SURFACE
SECTION A-A
EXPANSION JOINT SEE EPD 846.01
EXISTING SIDEWALK
SEE NOTE 1
SEE NOTE 2
4'-0" MIN.
4'-0" MIN.
4'-0" MIN.

PAVEMENT SECTION NOTE:

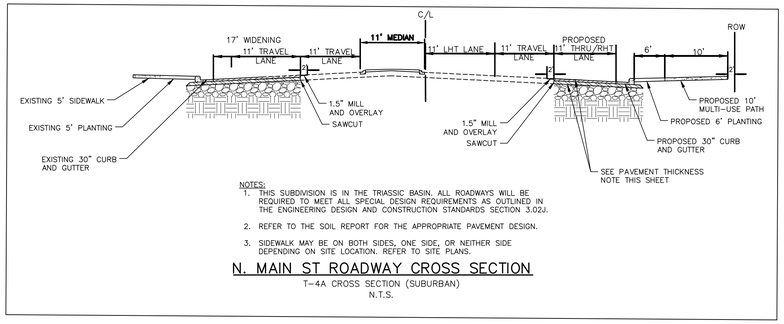
1. PAVEMENT SECTIONS SHOWN ARE FROM EITHER THE NCDOT STANDARD MINIMUM PAVEMENT SECTION OR THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. CONTRACTOR TO VERIFY PAVEMENT SECTIONS WITH GEOTECHNICAL REPORT. IF PAVEMENT SECTIONS IN THE GEOTECHNICAL REPORT DIFFER FROM THE PAVEMENT SECTION SHOWN ON THESE PLANS, CONTRACTOR TO USE THE MOST RESTRICTIVE CROSS SECTION.
2. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINES IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
3. A MINIMUM PAVEMENT STRUCTURE CONSISTING OF 7 INCHES OF ABC, 2.5" I-19 ASPHALT, AND 3 INCHES OF S9.5C (1.5" LIFTS) ASPHALT SHALL BE USED ALONG THE PUBLIC ROADWAYS MEETING THE MINIMUM TOWN OF HOLLY SPRINGS PAVEMENT STANDARD.



NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. REFER TO THE SOIL REPORT FOR THE APPROPRIATE PAVEMENT DESIGN.
3. SIDEWALK MAY BE ON BOTH SIDES, ONE SIDE, OR NEITHER SIDE DEPENDING ON SITE LOCATION. REFER TO SITE PLANS.

ANCHOR CREEK ROADWAY CROSS SECTION

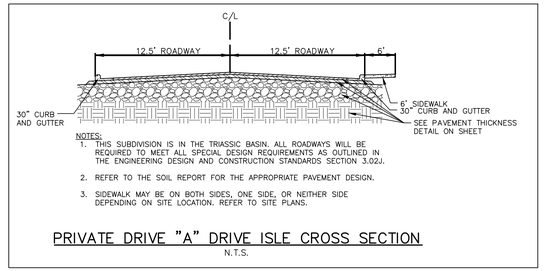
*MODIFICATION OF LC-2A CROSS SECTION (SUBURBAN)
N.T.S.



NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. REFER TO THE SOIL REPORT FOR THE APPROPRIATE PAVEMENT DESIGN.
3. SIDEWALK MAY BE ON BOTH SIDES, ONE SIDE, OR NEITHER SIDE DEPENDING ON SITE LOCATION. REFER TO SITE PLANS.

N. MAIN ST ROADWAY CROSS SECTION

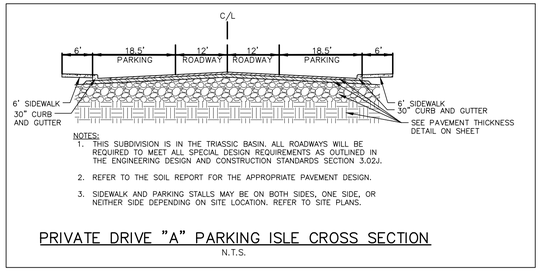
T-4A CROSS SECTION (SUBURBAN)
N.T.S.



NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. REFER TO THE SOIL REPORT FOR THE APPROPRIATE PAVEMENT DESIGN.
3. SIDEWALK MAY BE ON BOTH SIDES, ONE SIDE, OR NEITHER SIDE DEPENDING ON SITE LOCATION. REFER TO SITE PLANS.

PRIVATE DRIVE "A" DRIVE ISLE CROSS SECTION

N.T.S.

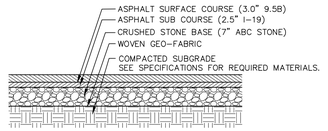


NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. REFER TO THE SOIL REPORT FOR THE APPROPRIATE PAVEMENT DESIGN.
3. SIDEWALK AND PARKING STALLS MAY BE ON BOTH SIDES, ONE SIDE, OR NEITHER SIDE DEPENDING ON SITE LOCATION. REFER TO SITE PLANS.

PRIVATE DRIVE "A" PARKING ISLE CROSS SECTION

N.T.S.

NOTE:
THE PAVEMENT SECTION SHOWN IS PRELIMINARY AND IS THE MINIMUM SECTION PER SECTION 3.02J.I. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

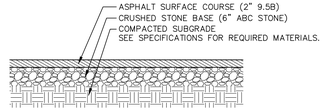


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

ON-SITE ASPHALT HEAVY DUTY TRAFFIC PAVEMENT DETAIL

N.T.S.

NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

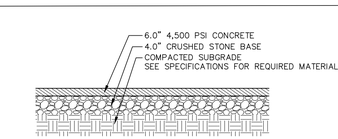


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

ON-SITE ASPHALT NON-TRAVEL LANE PAVEMENT DETAIL

N.T.S.

NOTE: THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.



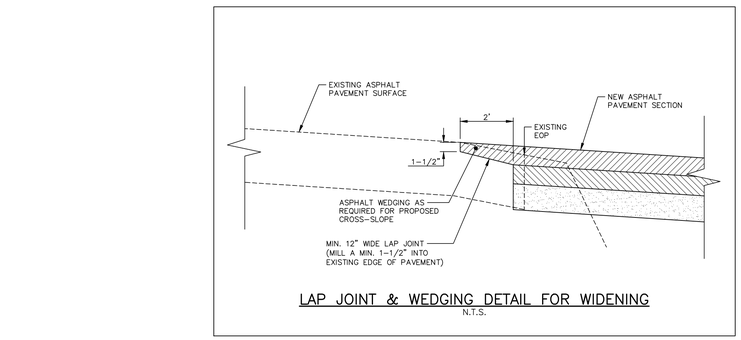
SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

ON-SITE HEAVY DUTY CONCRETE PAVEMENT DETAIL

N.T.S.

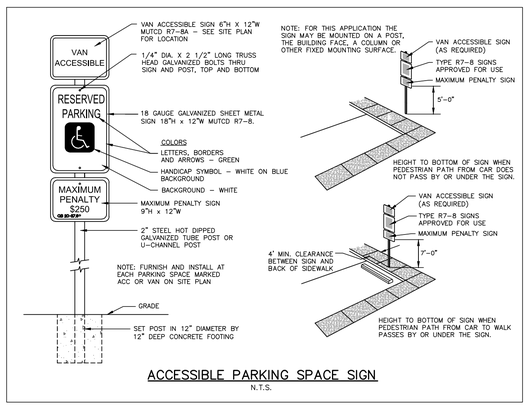
NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

NOTE: THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.



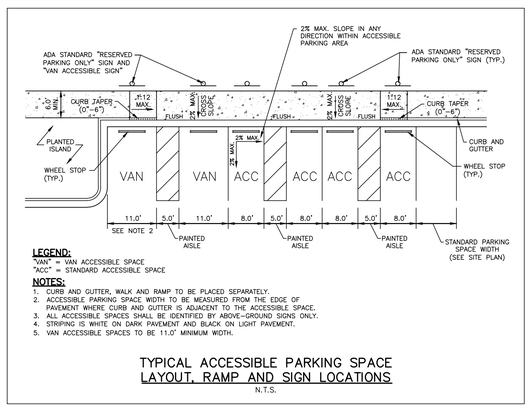
LAP JOINT & WEDGING DETAIL FOR WIDENING

N.T.S.



ACCESSIBLE PARKING SPACE SIGN

N.T.S.



LEGEND:
"VAN" = VAN ACCESSIBLE SPACE
"ACC" = STANDARD ACCESSIBLE SPACE

NOTES:
1. CURB AND GUTTER, WALK AND RAMP TO BE PLACED SEPARATELY.
2. ACCESSIBLE PARKING SPACE WIDTH TO BE MEASURED FROM THE EDGE OF PAVEMENT WHERE CURB AND GUTTER IS ADJACENT TO THE ACCESSIBLE SPACE.
3. ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE-GROUND SIGNS ONLY.
4. STRIPING IS WHITE ON DARK PAVEMENT AND BLACK ON LIGHT PAVEMENT.
5. VAN ACCESSIBLE SPACES TO BE 11.0' MINIMUM WIDTH.

TYPICAL ACCESSIBLE PARKING SPACE LAYOUT, RAMP AND SIGN LOCATIONS

N.T.S.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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CLIENT

REAL ESTATE

1220 N MAIN ST
OVERALL SITE PLAN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540



04. 18. 2025

REVISIONS

NO.	DATE	
1	02. 07. 2025	REVISED PER TOHS 1ST DP REVIEW
2	03. 14. 2025	REVISED PER TOHS 2ND DP REVIEW
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4		
5		
6		

PLAN INFORMATION

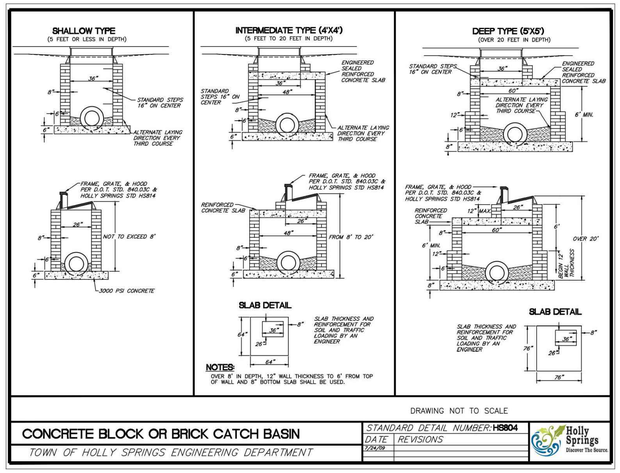
PROJECT NO.	SPEC-24258
FILENAME	SPEC24258-D1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	N.T.S.
DATE	04. 18. 2025

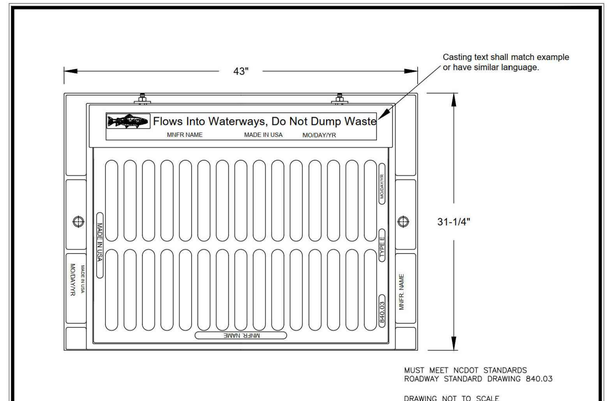
SHEET

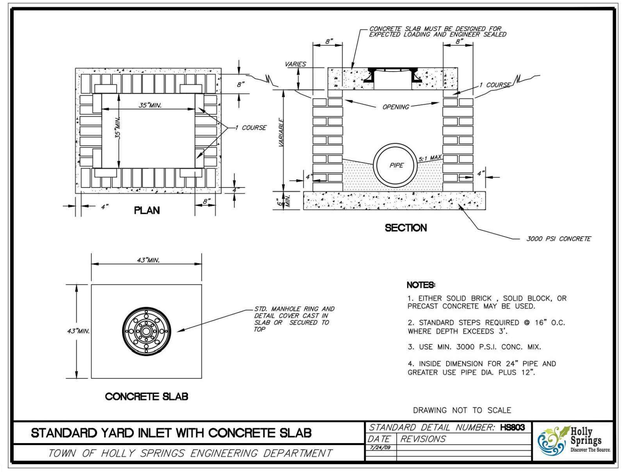
SITE DETAILS

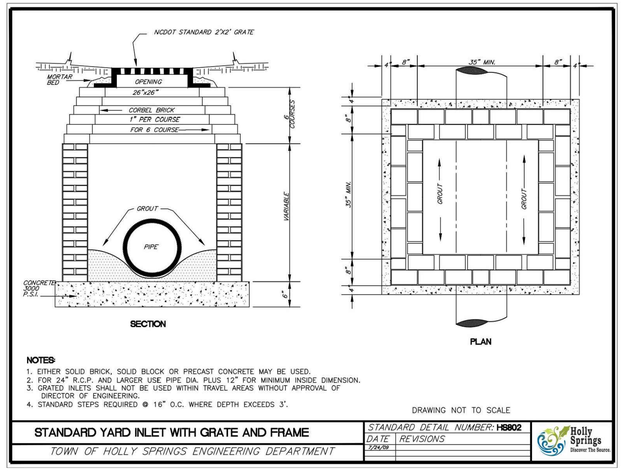
C8.01

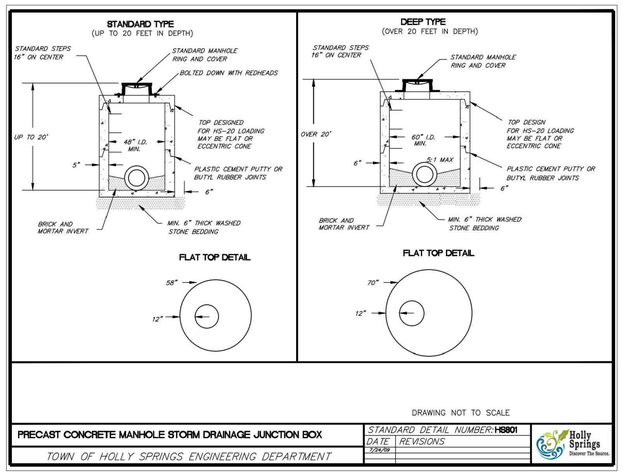
M:\Projects\SPEC\SPEC 2024\SPEC24258 Overlook at Main Mixed Use\04-Production\Engineering\Production Drawings\Snapshots\2025-04-23 Snapshot before adding SUE\Development Plan\SPEC24258-D1.dwg, 4/30/2025 4:17:49 PM, Casey Greene











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HOLLY SPRINGS, NC 27540

NORTH CAROLINA PROFESSIONAL 034355 ENGINEER LINDA J. VASIL
04. 18. 2025

REVISIONS

NO.	DATE	
1	02. 07. 2025	REVISED PER ToHS 1ST DP REVIEW
2	03. 14. 2025	REVISED PER ToHS 2ND DP REVIEW
3	04. 18. 2025	REVISED PER ToHS 3RD DP REVIEW
4		
5		
6		

PLAN INFORMATION

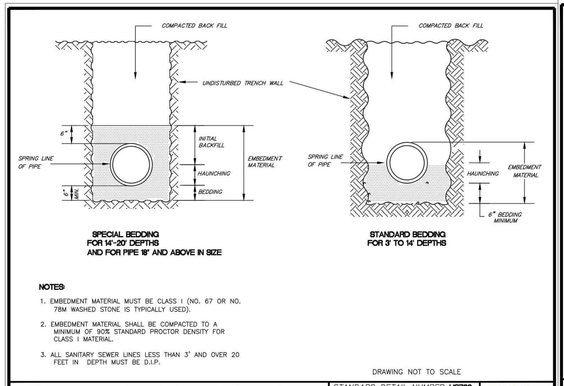
PROJECT NO.	SPEC-24258
FILENAME	SPEC24258-D1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	N.T.S.
DATE	04. 18. 2025

SHEET
STORM DETAILS

C8.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SPEC\SPEC 2024\SPEC24258 Overlook at Main Mixed Use\04-Production\Engineering\Production Drawings\Snapshots\2025-04-23 Snapshot before adding Sit\Development Plan\SPEC24258-D1.dwg, 4/30/2025 4:18:03 PM, Casey Greene



NOTES:

1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

DRAWING NOT TO SCALE

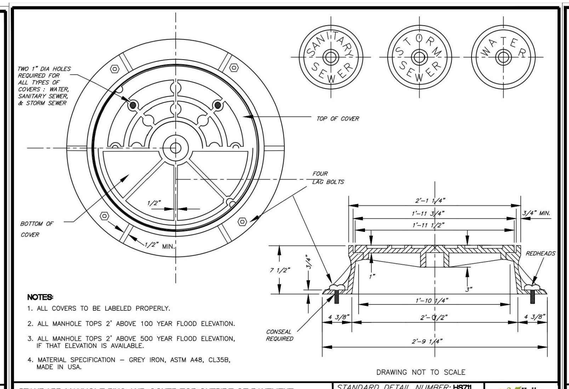
BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE

STANDARD DETAIL NUMBER: **HS703**

DATE | REVISIONS

2/24/09

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

1. ALL COVERS TO BE LABELED PROPERLY.
2. ALL MANHOLE TOPS 2' ABOVE 100 YEAR FLOOD ELEVATION.
3. ALL MANHOLE TOPS 2' ABOVE 500 YEAR FLOOD ELEVATION, IF THAT ELEVATION IS AVAILABLE.
4. MATERIAL SPECIFICATION – GREY IRON, ASTM A48, CL35B, MADE IN USA.

DRAWING NOT TO SCALE

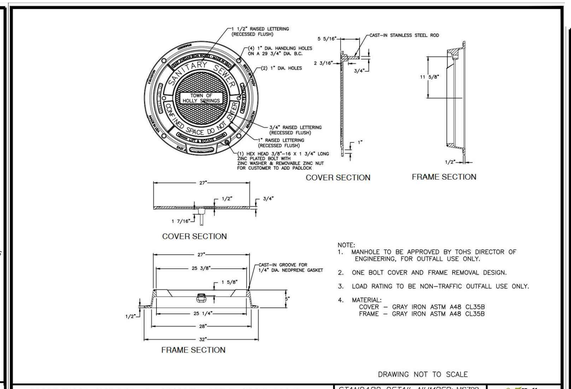
STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT

STANDARD DETAIL NUMBER: **HS711**

DATE | REVISIONS

2/24/09

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTE:

1. MANHOLE TO BE APPROVED BY TOHS DIRECTOR OF ENGINEERING, FOR OUTFALL USE ONLY.
2. ONE BOLT COVER AND FRAME REMOVAL DESIGN.
3. LOAD RATING TO BE NON-TRAFFIC OUTFALL USE ONLY.
4. MATERIAL:
   COVER – GRAY IRON ASTM A48 CL35B
   FRAME – GRAY IRON ASTM A48 CL35B

DRAWING NOT TO SCALE

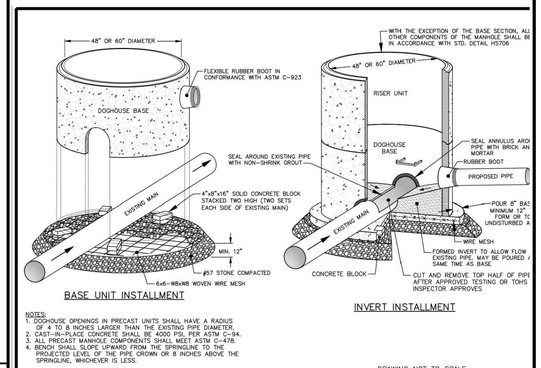
MANHOLE COVER & FRAME FOR OUTFALLS

STANDARD DETAIL NUMBER: **HS722**

DATE | REVISIONS

2/24/09

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

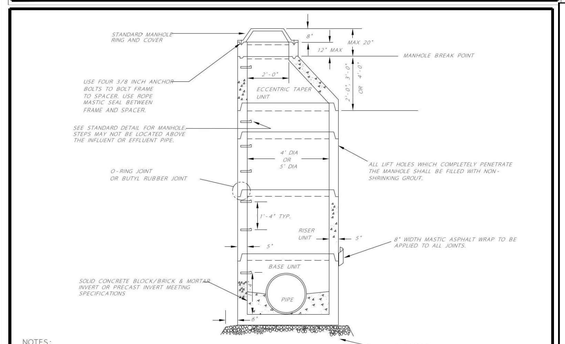
1. DOGHOUSE OPENINGS IN PRECAST UNITS SHALL HAVE A RADIUS OF 4 TO 8 INCHES LARGER THAN THE EXISTING PIPE DIAMETER.
2. CAST-IN-PLACE CONCRETE SHALL BE 4000 PSI, PER ASTM C-94.
3. ALL PRECAST MANHOLE COMPONENTS SHALL MEET ASTM C-478.
4. BENCH SHALL SLOPE UPWARD FROM THE SPRINGLINE TO THE PROJECTED LEVEL OF THE PIPE CROWN OR 8 INCHES ABOVE THE SPRINGLINE, WHICHEVER IS LESS.

DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE DOGHOUSE MANHOLE

STANDARD DETAIL NUMBER: **HS728**

DATE | REVISIONS



NOTES:

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

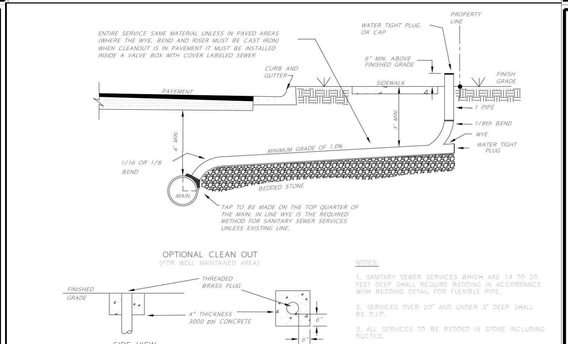
DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE MANHOLE

STANDARD DETAIL NUMBER: **HS706**

DATE | REVISIONS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



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.

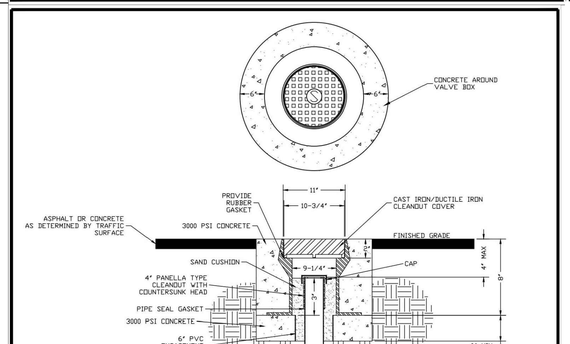
DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE

STANDARD DETAIL NUMBER: **HS715**

DATE | REVISIONS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

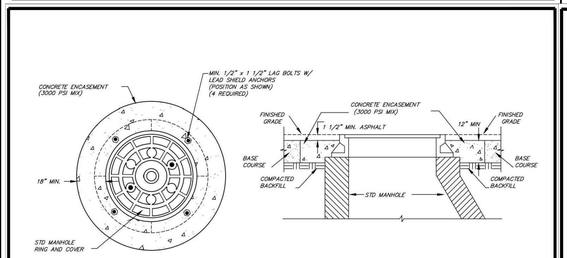
SEWER MINI-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREA

STANDARD DETAIL NUMBER: **HS723**

DATE | REVISIONS

2/24/09

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



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

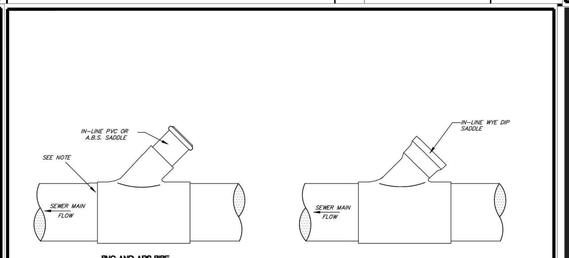
STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS

STANDARD DETAIL NUMBER: **HS710**

DATE | REVISIONS

2/26/09

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

1. PVC/ ABS SOLVENT SHALL BE USED AT ALL JOINTS.

DRAWING NOT TO SCALE

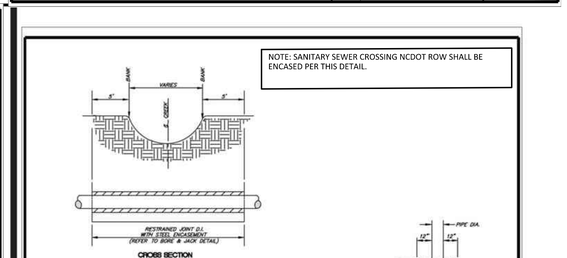
STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES

STANDARD DETAIL NUMBER: **HS716**

DATE | REVISIONS

2/24/09

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

1. TOP OF CASING PIPE MUST BE AT LEAST 1' BELOW SOLID STREAM BOTTOM.
2. CONCRETE ENCASEMENT MAY BE PERMITTED IN CERTAIN CIRCUMSTANCES. SEE CONCRETE DETAIL.
3. IF DUCTILE IRON PIPE USED, IT SHALL BE 401 PROTECT COATING AND PIPE RESTRAINED.
4. IF PVC PIPE USED IT MUST MEET WATERLINE STANDARDS AND RESTRAINED.

DRAWING NOT TO SCALE

STANDARD STEEL ENCASEMENT FOR STREAM CROSSING

STANDARD DETAIL NUMBER: **HS724**

DATE | REVISIONS

2/26/09

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL ENGINEER 034355 LINDA J. VASIL
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PLAN INFORMATION

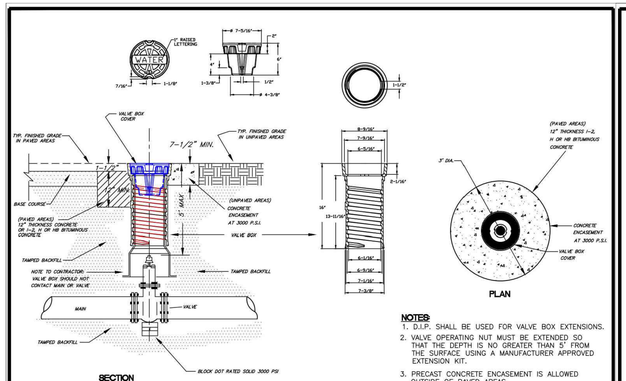
PROJECT NO.	SPEC-24258
FILENAME	SPEC24258-D1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	N.T.S.
DATE	04. 18. 2025

SHEET

SEWER DETAILS

C8.03

M:\Projects\SPEC\SPEC 2024\SPEC24258 Overlook at Main Mixed Use\04-Production\Engineering\Production Drawings\Snapshots\2025-04-23 Snapshot before adding SUE\Development Plan\SPEC24258-D1.dwg, 4/30/2025 4:18:18 PM, Casey Greene



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

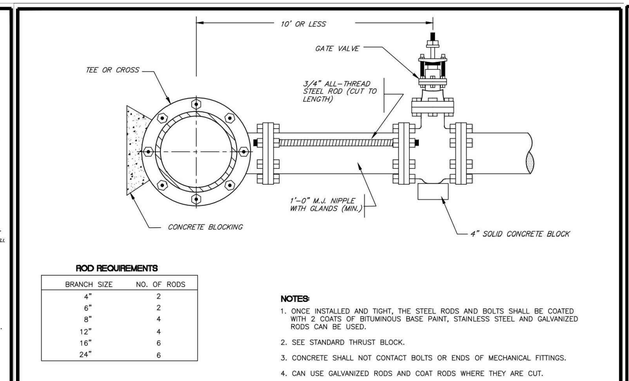
STANDARD VALVE BOX INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS601**

DATE | REVISIONS

6/4/07 |



ROD REQUIREMENTS

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

NOTES:

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

DRAWING NOT TO SCALE

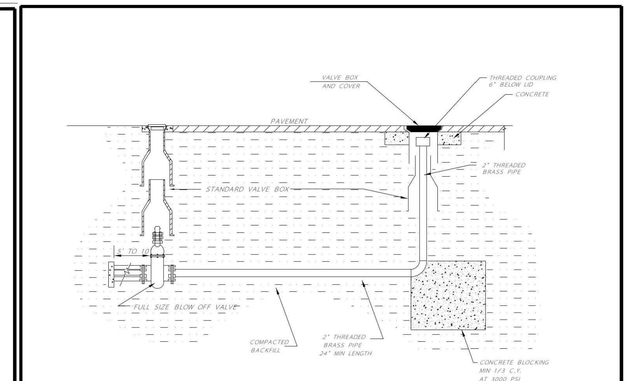
STANDARD VALVE RODDING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS603**

DATE | REVISIONS

12/6/06 |



DRAWING NOT TO SCALE

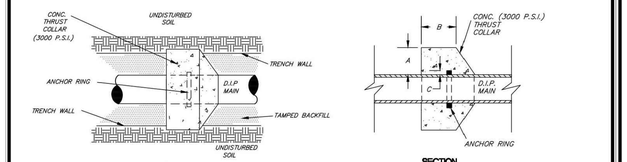
TEMPORARY BLOW-OFF ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS605**

DATE | REVISIONS

12/6/06 |



SCHEDULE				
PIPE DIAMETER	CONCRETE THRUST COLLAR		ANCHOR RING	RING REQUIRED
	A	B	C	
6",8",12"	1'-0"	1'-0"	2"	ONE
16"	1'-4"	1'-0"	2"	ONE
20"	1'-4"	1'-0"	3"	ONE
24"	1'-4"	1'-0"	3"	TWO
30"	1'-4"	1'-2"	4"	TWO
36"	1'-4"	1'-4"	4"	TWO

NOTES:

1. CONCRETE COLLAR TO PROTRUDE INTO SIDES AND BOTTOM OF UNDISTURBED TRENCH WALL MIN. OF 6".
2. MEGALUG OR CAGE IS ACCEPTABLE INSTEAD OF ANCHOR RING.



REINFORCING

NOTES:

6" TO 16" MAINS=12-NO.7 BARS
20" TO 36" MAINS=12-NO.8 BARS
BARS PLACED AS SHOWN

DRAWING NOT TO SCALE

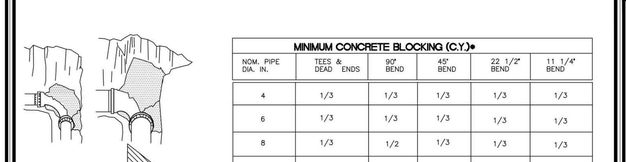
STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS623**

DATE | REVISIONS

7/25/08 |



NOTES:

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

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.

DRAWING NOT TO SCALE

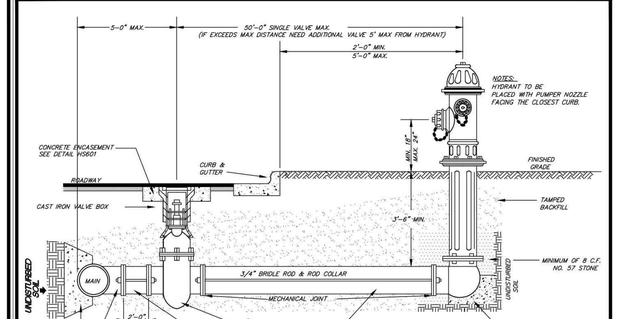
STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS624**

DATE | REVISIONS

12/6/08 |



NOTES:

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

DRAWING NOT TO SCALE

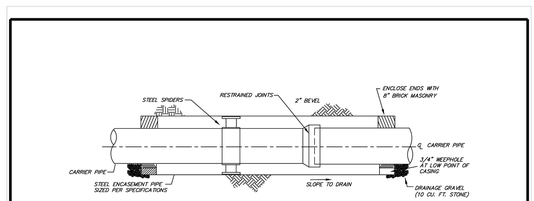
STANDARD HYDRANT INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS622**

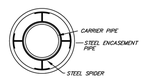
DATE | REVISIONS

12/02/08 |



NOTES:

1. DUCTILE IRON PIPE SHOULD HAVE 2 SPIDERS PER STITCH OF PIPE.
2. PVC SHOULD HAVE 3 SPIDERS PER STITCH OF PIPE.
3. RESTRAINT - GASKET REQUIRED FOR PUSH ON JOINT PIPE. (NO WELDED RINGS ALLOWED TO BE USED FOR RESTRAINT)



SPIDER DETAIL

DRAWING NOT TO SCALE

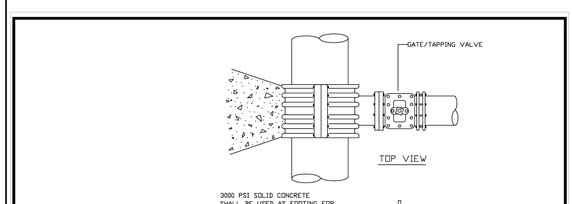
WATER BORE + JACK DETAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS608**

DATE | REVISIONS

7/25/08 |



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

8/30/13 |

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PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	SPEC24258-D1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
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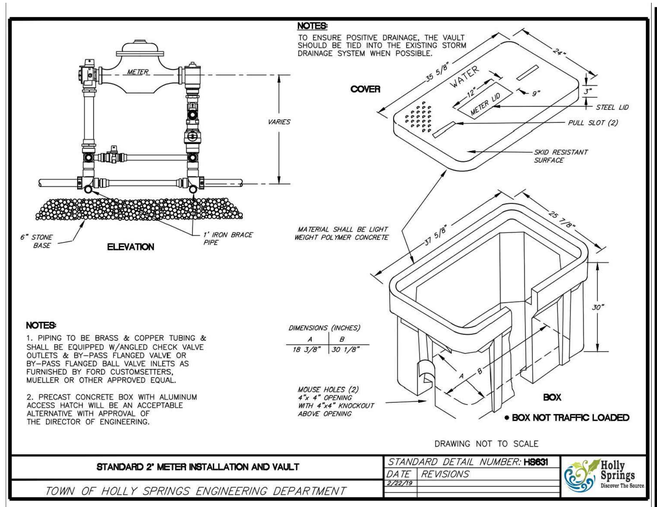
SHEET

WATER DETAILS

C8.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\1SPEC\SPEC 2024\SPEC24258 Overlook at Main Mixed Use\04-Production\Engineering\Production Drawings\Snapshots\2025-04-23 snapshot before adding SUE\Development Plan\SPEC24258-D1.dwg, 4/30/2025 4:18:32 PM, Casey Greene



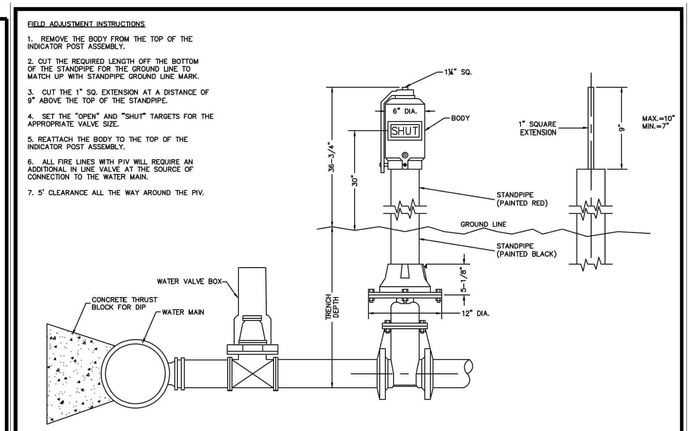
DRAWING NOT TO SCALE

STANDARD 2" METER INSTALLATION AND VAULT

STANDARD DETAIL NUMBER: HS631

DATE	REVISIONS
3/20/19	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



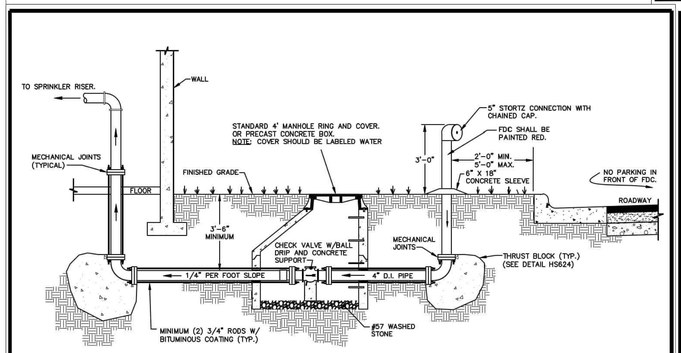
DRAWING NOT TO SCALE

POST INDICATOR VALVE

STANDARD DETAIL NUMBER: HS627

DATE	REVISIONS
11/28/21	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



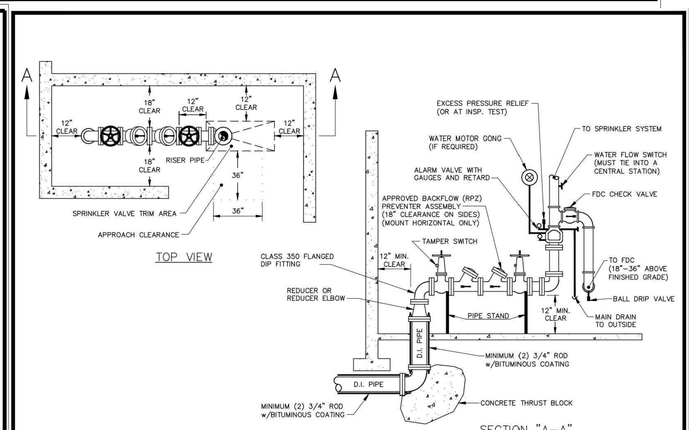
DRAWING NOT TO SCALE

STANDARD DETACHED FDC CONNECTION

STANDARD DETAIL NUMBER: HS625

DATE	REVISIONS
11/28/21	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



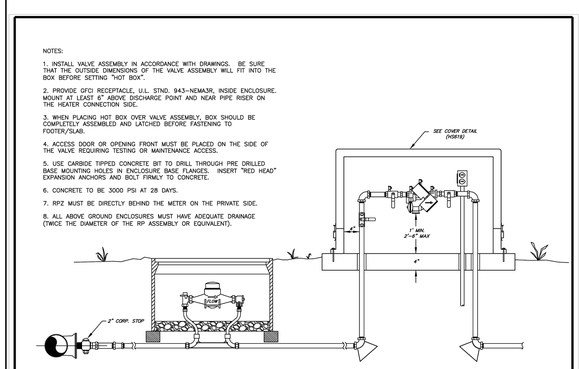
DRAWING NOT TO SCALE

STANDARD SPRINKLER RISER

STANDARD DETAIL NUMBER: HS626

DATE	REVISIONS
7/24/09	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



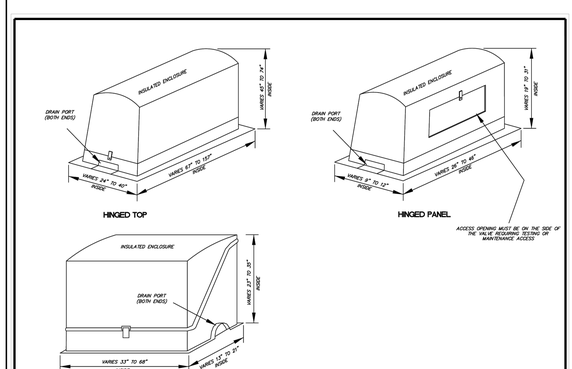
DRAWING NOT TO SCALE

RPZ INSTALLATION FOR COMMERCIAL IRRIGATION METERS

STANDARD DETAIL NUMBER: HS618

DATE	REVISIONS
3/26/18	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

OUTDOOR RPZ SERVICES COVER

STANDARD DETAIL NUMBER: HS619

DATE	REVISIONS
3/26/18	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

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

dbc REAL ESTATE

1220 N MAIN ST
OVERALL SITE PLAN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

NORTH CAROLINA PROFESSIONAL 034355 ENGINEER LINDA J. VASIL
04. 18. 2025

REVISIONS

NO.	DATE	
1	02. 07. 2025	REVISED PER TOHS 1ST DP REVIEW
2	03. 14. 2025	REVISED PER TOHS 2ND DP REVIEW
3	04. 18. 2025	REVISED PER TOHS 3RD DP REVIEW
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	SPEC24258-D1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	N.T.S.
DATE	04. 18. 2025

SHEET

WATER DETAILS

C8.05

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SPEC\SPEC 2024\SPEC24258 Overlook at Main Mixed Use\04-Production\Engineering\Production Drawings\Snapshots\2025-04-23 snapshot before adding SUE\Development Plan\SPEC24258-D1.dwg, 4/30/2025 4:18:53 PM, Casey Greene

EXISTING
SPORTSMANSHIP WAY
(60' PUBLIC R/W)

EXISTING
ANCHOR CREEK WAY
(60' PUBLIC R/W)

EXISTING
NORTH MAIN STREET
(100' PUBLIC R/W)

EXISTING
COBALT CREEK WAY

EXISTING
GINGKO CREEK DRIVE

PRIVATE STREET 'A'
(PRIVATE DRIVE)

PRIVATE STREET 'A'
(PRIVATE DRIVE)

LIMITS OF DISTURBANCE (TYP.)

TREE SAVE (TYP.)

OPEN SPACE (TYP.)

20' MINIMUM SETBACK

5' MINIMUM SETBACK

PROPERTY BOUNDARY (TYP.)

EXISTING POWER STRUCTURES

EXISTING SIGN AND FENCE

EXISTING PRIVATE STORM DRAINAGE EASEMENT

EXISTING SIGN AND LANDSCAPE EASEMENT

LIMITS OF DISTURBANCE TREE PROTECTION FENCE (TYP.)

180' CP&L EASEMENT
MB. 2004 PG. 212
DB. 8105 PG. 948
DB. 8105 PG. 1681

50' CARDINAL EXTENSION COMPANY PIPELINE EASEMENT
DB. 8065 PG. 1806
DB. 8175 PG. 2311
DB. 2004 PG. 212

SCM "A"

SCM "B"

SCM "C"

25' CLEAR ZONE

TRANSMISSION TOWER (TYP.)

POTENTIAL FUTURE DUKE TRANSMISSION LINES

5' SETBACK

20' SETBACK

BUILDING ① 71,725 SF

BUILDING ② 12,890 SF

BUILDING ③ 233,850 SF

POOL DECK

TREE PROTECTION FENCE (TYP.)

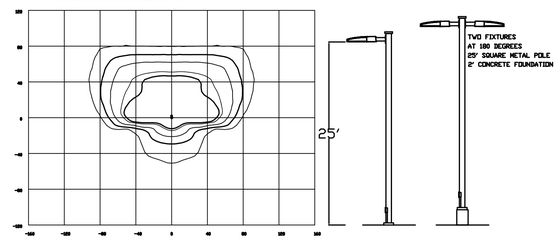
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN / XX — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL / PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY PAVEMENT
- PLAZA/GATHERING AREA
- TREE SAVE AREA/ OPENSPACE
- ARTIFICIAL TURF
- CONCRETE HATCH

ISOFOOTCANDLE CURVES

FIXTURE: LEI030, EATON
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED, 4000K, 70 CRI
LUMENS = 19459
PATTERN TYPE IV B3-U0-G4 (zero light at or above 90 degrees)
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.

