Town of Holly Springs
Planning Board
7:00 PM **Tuesday, May 27, 2025**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

1. 24-REZ-07 Mira Ridge Rezoning

Approval of Minutes

2. March 25, 2025 Regular Meeting Minutes

Town Council Meeting Representative

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

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

Zone Map Change Petitions

3. 25-REZ-01 1220 N Main (Overlook) Rezoning

Major Subdivision Plans

4. 24-MAS-01 - Cass Holt Crossing Major Subdivision Plan

Other Business

5. Town Council Official Action Overview

6. Committee Reports

7. Development Services Report

8. Other Business

Adjournment

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

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 1.

Development Services
Title: 24-REZ-07 Mira Ridge Rezoning
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt modified agenda to remove 24-REZ-07 Mire Ridge Rezoning from the May 27, 2025 Planning Board agenda for consideration at a later date to be determined.

Explanation:

- 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.
- This process change allows the applicant to receive feedback from the Town Council and the public on their application prior to Planning Board consideration and Town Council decision. The applicant may decide that changes to the application are necessary prior to moving forward in the process.
- In accordance with the updated process, consideration of this application was anticipated to happen 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
- A public hearing for 24-REZ-07 Mira Ridge was held by the Town Council on May 20, 2025. Following the public hearing, the application was forwarded to the Planning Board for consideration on the May 27, 2025 agenda.
- The applicant requested the item be removed from the May 27, 2025 Planning Board agenda to allow for additional conversations with Development Services on possible modifications to the application to address Town Council and public feedback.

Background:

- 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

Town Council Public Hearing

- The legislative public hearing process for Type 6 reviews, including rezoning, is prior to the Planning Board review and recommendation.
- The public hearing was held on May 20, 2025. A link to the public hearing video and relevant application materials is found here: https://hollyspringsnc.portal.civicclerk.com/event/563/media (Public Hearing begins at 01:18:03)

Funding Source(s):

N/A

Attachment(s):

None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

New Business
Title: March 25, 2025 Regular Meeting Minutes
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve March 25, 2025 minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):
1. Mar_25_2025_PB_Minutes-DRAFT

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 25, 2025 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **March 25, 2025.** At 7:00 p.m. after determining a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present:
Chris Hills, Director of Development Services
Cheryl Caines, Senior Planner
Grayson Taylor, Planner III
Catherine Jacobs, Engineering Manager
Jay Osbourne, Asst. Town Attorney
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present:
Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Roger Bess, *ETJ*
Van Crandall
Joseph Cuccurullo
Joanna Holder
Sara Kempin
Craig Kessler
Josh Prizer

Members Absent:

The Board recited the Pledge of Allegiance, and the meeting opened with an invocation by Mr. Cuccurullo

Agenda Item #5: Planning Board Organization

Chair and Vice Chairperson

Motion:
Motion to elect Rick Madoni as Chair and Thomas Urquhart as Vice Chair.

Motion by: Mr. Prizer
Second by: Ms. Holder
Action: The Planning Board vote in favor of the motion (9-0)

Land Use Advisory Committee (LUAC) Representatives

Motion:
Motion to elect Joseph Cuccurullo as Primary and Josh Prizer as alternate.

Motion by: Mr. Urquhart
Second by: Mr. Bess
Action: The Planning Board vote in favor of the motion (9-0)

Tree Advisory Committee (TAC) Representatives

Motion:
Motion to elect Joanna Holder as Primary and Sara Kempin as alternate.

Motion by: Mr. Cuccurullo

Second by: Mr. Prizer
Action: The Planning Board vote in favor of the motion (9-0)

2035 Wake Transit Plan Update Stakeholder Appointment

Motion:
Motion to elect Rick Madoni to serve on the 2035 Wake Transit Plan Update Stakeholder Advisory Committee.

Motion by: Mr. Urquhart
Second by: Mr. Holder
Action: The Planning Board vote in favor of the motion (9-0)

Agenda Item #6: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #7: Minutes

a. *February 25, 2025, Minutes*

Motion:
Motion to approve February 25, 2025, Minutes.

Motion by: Mr. Prizer
Second by: Mr. Urquhart
Action: The Planning Board vote in favor of the motion (9-0)

Agenda Item #8: Town Council Representative

a. Planning Board Representation for Town Council
   - April 15: Roger Bess
   - May 20: Joanna Holder

Agenda Item #9: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #10: Zone Map Change Petition

a. *4500 Old Holly Springs Apex Road (24-REZ-02) – Rezoning*
   Conditional Zoning District for 17.4 acres from HI Heavy Industrial to CB-CD Community Business

Mr. Taylor presents the Staff report to the Board

Ms. Jacobs continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Applicant / Speaker:	Legal
Laura Holloman	Jason Barron
McAdams Co.	MorningStar
621 Hillsborough St	421 Fayetteville St., Suite 530
Raleigh, NC 27603	Raleigh, NC 27601

Mr. Kessler asks the applicant if they have met with Thales Academy. And was there any feedback?
Ms. Holloman confirmed Thales Academy was invited to the neighborhood meeting but chose not to attend.

Mr. Cuccurullo confirms there are approximately 298 units for rent. And asks about the breakdown of the units (ie how many bedrooms etc)?
Ms. Holloman confirms there are up to 298 rental units, but the breakdown of the units (ie size, and layout) will not be decided until the Development Plan. The applicant envisions, studio, 1 BdRm, 2BdRm & possibly 3BdRm units.

Mr. Cuccurullo asks the applicant if they have any foresight of how the gas station will fit in with the community? And if this is the best location for a gas station?
Ms. Holloman explains that Holly Springs has strict design criteria requirements for the development of a gas station.

Mr. Cuccurullo asks Staff to discuss the sewer outfall concern.
Ms. Jacobs confirms the sewer study rated the project at a higher density and improvements were needed downstream, which means the problem needs to be fixed. Explaining that Holly Springs does not require the developer to solely fix the problem but instead asks what is something that can reasonably be done; Holly Springs was not able to have this conversation with the developer.

Ms. Holloman explains that there were conversations with the Town, and the sewer study did result in higher density. The Engineer did resubmit their study, based on Staff comments and the study was "approved."
Ms. Jacobs explains traditionally studies are not approved until the Development petition is approved by Town Council.

Mr. Barron confirmed the study was performed in 2018. At the time, the study met the required criteria.

Mr. Prizer asks the applicant to show parking design for the units.
Ms. Holloman confirms they will meet the minimum parking requirements, and shows the design of parking spaces

Ms. Holder asks about the recommendation to deny on page 22 of the Staff report. She asks the applicant if they agree with the Staff recommendation or not?
Mr. Barron explains the proposed project is not at Development Plan yet. The applicant understands evidence is required when the development plan is brought to the Planning Board and Town Council to show that the Development plan is following the Towns Comprehensive Plan.

Mr. Urquhart, the applicant, is asking council to deviate from the WRMP, please explain.
Ms. Holloman and Mr. Barron confirm they have every intention to fully satisfy the Water Resource Management Policy.

Mr. Crandall, is the 2018 Sewer study still valid today?
Ms. Jacobs confirms the report has been updated.

Mr. Crandall asks about the Hot Spot study at New Hill, Grand Hill and OHSA Rd, was the Hot Spot included in their study?
Ms. Jacobs confirms yes; the Traffic study included the Hot Spot study however we do not require any road improvements since the development is not directly related to the location of the Hot Spot. The applicant has agreed to a proportionate FIL.
Mr. Crandall, asks for clarification in how we get to the Road Improvements at OHSA & HS New Hill Rd intersection?

Nate Bouquin, Traffic Engineer for McAdams, explains the Traffic study and the Road improvements of future
Ms. Jacobs confirms the Road Improvements are development driven.

Mr. Crandall asks about the proposed fuel pump canopy and if we need a gas station.
Mr. Barron explains the need for a gas station in this location. The design of the gas station is accessible and convenient.

Mr. Bess asks what the difference is between the two different renderings.
Mr. Barron confirms one rendering shows apartments and another rendering shows the apartments with commercial on the first floor.

Ms. Kempin inquires about the buildout timeline?
Mr. Barron confirms approximately 2 years before ground break. The Gas station and apartments will move independently of each other.

Ms. Kempin asks about the sidewalk on Holly Springs New Hill and if the plan is to have it continue to Thales?
Ms. Holloman confirms this is the plan with the Medical Office Building.

Ms. Kempin asks the applicant if they could discuss the Staff concerns and how they plan to rectify them or not.
Mr. Barron and the Team believe they have addressed a number of Staff concerns. Confirming that the fifth criteria for a quasi-judicial approval is to demonstrate compliance with the comprehensive plan. The applicant understands the proposed development must be in compliance to reach an approval from Council.

Mr. Madoni what parcels are remaining and the requirements for Grand Hill Town Center to build out?
Ms. Jacobs confirms of the remaining requirements of the Town Center is to satisfy the Hot Spot Road Improvement.
Mr. Hills confirms the Grand Hill Town Center Developers Agreement allowed for the build out to take this long.

Mr. Prizer asks if Staff knows how many units are in each of the neighboring developments (Andora and Holly Springs Place?
Mr. Hills confirms about 250-300 units each.

Mr. Urquhart asks about the reclaim water extension
Ms. Jacobs confirms the applicant is now compliant. The applicant has provided revised plans that include the reclaim extension.

Mr. Cuccurullo asks Staff about the FIL(s) rather than the suggested Road Improvements.
Ms. Jacobs explains the FIL process. Explaining the fees are collected and held until the improvements are completed by the effected parties, then reimbursed.

The Board discusses.

Motion:
Staff Recommended Plan Consistency Statement
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.

Motion by: Mr. Bess
Second by: Mr. Prizer
Action: The Planning Board voted in favor of the motion (8-1).

Ms. Holder explains her nay vote: given the increases in business and the housing cost, that this would be the area for this type of development.

Motion:
Motion to recommend that the Town Council deny Zoning Map Amendment Petition #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, and to forward the Planning Board Action Report, with the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Mr. Crandall
Second by: Mr. Urquhart
Action: The Planning Board voted in favor of the motion (8-1).

Ms. Holder explains her nay vote: given the increases in business and the housing cost, that this would be the area for this type of development.

Agenda Item #11: UDO Text Amendments

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a. Semi-Annual UDO Text Amendments 25-UDO-01

Mr. Bess asks Staff how many projects will still be using the old UDO?
Ms. Caines confirms approximately 25 projects are in the pipeline, if approved new projects going forward will follow the UDO text amendment.

Mr. Bess asks about the Park FIL process
Mr. Hills explains the FIL is structured to not be the easy option; it is a substantial investment.

Mr. Crandall asks Staff if the UDO Text Amendments presented related to public art.
Ms. Caines confirms the UDO Text Amendments are not related to public art.

Mr. Urquhart asks for clarification on "Park Improvements or FIL" statement
Ms. Plummer discusses Park Improvements statement

Motion:
Staff Recommended Plan Consistency Statement
The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs with the necessary policies and development standards to implement Vision Holly Springs. Specifically, the

proposed UDO implements the character-based land use approaches outlined in Section 1: Land Use & Character Plan and provides opportunities for more mixed-use activity centers throughout Holly Springs, provides context sensitive infill opportunities, and provides increased opportunities to diversify home & neighborhood choices in the community. The proposed UDO amendments also implement the goals and policies of Section 2: Comprehensive Transportation Plan, by providing the standards needed to implement the Town's transportation infrastructure needs and Section 3: Parks, Recreation and Greenways Master Plan by providing the standards to implements the Town's Parks and Recreation needs. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan.

Motion by: Mr. Prizer
Second by: Mr. Urquhart
Action: The Planning Board voted in favor of the motion (9-0)

Additional Motion:
Motion to ask Council to refrain from refining UDOs related to Public Art

Motion by: Mr Crandall
Second by: Mr Prizer
Action: The Planning Board voted in favor of the motion (8-1).

Ms. Holder abstains she does not feel one way or another.

Motion:
Motion to recommend that the Town Council approve Unified Development Ordinance (UDO) Text Amendment 25-UDO-01 to modify the Unified Development Ordinance as submitted by the Town of Holly Springs, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Mr. Prizer
Second by: Mr. Cuccurullo

Action: The Planning Board voted in favor of the motion (9-0).

Agenda Item #12: Historical Markers

Ms. Caines presents to the Planning Board

Motion:
Motion to approve the requested marker for **Cape Fear & Southern / Durham & Northern Railroad.**

Motion by: Mr. Cuccurullo
Second by: Mr. Kessler
Action: The Planning Board voted in favor of the motion (9-0).

Motion:
Motion to deny the requested marker for **237 Raleigh Street**.

Motion by: Mr. Cuccurullo
Second by: Ms. Holder
Action: The Planning Board voted in favor of the motion (9-0).

Agenda Item #13: Committee Reports

a. Committee Reports

LUAC (Roger Bess / Josh Prizer)

i. Last meeting: March 4, 2025 – 1100 Piney Grove Wilbon
Next meeting: Canceled

Tree Advisory Committee (Joanna Holder / Joseph Cuccurullo)

ii. Arbor Day Tree Planting: March 22, 2025
Next meeting: April 14, 2025
Applications Due: April 7, 2025

Transit Advisory Committee (Rick Madoni)

iii. Last meeting: March 5, 2025
Next meeting: May, 2025

b. *Town Council Official Action Overviews*

i. 24-DP-07 Pine Springs Upper School – APPROVED
ii. 24-REZ-03 Graham Wood Rezoning – APPROVED
iii. 24-REZ-04 Evans Property Rezoning - APPROVED

c. Development Services Report

none

d. Other Business

none

Agenda Item #11: Adjournment

Motion:
Motion to adjourn.

Motion by: Mr. Prizer
Second by: Ms. Holder
Action: The Planning Board voted in favor of the motion (9-0)
Time: 9:15pm

_____
Nikki St. Pierre
Planning Board Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

Development Services
Title: 25-REZ-01 1220 N Main (Overlook) Rezoning
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Cheryl Caines, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Consistency Statement.
- Recommend to Town Council to approve/deny 25-REZ-01 1220 N Main Rezoning (Overlook on Main) Rezoning from NMX Neighborhood Mixed Use to CB-CD Community Business Conditional Zoning District and to forward the Planning Board Action Report with the recommendation to the Town Council.

Explanation:

- The Town has received a Conditional District Rezoning request from NMX Neighborhood Mixed-Use to CB-CD Community Business Conditional Zoning District to allow for a mixed-use development.
- The proposed rezoning area consists of 9.54 acres loacted at 1200 N Main Street.
- The applicant has proposed 237 apartments 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.
- The draft agreement terms include:
    - System Development Fee credits for 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 are 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

Town Council Public Hearing

- The legislative public hearing process for Type 6 reviews, including rezoning, is prior to the Planning Board review and recommendation.
- The public hearing was held on May 20, 2025. A link to the public hearing video is included in the staff report.
- A summary of the issues raised at the public hearing and feedback provided to the applicant is included in the staff report.

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_1220NMainStaffRpt_05272025PB
2. 25REZ01_1220NMain_Application
3. 25REZ01_1220NMain_Plans
4. 25REZ01_1220NMain_WakeCoSchoolImpactLtr

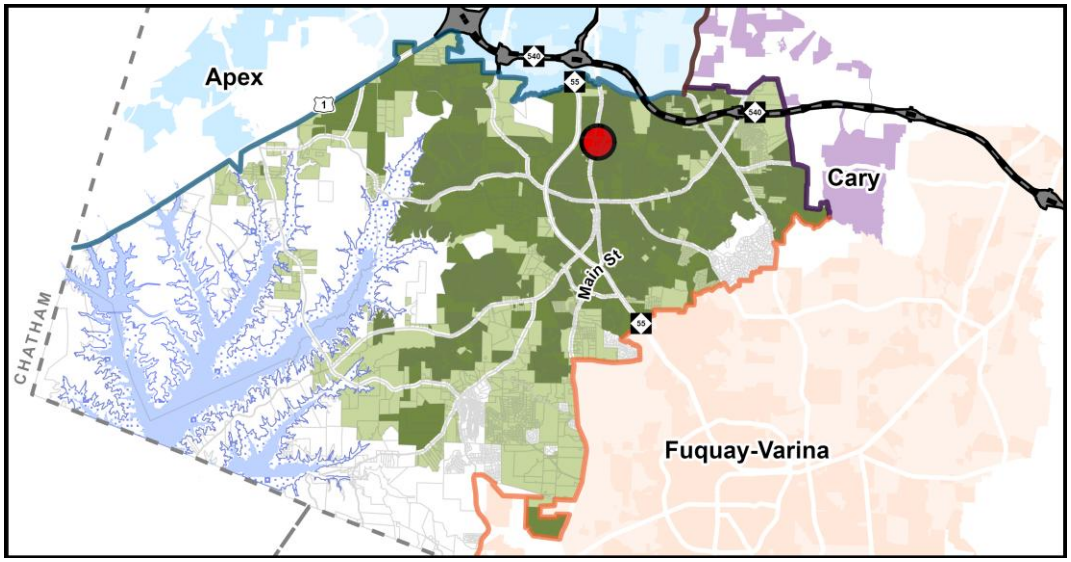
Project Type: Zoning Map Amendment (Rezoning)
Option 1 Development Plan

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:

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

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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:

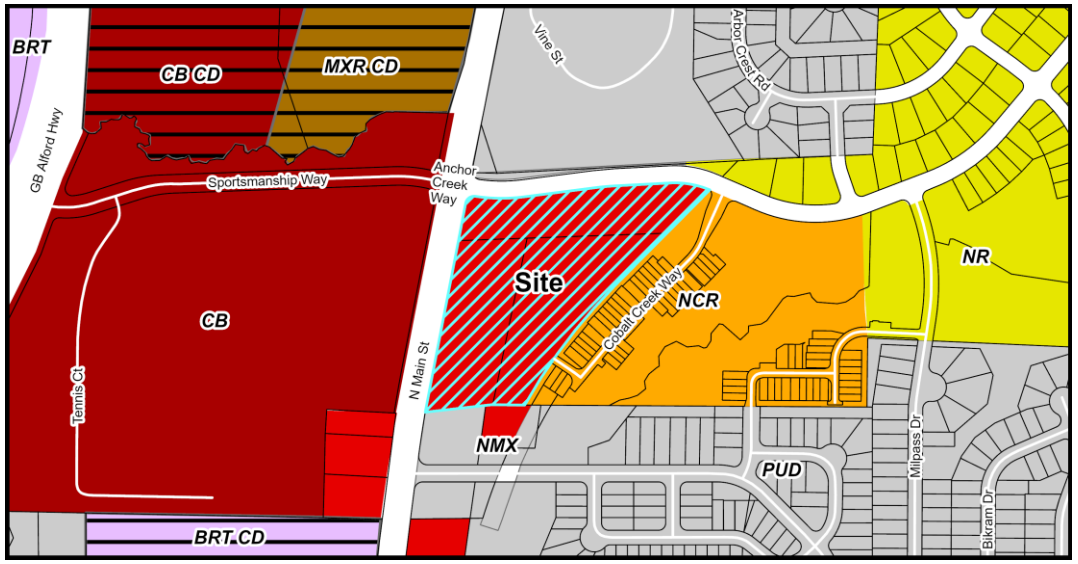
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

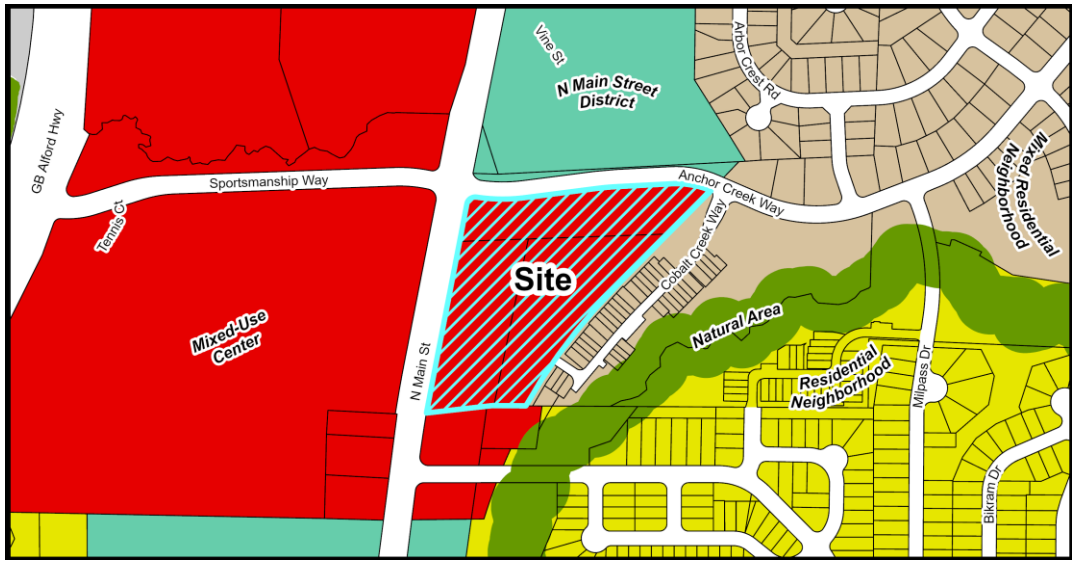
Small Area Plan: N/A

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 Way/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:

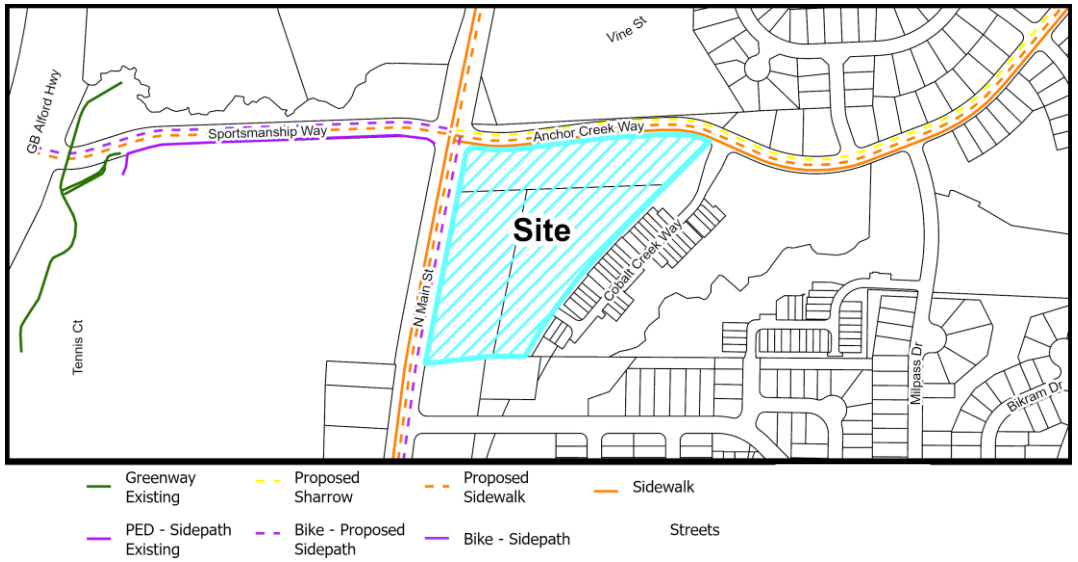
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

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:

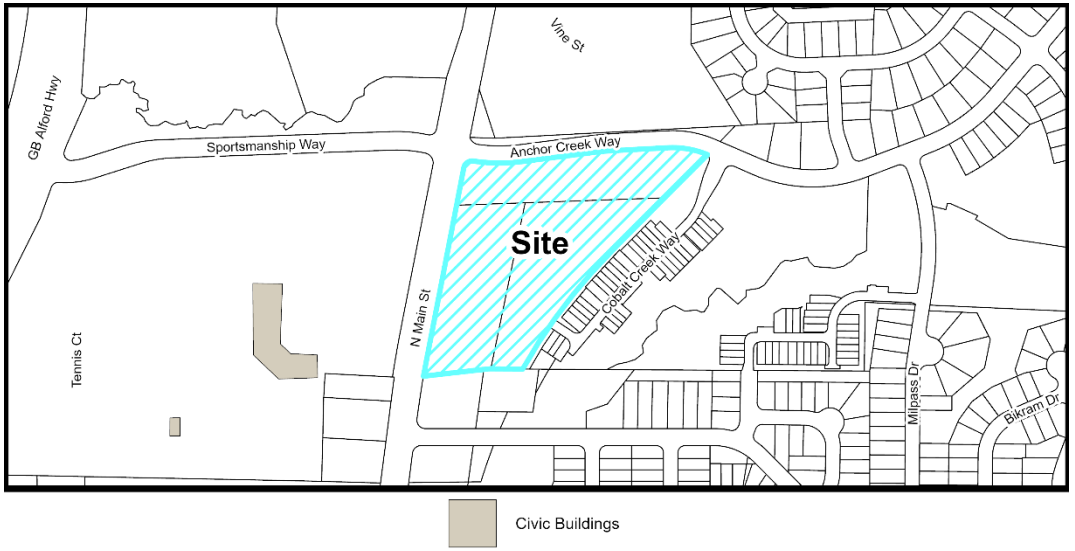
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

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

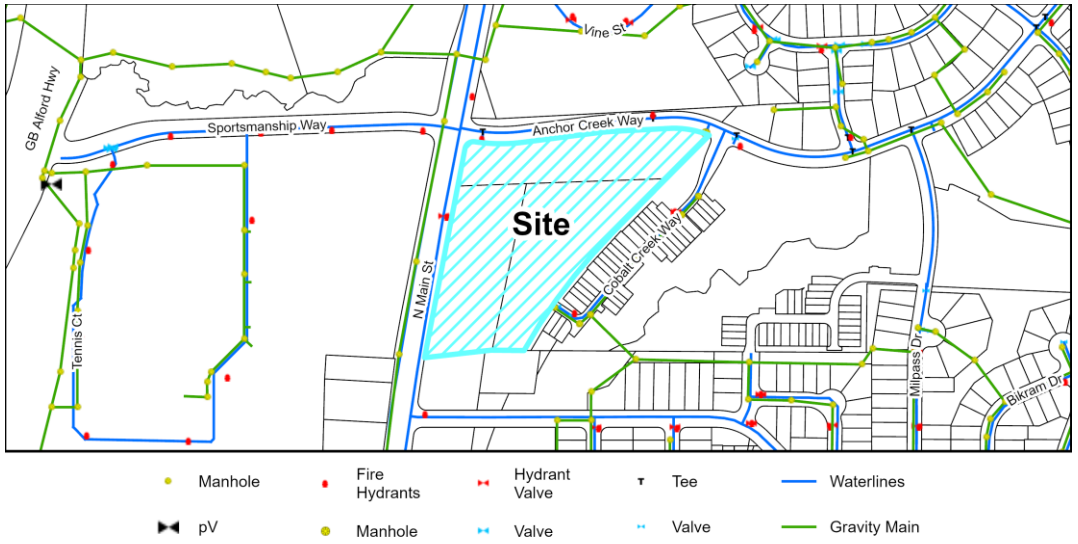
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

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:

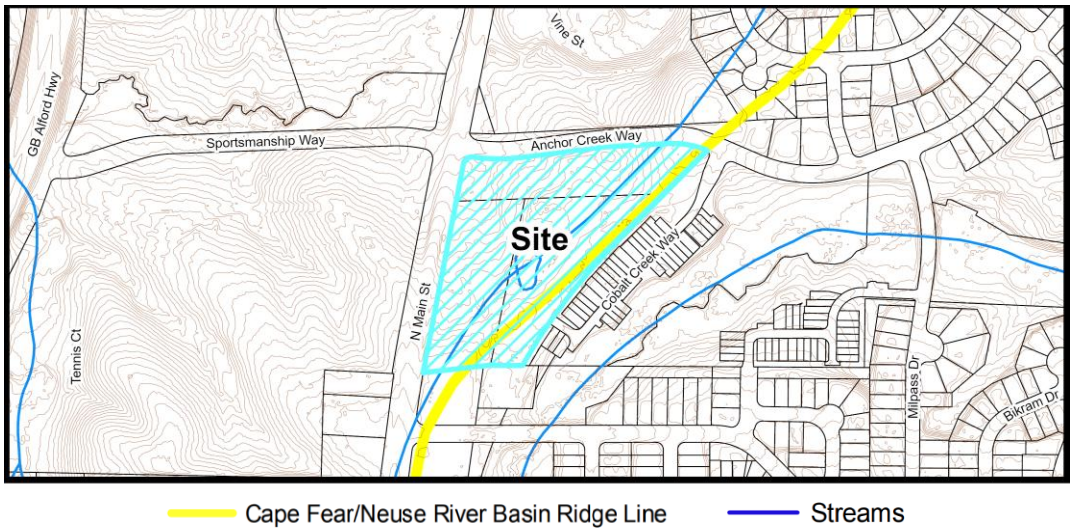
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

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 15% EVSE Ready: 55 spaces	EVSE: 19 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

Public Hearing Date: 5/20/2025

Public Hearing Video: **May 20, 2025 Town Council Meeting**(Public Hearing begins at **2:07:24**)

Legislative Public Hearing Summary

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.

Council Feedback for Applicant's Consideration

- This type of development is what is envisioned in this mixed-use center.
- Commercial to residential square footage is disproportionate; more commercial/retail and open space is needed for broader public benefits and vibrancy.
- Impacts of five stories on nearby residents and change to Town character; need mitigation measures to lessen impacts on both.
- Inclusion of rent control units to provide housing for a wide variety of incomes.
- Traffic impacts on Sportsmanship Way and Anchor Creek Way.
- Elevated pedestrian connection between Ting Park and Overlook to make it safe and convenient for pedestrians to visit places on both sides of the street.

Public Comments:

- Request to keep the site in a natural state – nice to look at trees from the stadium.
- Take measures to mitigate noise and light pollution for homes bordering the site.
- Enhance the eastern buffer, possibly a tall privacy fence.
- Integrate commercial and residential into one building.

Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

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

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

Action #1: Zoning Map Amendment Plan Consistency Statement
The Planning Board must determine whether the Zoning Map Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

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

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

Option 1: Staff Recommended Plan Consistency Statement
The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

The requested Zoning Map Amendment from NMX Neighborhood Mixed Use to CB-CD Community Business Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Use Center and the Community Business District includes a mix of commercial uses and apartments which guide the Center's transformation and build upon the existing parks, entertainment uses, and residential development. The requested rezoning is reasonable and in the public interest because the mix of residential and commercial uses, density, pedestrian connectivity to the surrounding area, transportation and utility infrastructure enhancements, and variety of open spaces will bring more activity, housing choices, and services to the Mixed Use Center.