ASSY# LFIX-EBK-LE2-150-BLK-IV-MULTIV-___-P
POLE ASSY# LPOLE-A3-STL-25FT-BLK-30-___-P (BLACK)
BRACKET ASSY# LBKT-SIDE-1EDN-BLK-UNV-STL-___-P (BLACK)



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 034355 LINDA J. VASIL
04. 18. 2025

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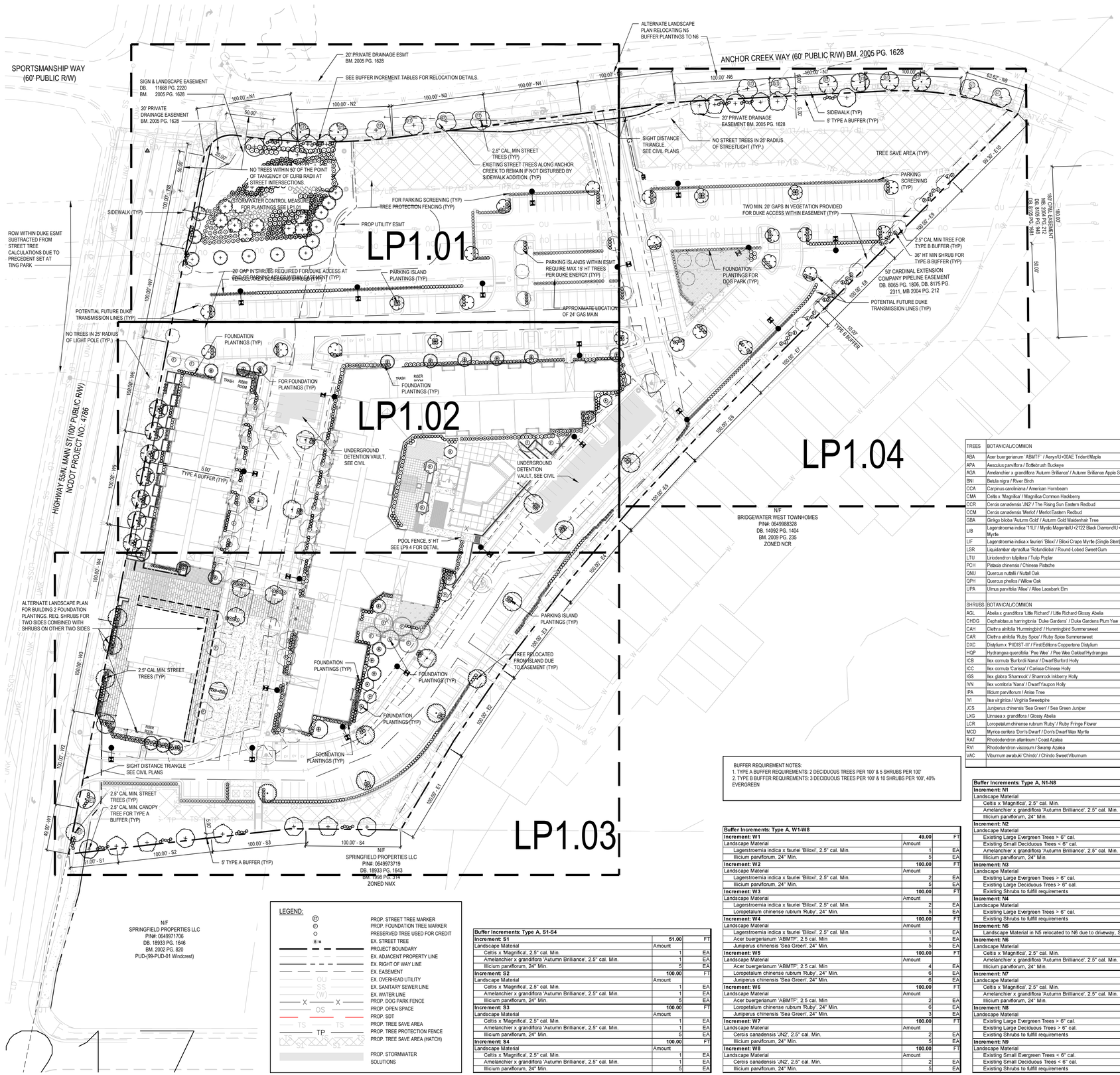
PLAN INFORMATION

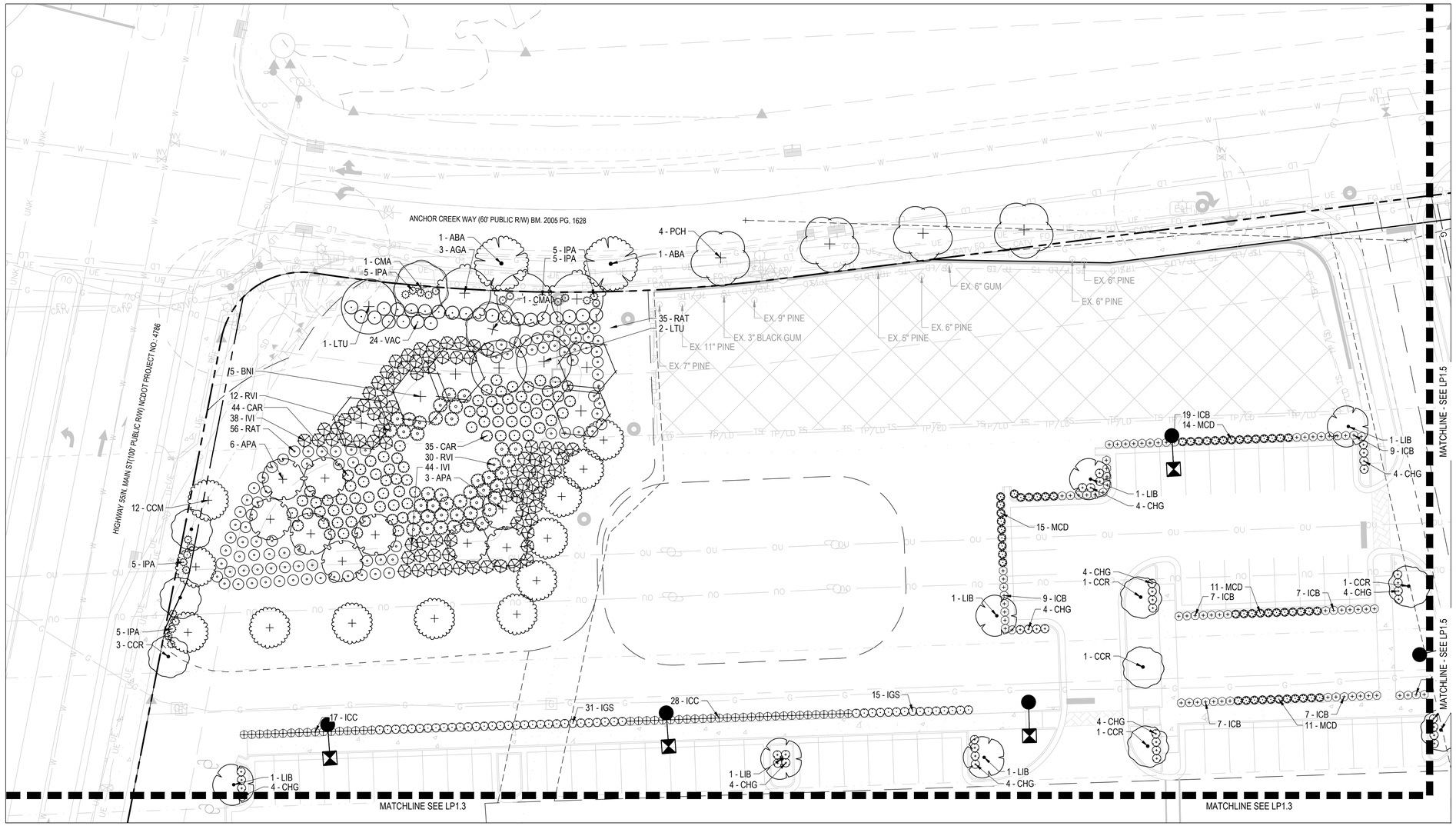
PROJECT NO.	SPEC-24258
FILENAME	SPEC24258x-OL1.dwg
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	1" = 40'
DATE	04. 18. 2025

SHEET

OVERALL LIGHTING PLAN

LI-1.00


SPORTSMANSHIP WAY
(60' PUBLIC R/W)
ANCHOR CREEK WAY (60' PUBLIC R/W) BM. 2005 PG. 1628
HIGHWAY 55/N. MAIN ST(100' PUBLIC R/W)
NCDOT PROJECT NO.: 4786
LP1.01
LP1.02
LP1.03
LP1.04
SIGN & LANDSCAPE EASEMENT DB. 11668 PG. 2220 BM. 2005 PG. 1628
20' PRIVATE DRAINAGE EASEMENT BM. 2005 PG. 1628
20' PRIVATE DRAINAGE ESMT BM. 2005 PG. 1628
SEE BUFFER INCREMENT TABLES FOR RELOCATION DETAILS.
ALTERNATE LANDSCAPE PLAN RELOCATING N5 BUFFER PLANTINGS TO N6
SIDEWALK (TYP)
5' TYPE A BUFFER (TYP)
SIGHT DISTANCE TRIANGLE SEE CIVIL PLANS
NO STREET TREES IN 25' RADIUS OF STREETLIGHT (TYP.)
2.5" CAL. MIN STREET TREES (TYP)
EXISTING STREET TREES ALONG ANCHOR CREEK TO REMAIN IF NOT DISTURBED BY SIDEWALK ADDITION. (TYP)
NO TREES WITHIN 50' OF THE POINT OF TANGENCY OF CURB RADII AT STREET INTERSECTIONS.
STORMWATER CONTROL MEASURE FOR PLANTINGS SEE LP1.01
TREE SAVE AREA (TYP)
PARKING SCREENING (TYP)
FOR PARKING SCREENING (TYP) TREE PROTECTION FENCING (TYP)
PROP UTILITY ESMT
TWO MIN. 20' GAPS IN VEGETATION PROVIDED FOR DUKE ACCESS WITHIN EASEMENT (TYP)
2.5" CAL MIN TREE FOR TYPE B BUFFER (TYP)
36" HT MIN SHRUB FOR TYPE B BUFFER (TYP)
50' CARDINAL EXTENSION COMPANY PIPELINE EASEMENT DB. 8065 PG. 1856, DB. 8175 PG. 2311, MB 2004 PG. 212
POTENTIAL FUTURE DUKE TRANSMISSION LINES (TYP)
ROW WITHIN DUKE ESMT SUBTRACTED FROM STREET TREE CALCULATIONS DUE TO PRECEDENT SET AT TING PARK
20' GAP IN SHRUBS REQUIRED FOR DUKE ACCESS AT END OF PARKING AISLES WITHIN EASEMENT (TYP)
PARKING ISLAND PLANTINGS (TYP)
PARKING ISLANDS WITHIN ESMT REQUIRE MAX 15' HT TREES PER DUKE ENERGY (TYP)
FOUNDATION PLANTINGS FOR DOG PARK (TYP)
APPROXIMATE LOCATION OF 24" GAS MAIN
NO TREES IN 25' RADIUS OF LIGHT POLE (TYP.)
FOUNDATION PLANTINGS (TYP)
FOR FOUNDATION PLANTINGS (TYP)
TRASH
RISER ROOM
UNDERGROUND DETENTION VAULT, SEE CIVIL
TYPE A BUFFER (TYP)
POOL FENCE, 5' HT SEE LP9.4 FOR DETAIL
PARKING ISLAND PLANTINGS (TYP)
TREE RELOCATED FROM ISLAND DUE TO EASEMENT (TYP)
ALTERNATE LANDSCAPE PLAN FOR BUILDING 2 FOUNDATION PLANTINGS. REQ. SHRUBS FOR TWO SIDES COMBINED WITH SHRUBS ON OTHER TWO SIDES
2.5" CAL MIN. STREET TREES (TYP)
2.5" CAL MIN. CANOPY TREE FOR TYPE A BUFFER (TYP)
SIGHT DISTANCE TRIANGLE SEE CIVIL PLANS
N/F BRIDGEWATER WEST TOWNHOMES PIN#: 0649988328 DB. 14092 PG. 1404 BM. 2009 PG. 235 ZONED NCR
N/F SPRINGFIELD PROPERTIES LLC PIN#: 0649973719 DB. 18933 PG. 1643 BM. 1996 PG. 314 ZONED NMX
N/F SPRINGFIELD PROPERTIES LLC PIN#: 0649971706 DB. 18933 PG. 1646 BM. 2002 PG. 820 PUD-(99-PUD-01 Windcrest)
N/F 1220 N MAIN ST LLC PIN#: 0649977212 DB. 18933 PG. 1649 BM. 2004 PG. 1581



PLANT KEY

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ABA	Acer buergerianum 'ABMTF' / Aerynn® Trident Maple
	APA	Aesculus parviflora / Bottlebrush Buckeye
	AGA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
	BNI	Betula nigra / River Birch
	CCA	Carpinus caroliniana / American Hornbeam
	CMA	Celtis x 'Magnifica' / Magnifica Common Hackberry
	CCR	Cercis canadensis 'JN2' / The Rising Sun™ Eastern Redbud
	CCM	Cercis canadensis 'Merlot' / Merlot Eastern Redbud
	GBA	Ginkgo Biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree
	LIB	Lagerstroemia indica 'I1LI' / Mystic Magenta™ Black Diamond® Crape Myrtle
	LIF	Lagerstroemia indica x fauriei 'Biloxi' / Biloxi Crape Myrtle (Single Stem)
	LSR	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum
	LTU	Liriodendron tulipifera / Tulip Poplar
	PCH	Pistacia chinensis / Chinese Pistache
	QNU	Quercus nuttallii / Nuttall Oak
	QPH	Quercus phellos / Willow Oak
	UPA	Ulmus parvifolia 'Allee' / Allee® Lacebark Elm
SHRUBS		
	AGL	Abelia x grandiflora 'Little Richard' / Little Richard Glossy Abelia
	CHG	Cephalotaxus harringtonia 'Duke Gardens' / Duke Gardens Plum Yew
	CAH	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet
	CAR	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet
	DXC	Distylium x 'PIDIST-II' / First Editions® Coppertone™ Distylium
	HQP	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea
	ICB	Ilex comuta 'Burfordii Nana' / Dwarf Burford Holly
	ICC	Ilex comuta 'Carissa' / Carissa Chinese Holly
	IGS	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly
	IVN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly
	IPA	Illicium parviflorum / Anise Tree
	IVI	Itea virginica / Virginia Sweetspire
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper
	LXG	Linnaea x grandiflora / Glossy Abelia
	LCR	Loropetalum chinense rubrum 'Ruby' / Ruby Fringe Flower
	MCD	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle
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	RVI	Rhododendron viscosum / Swamp Azalea
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NOTES:
1. ALL PLANT MATERIAL WITHIN 5' OF CURB OR EDGE OF PAVEMENT AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE MAINTAINED AT 36" MAX. HEIGHT.
2. SEE LP9.01 FOR LANDSCAPE DETAILS, PLANT SCHEDULE AND NOTES.

ENLARGED LANDSCAPE PLAN

Know what's **below.** **Call** before you dig.

20' 10' 0 20' 40'

SCALE: 1" = 20'

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1216 Chestnut St. 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

25-DP-01

OVERLOOK AT MAIN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2670 JEREMY E. ARMETTA

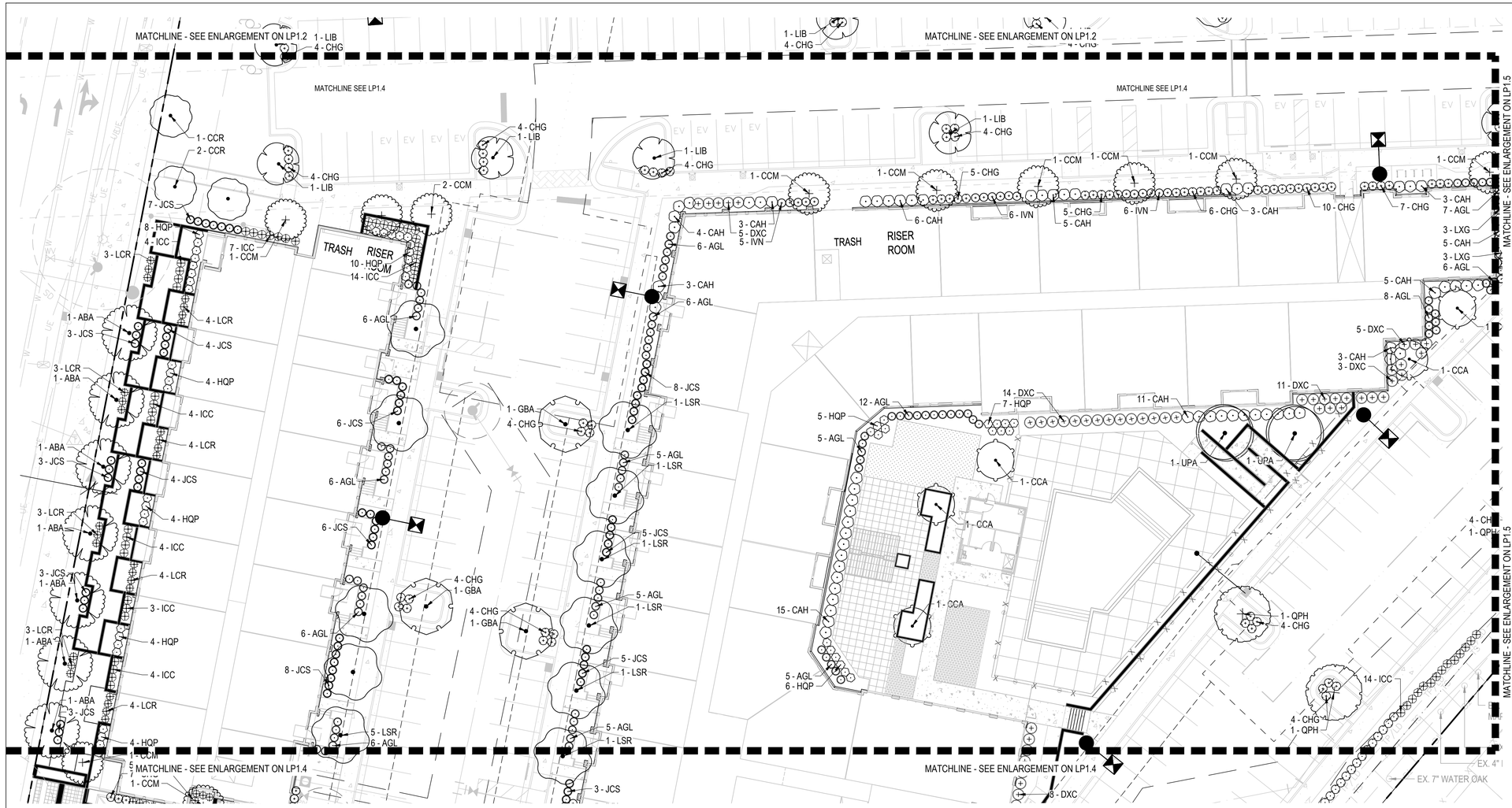
JDAVIS ARCHITECTS PA REGISTERED ARCHITECTURAL COMPANY NORTH CAROLINA CERT. NO. 51208 RALEIGH, N.C.

PROJECT:	24086	DATE
ISSUE:	Development Plan	01.03.2025
	Town Comments	02.07.2025
	Town Comments	03.14.2025
REVISIONS:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	ENLARGED LANDSCAPE PLAN	

LP1.01

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PLANT KEY		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ABA	Acer buergeranum `ABMTF` / Aerynd® Trident Maple
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20' 10' 0 20' 40'

SCALE: 1" = 20'

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25-DP-01

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DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

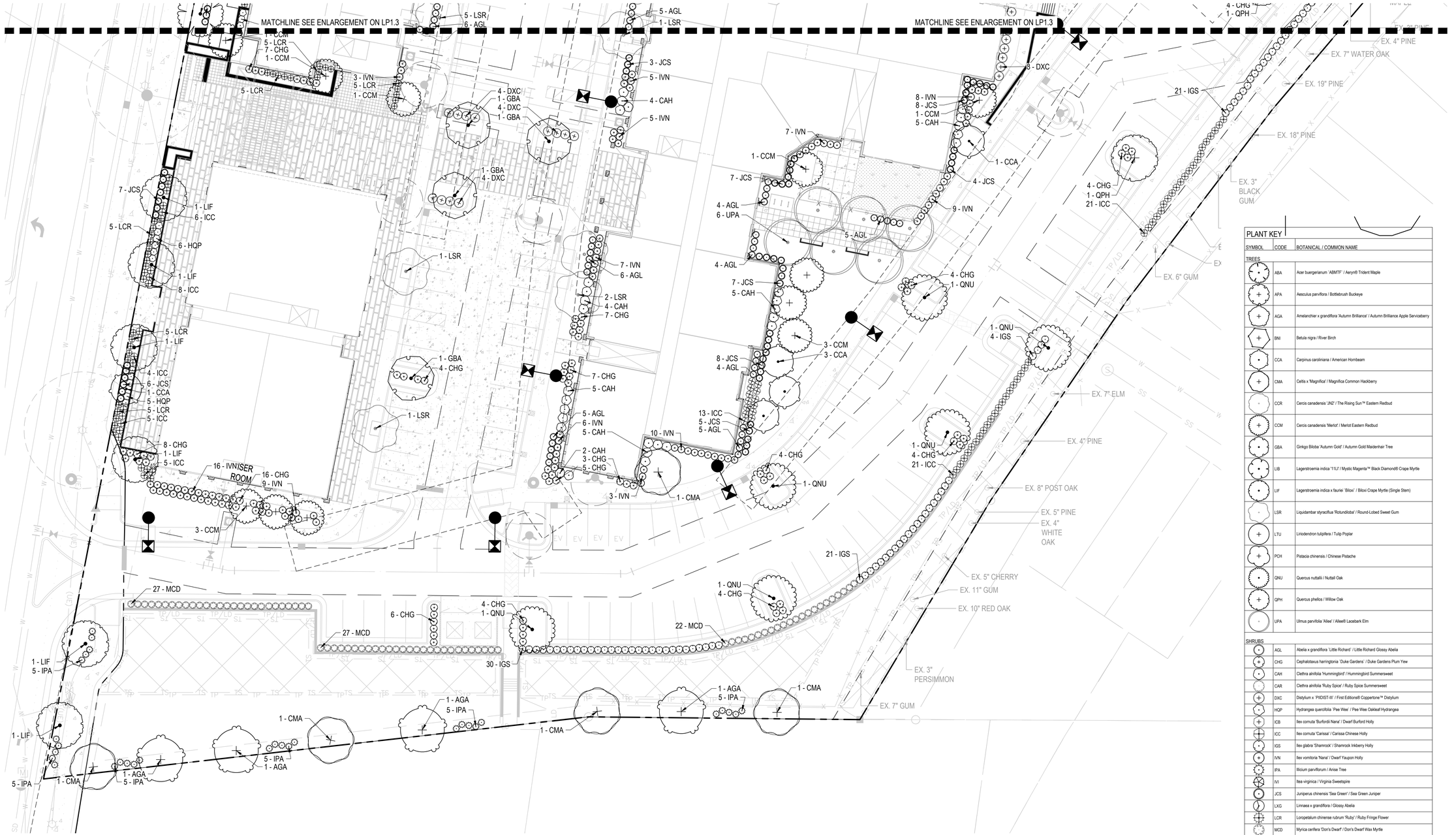
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6870 3/14/2025 JEREMY E. ABRETSKE

JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURE COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

PROJECT:	24086	DATE
ISSUE:	Development Plan	01.03.2025
	Town Comments	02.07.2025
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REVISIONS:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	ENLARGED LANDSCAPE PLAN	

LP1.02

4/15/2025 5:58 PM P:\24pro\24086_Overlook-at-Main\Vic_LAND\LA\Dwg\[24086_Code+Required-Planting_03.dwg



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SCALE: 1" = 20'

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1216 Chestnut St. 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

25-DP-01

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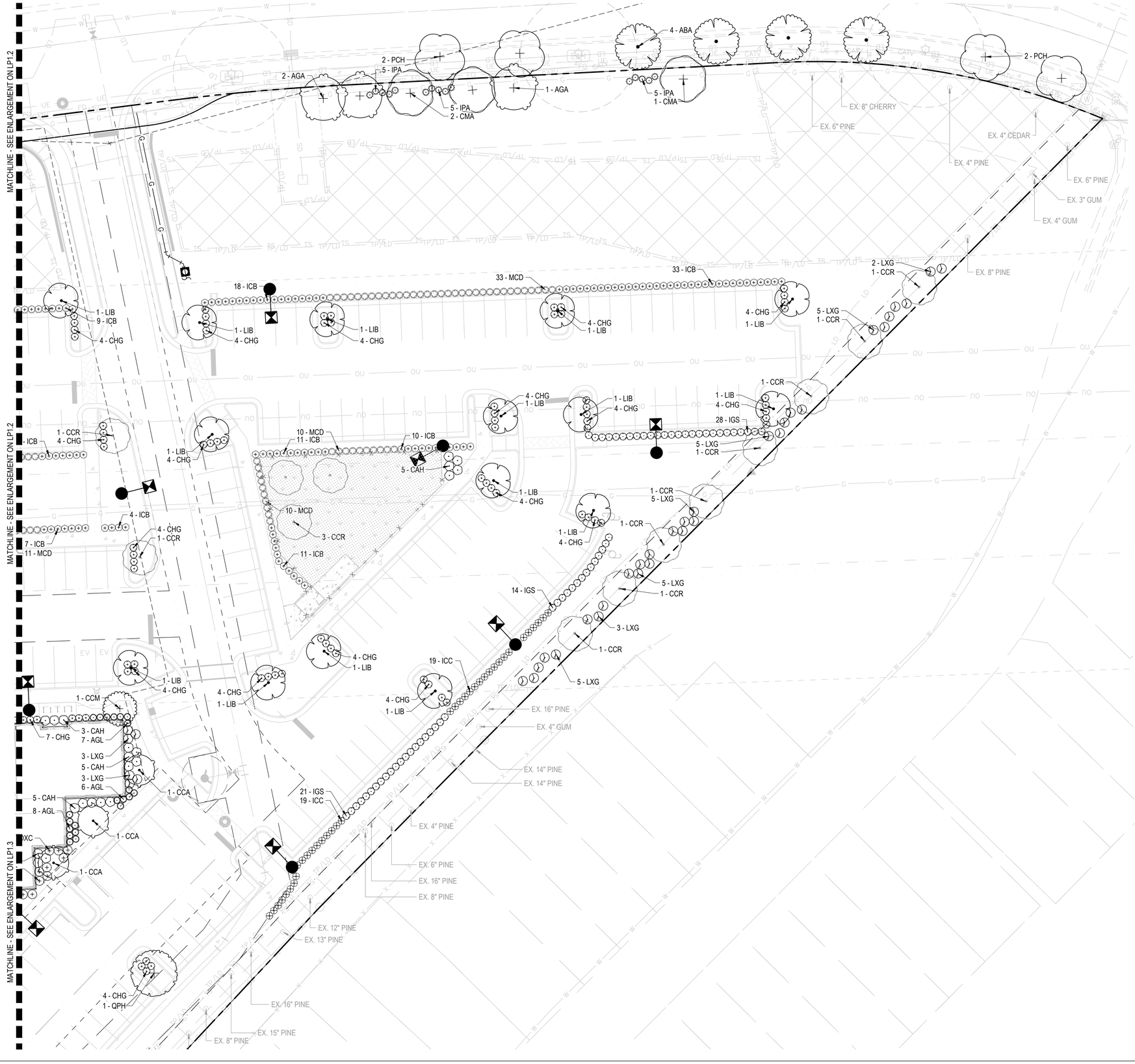
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6070 JEREMY E. ARMENTROUT

JDAVIS ARCHITECTS PC REGISTERED ARCHITECTURAL COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

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	Town Comments	03.14.2025
REVISIONS:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	ENLARGED LANDSCAPE PLAN	

LP1.03

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PLANT KEY		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ABA	Acer buergeranum `ABMTF` / Aerynn® Trident Maple
	APA	Aesculus parviflora / Bottlebrush Buckeye
	AGA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
	BNI	Betula nigra / River Birch
	CCA	Carpinus caroliniana / American Hornbeam
	CMA	Celtis x 'Magnifica' / Magnifica Common Hackberry
	CCR	Cercis canadensis 'JN2' / The Rising Sun™ Eastern Redbud
	CCM	Cercis canadensis 'Merlot' / Merlot Eastern Redbud
	GBA	Ginkgo Biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree
	LIB	Lagerstroemia indica `11LF` / Mystic Magenta™ Black Diamond® Crape Myrtle
	LIF	Lagerstroemia indica x fauriei `Biloxi` / Biloxi Crape Myrtle (Single Stem)
	LSR	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum
	LTU	Liriodendron tulipifera / Tulip Poplar
	PCH	Pistacia chinensis / Chinese Pistache
	QNU	Quercus nuttallii / Nuttall Oak
	QPH	Quercus phellos / Willow Oak
	UPA	Ulmus parvifolia 'Allee' / Allee® Lacebark Elm
SHRUBS		
	AGL	Abelia x grandiflora 'Little Richard' / Little Richard Glossy Abelia
	CHG	Cephalotaxus harringtonia 'Duke Gardens' / Duke Gardens Plum Yew
	CAH	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet
	CAR	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet
	DXC	Distylium x `PIIDIST-III` / First Editions® Coppertone™ Distylium
	HQP	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea
	ICB	Ilex comuta 'Burfordii Nana' / Dwarf Burford Holly
	ICC	Ilex comuta 'Carissa' / Carissa Chinese Holly
	IGS	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly
	IVN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly
	IPA	Illicium parviflorum / Anise Tree
	IVI	Itea virginica / Virginia Sweetspire
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper
	LXG	Linnaea x grandiflora / Glossy Abelia
	LCR	Loropetalum chinense rubrum 'Ruby' / Ruby Fringe Flower
	MCD	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle
	RAT	Rhododendron atlanticum / Coast Azalea
	RVI	Rhododendron viscosum / Swamp Azalea
	VAC	Viburnum awabuki 'Chindo' / Chindo Sweet Viburnum

NOTES:
1. ALL PLANT MATERIAL WITHIN 5' OF CURB OR EDGE OF PAVEMENT AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE MAINTAINED AT 36" MAX. HEIGHT.
2. SEE LP9.01 FOR LANDSCAPE DETAILS, PLANT SCHEDULE AND NOTES.

ENLARGED LANDSCAPE PLAN

Know what's **below.** **Call** before you dig.

20' 10' 0 20' 40'

SCALE: 1" = 20'

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25-DP-01

OVERLOOK AT MAIN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2070 JEREMY E. ARMENTROUT

JDAVIS ARCHITECTS PC REGISTERED ARCHITECTURAL COMPANY NORTH CAROLINA CERT. NO. 51208 RALEIGH, N.C.

PROJECT:	24086	DATE
ISSUE:	Development Plan	01.03.2025
	Town Comments	02.07.2025
	Town Comments	03.14.2025
REVISIONS:		
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CHECKED BY:	JEA	
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LP1.04

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LEGEND:

- PROP. STREET TREE MARKER
- PROP. FOUNDATION TREE MARKER
- PRESERVED TREE USED FOR CREDIT
- EX. STREET TREE
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. EASEMENT
- EX. OVERHEAD UTILITY
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- PROP. DOG PARK FENCE
- PROP. OPEN SPACE (SEE CIVIL SHEETS)
- PROP. SDT
- PROP. TREE SAVE AREA
- PROP. TREE PROTECTION FENCE
- PROP. TREE SAVE AREA (HATCH)
- PROP. STORMWATER SOLUTIONS

Open Space Calculations

		AC	SF
Total Acreage		9.86	429,502
Open Space Required	15.0%	1.48	64,425
Tree Preservation Area Required	10.0%	0.99	42,950
Tree Preservation Area Provided	10.6%	1.05	45,738
Active Recreation Area Required	2.0%	0.20	8,590
Active Recreation Area Provided	3.7%	0.36	15,809
Tot Lot Required	15% of Req. Active Rec. Area	0.03	1,289
Tot Lot Provided	17.3%	0.03	1,486
Urban Civic Space Required	0.5%	0.05	2,148
Urban Civic Space Provided	1.1%	0.11	4,916
Flexible Space Required	2.5%	0.25	10,738
Flexible Space Provided	2.7%	0.27	11,557
Total Open Space Provided	**18.2%**		

OPEN SPACE KEY

50' 25' 0 50' 100'

SCALE: 1" = 50'

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OVERLOOK AT MAIN
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DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6670 JEREMY E. ARNETTE

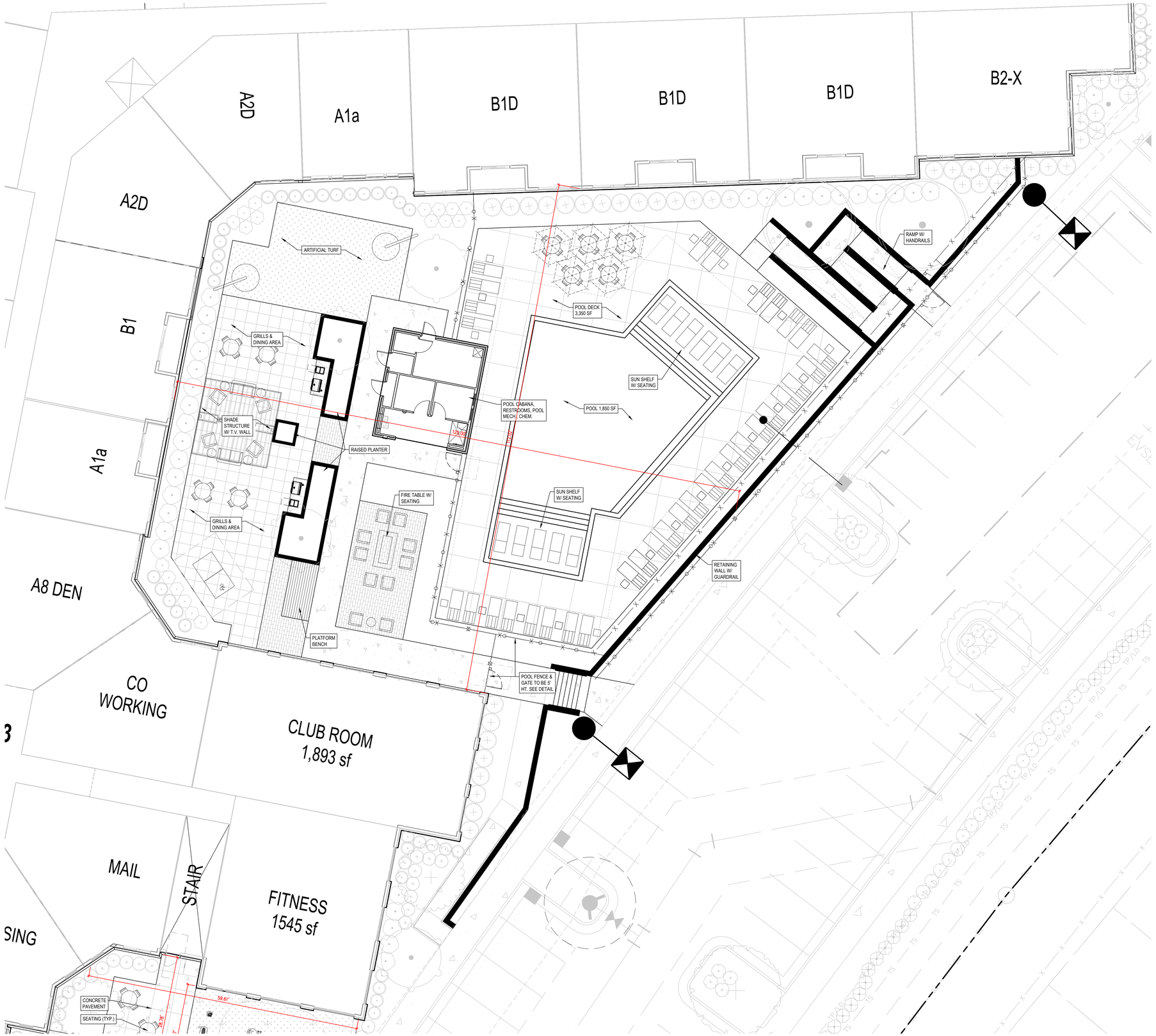
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- PROP. TREE PROTECTION FENCE
- PROP. TREE SAVE AREA (HATCH)
- PROP. STORMWATER SOLUTIONS

OPEN SPACE ENLARGEMENT

Know what's **below.** **Call** before you dig.

10' 5' 0 10' 20'

SCALE: 1" = 10'

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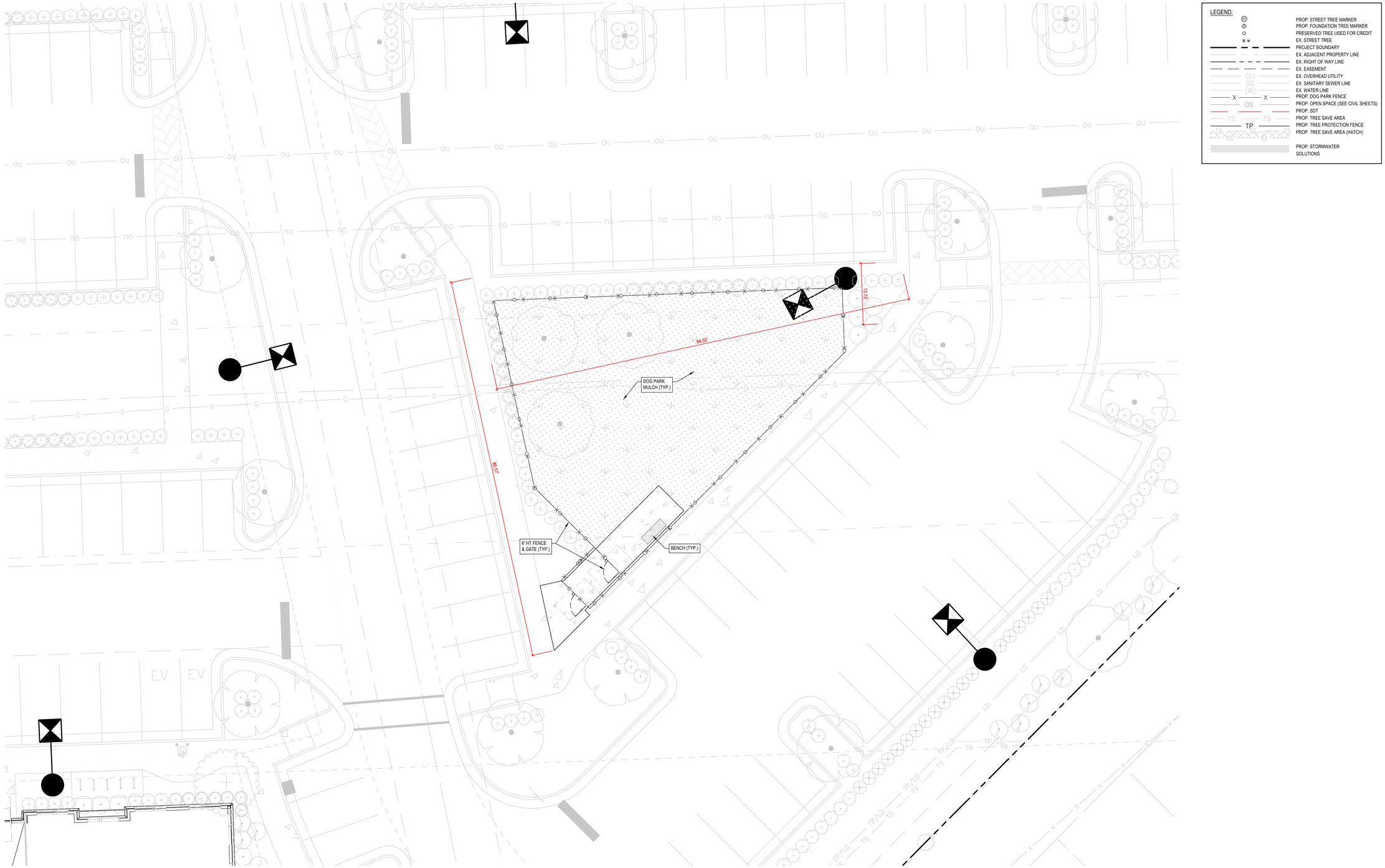
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OPEN SPACE ENLARGEMENT

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SCALE: 1" = 10'

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DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6870 JEREMY E. ABELTSHAUSER

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- PROP. TREE PROTECTION FENCE
- PROP. TREE SAVE AREA (HATCH)
- PROP. STORMWATER SOLUTIONS

OPEN SPACE ENLARGEMENT

10' 5' 0 10' 20'

SCALE: 1" = 10'

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DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

OVERLOOK AT MAIN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6070 2014 JEREMY E. ARNETT

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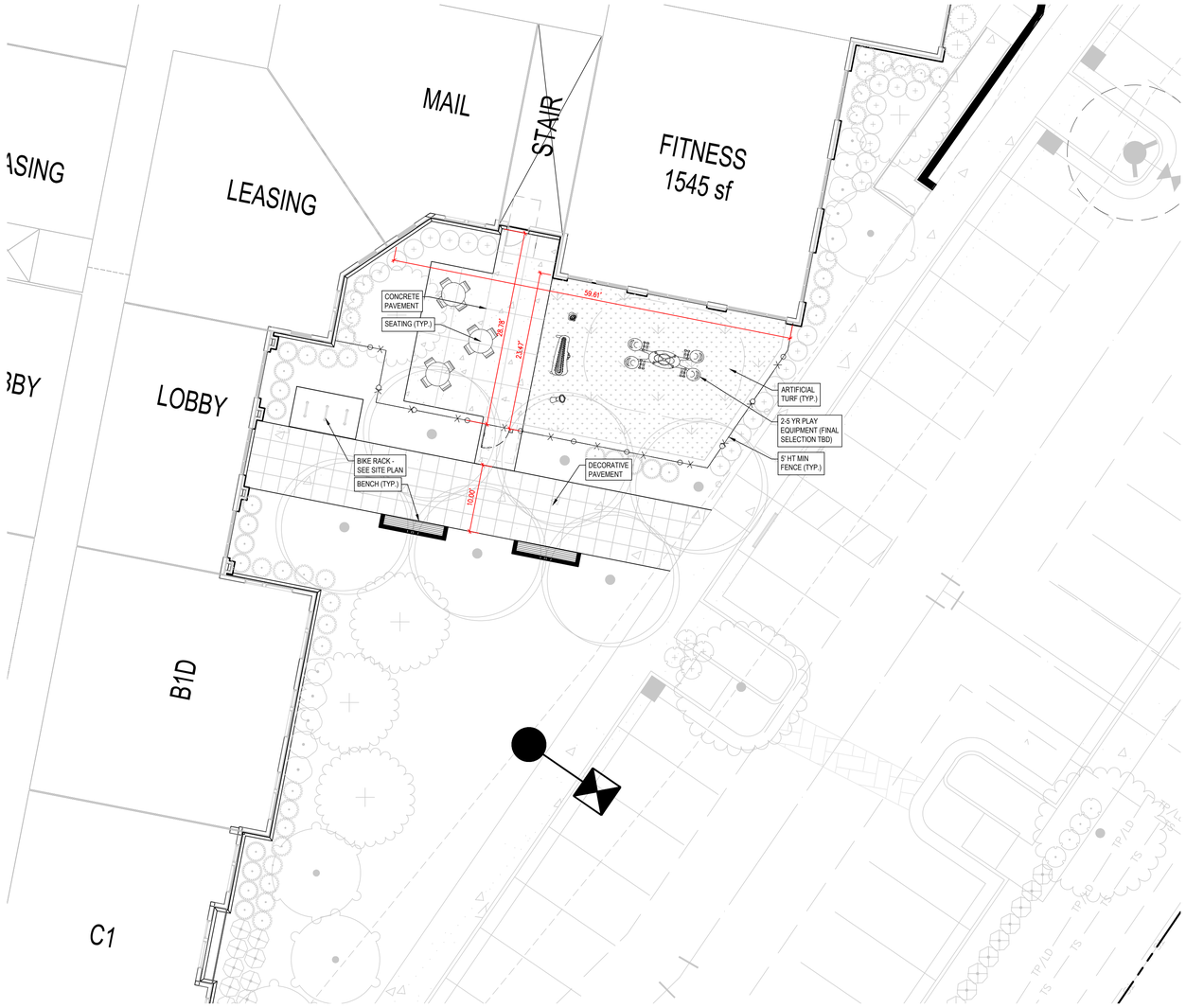
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	Town Comments	03.14.2025
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DRAWN BY:	MKL	
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CONTENT:	OPEN SPACE ENLARGEMENT	

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- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. EASEMENT
- OU — EX. OVERHEAD UTILITY
- SS — EX. SANITARY SEWER LINE
- (W) — EX. WATER LINE
- X — X — PROP. DOG PARK FENCE
- OS — PROP. OPEN SPACE (SEE CIVIL SHEETS)
- PROP. SDT
- TS — TS — PROP. TREE SAVE AREA
- TP — PROP. TREE PROTECTION FENCE
- PROP. TREE SAVE AREA (HATCH)
- PROP. STORMWATER SOLUTIONS

OPEN SPACE ENLARGEMENT

10' 5' 0 10' 20'

SCALE: 1" = 10'

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DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

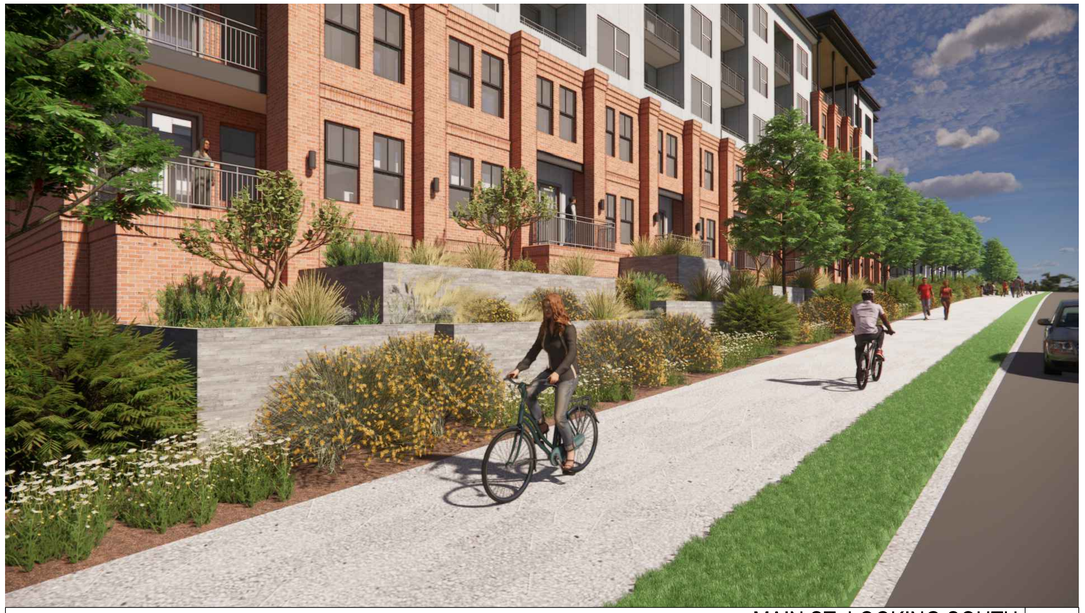
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2070 JEREMY E. ABELL

JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

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CONTENT:	OPEN SPACE ENLARGEMENT	

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MAIN ST. LOOKING SOUTH
SCALE: NTS
1



MAIN ST. AT PROMENADE
SCALE: NTS
2



N. MAIN ST / ANCHOR CREEK WAY INTERSECTION
SCALE: NTS
0



SITE RENDER KEY
SCALE: 1" = 100'

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2070 JEREMY E. ARNETT

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DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

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CONTENT:	SITE RENDERS	

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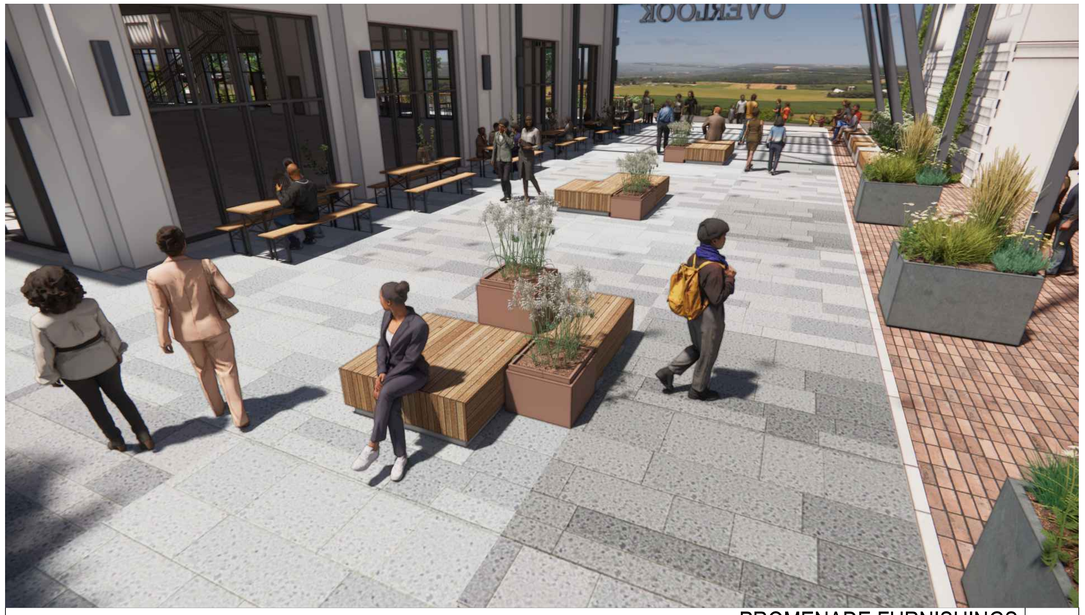
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PROMENADE LOOKING WEST - SEATING | 3
SCALE: NTS



PROMENADE LOOKING WEST - EVENT TENTS | 4
SCALE: NTS



PROMENADE FURNISHINGS | 5
SCALE: NTS



PROMENADE CROSSING | 6
SCALE: NTS

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2070 JEREMY E. ADKINS 03.14.2025

JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

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INTERNAL DRIVE AISLE - RESIDENTIAL | 7
SCALE: NTS



INTERNAL DRIVE AISLE - BUILDING 1 ENTRANCE | 8
SCALE: NTS



INTERNAL DRIVE AISLE - RESIDENTIAL STOOPS | 9
SCALE: NTS



INTERNAL DRIVE AISLE - RETAIL | 10
SCALE: NTS

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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
6. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION CONTACT THE DEVELOPMENT DIRECTOR AT (919) 557-3908.
7. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY TRANSPORTATION AND PUBLIC UTILITIES DEPARTMENTS PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
8. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY TOWN OF HOLLY SPRINGS INSPECTOR AS NEEDED DURING CONSTRUCTION.
9. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN R. MCADAMS COMPANY IN DURHAM, NORTH CAROLINA IN DIGITAL FORMAT IN MARCH 2023.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
11. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
12. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
13. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
14. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
15. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
16. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
17. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
18. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF TOWN OF HOLLY SPRINGS PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
19. ALL RAMPS AND HANDRAILS SHALL BE COMPLY WITH CURRENT ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
20. SWINGING DOORS AND GATE SHALL HAVE MANEUVERING CLEARANCE COMPLYING WITH CURRENT ANSI STANDARD.
21. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM VIEW BY EVERGREEN SHRUBS.
22. ALL HVAC EQUIPMENTS OF THIS PROJECT E TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS.
23. UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
24. OWNER SHALL BE RESPONSIBLE FOR:
    - 24.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E. THICKETS) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
    - 24.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANING SEASON.

GENERAL NOTES
SCALE: NTS — 7

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
TREES					
ABA	Acer buergerianum `ABMTF` / Aeryn® Trident Maple	B&B	2.5" MIN	13	STREET TREE
APA	Aesculus parviflora / Bottlebrush Buckeye	B&B	1.5" MIN	9	SCM PLANTINGS
AGA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B&B	2.5" MIN	10	TYPE A BUFFER
BNI	Betula nigra / River Birch	B&B	2.5" MIN	5	SCM PLANTINGS, SINGLE STEM ONLY
CCA	Carpinus caroliniana / American Hornbeam	B&B	1.5" MIN	11	FOUNDATION PLANTINGS
CMA	Celtis x 'Magnifica' / Magnifica Common Hackberry	B&B	2.5" MIN	10	FOUNDATION PLANTING
CCR	Cercis canadensis 'JN2' / The Rising Sun™ Eastern Redbud	B&B	1.5" MIN	22	UTILITY ESMT TREES; PARKING ISLAND TREE, TYPE B BUFFER, FOUNDATION PLANTINGS
CCM	Cercis canadensis 'Merlot' / Merlot Eastern Redbud	B&B	1.5" MIN	32	FOUNDATION PLANTINGS, SCM PLANTINGS
GBA	Ginkgo Biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B&B	2.5" MIN	7	STREET TREE
LIB	Lagerstroemia indica '11LI' / Mystic Magenta™ Black Diamond® Crape Myrtle	B&B	1.5" MIN	24	UTILITY ESMT TREES; PARKING ISLAND TREE
LIF	Lagerstroemia indica x fauriei `Biloxi` / Biloxi Crape Myrtle (Single Stem)	B&B	2.5" MIN	6	STREET TREE
LSR	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	B&B	2.5" MIN	15	FOUNDATION PLANTING
LTU	Liriodendron tulipifera / Tulip Poplar	B&B	2.5" MIN	3	SCM PLANTINGS
PCH	Pistacia chinensis / Chinese Pistache	B&B	2.5" MIN	8	STREET TREE
QNU	Quercus nuttallii / Nuttall Oak	B&B	2.5" MIN	6	TYPE A BUFFER
QPH	Quercus phellos / Willow Oak	B&B	2.5" MIN	4	PARKING ISLAND TREES, STREET TREE
UPA	Ulmus parvifolia 'Allee' / Allee® Lacebark Elm	B&B	2.5"	8	FOUNDATION PLANTING
CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
SHRUBS					
AGL	Abelia x grandiflora `Little Richard` / Little Richard Glossy Abelia	3 GAL	24" HT MIN	127	FOUNDATION PLANTING
CHG	Cephalotaxus harringtonia `Duke Gardens` / Duke Gardens Plum Yew	3 GAL	24" HT MIN	256	PARKING ISLAND, FOUNDATION PLANTING
CAH	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	3 GAL	24" HT MIN	101	FOUNDATION PLANTING
CAR	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	5 GAL	36" HT MIN	79	SCM PLANTING
DXC	Distylium x `PIIDIST-III` / First Editions® Coppertone™ Distylium	3 GAL	24" HT MIN	58	FOUNDATION PLANTING
HQP	Hydrangea quercifolia `Pee Wee` / Pee Wee Oakleaf Hydrangea	3 GAL	24" HT MIN	63	FOUNDATION PLANTING
ICB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 GAL	24" HT MIN	152	VEHICLE AREA SCREENING, FOUNDATION PLANTING
ICC	Ilex cornuta 'Carissa' / Carissa Chinese Holly	3 GAL	24" HT MIN	220	VEHICLE AREA SCREENING, FOUNDATION PLANTING
IGS	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 GAL	24" HT MIN	185	FOUNDATION PLANTING
IVN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	3 GAL	24" HT MIN	105	FOUNDATION PLANTING
IPA	Illicium parviflorum / Anise Tree	3 GAL	24" HT MIN	70	TYPE A BUFFER
IVI	Itea virginica / Virginia Sweetspire	5 GAL	36" HT MIN	62	SCM PLANTING
JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 GAL	24" HT MIN	120	FOUNDATION PLANTING
LXG	Linnaea x grandiflora / Glossy Abelia	5 GAL	36" HT MIN	36	TYPE B BUFFER, SCM SCREENING
LCR	Loropetalum chinense rubrum 'Ruby' / Ruby Fringe Flower	3 GAL	24" HT MIN	58	FOUNDATION PLANTING
MCD	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle	3 GAL	24" HT MIN	153	VEHICULAR AREA SCREENING
RAT	Rhododendron atlanticum / Coast Azalea	5 GAL	36" HT MIN	91	SCM PLANTING
RVI	Rhododendron viscosum / Swamp Azalea	5 GAL	36" HT MIN	42	SCM PLANTING
VAC	Viburnum awabuki 'Chindo' / Chindo Sweet Viburnum	5 GAL	36" HT MIN	24	SCM BUFFER, UTILITY SCREENING

PLANT SCHEDULE
SCALE: NTS — 3

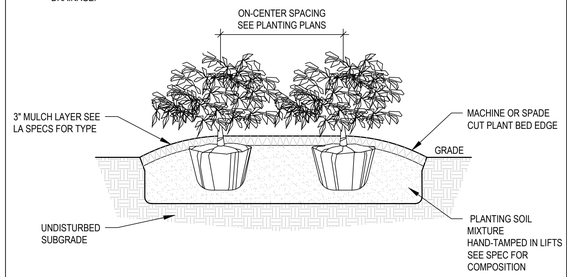
LANDSCAPE NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE TOWN OF HOLLY SPRINGS.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
5. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS.
7. ALL PLANTING BEDS ARE TO BE MULCHED TO A MAXIMUM DEPTH OF 3" WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS, NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
8. ALL LAWN AREAS TO BE SEEDED OR/AND SODDED AS PER MANUFACTURE'S SPECIFICATIONS. REFER TO LANDSCAPE PLAN(S). ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.
9. HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS.
10. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
11. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS.
12. MIN. 25' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
13. TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.
14. TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
15. TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES. TREES WITHIN THE DUKE POWER EASEMENT SHALL REACH NO HIGHER THAN 12' IN HEIGHT
16. CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
17. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
18. NO SINGLE SPECIES SHALL CONSTITUTE MORE THAN 25% OF THE PLANT MATERIAL OF ITS TYPE. VERIFY SPECIES ARE NOT ON THE INVASIVE SPECIES LIST (UDO SECTION 5.4.1).

LANDSCAPE NOTES
SCALE: NTS — 6

MASS PLANTING NOTES:

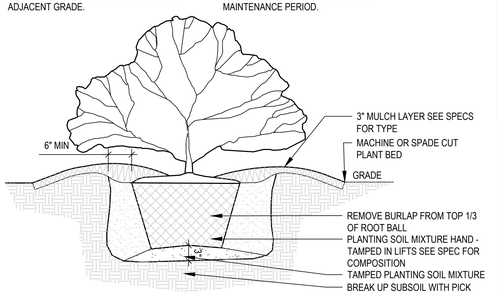
1. PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN.
2. CROWN PLANTING BED A MIN. OF 3" ABOVE ADJACENT GRADE EXCEPT WHERE CROWNING WOULD COMPROMISE REQUIRED POSITIVE DRAINAGE.



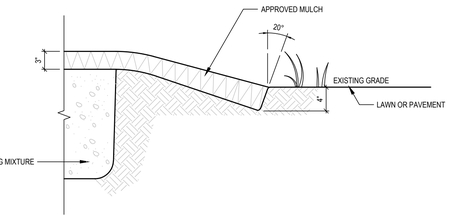
CONTAINER PLANT INSTALLATION DETAIL
SCALE: 3/4" = 1' - 0" — 4

MASS PLANTING NOTES:

1. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
2. SET SHRUB 2 INCHES HIGHER THAN ABOVE ADJACENT GRADE.
3. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.
4. PROVIDE 2" DEEP SAUCER AROUND SHRUB
5. KEEP MULCH AWAY FROM ROOT CROWN.
6. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.



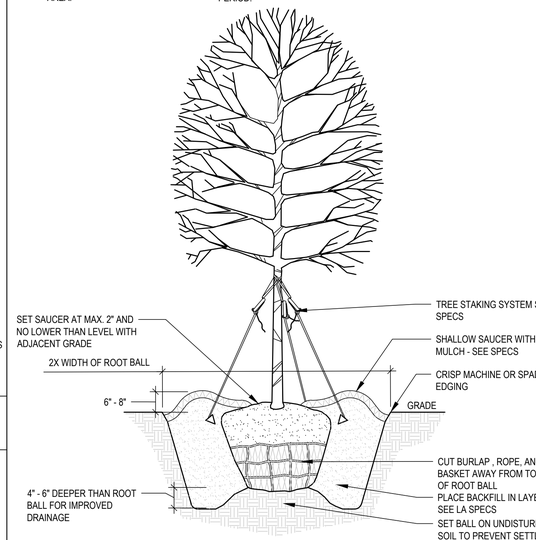
B&B SHRUB INSTALLATION
SCALE: 3/4" = 1' - 0" — 2



BED EDGING
SCALE: NTS — 5

TREE PLANTING NOTES:

1. MATCH PLANTING PROCEDURE FOR EVERGREEN TREES.
2. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
3. IF TREES ARE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.
4. FOR CONTAINER-GROWN TREES, EXTRACT THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.
6. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SOLID SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
7. IN MEDIAN ISLANDS, SET PLANT MATERIAL AS CLOSE TO FINISHED GRADE AS POSSIBLE.
8. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.



TREE INSTALLATION DETAIL
SCALE: 3/4" = 1' - 0" — 1

PLANTING DETAILS, PLANT SCHEDULE AND NOTES

THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PC

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25-DP-01

OVERLOOK AT MAIN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6670 JEREMY E. ARMENTROUT

JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

PROJECT:	24086	DATE
ISSUE:	Development Plan	01.03.2025
	Town Comments	02.07.2025
	Town Comments	03.14.2025
REVISIONS:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	PLANTING DETAILS	
	PLANT SCHEDULE	
	AND NOTES	

LP9.01

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LANDSCAPE TECHNICAL SPECIFICATIONS

GENERAL REQUIREMENTS

SCOPE OF WORK

1. THE WORK OF THIS CONTRACT INCLUDES INSTALLATION OF PLANT MATERIAL AND TURF GRASS SOD INCLUDING MAINTENANCE OF THE LANDSCAPING DURING THE INSTALLATION PERIOD UNTIL FINAL ACCEPTANCE OF THE CONTRACT WORK AS INDICATED ON THE PLANS INCLUDING:

   A. INSTALLATION OF TREES, SHRUBS, AND GROUND COVERS
   B. SOIL PREPARATION
   C. INSTALLATION OF TURF GRASS SOD
   D. MULCHING
   E. STAKING AND GUYING OF PLANTS.
   F. MAINTENANCE DURING THE INSTALLATION PERIOD
   G. ACCEPTANCE OF LANDSCAPE INSTALLATION
   H. WARRANTY REQUIREMENTS

SPECIFIC REQUIREMENTS ARE ENUMERATED IN THE SPECIFICATIONS BELOW.

2. THE CONTRACTOR IS REQUIRED TO SUBMIT TO THE OWNER A CONSTRUCTION SCHEDULE FOR THE EXECUTION OF THE WORK AND WILL CORRELATE SPECIFIC TASKS WITH REQUIRED COMPLETION DATES.

PROJECT CONDITIONS

1. WORK ZONE SAFETY: COMPLY WITH ALL PERTINENT STATE AND LOCAL SAFETY REGULATIONS.

2. THE CONTRACTOR SHOULD TAKE EVERY PRECAUTION TO ENSURE SAFETY FOR VEHICULAR TRAFFIC, PEDESTRIANS, AND HIS PERSONNEL AT ALL TIMES DURING HIS OPERATIONS AND THROUGHOUT THE DURATION OF THE WORK. TRAFFIC CONTROL PROCEDURES SHALL CONFORM TO THE "GUIDELINES FOR CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" HANDBOOK, 2002 VERSION PUBLISHED BY THE NORTH CAROLINA STATE UNIVERSITY. ADDITIONAL SAFETY INFORMATION IS CONTAINED IN THE FOLLOWING INDUSTRY ALERT FROM THE N.C. DEPARTMENT OF LABOR:

   http://www.nclabor.com/osha/etta/wrkzone.pdf

3. PERFORM WORK OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS, AND OTHER ADJACENT FACILITIES. ALLOW SAFE PASSAGE BY PEDESTRIANS ON PUBLIC SIDEWALKS OR, IF NECESSARY, PROVIDE SAFE ALTERNATE ROUTES AROUND OBSTRUCTED SIDEWALKS OR ADJACENT FACILITIES.

4. LOCATE AND IDENTIFY EXISTING OVERHEAD AND UNDERGROUND UTILITIES WITHIN THE CONTRACT WORK AREAS THROUGH NC ONE CALL UTILITY LOCATOR SERVICE AT 1-800-632-4949. THE CONTRACTOR IS RESPONSIBLE FOR CALLING DIRECTLY ANY UTILITY OWNER THAT IS NOT A MEMBER OF THE NC ONE CALL NETWORK AND TO REQUEST PHYSICAL MARKING OF THEIR UTILITY LINES WITHIN PROPOSED WORK AREAS. WHEN UNMARKED OR INCORRECTLY MARKED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE INSTRUCTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION. HAND EXCAVATE AS REQUIRED AROUND EXISTING UTILITIES. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR THE PROPER REPAIR OF UTILITIES DAMAGED BY OPERATIONS.

5. PROTECT EXISTING BUILDINGS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS SHALL BE AT CONTRACTOR'S EXPENSE.

6. CONTRACTOR WILL COORDINATE WITH OWNER REGARDING CONTRACTOR PARKING, STORAGE OF PLANTS, AND STAGING OF THE WORK FOR COMMENT AND APPROVAL PRIOR TO COMMENCING WORK OPERATIONS.

7. CONTROL DUST CAUSED BY THE WORK. DAMPEN SURFACES AS REQUIRED. COMPLY WITH POLLUTION REGULATIONS OF GOVERNING AUTHORITIES.

8. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT AND OWNER FOR REVIEW PRIOR TO PLANTING.

9. IF PROPOSED TREE OR SHRUB RELOCATION IS NECESSARY DUE TO INTERFERENCE WITH UTILITIES, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND RECEIVE APPROVAL OF A REVISED LOCATION. CONTRACTOR MUST PROVIDE PRECISE LOCATION OF UTILITIES AND REQUIRED PLANT RELOCATION PRIOR TO PIT EXCAVATION AND INSTALLATION.

10. ALL DAMAGES CAUSED BY LANDSCAPING OPERATIONS SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE LANDSCAPE CONTRACTOR'S EXPENSE..

SUBMITTALS AND APPROVALS

1. PRIOR TO PLACING ORDERS FOR PLANT MATERIALS, THE CONTRACTOR WILL ELECTRONICALLY SUBMIT PHOTOGRAPHIC EVIDENCE OF THE SELECTED MATERIALS TO THE LANDSCAPE ARCHITECT FOR PRELIMINARY ACCEPTANCE. THE SPECIFIC PLANT OR PLANTS PHOTOGRAPHED SHOULD BE REPRESENTATIVE OF ALL PLANT STOCK REQUIRED FOR THE PROJECT. CONTRACTOR WILL LOCATE ALTERNATIVE SUPPLIER(S) FOR ANY MATERIALS REJECTED BY THE PRELIMINARY REVIEW. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIALS FOR FAILURE TO MEET THE SPECIFICATIONS THROUGHOUT THE LIFE OF THE CONTRACT. ANY ADDITIONAL COST ASSOCIATED WITH REPLACING REJECTED PLANT MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. PRODUCT CERTIFICATES: FURNISH FOR EACH TYPE OF MANUFACTURED PRODUCT CERTIFYING THAT THEIR PRODUCTS COMPLY WITH SPECIFIED REQUIREMENTS INCLUDING:

   A. MANUFACTURER'S ANALYSIS OF FERTILIZER CONTENTS.

   B. CERTIFIED ANALYSIS FOR SOIL MIXTURES INCLUDING PLANTING MIXTURE AND PLANTER MIX AS DEFINED UNDER "PRODUCTS" SECTION.

   C. VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE REQUIRED, STATING BOTANICAL AND COMMON NAME, PERCENTAGES BY WEIGHT, AND PERCENTAGES OF PURITY, GERMINATION, AND WEED SEED FOR EACH GRASS SEED SPECIES. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING.

   D. PRE-EMERGENT HERBICIDE BRAND AND MANUFACTURER RECOMMENDATIONS AS PER PARAGRAPH ON PRE-EMERGENT HERBICIDE NOTED IN THIS SECTION.

   E. PRIOR TO PURCHASE AND/OR DELIVERY TO JOB SITE, SUBMIT MULCH SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.

TOPSOIL ANALYSIS: FURNISH SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT NUTRIENT CONTENT OF TOPSOIL. REPORT SUITABILITY OF TOPSOIL FOR PLANT GROWTH. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY TOPSOIL.

   A. PLANT PHOTOGRAPHIC EVIDENCE: CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF SOURCES OF PLANTING MATERIALS; EMAIL PHOTOS OF A SINGLE PLANT REPRESENTATIVE OF EACH INDIVIDUAL PLANT SPECIES SPECIFIED FOR REVIEW AND ACCEPTANCE BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY OF PLANT MATERIALS TO SITE.

   B. PLANTING SCHEDULE: INDICATE ANTICIPATED DATES AND LOCATIONS FOR EACH TYPE OF WORK. INCLUDE ESTIMATED DATE OF SUBSTANTIAL COMPLETION TO ALLOW CONTINUITY OF MAINTENANCE ACTIVITIES. ONCE ACCEPTED, REVISE DATES ONLY AS APPROVED IN WRITING AFTER DOCUMENTATION OF REASONS FOR DELAY.

   C. MAINTENANCE INSTRUCTIONS: SUBMIT BEFORE EXPIRATION OF REQUIRED ESTABLISHMENT AND MAINTENANCE PERIOD. FURNISH THREE COPIES OF WRITTEN MAINTENANCE INSTRUCTIONS TO OWNER FOR MAINTENANCE AND CARE OF INSTALLED PLANTS OVER ONE CALENDAR YEAR. MAINTENANCE WILL BE RESPONSIBILITY OF LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. OWNER WILL ASSUME MAINTENANCE AFTER THAT DATE.

DEFINITIONS

1. BALLED AND BURLAPPED STOCK: PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY ARE GROWN, WITH BALL SIZE NOT LESS THAN SIZES INDICATED AND DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF THE TREE OR SHRUB REQUIRED; WRAPPED, TIED, RIGIDLY SUPPORTED, AND DRUM LACED AS RECOMMENDED BY ANSI Z60.1.

2. CONTAINER-GROWN STOCK: HEALTHY, VIGOROUS, WELL-ROOTED PLANTS GROWN IN A CONTAINER WITH WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR KIND, TYPE, AND SIZE OF PLANT REQUIRED.

3. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.

4. MANUFACTURED TOPSOIL: SOIL PRODUCED OFF-SITE BY HOMOGENEOUSLY BLENDING MINERAL SOILS OR SAND WITH STABILIZED ORGANIC SOIL AMENDMENTS TO PRODUCE TOPSOIL OR PLANTING SOIL.

5. PLANTING SOIL: NATIVE OR IMPORTED TOPSOIL, MANUFACTURED TOPSOIL, OR SURFACE SOIL MODIFIED TO BECOME TOPSOIL; MIXED WITH SOIL AMENDMENTS.

6. SUB-GRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER COMPLETING EXCAVATION, OR TOP SURFACE OF A FILL OR BACKFILL, BEFORE PLACING PLANTING SOIL.

QUALITY ASSURANCE

1. INSTALLER QUALIFICATIONS: INSTALLER SHALL BE A NORTH CAROLINA LICENSED LANDSCAPE CONTRACTOR. PROVIDE LICENSE NUMBER.

   A. INSTALLER TO HAVE EXPERIENCE IN COMPLETING LANDSCAPE WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.

   B. THE INSTALLER WILL MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON THE PROJECT SITE WHEN LANDSCAPE INSTALLATION IS IN PROGRESS.

   (INSTALLER MUST PROVIDE STATEMENT OF QUALIFICATIONS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AT TIME OF BID)

2. SOIL-TESTING LABORATORY QUALIFICATIONS: AN INDEPENDENT LABORATORY, RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED AND THAT SPECIALIZES IN TYPES OF TESTS TO BE PERFORMED.

3. OBSERVATION: LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

   A. PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT FROM SUBMITTED PHOTO EVIDENCE AND UPON DELIVERY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF WORK.

PRODUCT DELIVERY, STORAGE, AND HANDLING

4. DELIVER PLANTS FRESHLY DUG.

5. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

6. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.

7. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.

8. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST CONDITION.

9. DO NOT ALLOW ROOT BALLS OR ROOT SYSTEMS IN TO FREEZE DURING TRANSPORT OR STORAGE.

10. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE.

11. PROVIDE PROTECTIVE COVERING OF PLANTS DURING DELIVERY. DO NOT DROP PLANTS DURING DELIVERY.

12. HANDLE PLANTING STOCK BY ROOT BALL. DO NOT LIFT OR MOVE USING TRUNK OR BRANCHES. NO BALLED AND BURLAPPED PLANT SHALL BE ACCEPTED IF BALL IS BROKEN OR TRUNK IS LOOSE IN BALL.

   A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN UNOPENED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.

   B. SEED: DELIVER SEED IN ORIGINAL SEALED, LABELED, AND UNDAMAGED CONTAINERS. KEEP DRY AND PROTECT FROM CONTAMINATION.

COORDINATION

1. PLANTING RESTRICTIONS: COORDINATE PLANTING PERIODS WITH INDUSTRY-ACCEPTABLE DIGGING SCHEDULES AND PLANT-SPECIFIC TOLERANCES.

2. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT AND AVOID PLANTING DURING PERIODS OF EXTREME WEATHER CONDITIONS.. DO NOT WORK SOILS UNDER FROZEN, MUDDY OR SATURATED CONDITIONS.

3. IF NECESSARY, ARRANGE WITH GOVERNING JURISDICTION TO DELAY PLANTING UNTIL A MUTUALLY-ACCEPTABLE TIME. PROVIDE LETTER OF GUARANTEE AND/OR BOND AS REQUIRED BY JURISDICTIONAL AUTHORITY.

WARRANTY

1. WARRANT PLANTS FOR THE REQUIRED MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE. PLANTS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING DEATH, UNSATISFACTORY GROWTH, IF MISSING, AND GREATER THAN 25% DIEBACK. DEFECTS RESULTING FROM DAMAGE BY OTHERS, UNUSUAL PHENOMENA, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL ARE EXEMPTED.

2. REMOVE AND REPLACE PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING THE WARRANTY PERIOD WITHOUT COST TO THE OWNER. INSTALL REPLACEMENTS UPON DISCOVERY OF DEATH OR UNHEALTHY CONDITION OR AS SOON AS PLANTING CONDITIONS ARE FAVORABLE. REPLACE PLANTS WHICH ARE IN A COMPROMISED CONDITION AT THE END OF THE WARRANTY PERIOD.

3. REPLACEMENT PLANTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SPECIFICATION AND SHALL BE INSTALLED IN THE SAME MANNER. REPLACEMENT PLANTS SHALL BE INSTALLED DURING THE APPROPRIATE PLANTING SEASON.

4. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.

MAINTENANCE DURING INSTALLATION

1. MAINTAIN PLANTS FOR THE DURATION OF THE INSTALLATION PROCESS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.

2. WATERING VOLUMES SHOULD BE BASED UPON DELIVERY OF 1" OF MOISTURE PER WEEK TO THE PLANTS IF PRECIPITATION DOES NOT MEET THAT AMOUNT DURING THE ACTIVE GROWING SEASON DEFINED AS APRIL 15TH THROUGH NOVEMBER 1ST.

3. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

4. MINOR VANDALISM OR OTHER DAMAGE TO PLANTINGS OR RELATED WORK SHALL BE RESPONSIBILITY OF CONTRACTOR UNTIL END OF INSTALLATION MAINTENANCE PERIOD. MAJOR VANDALISM OR DAMAGE CAUSED BY OTHERS THROUGH NO FAULT OF CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER.

PRODUCTS

PLANT MATERIAL

1. PLANT LIST: PLANTS SHALL BE OF THE KIND AND SIZES SPECIFIED IN THE LIST SHOWN ON THE DRAWINGS.

2. PROCUREMENT: SUBMITTAL OF A BID PROPOSAL AND EXECUTION OF A CONTRACT WILL BE CONSTRUED AS EVIDENCE THAT LANDSCAPE CONTRACTOR HAS MADE SUCCESSFUL PROCUREMENT ARRANGEMENTS FOR PLANT MATERIALS AS SPECIFIED.

3. HARDINESS: TREES GROWN IN HARDINESS ZONES 6, 7, AND 8 ONLY WILL BE ACCEPTED. HARDINESS ZONES ARE DEFINED IN U.S. DEPARTMENT OF AGRICULTURE PUBLICATIONS. GROWER'S CERTIFICATES MAY BE REQUIRED WHEN DOUBT EXISTS AS TO ORIGIN OF PLANT MATERIAL.

4. NURSERY GROWN: ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF TWO YEARS.

5. BALLED AND BURLAPPED PLANTS: PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". BALLS SHALL BE FIRMLY WRAPPED WITH NON-SYNTHETIC, BIO-DEGRADABLE BURLAP AND SECURED WITH NAILS AND HEAVY, NON-SYNTHETIC TWINE. BENDING OR CRACKING OF THE ROOT BALL MUST BE AVOIDED DURING THE PROCESS OF PLANTING. THE BALL MAY BE SECURED TO A PLATFORM. THE ROOT COLLAR SHALL BE APPARENT AT THE SURFACE OF THE BALL OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOT BALL. BALLS MUST BE KEPT MOIST AND SHADED UNTIL THEY ARE PLANTED.

6. CONTAINER PLANTS: PLANTS SHOULD HAVE BEEN GROWN IN CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER OR POT BOUND. IF STORED ON THE SITE, CONTAINER STOCK MUST BE WATERED THOROUGHLY AT LEAST ONCE EVERY 48 HOURS.

7. QUANTITIES: QUANTITIES NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN AND LOCATED ON THE DRAWINGTS SHALL BE FURNISHED. QUANTITIES SHOWN IN THE PLANT LIST ARE FOR THE CONVENIENCE OF CONTRACTORS ONLY. VERIFICATION OF PLANT QUANTITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE DRAWINGS SHALL GOVERN.

8. IDENTIFICATION: LABEL AT LEAST A SINGLE TREE OR SHRUB OF EACH VARIETY WITH A GROWER'S LABEL AFFIXED TO PLANT. GROWER'S LABEL SHALL GIVE DATA NECESSARY TO INDICATE CONFORMANCE TO SPECIFICATIONS. USE DURABLE WATERPROOF LABELS WITH WATER RESISTANT INK WHICH WILL REMAIN LEGIBLE FOR AT LEAST 60 DAYS. NOTIFY LANDSCAPE ARCHITECT AT LEAST 2 WORKING DAYS PRIOR TO DELIVERY OF PLANT MATERIALS TO SITE SO THAT PRE-PLANTING INSPECTION MAY BE MADE OR INDICATE DELIVERY SCHEDULE IN ADVANCE SO PLANT MATERIAL MAY BE INSPECTED UPON ARRIVAL AT JOBSITE, WHICHEVER IS MORE APPROPRIATE.

9. PLANT SIZE: PROVIDE SIZES COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK" FOR EACH VARIETY OF PLANT INDICATED. ROOT FLARE SHOULD BE VISIBLE OR EVIDENT FOR TREES AND SHRUBS. SIZES DICTATED ON THE CONSTRUCTION DRAWINGS ARE MINIMUM STANDARDS.

10. TREE CALIPER: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4-INCH CALIPER SIZE, AND 12 INCHES ABOVE GROUND FOR LARGER SIZES. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP-TO-TIP.

11. PLANT QUALITY: PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF ALL PESTS, DISEASES, CANKERS, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND FREE OF MECHANICAL DAMAGE AND DISFIGUREMENT AT THE TIME OF PLANTING.

12. PLANT UNIFORMITY: SELECT STOCK IN EACH GROUPING WITH UNIFORM HEIGHT AND SPREAD TO ENSURE A MATCHED PLANTING.

SHADE AND FLOWERING TREES

1. PROVIDE BALLED AND BURLAPPED OR CONTAINERIZED TREES IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

   A. SINGLE-STEM TRUNK: SINGLE TRUNK WITH NO MORE THAN 10 DEGREES OF BOW. TREES WITH "DOGLEG" TRUNKS OR COMPETING LEADERS ARE UNACCEPTABLE. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.

   B. MULTI-STEM TRUNK: MINIMUM OF 3 TRUNKS TO MAXIMUM OF 5 TRUNKS. TRUNKS SHOULD BE EVENLY DISTRIBUTED AND SUFFICIENTLY SEPARATED.

   C. BRANCHES: ALL BRANCHES EQUALLY DOMINANT AND AT LEAST 6 INCHES APART. NO BRANCH IN UPPER HALF OF TREE MAY BE GREATER THAN 2/3 THE SIZE OF THE TRUNK. NO BRANCH TIPS SHOULD BE TALLER THAN THE TRUNK.

   D. CROWN: BRANCHES TO BE EVENLY DISTRIBUTED AROUND TRUNK. ONLY ONE MAJOR BRANCH MAY BE LOCATED ABOVE ANOTHER MAJOR BRANCH. NO LARGE VOIDS IN THE CANOPY SHOULD BE EVIDENT

   E. HEIGHT AND CROWN SPREAD: THE MINIMUM AND MAXIMUM HEIGHT AND THE MINIMUM CROWN SPREAD OF THE TREE SHOULD BE APPROPRIATE TO THE CALIPER OF THE TREE TRUNK AND SHALL MEET THE FOLLOWING STANDARDS:

   (NOTE: COLUMNAR VARIETIES OF TREES ARE EXEMPT FROM THESE STANDARDS)

CALIPER	MIN. HEIGHT	MAX. HEIGHT	MIN. SPREAD
2"	8'	14'	4'
2.5"	9'	15'	4-1/2'
3"	10"	16'	5'
3.5"	11'	17'	5-1/2'
4"	12'	18'	6-1/2'
4.5"	14'	20'	7-1/2'
5"	16'	22'	9'
5.5"	17'	23'	10'

2. UNACCEPTABLE TREES: TREES MAY BE REJECTED DUE TO EVIDENCE OF ANY SINGLE OR MULTIPLE CONDITIONS AS FOLLOWS:

   A. STAKING TO SUPPORT TREES OVER 1-INCH CALIPER
   B. ROOT BALL OR CONTAINER UNDERSIZED
   C. B&B ROOT BALL NOT PROPERLY SECURED
   D. ROOT BOUND PLANTS
   E. ROOTS GROWING OUT OF CONTAINER OR GROW BAG
   F. SPARSELY FOLIATED CROWN
   G. TIP DIEBACK ON MORE THAN 5% OF BRANCHES
   H. FAILURE TO MEET HEIGHT RESTRICTIONS
   I. FLUSH OR STUB PRUNING CUTS
   J. OPEN TRUNK WOUNDS OR INJURIES
   K. INCOMPLETE GRAFT UNION
   L. GREATER THAN 40% OF LOWER TRUNK VOID OF BRANCHES
   M. CHLOROTIC OR ABNORMALLY SMALL LEAVES
   N. EVIDENCE OF PESTS OR DISEASE
   O. INCLUDED BARK BETWEEN TRUNK AND MAJOR BRANCHES
   P. MAJOR BRANCHES THAT ARE TOUCHING
   Q. CIRCLING ROOTS

BROADLEAF EVERGREENS, CONIFERS, AND SHRUBS

1. FORM AND SIZE: BRANCHES SHALL BE GENEROUS, WELL-TWIGGED, AND THE PLANT AS A WHOLE WELL-BUSHED TO THE GROUND. SINGLE-STEMMED OR THIN SHRUBS WILL NOT BE ACCEPTED.

SUBSTITUTIONS

1. DO NOT MAKE SUBSTITUTIONS. SUBSTITUTIONS ARE DISCOURAGED BUT WILL ONLY BE PERMITTED UPON SUBMISSION OF WRITTEN PROOF THAT ANY PLANT AS SPECIFIED IS NOT AVAILABLE WITHIN REGION DURING THE SCHEDULED PLANTING SEASON. WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT WILL BE REQUIRED FOR ANY SUBSTITUTION PRIOR TO ORDERING AND INSTALLATION. THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS SHALL BE USED. AN EQUITABLE CREDIT TO THE CONTRACT PRICE SHALL BE DETERMINED BY THE CONTRACTOR AND LANDSCAPE ARCHITECT.

ACCESSORIES

1. SOIL FUMIGANT: BASIMID OR PRE-APPROVED EQUAL.

2. PLANTING SOIL MIXTURE (BACKFILL MATERIAL): NATIVE SOIL SHALL BE USED FOR NO MORE THAN 50% OF THE BACKFILL USED IN EXCAVATED PLANT PITS. 100% OF NATIVE SOIL IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SAUCERS AROUND PLANTS. THE REMAINDER OF THE UNUSED SOIL SHALL BE HAULED AWAY FROM THE SITE. NATIVE BACKFILL MATERIAL SHALL BE BLENDED WITH A MIXTURE CONSISTING OF 50% COMPOST, 25% CLAY LOAM, AND 25% SANDY LOAM. COMPOST SHALL CARRY U.S. COMPOST COUNCIL SEAL OF ASSURANCE. EXCESS EXCAVATED SOILS SHALL BE HAULED OFF-SITE.

3. PLANTER MIX: SOIL BLEND TO FILL PLANTERS IF INDICATED ON THE DRAWINGS CONSISTING OF 60% COARSE SAND, 20% AGED PINE BARK, 10% COMPOST, AND 10% COMPOSTED COW MANURE. COMPOST SHALL CARRY U.S. COMPOST COUNCIL SEAL OF ASSURANCE.

4. INORGANIC SOIL AMENDMENTS

   A. LIME: ASTM C 602, AGRICULTURAL LIMESTONE CONTAINING A MINIMUM 80 PERCENT CALCIUM CARBONATE EQUIVALENT AND AS FOLLOWS:

   - CLASS: CLASS O, WITH A MINIMUM 95 PERCENT PASSING THROUGH NO. 8 (2.36-MM) SIEVE AND A MINIMUM 55 PERCENT PASSING THROUGH NO. 60 (0.25-MM) SIEVE.
   - PROVIDE LIME IN FORM OF DOLOMITIC LIMESTONE.

5. ORGANIC SOIL AMENDMENTS

   A. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 1-INCH (25-MM) SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS; AND AS FOLLOWS:

   - ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT.
   - FEEDSTOCK: AGRICULTURAL FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE.

   B. WOOD DERIVATIVES: DECOMPOSED, NITROGEN-TREATED SAWDUST, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE, FREE OF CHIPS, STONES, STICKS, SOIL, OR TOXIC MATERIALS.

   C. MULCH: AGED DOUBLE-SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS.

6. STAKES AND GUYS: "TREE FROG PRO 40 HD" STAKING SYSTEM. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

7. WATER: PROVIDED BY CONTRACTOR FROM OFF-SITE. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH.

EXECUTION

1. PLANTING STANDARDS: ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:

   A. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300. AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, N.Y. 10036

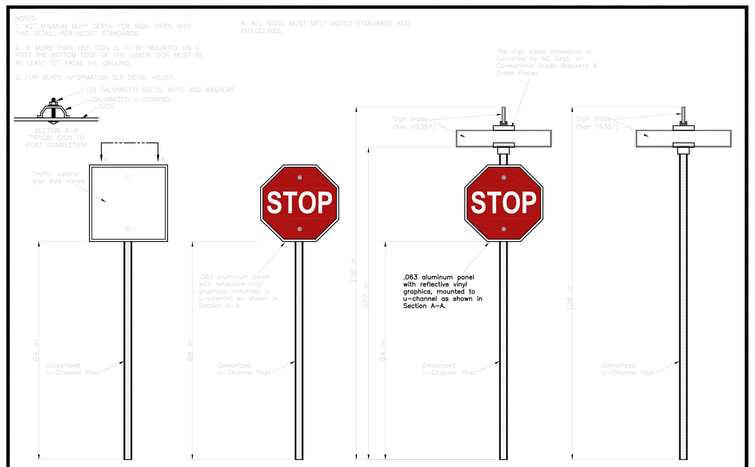
   B. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET. NW, SUITE 500, WASHINGTON, D.C. 20005

   C. HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM. 1976. MACMILLAN PUBLISHING CO., NEW YORK

2. EXAMINATION

   A. EXAMINE ALL AREAS TO RECEIVE PLANTING FOR COMPLIANCE WITH REQUIREMENTS AND FOR CONDITIONS AFFECTING PERFORMANCE OF WORK. DO NOT PROCEED WITH INSTALLATION UNTIL SATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

   B. SOIL PREPARATION OR PLANT INSTALLATION SHALL NOT BE ATTEMPTED WHEN GROUND IS FROZEN, MUDD



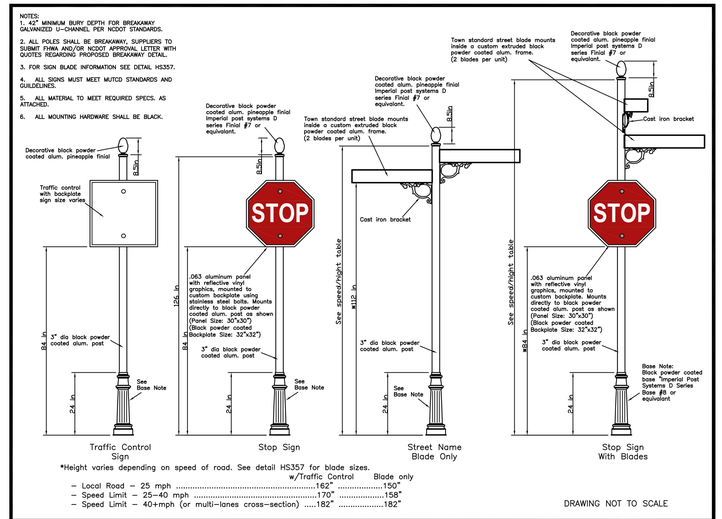
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR LOCAL, COLLECTOR AND MINOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS359

DATE | REVISIONS

1/26/18



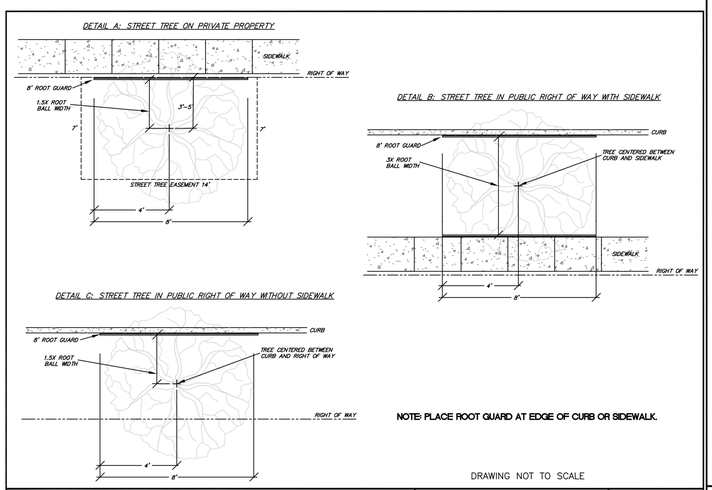
UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS361

DATE | REVISIONS

4/5/19



STANDARD ROOT GUARD INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS816

DATE | REVISIONS

7/27/18

UB 24–2 Specifications

24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hard–scapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24–2 as manufactured by Deep Root Partners, LP, 81 Langton St. #4 San Francisco, LA (800–458–7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti–Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

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

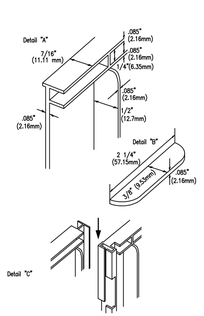
2.The basic properties of the material shall be:

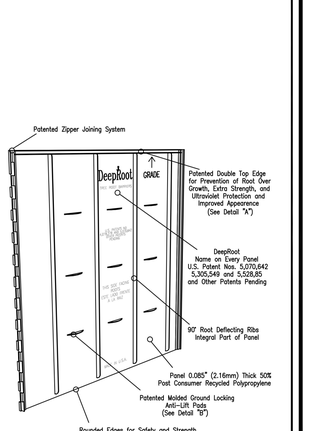
Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Wall	D638	2,324 PSI
Tensile strength @ yield – Hinge	D638	2,846 PSI
Yield Elongation – Wall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,625 PSI
Notched Izod Impact – Wall	D256A	3.84 (ft–lbs)
Rockwell Hardness r. scale – Wall	D785A	84.4

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings





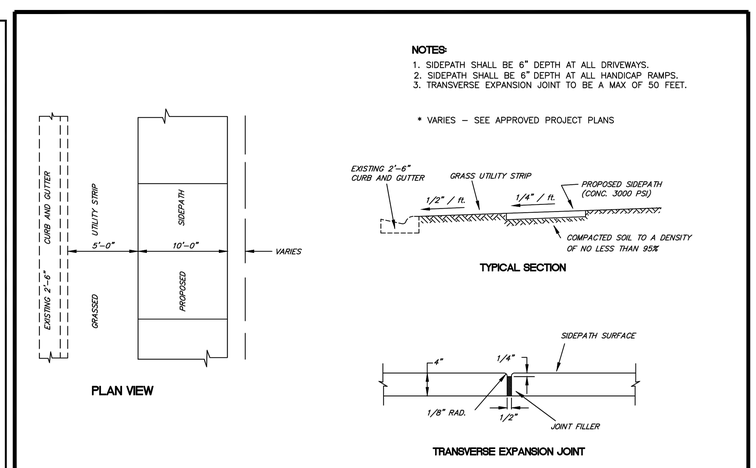
DRAWING NOT TO SCALE

STANDARD ROOT GUARD

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS817

DATE | REVISIONS



CONCRETE SIDEPATH

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS380

DATE | REVISIONS

3/7/19

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1216 Chestnut St. 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

25-DP-01

OVERLOOK AT MAIN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6070 JEREMY E. ARNETT

JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY NORTH CAROLINA CERT. NO. 51208 RALEIGH, N.C.

PROJECT:	24086	DATE
ISSUE:	Development Plan	01.03.2025
	Town Comments	02.07.2025
	Town Comments	03.14.2025
REVISIONS:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	TOWN OF HOLLY SPRINGS DETAILS	

LP9.03

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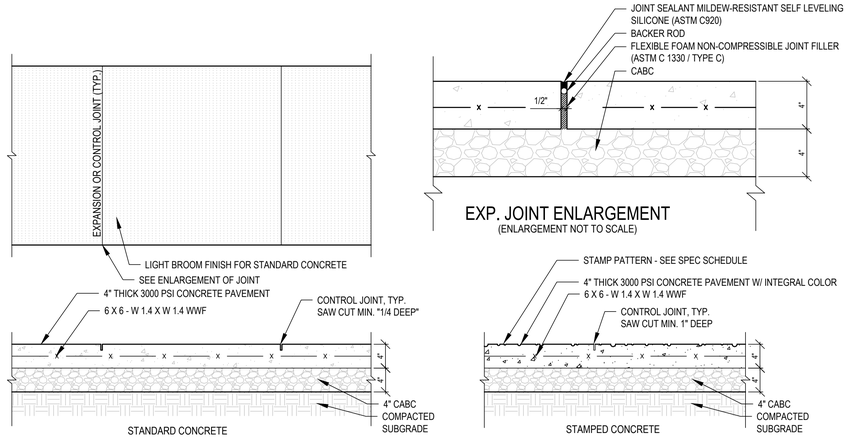
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NOTES

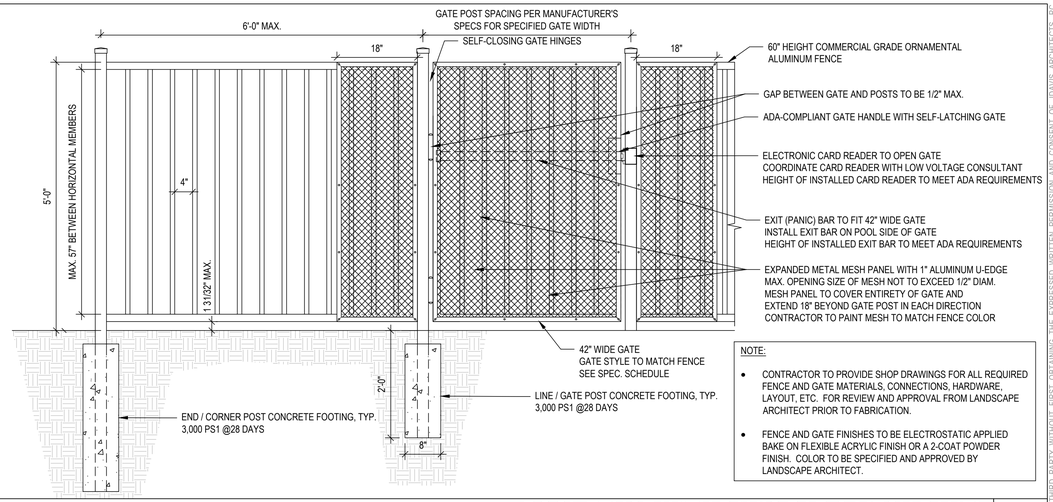
1. PROVIDE EXPANSION JOINTS AS SHOWN ON SITE PLAN (MAX. 20' MAX. INTERVALS) AND WHERE POUR IS CONTIGUOUS TO ANY STRUCTURE. JOINT SEALANT COLOR TO MATCH INTEGRAL CONCRETE COLOR IF INTEGRAL COLOR IS USED.

2. PROVIDE CONTROL JOINTS AT 5' INTERVALS AND/OR AS SHOWN ON THE SITE PLAN.

3. FOR STAMPED CONCRETE, SEE SPEC. SCHEDULE FOR STAMP PATTERN, INTEGRAL COLOR AND STAMP RELEASE COLOR AND FINISH.

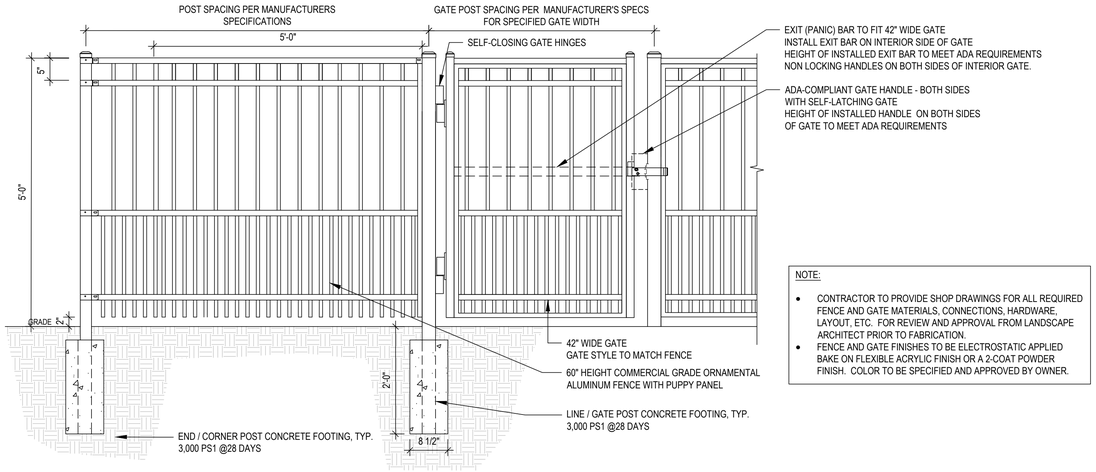


STANDARD / STAMPED CONCRETE — 7
SCALE: 1" = 1' - 0"



NOTE:
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL REQUIRED FENCE AND GATE MATERIALS, CONNECTIONS, HARDWARE, LAYOUT, ETC. FOR REVIEW AND APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
- FENCE AND GATE FINISHES TO BE ELECTROSTATIC APPLIED BAKE ON FLEXIBLE ACRYLIC FINISH OR A 2-COAT POWDER FINISH. COLOR TO BE SPECIFIED AND APPROVED BY LANDSCAPE ARCHITECT.

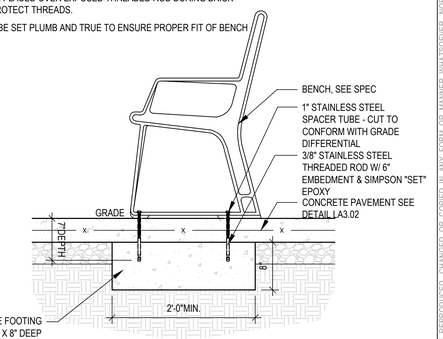
POOL FENCE WITH PANIC BAR & MESH PANEL — 6
SCALE: 3/4" = 1'-0"



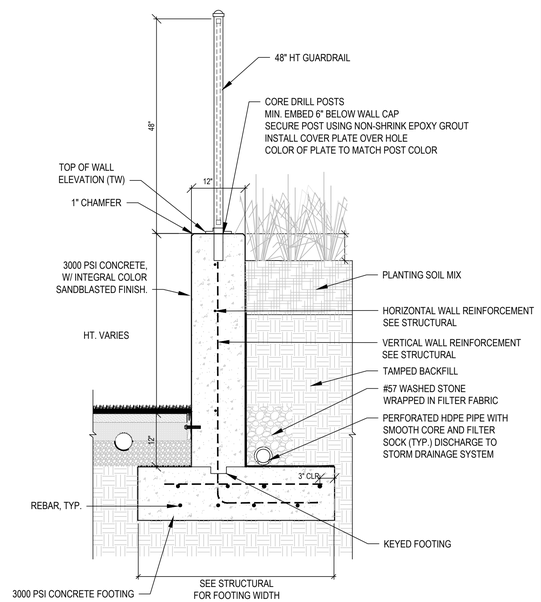
NOTE:
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL REQUIRED FENCE AND GATE MATERIALS, CONNECTIONS, HARDWARE, LAYOUT, ETC. FOR REVIEW AND APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
- FENCE AND GATE FINISHES TO BE ELECTROSTATIC APPLIED BAKE ON FLEXIBLE ACRYLIC FINISH OR A 2-COAT POWDER FINISH. COLOR TO BE SPECIFIED AND APPROVED BY OWNER.

DOG PARK FENCE WITH PANIC BAR — 5
SCALE: 3/4" = 1' -0"

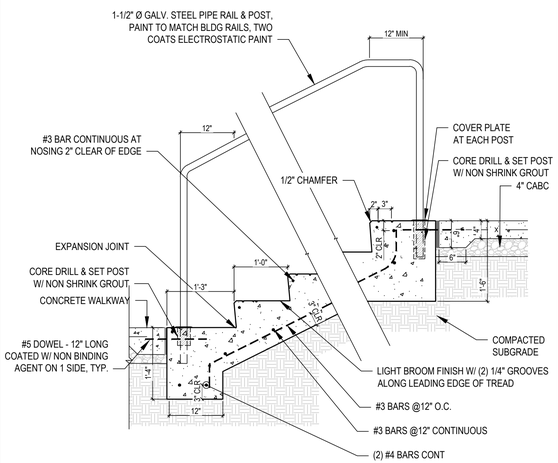
NOTES:
1. PLACE ASSEMBLED BENCH OVER FOOTING AND MARK THRU HOLES IN SUPPORTS FOR DRILLING OF ANCHOR HOLES.
2. THREADED ROD TO EXTEND 1-1/2" ABOVE GRADE - EXCESS ROD LENGTH MAY BE TRIMMED ONCE BENCH IS IN PLACE
3. SPACER TUBE TO BE PLACED OVER EXPOSED THREADED ROD DURING BRICK INSTALLATION TO PROTECT THREADS.
4. THREADED ROD TO BE SET PLUMB AND TRUE TO ENSURE PROPER FIT OF BENCH SUPPORTS



BENCH INSTALL ON CONCRETE — 4
SCALE: 1" = 1'-0"

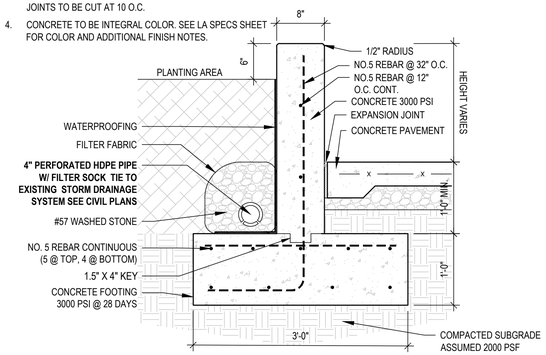


CONCRETE RETAINING WALL — 3
SCALE: 3/4" = 1'-0"



CONCRETE STEP WITH HANDRAIL (TYP) — 2
SCALE: 3/4" = 1' -0"

NOTES:
1. CONTRACTOR TO PROVIDE MOCK UP SAMPLE OF FINISHED WALL DEMONSTRATING BOARD FORMING AND COLOR
2. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH SHOP DRAWINGS PRIOR TO POURING.
3. WALL EXPANSION JOINTS TO BE 20 O.C. MAX OR CONTROL JOINTS TO BE CUT AT 10 O.C.
4. CONCRETE TO BE INTEGRAL COLOR. SEE LA SPECS SHEET FOR COLOR AND ADDITIONAL FINISH NOTES.