Option 2: Alternate Plan Consistency Statement
The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

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

or

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

for the following reasons:

_____

_____

_____

Option 3: Plan Consistency cannot be Determined
The Planning board is unable to agree by majority vote on whether the Zoning Map Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Zoning Map Amendment Petition Motion
The Planning Board must make a recommend to the Town Council on the Zoning Map Amendment.

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition 25-REZ-01 to change the zoning of 9.84 acres of Wake County PINs 0649981185, 0649984283, and 0649985564 from NMX: Neighborhood Mixed Use to CB-CD: Community Business Conditional Zoning District as submitted by McAdams, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Next Steps

Town Council Consideration & Decision

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.

Anticipated Town Council Consideration and Decision: 6/17/2025

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

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	
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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

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Raleigh NC 27601

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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
55
Ting Park
Trophy Ct
N Main St
Cobalt Creek Way
Hidden Run Ln
Millpass Dr
55
55
Steedmont Dr
Steedmont Dr
Trayesan Dr
55
Crossway Ln
Palmdale Ct
Millpass Dr
Muree Mill Ct
Bonhurst Dr

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

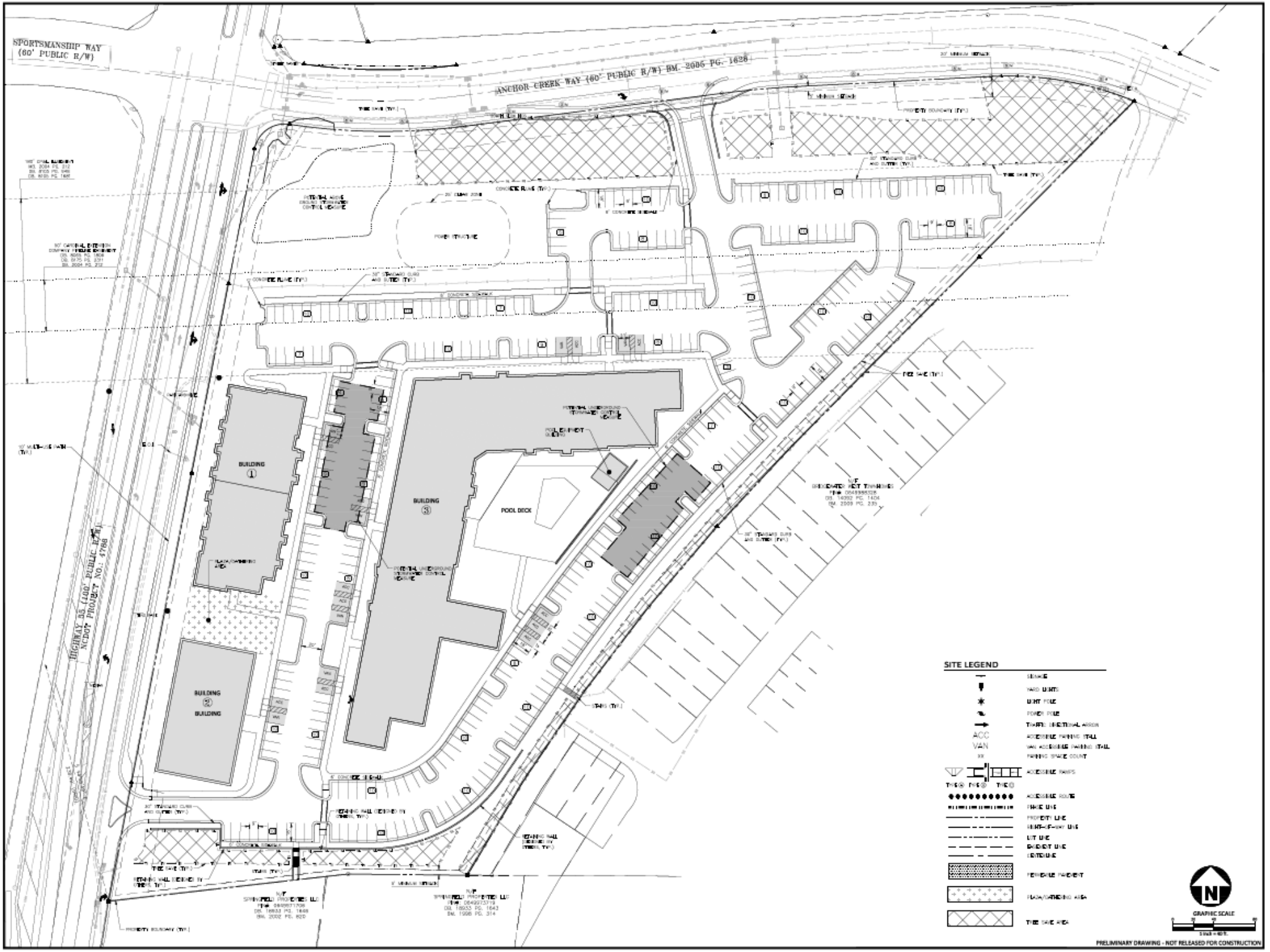
    - Webinar ID: 871 5738 0274
    - Passcode: 995565
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

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 ① TYPE ② TYPE ③
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.

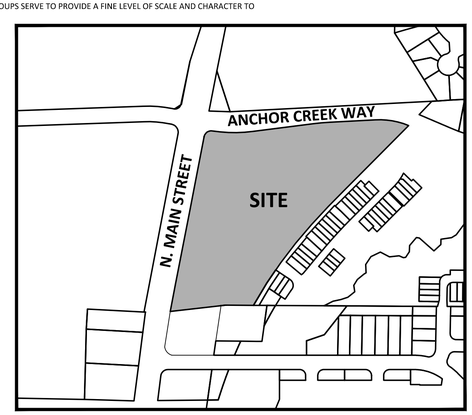
Estimated Sewer Flows - Overlook at Main 12/30/2024

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'

SHEET INDEX

C0.00	PROJECT NOTES	
C1.00	EXISTING CONDITIONS	
C1.01	DEMOLITION PLAN	
C2.00	SITE PLAN	
C2.01	OFFSITE IMPROVEMENTS PLAN	
C2.02	VEHICLE ACCESS PLAN	
C3.00	OVERALL GRADING PLAN	
C4.00	UTILITY PLAN	
C4.01	DOWNSTREAM SEWER IMPROVEMENTS	
C4.10	SEWER BASIN MAP	
C8.00	SITE DETAILS	
C8.01	SITE DETAILS	
C8.02	STORM DETAILS	
C8.03	SEWER DETAILS	
C8.04	WATER DETAILS	
C8.05	WATER DETAILS	
LP1.00	LANDSCAPE PLAN	(PREPARED BY JDAVIS)
LP1.01	ENLARGED LANDSCAPE PLAN	
LP1.02	ENLARGED LANDSCAPE PLAN	
LP1.03	ENLARGED LANDSCAPE PLAN	
LP1.04	ENLARGED LANDSCAPE PLAN	
LP2.00	OPEN SPACE PLAN	
LP2.01	OPEN SPACE ENLARGEMENT	
LP2.02	OPEN SPACE ENLARGEMENT	
LP2.03	OPEN SPACE ENLARGEMENT	
LP2.04	OPEN SPACE ENLARGEMENT	
LP3.01	SITE RENDERS	
LP3.02	SITE RENDERS	
LP3.03	SITE RENDERS	
LP9.01	PLANTING DETAILS PLANT SCHEDULE AND NOTES	
LP9.02	LANDSCAPE TECHNICAL SPECIFICATIONS	
LP9.03	TOWN OF HOLLY SPRINGS DETAILS	
LP9.04	LANDSCAPE DETAILS	
LP9.05	LANDSCAPE DETAILS	
A1.01	ARCHITECTURAL PLANS	(PREPARED BY JDAVIS)
A1.02	ARCHITECTURAL PLANS	
A1.03	ARCHITECTURAL PLANS	
A1.04	ARCHITECTURAL PLANS	
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

McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603

phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

CBC REAL ESTATE
(A DIVISION OF CAPITOL BROADCASTING COMPANY)
300 BLACKWELL STREET, SUITE 104
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MATT HONEYCUTT
PHONE: 919-433-1569
MATT@CBC-REALESTATE.COM

CLIENT

CBC REAL ESTATE
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300 BLACKWELL STREET SUITE 104
DURHAM, NC, 27701
PHONE: 919-890-6000

PROJECT DIRECTORY

DEVELOPER
CAPITOL BROADCASTING COMPANY, INC.
300 BLACKWELL STREET SUITE 104
DURHAM, NC, 27701
PHONE: 919-890-6000

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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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
4		
5		
6		

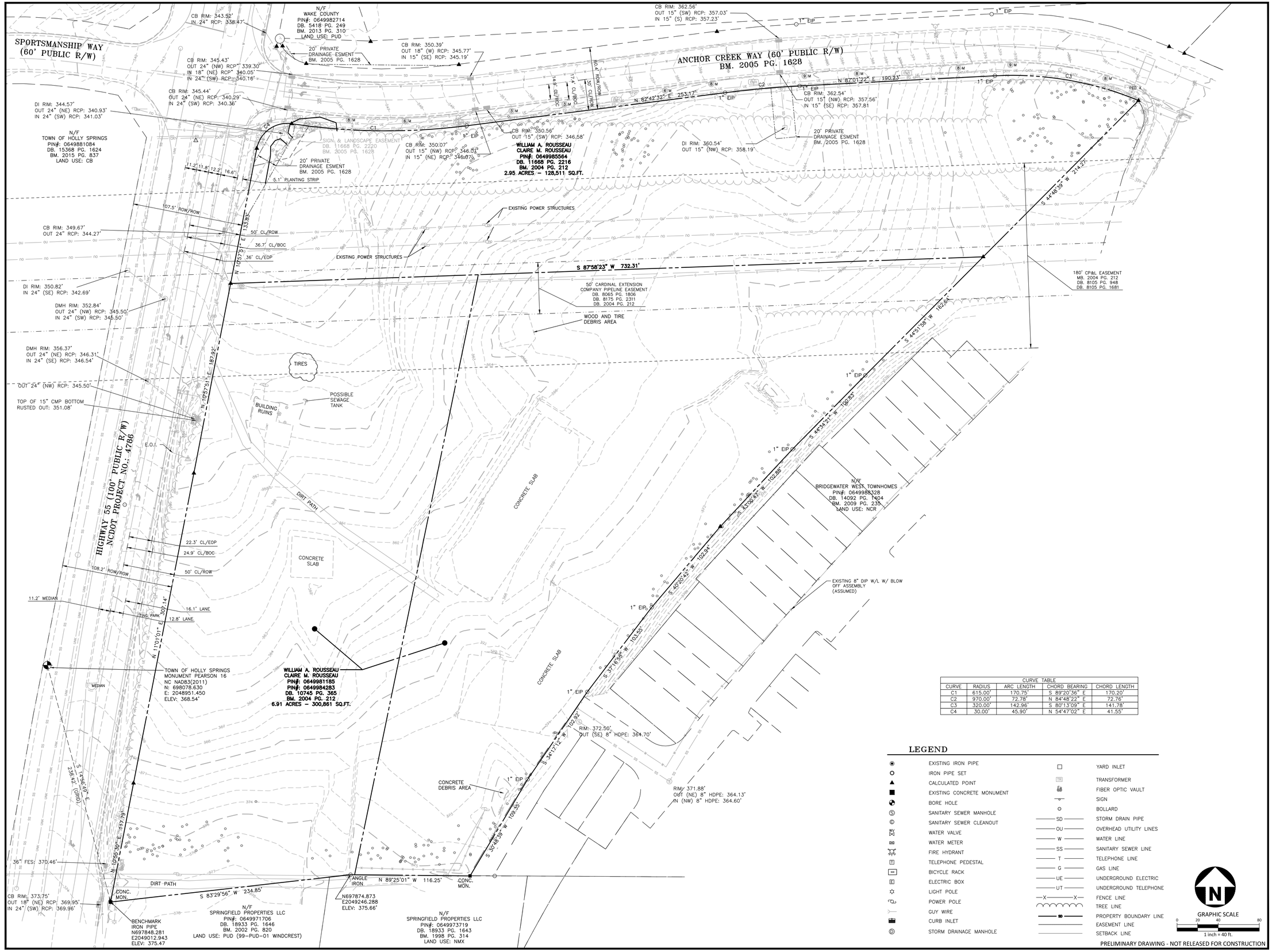
PLAN INFORMATION

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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 034355 LINDA J. VASTINE
03/14/2025

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4		
5		
6		

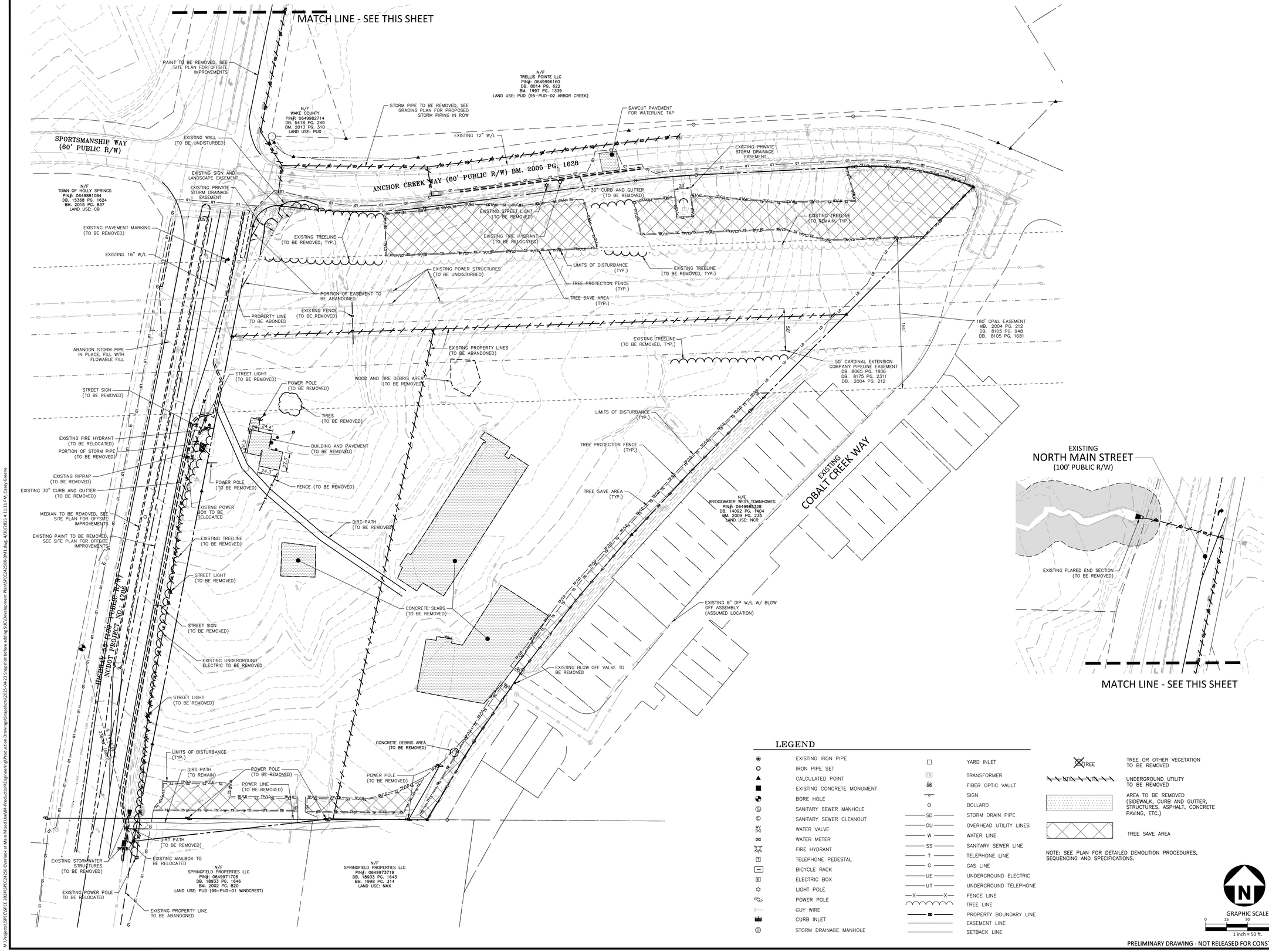
PLAN INFORMATION

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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PLAN INFORMATION

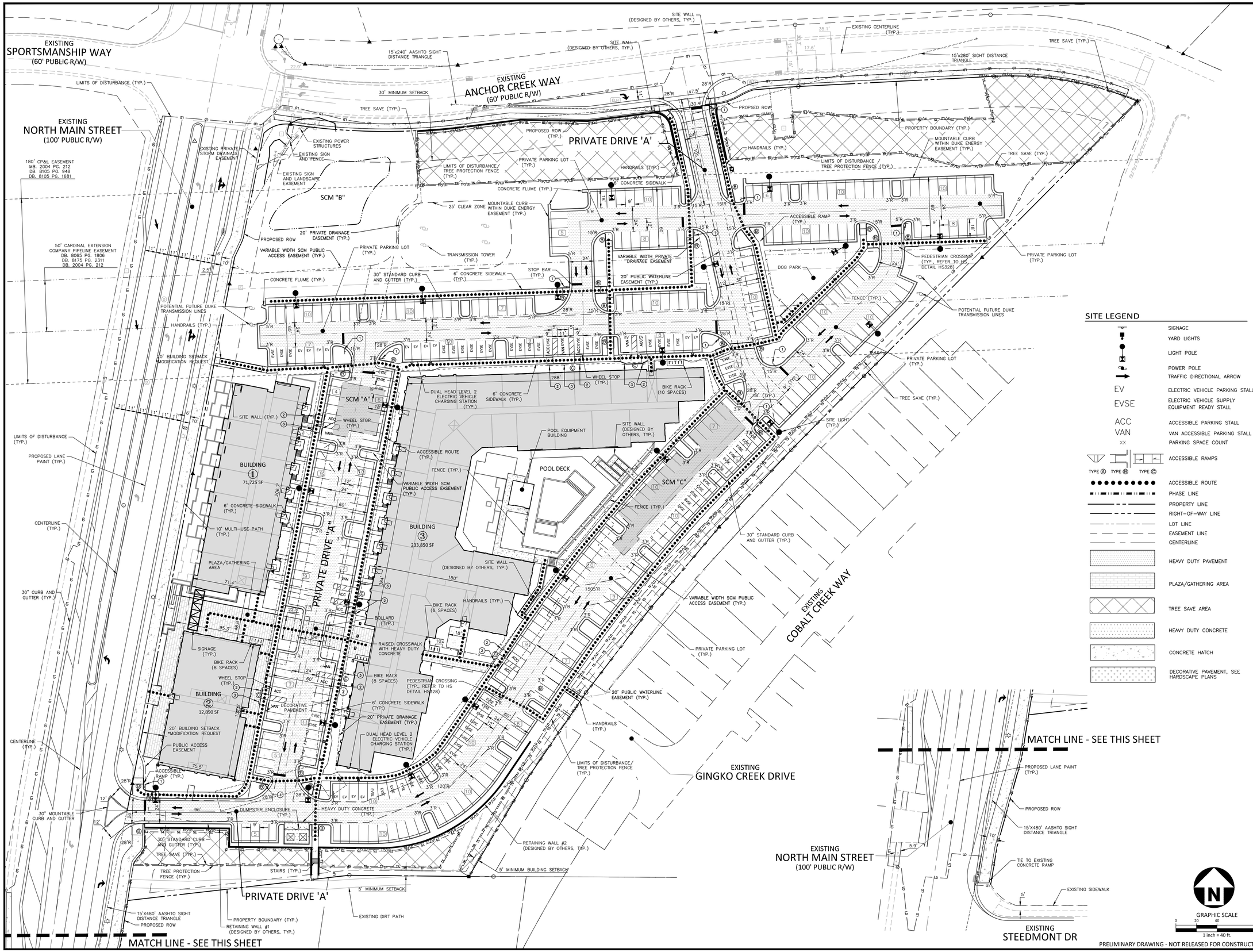
PROJECT NO.	SPEC-24258
FILENAME	SPEC24258X-DM1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	1" = 50'
DATE	04. 18. 2025

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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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3	04. 18. 2025	REVISED PER TOHS 3RD DP REVIEW
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PLAN INFORMATION

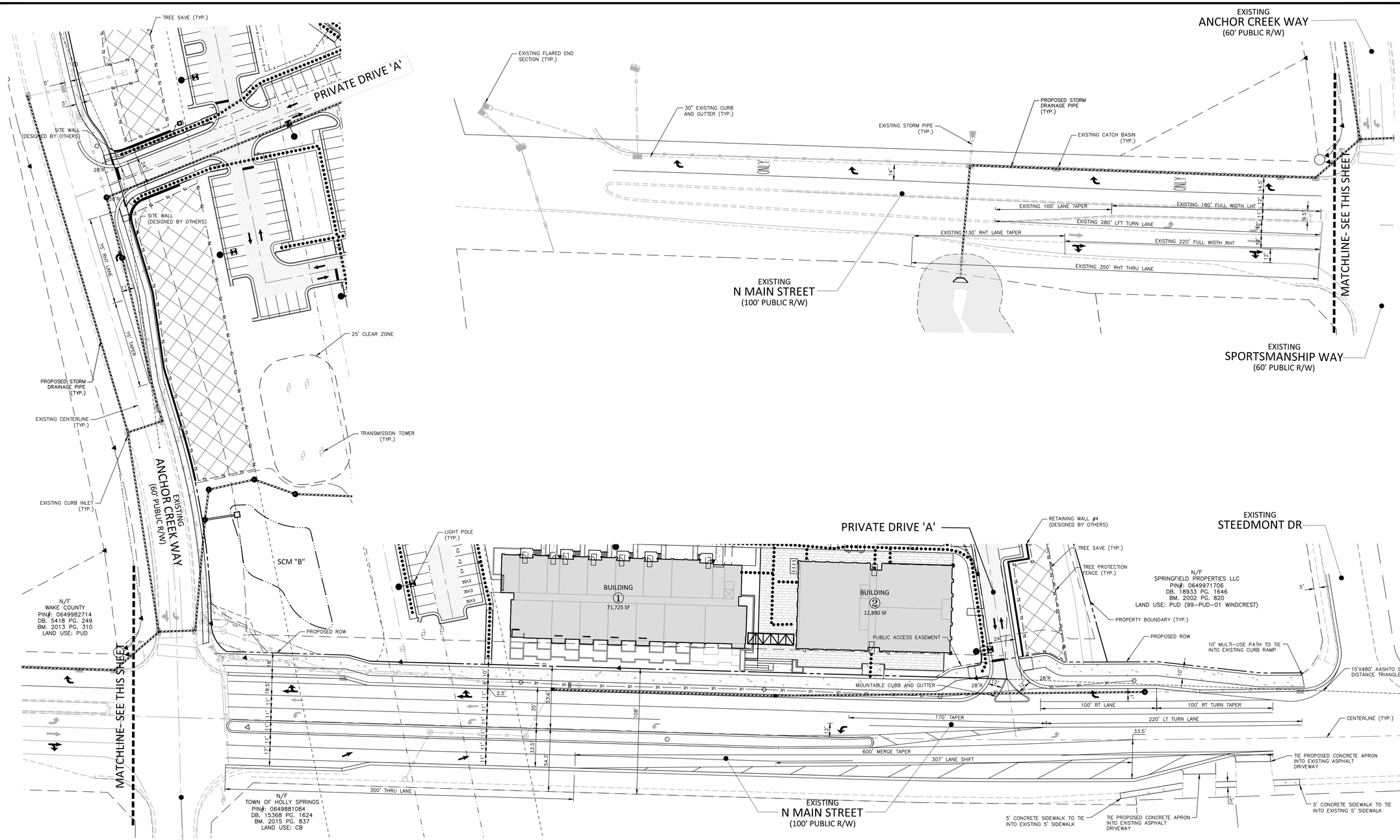
PROJECT NO.	SPEC-24258
FILENAME	SPEC24258x-S1.dwg
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	1" = 40'
DATE	04. 18. 2025

SHEET

SITE PLAN

C2.00

GRAPHIC SCALE 0 20 40 80
1 inch = 40 ft.



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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dbc REAL ESTATE

1220 N MAIN ST
OVERALL SITE PLAN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 034355 ENGINEER LINDA J. VASIL 04. 18. 2025

REVISIONS

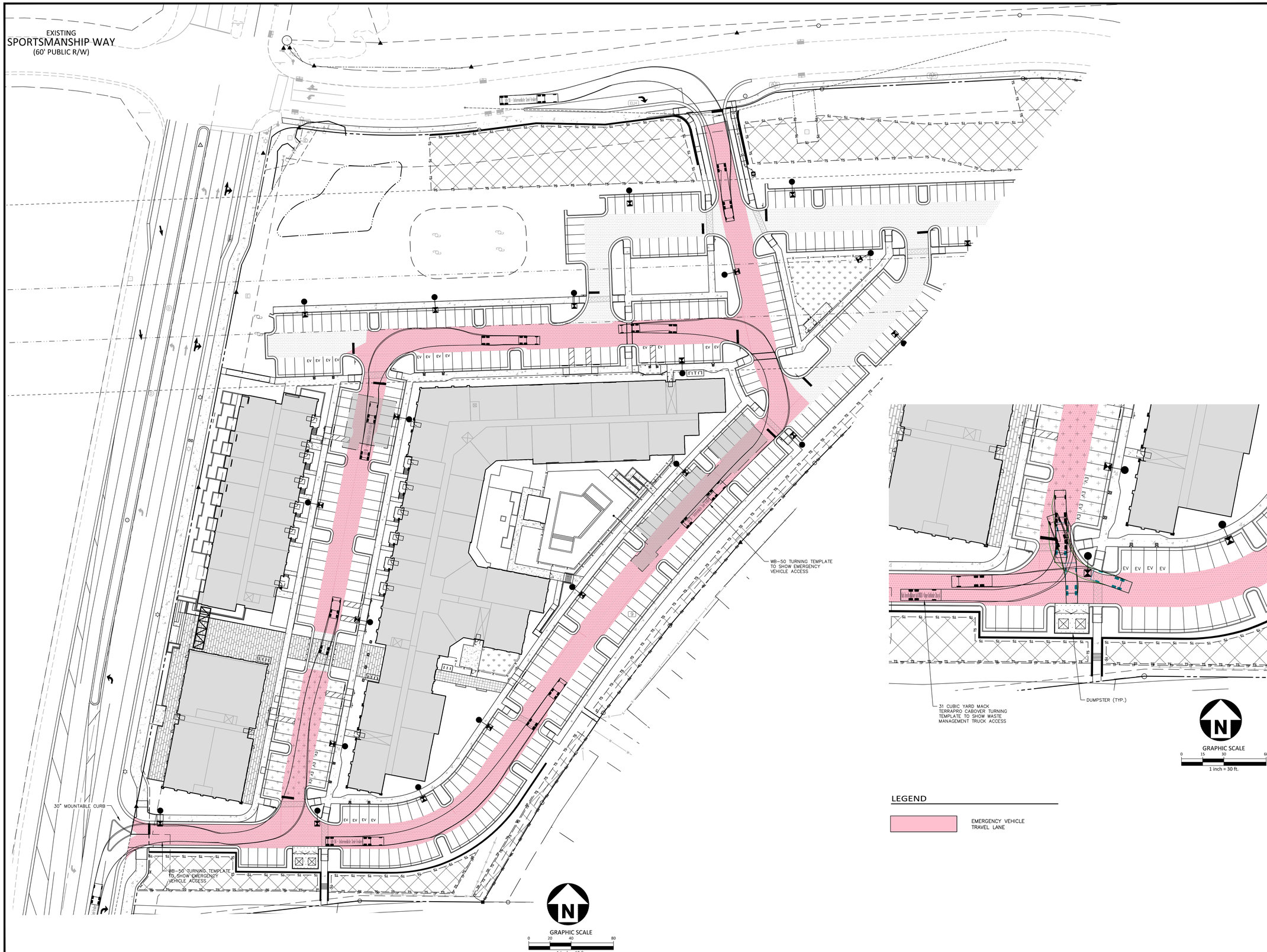
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PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	SPEC24258x-Offsite.dwg
CHECKED BY	ACP / LJV / CAW
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SCALE	1" = 40'
DATE	04. 18. 2025

SHEET

OFFSITE IMPROVEMENTS
C2.01



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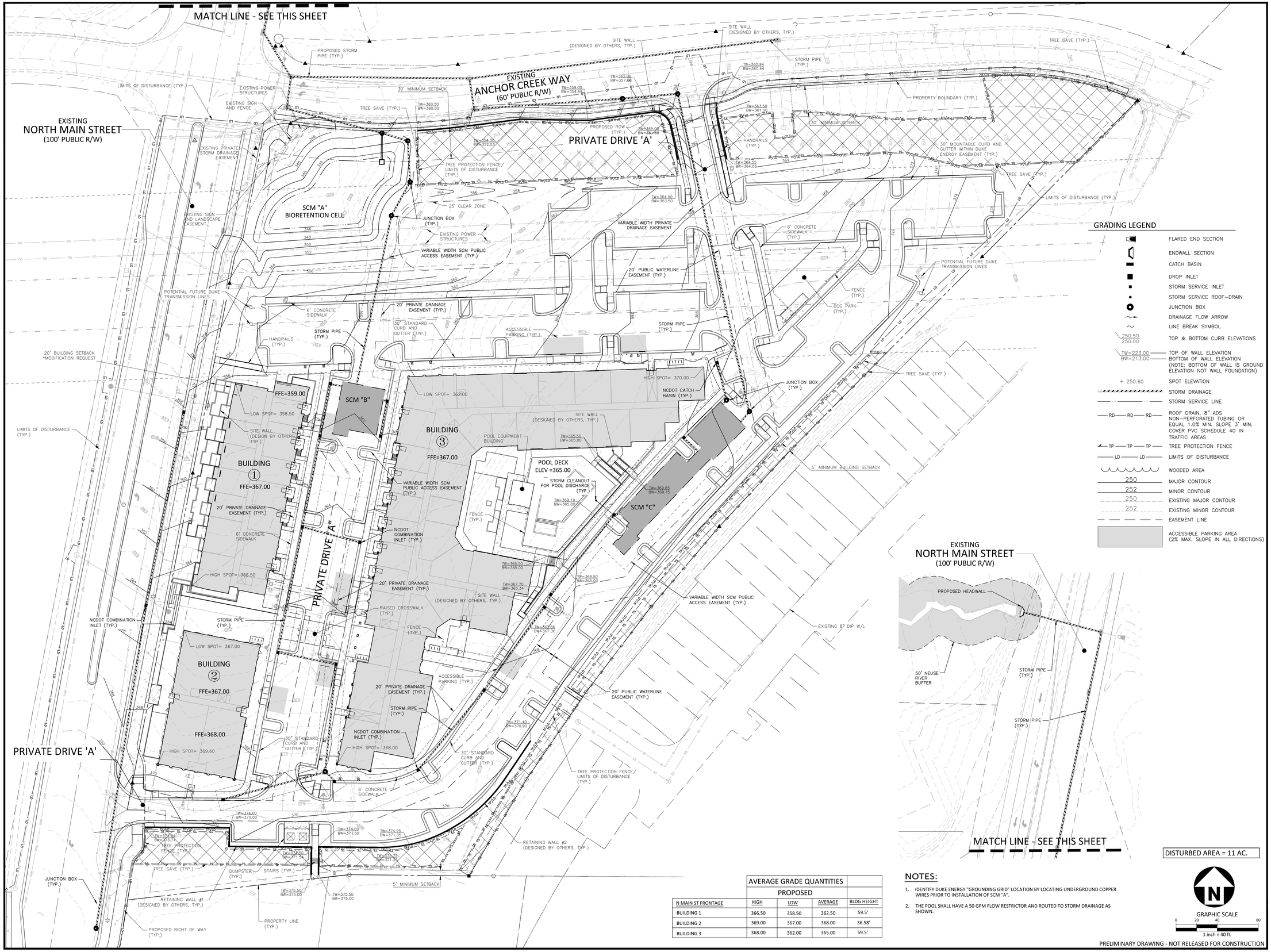
PLAN INFORMATION

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.