8" BOARD FORMED CONCRETE PLANTER WALL — 1
SCALE: 1" = 1'-0"

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25-DP-01

OVERLOOK AT MAIN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2070 JEREMY E. ADKINS

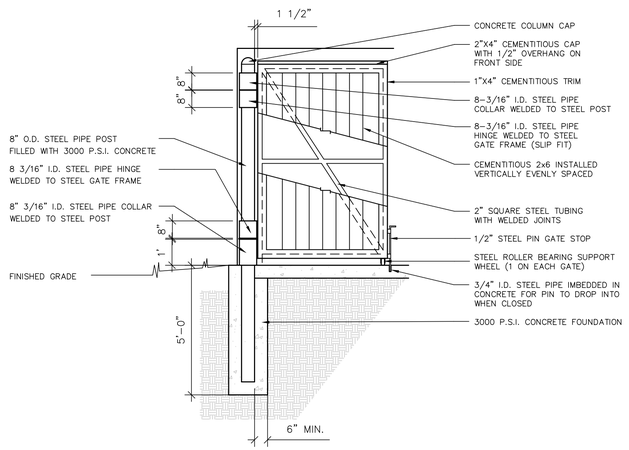
JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY NORTH CAROLINA CERT. NO. 51208 RALEIGH, N.C.

PROJECT:	24086	DATE
ISSUE:	Development Plan	01.03.2025
	Town Comments	02.07.2025
	Town Comments	03.14.2025
REVISIONS:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	LANDSCAPE DETAILS	

LP9.04

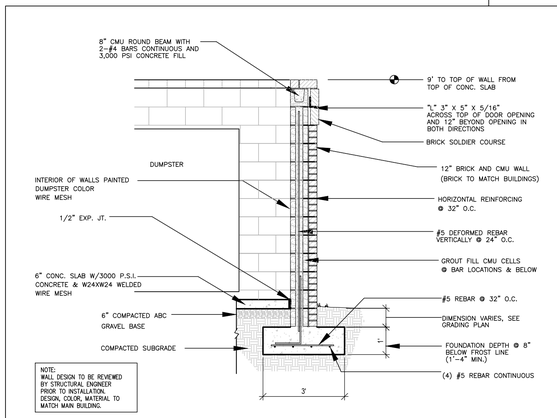
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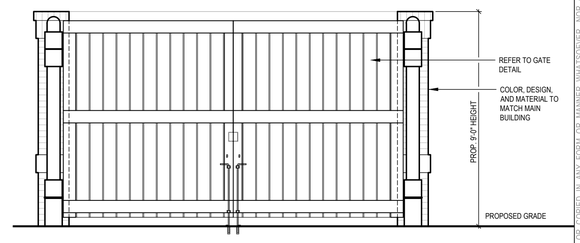
TYPICAL REFUSE ENCLOSURE GATE — 5

SCALE: NTS



TYPICAL REFUSE SCREEN — 4

SCALE: NTS



FRONT ELEVATION

NOTE:

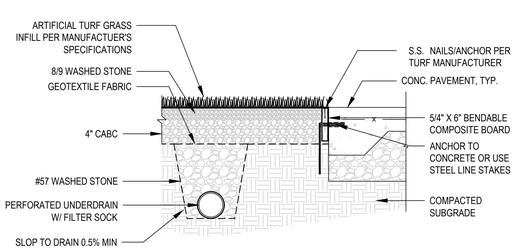
1. WALL DESIGN TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
2. ALL DOORS SHALL BE ABLE TO OPEN, NOT EQUAL, TO BUT GREATER THAN 110 DEGREE.
3. MINIMUM HEIGHT OF THE ENCLOSURE SHALL MEET OR EXCEED THE HIGHEST POINT OF ANY COMPACTOR, DUMPSTER, OR BIN.

TYPICAL REFUSE ENCLOSURE — 3

SCALE: NTS

NOTES

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



ARTIFICIAL TURF — 2

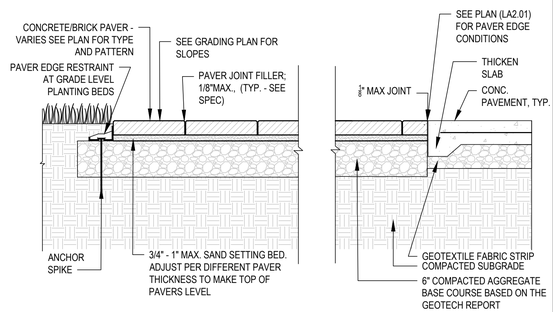
1" = 1'-0"

NOTES

1. FOLLOW MANUFACTURER'S GUIDELINES FOR MATERIAL REQUIREMENTS AND INSTALLATION METHODS.

2. INSTALL EDGE RESTRAINT ALONG SIDE OF PAVER THAT FACES PROPOSED LANDSCAPE AREAS ONLY (NOT REQUIRED AGAINST ADJACENT RIGID CONSTRUCTION).

3. PROVIDE EXPANSION JOINT AT RIGID CONSTRUCTION.



CONCRETE PAVERS — 1

SCALE: 1" = 1'-0"

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25-DP-01

OVERLOOK AT MAIN
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HOLLY SPRINGS, NC 27540

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 5670 3143 JEREMY E. ARMETTA

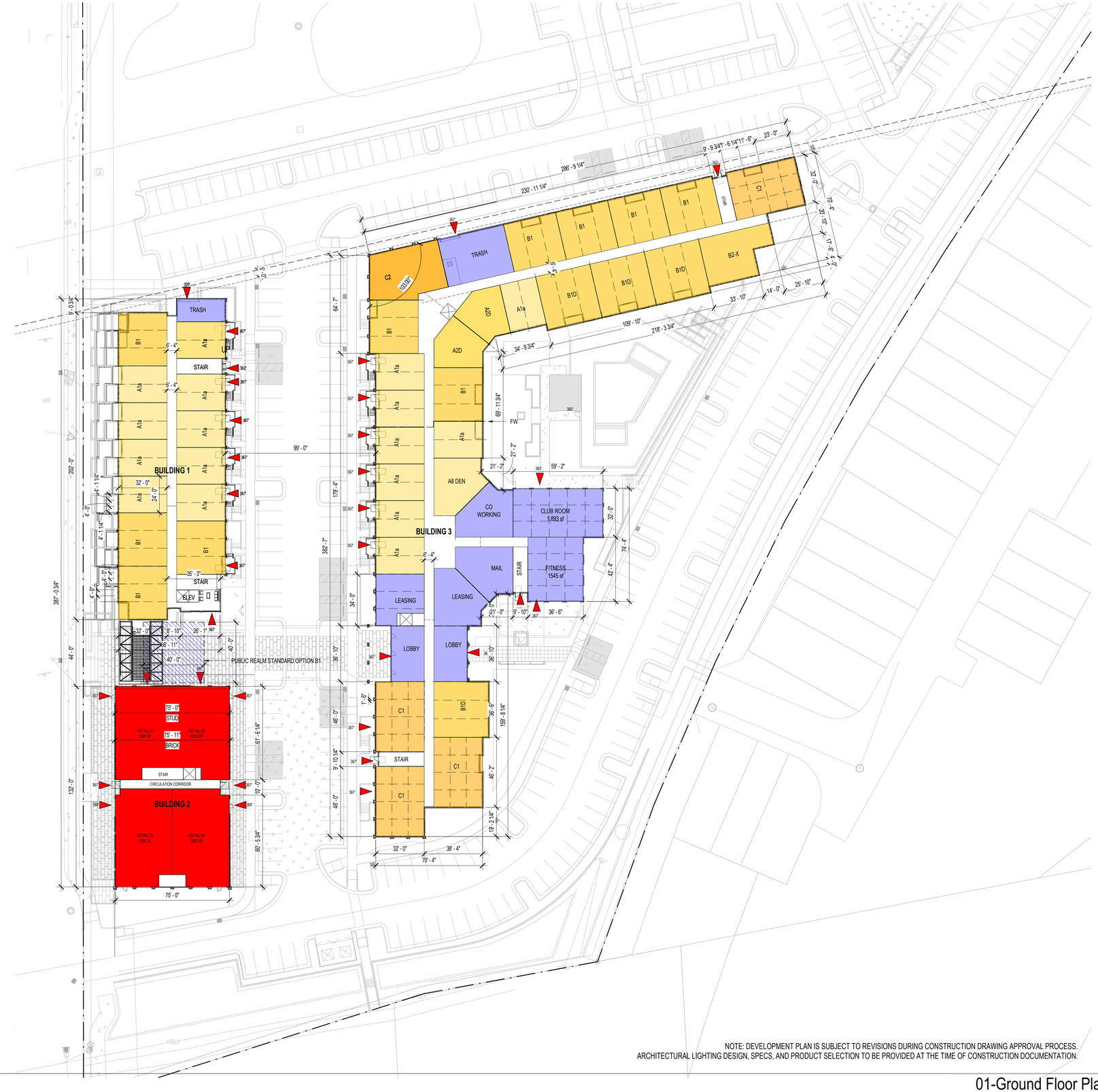
JDAVIS ARCHITECTS PC REGISTERED ARCHITECTURAL COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

PROJECT:	24086	DATE
ISSUE:	Development Plan	01.03.2025
	Town Comments	02.07.2025
	Town Comments	03.14.2025
REVISIONS:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	LANDSCAPE DETAILS	

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NOTE: DEVELOPMENT PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
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01-Ground Floor Plan 1
1/32" = 1'-0"

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FOR REVIEW. NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED 15710 ARCHITECT 4.19.25 LINDA H. LAVIS

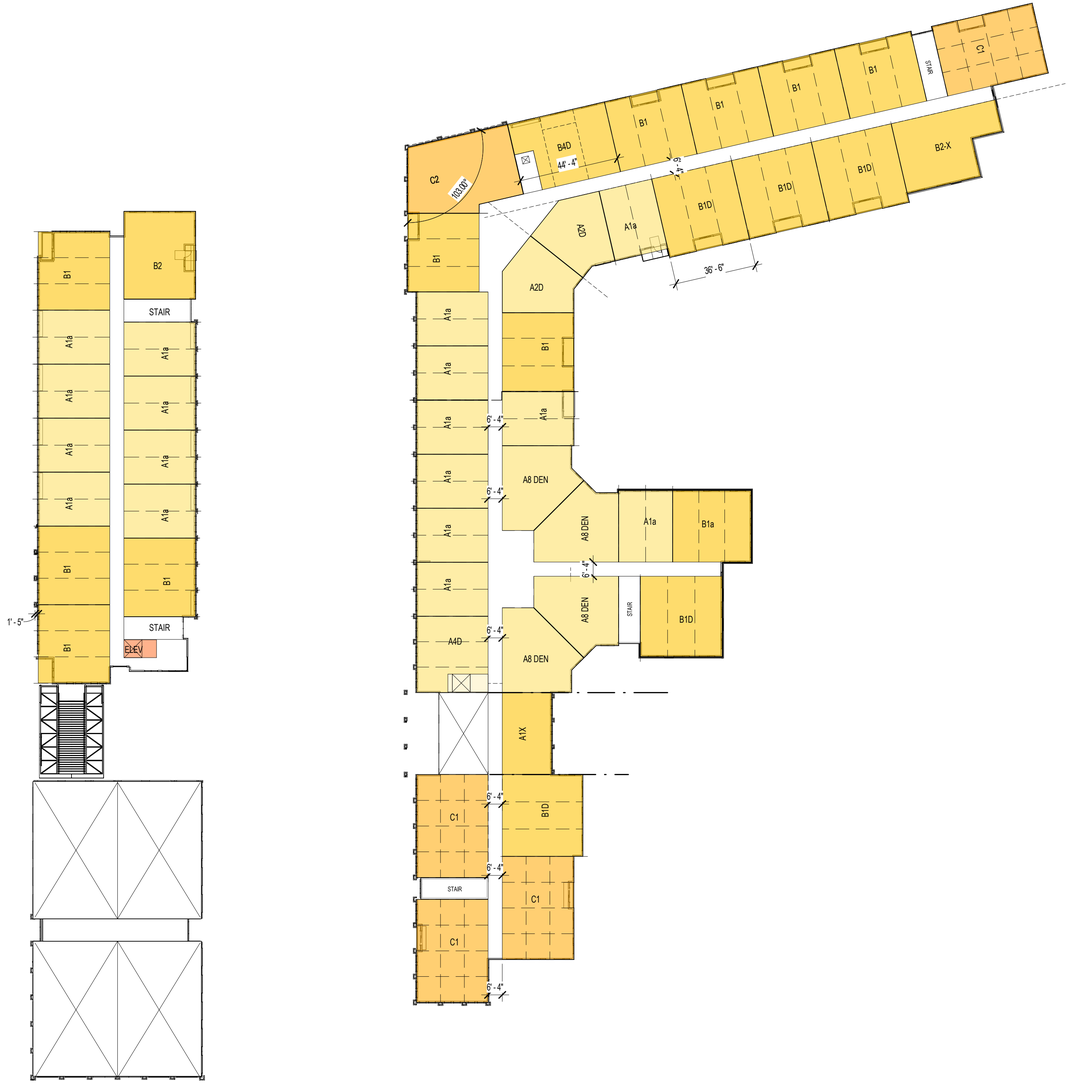
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ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

REVISION	DESCIPTION	DATE

CONTENT: ARCHITECTURAL PLANS

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02-Second Floor 1

1/32" = 1'-0"

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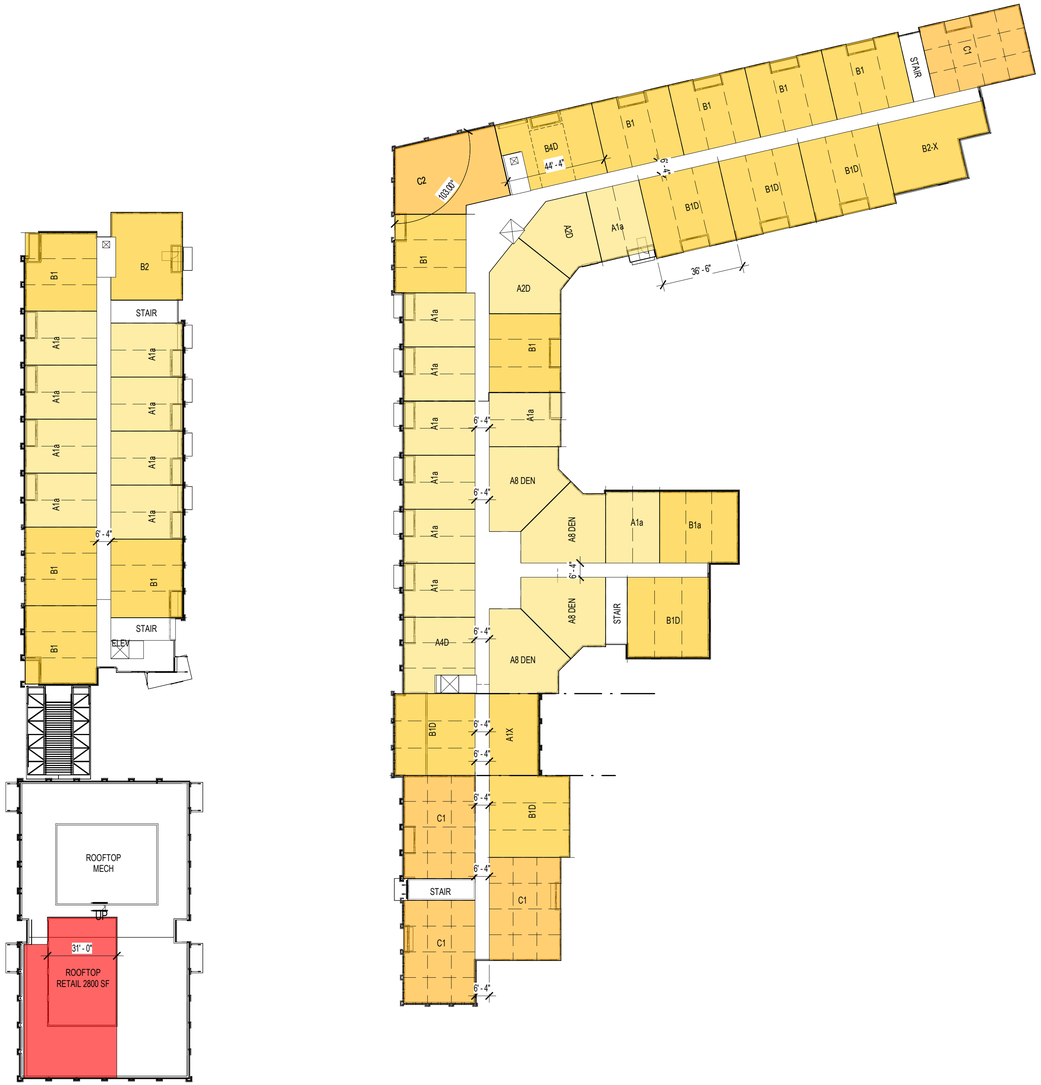
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	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

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03-Third Floor | 1

1/32" = 1'-0"

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NORTH CAROLINA REGISTERED 15750 ARCHITECT 4.19.25 LINDA H. LAVIS

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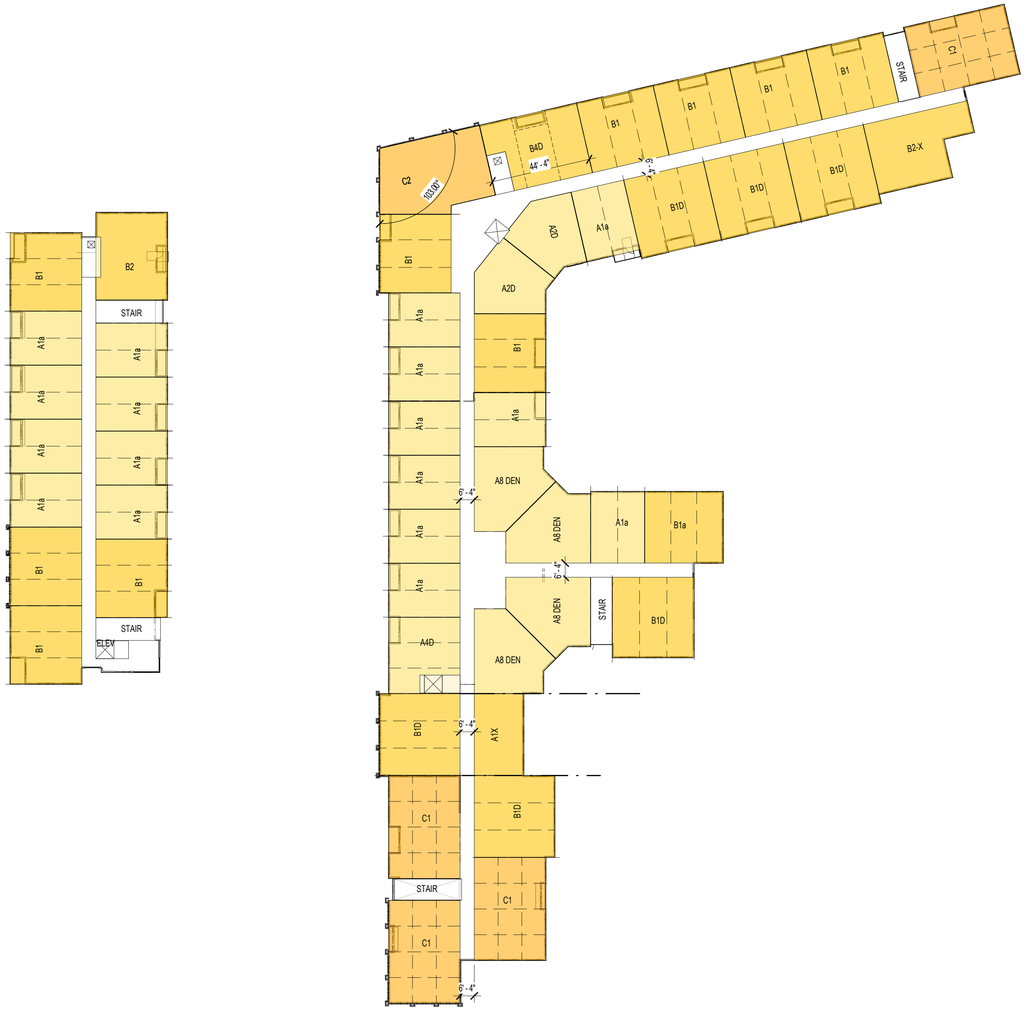
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ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
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04- Fourth Floor 1

1/32" = 1'-0"

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HOLLY SPRINGS, NC 27540

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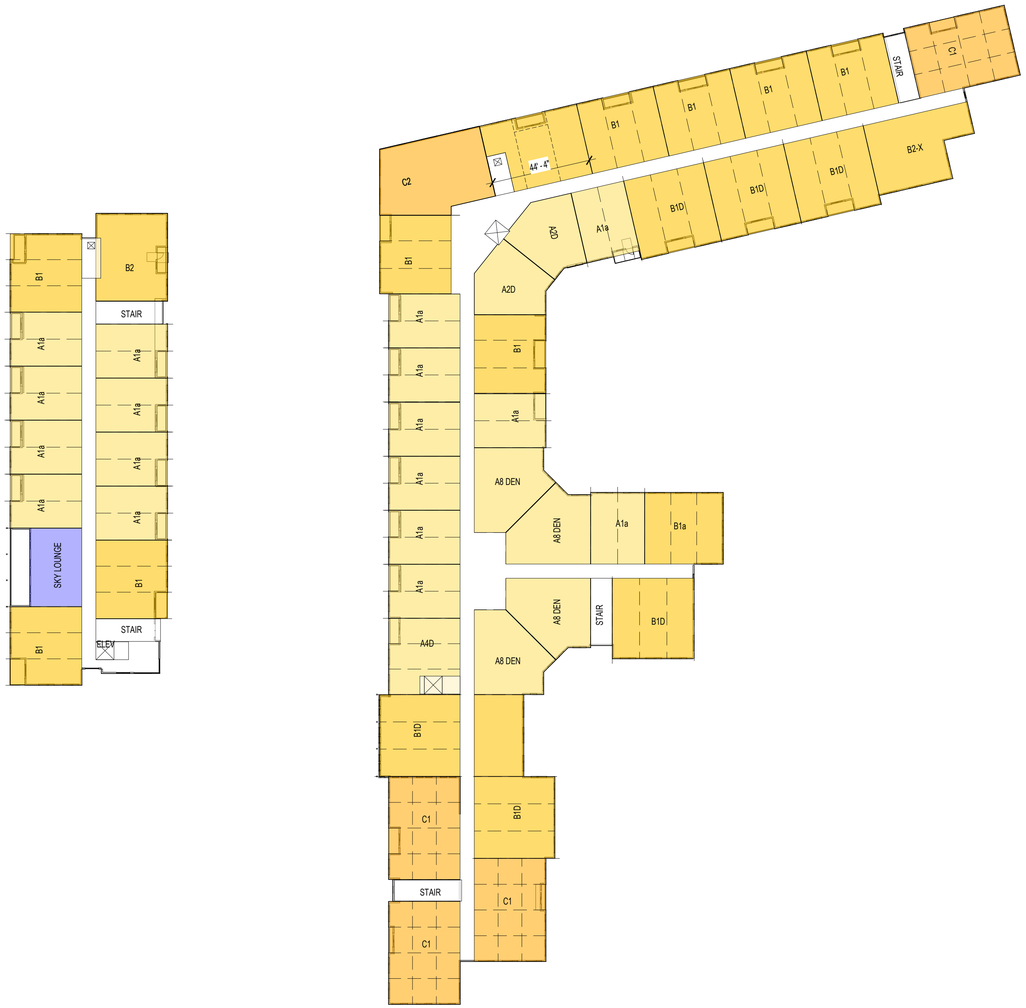
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ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

REVISION	DESCIPTION	DATE

CONTENT: ARCHITECTURAL PLANS

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05 - Fifth Floor 1

1/32" = 1'-0"

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NORTH CAROLINA REGISTERED ARCHITECT 18790 LINDA H. LAVIS

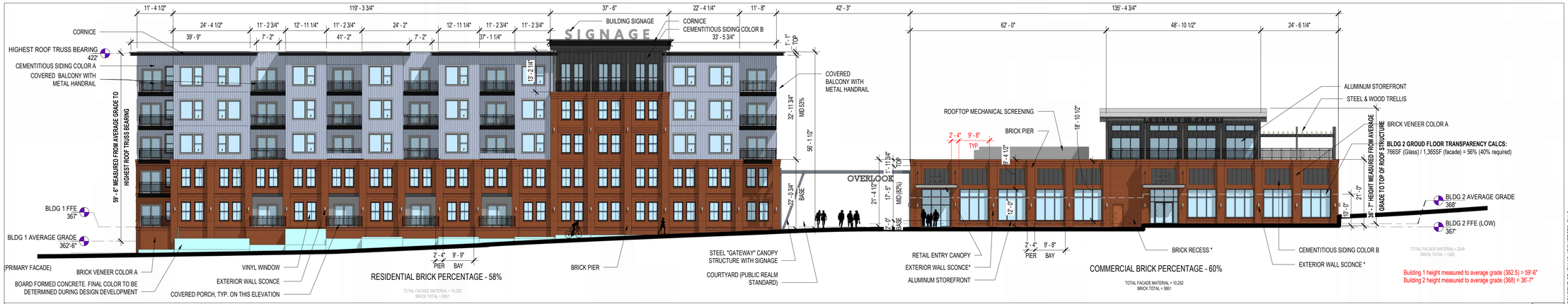
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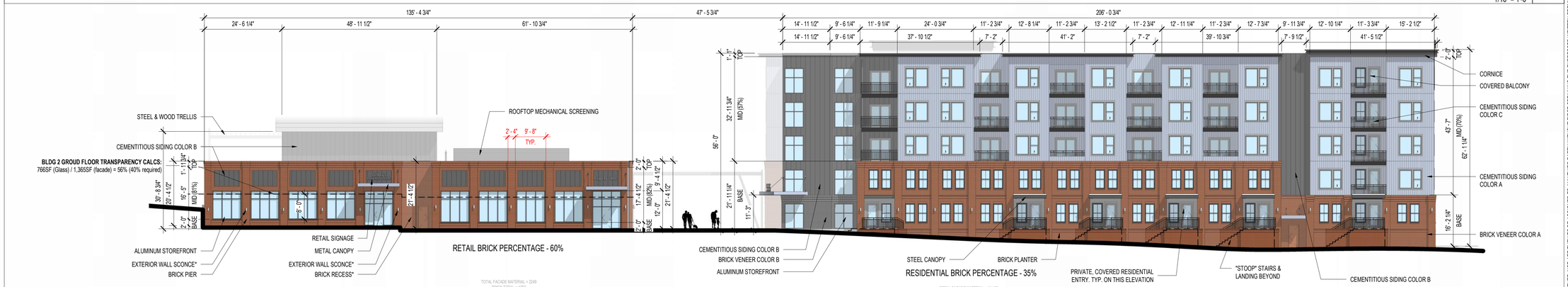
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Elevation - BLDGS 1 & 2 West (Main Street) 1

1/16" = 1'-0"



Elevation - BLDGS 1 & 2 East 2

1/16" = 1'-0"

Brick Percentage Calculations:

BUILDINGS 1&3 TOTAL = 35%
31,366sf (total brick) / 88,534sf (total facade area)

BUILDING 1 = 43%
13,128 (brick) / 30,501 (total facade area)

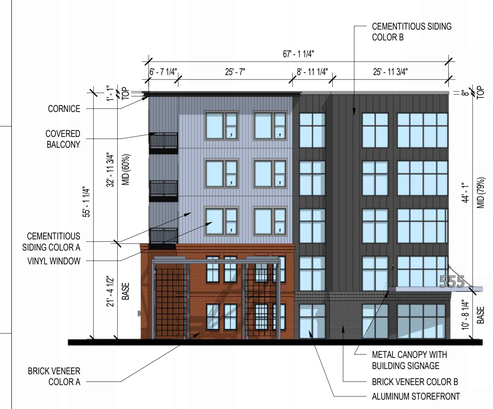
BUILDING 3 = 31%
18,238 (total brick) / 58,033 (total facade area)

General Notes:

- Annotations containing an aesteric (*) indicate pedestrian scale elements
- Final location of retail entrances subject to tennant requirements
- All signage is shown for illustrative purposes and subject to a separate sign permit.
- Brick Pier dimensions shall be a minimum of 12"wide and 4" deep.
- Wall mounted equipment will be colored to match the adjacent wall.

Modified Standards:

- 250' max. Building length. See drawings 1/A2.02, 2/A2.02.
- 50' max continuous roof plane. See drawings 1/A2.02, 1/A2.03
- 35% min. type 1 facade materials. Refer to elevations to see which facades propose a modified standard. Proposed modified type 1 minimum quantities are shown in red.



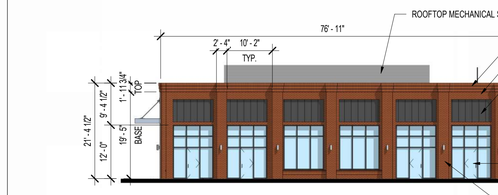
Elevation - BLDG 1 South 3

1/16" = 1'-0"



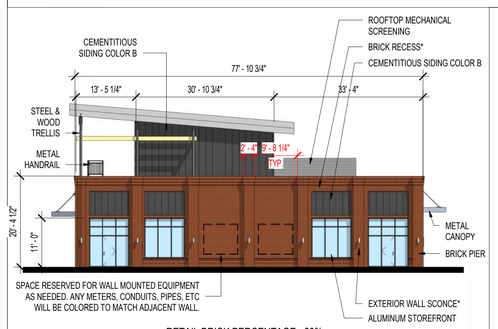
Elevation - BLDG 1 North 4

1/16" = 1'-0"



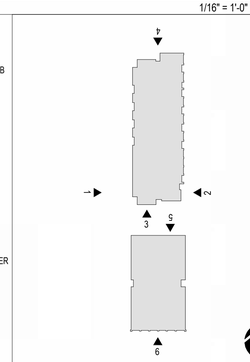
Elevation - BLDG 2 North 5

1/16" = 1'-0"



Elevation - BLDG 2 South 6

1/16" = 1'-0"



KEY PLAN LEGEND

1" = 100'-0"

JDAVIS
510 South Wilmington St. | Raleigh, NC 27601 | tel 919.835.1500
1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

CAPITOL BROADCASTING COMPANY

OVERLOOK AT MAIN

1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

FOR REVIEW, NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED 15730 ARCHITECT 12.19.24 LINDA H. LAVIS

		DATE
PROJECT:	24086	
ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

REVISION	DESCIPTION	DATE

CONTENT: ELEVATIONS - BLDGS 1 & 2

A2.01

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Elevation - BLDG 3 West 1

1/16" = 1'-0"



Elevation - BLDG 3 North 2

1/16" = 1'-0"



Elevation - BLDG 3 Northeast 3

1/16" = 1'-0"



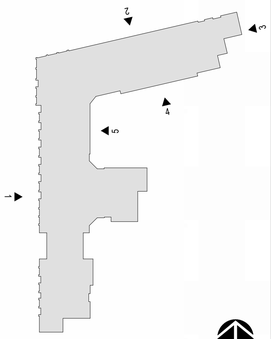
Elevation - BLDG 3 Pool Court South 4

1/16" = 1'-0"



Elevation - BLDG 3 Pool Court East 5

1/16" = 1'-0"



KEY PLAN LEGEND

1" = 100'-0"

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1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

CAPITOL BROADCASTING COMPANY

OVERLOOK AT MAIN

1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

FOR REVIEW. NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED 15790 ARCHITECT LINDA H. LAVIS

		DATE
PROJECT:	24086	
ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

REVISION	DESCIPTION	DATE

CONTENT: ELEVATIONS - BLDG 3

A2.02

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Elevation - BLDG 3 - Pool Court South 1

1/16" = 1'-0"



Elevation - BLDG 3 - East Entrance 2

1/16" = 1'-0"



Elevation - BLDG 3 - South 5

1/16" = 1'-0"

KEY PLAN LEGEND

1" = 100'-0"

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1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

CAPITOL BROADCASTING COMPANY

OVERLOOK AT MAIN

1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

FOR REVIEW. NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED 15790 ARCHITECT 4.19.25 LINDA H. LAVIS

		DATE
PROJECT:	24086	
ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

REVISION	DESCIPTION	DATE

CONTENT: ELEVATIONS - BLDG 3

A2.03

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VIEW TOWARDS BUILDING #3

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CAPITOL BROADCASTING COMPANY

OVERLOOK AT MAIN

1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

FOR REVIEW. NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED 15750 ARCHITECT 4.19.25 LINDA H. LAVIS

		DATE
PROJECT:	24086	
ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

REVISION	DESCIPTION	DATE

CONTENT: RENDERINGS

A2.04

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VIEW TOWARDS BUILDING #1 FROM MAIN ST.

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CAPITOL BROADCASTING COMPANY

OVERLOOK AT MAIN

1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

NORTH CAROLINA REGISTERED 15719 ARCHITECT 12.17.2024 LINDA H. LAVIS

FOR REVIEW. NOT FOR CONSTRUCTION

		DATE
PROJECT:	24086	
ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

REVISION	DESCIPTION	DATE

CONTENT: RENDERINGS

A2.05

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VIEW TOWARDS GATEWAY

JDAVIS
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1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

CAPITOL BROADCASTING COMPANY
OVERLOOK AT MAIN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

FOR REVIEW. NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED 15750 ARCHITECT 4.19.25 LINDA H. LAVIS

		DATE
PROJECT:	24086	
ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

REVISION	DESCIPTION	DATE

CONTENT: RENDERINGS

A2.06

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TING MIXED USE IMPROVEMENTS
EXHIBIT D – 40 DSP

HOLLY SPRINGS, NORTH CAROLINA
APRIL 11, 2025

LEGEND

- EXISTING LANEAGE
- PROPOSED LANEAGE
- PROPOSED EDGE OF TRAVEL
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT OF WAY
- EXIST PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT
- ROADWAY IMPROVEMENTS
- PROPOSED CONCRETE ISLAND
- PROPOSED TRAFFIC SIGNAL

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

600' MERGE TAPER
307' SOUTHBOUND SHIFT
220' LT TURN LANE
150' LT TURN TAPER
300' THRU LANE
SPORTSMANSHIP WAY
NC-55
170' LT TURN TAPER
100' RT TURN TAPER
100' RT TURN LANE
480' INTERSECTION SIGHT DISTANCE
480' = 477.75' x 1.47 x 50 MPH x 6.5 sec.
ANCHOR CREEK WAY
TRELIS POINTE DR
240' INTERSECTION SIGHT DISTANCE
240' = 238.88' x 1.47 x 25 MPH x 6.5 sec.
75' RT TURN TAPER
75' RT TURN LANE
280' INTERSECTION SIGHT DISTANCE
280' = 275.63' x 1.47 x 25 MPH x 7.5 sec.

N/F
PROPERTY OWNER
PIN#: 0649973719
DB. 18933 PG. 1643
BM. 1998 PG. 314

N/F
PROPERTY OWNER
PIN#: 0649971708
DB. 18933 PG. 1646
BM. 2002 PG. 820

WOLFE, CHRISTOPHER J. & ROSSEAU, CARLY A.
PIN#: 0649981183
PIN#: 0649984253
DB. 10745 PG. 365
BM. 2004 PG. 212
6.91 ACRES = 300,861 SQ.FT.

PREPARED IN THE OFFICE OF:

Kimley»Horn

300 S MAIN STREET, SUITE 200, HOLLY SPRINGS, NC 27526
PHONE: (919) 653-2905 PE NO. F-0102

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

February 10, 2025

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: 01/03/2025
- Name of development: Overlook at Main
- Address of rezoning: 1220 N Main Street (PINs) 0649985564; 0649981185; 0649984283
- Total number of proposed residential units: 237 units
- Type(s) of residential units proposed: Apartment Dwellings

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:
or reassignment (EMS)

☒ 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

PREPARED BY AND AFTER RECORDING RETURN TO:

JASON BARRON
MORNINGSTAR LAW GROUP
434 FAYETTEVILLE STREET, SUITE 2200
RALEIGH, NC 27601

STATE OF NORTH CAROLINA

COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160D-1001 *et seq.*)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

And

CAPITOL BROADCASTING COMPANY, INC.

THIS AGREEMENT (the "Agreement"), made and entered into, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **CAPITOL BROADCASTING COMPANY, INC.**, a North Carolina corporation, hereafter referred to as the "Developer." The Town and Developer are collectively referred to herein as the "Parties." This Agreement has an effective date as of the last date of the signatory below.

WHEREAS, Developer, or its affiliate, is the contract purchaser of those certain tracts of land located in Wake County, North Carolina with an approximate total acreage of 9.86 acres and further identified as follows: (a) PIN 0649985564; (b) PIN 0649981185; and, (c) PIN 0649984283 (collectively, the "Property" or the "Site") owned by the Rousseau Family Trust (the "Landowner") and as more specifically described on **Exhibit A** attached hereto and incorporated herein, which Developer, or its affiliate, intends to develop; and,

WHEREAS, the Town Council rezoned the Site to CB-CD Community Business Conditional Zoning District, Holly Springs Case No. 25-REZ-01/PLRZ202500004 (the "Rezoning") on **_____, 2025**, to facilitate the Property's uses to be consistent with the Town's comprehensive plan (the "Comprehensive Plan") by permitting the development of a mixture of residential and commercial uses; and,

WHEREAS, the Developer desires careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, the Town has enacted a subdivision control ordinance and a comprehensive zoning ordinance which are codified in a Unified Development Ordinance ("UDO"), pursuant to N.C.G.S. §160D-801 which provides for the orderly control of growth and development in the Town in general and on the Site; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. §160D and UDO the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, Developer has agreed to significant offsite road improvements to N. Main Street adjacent to Ting Park, as described in **Exhibit C**, beyond what is necessary to support the Development (as defined below) in an effort to complete a section of N. Main Street that the Town has desired to have completed; and,

WHEREAS, the Town has enacted a Water Resource Management Policy (see. https://www.hollyspringsnc.gov/DocumentCenter/View/44266/3_00_WaterResourceManagementPolicy_Sup20) (the "WRMP") to ensure the adequate water and sewer supply for the Town generally and the Property specifically, and Developer consents to abide by this policy; and,

WHEREAS, the Developer has agreed to make significant sanitary sewer improvements to an existing Town of Holly Springs sewer system and associated lines, far beyond the impact of the proposed development as reflected on the attached **Exhibit D**, which shows that Developer's actual impact on the line is $\leq$ 5% of the ultimate flow but developer is proposing to improve +/- 20% of the line proposed for improvement, an improvement that results in additional capacity beyond current flows of approximately 300%; and,

WHEREAS, the sanitary sewer line to be improved by Developer has been identified by the Town as part of a 2018 study as a sanitary sewer line that needs improvement in order to continue to serve the Town and its citizens; and,

WHEREAS, the Town desires for these significant sanitary sewer improvements to occur since it will result in a tremendous public benefit to the Town and its citizens, resulting in improvements to the line that would otherwise take years for the Town to complete; and,

WHEREAS, in an effort to achieve these road and sanitary sewer improvements, which otherwise are burdens that would have to be borne by Town taxpayers, the Town has agreed to certain fee credits and concessions as described herein; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §160A-20, §160D-1001(b), and §160D-1003, and may contract with Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit and other permits and approvals, said fees being listed in the Town's annual budget and Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) except as provided for herein , hereby agrees to timely pay all normal and customary fees to the extent applicable to Developer in connection with its development of the Site at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, pursuant to N.C.G.S. §160D-1005, on **_____, 2025** the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town's execution of the same.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and Developer agree as follows:

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of Developer for the administration of a separate construction contract, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Concept Plans: Concept Plan as used in this Agreement refers to the Conditional District Master Plan and associated Design Guidebook for the Development previously submitted by Developer to the Town, if any.

c. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the

dividing of land into two or more parcels. “Development,” as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, “Development” refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term “Development” refers to the construction by Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.

d. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the Development of property.

e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance (“UDO”).

f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

g. NCDOT: the North Carolina Department of Transportation.

h. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, storm sewer lines, and other Town-owned equipment or facilities not located on the Site.

i. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

j. Property: The parcel of land described in **Exhibit A** that is the subject of this Agreement. Also referred to as the “Site.” Any subsequent annexation of parcels by Developer other than descried herein would constitute a major modification of this Agreement and require an additional public hearing.

k. Public Infrastructure or Public Infrastructure Improvements: Road improvements, sidewalk improvements, sewer and water improvements, or any other improvements which are now or shall be in the future publicly dedicated to the Town of Holly Springs or another governmental entity, as described herein.

l. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by Developer, the retention and addition of local jobs, an increase in commercial/life science uses, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.

m. Project: Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process.

n. Site: See "Property."

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the property subject to this agreement and the names of its legal and equitable property owners are contained in **Exhibit A**. The obligations and rights contained in this Agreement apply only to the Development of the Site.

2. TERM: The duration of the Agreement is **five** (5) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by Developer either prior to or within 15 days of ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 365 days of the execution of the foregoing (the "Conditions Precedent"). Any obligation to reimburse funds contained herein, if any, not demanded within five years of the execution of the foregoing shall be void and given no effect.

3. REZONING: The Parties hereby acknowledge that the current zoning of the Property surrounding infrastructure is inadequate to support the Project. Following approval of the Rezoning, the certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Site, its future residents, and the residents of the surrounding area that may be affected by the Project. While the Project's proposed rezoning to Community Business Conditional Zoning District is consistent with the Town's long-range planning documents, the current infrastructure is inadequate and therefore the Town would not ordinarily grant zoning approval, Project Permits, such approvals as the Master Plan, Concept Plan, Development plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are adequate to accommodate the residents or invitees of the Project. Developer wishes to accelerate the Town's approval through the covenants herein and provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Site. The Development Plan for the Project, bearing Holly Springs Development Plan No. 25-DP-01, has been approved by the Town Council contemporaneously herewith.

4. PHASING: It is anticipated that the Project will be constructed in a single phase. Phasing of the Project and associated development levels may be administratively approved by Town staff as development plans are submitted and traffic studies updated.

5. ROAD AND SEWER IMPROVEMENTS: Road improvements for the Project shall comply with the approved Transportation Impact Analysis ("TIA") attached hereto as **Exhibit B** and incorporated herein. The road and sidewalk improvements shall include the following:

a. North Main Street Improvements. Developer shall make such improvements to North Main Street as recommended by the TIA and as shown on **Exhibit C** attached hereto and incorporated herein (the "North Main Improvements") at Developer's sole cost and expense. Additionally, Developer shall make offsite transportation improvements to complete the additional lane on N. Main Street adjacent to Ting Park as shown on **Exhibit C** (the "North Main Offsite Transportation Improvements"). The estimated cost of the North Main Offsite Transportation Improvements is Two Hundred and

Eighty-Five Thousand and 00/100 Dollars ($285,000.00) with the final cost determined at the time of construction.

b. Sewer Improvements. Developer shall upgrade approximately 1,000-1,300 linear feet of sewer lines, increasing the diameter of the sewer line as shown on **Exhibit D** attached hereto and incorporated herein (the "Sewer Improvements"). The estimated cost of the Sewer Improvements, including both the cost of design and construction, is One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000) with the final cost determined at the time of construction, provided however in no event shall Developer's actual cost exceed $1,200,000 (the "Maximum Sewer Improvements Cost"). The Sewer Improvements may be modified without amendment to this agreement to ensure the total improvements made do not exceed the Maximum Sewer Improvements Cost.

The Actual Cost of the Offsite Sewer Improvements required herein shall be credited against Developer's system development fees as provided in Sec. 6 hereinbelow.

In addition to the North Main Improvements, the Developer is constructing offsite sidewalk connections to existing sidewalks as reflected on the Concept Plan at Developer's sole cost and expense,

6. SYSTEM DEVELOPMENT FEES. Developer's engineer anticipates that the total system development fees (the "SDF") due for the Project will be approximately Two Million Nine Hundred Thirty One Thousand Four Hundred Fifty and 00/100 Dollars ($2,931,450.00) (the "Total Project SDF"). In consideration of the significant offsite Sewer Improvements that are being performed by Developer beyond the impact of the Development, the Town agrees to credit SDF up to two-thirds of the SDF actually paid or Two Million and 00/100 Dollars ($2,000,000) whichever is less (the "SDF Credit"). Without limiting the foregoing, the SDF Credit provided for herein reflects roughly 1/3rd of the credit as a credit against the upgrades being performed to the sanitary sewer line and 1/3rd of the credit being provided in recognition of the significant acceleration of this needed offsite improvement and the infrastructure improvements provided for in this Agreement.

7. DEVELOPMENT PERMITTED USES: The Site may be used consistent with the uses and subject to the restrictions and other development obligations of the Rezoning.

8. ROOFTOP COMMERCIAL: Initial construction of Building 2 as shown on the Development Plan shall be designed to include building core and shell for a rooftop commercial use.

9. ANNEXATION: In the event that the Site is not currently annexed, it shall be annexed at the discretion of the town council, through the approval of a petition for voluntary annexation prior to the commencement of any construction or recordation of a plat. Nothing contained herein shall bind the Town Council on the legislative decision of annexation. The Town shall schedule the Annexation Petition for public hearing and approval within 45 days of the execution of this Agreement.

10. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developer shall secure all special use permits, construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town

shall aid Developer in securing all encroachment permits as required by the NCDOT, the North Carolina Department of Environmental Quality, or other state or federal agencies, as required for roads, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve Developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

11. PARKS AND RECREATION LAND DEDICATION: The Parties acknowledge that the Town's UDO requires Developer of a residential tract to dedicate parks and recreation land or amenity for the use of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the tax value of the tract of the Site at the time of Development, which town staff has calculated as $209,595.33 per acre, which produced under ordinary methods of calculation for the Project's unit count of 236 a fee in lieu amount of $3,416.40 per unit of residential use (the "Parks and Recreation Fee Per Unit"). Upon development of the Project and all residential units contemplated therein, the anticipated parks and recreation fee due and payable to the Town is anticipated to be Eight Hundred Six Thousand Two Hundred Seventy-One and No/100 Dollars ($806,271) (the "Total Parks and Recreation Fee"). The calculation of the Total Parks and Recreation Fee is based upon the attached Exhibit E (the "Parks and Recreation Fee Calculation"), which is incorporated herein by reference. Notwithstanding any changes approved by the Town with respect to the manner in which Parks and Recreation Fees are calculated, the Parks and Recreation Fee Calculation shall be binding upon the Parties, subject to the Developer's rights under N.C. Gen. Stat. Sec. 160D-108 ("Permit Choice").

12. WATER AND SEWER ALLOCATION: Developer is advised to read and understand the WRMP. Developer hereby acknowledges the Development to be a Priority Level 2 development (as the same is defined in the WRMP) and has committed to the following water and sewer allocation elements in the Project to satisfy the criteria of Section 3.5.2 of the WRMP:

a. Public Infrastructure Improvements – Install oversized utilities as provided for herein
b. Open Space/Tree Preservation – Preservation of at least ten percent (10%) of Specimen Trees on site

The parties further acknowledge that the allocation assignment for the Project is (Mixed Use) Residential-attached/Non-residential and that the allocation requested and provided for herein is as follows:

Estimated Sewer Flows - Overlook at Main 1

Use	Daily Flow	Total Daily Flow
380 Bedrooms	75 GPD/Bedroom *	28500 GPD
Retail space - 12,890 SF	.12 gpd/sf	1546.8 GPD
Club/Leasing- 3,438 SF	0.12 GPD/SF	412.56 GPD
	TOTAL	**30459.36 GPD**
*75 GPD/ Bedroom Minimum	Residential Total Fow Only	28500 GPD

13. UDO MODIFICATIONS: Based upon modifications requests and associated justifications that have been submitted by Developer and are included with the Development Plan, the following sections of the UDO are modified as follows:

a. Requirement for Vehicular Stubs to Adjacent Property: Section 7.3.C.2 of the UDO is modified to not require a vehicular stub road to Gingko Drive;

b. Requirement for Providing Sanitary Sewer Stubs to Upstream Parcels: Section 7.2.3.F of the UDO is modified to not require a water/sewer stub to the Property's southern property line.

14. INTERPRETATION OF UDO SECTION 2.2.2: Section 2.2.2 of the UDO (the "Mixed Use Ordinance") is hereby interpreted to be satisfied by the Development Plan for the following reasons:

a. The Site is Zoned Commercial Business-Conditional District; and,

b. The Mixed Use Ordinance provides for a maximum density of fifteen (15) dwelling units per acre, but has allowances for development to exceed this maximum density if the development includes, among other things, a vertically integrated mixed-use building; and,

c. The Development includes a maximum residential density of ~ twenty-four (24) units per acre; and,

d. The Development provides an innovative and creative design in a key location of the Town; and

e. As shown in greater detail on the Development Plan this innovative and creative design includes, among others, (i) the public plaza space situated between the commercial use within Building 2 and the residential use within Building 1 and (ii) the commitment to include a rooftop commercial use as described in Article II, Section 8 hereof; and

f. The Town finds the inclusion of these key features as shown on the Development Plan in this part of Town to meet the spirit and intent of the UDO and the Mixed Use Ordinance.

15. TERMS REQUIRED FOR PUBLIC SAFETY: Developer shall provide sufficient egress and ingress to the Site through the Site or other public rights of way to satisfy the requirements of the Town's Fire Chief and Police Chief, as indicated by their approval in the development review process.

16. HISTORIC STRUCTURES: There are no known historic structures on the Site.

17. DEVELOPMENT SCHEDULE:

a. Development of the Project and any Public Infrastructure shall commence prior to the expiration of any required permits for the same.

b. In consideration of the covenants contained herein, Developer shall be allowed to submit construction drawings for review to the Town staff prior to Town Council approval of a development plan for the Site. Developer understands that doing so is entirely at the risk of Developer for any subsequent changes to such plans and drawings that may be made necessary as a result of Town council approval of a development plan.

ARTICLE III
DEVELOPER'S OTHER DUTIES

1. For any offsite infrastructure constructed by Developer, Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, applicable requirements of the Town, and applicable requirements of the North Carolina Department of Environmental Quality (NCDEQ) and applicable requirements of any other regulatory agency. For any land owned or controlled by Developer, Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by Developer, the Town shall convey such land owned by the Town to Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of Developer's Duties set out in this Article III.