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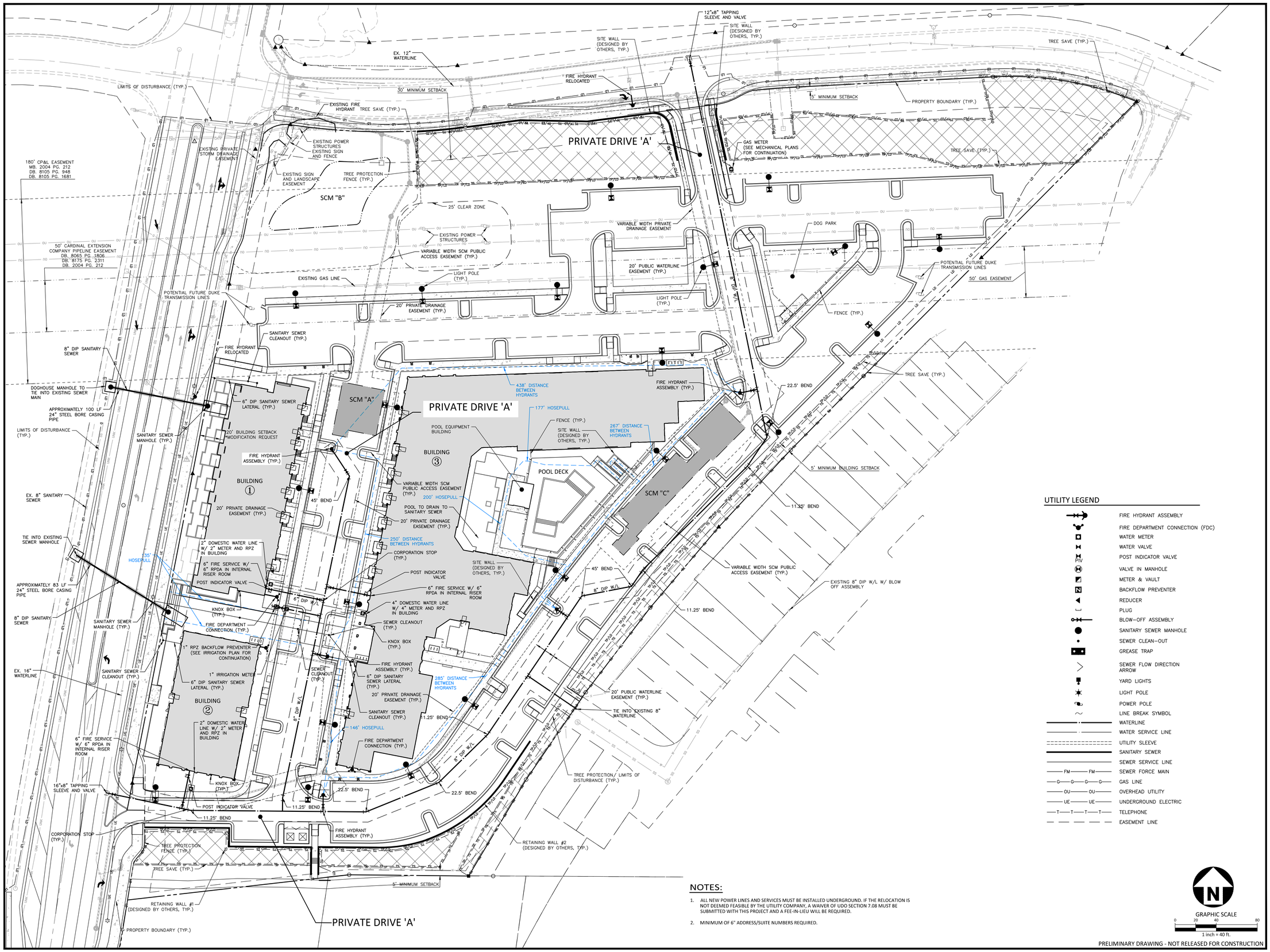
PLAN INFORMATION

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FILENAME	SPEC24258x-G1.dwg
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	1" = 40'
DATE	04. 18. 2025

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
- 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

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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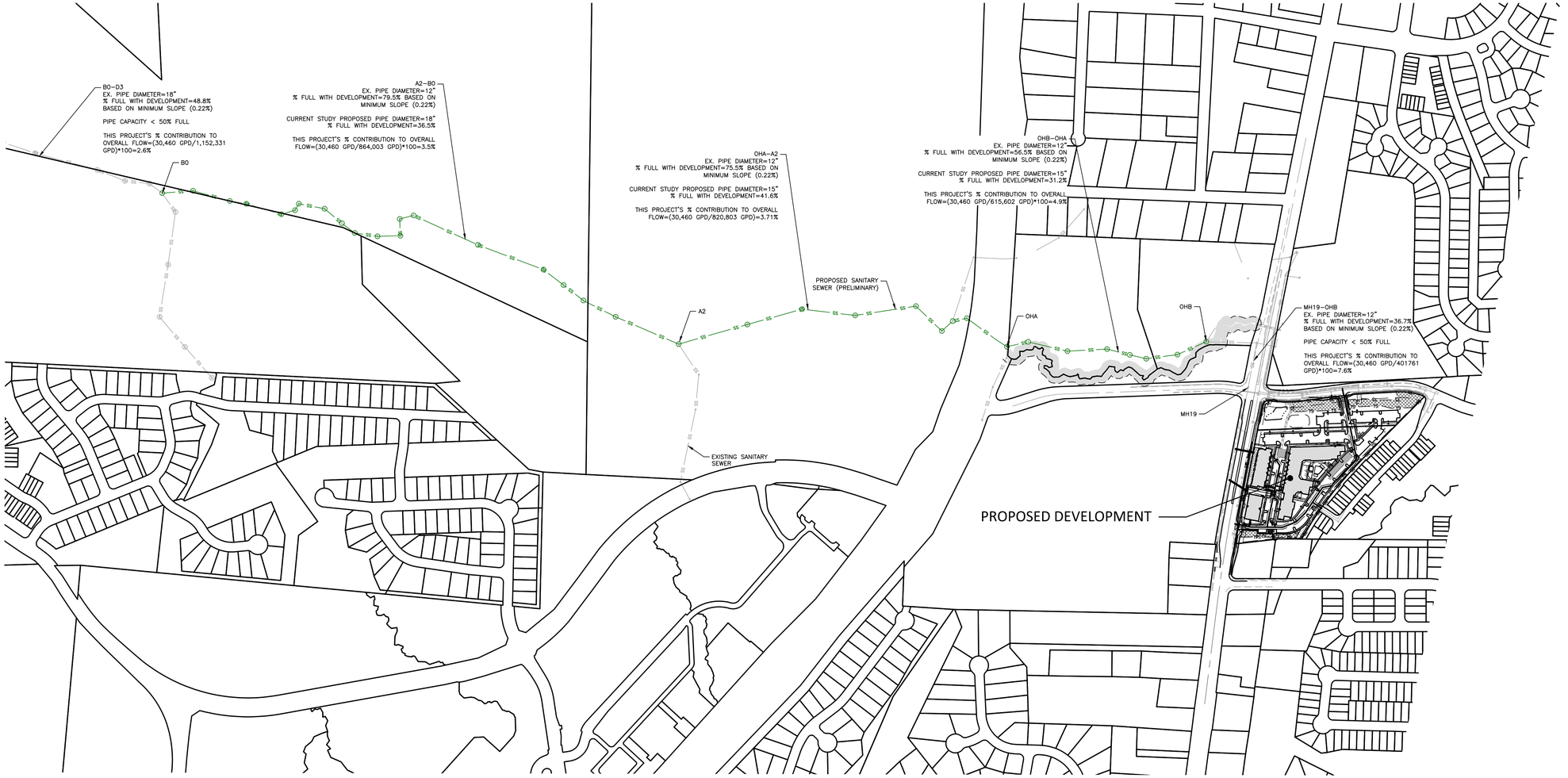
PLAN INFORMATION

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CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	1" = 40'
DATE	04. 18. 2025

SHEET

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

12 OAKS ANLYSIS

NORTHERN ANALYSIS

Proposed 1220 N Main Site:
30,459 gpd (average)
76148 gpd (peak)

MH17
MH16
MH15
MH14
MH13
MH7
MH6
MH5
MH4
MH19
MH18
MH12
MH11
MH10
MH9
MH8
MH3
MH2
MH1

Proposed SS Connection from Freese & Nichols Omni NC55 Pump Station Abandonment Plan

Omni Basin:
Omni PS Permitted Flow: 40,000 gpd

Peaked: 69.44 gpm

2.95 ac Vacant: @8 units/ac @ 255 gpd/unit * 2.5 = 10.45 gpm

Commercial Flow Along Analysis Peaked with 0.12 gpd/sf:

MH6: 56192.40 SF = 11.71 gpm
MH7: 62726.4 SF = 13.07 gpm
MH9: 480902.40 SF = 100.19 gpm
MH10: 43560 SF = 9.08 gpm
MH11: 114998.40 SF = 23.96 gpm
MH12: 37461.6 SF = 7.80 gpm
MH13: 30056.40 SF = 6.26 gpm
MH14: 32670 SF = 6.81 gpm

2.62 ac Vacant: @8 units/ac @ 255 gpd/ unit * 2.5 = 9.28 gpm

16.82 ac Vacant: @8 units/ac @ 255 gpd/unit * 2.5 = 59.57 gpm

Residential Area: 255 gpd/unit

MH6: 85 * 255 gpd/unit * 2.5 = 37.63 gpm
MH7: 4 * 255 gpd/unit * 2.5 = 1.77 gpm
MH8: 71* 255 gpd/unit * 2.5 = 31.43

Updated to 75 GPD/ bedroom

70.44 gpd

Proposed Site: 489 bedrooms

277 Units: ~~253 units 1&2 bedrooms~~ --> ~~240~~ gpd * 2.5 = ~~105.42~~ gpm
~~24 units 3 bedrooms --> 360 gpd * 2.5 = 15 gpm~~

Commercial:
12,500 SF: 0.12 gpd/sf * 2.5 = 2.60 gpm

Retail:
20,000 SF: 0.12 gpd/sf * 2.5 = 4.17 gpm

Actual flow from Vista Site
40,575 pd (avg)

GRAPHIC SCALE
0 225 450 900
1 inch = 450 ft.

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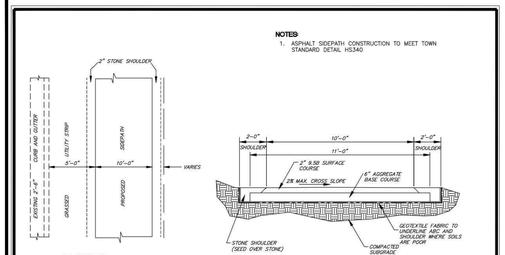
PLAN INFORMATION

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

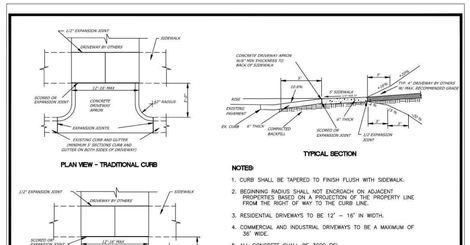
ASPHALT SIDEPATH

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS379**

DATE | REVISIONS

10/05



NOTES:

1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
2. BEGINNING RADIUS SHALL NOT ENCROACH ON ADJACENT PROPERTIES BASED ON A PROJECTION OF THE 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.