2. Developer shall construct in a workmanlike manner the public infrastructure located on the Site according to the design specifications and criteria of the Town which are existing at the time of this Agreement, as well as full compliance with any applicable NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the Project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. Developer shall construct the public infrastructure according to the plans, the terms of this Agreement, and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not apply. Developer shall not be required to make a payment-in-lieu of street construction costs or pay a fee in lieu of greenway construction costs.

ARTICLE IV
GENERAL TERMS

1. All of Developer's obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Rezoning, the Annexation Petition, and all required Site Plans and Building Permits.

2. All reimbursements, if any, for this Project shall be provided on the basis of final documented Actual Costs, as approved by the Director Development Services, in accordance with this agreement. Any opinions of Project cost included in this agreement are based upon preliminary designs and are approximate.

3. Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, Developer shall operate under a direct contract with the Town and shall hold the Town harmless.

5. Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character arising directly out of the entry onto and performance of work completed by Developer within easements owned by the Town.

6. The Town agrees to protect, defend, indemnify and hold Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the gross negligence or willful misconduct of Developer, or its agents, employees or contractors,. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees

to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of Developer to ensure that all regulatory approvals for the project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

11. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

12. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

13. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

14. Developer is a sophisticated business entity. It hereby, for itself, its successors and/or assigns, expressly hereby agrees to waive its right to participate in any class action against the Town with respect to any term or condition of this Agreement or any requirement, obligation, right, or duty created herein. Each party has had the opportunity to have this Agreement reviewed by counsel of its choosing and is entering into this agreement freely and aware of any of the rights, obligations, and duties each may enjoy.

15. Notices under this agreement shall be to the following:

FOR THE TOWN:	FOR DEVELOPER:
Randy J. Harrington	Capitol Broadcasting Company, Inc.
Town Manager	2619 Western Blvd.
PO Box 8	Raleigh, NC 27606

Holly Springs, NC 27540
Reference:

With copy to:
Morningstar Law Group
Attn: Jason Barron
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601

16. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

17. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

18. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

19. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

20. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Property Description
EXHIBIT B: Traffic Impact Analysis
EXHIBIT C: North Main Improvements
EXHIBIT D: Sewer Improvements
EXHIBIT E: Parks and Recreation Fee Calculation

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(*Town Seal*) BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the __ day of _____

_____
Notary Public

My Commission Expires:_____

DEVELOPER

CAPITOL BROADCASTING COMPANY, INC., a
North Carolina corporation

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person (_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____

_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Consented to by:

LANDOWNER

THE ROUSSEAU FAMILY TRUST

By: _____
Its: Trustee

By: _____
Its: Trustee

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____

_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Exhibit A

Legal Description

EXHIBIT B

Traffic Impact Analysis

Exhibit C

North Main Improvements

Exhibit D

Sewer Improvements

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 19.

Public Hearings
Title: Fiscal Year 2025-26 Recommended Budget Public Hearing
Strategic Priority Area: Organizational Excellence
Growth Management & Economic Vitality
Vibrant Community
Community Safety
Staff Resource: Corey Petersohn, Budget, Innovation, and Strategy

Action(s):
Open / close public hearing to receive input from the public on the Fiscal Year 2025-2026 Recommended Operating Budget and Community Investment Plan.

Explanation:

- Per NCGS 159-12(B), before adopting the budget ordinance, the board shall hold a public hearing at which time persons who wish to be heard on the budget may appear.
- This year's $117M Recommended Budget (net of transfers) continues to leverage prudent fiscal policy to advance a balanced budget that represents the Mayor and Town Council's strategic vision for the Town.
- Key Recommendations include:
    - Investing in transportation infrastructure such as Holly Springs Road and Avent Ferry Road
    - Beginning design to transform a section of Avent Ferry Road into a Festival Street in the downtown
    - Implementing a new Microtransit mobility option
    - Preparing to celebrate the Town's Sesquicentennial (150th) Anniversary
    - Funding the 2023 voter-approved Parks Bond projects, chiefly construction of Eagle's Landing Park
    - Ensuring the Town maintains and invests in the water and wastewater system to protect existing infrastructure and secure future capacity
- There are seven recommended new positions and the removal of four vacant positions for a net increase of three new full-time positions.
- There is no recommended change to the property tax rate of 34.35 cents per $100 valuation.
- The utility bill for the typical residential household would increase by $12.98/month to fund water and sewer capacity infrastructure investments. Garbage and recycling collection would increase 59 cents/month as a pass through charge from the Town's private contractor, GFL Environmental. Monthly Stormwater fees remain unchanged at $5.20 for households.

Background:

- The Town Manager presented the recommended budget to the Mayor and Council on May 13, 2025.
- North Carolina General Statute requires that the Town Council adopt a new, annual fiscal year budget by July 1.
- Next steps include a budget workshop on May 22 at 6pm at the Law Enforcement Center.
- Budget adoption is scheduled for consideration at the June 3, 2025 7 pm Council Meeting at Town Hall.

Funding Source(s):

N/A

Attachment(s):

None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 20.

New Business
Title: Street Resurfacing Project
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Michael Leonas, Utilities and Infrastructure, Dirk Siebenbrodt, Utilities and Infrastructure

Action(s):

- Approve Budget Amendment and Award the Street Resurfacing Project construction contract to Blythe Construction, Inc. in the amount of $2,268,957 (base bid and alternates) plus a contingency addition of $226,896, bringing the total approved project construction budget to $2,495,853
- Approve the change order for additional professional construction administration and inspection services (inclusion of bid alternatives) in the amount of $19,200, plus a contingency addition of $13,670, bringing the total approved project budget for design, construction administration and inspections from $117,500 to $150,370.
- Authorize the Town Manager to execute any change orders for the construction contract and the design, construction administration, and inspections contract as may be required during the project (unforeseen conditions, etc.), not to exceed the approved budget up to $2,646,223.

Explanation:

- Including all bid alternates, this project consists of the resurfacing of 21 road sections, approximately 25,846 linear feet or 4.90 miles in total length.
- The Street Resurfacing Project includes pavement milling and resurfacing, utility and pedestrian ramp adjustments as well as pavement markings.
- The bid opening for the project occurred on April 9th, 2025 with the lowest, responsive, and responsible bidder being Blythe Construction, Inc.
- Construction is anticipated to start in July 2025, with completion anticipated in November 2025. The contract duration is 150 calendar days.
- This project will require extensive communication and coordination with the residents along the streets being affected. The Contractor will be required to notify residents in advance of construction activities (door hangers, personal contact, etc.). This will be supported by communication outreach via the Town's social media outlets, facilitated through the Town's Communication & Marketing group.
- On June 4th, 2024, TC approved and awarded the Contract for Professional Services for the Street Resurfacing and Improvement Project contract to WithersRavenel, Inc. for $117,500.
- The change order for additional construction administration and inspection services was necessary because the Town was able to implement the three (3) bid alternates in

addition to the base bid. The total amount for design and construction administrative services will therefore increase by $19,200, plus 10% or $13,670 contingency to a total of $150,370. There is an existing Powell Bill appropriation of $1,344,034. The included budget amendment appropriates an additional $1,302,189 in Powell Bill funding to fully fund the construction budget and contingencies.

Background:

- Powell Bill funds are annual state-shared gas tax revenues allocated to municipalities in North Carolina for roadway maintenance under G.S. 136-41.1-4.
- The town maintains over 167 miles of roadway for which it receives state funds.
- Approximately every five (5) years, a street rating survey (ASTM method) is performed on the entire town-maintained road network.
- Based on the latest 2022 street condition rating analysis, streets are prioritized for rehabilitation based on objective condition assessments. Other factors like traffic volume, safety, interconnectivity, etc. are also considered to create a ranking priority for the roads that are being selected.
- Funding for this project will be provided through Powell Bill funds.

Funding Source(s):

- Operating Budget - Powell Bill Funding

Attachment(s):

1. Project Map
2. Letter of Recommendation and Final Bid Tab
3. Bid & Construction Contract
4. FY25 Budget Amendment Form - Powell Bill
5. Holly Springs FY24 Resurf Contract Change Order #1_5-13-25-FINAL

Town of Holly Springs

Resurfacing 2024

WithersRavenel
Our People. Your Success.
115 MacKenan Dr | Cary NC, 27511
t: 919.469.3340
license #: F-1479
www.withersravenel.com

This map is for informational purposes only. All feature locations displayed are approximate based on available data sources.

Data features are not based on professional field survey unless stated otherwise.

Legend

- Base Bid
- Alt 1: Salem Ridge Rd
- Alt 2: Oakhall Dr
- Alt 3: Crossway Ln

NC 540 Hwy NB
NC 540 Hwy SB
Woodfield Chase End Rd
Woods Creek Rd
Sage Oak Ln
Old Smithfield Rd
Old Holly Springs Apex Rd
Ivy Arbor Way
Holly Springs New Hill Rd
Green Oaks Pkwy
Thomas Mill Rd
Irving Pkwy
GB Alford Hwy
Arbor Creek Dr
Arbor Crest Rd
Arbor Glen Ct
Arbor Wynds Ct
N Main St
Crossway Ln
Silverstone Way
Oakhall Dr
Marleton Way
Starhaven Way
Hallwood Ct
Stephenson Rd
Kildaire Farm Rd
Pierce Olive Rd
Lockley Rd
Holly Springs Rd
Optimist Farm Rd
Sunset Fairways Dr
Sunset Lake Rd
Starwood Ct
Ontario Pl
Lindenwood Dr
Kingsport Rd
Crossway Ln
Crossway Dr
Linksland Dr
Gable Ridge Ln
Salem Ridge Rd
Silverline Ct
Overshore Ct
W Elm Ave
E Elm Ave
Stinson Ave
S Main St
Grigsby Ave
Bass Lake Rd
Brackenridge Ln
Ralph Stephens Rd
Avent Ferry Rd
Piney Grove Wilbon Rd
Cass Holt Rd
James Slaughter Rd

0 600 1,200 2,400 Feet
1 inch =1,200 ft

Our People. Your Success.
EST 1983

WithersRavenel
Our People. Your Success.

115 MacKenan Drive
Cary, NC 27511
Office: 919.469.3340
Cell: 919.621.0396

Memorandum

April 11, 2025

Dirk Siebenbrodt, P.E.
Engineer III
Utilities & Infrastructure Department
Town of Holly Springs
128 South Main Street, P.O. Box 8
Holly Springs, NC 27540

RE: Town of Holly Springs 2024 Street Improvement Project (TOHS Project No. 24-005)
Bid Opening Results

Dear Mr. Siebenbrodt,

On Wednesday, April 9, 2025, bids were publicly opened and read aloud for the above-referenced project. Four contractors submitted responsive bids for the project. The apparent low bid for the Base Bid was submitted by Blythe Construction, Inc. of Charlotte in the amount of $1,634,884.50. The other bidders, with their Base Bid amounts in parentheses, are listed in ascending order: Fred Smith Company ($1,734,537.40), ST Wooten Corporation ($1,757,438.82), and Turner Asphalt GC, LLC ($1,769,693.50). All bidders were within 8% of each other and the lowest bid was 13% under the Engineer's Estimate. Only the Main Bid was used for determining the low bid per the Project Manual.

We tabulated the results of the four responsive bids and found no mathematical errors. The Town of Holly Springs also conducted a Contractor Bid Package Review of the bid submitted by Blythe Construction of Charlotte and believes their bid to be responsive. Thus, we think that it is in the best interest of the Town to award a Contract to Blythe Construction, Inc. of Charlotte in the amount of $1,634,884.50.

The information contained herein and in the attached bid tabulation is provided to you for reference and use in your decision to award the Contract. Thank you for the opportunity to be of service to the Town of Holly Springs on this important project. We look forward to the successful completion of this project.

Sincerely,

Vladimir G. Mitchev

Vladimir Mitchev, PE
Director of Pavement Operations
WithersRavenel

Attachments: Bid Tabulation

Holly Springs 2024 Street Improvement Project

Base Bid

Base Bid				Engineer's Estimate		Blythe Construction		Fred Smith Company		ST Wooten		Turner Asphalt	
LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated	Unit Cost	Amount Estimated	Unit Cost	Amount Estimated	Unit Cost	Amount Estimated	Unit Cost	Amount Estimated
1	Mobilization	LS	1	$84,000.00	$84,000.00	$50,000.00	$50,000.00	$85,000.00	$85,000.00	$79,350.28	$79,350.28	$10,800.00	$10,800.00
2	Asphalt Milling 2" Depth	SY	19,340	$4.50	$87,030.00	$5.50	$106,370.00	$4.00	$77,360.00	$3.25	$62,855.00	$3.95	$76,393.00
3	Asphalt Milling 2.5" Depth	SY	13,250	$4.50	$59,625.00	$6.75	$89,437.50	$4.75	$62,937.50	$3.55	$47,037.50	$4.10	$54,325.00
4	Asphalt Milling 3.5" Depth	SY	18,010	$6.00	$108,060.00	$6.40	$115,264.00	$5.50	$99,055.00	$4.50	$81,045.00	$4.35	$78,343.50
5	Asphalt Milling 4" Depth	SY	4,230	$6.00	$25,380.00	$8.00	$33,840.00	$7.25	$30,667.50	$6.50	$27,495.00	$4.50	$19,035.00
6	Asphalt S-9.5C	TN	1,060	$140.00	$148,400.00	$110.00	$116,600.00	$115.00	$121,900.00	$128.25	$135,945.00	$108.00	$114,480.00
7	Asphalt I-19.0C	TN	610	$140.00	$85,400.00	$115.00	$70,150.00	$100.00	$61,000.00	$124.75	$76,097.50	$118.00	$71,980.00
8	Asphalt S-9.5B	TN	6,990	$140.00	$978,600.00	$105.00	$733,950.00	$125.00	$873,750.00	$133.25	$931,417.50	$118.00	$824,820.00
9	Adjust Water Valve Str	EA	48	$500.00	$24,000.00	$800.00	$38,400.00	$750.00	$36,000.00	$800.00	$38,400.00	$400.00	$19,200.00
10	Adjust Manhole Str	EA	11	$600.00	$6,600.00	$800.00	$8,800.00	$750.00	$8,250.00	$800.00	$8,800.00	$550.00	$6,050.00
11	Adjust Catchbasin Str	EA	3	$1,100.00	$3,300.00	$1,250.00	$3,750.00	$900.00	$2,700.00	$1,250.00	$3,750.00	$900.00	$2,700.00
12	R&R Curb and Gutter	LF	115	$150.00	$17,250.00	$100.00	$11,500.00	$75.00	$8,625.00	$100.00	$11,500.00	$55.00	$6,325.00
13	R&R Side walk	LF	100	$100.00	$10,000.00	$100.00	$10,000.00	$60.00	$6,000.00	$100.00	$10,000.00	$97.50	$9,750.00
14	R&R Curb Ramp	EA	15	$3,500.00	$52,500.00	$2,850.00	$42,750.00	$2,750.00	$41,250.00	$2,850.00	$42,750.00	$4,850.00	$72,750.00
15	New Curb Ramp	EA	2	$3,500.00	$7,000.00	$2,850.00	$5,700.00	$2,750.00	$5,500.00	$2,850.00	$5,700.00	$3,800.00	$7,600.00
16	Retrofit Truncated Dome	EA	61	$500.00	$30,500.00	$850.00	$51,850.00	$850.00	$51,850.00	$850.00	$51,850.00	$4,850.00	$295,850.00
17	Undercut	CY	8	$300.00	$2,400.00	$500.00	$4,000.00	$400.00	$3,200.00	$208.21	$1,665.68	$128.00	$1,024.00
18	24" Thermoplastic Pavement Markings	LF	1,774	$10.00	$17,740.00	$12.00	$21,288.00	$10.35	$18,360.90	$9.92	$17,598.08	$16.00	$28,384.00
19	8 " Thermoplastic Pavement Markings	LF	2,570	$5.00	$12,850.00	$2.50	$6,425.00	$1.90	$4,883.00	$3.30	$8,481.00	$7.50	$19,275.00
20	4" Thermoplastic Pavement Markings	LF	180	$3.00	$540.00	$2.00	$360.00	$1.45	$261.00	$1.65	$297.00	$4.50	$810.00
21	Symbols Thermoplastic Pavement Markings	EA	6	$50.00	$300.00	$125.00	$750.00	$170.00	$1,020.00	$200.00	$1,200.00	$350.00	$2,100.00
22	Speed Hump	EA	4	$100.00	$400.00	$4,575.00	$18,300.00	$7,250.00	$29,000.00	$5,826.07	$23,304.28	$3,800.00	$15,200.00
23	Inductive Loop	LF	450	$13.00	$5,850.00	$12.00	$5,400.00	$20.15	$9,067.50	$12.00	$5,400.00	$10.22	$4,599.00
24	Traffic Control	LS	1	$84,000.00	$84,000.00	$90,000.00	$90,000.00	$96,900.00	$96,900.00	$85,500.00	$85,500.00	$27,900.00	$27,900.00
Base Bid Total				$1,851,725.00		$1,634,884.50		$1,734,537.40		$1,757,438.82		$1,769,693.50	

I hereby certify that the Bid Tabulation contained herein was prepared under direct supervision. The individual contractor Unit Bid Prices are the acutal prices placed on the Form for Proposal for the bidding process.

Signed, sealed, dated this 11th Day of April 2025 by:

Vladimir G. Mitchell

NORTH CAROLINA PROFESSIONAL SEAL 031484 ENGINEER VLADIMIR G. MITCHELL

4/11/2025

SECTION 00300
BID PROPOSAL ("Proposal")

TO: THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA ("Owner")

FROM: "BIDDER" Blythe Construction, Inc

ADDRESS PO Box 31635

Charlotte NC 28231

DATE OF BID April 9, 2025

The Bidder hereby signifies that it is his/her/its intention and purpose to enter into a formal Contract with the Town of HOLLY SPRINGS, North Carolina, to furnish all labor, materials, tools, equipment, apparatus, supplies, and the like required, and to do all the work necessary, for and because of the construction, erection, and/or installation of the proposed "Project":

Town of Holly Springs 2024 Street Improvement
Town of Holly Springs Project 24-005

for the Town of HOLLY SPRINGS, North Carolina in accordance with the Contract Documents, including Addenda thereto.** There is deposited, herewith, a certified check in the amount of (must be dollar amount): Bid Bond Dollars ($_____), or a Bid Bond, in the amount of five percent (5%) of the total aggregate amount of the Bid, made payable to the Owner, the same to be refunded to the Bidder under the conditions of and in accordance with the terms of this Proposal, which are as follows:

THAT: The Bidder has carefully examined the Plans and Specifications and all other Contract Documents and fully understands them.

THAT: The Bidder has carefully examined the site of the Project and is familiar with the conditions under which the work, or any part thereof, is to be performed and the conditions which must be fulfilled in furnishing and/or installing, erecting or constructing any or all items of the Project.

THAT: The Bidder shall provide all necessary tools, machinery, equipment, apparatus, and all other means necessary to do all the work and shall furnish all labor, materials and all else required to complete such Contract as may be entered into, in the manner prescribed in and in accordance with the terms of the Specifications and the Contract and in accordance with the true intent and meaning thereof, and in accordance with the Plans and/or Drawings and the requirements of the Consulting Engineers under them, in a first class manner.

[Terms continued on the following page.]

** Fill in appropriate Addenda number(s):

Addendum #__1__ Dated 2/28/25
Addendum #__2__ Dated 3/4/25
Addendum #_____ Dated_____
Addendum #_____ Dated_____
Addendum #_____ Dated_____
Addendum #_____ Dated_____

THAT: The rights of the Owner and the recommendations of the Consulting Engineers shall not be questioned in the Award of the Contract.

THAT: It is the intention of the Owner to let contracts on the basis of the Bids received in accordance with G.S. 143-129 and in such manner as the Owner may deem to be for the best interests of the Owner.

THAT: The Owner reserves the right to reject any or all proposals.

THAT: The work under each Section will be awarded under one Contract and that the Owner shall have the right to include such item or items as the Owner may deem to be in the best interests of the Owner.

THAT: On being awarded the Contract, the Bidder shall execute a Performance Bond and a Payment Bond, on the forms included herein, each equal to one hundred percent (100%) of the Awarded Contract Price (Contract Sum), as security for the faithful performance of the Contract.

THAT: The Bidder shall submit, in the blank spaces provided, all data, guarantees and other information called for.

THAT: The Bidder shall submit, herewith, drawings, or cuts and Specifications showing and describing in detail the equipment and/or apparatus which the undersigned proposes to furnish.

THAT: This Proposal shall be signed and submitted in the manner prescribed in the Instructions to Bidders.

THAT: Should this Proposal not be accepted by the Owner, the certified check, in the amount of (must be dollar amount): Bid Bond Dollars ($_____) or the five percent (5%) Bid Bond, as applicable, deposited herewith shall be returned to the Bidder.

THAT: Should this Proposal be accepted by the Owner and the Bidder fail or neglect to execute the Contract and furnish the required Bonds within fifteen (15) days after receiving notifications of the acceptance of the Proposal and/or receipt of the formal Contract and Bond forms, the certified check, in the amount of (must be dollar amount): Bid Bond. Dollars ($_____), or the Bid Bond, deposited herewith shall be retained by the Owner as liquidated damages, it being understood that the Owner reserves the right to extend the time allowed for executing the Contract and/or furnishing the Bond in its sole discretion.

[Terms continued on the following page.]

Date of Addendum: February 28, 2025

ADDENDUM NO. 1

SOLICITATION: ITB# 2025-0702 Construction Services for the Town of Holly Springs 2024 Street Improvement Project TOHS Project No. 24-005

PURPOSE: The purpose of this addendum is to provide notice of bid opening date change.

INSTRUCTIONS: Respondents are required to acknowledge receipt and understanding of this addendum by submitting the signed copy with their solicitation response.

I. BID OPENING DATE CHANGE

The bid opening date will change to March 18, 2025 at 2:00PM.

Sealed bids in will be received by the Town of Holly Springs until **March 18, 2025 at 2:00 pm** and thereafter immediately opened and read publicly in the Town of Holly Springs Town Council Chambers, located on the 2nd floor in the Town of Holly Springs Town Hall building, 128 South Main Street, Holly Springs, NC 27540.

II. ACKNOWLEDGEMENT OF ADDENDUM

The undersigned acknowledges receipt and use of this Addendum in preparation of their response submission for the solicitation.

Signature: Matthew Byrd

Print Name: Matthew Byrd

Title: Area Manager

Date: 4/9/25

Date of Addendum: March 4, 2025

ADDENDUM NO. 2

SOLICITATION: ITB# 2025-0702 Construction Services for the Town of Holly Springs 2024 Street Improvement Project TOHS Project No. 24-005

PURPOSE: The purpose of this addendum is to answer all questions received to date.

INSTRUCTIONS: Respondents are required to acknowledge receipt and understanding of this addendum by submitting the signed copy with their solicitation response.

I. QUESTION SUBMISSIONS AND RESPONSES

Q: Can the bid date be moved by a week or two to have more time to prepare bids?

A: Bid date will be extended by two weeks to be on **March 18th, 2025, at 2:00 PM**. The expected Town Council Award date is 4/15/25, with an estimated pre-construction date of 5/6/2025. Construction start is estimated to be 5/13/25 and run until 10/10/25 (150 calendar days of duration).

Q: Can the construction time be extended? Bids would be higher to reduce risk by including LDs in the bids.

A: Town will extend Time of Performance to 120 calendar days from NTP to Substantial Completion and to 30 calendar days from Substantial Completion to Final Completion.

Q: Is the Good Faith/ HUB document a requirement?

A: Yes.

Q: Will Liquidated Damages for the Time of Performance periods from NTP to Substantial Completion and Substantial Completion to Final Completion be added?

A: No, it will be a total LD amount of $500/day from Substantial Completion to Final Completion and $250/day from Substantial Completion to Final Completion. Substantial completion for this project is defined as the final asphalt surface and temporary pavement markings are completed.

Q: Who is responsible for notifying residents ahead and during construction?

A: The Contractor, see Section 21000, sub-section **Prior to Construction**, Letter B.

Q: If occurred, how will issues with parked cars in areas of work be resolved?

A: See Section 3000-7, Part 6(A)(iv). Strike the phrase "of the fairgrounds" from this paragraph.

Q: For R&R Sidewalk, the quantity has a measurement of LF. Can you either change the unit to square yards or designate a sidewalk width?

A: The standard sidewalk width of 5 feet can be assumed and contractor can field verify. Quantities will remain in linear feet (LF).

Q: The base bid has undercut and the unit is CY. Bid Alternate 2 has undercut and the unit is SY. Can we please revise the unit on bid alternate 2 to CY?

A: The unit of measurement (unit column) for Bid Alternate A2.9 is revised to Cubic Yards (CY). The quantity (4) remains correct.

Q: Section 41000 specifies collectors or thoroughfares referenced in ICT #1. Can it be specified which streets outside of the state routes have time restrictions?

A: In Section 500, on Page 500-5, the Intermediate Contract Time Number 1 refers to Appendix A, which lists the non-state-maintained roads that are classified as thoroughfare or collector roads within the Town limits. The reference to "Section 41000" is an error and should be corrected to reference "Appendix A".

II. ACKNOWLEDGEMENT OF ADDENDUM

The undersigned acknowledges receipt and use of this Addendum in preparation of their response submission for the solicitation.

Signature: Matthew Byrd

Print Name: Matthew Byrd

Title: Area Manager

Date: 4/9/25

THAT: The Bidder shall complete such Contract as may be entered into within the number of consecutive calendar days specified in the Contract from the date of the Notice to Proceed.

THAT: The Bidder proposes to enter into a Contract in accordance with this Proposal, the Plans and Specifications and the Contract Documents included herein, for the prices shown on the following pages.

THAT: The Bidder shall be required to submit a complete detailed itemized unit cost breakdown of the Bid Items on the Itemized Bid Proposal form in Section 00510 along with a computed Lump Sum Bid Price amount with this proposal.

THAT: It is the intent of these Contract Documents to obtain a Contract based on Unit Prices with project awarded based upon the lowest qualified total bid based upon unit prices applied to the estimated quantities. Where a discrepancy exists between words and numbers in the Bid amount, the written words shall govern. Where a discrepancy exists between unit prices and mathematical computations in the Itemized Proposal, the unit prices and quantities in the Itemized Proposal shall govern.

THAT: The successful bidder shall have all proper Bidder licenses and privilege licenses required under North Carolina state laws governing their respective trade(s).

THAT: Notice to Proceed and project available shall occur within 60 days of award of contract by the Town Council.

BID PROPOSAL

GENERAL CONSTRUCTION
FOR THE

Town of Holly Springs 2024 Street Improvement - Holly Springs, NC

Town of Holly Springs Project 24-005
(the "Project")

ITEMIZED PROPOSAL
(Section 00510)

The attached itemized list of work items and materials shall be made a part of this contract along with the completed price per unit of work item. The itemized bid proposal shall consist of the full completion of this list supplemented with any work item the contractor deems necessary to complete the project.

TOTAL "BASE BID" PRICE for the construction of the Project complete as indicated by the Contract Documents (in words and figures):

One million six hundred thirty four thousand eight hundred eighty four Dollars

and fifty Cents ($ 1,634,884.50)

Bidder Blythe Construction, Inc
(Print)

NOTE: PROPOSAL SIGNATURE REQUIRED ON PAGE 00300-6. ALL PROPOSALS MUST BE PROPERLY EXECUTED TO BE CONSIDERED A VALID BID.

SECTION 00510
ITEMIZED BID PROPOSAL

UNIT PRICES:

A unit price is an amount stated in the Construction Agreement as a price per unit of measurement for materials or service an shall be added to or deducted from the contract Sum by Change order in the event that a specific material and/or service provided by the Contractor is increased or decreased from the Estimated Quantity Bid in the Construction Agreement.

Unit prices are complete for labor, equipment, material, overhead and profit. Base Bid and Alternate Bid (if the Alternate Bid is Accepted) includes the quantity of each item to be furnished complete according to the work shown on the plans and specifications and as estimated herein, inclusive of all appurtenances, as shown and specified. Any unused amount will be credited to the Owner by change order at the end of the project. Likewise, any item installed and accepted by the Owner that exceed the Contract Quantity estimated for that particular Bid item will be paid to the Contractor by Change Order at the Progress Payment that follows approval of the installation of the additional work items.

Town of Holly Springs 2024 Street Improvement – Base Bid

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
1	Mobilization	LS	1	50,000	50,000
2	Asphalt Milling 2" Depth	SY	19,340	5.50	106,370
3	Asphalt Milling 2.5" Depth	SY	13,250	6.75	89,437.50
4	Asphalt Milling 3.5" Depth	SY	18,010	6.40	115,264
5	Asphalt Milling 4" Depth	SY	4,230	8.00	33,840
6	Asphalt S-9.5C	TN	1,060	110.00	116,600
7	Asphalt I-19.0C	TN	610	115.00	70,150
8	Asphalt S-9.5B	TN	6,990	105.00	733,950
9	Adjust Water Valve Str	EA	48	800	38,400
10	Adjust Manhole Str	EA	11	800	8,800
11	Adjust Catch basin Str	EA	3	1250	3,750
12	R&R Curb and Gutter	LF	115	100	11,500
13	R&R Sidewalk	LF	100	100	10,000

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
14	R&R Curb Ramp	EA	15	2850	42,750
15	New Curb Ramp	EA	2	2850	5,700
16	Retrofit Truncated Dome	EA	61	850	51,850
17	Undercut	CY	8	500	4,000
18	24" Thermoplastic Pavement Markings	LF	1,774	12.00	21,288
19	8 " Thermoplastic Pavement Markings	LF	2,570	2.50	6,425
20	4" Thermoplastic Pavement Markings	LF	180	2.00	360.00
21	Symbols Thermoplastic Pavement Markings	EA	6	125.00	750
22	Speed Hump	EA	4	4575	18,300
23	Inductive Loop	LF	450	12.00	5,400
24	Traffic Control	LS	1	90,000	90,000
Base Bid Total					$1,634,884.50

Notes:

- The Lowest Bidder will be determined by the base Bid amount. .

Town of Holly Springs 2024 Street Improvement – Alternate Bid 1

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
A1.1	Additional Mobilization	LS	1	$6,500.00	$6,500.00
A1.2	Asphalt Milling 2" Depth	SY	9,420	$5.50	$51,810.00
A1.3	Asphalt S-9.5B	TN	1,070	$105.00	$112,350.00
A1.4	Adjust Water Valve Str	EA	4	$800.00	$3,200.00
A1.5	R&R Curb Ramp	EA	1	$2,850.00	$2,850.00
A1.6	New Curb Ramp	EA	1	$2,850.00	$2,850.00
A1.7	24" Thermoplastic Pavement Markings	LF	144	$12.00	$1,728.00
A1.8	8 " Thermoplastic Pavement Markings	LF	60	$2.50	$150.00
A1.9	Additional Traffic Control	LS	1	$9,500.00	$9,500.00
ALT 1 Bid Total					$190,938.00

Town of Holly Springs 2024 Street Improvement – Alternate Bid 2

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
A2.1	Additional Mobilization	LS	1	$5,500.00	$5,500.00
A2.2	Asphalt Milling 2" Depth	SY	9,330	$5.50	$51,315.00
A2.3	Asphalt S-9.5B	TN	1,070	$105.00	$112,350.00
A2.4	Adjust Water Valve Str	EA	10	$800.00	$8,000.00
A2.5	Adjust Manhole Str	EA	14	$800.00	$11,200.00
A2.6	Adjust Catch basin Str	EA	3	$1,250.00	$3,750.00
A2.7	R&R Curb and Gutter	LF	30	$100.00	$3,000.00
A2.8	Retrofit Truncated Dome	EA	2	$850.00	$1,700.00

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
A2.9	Undercut	CY	4	$ 500.00	$ 2,000.00
A2.10	24" Thermoplastic Pavement Markings	LF	60	$ 12.00	$ 720.00
A2.11	8 " Thermoplastic Pavement Markings	LF	60	$ 2.50	$ 150.00
A2.12	Additional Traffic Control	LS	1	$ 10,000.00	$ 10,000.00
ALT 2 Bid Total					$ 209,685.00

Town of Holly Springs 2024 Street Improvement – Alternate Bid 3

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
A3.1	Additional Mobilization	LS	1	$ 5,000.00	$ 5,000.00
A3.2	Asphalt Milling 2" Depth	SY	10,710	$ 5.50	$ 58,905.00
A3.3	Asphalt S-9.5B	TN	1,220	$ 115.00	$ 140,300.00
A3.4	Adjust Water Valve Str	EA	3	$ 800.00	$ 2,400.00
A3.5	Adjust Catch basin Str	EA	2	$ 1,250.00	$ 2,500.00
A3.6	R&R Curb and Gutter	LF	20	$ 100.00	$ 2,000.00
A3.7	R&R Sidewalk	LF	20	$ 100.00	$ 2,000.00
A3.8	R&R Curb Ramp	EA	4	$ 850.00	$ 3,400.00
A3.9	Remove Ramp	EA	1	$ 2,100.00	$ 2,100.00
A3.10	Retrofit Truncated Dome	EA	2	$ 850.00	$ 1,700.00
A3.11	24" Thermoplastic Pavement Markings	LF	12	$ 12.00	$ 144.00
A3.12	Additional Traffic Control	LS	1	$ 13,000.00	$ 13,000.00
ALT 3 Bid Total					$ 233,449.00

CERTIFIED LIST OF EQUIPMENT/MATERIAL MANUFACTURERS

The Bidder, as part of the procedure for the submission of Bids on the Project, submits the following list of Equipment/Materials Manufacturers to be used in the performance of work to be done on said Project. The list of Manufacturers and all equipment/materials furnished shall be based on requirements of the Contract Documents. Changes to this list after the Bid opening shall only be as approved by the Owner upon request by the Bidder or as required by the Owner based upon review of Bidder's submittals:

EQUIPMENT/MATERIALS	MANUFACTURER
See Attached	

It is understood and agreed that, if awarded a Contract, the Bidder shall not make any additions, deletions or substitutions to this certified list without the consent of the Owner. Failure to identify a manufacturer for any or all of the items listed shall constitute an entry of one of the manufacturers listed in its respective technical specification.

Blythe Raleigh Equipment List

Description

SUV EDGE SE 4X2 FORD
RO-SUV EXPLORER 4X2 FORD
SUV EXPLORER XLT UPGRADE 4X4 FORD
OO-SUV EXPLORER BASE 4X2 FORD
P/U F150 XLT 4X2 S/C U/G FORD
P/U RAM 1500 RC DODGE
P/U RAM 1500 RC DODGE
RO-P/U RAM 1500 QC DODGE
P/U RAM 1500 QC DODGE
RO-P/U RAM 1500 RC DODGE
P/U RAM 1500 RC DODGE
P/U RAM 1500 RC DODGE
P/U RAM 1500 QC DODGE
P/U RAM 1500 QC DODGE
P/U RAM 1500 QC DODGE
P/U F150 SC FORD
P/U F150 XLT 4X4 S/C U/G FORD
P/U F150 XL 4X2 W/T FORD
P/U F150 XL 4X2 W/T FORD
P/U F150 XL 4X2 W/T FORD
P/U F150 XL 4X2 W/T FORD
P/U F150 XL 4X2 W/T FORD
P/U F150 XL 4X2 W/T FORD
P/U F150 4X2 XL C/C HYBRID FORD
P/U F150 4X2 XL C/C HYBRID FORD
P/U F150 4X2 R/C W/T FORD
P/U F150 4X2 R/C W/T FORD
P/U F150 4X2 R/C W/T FORD
OO-P/U F150 XLT 4X2 S/C U/G FORD
OO-P/U F150 XLT 4X2 S/C U/G FORD
OO P/U F150 XLT 4X2 S/C U/G FORD
OO-P/U F150 XL 4X2 CREWCAB HYBRID FORD
OO-P/U F150 XL 4X2 CREWCAB HYBRID FORD
OO-P/U F150 XL 4X2 REG CAB FORD
RO-P/U RAM 2500 CC DODGE
P/U F250 XL CREWCAB FORD
P/U F250 XL 4X2 W/T FORD
OO-P/U F250 XL 4X2 CREW CAB FORD
I0518-TRUCK MECHANICS F450 FORD
TRUCK MECHANICS F350 FORD
FLATBED ASPHALT SERV F550 FORD
FLATBED ASPH SERV F750 FORD
FLATDUMP F550 FORD
TRUCK SERVICE F750 FORD

TRUCK TRAFFIC 2600 NISSAN
FLATBED RAM 5500 CC DODGE
I0617-TRUCK MECHANICS RAM 5500 DODGE
I1015-TRUCK FUEL LUBE M2 FREIGHTLINER
I1015-FLATBED F550 CC FORD
I1015-TRUCK MECHANICS F550 FORD
I1015-FLATBED F650 FORD
I1015-FLATDUMP F750 FORD
UTILITY W/CRANE F550 DRW FORD
TRUCK DUMP QUINT-AXLE T800 KENWORTH
TRUCK DUMP QUAD-AXLE T800 KENWORTH
TRUCK DUMP QUAD-AXLE T800 KENWORTH
TRUCK DUMP QUAD-AXLE T800 KENWORTH
TRUCK DUMP QUAD-AXLE T800 KENWORTH
TRUCK DUMP QUAD-AXLE 104FR MACK
TRUCK TRACTOR T-AXLE CHN613 MACK
TRUCK TRACTOR T-AXLE T800 KENWORTH
TRUCK TRACTOR T-AXLE T800 KENWORTH
TRAILER TRI-AXLE R50TL3 ETNYRE
TRAILER TRI-AXLE PRTN55ETD3PS ETYNRE
TRAILER TANKER TW250 GILCREST
TRAILER TANKER ETNYRE
TRAILER MX HSE18 HUDSON
TRAILER LEONARD
HAMMER ATTACHMENT H55S CATERPILLAR
LOADER BACK-HOE 310SL JOHN DEERE
EXCAVATOR TRACKED PC308USLC3E0 KOMATSU
LOADER WHEEL 972K CATERPILLAR
LOADER SKID STEER 246C CATERPILLAR
LOADER SKID STEER 232BII CATERPILLAR
LOADER SKIDSTEER 246 CATERPILLAR
LOADER 972MXE 6CY
LOADER 972M XE CAT 6CY
L0721-LOADER SKID STEER 236D3 CATERPILLA
L0721-LOADER SKID STEER 236D3 CATERPILLA
L0221-DOZER D6K2 LGP CATERPILLAR
GRADER MOTOR ARO SCARI 12H CATERPILLAR
I1117-WIDENER W530A WEILER
ROLLER VIB SW880 78" SAKAI
ROLLER VIB DD29H INGERSOL RAND
ROLLER VIB CB434D CATERPILLAR
ROLLER VIB SW990 84" SAKAI
ROLLER VIB SW990 84" SAKAI
I0518-ROLLER VIB SW770 SAKAI
L0817-ROLLER VIB SW654 SAKAI
L0417-ROLLER VIB SW354 47" SAKAI
ROLLER VIB HD110VVHF HAMM

ROLLER VIB HD110VVHF HAMM
ROLLER R.T. BW11RH BOMAG
ROLLER R.T. BW11RH BOMAG
ROLLER R.T. BW11RH BOMAG
TRUCK WATER 4900 INTERNATIONAL
WATER TRUCK 2000 GALLON FORD
PAVER TRACK RP170 ROADTEC
I0518-PAVER TRACK AP1055F CATERPILLAR
PAVER WHEEL AP1000E CATERPILLAR
PAVER WHEEL AP600F CATERPILLAR
TRANSFER VEHICLE E2850 WEILER-RAL NC EQ
L1021-PAVER TRACK AP655F CATERPILLAR
DISTRIBUTOR 7300 INTERNATIONAL
I0618-DISTRIBUTOR T370 KENWORTH
I0418-DISTRIBUTOR T370 KENWORTH
I1015-DISTRIBUTOR F750 SD FORD
I1017-BROOM TRACTOR 4250R JOHN DEERE
I1017-BROOM TRACTOR 4250R JOHN DEERE
BROOM DT74J C/M SUPERIOR

CERTIFICATION AFFIDAVIT

THE ABOVE INFORMATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER UNDERSTAND AND AGREE THAT, IF AWARDED A CONTRACT, THIS CERTIFICATION SHALL BE ATTACHED THERETO AND BECOME A PART THEREOF.

Blythe Construction, Inc
[If Bidder is not an individual, enter entity name here]

By: _____
(Signature)

NAME OF SIGNER: Shane Clark
(Please Print or Type)

TITLE OF SIGNER: Vice President
(Please Print or Type)

DATE: April 3 2025

BID SECURITY:

Accompanying this Proposal is a (1) Bid Bond in the amount of (2) Five Percent of Amount Bid Dollars ($ 5% of amt. bid).

NOTE: (1) Insert the words "bank draft," "certified check," "bid bond", "cash", or "cashiers check", as the case may be.

(2) Amount must be equal to at least five percent (5%) of the total Bid.

BIDDER'S LICENSE:

The Bidder certifies that (he/she/it) is licensed as a Bidder under the specific North Carolina state law regulating his/her/its particular trade and that the number of the license under which he/she/it now operates is 7639.

BIDDER'S CERTIFICATION AS TO ORGANIZATION AND AUTHORITY:

The Bidder certifies that the Affidavit of Organization and Authority, like the other documents attached hereto, form an integral part of the Proposal, and the Bidder acknowledges that the Owner will rely on the information provided therein in reviewing the Proposal and awarding a Contract.

LIQUIDATED DAMAGES:

The Bidder agrees, further, that the Owner may retain those amounts indicated in the Contract from the amount of compensation due the Bidder, under the terms of the Contract, for each and every day that the work remains incomplete and/or unsatisfactory beyond the completion date(s) specified in the Notice to Proceed. This amount is agreed upon as the proper measure of liquidated damages the Owner will sustain, per day, by the failure of the Bidder to complete the work within the stipulated time, and it is not to be construed in any sense as a penalty.

The Bidder shall not have or bring a claim against the Owner, or raise as a defense against the imposition of liquidated damages, other construction purportedly impeding Bidder's progress or timely project completion.

(SIGNATURE PAGE)

Dated April 3rd, 2025.

Blythe Construction, Inc (SEAL)
Bidder—Legal Entity

By: _____ (SEAL)
(SIGN HERE)

SEAL-if corporation

Shane Clark, Vice President
Printed Name

PO Box 31635 Charlotte, NC 28231

2911 N. Graham St Charlotte,NC 28206
Address

(704) 375-8474
Telephone No.

Subscribed and sworn to before me this 3 day of April, 2025

Karen L. Angell
Notary Public

My Commission Expires:

March 25, 2029

KAREN L ANGELL
Rowan County
My Commission Expires
March 25, 2029

BID BOND

This is a Bid Bond that is subject to the provisions of Article 3 of Chapter 44A of the North Carolina General statutes.

This Bid Bond is executed on April 1, 2025

The name of the PRINCIPAL is Blythe Construction, Inc. (1)

Corporation (2)

The name of the SURETY is Liberty Mutual Insurance Company

175 Berkeley St. Boston, MA 02116

The TOWN OF HOLLY SPRINGS, NORTH CAROLINA is the OWNER.

The amount of the Bond is Five Percent of Amount Bid

(Dollars) ($ 5% of amt. bid)

KNOW BY ALL MEN BY THESE PRESENTS, the Principal and Surety above named are hereby held and firmly bound unto the above named OWNER hereinafter called the OWNER in the penal sum of the amount stated above in lawful money of the United States, for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

The condition of the above obligation is such that whereas the Principal has submitted to the OWNER a certain Bid Proposal, attached hereto and hereby made a part hereof to enter into a Contract in writing, for the construction of:

Town of Holly Springs 2024 Street Improvement – Holly Springs, NC as described by a document entitled "Project Manual for Town of Holly Springs 2023 Street Improvement, Project No. 24-005 dated, January 2025 by the Town of Holly Springs

NOW, THEREFORE

(a) If said Bid Proposal shall be rejected; or in the alternate,

(b) If said Bid Proposal shall be accepted and the Principal shall execute and deliver a Contract in the form of Contract attached hereto (properly completed in accordance with said Bid Proposal) and shall furnish a bond for his faithful performance of said Contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said Bid Proposal, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its Bid Bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such Bid Proposal; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

ATTEST: _____
(Principal) Secretary
(SEAL) Lawrence G. Schmidt, II, Asst. Sec.

Blythe Construction, Inc.
Principal

BY: _____ (3)
Shane Clark, Vice President

P.O. Box 31635 Charlotte, NC 28231
(Address)

_____
Witness as to Principal

2911 N. Graham St., Charlotte, NC 28231
(Address)

ATTEST: _____
N. C. Resident Agent
(SEAL) Debra A. Deming / NC Lic. #3641688

Liberty Mutual Insurance Company
Surety

By: _____

Elizabeth K. Sterling, Attorney-in-Fact (4)
(Name)
3550 Lenox Rd. NE #1700 Atlanta, GA 30326
(Address)
404-261-3400
(Phone Number)

_____
Witness as to Surety George Douaire

3550 Lenox Rd. NE #1700 Atlanta, GA 30326
(Address)

(1) Insert the correct name of Principal.
(2) Insert whether the Principal is a corporation, a partnership, a limited liability company or an individual.
(3) If Principal is a partnership, all partners should execute the Bid Bond. If Bidder is a limited liability company, all managers (or all members, if the company is member-managed) should execute the Bond.
(4) Provide contact name, address and phone number for bid bond surety.
(5)

POWER OF ATTORNEY
(Attach)

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8213274 - 016072**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Benjamin A. Stahl, Elizabeth K. Sterling, Megan K. Douaire

all of the city of Atlanta state of GA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 5th day of March, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 5th day of March, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 1st day of April, 2025.

By: _____
Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMIC OCIC WAIC Multi Co 02/24

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

LIBERTY MUTUAL INSURANCE COMPANY

FINANCIAL STATEMENT – DECEMBER 31, 2023

Assets		Liabilities	
Cash and Bank Deposits	$1,850,245,073.00	Unearned Premiums	$10,298,963,305.00
*Bonds – U.S Government	$3,859,565,383.00	Reserve for Claims and Claims Expense	$28,848,537,243.00
*Other Bonds	$21,048,805,773.00	Funds Held Under Reinsurance Treaties	$360,714,151.00
*Stocks	$19,937,271,802.00	Reserve for Dividends to Policyholders	$1,310,198.00
Real Estate	$122,228,711.00	Additional Statutory Reserve	$296,126,000.00
Agents' Balances or Uncollected Premiums	$8,208,660,427.00	Reserve for Commissions, Taxes and Other Liabilities	$7,622,413,466.63
Accrued Interest and Rents	$186,906,667.00	**Total**	**$47,428,064,363.63**
Other Admitted Assets	$15,677,869,683.63	Special Surplus Funds	$209,508,757.00
		Capital Stock	$10,000,075.00
		Paid in Surplus	$13,834,867,488.00
		Unassigned Surplus	$9,409,112,836.00
		Surplus to Policyholders	$23,463,489,156.00
Total Admitted Assets	**$70,891,553,519.63**	**Total Liabilities and Surplus**	**$70,891,553,519.63**

* Bonds are stated at amortized or investment value; Stocks at Association Market Values.
The foregoing financial information is taken from Liberty Mutual Insurance Company's financial statement filed with the Massachusetts Department of Insurance.

I, TIM MIKOLAJEWSKI, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the foregoing is a true, and correct statement of the Assets and Liabilities of said Corporation, as of December 31, 2023, to the best of my knowledge and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation at Seattle, Washington, this 8th day of March, 2024.

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS

Timothy A. Mikolajewski, Assistant Secretary

LMS-1262/LMIC

BIDDER'S CERTIFICATES
AFFIDAVIT OF ORGANIZATION AND AUTHORITY
SWORN STATEMENT

STATE OF North Carolina) COUNTY OF

Mecklenburg)

Shane Clark being first duly sworn on oath deposes and says that the Bidder on the attached Bid Proposal is organized as indicated below and that all statements herein made are made on behalf of such Bidder and that this deponent is authorized to make them.

(Fill Out Applicable Paragraph)

CORPORATION:

The Bidder is a corporation organized and existing under the laws of the State of North Carolina, it operates under the legal name of Blythe Construction, Inc, and the full names of its officers are as follows:

President	Alan Cahill
Secretary	Fred O'Dea
Treasurer	Fred O'Dea
Manager	Matt Byrd

and it does X have a corporate seal. The Vice President is authorized to sign construction proposals and contracts for the company by action of its Board of Directors taken _____, a certified copy of which is hereto attached. (Strike out this last phrase if not applicable.)

PARTNERSHIP:

The Bidder is a [limited/general] partnership consisting of individual/corporate partners as follows:

General Partners	Limited Partners

The partnership does business under the name of : _____

LIMITED LIABILITY COMPANY:

The bidder is a [member-managed/manager-managed] limited liability company consisting of the following individual/corporate members/managers:

Managers	Members

Continued from Page 00300-13

INDIVIDUAL:

The Bidder is an individual whose full name is:

_____

and if operating under a trade name, said trade name is as follows:

_____

The business address of the Bidder is: Blythe Construction, Inc
PO Box 31635
Charlotte NC 28231

Its phone number is: 704-375-8474

The contact person for this Proposal is: Matt Byrd

Blythe Constructions, Inc
Bidder

By: _____
Shane Clark, Vice President

Subscribed and sworn to before me this 3rd day of April, 2025

Karen L. Angell
Notary Public

Mecklenburg
County

My Commission Expires:

March 25, 2029

KAREN L ANGELL
Rowan County
My Commission Expires
March 25, 2029

EQUAL EMPLOYMENT OPPORTUNITY ADDENDUM

During the performance of the Contract the Bidder agrees as follows:

a. The Bidder shall not discriminate against any employee or applicant because of race, color, religion, sex, or national origin. The Bidder shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to race, color, religion, sex, or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Bidder agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause.

b. The Bidder shall, in all solicitations or advertisements for employees placed by or on behalf of the Bidder, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

c. The Bidder shall send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract understanding, a notice, to be provided, advising the labor union or worker's representative of the Bidder's commitments under the Equal Employment Opportunity Section of the Contract, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

d. In the event of the Bidder's noncompliance with the nondiscrimination clauses of the Contract or with any of such rules, regulations, or orders, the Contract may be canceled, terminated, or suspended in whole or in part and the Bidder may be declared ineligible for further OWNER contracts.

e. The Bidder will include the provisions of this Addendum in every subcontract or purchase order unless exempted by rules, regulations, or orders of the OWNER so that such provisions will be binding upon each Subcontractor or vendor.

Continued from Page 00300-15

(Use the following form for execution by a CORPORATION):

Blythe Construction, Inc
Corporate Name

ATTEST:

(Assistant) Secretary Lawrence G Schmidt II

BY: _____
Shane Clark, Vice President

(CORPORATE SEAL)

(Use the following form for execution by a PARTNERSHIP):

_____(SEAL)
Partnership Name

BY: _____(SEAL)
General Partner

(Use the following form for execution by a LIMITED LIABILITY COMPANY):

_____(SEAL)
Company Name

BY: _____(SEAL)
Manager/Member

(Use the following form for execution by an INDIVIDUAL):

BY: _____(SEAL)

WITNESS:

Amber Sunshine Phenix

Subscribed and sworn to before me this 3rd day of April, 2025.

Karen L. Angell
Notary Public

Mecklenburg
County

My Commission Expires:

March 25, 2029

STATE OF NORTH CAROLINA NOTARY PUBLIC
KAREN L ANGELL
Rowan County
My Commission Expires
March 25, 2029

QUALIFICATIONS OF BIDDERS

In order to assist the Owner in determining whether the Bidder is qualified to perform the Work, as set forth in the Contract Documents, the Bidder shall furnish the following information.

1. List of references who are qualified to judge as to his financial responsibility and his experience in work of similar nature to that bid upon:

2. List of previous contracting experience, including dollar values of contracts:

3. List of facilities or equipment that is available for use:

4. Name, residence, and title of the individual who will give personal attention to the work:

5. Financial Statement:

ASSETS

CURRENT ASSETS:

Cash	$_____	
Notes and Accounts Receivable	_____	
Inventories	_____	
PLANT ASSETS:		
Real Estate	$_____	
Machinery	_____	
Good Will, Patents, etc.	_____	$_____ Total Assets

BLYTHE

Qualifications of Bidders

1. *List of references who are qualified to judge as to his financial responsibility and his experience in work of similar nature to that bid upon:*
    1) Rob Holland – Withers and Ravenel – (919)-210-7144
    2) Chad Hinnant – NCDOT - (919)-840-0914
    3) Amir Nezarati– Town of Cary – (919)-380-4204

2. *List previous contracting experience, including dollar values of contracts:*
    1) 2019 City of Raleigh Resurfacing – City of Raleigh - $6,768,650.85
    2) 2018 City of Charlotte Resurfacing – City of Charlotte - $15,142,998
    3) 2019-2020 City of Gastonia – City of Gastonia - $3,495,382.72
    4) Lincoln Co. Resurfacing DL00196 – NCDOT - $4,984,049
    5) Mecklenburg Co. I-77 Resurfacing – NCDOT - $12,826,040.30
    6) Cabarrus Co. Resurfacing – NCDOT - $2,987,154.75

3. *List of facilities or equipment that is available for use:*
    a. Offices
        i. Raleigh Area – 3010 Gresham Lake Rd Raleigh, NC 27615
        ii. Charlotte Area Office – 8205 Wilkinson Blvd. Charlotte, NC 28214
    b. Plants
        i. West Raleigh Asphalt Plant
        ii. Garner Asphalt Plant
        iii. Gresham Lake Asphalt Plant
    c. Equipment
        i. See attached.

4. *Name, residence, and title of the individual who will give personal attention to the work:*
    Matthew Byrd – Area Manager – 6509 Guy Rd Lucama, NC 27851

LIABILITIES:

Notes Payable	$_____	
Accounts Payable	_____	
Accrued Wages	_____	
Other Liabilities	_____	$ _____ Total Liabilities
	EXCESS OF ASSETS OR NET WORTH	$ _____

6. List all pending claims or lawsuits, and any lawsuit within the last 10 years, filed by or against the Bidder, and describe the resolution of each claim or lawsuit:

Claim	Date of Claim	Resolution, if any
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The existence of unresolved claims against Bidder may disqualify the Bidder from making a Bid Proposal and entering into a Contract.

Notes:

A. The above is a suggested form for the Financial Statement, but the Bidder is not required to follow the form explicitly. The Financial Statement submitted must clearly show to the satisfaction of the Owner the Bidder's current financial condition. The Owner reserves the privilege of requiring additional information as to financial responsibility of the Bidder prior to awarding Contract.

B. Bidder shall attach additional pages, if necessary, in order to complete the required information.

C. The Bidder shall submit detailed information required for above items 1 through 4 with his Bid Proposal package and, at the discretion of the Bidder, the information required under Item 5 may be furnished after Bid Proposals are received if required by the Owner and Engineer to evaluate the financial qualifications of a prospective Bidder.

AFFIDAVIT OF
STATEMENT OF NON-COLLUSIVE

State of North Carolina)
) ss.
County of Mecklenburg)

Shane Clark being first duly sworn, deposes and says that:

(1) He/she is the Vice President
(Owner, Partner, Officer, Representative or Agent)
of Blythe Construction, Inc, the BIDDER that has submitted the attached BID PROPOSAL;

(2) He is fully informed respecting the preparation and contents of the attached BID PROPOSAL and of all pertinent circumstances respecting such BID PROPOSAL;

(3) Such BID PROPOSAL is genuine and is not a collusive or sham BID PROPOSAL;

(4) Neither the said BIDDER nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other BIDDER, firm, or person to submit a collusive or sham BID PROPOSAL in connection with the Contract for which the attached BID PROPOSAL has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any BIDDER, firm, or person to fix the price or prices in the attached BID PROPOSAL or of any other BIDDER, or to fix any overhead, profit, or cost elements of the BID PROPOSAL price or the BID PROPOSAL price of any other BIDDER, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against The Town of HOLLY SPRINGS, or any person interested in the proposed Contract;

(5) The price or prices quoted in the attached BID are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the BIDDER or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

KAREN L ANGELL
Rowan County
My Commission Expires
March 25, 2029

Blythe Construction, Inc
BIDDER

BY Shane Clark
Shane Clark

ITS Vice President
(Title)

Subscribed and sworn to before me this 3rd day of April, 2025

My commission expires March 25, 2029 Karen L. Angell

END OF AFFIDAVIT

NONDISCRIMINATION CLAUSE

It is specifically agreed as part of the consideration of the signing of this Bid Proposal, and the resulting execution of a Contract, that the parties hereto, their agents, officials, employees or servants shall not discriminate in any manner on the basis of age, handicap, race, color, creed, gender, religious affiliation, or national origin with reference to the subject matter of the Contract, no matter how remote.

This provision, being incorporated for the benefit of the Town of HOLLY SPRINGS and its residents, may be enforced as set out in the ordinances of the Town of HOLLY SPRINGS, enforcement of this provision shall be by action for specific performance, injunctive relief, or other remedy as by law provided.

This provision shall be binding on the successors and assigns of the parties hereto with reference to the subject matter of the Contract.

(Use the following form for signatures by a CORPORATION):

ATTEST: _____
(Assistant) Secretary

Lawrence G Schmidt II
(Printed Name)

Blythe Construction, Inc
Corporate Name

BY: _____
(Vice) President

Shane Clark
(Printed Name)

(Corporate Seal)

(Use the following form for signatures by a PARTNERSHIP):

_____
WITNESS

_____
(Printed Name)

_____(SEAL)
Partnership Name

BY: _____(SEAL)
General Partner

Continued from Page 00300-20

(Use the following form for signatures by a LIMITED LIABILITY COMPANY):

_____ _____(SEAL)
WITNESS Company Name

_____ BY:_____(SEAL)
(Printed Name) Manager/Member

(Use the following form for signatures by an INDIVIDUAL):

_____(SEAL)

_____
(Printed Name)

_____
WITNESS

_____
(Printed Name)

Subscribed and sworn to before me this 3rd day of April, 2025

Karen L. Angell Mecklenburg
Notary Public County

My Commission Expires:

March 25, 2029

KAREN L ANGELL
Rowan County
My Commission Expires
March 25, 2029

[Blythe Construction, Inc]

By: _____
(Signature)

NAME OF SIGNER: Shane Clark
(Please Print or Type)

TITLE OF SIGNER: Vice President
(Please Print or Type)

DATE: April 3 2025

- END OF SECTION 00510 -

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
"GOOD FAITH EFFORT"

County of Mecklenburg

Affidavit of Blythe Construction, Inc
(Name of Bidder)

I have made a good faith effort to comply under the following areas checked: (A minimum of 50 points is required to have achieved a "good faith effort")

(Y/N)

Y (1) Contacting minority businesses that reasonably could have been expected to submit a quote and that were known to the contractor or available on State or local government maintained lists at least 10 days before the bid or proposal date and notifying them of the nature and scope of the work to be performed. Value = 10 points

Y (2) Making the construction plans, specifications and requirements available for review by prospective minority businesses or providing these documents to them at least 10 days before the bid or proposals are due. Value = 10 points

Y (3) Breaking down or combining elements of work into economically feasible units to facilitate minority participation. Value = 10 points

_____ (4) Working with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority businesses. Value = 10 points.

_____ (5) Attending any pre-bid meetings scheduled by the public owner. Value = 10 points.

_____ (6) Providing assistance in getting required bonding or insurance or providing alternatives to bonding or insurance for subcontractors. Value = 20 points.

Y (7) Negotiating in good faith with interested minority businesses and not rejecting them as unqualified without sound reasons based on their capabilities. Any rejection of minority business based on lack of qualification should have the reasons documented writing. Value = 15 points.

_____ (8) Providing assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letters of credit, including waiving credit that is ordinarily is required. Assisting minority businesses in obtaining the 'same unit pricing with the bidder's suppliers in order to help minority businesses in establishing credit. Value = 25 points.

_____ (9) Negotiating joint venture and partnership arrangements with minority businesses in order to increase opportunities for minority business participation on a public construction or repair project when possible. Value = 20 points.

Y (10) Providing quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands. Value = 20 points.

In accordance with GSI43-128.2(d) the undersigned will enter into a formal agreement with the firms listed in the Identification of Minority Business Participation schedule conditional upon execution of a contract with the Owner. Failure to abide by this statutory provision will constitute a breach of the contract.

The undersigned hereby certified that he or she has read the terms of the minority business commitment and is authorized to bind the bidder to the commitment herein set forth.

Date: April 9 2025

Name of Authorized Brian Webb

Officer: Signature: _____

Title: Senior Vice President

Seal

BLYTHE CONSTRUCTION, INC. 1949 SEAL N.C.

State of North Carolina, County of Mecklenburg

Subscribed and sworn to before me this 9 day of April 2025

Notary Public Karen L. Argell

My commission expires March 25, 2029

STATE OF NORTH CAROLINA NOTARY PUBLIC

KAREN LANGELL
Rowan County
My Commission Expires
March 25, 2029

Identification of Minority Business Participation

I, Blythe Construction Inc.
(Name of Bidder)

do hereby certify that on this project, we will use the following minority business enterprises as construction subcontractors, vendors, suppliers or providers of professional services.

Firm Name, Address and Phone #	Work Type	*Minority Category
Browne Construction 451 Oak Tree Dr. Selma, NC 919-415-1616	Concrete	F

*Minority categories: Black, African American (B), Hispanic (R), Asian American (A). American Indian (I), Female (F), Socially and Economically Disadvantaged (D)

The total value of minority business contracting will be ($) $246,250.00. 15%

Town of Holly Springs
FY2024-25 Budget Amendment Request

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

Department: Utilities and Infrastructure **Date:** 5/20/2025

Reason for Budget Amendment:

Appropriating existing Powell Bill Fund Balance for street resurfacing contracts and additional funding for construction administration (CA) and inspection services. There is $1,226,534 in existing appropriation. This amendment adds $1,269,319 for the resurfacing contract and $32,870 for CA and inspections.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
15-90.04	Powell Bill - Capital Infrastructure	$ 1,269,319	
15-90.04	Powell Bill - Capital Infrastructure	$ 32,870	
	Total Expense:	**$ 1,302,189**	**$ -**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
15-360.01	Appropriation from Powell Bill Restricted Balance	$ 1,302,189	
	Total Revenue:	**$ 1,302,189**	**$ -**

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

Town Manager has authorized Department Directors to transfer operating funds within their department.
Town Manager is authorized to approve transfers between departments within the same fund up to $50,000.
All inter-departmental transfers will be reported to Town Council by the following month.
Amendments that change the total budget or departmental transfers over $50,000 require Town Council approval.

WithersRavenel
Our People. Your Success.

May 13, 2025

Mr. Dirk Siebenbrodt, P.E.
Engineer III
Town of Holly Springs
128 South Main Street
Holly Springs, NC 27540

RE: Change Order #1
Reference: FY24 Street Improvement Project – TOHS Project No.: 24-005
Holly Springs, North Carolina
WR Project No. 24-0414

Dear Mr. Siebenbrodt,

WithersRavenel is pleased to submit Change Order #1 in reference to the Town of Holly Springs 2024 Street Improvement Project – TOHS Project No.: 24-005. Change Order #1 includes additional construction inspection time for the addition of Bid Alternates 1, 2, and 3 to the Base Bid. The Base Bid included forty-five (45) person-days of full-time construction inspection on a Time and Material not to Exceed basis provided by WithersRavenel, where one (1) person-day equals eight (8) hours. The contractor's schedule to complete the resurfacing in the Base Bid and the Bid Alternates is not available currently. The work added by the Bid Alternates accounts for approximately 1.8 centerline miles of resurfacing in addition to the approximately 3.1 centerline miles in the Main Bid, and the total construction contract increased from $1,634,884.50 to $2,268,956.50 per Blythe Construction Itemized Bid. WithersRavenel is requesting an additional twenty (20) person-days ($19,200.00) of full-time construction inspection (Resident Project Representative II) for Task 5 on a Time and Materials not to Exceed basis, increasing the total contract amount from $117,500 to $136,700.

Please see attached Blythe Construction's Itemized Bid, and WithersRavenel's Rate Schedule per the executed contract with the Town of Holly Springs.

We appreciate the opportunity to submit this Change Order for the Town and look forward to completing this project. Please feel free to call me at 919.621.0396 or email at vmitchev@withersravenel.com with any questions and/or to discuss any aspect of the attached Change Order.

OFFERED BY:

WithersRavenel

Vladimir G. Mitchev 5/13/25

Vladimir Mitchev, P.E. Date
Director of Pavement Operations

ACCEPTED BY:

Town of Holly Springs

_____

Randy Harrington Date
Town Manager

Attachments: Blythe Construction Itemized Bid
WithersRavenel's Fee & Expense Schedule

BID PROPOSAL

GENERAL CONSTRUCTION
FOR THE

Town of Holly Springs 2024 Street Improvement - Holly Springs, NC

Town of Holly Springs Project 24-005
(the "Project")

ITEMIZED PROPOSAL
(Section 00510)

The attached itemized list of work items and materials shall be made a part of this contract along with the completed price per unit of work item. The itemized bid proposal shall consist of the full completion of this list supplemented with any work item the contractor deems necessary to complete the project.

TOTAL "BASE BID" PRICE for the construction of the Project complete as indicated by the Contract Documents (in words and figures):

One million six hundred thirty four thousand eight hundred eighty four Dollars

and fifty Cents ($ 1,634,884.50)

Bidder Blythe Construction, Inc
(Print)

NOTE: PROPOSAL SIGNATURE REQUIRED ON PAGE 00300-6. ALL PROPOSALS MUST BE PROPERLY EXECUTED TO BE CONSIDERED A VALID BID.

SECTION 00510
ITEMIZED BID PROPOSAL

UNIT PRICES:

A unit price is an amount stated in the Construction Agreement as a price per unit of measurement for materials or service an shall be added to or deducted from the contract Sum by Change order in the event that a specific material and/or service provided by the Contractor is increased or decreased from the Estimated Quantity Bid in the Construction Agreement.

Unit prices are complete for labor, equipment, material, overhead and profit. Base Bid and Alternate Bid (if the Alternate Bid is Accepted) includes the quantity of each item to be furnished complete according to the work shown on the plans and specifications and as estimated herein, inclusive of all appurtenances, as shown and specified. Any unused amount will be credited to the Owner by change order at the end of the project. Likewise, any item installed and accepted by the Owner that exceed the Contract Quantity estimated for that particular Bid item will be paid to the Contractor by Change Order at the Progress Payment that follows approval of the installation of the additional work items.

Town of Holly Springs 2024 Street Improvement – Base Bid

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
1	Mobilization	LS	1	50,000	50,000
2	Asphalt Milling 2" Depth	SY	19,340	5.50	106,370
3	Asphalt Milling 2.5" Depth	SY	13,250	6.75	89,437.50
4	Asphalt Milling 3.5" Depth	SY	18,010	6.40	115,264
5	Asphalt Milling 4" Depth	SY	4,230	8.00	33,840
6	Asphalt S-9.5C	TN	1,060	110.00	116,600
7	Asphalt I-19.0C	TN	610	115.00	70,150
8	Asphalt S-9.5B	TN	6,990	105.00	733,950
9	Adjust Water Valve Str	EA	48	800	38,400
10	Adjust Manhole Str	EA	11	800	8,800
11	Adjust Catch basin Str	EA	3	1250	3,750
12	R&R Curb and Gutter	LF	115	100	11,500
13	R&R Sidewalk	LF	100	100	10,000

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
14	R&R Curb Ramp	EA	15	2850	42,750
15	New Curb Ramp	EA	2	2850	5,700
16	Retrofit Truncated Dome	EA	61	850	51,850
17	Undercut	CY	8	500	4,000
18	24" Thermoplastic Pavement Markings	LF	1,774	12.00	21,288
19	8 " Thermoplastic Pavement Markings	LF	2,570	2.50	6,425
20	4" Thermoplastic Pavement Markings	LF	180	2.00	360.00
21	Symbols Thermoplastic Pavement Markings	EA	6	125.00	750
22	Speed Hump	EA	4	4575	18,300
23	Inductive Loop	LF	450	12.00	5,400
24	Traffic Control	LS	1	90,000	90,000
Base Bid Total					$1,634,884.50

Notes:

- The Lowest Bidder will be determined by the base Bid amount. .

Town of Holly Springs 2024 Street Improvement – Alternate Bid 1

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
A1.1	Additional Mobilization	LS	1	$6,500.00	$6,500.00
A1.2	Asphalt Milling 2" Depth	SY	9,420	$5.50	$51,810.00
A1.3	Asphalt S-9.5B	TN	1,070	$105.00	$112,350.00
A1.4	Adjust Water Valve Str	EA	4	$800.00	$3,200.00
A1.5	R&R Curb Ramp	EA	1	$2,850.00	$2,850.00
A1.6	New Curb Ramp	EA	1	$2,850.00	$2,850.00
A1.7	24" Thermoplastic Pavement Markings	LF	144	$12.00	$1,728.00
A1.8	8 " Thermoplastic Pavement Markings	LF	60	$2.50	$150.00
A1.9	Additional Traffic Control	LS	1	$9,500.00	$9,500.00
ALT 1 Bid Total					$190,938.00

Town of Holly Springs 2024 Street Improvement – Alternate Bid 2

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
A2.1	Additional Mobilization	LS	1	$5,500.00	$5,500.00
A2.2	Asphalt Milling 2" Depth	SY	9,330	$5.50	$51,315.00
A2.3	Asphalt S-9.5B	TN	1,070	$105.00	$112,350.00
A2.4	Adjust Water Valve Str	EA	10	$800.00	$8,000.00
A2.5	Adjust Manhole Str	EA	14	$800.00	$11,200.00
A2.6	Adjust Catch basin Str	EA	3	$1,250.00	$3,750.00
A2.7	R&R Curb and Gutter	LF	30	$100.00	$3,000.00
A2.8	Retrofit Truncated Dome	EA	2	$850.00	$1,700.00

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
A2.9	Undercut	CY	4	$ 500.00	$ 2,000.00
A2.10	24" Thermoplastic Pavement Markings	LF	60	$ 12.00	$ 720.00
A2.11	8 " Thermoplastic Pavement Markings	LF	60	$ 2.50	$ 150.00
A2.12	Additional Traffic Control	LS	1	$ 10,000.00	$ 10,000.00
ALT 2 Bid Total				$ 209,685.00	

Town of Holly Springs 2024 Street Improvement – Alternate Bid 3

LC#	Item Description	Unit	Quantity	Unit Cost	Amount Estimated
A3.1	Additional Mobilization	LS	1	$ 5,000.00	$ 5,000.00
A3.2	Asphalt Milling 2" Depth	SY	10,710	$ 5.50	$ 58,905.00
A3.3	Asphalt S-9.5B	TN	1,220	$ 115.00	$ 140,300.00
A3.4	Adjust Water Valve Str	EA	3	$ 800.00	$ 2,400.00
A3.5	Adjust Catch basin Str	EA	2	$ 1250.00	$ 2,500.00
A3.6	R&R Curb and Gutter	LF	20	$ 100.00	$ 2,000.00
A3.7	R&R Sidewalk	LF	20	$ 100.00	$ 2,000.00
A3.8	R&R Curb Ramp	EA	4	$ 850.00	$ 3,400.00
A3.9	Remove Ramp	EA	1	$ 2,100.00	$ 2,100.00
A3.10	Retrofit Truncated Dome	EA	2	$ 850.00	$ 1,700.00
A3.11	24" Thermoplastic Pavement Markings	LF	12	$ 12.00	$ 144.00
A3.12	Additional Traffic Control	LS	1	$ 13,000.00	$ 13,000.00
ALT 3 Bid Total				$ 233,449.00	

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WithersRavenel
Our People. Your Success.

EXHIBIT II

Fee & Expense Schedule

Description	Rate
Engineering & Planning	
Construction Project Professional	$ 155
Construction Manager I	$ 160
Construction Manager II	$ 175
Senior Construction Manager	$ 200
CAD Technician I	$ 110
CAD Technician II	$ 125
Senior CAD Technician	$ 150
Designer I	$ 140
Designer II	$ 160
Senior Designer	$ 180
Landscape Architect I	$ 160
Landscape Architect II	$ 185
Landscape Architect III	$ 205
Senior Landscape Architect	$ 225
Landscape Designer I	$ 140
Landscape Designer II	$ 150
Planning Technician	$ 120
Planner I	$ 130
Planner II	$ 150
Planner III	$ 175
Senior Planner	$ 185
Project Engineer I	$ 175
Project Engineer II	$ 185
Project Engineer III	$ 205
Senior Project Engineer	$ 225
Assistant Project Manager	$ 185
Project Manager	$ 205
Senior Project Manager	$ 225
Resident Project Representative I	$ 105
Resident Project Representative II	$ 125
Resident Project Representative III	$ 140
Senior Resident Project Representative	$ 150
Staff Professional I	$ 95
Staff Professional II	$ 150
Staff Professional III	$ 160
Staff Professional IV	$ 200
Senior Staff Professional	$ 210
Senior Technical Consultant	$ 260
Client Experience Manager	$ 240
Director	$ 245
Principal	$ 270
Zoning Specialist	$ 350
Project Coordinators	
Project Coordinator I	$ 100
Project Coordinator II	$ 120
Project Coordinator III	$ 130
Senior Project Coordinator	$ 140
Lead Project Coordinator	$ 150

Description	Rate
Funding & Asset Management	
GIS Senior Specialist	$ 175
GIS Specialist	$ 155
GIS Survey Technician I	$ 80
GIS Survey Technician II	$ 105
GIS Survey Technician III	$ 125
GIS Survey Lead	$ 140
GIS Technician	$ 100
GIS Analyst I	$ 125
GIS Analyst II	$ 140
GIS Project Manager	$ 175
GIS Manager	$ 225
F&AM Assistant Project Manager	$ 170
Intern I	$ 70
Intern II	$ 90
F&AM Implementation Specialist	$ 155
F&AM Project Consultant I	$ 125
F&AM Project Consultant II	$ 135
F&AM Project Consultant III	$ 140
F&AM Project Consultant IV	$ 145
F&AM Senior Project Consultant I	$ 155
F&AM Senior Project Consultant II	$ 160
F&AM Project Manager	$ 175
F&AM Principal	$ 270
F&AM Director	$ 245
F&AM Staff Professional I	$ 75
F&AM Staff Professional II	$ 120
F&AM Staff Professional III	$ 160
F&AM Staff Professional IV	$ 200
F&AM Senior Project Manager	$ 225
F&AM Senior Technical Consultant	$ 255
Geomatics	
Geomatics CAD I	$ 105
Geomatics CAD II	$ 125
Geomatics CAD III	$ 140
Geomatics Project Manager I	$ 175
Geomatics Project Manager II	$ 185
Geomatics Project Manager III	$ 215
Geomatics Project Professional I	$ 155
Geomatics Project Professional II	$ 180
Geomatics Principal	$ 250
Geomatics Remote Sensing Crew I	$ 225
Geomatics Remote Sensing Crew II	$ 315
Geomatics Survey Crew I	$ 160
Geomatics Survey Crew II (2 Man)	$ 195
Geomatics Survey Crew III (3 Man)	$ 240
Geomatics Senior Manager	$ 225
Geomatics Survey Tech I	$ 65
Geomatics Survey Tech II	$ 95
Geomatics Survey Tech III	$ 125
Geomatics Survey Tech IV	$ 135
Geomatics Sr. Technical Consultant	$ 225
Geomatics SUE Crew 1	$ 195
Geomatics SUE Crew 2	$ 265

Description	Rate
Environmental	
Environmental Technician I	$ 85
Environmental Technician II	$ 100
Environmental Technician III	$ 105
Senior Environmental Technician	$ 120
Environmental Project Geologist I	$ 155
Environmental Project Geologist II	$ 170
Environmental Project Geologist III	$ 195
Environmental Senior Project Geologist	$ 215
Environmental Assistant Project Manager	$ 170
Environmental Project Manager	$ 195
Environmental Senior Project Manager	$ 215
Environmental Director	$ 245
Environmental Project Engineer I	$ 155
Environmental Project Engineer II	$ 170
Environmental Project Engineer III	$ 195
Environmental Senior Project Engineer	$ 215
Environmental Principal	$ 270
Environmental Project Scientist I	$ 155
Environmental Project Scientist II	$ 170
Environmental Project Scientist III	$ 195
Senior Environmental Project Scientist	$ 215
Environmental Scientist I	$ 110
Environmental Scientist II	$ 135
Environmental Scientist III	$ 145
Environmental Geologist I	$ 110
Environmental Geologist II	$ 135
Environmental Geologist III	$ 145
Environmental Professional I	$ 110
Environmental Professional II	$ 135
Environmental Professional III	$ 145
Environmental Senior Technical Consultant	$ 240
Administrative	
Administrative Assistant	$ 70
Administrative Assistant I	$ 85
Administrative Assistant II	$ 95
Administrative Assistant III	$ 105
Marketing Administration I	$ 95
Marketing Administration II	$ 125
Director of Marketing	$ 155
Office Administration	$ 75
Office Administrator I	$ 125
Office Administrator II	$ 130
Office Administrator III	$ 135
Expenses	
Bond Prints (Per Sheet)	$ 1.75
Mylar Prints (Per Sheet)	$ 11.00
Mileage	Per IRS
Delivery – Project Specific (Distance & Priority)	
Subcontractor Fees (Markup)	1.15
Expenses / Reprod. / Permits (Markup)	1.15
Other	
Expert Witness	$ 400

Effective January 1, 2024 – Schedule is subject to change

TOWN OF HOLLY SPRINGS CONTRACT SIGNATURE PAGE

NOTICE TO ALL CONTRACTORS & VENDORS:

Notwithstanding anything to the contrary in your contracts, this Contract is valid and enforceable only on the following conditions: Any language in the attached contract purporting to create an indemnity against the Town is hereby stricken and given no effect. Any provision for forum selection or choice of law other than the situs of this contract (Wake County, North Carolina) is hereby stricken and given no effect. The signatures below are only effective upon the Vendor's acceptance of the foregoing. In the event that you do not accept this notice and notification, inform the Contract Manager/Contact listed below immediately. For contracts obligating a town expenditure exceeding $2,500, a PO is required.

VENDOR SIGNATURE: _____

I certify the above language is acceptable.

Date: _____ Printed Name & Title:_____

Approved as to form:

_____

John Schifano, Town Attorney Date:

Town Contact/Contract Manager: _____ Date:

PURCHASE ORDER NO_____ (If Applicable)

Approved by Brettany DeVolld _____ (initials) Date:

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

_____

Tina Stroupe Director of Finance Date:

TOWN OF HOLLY SPRINGS

By:_____

Randy Harrington, Town Manager Date:

ATTEST:
By:_____
Linda C. McKinney, Town Clerk
Date:

(Town Seal)

Town Standard Signature page, rev. 9/2024

NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A PLEDGE OF THE FAITH AND CREDIT OF THE TOWN WITHIN THE MEANING OF ANY CONSTITUTIONAL DEBT LIMITATION. NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A DELEGATION OF GOVERNMENTAL POWERS NOR AS A DONATION BY OR A LENDING OF THE CREDIT OF THE TOWN WITHIN THE MEANING OF THE CONSTITUTION OF THE STATE. THIS AGREEMENT SHALL NOT DIRECTLY OR INDIRECTLY OR CONTINGENTLY OBLIGATE THE TOWN TO MAKE ANY PAYMENTS BEYOND THOSE APPROPRIATED IN THE SOLE DISCRETION OF THE TOWN FOR ANY FISCAL YEAR IN WHICH THIS AGREEMENT IS IN EFFECT; PROVIDED, HOWEVER, THAT ANY FAILURE OR REFUSAL BY THE TOWN TO APPROPRIATE FUNDS WHICH RESULTS IN THE FAILURE BY THE TOWN TO MAKE ANY PAYMENT COMING DUE HEREUNDER WILL IN NO WAY OBVIATE THE OCCURRENCE OF THE EVENT OF DEFAULT RESULTING FROM SUCH NONPAYMENT. NO DEFICIENCY JUDGMENT MAY BE RENDERED AGAINST THE TOWN IN ANY ACTION FOR BREACH OF A CONTRACTUAL OBLIGATION UNDER THIS AGREEMENT AND THE TAXING POWER OF THE TOWN IS NOT AND MAY NOT BE PLEDGED DIRECTLY OR INDIRECTLY OR CONTINGENTLY TO SECURE ANY MONEYS DUE UNDER THIS AGREEMENT.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 21.

New Business
Title: Committee and Board Appointments
Strategic Priority Area: Vibrant Community
Staff Resource: Linda McKinney, Town Clerk

Action(s):

1. Appoint three people to the Parks and Recreation Advisory Committee for three-year terms from July 1, 2025 to June 30, 2028.
2. Appoint one person to the Parks and Recreation Advisory Committee for a partial term ending June 30, 2026.
3. Appoint four people to the Tree Advisory Committee for one-year terms ending June 30, 2026.
4. Appoint one person as Junior Member of the Tree Advisory Committee for a one-year term ending June 30, 2026.

Explanation:

- The Parks and Recreation Advisory Committee (PRAC) has three full-term vacancies that need to be filled due to terms expiring June 30, 2028 and one partial term ending June 30, 2026.
- The Tree Advisory Committee (TAC) has four openings for one-year terms ending June 30, 2026, and one opening for a Junior Member for a term ending June 30, 2026.
    - Following discussions with the Town Council representatives to the TAC, it was determined that the 4 TAC appointments would be made for 1-year terms instead of the typical three-year term. After the 1-year term period, extended terms may be considered.
- After advertising on the Town's website, through social media and other means, the Clerk's office received 13 applications for the PRAC, 12 applications for Tree Advisory Committee, and 1 application for Junior Member of the Tree Advisory Committee.
- Town Council is asked to review the applications for the vacancies and, at the Council's discretion, appoint new members to the PRAC and TAC.

Background:

- The Parks and Recreation Advisory Committee (PRAC) was created to advise the Council and serve as a liaison between town officials and the citizens of Holly Springs and the surrounding area on issues relative to parks and recreation.
- The (PRAC) serves at the pleasure of the Town Council, and consists of nine members, appointed by Council to three-year terms.
- The Tree Advisory Committee (TAC) was created in November of 2018 to provide

guidance and feedback to Council in maintaining the Tree City USA standards, Street Tree Replacement Program and other tree-related activities;
- The TAC consists of five members appointed by Council to three-year terms and one junior member serving a one-year term.

Funding Source(s):

N/A

Attachment(s):

1. Combined Applications TAC
2. TAC applicant map 2025
3. Combined Applications PRAC
4. PRAC applicant map 2025

1

Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
Lynne

Last Name *
Testa

Email *
lynnelou9@msn.com

Address *
Street Address
200 Danagher Court
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
USA

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
21 Years

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
Wescott

Home/Cell Phone *
919-306-9352

Work Phone *
919-306-9352

Current Employer *
Blue Cross and Blue Shield of North Carolina

Job Title/Occupation *
Compliance and Division Operations Consultant

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):
LMT Resume 2024.doc 99.5KB

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *
Four-time winner of Wescott Neighborhood Yard of the Month

List any current or past volunteer activities in which you are/were involved. *

Holly Springs Food Cupboard (stocking groceries and securing employer 10K financial contribution to HSFC)
Triangle Aquatic Center (volunteer timer and hospitality greeter)
2018 Campaign Volunteer (Julie von Haefen, Sydney Batch, Sam Searcy)
Volunteer for Stop Hunger Now (meal packing)
Volunteer for elderly meal preparation and delivery
Donation contributor for Book Harvest
Chairperson, Hot Lunches at Resurrection Lutheran School

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

Maintenance of street trees along Holly Springs town streets. Work in partnership with residents, HOAs and property owners.

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

○ Yes ◉ No

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

○ Yes ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *
2/25/2025

Time *
9:59:23 AM

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

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

How did you find out about these opportunities?

Flyer at Hunt Recreation Center

LYNNE M. TESTA

www.linkedin.com/in/lynnetesta915 • Holly Springs, NC • (919) 306-9352 • lynnelou9@gmail.com

LEADERSHIP AND MANAGEMENT
Project Management / Health Care Policy / Government Health Care Programs/ Managed Care

QUALIFICATIONS PROFILE

Results oriented **Leader** with solid experience in health care settings. Successfully developed and directs small and large business teams. Demonstrated ability to collaborate with stakeholders to develop and implement projects and programs in accordance with requirements. Prepares and presents strategic recommendations, health care improvement study findings and program implementation updates to executive management teams and other members of the public/healthcare community.

Demonstrated Core Competencies

- Budget Oversight/Planning
- Strategic Planning & Analysis
- Credentialing
- Contract/Rate Negotiation
- Contract Oversight Management
- Apprenticeship Programs
- Fraud and Abuse
- Project Management
- Facilities Management
- Public Speaking
- External Quality Review
- Tribal Affairs
- Government Health Programs
- Compliance/Regulatory Affairs
- Survey and Certification
- Performance Improvement
- Provider Relations/Education/Training
- Provider Network Management

Selected Achievements

- Community Champion Award recipient (April 2023) for raising awareness and funding for local non-profit.
- Professionally published in healthcare fraud, waste, and abuse.
- Recipient of time-off, performance and bonus awards for exceptional government and private sector service (i.e., CMS and Blue Cross Blue Shield of North Carolina).
- Led all health plan efforts for New York State Department of Health annual operational surveys. These efforts resulted in “deficiency free” surveys for two consecutive years.
- Oral presentations delivered to the Centers for Medicare & Medicaid Services, North Carolina General Assembly House Select Committee on Health Care Subcommittee on Medicaid and at professional conferences for Medicaid providers.
- Successfully led public health budget preparation efforts ($45M), including budget expansion requests (e.g., maternal child health, primary care, and revenue cycle management staffing) during FYs 2012-2016.
- Proactively pursued grant funding through NC Blue Cross Blue Shield Foundation for Community Health Home Network (CHHN) and Care and Prevention in the United States (CAPUS) to expand health service delivery.
- Originator of NC Medicaid Managed Care policy paper entitled “Supporting Provider Transition to Medicaid Managed Care,” released May 2018.
- Efficaciously facilitated contract negotiation, execution and implementation launch (July 1, 2021) between NC DHHS and the Cherokee Indian Hospital Authority on the Eastern Band of Cherokee Indian (EBCI) Tribal Option contract (Five year - $30M) – *a first-in-nation Indian Managed Care entity (IMCe).*
- Manages small and large work teams to successfully meet all divisional strategic and budgetary goals and objectives. Largest span of control was 120+ personnel.

PROFESSIONAL BACKGROUND

Blue Cross Blue Shield of North Carolina **March 2022 – Present**
Government Market Operations
Leader Medicaid Managed Care

Senior Manager, Foster Care

- Leads apprenticeship program implementation, including federal and state [Department of Labor/ApprenticeshipNC] provisional registration and certification.

- Established SharePoint site for purposes of centrally locating contract/compliance documentation for program leadership team.
- Initiated development and execution of vendor contracts, with detailed service level agreements (SLAs), to ensure that contractual needs would be met thoroughly and timely. Responsible for contract monitoring and oversight.
- Organized Employee Village Volunteers (EVV) engagement with apprenticeship program, including establishing regular meeting cadence, weekly operational updates as well as social engagement with apprentices.
- Works with internal (matrixed) and external stakeholders for purposes of ensuring efficient and effective program operations, including apprenticeship program recruitment efforts.
- Provides feedback and suggested revisions on CFSP Request for Proposal (RFP) pre-writing efforts. Actively participated in meetings related to bid strategy and response.
- Delivered presentations and directed development and release of materials on the Apprenticeship Program.

NC Department of Health & Human Services ***March 2018 – March 2022***
Division of Health Benefits
Leader Medicaid Managed Care

Program Manager, EBCI Tribal Option

- Responsible for leading and facilitating contract negotiations between the Cherokee Indian Hospital Authority (CHIA) to manage the EBCI Tribal Option, which will operate as a primary care case management (PCCM) entity.
- Principle liaison with Cherokee Indian Hospital Authority (CIHA) and Cansler Collaborative Resources (CCR) on matters related to EBCI Tribal Option.
- Collaborates with external stakeholders (e.g., PHP Tribal Liaisons, Ombudsman, Enrollment Broker) on myriad of contract and or engagement issues.
- Oversee EBCI Tribal Option PCCM contract responsibilities.
- Works with DHB quality team to develop measures and oversee quality improvement activities for Tribal Option members.
- Review EBCI Tribal Option policies and procedures, working closely with subject matter experts across DHB.
- Responsible for managing the business and technology implementation and ongoing oversight of the Eastern Band of Cherokee Indians (EBCI) Tribal Option Program.
- Oversee readiness review process for EBCI Tribal Option implementation, including coordination of desktop & on-site review with appropriate DHB subject matter experts and submitting reporting to the Center for Medicare and Medicaid Services (CMS).

Senior Program Analyst

- Spearheaded special projects related to health plan administration and oversight, non-emergency medical transportation (NEMT), value-added services, constituent correspondence and collaborative workgroups that include internal and external stakeholders.
- Principle liaison with North Carolina Public Transit Association [NCPTA], North Carolina Department of Transportation (NCDOT) and North Carolina Association of County Commissioners (NCACC) on all matters related to Medicaid public transportation, managed care contracting, software integration and fee schedules/reimbursement. Participates in bi-monthly NC Medicaid Managed Care Roundtable discussions and delivers State presentations to NCPTA and NCACC members.
- Principle liaison with North Carolina Medicaid Managed Care health plans on all matters related to NEMT services, including review/approval of health plan NEMT Policies, development of State policy guidance and frequently asked questions (FAQs). Led bi-monthly calls with health plans on NEMT service delivery, fact sheets, county playbooks etc.
- Subject Matter Expert (SME) for provider network and outreach RFP content.
- Leads and organizes Medicaid provider education and engagement initiatives. Collaborates with key divisional staff and consultants to design, develop, and implement provider engagement strategies and plans.
- Leads and organizes quarterly meetings of the Medical Care Advisory Committee (MCAC), Provider Education and Engagement Subcommittee. Develops meeting agenda, prepares meeting materials as well as ensures accurate meeting minutes. Ensures action items are resolved and implemented timely. Coordinates meeting planning with external co-chairs. Prepares timely Subcommittee report updates for NC Medicaid Chief of Staff.
- Planned, designed, and presented tactical strategic plan for reorganization of NC Medicaid Provider Services business unit (including design of the provider ombudsman program).
- Responsible for preparing timely, written responses to Medicaid Provider inquiries that articulate program guidance or statutory authority in an understandable manner for medical practice managers as well as medical staff.
- Researches, designs, implements, and provides oversight of the provider education and engagement system as well as develops policy, program evaluation and contracting recommendations.

- Originator NC Medicaid Policy Paper entitled "Supporting Provider Transition to Managed Care," published May 2018. Conducted three follow up webcasts on policy paper content as well as prepared FAQ document.
- Wrote scope of work (vendor contract amendment) to perform provider education and engagement tasks and medical practice support/technical assistance.
- Delivers presentations (in person and WebEx) to external stakeholder groups on Managed care topics. Largest group presentation was to 1900 participants.

Carolina Complete Health Network ***August 2017 – March 2018***
Leader Group Practice Negotiations

Senior Contract Negotiator
- Independent consultant contract negotiator for start-up Medicaid managed care plan, a joint venture with the North Carolina Medical Society, Community Health Center Association and Centene Corporation.
- Initiates regional recruitment and contract negotiations with large group practices for start-up Medicaid managed care plan.
- Responsible for timely submission of all project plans, reports, and schedule coordination for provider meetings.
- Delivers clear consistent communication (oral and written) with all joint venture partners.

The Carolinas Center for Medical Excellence ***March 2016 – February 2017***
Leader Quality Review

EQRO Project Manager – External Quality Review
- Primary liaison for NC Department of Health & Human Services, Division of Medicaid, on Medicaid managed care external quality review (EQR) contract.
- Created opportunities to positively demonstrate value-added services for state agency. Responsible for relationship management and leading all contract and deliverable discussions.
- Led supervision of full and part-time staff. Team consistently delivered work products that were timely accurate, compliant, and exceeded expectations.
- Ensured timely submission of all work/project plans (includes detailed work break down structure), reports and schedule coordination for EQR visits.
- Responsible for review, approval, and consultation on Performance Improvement Plans (PIPs).
- Maintained professional working relationships with local management entities/managed care organizations (LME/MCOs).
- Assured appropriate quality improvement methodologies are applied as required.
- Led preparation of all assigned business responses for Requests for Proposal (RFP) and Request for Information (RFI) to secure new business opportunities.

Wake County Human Services ***December 2012 – February 2016***
Leader Health Care Operations

Assistant Director Public Health Division
- Provided assistive operational leadership for all public health programs (i.e., seven health clinics, communicable disease outreach efforts and children, youth, and families programs).
- Ensured compliance with accreditation standards for the Public Health Division. This included: accreditation preparation as well as response to public health and/or clinical surveys and, corrective action plan responses as needed.
- Directly responsible for monitoring activities of the North Carolina General Assembly Joint Legislative Program Evaluation Oversight Committee and Joint Legislative Oversight Committee on Health & Human Services. Provided information and guidance to Human Services leadership team on impact of potential legislative action. Lobbied key members of NCGA to ensure essential community providers inclusion in Medicaid managed care provider networks.
- Directed facility safety, security, and maintenance operations. Established monthly meetings with General Services Administration counterparts (i.e., housekeeping, safety, and security) to ensure continuity of facility operations. Organized team of internal facility stakeholders to invest in emergency preparedness processes, workplace violence initiatives, incident management and other operational issues. Delivered bi-monthly reports to agency leadership on all matters related to facility operations.
- Oversaw preparation of departmental budget, expansion, and capital improvement project requests. Reviewed and approved expenditures of significant budgeted funds for the division or conducted research and prepared recommendations for county-wide budget expenditures.

- Significant accomplishments include: development of Practice Management Cabinet Charter; Clinical Practice Project Management Work Plan; authored "white paper" on future opportunities for the county public care division; authored public care "consent agenda items" for presentation to County Commissioners; wrote numerous contracts (e.g., clinical affiliation, community health assessment); end of year budget presentation delivered to agency Budget Cabinet; and secured federal marketplace insurance contract for health clinics division.

StrategicHealthSolutions, LLP ***April 2012 – December 2012***
Leader in Provider Education & Training

Senior Medicaid SME
- Maintained up-to-date expertise to support design, development, and production of educational products for the Centers for Medicare & Medicaid Services Medicare and Medicaid (CMS). Conducted in-depth research related to development of educational products utilizing appropriate Medicaid policy and regulations. Developed written documentation of subject matter content in the prescribed federal format. Evaluated and completed educational product content for consistency with current objectives and compliance with CMS standards and guidelines for production of products***.***

Value Options, Inc. ***March 2010 – April 2012***
National Network Services
Leader in Provider Network Management

National Director Provider Networks
- Led operations management and budget ($550K) of assigned national/regional provider relations departments. Activities included provider relations call centers, provider network management and development, provider recruitment, education and training, provider communications and maintenance of network composition to ensure member access and availability.
- Led national, quarterly provider stakeholder meetings.
- Supported new business development (multiple product lines) and implemented national provider relations initiatives. Activities included developing and contracting new provider networks and ensuring swift credentialing of contracted providers.
- Directly involved with practitioner initial rate negotiation and exception rates as well as reimbursement policy development. Committee Chairperson for quarterly Provider Stakeholder Committee meeting.

NC Department of Health & Human Services ***May 2005 – February 2010***
Division of Health Benefits

Section Chief, Hospital & Long-Term Care Reimbursement
- Managed the Disproportionate Share Hospital (DSH) Program as well as hospital and long-term care reimbursement methodology. Worked closely with several provider association groups as well as the Departmental DSH Oversight Committee.

Associate Director, Program Integrity
- Ensured effective strategic planning for purposes of identifying fraud, abuse, and administrative overpayments in Medicaid billings by health care providers as well as collecting and cost avoiding Medicaid payments when a third party is responsible for paying for health care services.
- Coordinated recipient fraud and abuse identification with the county departments of social services.
- Routinely interviewed by various local media outlets on topics of fraud, waste, and abuse.
- Provided management and leadership for four contracts, including the Fraud & Abuse Detection System, as well as relationship management for Memorandum of Understanding with Department of Justice, Medicaid Fraud Control Unit, and Joint Operating Agreement with the federal payment safeguard contractor.
- Authored DHB (f/k/a Division of Medical Assistance or DMA) response to CMS Notice of Proposed Rule Making (NPRM) on the Payment Error Rate Measurement Program.

Section Chief, Clinical Policy Development & Technical Support
- Developed and/or amended the Division's clinical coverage policies and procedures. Policies are developed in consultation with and the approval of the Physician Advisory Group (PAG) of the North Carolina Medical Society.

AHRC Nassau County ***December 2003 – September 2004***
Advantage Care Diagnostic & Treatment Center, Brookville, NY
Leader in Organizing Health Clinic Start-Up Operations

Administrator
- Led planning and management of clinic start-up operations.
- Within 30 days: developed an initial "Start-up" Work Plan and presented it to the AHRC executive leadership for approval; developed job descriptions, recruitment, and staffing plans for future clinic personnel; initiated development of an Administrative Manual.
- Within 120 days: established Credentialing Committee and initiated credentialing process for all medical professionals; coordinated development of staff training curricula; achieved Board approval on Administrative Manual, mission, and vision statement; finalized affiliation and transfer agreements; convened work group to discuss implementation of a centralized appointment scheduling system; and initiated preparation of documentation for state agency on-site survey.

New York City Health & Hospitals Corporation ***July 2000 – November 2003***
MetroPlus Health Plan, Inc., New York, NY
Leader in Managed Care Compliance & Regulatory Affairs

Associate Executive Director for Compliance
- Liaised with all regulatory agencies (Centers for Medicare & Medicaid Services, New York State Department of Health, New York City Department of Health & Mental Hygiene, and New York State Insurance Department) and trade associations (PHSP Coalition and New York State Health Plan Association) on multiple product lines.
- Served as the health plan's Privacy and Compliance Officer as well as co-chair (with the Executive Director) of the MetroPlus Compliance Committee. Responsibilities included: developing and maintaining an annual compliance work plan; revising policies and procedures for the general operation of the Compliance Program; conducted internal audits of compliance with privacy program requirements; implementation of MetroPlus Fraud Prevention Plan; and, served as the Plan's liaison with external entities on matters involving regulatory agency complaints, Plans of Correction, and provider fraud and/or abuse.
- Developed training curricula and conducted corporate-wide training programs on Corporate Compliance, Code of Ethics, HIPAA, HIV Special Needs Programs; Marketing Guidelines specific to New York State government sponsored health insurance programs; Limited English Proficiency; and the Americans with Disabilities (ADA).

U. S. Department of Health & Human Services ***January 1997 – June 2000***
Centers for Medicare & Medicaid Services, New York, NY
Leader in Medicaid Operations

Chief of Staff, Office of the Regional Administrator
Health Insurance Specialist, Division of Medicaid & State Operations
- Led major senior management projects and daily operations of Regional Administrator's Office (including collaboration with congressional offices, state, and local government agencies) and all public/media relations, prepared public testimony, speeches and other presentations for the Regional Administrator as well as briefing materials for the CMS Administrator.
- Coordinated all CMS Region II nursing home enforcement actions and sanctions, HIV/AIDS programmatic initiatives, Medicaid eligibility and policy workload (i.e., State Plan Amendments) and facilitated efforts with pre/post implementation of New York State's 1115 Medicaid Managed Care Waiver.