DRAWING NOT TO SCALE

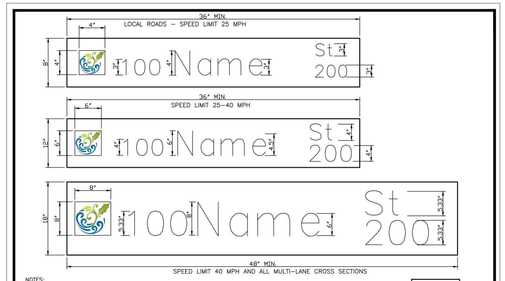
STANDARD DRIVEWAY APRON

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: 80mm (3.15"), 3.2mm (0.125") OR 4mm (0.157").
5. GREEN RETROREFLECTIVE BACKGROUND WITH NON-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

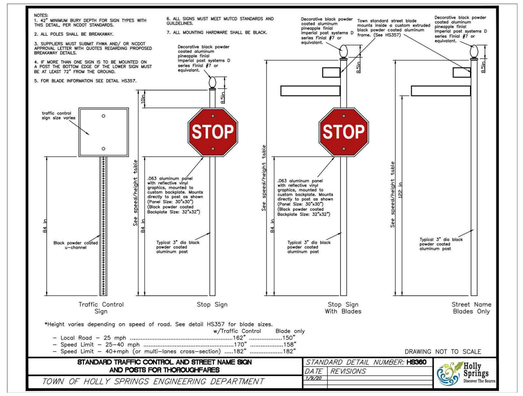
POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS357**

DATE | REVISIONS

4/8/19



DRAWING NOT TO SCALE

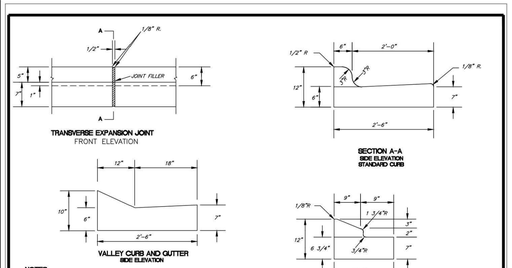
STANDARD TRAFFIC CONTROL, AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES

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

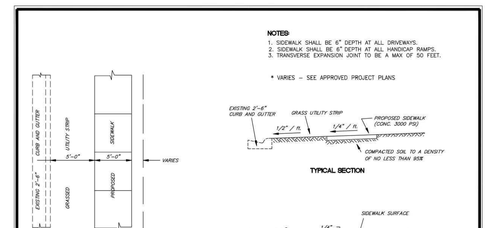
STANDARD CONCRETE CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS321**

DATE | REVISIONS

5/8/20



DRAWING NOT TO SCALE

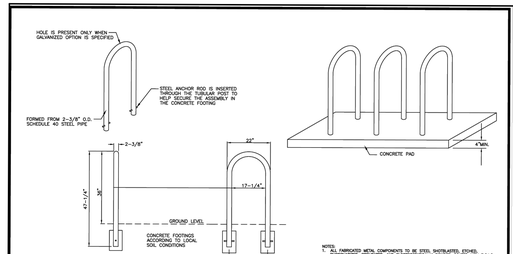
STANDARD CONCRETE SIDEWALK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS327**

DATE | REVISIONS

5/8/20



NOTES:

1. ALL FABRICATED METAL COMPONENTS TO BE STEEL, HOT-RLATVANIZED, ETCHED, PHOSPHATIZED, PRE-HEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATING MATERIAL. ALL WELDS TO BE GROUND SMOOTH, PREHEATED AND COATED WHILE HOT TO FILL CRACKS AND BLACK COATING ITSR. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE 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

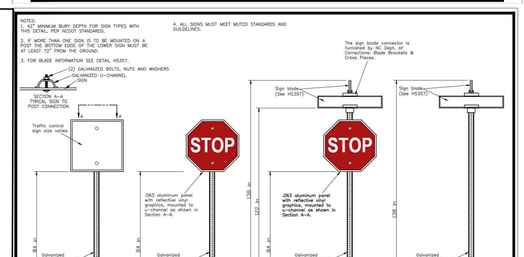
STANDARD IN-GROUND MOUNT BIKE RACK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS3007**

DATE | REVISIONS

8/5/08



DRAWING NOT TO SCALE

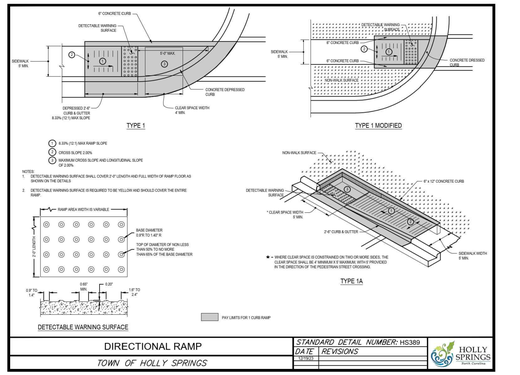
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR LOCAL, COLLECTOR AND MINOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS359**

DATE | REVISIONS

5/8/20



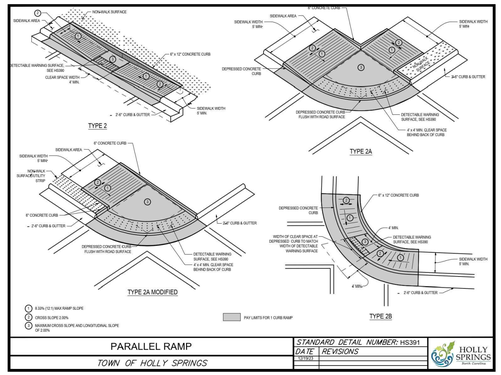
DIRECTIONAL RAMP

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: **HS389**

DATE | REVISIONS

10/05



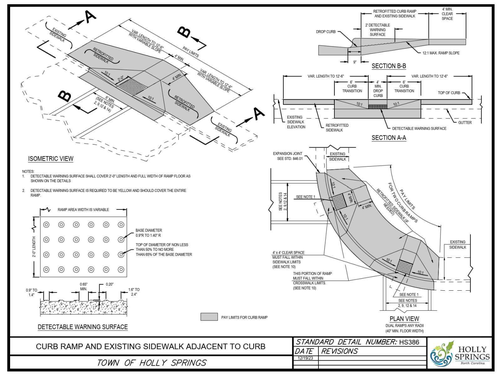
PARALLEL RAMP

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: **HS391**

DATE | REVISIONS

10/05



CURB RAMP AND EXISTING SIDEWALK ADJACENT TO CURB

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: **HS386**

DATE | REVISIONS

10/05

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 846.01.
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.

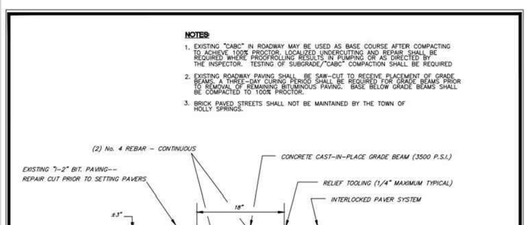
CURB RAMP NOTES

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: **HS396**

DATE | REVISIONS

5/30/21



NOTES:

1. EXISTING "CABC" IN ROADWAY MAY BE USED AS BASE COURSE AFTER COMPACTING TO ACHIEVE 100% PROCTOR. LOCALIZED UNDERCUTTING AND REPAIR SHALL BE REQUIRED WHERE PROOFROLLING REVEALS PUMPING OR AS DIRECTED BY THE INSPECTOR. TESTING OF SUBGRADE/ "CABC" COMPACTION SHALL BE REQUIRED
2. EXISTING ROADWAY PAVING SHALL BE SAW–CUT TO RECEIVE PLACEMENT OF GRADE BEAMS. A THREE–DAY CURING PERIOD SHALL BE REQUIRED FOR GRADE BEAMS PRIOR TO REMOVAL OF REMAINING BITUMINOUS PAVING. BASE BELOW GRADE BEAMS SHALL BE COMPACTED TO 100% PROCTOR.
3. BRICK PAVED STREETS SHALL NOT BE MAINTAINED BY THE TOWN OF HOLLY SPRINGS.

DRAWING NOT TO SCALE

INTERLOCKED CONCRETE PAVER STREET SECTION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS328**

DATE | REVISIONS

8/8/08

McADAMS

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1220 N MAIN ST
OVERALL SITE PLAN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 034355 LINDA J. VISTEN

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

SITE DETAILS

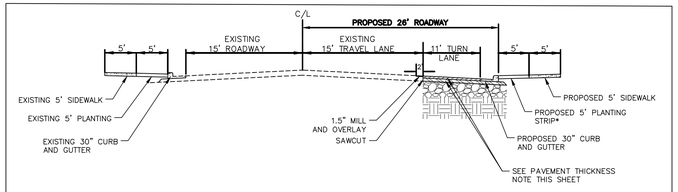
C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SPEC\SPEC 2024\SPEC24258 Overlook at Main Mixed Use\04-Production\Engineering\Production Drawings\Snapshot\2025-04-23 snapshot before adding SUE\Development Plan\SPEC24258-D1.dwg, 4/30/2025 4:17:26 PM, Casey Greene

PAVEMENT SECTION NOTE:

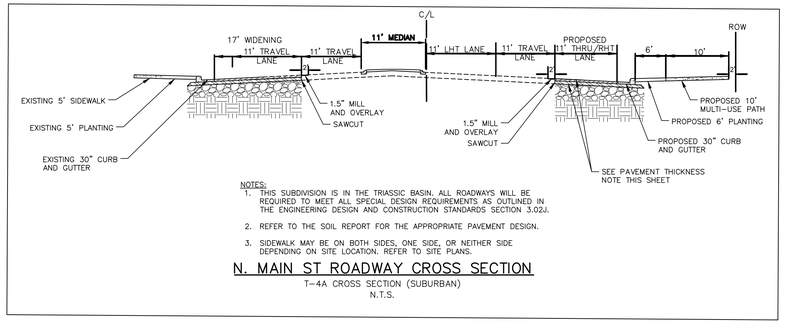
1. PAVEMENT SECTIONS SHOWN ARE FROM EITHER THE NCDOT STANDARD MINIMUM PAVEMENT SECTION OR THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. CONTRACTOR TO VERIFY PAVEMENT SECTIONS WITH GEOTECHNICAL REPORT. IF PAVEMENT SECTIONS IN THE GEOTECHNICAL REPORT DIFFER FROM THE PAVEMENT SECTION SHOWN ON THESE PLANS, 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:
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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

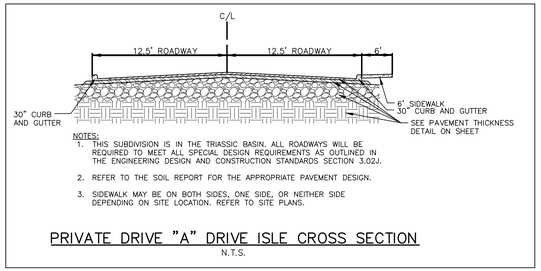
*MODIFICATION OF LC-2A CROSS SECTION (SUBURBAN)
N.T.S.



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

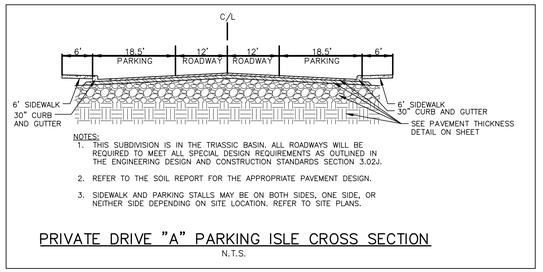
T-4A CROSS SECTION (SUBURBAN)
N.T.S.



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.

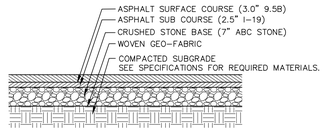


NOTES:
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2. REFER TO THE SOIL REPORT FOR THE APPROPRIATE PAVEMENT DESIGN.
3. SIDEWALK AND PARKING STALLS MAY BE ON BOTH SIDES, ONE SIDE, OR NEITHER SIDE DEPENDING ON SITE LOCATION. REFER TO SITE PLANS.

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.

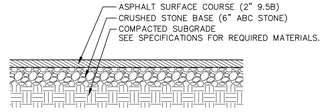


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

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.

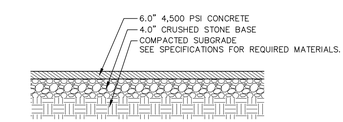


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

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.



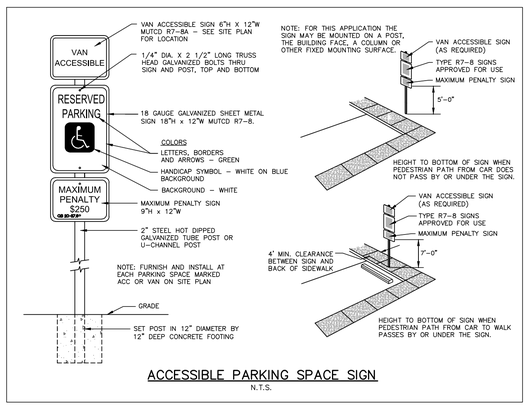
SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

ON-SITE HEAVY DUTY CONCRETE PAVEMENT DETAIL

N.T.S.

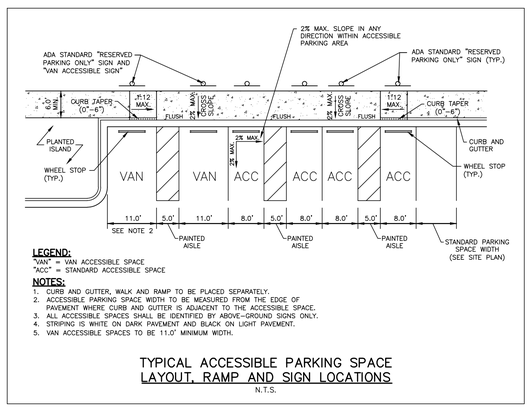
NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

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.



ACCESSIBLE PARKING SPACE SIGN

N.T.S.

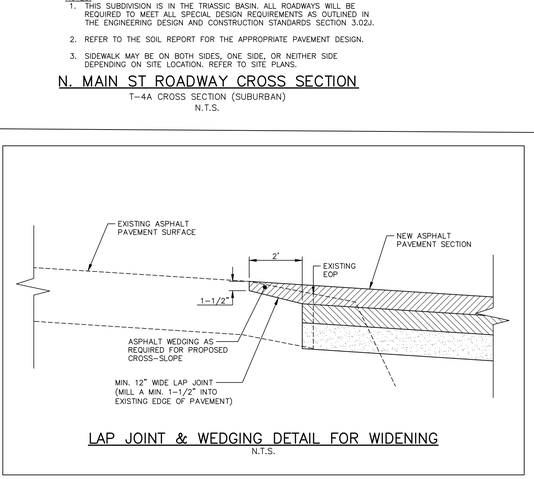


LEGEND:
"VAN" = VAN ACCESSIBLE SPACE
"ACC" = STANDARD ACCESSIBLE SPACE

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.



LAP JOINT & WEDGING DETAIL FOR WIDENING

N.T.S.

McADAMS
The John R. McAdams Company, Inc.
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license number: C-0293, C-187
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1220 N MAIN ST
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HOLLY SPRINGS, NC 27540

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
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

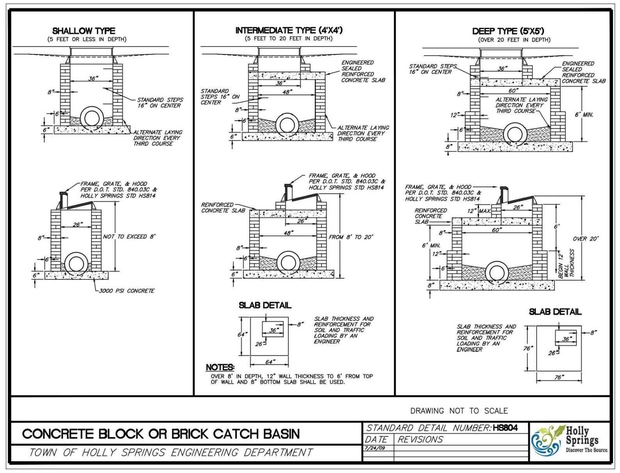
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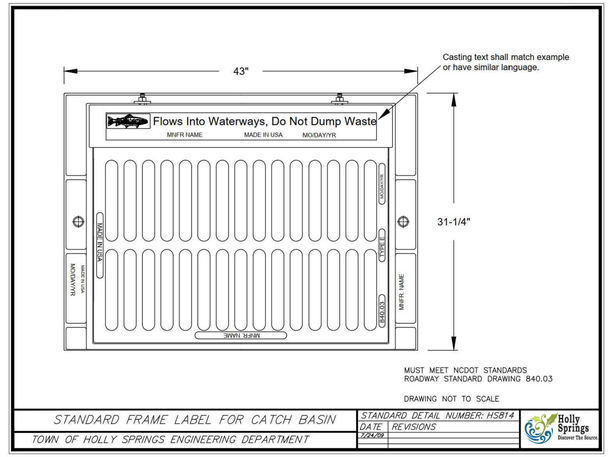
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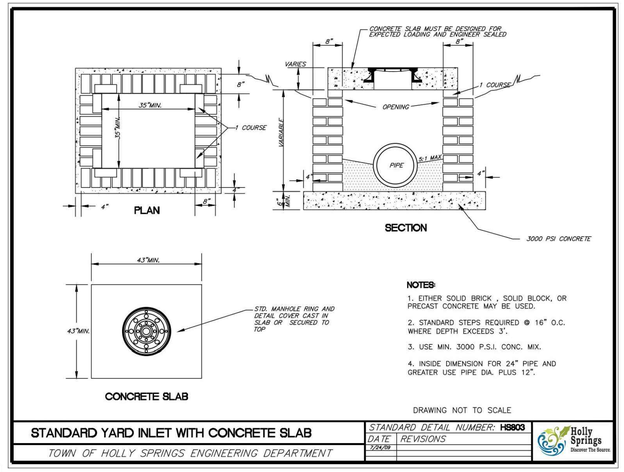
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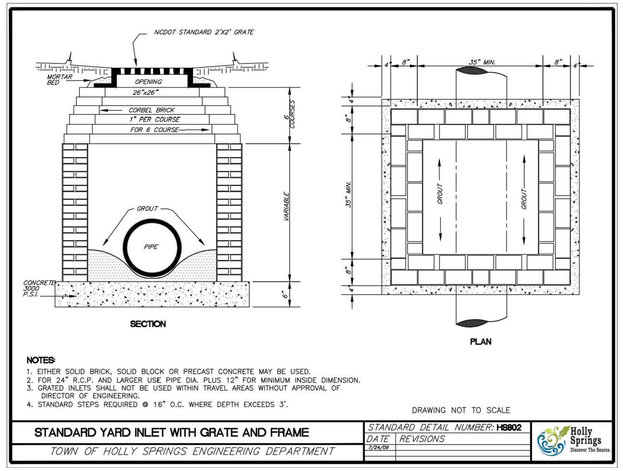
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

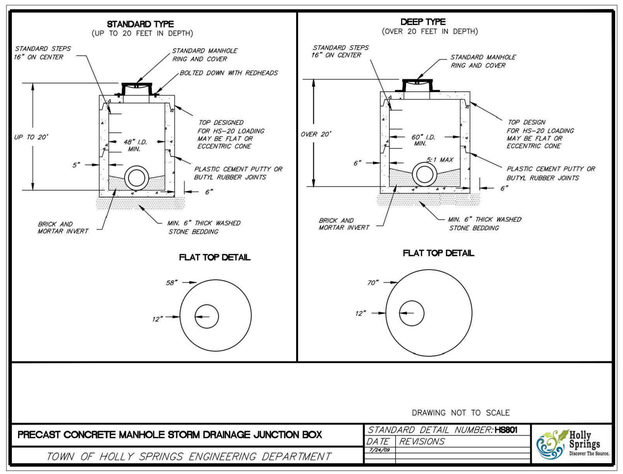
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NORTH CAROLINA PROFESSIONAL 034355 ENGINEER LINDA J. VASIL
04. 18. 2025

REVISIONS

NO.	DATE	
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3	04. 18. 2025	REVISED PER ToHS 3RD DP REVIEW
4		
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6		

PLAN INFORMATION

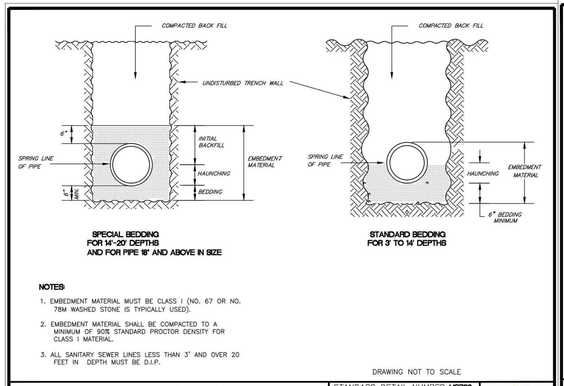
PROJECT NO.	SPEC-24258
FILENAME	SPEC24258-D1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	N.T.S.
DATE	04. 18. 2025

SHEET
STORM DETAILS

C8.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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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

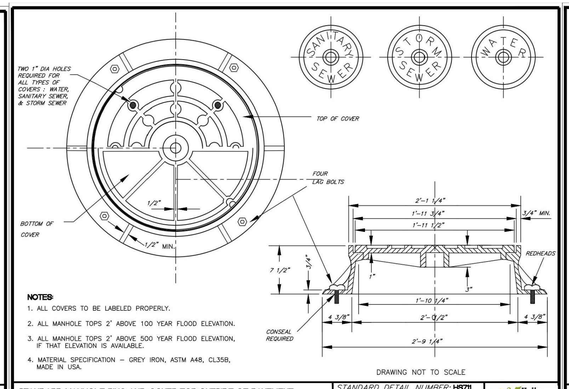
BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE

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

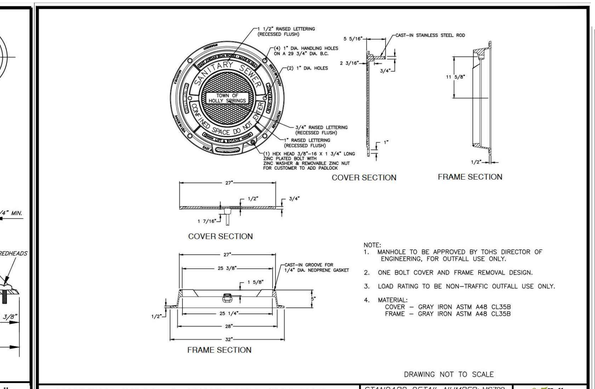
STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT

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

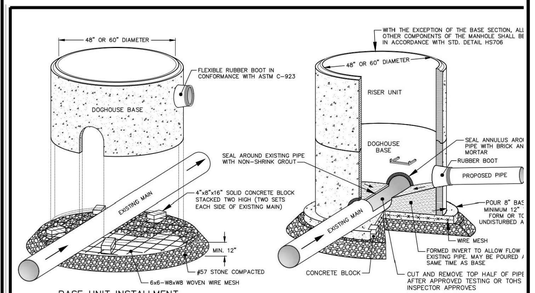
MANHOLE COVER & FRAME FOR OUTFALLS

STANDARD DETAIL NUMBER: **HS722**

DATE | REVISIONS

2/24/09

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

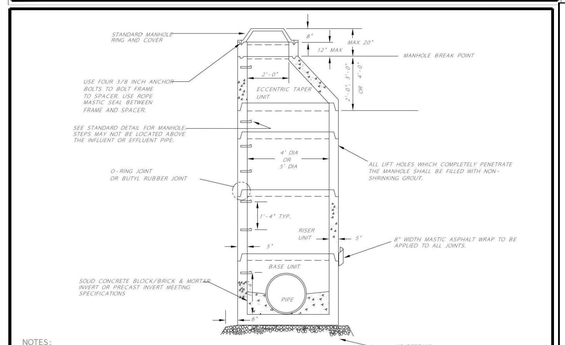
1. DOGHOUSE OPENINGS IN PRECAST UNITS SHALL HAVE A RADIUS OF 4 TO 8 INCHES LARGER THAN THE EXISTING PIPE DIAMETER.
2. CAST-IN-PLACE CONCRETE SHALL BE 4000 PSI, PER ASTM C-94.
3. ALL PRECAST MANHOLE COMPONENTS SHALL MEET ASTM C-478.
4. BENCH SHALL SLOPE UPWARD FROM THE SPRINGLINE TO THE PROJECTED LEVEL 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.

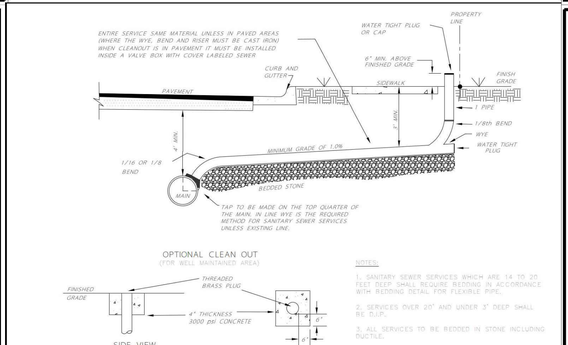
DRAWING NOT TO SCALE

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.

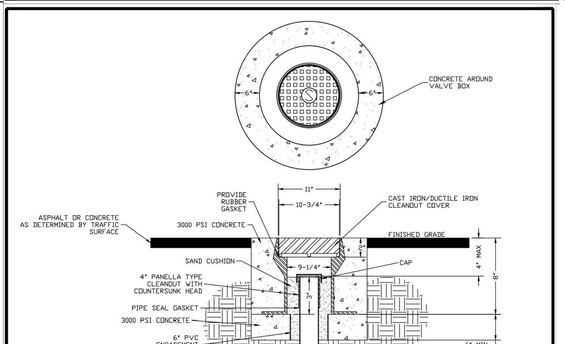
DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE

STANDARD DETAIL NUMBER: **HS715**

DATE | REVISIONS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

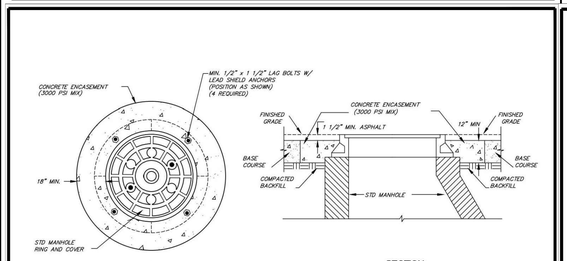
SEWER MINI-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREA

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

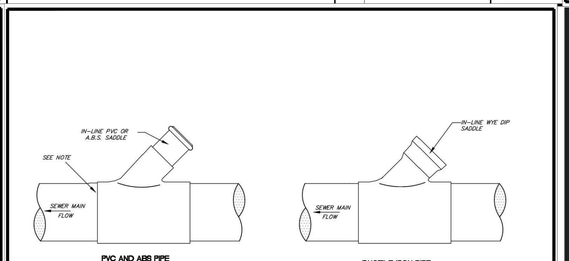
STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS

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

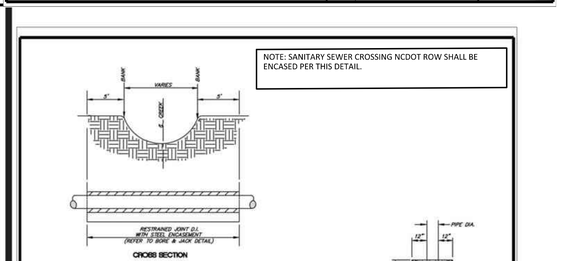
STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES

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
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

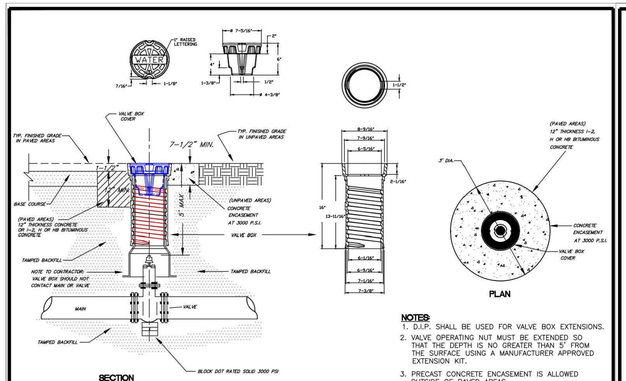
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FILENAME	SPEC24258-D1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	N.T.S.
DATE	04. 18. 2025

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

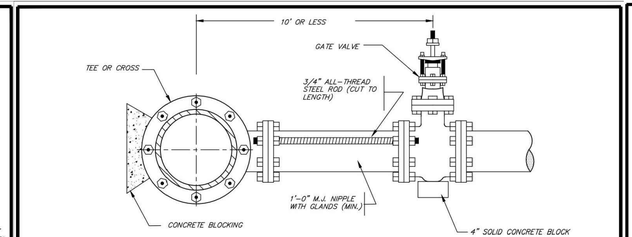
STANDARD VALVE BOX INSTALLATION

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

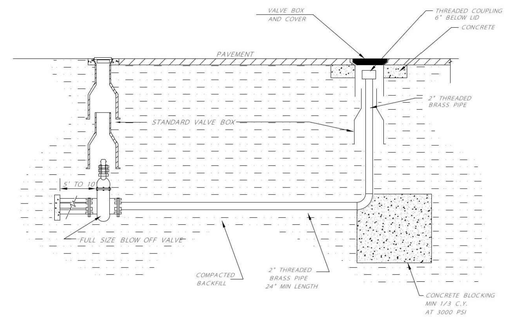
STANDARD VALVE RODDING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS603**

DATE | REVISIONS

12/6/06



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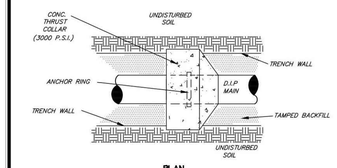
TEMPORARY BLOW-OFF ASSEMBLY

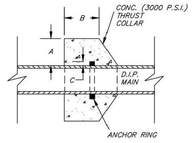
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS605**

DATE | REVISIONS

6/6/06



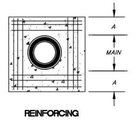


SCHEDULE

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.



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

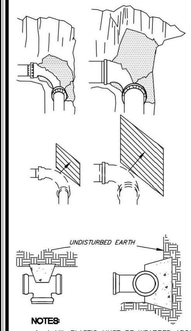
STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS623**

DATE | REVISIONS

12/6/06



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

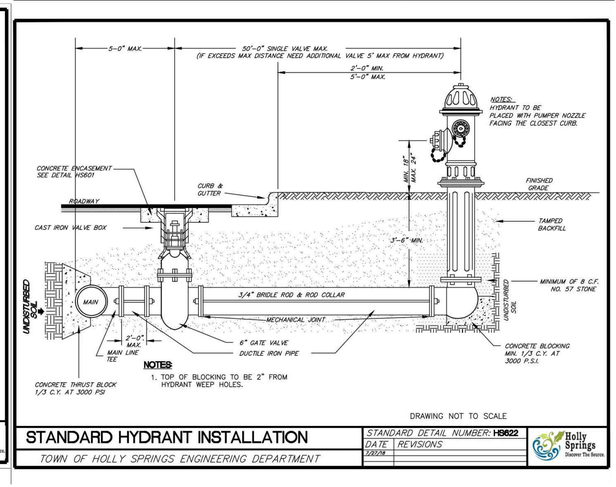
STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS624**

DATE | REVISIONS

12/6/06



NOTES:

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

DRAWING NOT TO SCALE

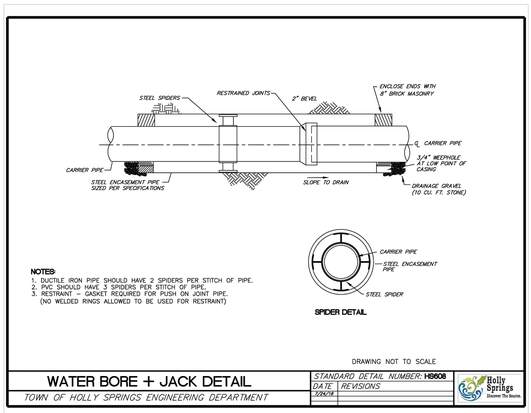
STANDARD HYDRANT INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS622**

DATE | REVISIONS

12/6/06



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)

DRAWING NOT TO SCALE.