EDUCATION

MS, Columbia University, New York, NY
Social Welfare Policy & Administration (1990)

BA, Long Island University, C.W. Post College, Brookville, NY
Sociology (1988)

AFFILIATIONS

Board Member (2018) – Filling in Gaps (FIGS) of Wake County
Raleigh, North Carolina

Vice Chair, Precinct 12-10, Wake County Democratic Party (2019)

PUBLICATION

Berek, J., N. Gutierrez, J. Stone and L. Testa. "Fraud: What is the Evidence?" *The Journal of Long-Term Home Health Care,* Volume 19, Number 1, Winter 2000.

2

Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
Regina

Last Name *
Smardon

Email *
resmardon@gmail.com

Address *
Street Address
1412 Dexter Ridge Drive
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
USA

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
6 years

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
Braxton Village

Home/Cell Phone *
267-226-3813

Work Phone *
267-226-3813

Current Employer *
Self

Job Title/Occupation *
Adjunct Professor

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *
I teach environmental sociology at the college level as well as statistics.

List any current or past volunteer activities in which you are/were involved. *

I am the SWWWAG (SouthWest Wake Water Advocacy Group) Fb group Admin 2020- present
Former Board member of Sustainable Sandhills
Former Mid-basin Rep for the Cape Fear River Assembly

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

Encourage tree canopy and sustainable solutions that prioritize the triple bottom line. Also promoting environmental education is an important function of the tree committee.

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *

3/12/2025

Time *

2:47:07 PM

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

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

How did you find out about these opportunities?

Tim Forest told me.

Application to Serve on Tree Advisory Committee

3

Applicant Information

First Name *
Levon

Last Name *
Keusseyan

Email *
lpkeusseyan@gmail.com

Address *
Street Address
209 Roundview Ct
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
4 years

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
Savannah Place

Home/Cell Phone *
9193959054

Work Phone *
9193959054

Current Employer *
Supio

Job Title/Occupation *
Account Executive

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *
Took class at NC State - Permaculture - that changed my life as it relates to ecology. Did a Backyard Naturalist program in Wilmington NC where we used to live. Enthusiastic reader of all things ecosystem and sustainability related.

List any current or past volunteer activities in which you are/were involved. *

American Nuclear Society 2012-2018

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

I believe this committee is responsible for providing knowledgeable guidance and enacting executive action to build a long term sustainable future for the planted environment in which we live. Trees are a foundational element of this environment and this committee plans and maintains the essential infrastructure of trees in our community. I would strive to “speak for the trees” (as the Lorax says, my kids love that book) in a way that harmonizes with us citizens ensuring a happy and healthy future for both humans and trees alike.

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *

3/24/2025

Time *

9:49:55 AM

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

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

How did you find out about these opportunities?

Spoke to committee members at the farmers market on Sat 22 Mar

4

Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
Marissa

Last Name *
Parker

Email *
marissajean13@gmail.com

Address *
Street Address
505 Sandy Point Way
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
5 years

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
Windward Point

Home/Cell Phone *
2524522681

Work Phone *
2524522681

Current Employer *
Self

Job Title/Occupation *
Graduate student at NC State for Geographical Information Systems

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):
Resume - Marissa Parker.pdf 132.05KB

Have you served on this committee in the past? *
- (●) Yes
- ( ) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *
Current TAC Committee Chair, Bachelor's degree in Environmental Biology and Ecology, Certificate in Fish and Wildlife management, former employee at Leaf & Limb, former employee at Holland Consulting Planners.

List any current or past volunteer activities in which you are/were involved. *

Assistant Scoutmaster, Scouting America (Formerly known as Boy Scouts of America)
Committee Member, Scouting America
Current TAC Committee Chair

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

To act as the liaison between the town and residents of Holly Springs. To serve as a volunteer and Committee representative for events. To advise the town on best ecological practices for urban tree management and to help answer any questions pertaining to such.

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

- ○ Yes
- ◉ No

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

- ◉ Yes
- ○ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *

3/25/2025

Time *

6:21:52 PM

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

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

How did you find out about these opportunities?

Current member



Marissa Parker

GIS Analyst

marissajean13@gmail.com

(252) 452-2681

Education

- **Master's Certificate in GIS and Remote Sensing**
  University of North Carolina at Wilmington
  2017
- **Certificate in Fish and Wildlife Management**
  American Military University
  2014
- **Bachelor of Science in Environmental Biology and Ecology**
  Appalachian State University
  2007
- **Associate in Arts**
  Nash Community College
  2005

Awards

- **Coast Guard Commandant's Letter of Commendation**
  precise government asset management, leadership, performance, and devotion to duty.
- **Meritorious Unit Commendation Medal**
  teamwork in lifesaving, conducting fisheries law enforcement, and drug interdiction missions.
- **Gamma Theta Epsilon**
  International Geographical Honor Society
- **Biological Science Student of the Year, 2002**
  Nash Community College

Summary

GIS Analyst with 2 years of industry experience. Seeking to further develop expertise in geospatial analytics, data management, and data visualization. Eager to acquire new skills utilizing innovative technologies including drone data collection and AI-assisted workflows. Highly awarded for professionalism and job performance. Committed to continuous learning, collaboration, and career advancement.

Work Experience

GIS Analyst, Leaf & Limb
Raleigh, NC 2018 - 2019

- Partnered with field teams to integrate GIS technology into daily operations, fostering a data-driven approach to arboriculture.
- Maintained databases and optimized protocols for geospatial data integration, improving process efficiency and decision support.
- Developed both static and interactive maps for clientele.

GIS Technician, Holland Consulting and Planners
Wilmington, NC 2017

- Analyzed land use data to create accurate maps and visualizations, enhancing decision-making processes for urban planning projects.
- Collaborated with planners to update and maintain geospatial data accuracy in accordance with regulatory compliance.

Military Service

Boatswain's Mate, United States Coast Guard
Alameda, CA 2010 – 2012

- Sailed 56,000 nautical miles conducting missions in Lifesaving, Drug and Migrant Interdiction, and Fisheries

Aviation Property Officer, United States Coast Guard
Mobile, AL 2012 – 2014

- Worked in Logistics and Supply, Readiness Response, and managed over $25 million in government assets

Leadership Volunteering

Committee Chair- Tree Advisory Committee
Town of Holly Springs, NC 2023 - Present

Assistant Scoutmaster
Boy Scouts of America 2022 - Present

Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
Yale

Last Name *
Wedig Jr

Email *
ywedig@yahoo.com

Address *
Street Address
229 West Elm Ave
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
8 years

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
Avent Acres

Home/Cell Phone *
9194484557

Work Phone *
9194484557

Current Employer *
LYRASIS

Job Title/Occupation *
Applications Developer

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *
none

List any current or past volunteer activities in which you are/were involved. *

Graduate of Holly Springs Citizen Police Academy 2024
Current member of Holly Springs Citizens Academy 2025

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

I would like to contribute to the natural beauty of Holly Springs by ensuring we have up to date guidelines on preferred trees, a successful Arbor Day event, and good standing with Tree City USA standards. The standards are important to ensure healthy trees that provide clean air, natural beauty, and learning opportunities about nature. Thank you for your consideration.

Yale Wedig

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *

3/27/2025

Time *

8:11:05 PM

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

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

How did you find out about these opportunities?

town website

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Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
Scott

Last Name *
Crawford

Email *
mscottcrawfordx@gmail.com

Address *
Street Address
221 Brookberry Road
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
5 years

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
Sunset Oaks

Home/Cell Phone *
7045028236

Work Phone *
7045028236

Current Employer *
Hometeam inspection service Triangle

Job Title/Occupation *
Home inspector

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *
I work around residential trees every day! I also come from the mountains of North Carolina where i developed a love of native trees and forests.

List any current or past volunteer activities in which you are/were involved. *

Holly Springs Citizens academy member. Also volunteered building beds at sleep in heavenly peace In Durham.

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

The responsibility is to add nature to our beautiful town through thoughtfully used native trees.

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *

3/27/2025

Time *

6:00:13 PM

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

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

How did you find out about these opportunities?

Citizens Academy!

7

Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
Robin

Last Name *
Haney

Email *
robinelliotthaney@yahoo.com

Address *
Street Address
127 Florians Drive, Holly Springs, NC, 27540
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
14 Years

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
Twisted Creek at Arbor Creek

Home/Cell Phone *
7813367933

Work Phone *
7813367933

Current Employer *
Informatica

Job Title/Occupation *
Principal Logistics Analyst

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):
Robin Haney (Resume).pdf 248.99KB

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *

I bring 25 years of corporate experience, where I've honed skills in project management, strategic planning, and stakeholder engagement—skills that are critical for the success of any committee. This experience allows me to offer a pragmatic approach, ensuring projects are executed efficiently and align with broader community and environmental goals.
My enthusiasm for this role is driven by a genuine commitment to making our urban spaces healthier and more vibrant. I am eager to bring my management expertise and collaborative spirit to the Tree Advisory Committee, helping to devise innovative solutions that will benefit both the community and our natural environment.
I am excited about the opportunity to unify my professional skills with my personal passion for trees, making a positive impact in a role that truly matters to me and our community.

List any current or past volunteer activities in which you are/were involved. *

I place a high value on giving back to the community and I've been able to do that through various volunteer roles. I 've enjoyed supporting local efforts by stocking shelves at community pantries, ensuring those who are less fortunate have access to basic necessities. Serving food at soup kitchens has offered me a direct perspective on the challenges many in our community face and underscored the importance of collective support.
I also volunteer at my church, specifically working with children, has allowed me to cultivate a nurturing and supportive environment. This experience has taught me significant values such as patience, compassion, and the importance of leadership, all translating into the ability to work successfully within diverse groups.
These volunteer roles have broadened my understanding of community dynamics and the need for strong civic engagement. They are foundational to the qualities I believe are crucial—teamwork, empathy, and direct contribution—and the ones I intend to bring to the Tree Advisory Committee. I'm dedicated to collaborating with others to enhance our community and support initiatives that improve lives and encourage environmental stewardship.

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

I see the Tree Advisory Committee's job as making sure our town's trees are well taken care of and that we're doing a good job adding more green spaces to our community. This means giving advice on policies to protect our trees, getting folks involved in tree care and planting, and making sure our town's planning takes our trees into account.
If I'm appointed, I'd like to help protect the trees we have and find ways to bring in more. I want our community to enjoy the benefits trees provide, like cleaner air and nice, shady spots.
I'm also excited about getting people involved. This could mean working with schools, local groups, and neighbors to raise awareness and create opportunities for everyone to help out with planting and caring for trees.
In the end, I hope to help make our community a greener, healthier place for us and future generations to enjoy.

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *
4/3/2025

Time *
9:57:25 AM

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

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

How did you find out about these opportunities?

I found out about this role from Tamara Ward, as I'm currently participating in this year's Citizen Academy. Being part of the academy has really expanded my understanding of how our local government works and how important community involvement is, especially in areas like urban forestry. This connection and participation have fueled my interest in contributing more actively to our community through this committee.

Robin Haney

LEADER | PARTNER | COLLABORATOR



robinelliotthaney@yahoo.com | 781-336-7933 | Holly Springs, NC

I am a highly qualified and successful communicator with over twenty-five years of expertise in building good relationships with key stakeholders. A passion for bringing people together and extensive knowledge of the software subscription business.

EDUCATION

Winston Salem State University, Winston Salem, NC
Bachelor of Science, Middle Grades Education
Social Studies & Language Arts

WORK HISTORY

Principal Logistics Analyst
Informatica, Redwood City, CA
January 2014 to Present

- Verify customer contracts and reconcile documents for accuracy and compliance combined with processing orders through Informatica's accounting system, CPQ.
- Provision DaaS contact data enrichment products and ship the keys to customers worldwide.
- Utilize applications in Salesforce to provide timely and accurate reporting.
- Identify and address customer satisfaction issues as they relate to billing and contract management.
- Identify process improvement and optimization opportunities.
- Contribute to the success of DaaS sales by taking part in team meetings and conference calls.
- Assist in resolving DaaS support cases.
- Update and maintain internal provisioning documentation and train new hires.
- Balance multiple priorities and deadlines.

Employee Inclusion Group Lead
May 2021 to Present
As the Lead for the Informatica Black Resource Group, I engage with senior management to help Informatica accomplish its diversity, equality, belonging and inclusion goals, which involves working closely with internal business partners in recruitment, human resources, sales, pre-sales, and others.

Managed Services Operations Analyst (Part-Time)
Sirius Computer Solutions, Omaha, NE
February 2016 to June 2020

- Managed client environments using tools such as Infrastructure Manager (Nimsoft), PRTG, ScienceLogic SL1, NetBrain, VMware vSphere, Duo MFA, and third-party remote access software.
- Supported hundreds of client environments across multiple platforms resolve issues with devices such as Windows servers, network, routers/switches (Cisco, etc.), NetApp storage, and EMC storage.
- Assured timely alert monitoring to ensure continuous customer uptime in an effort to eliminate downtime.
- Created and managed tickets using the ServiceNow ticketing system.

Remarketing Supervisor
ONPOINT Financial Corporation, Norwell, MA
August 2007 to January 2014

- Ensured day to day department tasks were successfully completed including accounts receivable, invoicing, scheduling, reporting and responding to inbound customer escalation calls.
- Held coaching sessions with associates and completed performance reviews.
- Developed training for customer service and collection call center employees.
- Partnered with the director of the Collection and Customer service departments to guarantee objectives were realized.

Training Manager
CENTRIX Financial, Centennial, CO
May 2005- February 2007

- Determined professional and career development, implementation, delivery and administration management of training programs.
- Evaluated effectiveness of training modules and supported continuous improvements.
- Maintained high level knowledge of the organization's structure, policies and personnel to make administrative decisions.
- Built cross-departmental relationships, exercising independent judgment and discretion.
- Acted as a liaison between members of management and employees.
- Worked with senior management to plan and execute strategic initiatives, including ensuring top management competencies were aligned with business needs.
- Designed and implemented training material that increased employee awareness of business practices and monthly campaigns that motivated employees to achieve objectives set in place by senior management.
- Assisted with hiring talent at open house events, led hiring panels, and conducted outreach for additional interviews.

Training And Quality Assurance Specialist
CENTRIX Financial, Centennial, CO
November 2003- May 2005

- Collaborated with director, supervisors and representatives in order to determine training needs.
- Utilized group training, individual instruction, lectures, on-the-job training strategies and demonstrations.
- Created training materials that promoted collection practices that were FDCPA compliant and adhered to all company policies and procedures.
- Prepared and presented training statistic reports to department vice president and director.

Account Resolution Specialist
CENTRIX Financial, Centennial, CO
December 2002- April 2003

- Secured past due balances in order to maintain customer accounts.
- Used knowledge of rules and regulations in order to educate consumers and decrease company liability.
- Executed outbound calls to achieve customer contact and account resolution.
- Exceeded department goals set by the collection director.

Retirement Plans Specialist
Liberty Funds Services, Aurora, CO
April 2001- June 2002

- Ensured all procedures of plan documents were followed by plan administrators including propriety software, discrimination testing and year-end reporting, met and exceeded compliance standards.
- Evaluated service situations and examined records utilizing a variety of resources and ensured compliance with prescribed standards and regulations.
- Facilitated relationships between brokers and their clients that enabled both parties to communicate priorities and goals.

Direct Shareholder Service Representative
Liberty Funds Services, Aurora, CO
June 2000- April 2001

- Trained and coached new and existing representatives.
- Educated shareholders and prospective shareholders on financial planning.
- Provided web support internally and externally.

PROFESSIONAL SKILLS

Subscription Sales
Contracts
Microsoft Office 365
LexisNexis
Salesforce
WebEx Productivity Tools Box
OneDrive
Teams
Slack
Trainer

PERSONAL SKILLS

Leadership
Written & Verbal Communication
Time Management
Creative
Resourceful
Critical Thinking
Crisis Management
Relationship Building

Upon request, I would be happy to provide references.

8

Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
Autumn

Last Name *
Dean

Email *
autumn.rorrer@gmail.com

Address *
Street Address
113 Apple Drupe Way
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
4 years

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
Windcrest

Home/Cell Phone *
3362122028

Work Phone *
N/A

Current Employer *
N/A (MMB/MBA Student at NC State University)

Job Title/Occupation *
Graduate Student

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):
Autumn Dean_FTMBA NCSU Resume.pdf 165.67KB

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *

I hold a Bachelor's degree in biology from UNC Chapel Hill with coursework focused on North Carolina's local flora, providing me with a strong foundation in plant identification and ecological principles. Additionally, I have a Master's degree in Microbial Biotechnology, which has deepened my understanding of soil microbiology, plant health, and the agricultural technology industry. My program led me to have deep connections with those in ag tech and plant sciences, including Geoff Bock, who operates the Plant Sciences facility on NC State's Centennial Campus. Next month, I will be completing my MBA at NC State University, where I have developed strategic leadership skills. My combined expertise in biology, biotechnology, and business enables me to contribute valuable insights into sustainable urban forestry initiatives, tree conservation efforts, and community engagement strategies.

List any current or past volunteer activities in which you are/were involved. *

Most recently, I have served as Public Relations Director for the NC State Student Chapter of the International Society of Pharmaceutical Engineering (ISPE), Carolina South Atlantic Chapter. In this role, I contributed to several industry-led events including those with Astellas Pharmaceuticals, Pfizer, and KBI Biopharma. I marketed all events on social media platforms (Instagram, X, and LinkedIn) and via campus flyers posted on Centennial and main campus. I also served as President of the Master of Microbial Biotechnology Alumni Network during which I planned the program's 20th anniversary event. In the past, I have enjoyed volunteer-led community cleanups and volunteered with a no-kill animal shelter outside of Zion National Park.

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

I view the Committee as playing a crucial role in advising on policies and initiatives related to urban forestry, tree preservation, and landscaping within Holly Springs. Responsibilities may include reviewing policies and recommending strategies to promote the goals of the Tree Advisory Committee while advising on new infrastructure and development projects to ensure sustainability, tree protection, and canopy coverage to remain a Tree City USA. Additional responsibilities include engaging with the community through events like HollyFest and Spring Fling to educate community members on tree preservation and health while advocating for tree preservation. Collaborating with other groups like Parks and Rec and city officials is also a must. If appointed, I would bring a unique blend of scientific expertise and business strategy to the Committee. I hope to enhance tree conservation efforts by promoting science-backed policies that consider local flora and overall ecosystem health, especially when it comes to the growth of Holly Springs. The Town is expanding at a rapid rate, and infrastructure growth and new development is coming. It is important to me that a balance is achieved between town growth and ecosystem preservation and health. Additionally, I can foster connections between the Tree Advisory Committee and NC State's Plant Sciences Initiative to keep up to date with current knowledge, like plant diseases and trends, promote potential collaborations, and/or seek advice on any needed areas. I would also like to strengthen community engagement by advocating for educational programs that highlight the ecological and economic benefits of urban trees and continuing fun events like tree pruning sessions. Ultimately, my goal would be to support growth strategies that balance urban development with environmental sustainability, and everything accomplished would be toward that goal.

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

- ○ Yes
- ◉ No

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

- ◉ Yes
- ○ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *

4/4/2025

Time *

3:30:56 PM

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

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

How did you find out about these opportunities?

Eric Dean

AUTUMN DEAN

abrorrer@ncsu.edu • (336) 212-2028 • linkedin.com/in/autumn-rorrer-dean

EDUCATION

NORTH CAROLINA STATE UNIVERSITY, **JENKINS GRADUATE SCHOOL OF MANAGEMENT**, Raleigh, NC
Master of Business Administration (STEM MBA), Marketing Management May 2025
Jane Brown Scholar: Merit-based award of partial tuition

NORTH CAROLINA STATE UNIVERSITY, **COLLEGE OF AGRICULTURE AND LIFE SCIENCES**, Raleigh, NC
Master of Microbial Biotechnology (MMB) May 2024
President, MMB Alumni Network; Public Relations Director, NCSU International Society of Pharmaceutical Engineering

UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL Chapel Hill, NC May 2013
Bachelor of Arts (BA), Biology GPA: 3.5

EXPERIENCE

NORTH CAROLINA BIOTECHNOLOGY CENTER, Durham, NC Jun. 2024 – Aug. 2024
Focused Initiatives Team (FIT) Intern
- Developed business model for externally funded pilot-scale fermentation facility, leading to $40M+ in matching funds from North Carolina General Assembly and confidential sources

GRIFOLS, Durham, NC Jan. 2023 – Dec. 2023
Immunology Market Research and Analytics Intern
- Analyzed 1,000+ deidentified medical claims data points each month to assess market position of Grifols' Immunoglobulin G (IgG) products compared with competitors, resulting in 50+ summative graphs, charts, and tables to inform Grifols' annual Product Strategy Plan (PSP) and support 20% increase in sales goals year-over-year (YoY)
- Conducted lead analysis across all US sales regions, resulting in identification of 25+ actionable targets for Sales Team

SENSAL HEALTH, Chapel Hill, NC Jan. 2023 – May 2023
Team Manager and Graduate Consultant, Marketing Practicum
- Led competitive landscape analysis project evaluating marketed medication adherence technologies; presented strategy recommendations for building key partnerships to realize $1M in research and development cost savings

NOVONESIS, Franklinton, NC Aug. 2022 – Dec 2022
Graduate Consultant, Marketing Practicum
- Investigated unmet consumer needs for marketable enzyme-based solutions; presented gap market entry recommendations for more than three key markets to realize potential revenue of $10M+

MEDKOO BIOSCIENCES, Durham, NC May 2018 – Jul. 2022
Sales Manager
- Spearheaded development and execution of digital marketing initiatives leading to record-breaking sales figures of over $3M for four consecutive years while serving hundreds of academic and industry clients globally

LEADERSHIP EXPERIENCE

NC STATE STUDENT CHAPTER OF ISPE-CaSA – *Public Relations Director* Spring 2023 – Fall 2023
- Coordinated more than five industry-led events; marketed all events on social media platforms and via campus flyers

MASTER OF MICROBIAL BIOTECHNOLOGY ALUMNI NETWORK – *President* Spring 2023 – Present
- Planned keynote speakers and alumni panel for MMB program's 20th anniversary event with 75+ attendees

ADDITIONAL INFORMATION

Computer Skills: SPSS, QlikView, Excel (xlookup, if statements, pivot tables), Word, PowerPoint

9

Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
Jameelah

Last Name *
Jordan

Email *
hello@jameelahjordan.com

Address *
Street Address
113 Treeline Court
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
3

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
12 Oaks

Home/Cell Phone *
9199287173

Work Phone *
9196946967

Current Employer *
Real Broker and Mozak Suites

Job Title/Occupation *
Sr. Partner with Real Broker and Owner of Mozak suites

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *

While I do not have formal education in urban forestry, I bring over nine years of professional experience in real estate and development, which has given me extensive exposure to landscape planning, tree preservation ordinances, and municipal buffer zone requirements. My work has regularly involved collaborating with developers, HOAs, and planning departments to ensure compliance with tree conservation efforts and maintaining the integrity of neighborhood green spaces.

As a community advocate and small business owner, I've also led initiatives focused on enhancing livability and environmental responsibility within residential communities. I understand the importance of thoughtful tree selection, placement, and maintenance in both curb appeal and long-term sustainability of neighborhoods.

Additionally, my experience organizing community events and outreach initiatives will be a valuable asset in supporting Arbor Day activities and public awareness efforts.

List any current or past volunteer activities in which you are/were involved. *

I currently serve on the HOA Board at Twelve Oaks in Holly Springs, where I contribute to community decision-making around neighborhood aesthetics, maintenance, landscaping, and resident engagement. In this role, I've supported initiatives that prioritize green space preservation, community beautification, and the overall enhancement of our shared living environment.

Additionally, I've been involved in various community outreach efforts through my professional network, including organizing housing resource drives, clean-up days, and support initiatives for displaced families. I also regularly volunteer through my church, participating in food drives and community service events that support local families in need.

These experiences reflect my commitment to creating vibrant, sustainable, and connected communities—values I would proudly bring to the Tree Advisory Committee.

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

I see the Tree Advisory Committee as a vital steward of Holly Springs' natural environment. Its responsibilities include ensuring the health and sustainability of our urban tree canopy, recommending thoughtful updates to tree maintenance guidelines, selecting appropriate species for public planting, guiding the responsible use of Street Tree Grant Program funds, and making recommendations on diseased or buffer-zone tree removals. Just as importantly, the committee plays a key role in community education—helping residents understand the long-term value of trees through public initiatives and events like Arbor Day.

If appointed, I hope to contribute my experience in real estate development and community leadership to help ensure that growth in Holly Springs remains balanced with environmental care. I would like to support efforts that preserve native species, promote responsible tree planting in new developments, and enhance green buffer zones that contribute to both beauty and biodiversity.

I'm also passionate about outreach and engagement and would love to assist with planning educational efforts that encourage residents to take pride in our tree canopy, understand proper tree care, and get involved in our town's beautification. My goal is to be a thoughtful, collaborative voice on the committee—one that reflects both the interests of homeowners and the importance of sustainability.

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *
4/7/2025

Time *
1:36:40 PM

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

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

How did you find out about these opportunities?

I am a part of the Holly Springs Citizen Academy and was told about the opportunity.

Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
Paige

Last Name *
John

Email *
akerspaige@gmail.com

Address *
Street Address
301 Earp St
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
US

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
2yrs

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
Downtown/Village District

Home/Cell Phone *
4104912694

Work Phone *
4104912694

Current Employer *
Align Technology

Job Title/Occupation *
Program Improvement Manager

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *
Minor relevant helping with company garden (trees included)

List any current or past volunteer activities in which you are/were involved. *

Volunteer with Durham Rescue Mission, Note in a Pocket

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

Helping to partner with and advise the town on best practices around tree's, maintenance, and adhere to standards with Tree City USA. This is a great opportunity to understand all that goes into keeping the town beautiful.

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *

4/7/2025

Time *

7:30:06 PM

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

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

How did you find out about these opportunities?

The Citizens Academy

Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
Christopher

Last Name *
John

Email *
cgj9028@gmail.com

Address *
Street Address
301 Earp St
Address Line 2

City
Holly Springs

State / Province / Region
North Carolina

Postal / Zip Code
27540

Country
USA

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
2yrs

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
N/A

Home/Cell Phone *
3363071043

Work Phone *
3363071043

Current Employer *
N/A

Job Title/Occupation *
Strategic Communications Associate

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):
Christopher John_Resume_7Apr2025 .pdf 106.82KB

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *
BA Chemistry, worked in a lab as a quality control technician for a year right out of college.

List any current or past volunteer activities in which you are/were involved. *

Local food banks

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

Consultative, collaborative approach to urban tree planning. Incorporate ideas from the community and enable Holly Springs to grow as best as we can.

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

- ○ Yes
- ◉ No

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

- ◉ Yes
- ○ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *

4/7/2025

Time *

8:04:49 PM

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

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

How did you find out about these opportunities?

Citizens Academy 2025 Attendee

CHRISTOPHER JOHN

Holly Springs, NC, 27540 | cgj9028@gmail.com | 336.307.1043 | linkedin.com/in/christophergjohn/

SUMMARY

Strategic and data-driven professional with extensive experience in business innovation, program development, and cross-functional collaboration. Proven ability to lead end-to-end program builds from ideation to launch, translate complex data into actionable insights, and drive stakeholder engagement to support organizational growth. Adept at leveraging design thinking, storytelling, and process automation to optimize operations and accelerate program adoption. Passionate about leveraging technology to enhance business processes and increase efficiency.

SKILLS

Business Innovation | Program Development | GTM Strategy | Strategic Thinking | Stakeholder Engagement | Cross-Functional Collaboration | Process Improvement | Data-Driven Decision Making | Design Thinking | Presentation Development | Project Management (Asana, Miro) | Training & Enablement | Change Management | Business Acumen

PROFESSIONAL EXPERIENCE

ICON, Raleigh, NC — Jan 2021 – Nov 2024

Manager, Strategic Communications

Built and led a global team of 6 designers, created presentations for multi-million-dollar projects and supported a $2B+ project portfolio through tailored narratives, data visualization, and consultative collaboration.

- Built and tested multiple pilot programs to enhance sales innovation and streamline workflows, ultimately launching them to a global team of 200+ users. Incorporated stakeholder feedback at each iteration, improving pilot adoption rates by 15%.
- Drove cross-functional alignment by collaborating with Sales, Marketing, and Operations teams to develop engagement strategies, training over 50 sales reps on new content frameworks and sales communication tools.
- Automated data processing and report creation using SharePoint, Teams, and Power Automate, reducing manual workloads by 10 hours weekly and increasing overall productivity.
- Analyzed user engagement data and success metrics on a bi-weekly basis, proposing improvements that resulted in a 5% increase in bid success.
- Advanced PowerPoint: created compelling visual presentations integrating data visualization, brand storytelling, and stakeholder perspectives, strengthening executive leadership buy-in for million-dollar projects.
- Spearheaded the testing and refinement of new business communication frameworks, incorporating stakeholder feedback to enhance clarity and impact.
- Partnered with cross-functional teams to align communication strategies with business objectives, ensuring seamless integration of new sales enablement tools.

PRA HEALTH SCIENCES, Raleigh, NC — Jan 2014 – Dec 2020

Senior Strategic Communications Consultant (Jan 2019 – Dec 2020)

Owned development process for content and graphics creation for 30+ bid defense teams.

- Conceptualized, built, and launched new sales communication strategies, working cross-functionally with account directors and SMEs to improve bid defense engagement.
- Developed and tested innovative business programs, using storytelling, data visualization, and content strategy to articulate value propositions effectively.
- Led iterative process improvements, increasing efficiency and optimizing content development for faster execution of sales initiatives.

Senior Strategic Communications Consultant (cont'd)

- Drove stakeholder alignment through training and enablement, equipping teams with the tools to execute successful client engagements.
- Facilitated workshops and innovation discussions to refine sales narratives and strategic positioning, strengthening client relationships.

Strategic Communications Consultant (Jan 2014 – Dec 2018)
Subject matter expert for clinical data graphics; developed novel methods of visualizing clinical data for bid defense teams to position value proposition with patient, therapeutic indication, and client.

- Served as subject matter expert in clinical data visualization, enhancing bid defense meetings with clear, compelling presentation materials.
- Tested and iterated new communication strategies, collaborating with teams to refine messaging and ensure alignment with business objectives.
- Led stakeholder training and enablement, improving sales engagement strategies through structured content development and visual storytelling.

EDUCATION
BA English, University of North Carolina, Wilmington, NC
BS Chemistry, University of North Carolina, Wilmington, NC

CERTIFICATES
Lean Six Sigma Yellow Belt

TECHNICAL SKILLS
Adobe Illustrator | Adobe InDesign | Microsoft Office | Power Automate | Power BI | PowerPoint | Visual Basic | Asana | Miro | Salesforce | Python | R | Git | Linux

KEY PROJECTS
Salesforce Integration Program | ICON, 2023
Led the development of a custom project tracker in Salesforce, integrating automated reporting and link sharing to improve visibility and efficiency across sales and marketing teams. Reduced manual tracking efforts by 75% and improved stakeholder collaboration.

Sales Innovation Program | ICON, 2022
Built a pilot sales communication framework by analyzing sales team needs and gathering cross-functional feedback; tested the framework with 3 pilot teams, iterating weekly based on user feedback; launched the final program across 5 business units, driving a 5% increase in bid success.

Process Automation Initiative | ICON, 2021
Implemented SharePoint and Power Automate workflows to streamline repetitive tasks, reducing manual data entry by 40% and increasing team productivity by eliminating redundant administrative processes.

GTM Strategy for Presentation Framework | PRA Health Sciences, 2020
Created scalable presentation template library, reducing presentation development time by 30%. Standardized key messaging for global sales teams, ensuring consistency and efficiency in client-facing engagements.

Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
Jessika

Last Name *
Schweinsberg

Email *
jessika.schweinsberg@gmail.com

Address *
Street Address
108 Lea Cove Ct.
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
USA

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
2 years, 2 months

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
Creekside at Sunset Lake

Home/Cell Phone *
571 285 9064

Work Phone *
919 713 6761

Current Employer *
TE Connectivity

Job Title/Occupation *
Marketing

Jr. Member Applicant? *
- ( ) Yes (ages 15-18)
- (●) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):
Schweinsberg.Resume.2024.docx.pdf 91.01KB

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *

I do not have formal education or professional experience in urban forestry, arboriculture, or landscape architecture, but I am a dedicated resident of Holly Springs with a genuine passion for the mission of the Tree Advisory Committee. I have become familiar with the Committee's valuable work throughout our town and actively manage the landscape and trees on my own property. My commitment to environmental stewardship and the beautification of Holly Springs, coupled with my strong interest in contributing my capabilities to the Committee's responsibilities, makes me motivated to learn and eager to serve.

List any current or past volunteer activities in which you are/were involved. *

I served as Communications board member on the Greensboro Downtown Residents Association from 2015-2018. I was responsible for developing communications to support DRA programs, events and initiatives. Including include advertising, social media, emails, content creation and blog, public relations, video, printed collateral.

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

The committee advises on tree maintenance, selection, grant fund expenditure, and removal criteria, while also ensuring Tree City USA standards are met. The committee also plans annual Arbor Day events. I have the background that allows me to represent homeowner perspectives and support public awareness efforts. My dedication and capabilities align with the committee's responsibilities, and I am eager to learn and contribute to preserving Holly Springs' City USA status. I'm confident that my enthusiasm and local knowledge can offer valuable support to the committee's goals!

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *

4/7/2025

Time *

9:25:17 PM

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

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

How did you find out about these opportunities?

Email and at tree planting ceremony at the Holly Springs Cultural Center

Jessika Schweinsberg

(571) 285 -9064 | jessika.schweinsberg@gmail.com | LinkedIn: https://tinyurl.com/2p88exd7

Motivated digital Marketing leader with 10+ of experience of developing and executing strategic marketing initiatives across the digital landscape. Unique combination of strategic and tactical expertise with ability to manage cross-functional teams, create compelling content, and drive measurable results.

Analytics and Reporting	Social Media Marketing	Cross-Functional Team Collaboration
(via Google Analytics Tool)	Search Marketing (SEO, SEM)	Budget Management
Digital Marketing	Campaign Management	People Leadership
Strategic Planning and Execution	Google Tag Manager	Budget Management

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Experience

Capital One

Manager, Web and Paid Search Strategy, May 2022 – Oct. 2024

- Lead cross-functional team in managing capitalone.com web channel growth strategies for verticals spanning Brand Tech, B2B Software and B2C Consumer. Resulting in:
    - 7.5M pageviews in 1Q24
    - Oversee content writing, editing, and producing (e.g., articles, blogs, and social media) for B2B.
- Management, maintenance, and continuous improvement of our web properties to ensure optimal performance, functionality, and security. Use CMS website management, serving as SME for structures and setups.
    - Reduced turnaround time by 80% by collaborating with external agencies and internal departments (design, engineering, sales, analytics, marketing) to build, design and implement web components for Enterprise library.
- Reached greater audiences by managing a $420K annual paid search budget for Tech brand, achieving a +418% increase in clicks and a 65% reduction in CPC.
- Serve as Technical SEO (TSEO) expert on SEO Advisory Board, supporting Enterprise-wide initiatives, resulting in increased search rankings and traffic
- Volunteered for social media strategy training, staying sharp in social media trends.

ExxonMobil

Head of Digital and Social Media Marketing in North America, April 2019 – May 2022

- Developed and implemented a comprehensive digital strategy, including web, search and social, that aligned with B2C business objectives to maximize user engagement.
- Lead the development and implementation of ExxonMobil's social media strategy, overseeing the day-to-day management of social media channels including editorial calendars, content curation, copywriting, approval processes, and community engagement, resulting in:
    - Launch of ExxonMobil's first social media influencer program and Instagram account for the North America retail market.
    - Improved customer engagement by +23% by engaging users, creators and brands, actively engaging in dialogues across YouTube, Facebook, and Instagram YOY. Customer feedback analyzed and shared to inform product/service decisions.
    - Increase in store visits (80K+), an 80% loyalty customer acquisition conversion rate (50K+), and app downloads (120K+) YOY.
    - Drove 30 million total impressions and outperformed engagement rate benchmarks (3.1%).
- Own $7 million annual paid media budget and spend across web, search and social to grow brands in US and Canada, resulting in brand growth.
    - Improved search engine marketing (SEM) efficiency by 83%, reducing cost-per-visit (CPSV) from $0.50 to $0.06.
- Increased customer engagement and loyalty through a complete website redesign of Exxon.com with a robust personalization campaign and new online-to-offline attribution model.
    - Developed compelling web campaigns in collaboration with cross-functional teams, driving brand awareness, lead generation, and customer-centric conversion.
    - Modernized the marketing technology stack by evaluating, optimizing, and integrating programs, tools, and solutions across platforms.

Greensboro Downtown Residents Association

Communications and Marketing, Executive Board, 2015-2018

- Develop and lead integrated marketing strategies to support DRA programs, events and initiatives to include advertising, social media, emails, content creation and blog, public relations, video, printed collateral.

- Manage DRA video and graphic design needs, identifying needs, managing projects with outside vendors within budget and keeping on schedule.
- Lead marketing and communications strategy and execution for DRA marketing programs including First Friday, Downtown Raleigh Restaurant Week and holiday shopping campaigns. Includes engaging with downtown businesses and stakeholders to understand marketing needs and develop strategies accordingly.
- Lead media and public relations strategy including advertising, managing media requests, and press releases.
- Provide support and review on weekly newsletter and produce other newsletters/e-blasts as needed.
- Supervise and manage Digital Communications Manager, who executes DRA social media and newsletters. Supervision duties include strategizing with Digital Communications Manager on social media content, overseeing content calendar, reviewing newsletters, blog posts and website content as well as other written communications, as needed.
- Work with President & CEO to set budget for communications and marketing department and manage the budget on an ongoing basis

Fishbowl Inc.

Director of Content Marketing, February 2014 – April 2019

- Launched and scaled hybrid team of 10 focused on paid advertising, digital marketing, content creation, and customer experience. Responsible for daily operations of $1.5 million advertising budget across 500+ clients.
- Managed vendor relationships and built rapport, bringing innovation for customers with new digital marketing solutions.
- Drove sales and adoption of SaaS software at the National Restaurant Association community conference
- Planned and executed tailored email, SMS campaigns and publication plan for customer segments providing optimal customer experience and revenue generation.
- Analyzed, reviewed and reported on effectiveness of campaigns and tactics to maximize results and demonstrate ROI that shape on-going strategies.
- Improved reputation by communicating with audience and responding to queries across key channels (Google, Yelp, etc).
- Created overarching marketing plans and content for Content Management Team to continuously improve and grow client's online presence as it relates to metrics, insights and best practices.
- Developed and managed client content for email marketing actively in the CRM. As well as paid media, SMS, and social media marketing campaigns via Sprout Social to increase brand awareness and online engagement, showcasing understanding of tailoring marketing strategies to different client business needs.

Education

B.A. Communication - Honors (Focus: Public Relations), George Mason University, Fairfax VA

Application to Serve on Tree Advisory Committee

Applicant Information

First Name *
CJ

Last Name *
Buonaccorsi

Email *
clarabuonaccorsi@gmail.com

Address *
Street Address
1412 Dexter Ridge Road
Address Line 2
1200 Kingston Ridge Road
City
Holly Springs
State / Province / Region
North Carolina
Postal / Zip Code
27540
Country
USA

I reside within the *
- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
6 years

Name of Neighborhood *
If you do not reside within a neighborhood, please enter N/A.
Braxton Village

Home/Cell Phone *
984-298-8302

Work Phone *
984-298-8302

Current Employer *
I'm applying for the Junior position, I do not have a job

Job Title/Occupation *
Student at HSHS

Jr. Member Applicant? *
- (●) Yes (ages 15-18)
- ( ) No

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Have you served on this committee in the past? *
- ( ) Yes
- (●) No

List any education, work experience or qualifications you have relevant to the Tree Advisory Committee - specifically in regard to urban forestry, trees or landscape. *
I took Honors Biology and Chemistry and I am taking AP Biology right now.

List any current or past volunteer activities in which you are/were involved. *

I worked with Sustainable Sandhills when me and my Mom were members, I have volunteered with Clean Air Holly Springs. I helped with a Jordan Lake cleanup the HSHS Environmental Club did. I also volunteered at a STEM camp in Raleigh called SMILE (Science and Math Interactive Learning Experience) camp.

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

I hope to make Holly Springs a greener place for all of us to live. I think our responsibilities are to protect the ecosystems in Holly Springs that rely on the existence of forests and trees, and work with the town to ensure their safety.

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for two years. I also understand that I will be required to be available to attend meetings of the Committee as assigned. I further agree that, for the purposes of authorizing and authenticating electronic service requests, my electronic signature has the full force and effect of a signature affixed by hand to a paper document. *



Date *

3/9/2025

Time *

11:43:24 AM

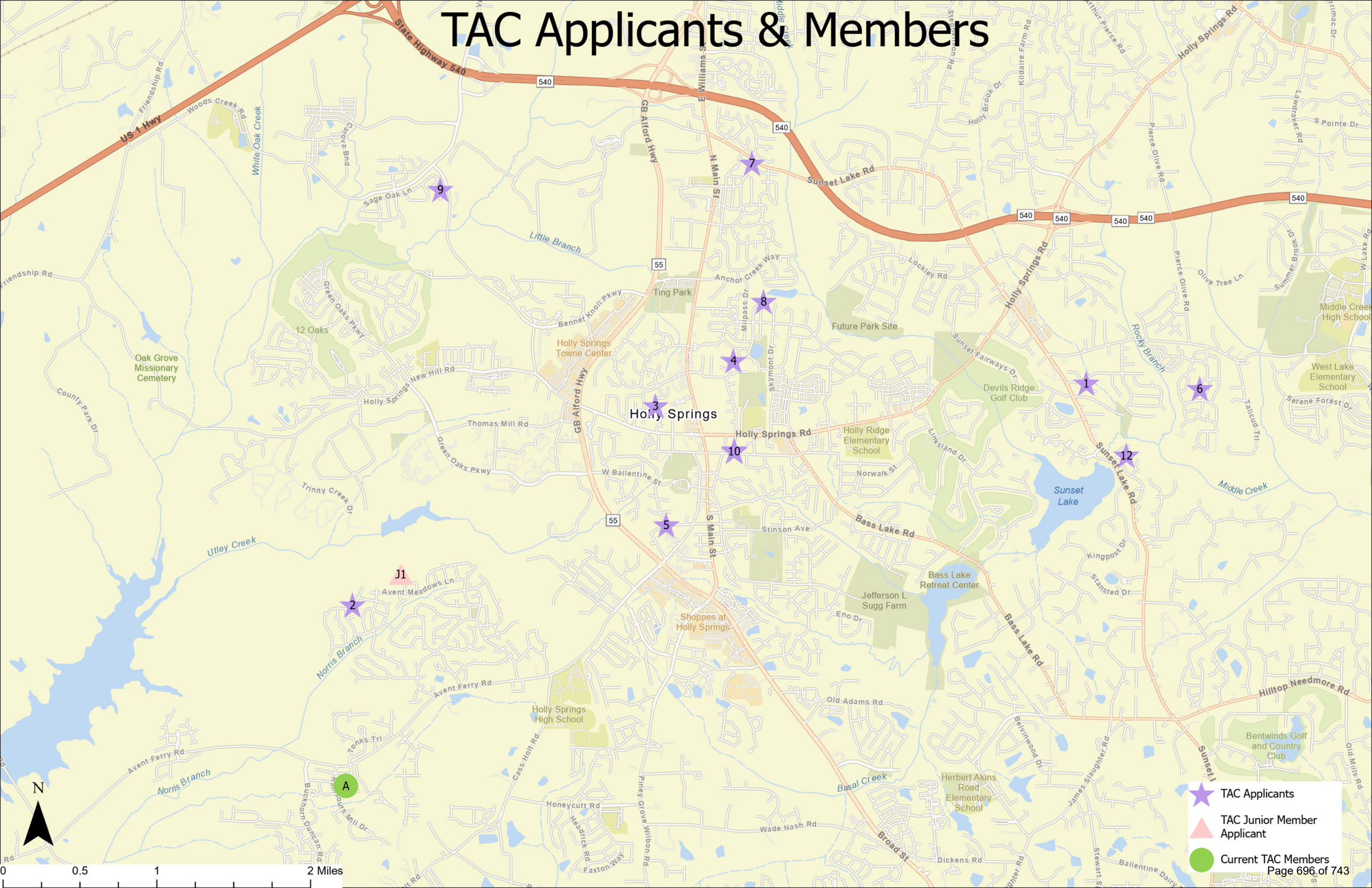
This information, along with other material, may be used by the Town Council in making appointments. And, in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

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

How did you find out about these opportunities?

My Mom sent me an email about it.

TAC Applicants & Members



Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

(●) New applicant, never served on the Committee
( ) Current member, reapplying for a second term

First Name *
Rachel

Last Name *
Campbell

Email *
RDC0125@gmail.com

Address *

Street Address
421 Shorehouse Way
Address Line 2

City
Holly Springs
State / Province / Region
NC
Postal / Zip Code
27540
Country
United States

I reside within the *

(●) Corporate limits of Holly Springs
( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
10 Years

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Holly Glen

Home/Cell Phone *
5858311929

Work Phone *
5858311929

Current Employer *
C&W Services

Job Title/Occupation *
Operations Manager

Experience and Qualifications

Upload a resume or other supplemental documents (optional):
Rachel Campbell2025.pdf 138.27KB

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. *
I really enjoyed the Citizen Academy exposure and want to take an active role in the community.

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

Holly Springs Citizen Academy
Track Volunteer Coach

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

I hope to learn and collaborate on what will serve the community best.

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

- ○ Yes
- ◉ No

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

- ◉ Yes
- ○ No

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



Date *

2/8/2025

Time *

1:00:06 PM

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

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

How did you find out about these opportunities?

Rachel Campbell

RDC0125@gmail.com | 585-831-1929 | http://www.linkedin.com/in/rdcampbell

PROFILE

Results-driven team leader with a proven ability to solve complex challenges, optimize processes, and implement scalable systems that foster continuous improvement and align with organizational goals. Experienced in streamlining workflows, process automation, and driving initiatives to improve efficiency and enhance service quality. Skilled in aligning team objectives with organizational strategic initiatives, employee development, and process mapping. Strong background in project management and data analysis, consistently delivering measurable improvements in efficiency and performance.

SKILLS

- Automation
- Workday
- UKG
- Process Optimization
- JDE
- Smartsheet
- Project Management
- Change Management
- Hubble
- Continuous Improvement
- Cross Department Collaboration
- Microsoft Power Query, Power Automate, Visio & PowerBI
- Team Goals and Development
- Organizational Effectiveness

PROFFESSIONAL EXPERIENCE

Team Lead, Business Operations
C&W Services
2023 - Present

- Lead a high-performing operations support team, optimizing workflows and aligning team goals with organizational objectives.
- Coach and develop a team of Operations Administrators through hiring, training, and ongoing professional development.
- Manage task delegation based on skill sets and capacities, ensuring on-time and accurate task completion.
- Collaborate with leadership to define key performance metrics and leverage data to improve team effectiveness and efficiency.
- Lead cross-functional projects that drive operational efficiency, reduce costs, and enhance service quality.
- Oversee task completion, handle escalations, and ensure high-quality outcomes for all projects and operations.
- Spearhead improvement initiatives aimed at increasing operational performance and customer satisfaction.
- Create and maintain comprehensive documentation for training, policies, procedures, and best practices.
  Key Highlights:
  - Streamlined team response time to 2 business days, enhancing operational efficiency.
  - Automated multiple workflows, saving over 800 labor hours annually.
  - Improved account creation process, reducing setup time by 50% and maintaining a 100% success rate.
  - Led a successful cost-reduction project, that achieved $20,000 in annual savings while implementing a strategic redeployment plan to optimize resource allocation.

Human Resources and Administration Coordinator
Redox Tech
2021 – 2023

- Led the transformation of the employee onboarding process, converting manual workflows to digital platforms, resulting in a 90% reduction in costs, time, and resources.
- Managed the onboarding of remote hires across the U.S., including background checks, document collection, benefits enrollment, and certification training.
- Created and implemented policies and procedures to improve operational efficiency and ensure compliance with company standards.
- Managed employee records, including digital file maintenance and certification tracking.
- Coordinated bids, proposals, and RFPs to support business operations.
- Administered corporate credit card and expense report programs, ensuring adherence to company policies.
- Addressed employee concerns related to benefits, certifications, and training, offering timely solutions.

Project Support | Document Management
General Code Publishers
2013 – 2020

- Provided project support to the senior project manager in codification projects for municipalities.
- Implemented document and data management solutions with a primary focus on document control and records management.
- Assisted in various document conversion and data management tasks, ensuring high-quality standards in indexing and document tracking.
- Produced reports and maintained databases in compliance with company procedures and project deadlines.
- Managed confidential and sensitive information while ensuring data integrity under pressure.

Client Relations Coordinator
Scott Miller Salon
2009 – 2013

- Managed client scheduling, payment processing, and feedback systems to enhance customer satisfaction.
- Trained and mentored new employees through a comprehensive six-week training program, ensuring a strong understanding of company policies and systems.
- Acted as the primary point of contact for client interactions, resolving issues and ensuring positive customer experiences.

EDUCATION

Bachelor of Science in English
State University of New York at Brockport

CERTIFICATES

- Prosci Certified Change Practitioner
- Smartsheet Project Management
- Lean Six Sigma Green Belt
- Crucial Conversations for Mastering Dialogue
- Smartsheet Core Path

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

- (●) New applicant, never served on the Committee
- ( ) Current member, reapplying for a second term

First Name *
Alissa

Last Name *
Turnbull

Email *
alissagturnbull@gmail.com

Address *

Street Address
125 Woodlark Lane
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *

- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
5 Years

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Forest Springs

Home/Cell Phone *
6789068190

Work Phone *
6789068190

Current Employer *
Self Employed

Job Title/Occupation *
Realtor

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

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

I am interested in serving on the Parks & Recreation Advisory Committee because my husband and myself are active volunteer coaches for the town of Holly Springs girls soccer community. We have coached for the past 5 years and plan to continue to do so as long as the opportunity is there for girls soccer. In addition, we have coached for girls softball and basketball for several seasons in the past and we are active participants in the Holly Springs co-ed kickball program. Needless to say, we are grateful for the local recreation and park spaces that provide the opportunity for youth and adult sports. Unique and special green spaces such as: Ting Park, Womble Field, and Sugg Farm hold a special place in my family's heart as they provide space for sports and recreation, dog walks with our Golden Retrievers, Friday night fun cheering on the Salamanders, Holly Fest, 4th of July fireworks, etc... I would love to be an advocate to protect and enhance our parks and recreation and given my coaching position and longstanding relationships with our soccer parents and families, I would be a great resource to advocate on their behalf as citizens of Holly Springs.

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

Other volunteer experience outside of coaching youth sports; I served on the Holly Springs Citizens Academy last year, I served as an Ambassador within the Holly Springs Chamber of Commerce in 2020 and lastly, I am deeply involved in a women's professional networking group I established in Nov. 2019, formerly known as Women in Networking, (WIN), now known as Women Building Connections with several other ladies who are community leaders and serve on the Chamber and Rotary.

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

I see the responsibilities of the committee is to protect and enhance our parks and green spaces. To provide clean and safe spaces for community, to always be open and learning what the concerns and needs are of local residents. If appointed, I hope to accomplish a deeper knowledge of what the future looks like for Holly Springs as we continue to grow in population and infrastructure. To be a voice and an advocate for my neighbors, friends and family and to remind the town of what matters most to them.

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

○ Yes ◉ No

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

○ Yes ◉ No

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



Date *
2/10/2025

Time *
11:12:00 AM

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

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

How did you find out about these opportunities?

NewsFlash Newsletter

3

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

- (●) New applicant, never served on the Committee
- ( ) Current member, reapplying for a second term

First Name *
Aaron

Last Name *
Wenzel

Email *
wenzel4g@gmail.com

Address *

Street Address
109 Blooming Meadows Rd
Address Line 2

City
Holly Springs
State / Province / Region
NC
Postal / Zip Code
27540
Country
United States

I reside within the *

- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
24 years

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

Home/Cell Phone *
9192859229

Work Phone *
9198895161

Current Employer *
Wake County EMS

Job Title/Occupation *
Assistant Chief

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

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

As a paramedic for nearly 30 years I have been a lifelong community servant. I have particular interests in Parks and Rec for many reasons including We live between Womble and Sugg/Bass Lake. I am an outdoor person and enjoy sporting events. From our Salamanders at Ting to youth sports and activities my children participated in growing up. I am also a runner and as part of the HSRC organized weekly activities that frequently used the trails in the parks and greenways. Our future needs a continued vision of growth for our community and making sure all residents have access to desirable areas.

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

I'm am the current secretary/treasurer for the Wake EMS foundation. Our mission is to promote the history of EMS in Wake County and foster the education of our future through grants and scholarships.

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

I would hope that this would help guide the TC into making good choices for parks and rec services available to the community. Not just in current times but with a vision for the future and what additional park space and recreation activities might look like as we adapt to this rapidly growing area.

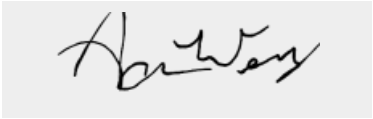
Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

- ○ Yes
- ◉ No

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

- ◉ Yes
- ○ No

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



Date *

2/10/2025

Time *

11:55:49 PM

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

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

How did you find out about these opportunities?

I manage the What's Happening Holly Springs Facebook page. I know everything. :)

Application to Serve on Parks & Recreation Advisory Committee

4

Applicant Information

Please select one: *

- (●) New applicant, never served on the Committee
- ( ) Current member, reapplying for a second term

First Name *
Dean

Last Name *
Ness

Email *
deananess@gmail.com

Address *

Street Address
137 Morena Drive
Address Line 2

City
Holly Springs

State / Province / Region
North Carolina

Postal / Zip Code
27540

Country
Wake

I reside within the *

- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
27 Years

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Arbor Creek

Home/Cell Phone *
919-612-5855

Work Phone *
919-612-5855

Current Employer *
Retired

Job Title/Occupation *
Telecom Management and Marketing with last 10 working years as a High School Business Teacher

Experience and Qualifications

Upload a resume or other supplemental documents (optional):
Ness Background for Advisory Board 2025.docx 26.96KB

Please provide a brief overview about why you are interested in serving (or continuing to serve) on the Parks & Recreation Advisory Committee. *
I believe my experiences including parks and recreation would help me contribute to our excellent Holly Springs Parks and Rec System.

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

Past Arbor Creek Community Board, past Kildaire Farms Tennis & Swim Board, and past Omaha Tennis Association Board

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

Support Parks and Recreation programs as needed, advise and serve as a laison with the community.

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

- ○ Yes
- ◉ No

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

- ◉ Yes
- ○ No

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



Date *

2/11/2025

Time *

10:29:36 AM

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

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

How did you find out about these opportunities?

A friend suggested I apply.

Dean Ness

137 Morena Drive
Holly Springs, NC 27540
919-612-5855
deananess@gmail.com

Objective:

Parks & Recreation Advisory Board Background Info

Town of Holly Springs:

- **Worked** with P&R staff to establish tennis programs using HSHS courts. Taught juniors and adults and organized USTA Junior Team Tennis. (2007 to July 2018)
- Directed 3-4 USTA junior tournaments yearly at Ting Park 2015-2019
- USPTA instructor teaching juniors Brian Smith's Elite Performance Tennis Academy at Ting Park.

Cary Tennis Park: Parttime instructor 2018 to 2019

- **Volunteer**: Volunteer instructor for Western Wake Tennis, Former Tennis Committee Board Member Kildaire Farms Racquet Club Cary. Former Board Member-Omaha Tennis Association.
- **Tennis Manager and USPTA Teaching Professional** for MIRACLE HILL GOLF & TENNIS, OMAHA, NE. Opened a new indoor facility. Duties included marketing, operations, instruction, programming, merchandising, reservations system and purchasing. Attained 87% court utilization in second year of operation between hours of 7:00 A. M. and 10:00 P.M. Left for more lucrative career in telecommunications industry.
- USPTA Play Your Court Instructor giving private lessons (2016 to present)
- **Cary NC YMCA Head Instructor** for summer tennis camps involving 120 middle school campers over 6-week sessions. Worked with USTA JTT teams during fall and spring. Cary, NC YMCA (2006)
- **Tennis Coach**, Coached 4A boys' team to second in conference qualifying six players for regional. Pinecrest High School, Southern Pines, NC (2004-2005)
- **Men's Tennis Coach**, University of Nebraska at Omaha (1978)

Other Experience

- Arbor Creek Community Board member 2020-2022
- **High School Business and Marketing Teacher** Southern School of Energy and Sustainability 800 Clayton Road, Durham, NC 27033 teaching MS Office and business courses (2005 to 2016t)
- **Sales Manager**, United States Cellular, Eastern, NC. managing 12 B2B reps. (1992-1996)
- **General Manager** Centel Cellular Ft. Walton Beach, Fl., Responsible for customer service, direct and indirect sales, customer service and installation. Sales Leadership Award. (1987-1991)
- **Assistant Manager** Centel Cellular, Omaha Ne. Assisted GM with operations and marketing and B2B sales. Promoted to GM of Ft. Walton, Beach Florida Market. (1985-1987)
- **Channel Manager Motorola** Nebraska Service Region. Overlay sales and service support responsibility for ten service facilities and 14 equipment sales reps in Nebraska.
- **Other Positions** include **Account Manager** for BellSouth Communications Systems, Verizon Wireless, Williams Communications Systems and Sprint.

Education

- N.C.S.U. Master of Business Education, Spring 2008
- B.S.B.A. in Marketing at the University of Nebraska at Omaha, 1977,
- BA History, Dana College, Blair, Nebraska 1975
- University of West Florida completed 15 hours toward MBA prior to transferring to Cary, NC.

References available on request

Application to Serve on Parks & Recreation Advisory Committee

5

Applicant Information

Please select one: *

- ○ New applicant, never served on the Committee
- ◉ Current member, reapplying for a second term

First Name *
Sarah

Last Name *
Larson

Email *
sarah.larson.life@gmail.com

Address *

Street Address
112 Volta Pl

Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *

- ◉ Corporate limits of Holly Springs
- ○ Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
11 years

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Oak Hall

Home/Cell Phone *
6058684106

Work Phone *
6058684106

Current Employer *
Holly Springs Runners' Project

Job Title/Occupation *
Executive Director

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Sarah.Lar.Son Resume NC '24.pdf	53.84KB
Sarah.Lar.Son PRAC Cover Letter NC '25.pdf	40KB

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

Thank you for taking the time to review my qualifications to serve for a second term with the Parks and Recreation Advisory Committee. Throughout my first term and the experiences listed on my resume, but not limited to: I continually demonstrate a high degree of servitude, initiative, creativity, and communication. I continue to push myself to excel and grow in environments of authenticity, collaboration, and critical thinking.

I have thoroughly enjoyed my first term on the board and I look forward to continuing my service by partnering with others on community outreach and engagement as well as working independently to ensure quality of work in my day to day output.

Our family has lived, worked, and played in the Town of Holly Springs for over 11 years. It would be an honor, and a privilege to continue to represent all of the citizens of Holly Springs on the Parks and Recreation Advisory Committee.

Thank you for your time and consideration.

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

I am applying for my second term on the Holly Springs Parks and Recreation Advisory Committee.
I am active participant at meetings. I am constantly promoting PRAC and events in person and on social media. I have represented PRAC on the Downtown Planning Committee, the Tree Advisory Committee, several events throughout the year, especially while we promoted the parks bond. I am the current Co-Chair of the committee.

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

The responsibility of this committee is to represent the residents of Holly Springs while bringing comments, concerns, feedback and ideas to Town staff. If appointed for a second term, I will continue to be an active member as I champion Parks and Rec, share information regarding the Park Bond Projects, and volunteer throughout the year as needed.

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

- ○ Yes
- ◉ No

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

- ◉ Yes
- ○ No

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



Date *
2/11/2025

Time *
3:23:37 PM

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

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

How did you find out about these opportunities?

Current member applying for second term. Thank you!

Sarah Larson

112 Volta Pl. Holly Springs, NC 27540 605.868.4106 .linkedin.com/in/sarah-larson-life sarah.larson.life@gmail.com

To the Holly Springs Mayor and Town Council Members,

Thank you for taking the time to review my qualifications to serve for a second term with the Parks and Recreation Advisory Committee. Throughout my first term and the experiences listed on my resume, but not limited to: I continually demonstrate a high degree of servitude, initiative, creativity, and communication. I continue to push myself to excel and grow in environments of authenticity, collaboration, and critical thinking.

I have thoroughly enjoyed my first term on the board and I look forward to continuing my service by partnering with others on community outreach and engagement as well as working independently to ensure quality of work in my day to day output.

Our family has lived, worked, and played in the Town of Holly Springs for over 11 years. It would be an honor, and a privilege to continue to represent all of the citizens of Holly Springs on the Parks and Recreation Advisory Committee.

Thank you for your time and consideration,

Sarah Larson

Sarah Larson

605.868.4106 sarah.larson.life@gmail.com

Education

South Dakota State University, Brookings SD
September 2003 – May 2008
Completed a Bachelor of Science in Journalism degree with an emphasis in Advertising
Relevant coursework in Advertising, Digital Media, Photography, Marketing Campaigns, Human Resources, Broadcast and News Writing

Manchester Metropolitan University, Manchester UK
September 2007 – December 2007
University Exchange Program
Relevant coursework in Brand Management, Creative Brand Strategies, Direct and Relationship Marketing

Skills

Creative Writing and Public Speaking; Ad Development and Social Media Marketing; Event and Party Planning; PC and Mac Knowledge; Traveling; Adventuring; Multi-Tasking; Volunteering; Great people skills with previous work experience in retail stores, community theater, theme parks, restaurants, bars, breweries, medical offices, universities, preschools, city and state offices, banks, hotels, and the US military.

Employment

Larson Life Collaborations LLC, Holly Springs, NC – Owner and Chief Executive Officer
January 2023 – Present
Through my LLC, I am able to partner with local businesses for their social media and event planning needs, including but not limited to: scheduling engaging social media posts, updating websites and copy writing newsletters.

Holly Springs Runners' Project, Holly Springs, NC – Executive Director & Social Media Manager
March 2023 – Present
Oversee aspects of the organization's operations, including planning and development of races in the area. Cultivate positive relationships with sponsors and participants while serving as the spokesperson for the organization throughout several town committees. The mission of the HSRP is to help promote the health and wellness of Holly Springs by supporting the Holly Springs Parks and Rec Department, the local service organizations, as well as the local youth and high school athletes.
Maintain website information, development email newsletters and schedule engaging social media content through Facebook and Instagram

Endurance Fence Solutions, Holly Springs, NC –Social Media Manager
November 2022 – Present
Schedule engaging social media content through LinkedIn, Facebook, Instagram, TikTok, etc. Responsibilities include overseeing interactions with the public by implementing social media platforms' content strategies. Other duties include analyzing engagement data, identifying trends in customer interactions and planning digital campaigns to build community online.

Wake County Public School System, Holly Springs, NC – Substitute Teacher
September 2022 – Present
Successfully manage classroom dynamics across various grade levels and subjects. Foster a positive and respectful learning environment while effectively communicating with school staff and students.

Bombshell Beer Co, Holly Springs, NC – Events Coordinator and Social Media Manager
August 2022 – Present
Coordinate and execute on site events, of all sizes, including: pop up markets, outdoor movies, fitness classes, musical entertainment, fundraisers, etc.
Schedule engaging social media content through LinkedIn, Facebook, Instagram, TikTok, etc.

Larson Household – Household manager, grounds technician, health & human services coordinator
September 2009 – Present
Duties include, but are not limited to: managing household schedules, activities, and transportation; menu planning, prepping, serving, and tear down; general house and yard maintenance; budgeting and spending. Management encompasses immediate family members, past foreign exchange students that we have hosted, as well as additional family members who visit and/or stay for extended periods of time; and Molly, the grounds guard dog.

Finding Patience - The Musical, Holly Springs, NC – Stage Manager
January 2022 – June 2022
Coordinated rehearsal schedules for 45 cast members; Supervised assistant stage managers, ushers, merch table, props, costumes, lights, sound, and back stage crew; Ran show during Tech week and throughout our 16 sold out performances; Worked through issues on the fly and ensured the show went on.

Mason Jar Lager Company, Fuquay-Varina, NC – Events Assistant
January 2019 – August 2019
Worked hands on with the owners and bar staff to coordinate on site events, of all sizes, including: pop up markets, outdoor movies, fitness classes, musical entertainment, fundraisers, etc.

Draft Line Brewing Company, Fuquay-Varina, NC – Events Coordinator
May 2015 – January 2016
Responsible for coordinating on-site and off-site events, of all sizes, through costumer interaction, community involvement, as well as advertising and marketing through print and online media. Additional duties include, but aren't limited to: cash handling, bar tending, and brewing.

Chapel Hill Downtown Partnership, Chapel Hill Parks & Rec – Downtown Cultural Arts & Events Coordinator
January 2014 – April 2014
Responsible for planning, coordinating and supervising activities for the business district of the Chapel Hill Downtown Partnership in coordination with the Chapel Hill Parks and Rec Dept. Managed and supervised volunteers, interns and temporary staff. Assisted in marketing of special events and programs, while developing promotional materials and maintaining program budgets. Negotiated contract terms and conditions with vendors and program partners.

Venerts Hotel Management, Watertown SD – Director of Sales
March 2011 – January 2012
Conducted outside sales calls for the Country Inn & Suites and the Quality Inn & Suites; planned and executed events; participated in local associations, Chamber of Commerce events, Convention and Visitor Bureaus, and state tourism committees. Used marketing tools, social media and other programs effectively to sell the hotels, increase exposure and to increase revenue; created and supported an effective Sales and Marketing Plan.

Downtown Brookings Inc., Brookings SD – Marketing Intern: *May 2007 – August 2007*
Program Manager: *June 2008 – January 2009*
Created multi-media advertisements, developed a working marketing plan for the 2008 summer streetscape for Downtown Brookings. As Program Manager: Met with downtown business owners, worked closely with city, state and university entities, committees and Board of Directors, managed administrative aspects, implemented organizations goals: Design, Economic Enhancement, Organization and Promotion.

Clubs and Committees

Holly Springs Chamber of Commerce Ambassador: May 2023 – December 2023
Holly Springs Half Marathon Community Outreach Coordinator: June 2022 – Present
Holly Springs Parks and Recreation Advisory Committee, member: July 2022 – Present
Oakview Elementary PTA Treasurer: July 2022 – June 2023
Cultural Arts Society of FV, Board Member, Fuquay-Varina, NC: September 2021 – July 2022
Oak Hall Community HOA Board of Directors, President, Holly Springs, NC: October 2020 – Present
HALF n HALF, Holly Springs, NC, Home Brew Club, President & Founder: June 2015 – August 2020
Oak Hall Community Social Committee Chair, Holly Springs, NC: September 2014 – January 2016
Fellowship of the Brew, Watertown SD Home Brew club, President & Founder: January 2011
Watertown SD Convention and Visitor's Bureau Hospitality Committee: March 2011 – January 2012
The Watertown SD Chamber of Commerce Ambassador Chair: September 2011 – January 2012
United States Air National Guard, entry level element leader: May 2009 – August 2010

Additional Volunteer Work

Foreign High School Exchange Host Family: 2018 – 2019, and 2021 – 2022, 2024 - Present
Holly Springs Church of Christ Community Compassion Day Event Coordinator and Emcee – 2022
The Block on Main: Black Market – 2022
Fuquay- Varina Martin Luther King Jr. event: stage manager 2022

References

Amanda Fletcher, *Senior Events Manager at Dude Solutions.*
Amanda.Fletcher@dudesolutions.com
919.616.8716

Angie Staheli, *Writer and Director for Finding Patience: The Musical History of Holly Springs,*
angie@staheli.org
919.986.0028

Tammy Sanderford, *Community Manager with Professional Properties Management,*
tsanderford@ppmral.com
919.848.4911

6

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

- (●) New applicant, never served on the Committee
- ( ) Current member, reapplying for a second term

First Name *
Karen Sorio

Last Name *
McGowan

Email *
ksorio@yahoo.com

Address *

Street Address
204 Placid Creek Ln

Address Line 2

City
Apex

State / Province / Region
NC

Postal / Zip Code
27539

Country
United States

I reside within the *

- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
15 years

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

Home/Cell Phone *
9734542289

Work Phone *
9734542289

Current Employer *
Duke Raleigh Hospital

Job Title/Occupation *
Nurse Practitioner

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

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

As a dedicated resident of Holly Springs over the past 15 years, I am passionate about enhancing our town's parks, recreational spaces and programs to benefit our residents of all ages. I was part of the first class of Holly Spirng's Citizen Academy last year. My introduction to the inner workings of the town has peaked my interest and made me proud of being a resident of Holly Springs. I'm watching my son grow up here, where we have taken advantage of all that parks and rec has offered. I believe I can offer valuable insight and ideas to support the department's goals. I am eager to contribute to discussions, collaborate with fellow members, and help shape initiatives that promotes our town's outdoor recreation, wellness and community engagement.

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

Volunteer activity include 3 hour shifts 1-2 x month at the front desk of Town Hall. I was introduced to the inner workings of the town last year

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

Responsibilites include advising on Policy and Planning, community engagement, budget and funding recommendation, environmental stewardship, and ement and programs support. I would hope to accomplish diversifying prorams that would continue to meet the youth AND senior activities, sports leagues, fitness programs and town events. I hope my participation would provide feedback initiatives to aline with current projects and community needs.

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

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



Date *

2/19/2025

Time *

8:42:05 AM

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

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

How did you find out about these opportunities?

Town Newsletter

7

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

(•) New applicant, never served on the Committee
( ) Current member, reapplying for a second term

First Name *
Stacey

Last Name *
Burns

Email *
staceyburns167@gmail.com

Address *

Street Address
696 Skymont Dr
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *

(•) Corporate limits of Holly Springs
( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
six years

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Sunset Ridge North

Home/Cell Phone *
7605055225

Work Phone *
7605055225

Current Employer *
Self

Job Title/Occupation *
Work from Home Mom

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

StaceyBurns_Resume_2024.pdf 68.05KB

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

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

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

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

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

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

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

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



Date *

1/14/2025

Time *

7:24:09 AM

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

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

How did you find out about these opportunities?

Word of Mouth

STACEY BURNS

ABOUT ME

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

CONTACT INFO

Phone
760.505.5225

Email
staceyburns167@gmail.com

Address
696 Skymont Drive
Holly Springs, NC

EDUCATION

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

MY SKILLS/EXPERIENCE

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

MY REFERENCE

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

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

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

WORK EXPERIENCE

Marketing/Logistics Director **6/2023 - 11/2023**
Friends of Jack Turnwald

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

Board Member - PTA **2014- current**
Holly Springs ES, La Mirada ES, Holly Ridge MS
VP of Programs/Engagement 2015-18, 2021-current
Vice President of Fundraising 2021-2023
President (PTO) 2014-2018

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

Coordinator - Democratic Party **2016- current**
Wake County Democrats 2021-current
San Marcos Democrats 2016-2019

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

Center Director - ECE **2004-2010**
La Petite Academy 2007-2010
Kindercare 2004-2007
Glendale Unified School Program 2000-2004

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

Student Services **1997-2000**
University of Rhode Island

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

8

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

- (●) New applicant, never served on the Committee
- ( ) Current member, reapplying for a second term

First Name *
Eric

Last Name *
Dean

Email *
ehdean@outlook.com

Address *

Street Address
113 Apple Drupe Way
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *

- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
4 years

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

Home/Cell Phone *
9198890092

Work Phone *
9192681760

Current Employer *
DPR Construction

Job Title/Occupation *
Project Manager

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Eric Dean TOHS Resume.pdf 122.35KB

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

As the Town of Holly Springs continues to grow, I am interested in serving as I can offer my skillset to help grow the parks and recreation activities throughout Holly Springs. Professionally as a Project Manager I have proven my ability to communicate effectively, remain organized, and inspire others to take action. In addition, I am currently finishing my term as part of the Tree Advisory Committee and am committed to sustainable development to keep our parks and greenways beautiful and enjoyable. Lastly, I have had nearly 15 years of experience working in programming at Summer Camps for children, and am able to bring my ideas, knowledge and experiences to further improve our community.

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

o Town of Holly Springs Tree Advisory Committee Member – 2023 – Present
o Camp Counselor / Program Director | Camp Luck – 2011 – Present
o Advisory Board Member | AFHS Academy of Engineering & Advanced Manufacturing – 2023 - Present

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

What I see as the key responsibility of the Parks & Recreation committee is to serve as the liaison between the Town Staff and the rest of Holly Springs community. As a result, it is important for committee members to bring forth suggestions, ideas, and activities that the Town could implement based on community feedback. During my term of office I hope to accomplish three primary goals. The first goal is to continue to help spread awareness of events that happen around the community, such as disc golf tournaments at Jones park, the new opening of Middle Creek greenway, and recurring events such as Hollyfest or Chalk the Town, etc. The second goal I hope to accomplish is while Eagles Landing Park is being constructed and developed, is to present ideas for programming that the Town could implement to serve its community. I am in frequent contact with the CDC at AFHS as well as the students for the school. I aim to be a conduit of knowledge and ideas that high school students themselves could benefit from new programs to be developed and implemented. Lastly, I hope to help integrate more greenway engagement from our community. I firmly believe that the best way to encourage sustainability practices is to inspire individuals to enjoy and appreciate nature. By working with existing greenway programs and potentially coming up with new ideas, we can continue to make Holly Springs one of the best places to live and play.

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

- ○ Yes
- ◉ No

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

- ◉ Yes
- ○ No

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

Eric Dean

Date *
3/8/2025

Time *
10:37:57 AM

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

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

How did you find out about these opportunities?

Councilmember Annie Drees

Eric Dean, PMP

Project Manager/Program Director

113 Apple Drupe Way, Holly Springs, NC | (919) 889-0092 | ehdean@outlook.com | linkedin.com/in/ehdean

Summary

I am a North Carolina native and proud resident of Holly Springs with a passion for improving the lives of people within my community. I am a Construction Project Manager with 8 years of experience. In addition, I am the Program Director for a residential summer camp. Versed in project planning and program development & implementation, I would be a valuable addition to the Parks and Recreation committee.

Volunteer Experience

PROGRAM DIRECTOR | CAMP LUCK – CHARLOTTE, NC | AUGUST 2011 – PRESENT

- Develop and implement programs for residential summer camp for children with congenital heart disease ages 6 – 13.
- Mentor and supervise staff of camp counselors, program staff, and support staff.
- Ensure that all campers and staff are physically and emotionally safe at camp.

TREE ADVISORY COMMITTEE MEMBER | TOWN OF HOLLY SPRINGS - HOLLY SPRINGS, NC | JUNE 2023 – PRESENT

- Regularly attend meetings and advise the town on trees to plant for residents to replace diseased street trees.
- Active volunteer at TAC-related activities, such as Hollyfest, Winterfest tree decorating, & Tree pruning seminar.
- Assist the town in planning annual Arbor Day event and Creek Week event.

TREASURER | WINDCREST HOMEOWNER'S ASSOCIATION – HOLLY SPRINGS, NC | MAY 2022 - PRESENT

- Prepare and manage yearly budget for Windcrest community.
- Manage projects and subcontractors for improvements across the community. Notable project is re-development of a playground to a community gathering pavilion.
- Started a subcommittee for community engagement events, and allocated funds for 4-6 events annually.
- Improved community safety by proposing traffic studies and implementing improvements.

Professional Experience

PRECONSTRUCTION MANAGER | DPR CONSTRUCTION – RESEARCH TRIANGLE PARK, NC | DEC 2020 – PRESENT

- Plan projects from concept to design and construction for Life Science, Advanced Tech, & Healthcare industries.
- Hire, schedule, and supervise subcontractors; develop and enforce company policies, procedures, and project safety regulations.

Education

BACHELOR OF SCIENCE | DECEMBER 2015 | UNIVERSITY OF NORTH CAROLINA - CHAPEL HILL | CHAPEL HILL, NC

- Major: Biology | Chemistry

Certifications

PROJECT MANAGEMENT PROFESSIONAL (PMP) | NOVEMBER 2020 | PROJECT MANAGEMENT INSTITUTE

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

(•) New applicant, never served on the Committee
( ) Current member, reapplying for a second term

First Name *
Alec

Last Name *
Koondel

Email *
aleckoondel@gmail.com

Address *

Street Address
417 OLD RIDE DRIVE
Address Line 2

City
HOLLY SPRINGS
State / Province / Region
North Carolina
Postal / Zip Code
27540
Country
United States

I reside within the *

(•) Corporate limits of Holly Springs
( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
1 year

Subdivision *
If you do not reside within a subdivision, please enter N/A.
2018 Market - Rhamkatte Village

Home/Cell Phone *
3159377750

Work Phone *
3159377750

Current Employer *
V Foundation for Cancer Research

Job Title/Occupation *
Assistant Director of Major Gifts

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

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

Although I have lived in Holly Springs for just about one year, I have developed a keen interest in learning and serving the community that I have grown an affinity for. Me and my family prioritize attending community activities and utilizing the parks & greenways of this town. As I've taken an interest in the promising future of Holly Springs, I'd like to make my personal contribution by giving back with my time and perspective that I hope can provide great benefit to the work of the committee. As this town continues to grow, I firmly believe that my background and experience in living in variety of different towns/states can be an asset to this committee.

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

As a new homeowner I do not have experience serving on a board or committee at the municipal level. However, my involvement in committees expands in other realms such as non-profits, student government etc. I believe that the collaboration exemplified on committees can be transferable to municipal government.

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

This role is important for providing a perspective and voice for the residents of Holly Springs across all demographics when it comes to community programs and parks. I believe my background can serve as a additional voice for the young families who are viewing there livelihood in Holly Springs long-term and creating a first-class experience for these families. The Parks/Recs of this town are such a vital part to overall experience of families who are creating memories as they grow with the town. My role will focus on ensuring the best interests of all residents are being met by the great work of the Holly Springs Parks/Rec department.

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

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



Date *

3/13/2025

Time *

11:38:50 AM

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

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

How did you find out about these opportunities?

Referred by fellow Holly Springs resident and former Parks & Recreation Advisory Member, Craig Kessler

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

- (●) New applicant, never served on the Committee
- ( ) Current member, reapplying for a second term

First Name *
Melinda

Last Name *
Walker

Email *
mdreta@gmail.com

Address *

Street Address
120 Cassada Court
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
United States

I reside within the *

- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
5 years

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Park Avenue

Home/Cell Phone *
8182614585

Work Phone *
8182614585

Current Employer *
E&V Strategic Communications

Job Title/Occupation *
Account Director/Communications Director

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

WalkerM - Resume Feb24.docx 30.16KB

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

Hello! As a Holly Springs resident and mother of three children who actively engage in our city's parks and recreational activities—from summer camps to sports leagues—I've experienced firsthand the positive impacts these programs have on our community. I understand what's working well, recognize areas for improvement, and believe my perspective as an involved parent could provide valuable insights to the Parks and Recreation Advisory Committee. I'm passionate about our town, deeply appreciate the role local government plays in enriching daily life, and as a policy professional, I'm eager to apply my skills and enthusiasm to contribute positively and meaningfully to our community.

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

I have not served on any boards or committees related to municipal governments. I am an alum of Leadership Raleigh, have served as a United Way North Carolina board member, and worked closely with the Town of Morrisville leading their previous rebranding effort. Work in strategic communications and public affairs, often times closely with local municipalities, on behalf of my clients.

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

I see the primary responsibilities of the Parks and Recreation Committee as ensuring our community's recreational facilities, programs, and spaces are welcoming, inclusive, and accessible to all residents. This includes thoughtfully assessing current services, identifying opportunities for growth, and advocating for enhancements that benefit the community as a whole. As a mother of three children who actively use and value our parks and recreational offerings, I bring firsthand insight into how essential these resources are for local families. If appointed, I would focus on expanding services and programming to meet diverse community needs, improving accessibility so every resident feels welcome, and ensuring our parks remain safe, vibrant spaces where families and individuals of all backgrounds can enjoy meaningful recreation and connection.

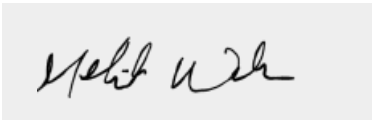
Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed? *

○ Yes ◉ No

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

○ Yes ◉ No

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



Date *

3/17/2025

Time *

10:14:53 AM

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

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

How did you find out about these opportunities?

Town Website

MELINDA RETA WALKER

Mobile: 818.261.4585 | Email: mdreta@gmail.com | LinkedIn: https://www.linkedin.com/in/melindaretawalker

PERFORMANCE SUMMARY

Public Relations - Spearheaded corporate announcements and events, including a campus visit from the President of the United States, an event in Germany announcing plans to build a new fab with the German Chancellor, and the company's Investor Day, securing speakers and developing talking points, creating invite lists, developing communications plans, collaborating with partners to extend reach, and conducting media outreach, which resulted in Tier 1 media coverage with overwhelming positive sentiment for the company, as well as improved government relations in the desired locations.

Strategic Communications - Led development and implementation of enterprise-wide messaging platform, tiered by audience, market and business unit, and supported with key facts. Ensured this messaging was carried through all communications channels, including internal communications, social media, product marketing and executive presentations. Aligned media story engine and social media calendar to support overall messaging, resulting in an increase in visibility by 20%.

Crisis Communications - Led all crisis communications for the company, including development of a comprehensive crisis communications plan across all business units. In three separate incidents, including an employee fatality, led all coordinated efforts for media engagement and outreach, employee communication, and acted as company spokesperson. Resulting coverage was minimal in volume and neutral in tone, reflecting a successful execution.

- Public & Media Relations
- Vendor Management
- Brand Storytelling & Development
- Community Engagement
- Communications Budgeting & Metrics
- Project Management
- People Management
- Stakeholder Relations
- Crisis Communications

EDUCATION

Master of Media & Public Affairs, The George Washington University, Washington, DC
Bachelor of Arts, English, University of California, Santa Barbara, CA

PROFESSIONAL EXPERIENCE

E&V STRATEGIC COMMUNICATIONS, Raleigh, NC (industry: agency; PR; communications; healthcare; public affairs)
Account Director, *April 2024 – present*

- Lead strategic planning processes, ensuring alignment of account activities with overarching organizational goals and objectives.
- Guided account strategy and maintained alignment with client goals and objectives throughout project implementation.
- Collaborated closely with account managers to drive additional strategic value and identify organic growth opportunities.
- Reviewed and edited client-facing deliverables to maintain quality standards and ensure alignment with strategic direction.
- Developed and maintained strong client relationships to enhance satisfaction and foster continued business growth.
- Directed cross-functional account teams, motivating members to consistently deliver impactful strategic solutions and exceed client expectations.

WOLFSPEED, Durham, NC (industry: clean tech; manufacturing; renewable energy; manufacturing)
Director of Corporate Communications, *February 2022 – December 2023*

- Created and managed company communications strategy with a team of six with support from external partners, including experiential marketing, media relations, sponsorships, social media, internal communications, community engagement, policy communications and executive communications
- Planned and managed $11M annual budget for events, special projects, sponsorships, and external agencies

- Cultivated media relationships, resulting in coverage in the *Wall Street Journal, New York Times, Handelsblatt, Financial Times, Reuters, CNBC, MSNBC,* and *Fox Business*, as well as trade publications like *Semiconductor Today*
- Collaborated with the CEO and Executive Leadership Team to develop individual outreach strategies, including presentations, speeches, award applications, business unit- specific messaging and social media profiles and posts, raising their individual brands and the company brand
- Created a reporting dashboard of key performance indicators for communications to measure impact on our target audiences and in relationship to our competitors
- Led communications strategy for M&A efforts, large financing deals, investor relations and government relations, collaborating closely with the Finance, Legal and HR leadership teams
- Increased overall employee engagement with timely and interesting content, including coordinating company Town Halls, newsletters, intranet articles, videos and engagement campaigns

RED RIVER, Raleigh, NC (industry: tech; hardware; software; integration; managed services; federal government)
Director of Corporate Communications, *December 2018 – February 2022*

- Orchestrated and managed company communications strategy and content development with six direct reports that includes social media channels, internal communications, media relations, thought leadership, and sales enablement
- Led public relations efforts, including placement on Best Places to Work and Best Managed Companies lists, article placement, and executive interviews
- Created and executed social media and content strategy, increasing web traffic by 200% and 150% YOY growth
- Partnered with executives and teams across the business with the goal of better reaching and emotionally connecting Team Members, partners and consumers to the strong values and culture of the company
- Identified challenges and emerging issues faced by the organization, advising leadership team to recognize internal communications opportunities and solutions
- Collaborated with internal teams to help build brand and reputation and drive business outcomes including creating content to support technology offerings, including SaaS, Managed Services, integrated hardware solutions, etc.

PROPEL MARKETING GROUP, Raleigh, NC (industry: agency; marketing; branding; PR; communications; design)
Account Director, *January 2014 – December 2018*

- Managed three direct reports and key client contact for global B2B companies, leading marketing strategy and message development
- Directed complex projects, including multi-million-dollar events, websites, international tradeshows, and rebranding efforts, leading to high client satisfaction scores and 93% client retention over five years
- Created witty social posts, boilerplate web copy, technical datasheets, and lively headlines
- Created and articulated compelling value propositions around service offerings to prepare and deliver appropriate proposals that accurately describe those products and set proper expectations
- Identify product improvements or new products by remaining current on industry trends, market activities, and competitors

INSTITUTE FOR EMERGING ISSUES AT NC STATE UNIVERSITY, Raleigh, NC (industry: public policy; state & local government)
Communications Director, *July 2008 – January 2014*

- Spearheaded development of the Emerging Issues Commons, a first-of-its-kind interactive public policy space and accompanying web platform partnering with development team on user experience

- Created and executed a comprehensive communications strategy across four policy issue areas and special initiatives that increase audience engagement
- Led brand positioning initiatives, from market research to the creation of new visual identity and execution of new marketing collateral
- Partner with department executive leaders to create strategic communication plans for fiscal year budget, legislative hearings, and policy or initiative announcements
- Lead the agency in developing marketing materials for internal and external stakeholders while ensuring the agency remains compliant with branding guidelines

ADDITIONAL CERTIFICATIONS

Leadership Raleigh, Class of 45, Raleigh Chamber of Commerce, 2023
DEI Communications Certificate, Public Relations Society of America, 2022

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

- (●) New applicant, never served on the Committee
- ( ) Current member, reapplying for a second term

First Name *
Paige

Last Name *
John

Email *
akerspaige@gmail.com

Address *

Street Address
301 Earp St
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
US

I reside within the *

- (●) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
2yrs

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Village District/Downtown

Home/Cell Phone *
410-491-2694

Work Phone *
410-491-2694

Current Employer *
Align Technology

Job Title/Occupation *
Program Improvement Manager

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

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

Since moving to Holly Springs 2yrs ago I've been dying to get more involved in the community. I'm constantly impressed by how the town seems to operate and innovate effectively. Living in the downtown area I have access to many of the current parks/greenways and utilize them daily. This would be an amazing opportunity to be involved maintaining/improving/building.

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

NA

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

I see this role being partially the "voice of the customer"/community to the town as well as helping to drive awareness to the community what the town is doing - and if the town isn't doing something why that might be. I would love to help continue driving the transparency between town and community.

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

- ○ Yes
- ◉ No

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

- ◉ Yes
- ○ No

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



Date *

3/20/2025

Time *

9:43:44 PM

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

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

How did you find out about these opportunities?

Citizens Academy

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

(•) New applicant, never served on the Committee
( ) Current member, reapplying for a second term

First Name *
Siobhan

Last Name *
Casey

Email *
shocasey@gmail.com

Address *

Street Address
105 Holbrook Hill ln
Address Line 2

City
Holly Springs
State / Province / Region
NC
Postal / Zip Code
27540
Country
United States

I reside within the *

(•) Corporate limits of Holly Springs
( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
11 years

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Hemlock Preserve

Home/Cell Phone *
617-594-3913

Work Phone *
617-594-3913

Current Employer *
BoxBoat, an IBM company

Job Title/Occupation *
Sr. Director Engineering

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Casey_Siobhan.docx 24.39KB

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

While public safety is why I love living in Holly Springs, our open spaces are a close second. The ability to see open spaces and spaces with recreation capabilities is integral to building a town that correctly serves its citizens. We live near Bass Lake because it's our favorite area in town, along with Sugg Farm. Having areas all over town that are walkable for all citizens and provide activities for every age and interest is essential to a happy, healthy community who are engaged and feels served by their town. I want to be able to help ensure that occurs.

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

Just began learning about the town, how it works, and what opportunities are available through participating in the citizens academy this spring.

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

Ensure the town council understands and hears the voice of the town with regard to parks and recreation. I hope to be able to ensure the desires of everyone in town are heard and considered.

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

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



Date *

4/7/2025

Time *

5:41:28 PM

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

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

How did you find out about these opportunities?

SIOBHAN CASEY

(617) 594-3913 | shocasey@gmail.com
https://www.linkedin.com/in/caseysiobhan/
Strategic Customer Success Leader

PROFESSIONAL SUMMARY

Servant strategic leader with effective communication and interpersonal skills. Proven record of building and growing Customer Success organizations using data and processes. Evaluate the future potential of projects and design efficient solutions. Uses analytical skills and data to resolve critical issues. Focused on customer adoption, enablement, retention, and satisfaction.

SKILLSETS

Consulting	Strategic Planning	Business Development
SaaS/PaaS	Customer Success	Leadership/Management
Professional Services	Startup Strategy	Critical Thinking

EDUCATION

UNIVERSITY OF NORTH CAROLINA, **Kenan-Flagler Business School** - Chapel Hill, NC 2020
Masters of Business Administration (MBA)

COLORADO TECHNICAL UNIVERSITY - Colorado Springs, CO 2008
Master of Science, Computer Science, Concentration - Systems Security

COLORADO TECHNICAL UNIVERSITY - Colorado Springs, CO 2006
Bachelor of Science, Business Administration, Concentrations – Information Technology

PROFESSIONAL EXPERIENCE

BoxBoat – Distributed 2022-Present
Sr Director, Engineering

- Manage SOWs from creation to delivery; ensure client project success
- Partner relationships
- Coaching 10 managers and their ICs, hiring, onboarding, training, mentoring, performance, and career growth for the 100 full-time staff
- Manage attrition rates and team integration through acquisition and transfer of business while meeting retention business case requirements
- Plan and execute business use case metrics across SLT
- Effectively manage a bench of Engineers and integrate into IBM utilization requirements
- Collaborate with the CRO to create and deliver GTM strategy
- Continually improving delivery, hiring, training, sales material, and offerings
- Focused on DevSecOps and Cloud Advisory projects. (CI/CD, MultiCloud, Container Orchestration, Config as Code, Infra as Code)

Elastic – Distributed 2020-2022
Director, Support

- Responsible for the Business pillar of Support. Acquisitions, Contracts, Offerings, Business Reporting, Roadmap Definition, Partner Programs and Federal Support
- Responsible for managers, ICs, and Federal Partners (~65)
- Stood up new support offerings and pivoting existing portfolios to maximize support value
- Aligned with CS retention and growth goals using data: historical ACV, Gainsight, CSAT, customers, PM to focus on high growth accounts AOV and retention

- Managed the shift from Engineering to Customer Success and growing partnerships with Sales, Services, and Training for a holistic customer journey approach
- Built new roles focused on expanding the support organization.
    - Built team to address non-technical customer issues and improve gaps in business functions, focused on cloud product and cloud-first initiatives
    - Working on Escalations management group

Mirantis – Raleigh, NC 2019-2020

Director, Global Customer Success

- Stood up offerings aligned with Sales for increased revenue, retention and product adoption
    - Premium support to provide white glove offering to high touch customers retention and expansion
    - TAM's for driving adoption and growth aligned with customer use cases within larger organizations
    - Support Engineering Group for technical debt, lower bugs, Feature Requests
- Retention maintained through acquisition using data driven initiatives via Looker, ACV, growth, communication, use cases, open engineering issues, CSAT, NPS
- Provided business continuity through acquisition while driving retention
- Responsible for 40+ Global Support Engineering, Technical Account Managers, Technical Support Engineers

Docker, Inc – Raleigh, NC 2016-2019

Sr. Manager, Customer Success

- Strategic leader responsible globally for in office and remote employees
- Built processes and procedures resulting measurable strategic plans with a customer first focus
- Created career development program resulting <10% attrition rate and 50% staff via referrals and growth in Engineering, QA, Architect and TAM roles
- Motivated through coaching and objectives tied to bonus structures, 99% of employees reached 90-106%
- Worked with customers, technical to C-Suite to maintain satisfaction using a demonstrated ability to manage critical customer situations resulting in 7+ of 10 NPS score and 4.4+ of 5.0 CSAT score
- Created data driven mindsets on state of the business and product feedback leading to TTC reduction of 5%
- Collaborated and influenced across Sales and Engineering improving customer experience and increasing retention rates by ~18% using data to create/improve engagement and increase internal alignment with customer requirements, delivering with a customer first focus
- Built cross-functional collaboration improving customer experience pre sales through renewal
- Utilized TRM's for low touch and TAM's for high touch with a data driven direction based on CSAT, NPS, Case Data, Github Issues, and customer interactions
- Chaired patch meetings, sustaining, and sprint planning with Engineering focused on Voice of the Customer and business decisions, leading to additional 15% of sustaining bugs entering patches and OS support
- Capitalized on constant change and growth from startup to Enterprise by being at the forefront of data

Hortonworks - Durham, NC 2015-2016

Technical Account Manager

- Technical Account Manager for our top tier enterprise customers (5%). Provided regular briefings and QBR's on Hortonworks Data Platform releases and roadmap with on-site business reviews for increased adoption at each customer
- Provided in-depth technical support and guidance for over 25 components in HDP stack to customers across industry sectors, maintaining a 100% TAM renewal rate
- Holistic coordination between the customer and cross-functional organizations across the HDP deployment lifecycle becoming trusted point of contact feedback to product management, engineering and sales

HISTORICAL

CERNER CORPORATION *Sr. Systems Engineer* Durham, NC 2014-2015
RAYTHEON *Sr. Lead Principle Systems Engineer, Integration and Test IPT,* Schriever AFB, CO. 2008-2014

ADDITIONAL

Awards Missile Defense JRDC employee of month, Sales MVP Docker
Volunteer Youth soccer coach, t-ball and softball coach, Travis Manion Foundation, Paralyzed Veterans of America, Holly Springs Citizens Academy Spring 2025
United States Army Reserve 1998-2006

13

Application to Serve on Parks & Recreation Advisory Committee

Applicant Information

Please select one: *

- (•) New applicant, never served on the Committee
- ( ) Current member, reapplying for a second term

First Name *
Gaile

Last Name *
Valcho

Email *
Gailebv@gmail.com

Address *

Street Address
206 Olive Field Drive
Address Line 2

City
Holly Springs

State / Province / Region
NC

Postal / Zip Code
27540

Country
USA

I reside within the *

- (•) Corporate limits of Holly Springs
- ( ) Extraterritorial jurisdiction (ETJ) of Holly Springs

How long have you lived in Holly Springs? *
8.5 years

Subdivision *
If you do not reside within a subdivision, please enter N/A.
Sunset Oaks

Home/Cell Phone *
954 253 8005

Work Phone *
954 253 8005

Current Employer *
HANDS Center For Autism

Job Title/Occupation *
Community Partnership Manager

Experience and Qualifications

Upload a resume or other supplemental documents (optional):

Resume 2025 a.pdf 68.17KB

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

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

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

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

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

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

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

- ○ Yes
- ◉ No

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

- ○ Yes
- ◉ No

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



Date *

1/11/2025

Time *

6:21:17 PM

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

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

How did you find out about these opportunities?

Gaile Valcho

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

Summary

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

Experience

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

Provides support groups and community resources in the triangle area for HANDS Center families and their children
Assisted families with:
IEP questions, letter writing for schools, recreation programs for special needs, camps, and a weekly support group. Responded to customer requests, offering excellent support and tailored recommendations to address needs. Offered customer advice and assistance, paying attention to special needs or wants.

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

Attended and chaired monthly board meetings and 2 executive committee meetings, leading to the adoption of an action plan by the board of the Family Services Network of
Developed a better understanding of the company's product offerings, creating greater enjoyment of the store's merchandise

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

Brady Valcho Autism Foundation | Holly Springs, North Carolina
President & Founder | 03/2021 - Present
Built productive relationships with industry partners and competitors to support strategic business objectives.

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

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

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

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

Participates in community wide events for neurodiverse population

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

Maintained responsibility for the management of the highest revenue accounts. Ensured that aims, goals, and objectives were accomplished per outlined priorities, timelines, and funding condition Acted as liaison by providing excellent customer service to both private and public utility companies
Negotiated contracts with vendors and clients to ensure quality and meet regulatory standards
Modeled management and organizational skills and multi-tasked and prioritized in a deadline-driven environment. Coordinated daily activity and flow of projects through multiple departments to verify on-time product delivery.
Adhered to industry practices, company standards, and safety protocols at work.
Developed project timelines for product lines from kickoff through production and online content development based on marketplace requirements.

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

Maintained consistent service levels with a 90% customer satisfaction rating

Waste Management, Sustainability Services Maritime Division | Parkland, Florida
Project Manager | 08/2013 - 04/2014
Plans and directs all onsite activities at cruise ship ports in South Florida concerning the removal, transportation, and disposal of hazardous and non-hazardous wastes and other related services following federal, state & local regulations

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

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

Developed and initiated projects, managed costs, and monitored performance.
Identified plans and resources required to meet project goals and objectives.
Consult with client to identify, design and implement cost saving opportunities and proposals
Ensure compliance with client and government regulations by performing necessary inspections and reporting Administer client and vendor financial obligations including invoicing, reporting and contracts
Directly supervises 5-10 operation level employees on site.
Monitored project performance to identify areas of improvement and make adjustments.
Coordinated with cross-functional teams to resolve project issues and mitigate risks.

Carnival Cruise Lines | Miami, Florida
Environmental Superintendent | 07/2001 - 04/2006
Supervised all environmental policies and procedures for 7 ships in Carnival Cruise Lines Fleet.

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

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

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

Provided all technical assistance for waste stream sampling and analysis

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

Participated in all wet/dry dock environmental management activities of assigned ships.
Approval of environmental requisitions through Carnival Cruise Lines' INFO SHIP data base.
Management of Carnival's donation program to minimize waste and cost of disposal, thereby increasing revenue.

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

Responsible for all California annual Hazardous Waste Manifest Fee reports (Schedule A & B).
Participated in all external/governmental environmental audits for assigned ships.
Management and implementation of changes/corrections to Carnival's Safety Management System
Developed emergency sampling kit program fleet-wide.

Monitored priorities and liaised between maintenance team and management, delegating tasks to complete on time. Prepared and submitted reports to demonstrate staff productivity and areas of improvement.
Coordinated with outside vendors to provide supplies and equipment for staff.
Conducted regular audits of public spaces and staff work areas to maximize quality control.

Skills

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

Education

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

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

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

PRAC Applicants & Members