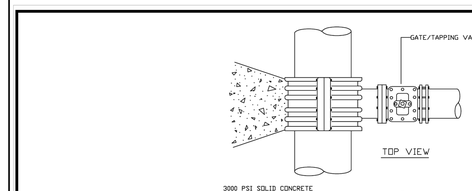
WATER BORE + JACK DETAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS608**

DATE | REVISIONS

12/6/06



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

6/30/13

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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

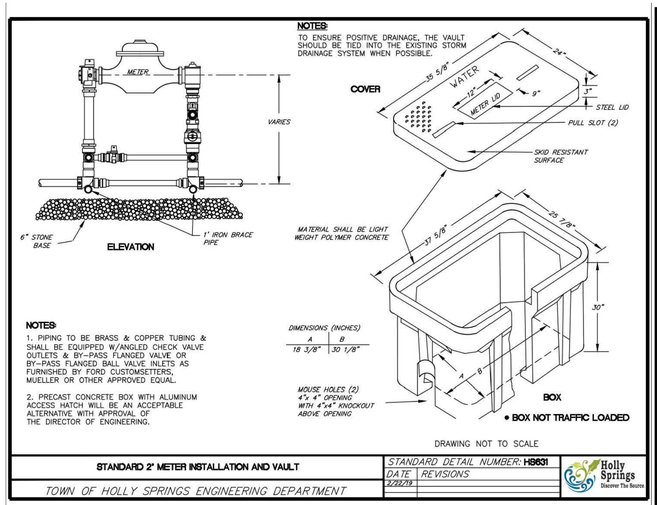
PROJECT NO.	SPEC-24258
FILENAME	SPEC24258-D1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	N.T.S.
DATE	04. 18. 2025

SHEET

WATER DETAILS

C8.04

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



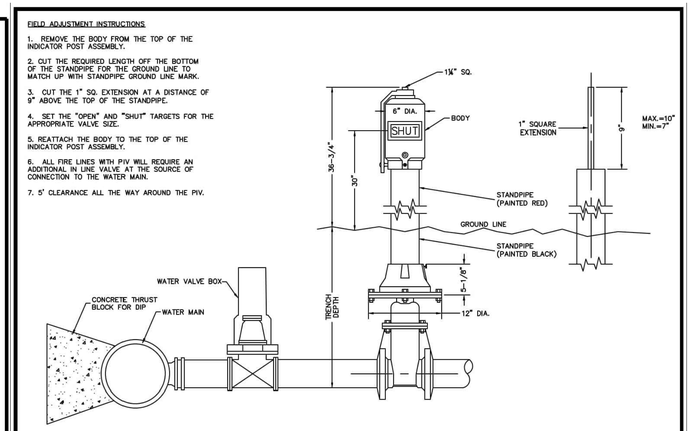
DRAWING NOT TO SCALE

STANDARD 2" METER INSTALLATION AND VAULT

STANDARD DETAIL NUMBER: HS631

DATE | REVISIONS
1/20/16 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



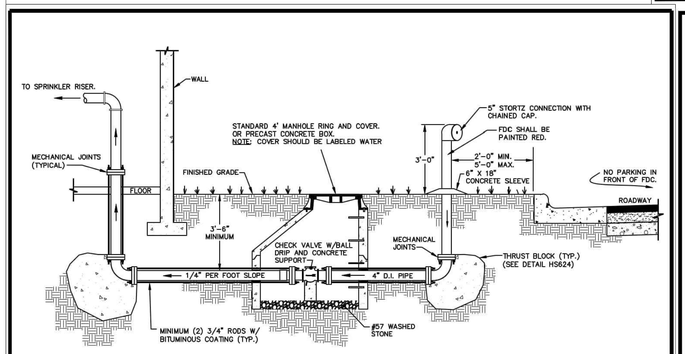
DRAWING NOT TO SCALE

POST INDICATOR VALVE

STANDARD DETAIL NUMBER: HS627

DATE | REVISIONS
11/28/21 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



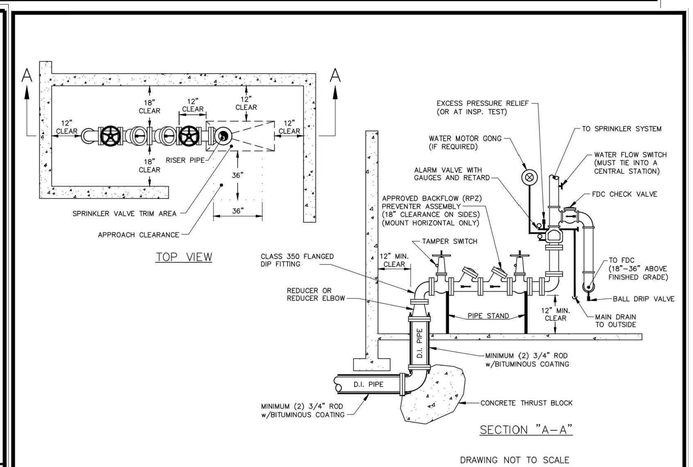
DRAWING NOT TO SCALE

STANDARD DETACHED FDC CONNECTION

STANDARD DETAIL NUMBER: HS625

DATE | REVISIONS
11/28/21 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



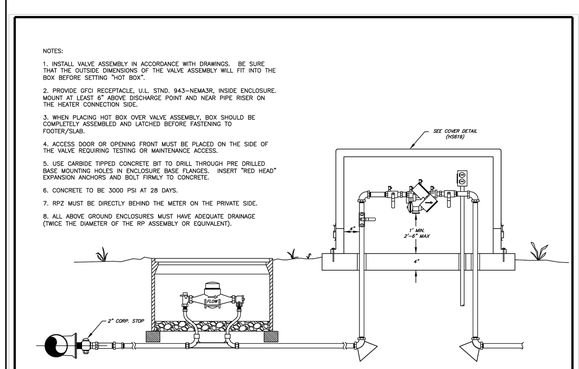
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STANDARD SPRINKLER RISER

STANDARD DETAIL NUMBER: HS626

DATE | REVISIONS
7/24/09 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



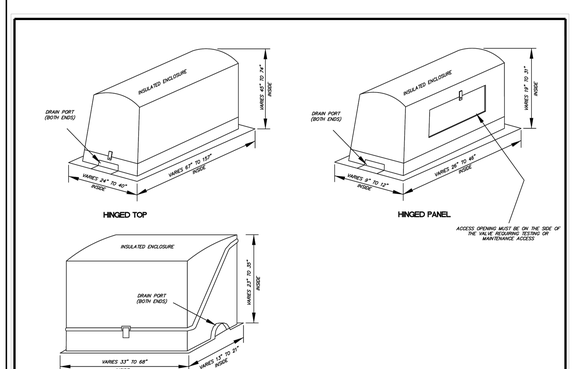
DRAWING NOT TO SCALE

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 |

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04. 18. 2025

REVISIONS

NO.	DATE	
1	02. 07. 2025	REVISED PER TOHS 1ST 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

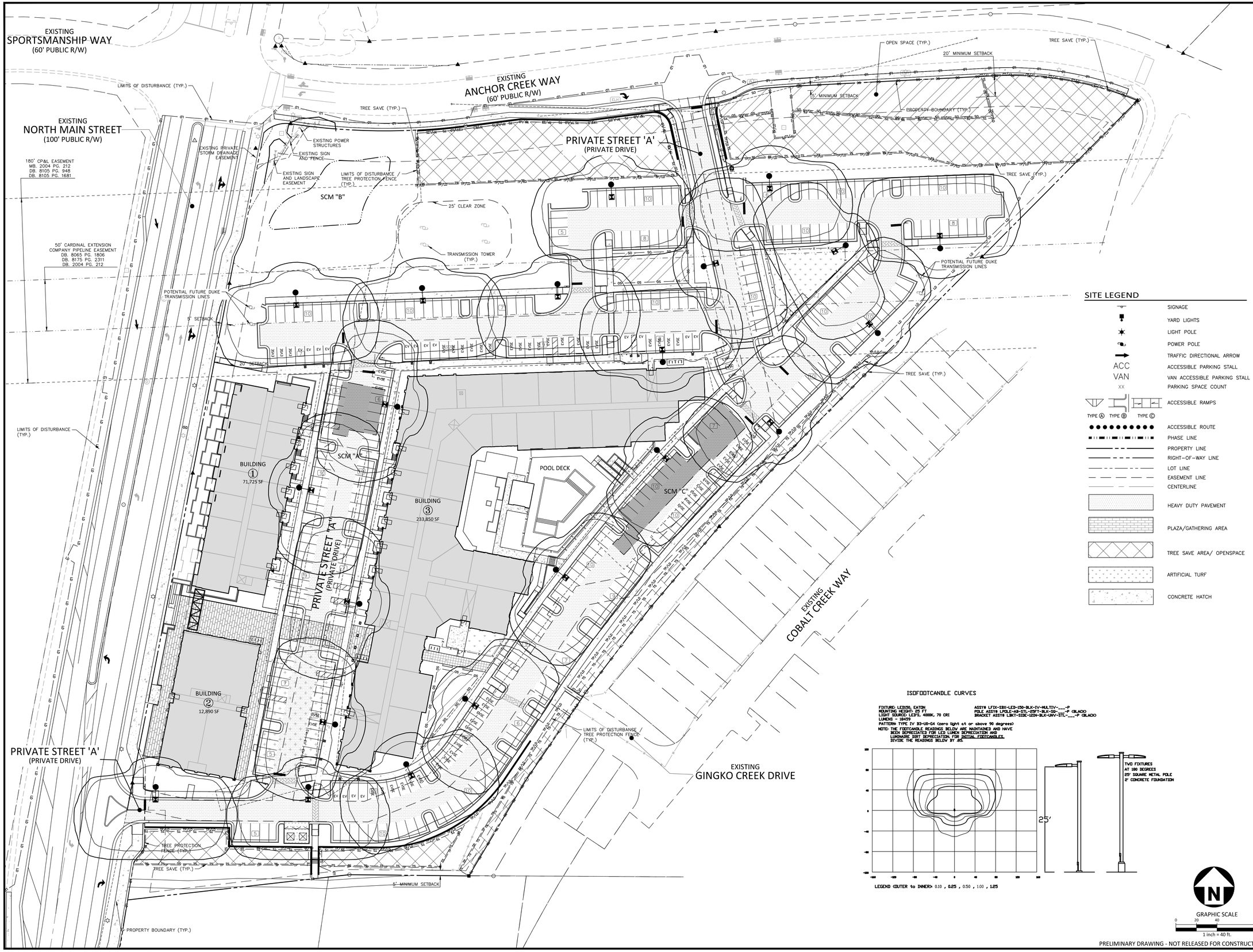
SHEET

WATER DETAILS

C8.05

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04. 18. 2025

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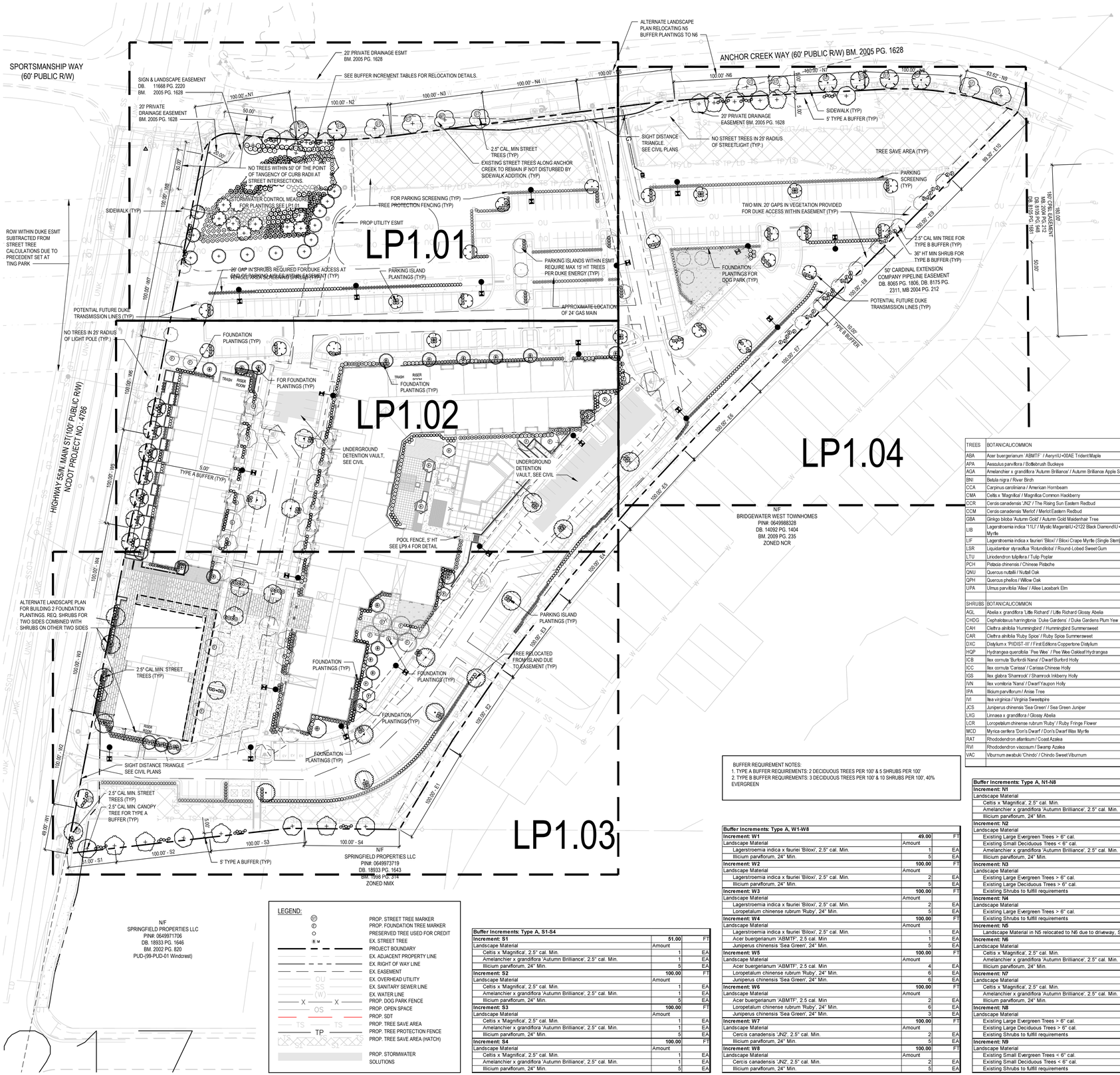
PLAN INFORMATION

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



Town of Holly Springs UDO Landscape & Screening Requirements						
Project: Overlook at Main						
Date: 01.03.2025 (Rev. 3.14.2025)						
UDO including Supplement #4						
Anchor Creek Way Street Trees						
Length of Right of Way					**847.00**	LF
Overstory Trees Required (2.5" cal. @ 30' o.c. min..45' o.c. max.)	847	/	60	=	**14.0**	EA
Overstory Trees Provided (2.5" cal. @ 30' o.c. min..45' o.c. max.)					**14**	EA
No more than 55% of a single species					**YES**	
Highway 55/ North Main Street Trees						
Length of Right of Way (Less Duke Easement)	766.63	-	185.0	=	**581.60**	LF
Duke Easment Subtracted from ROW Length Due to Precedent Set at Ting Park						
Overstory Trees Required (2.5" cal. @ 40' o.c. min..60' o.c. max.)	581.6	/	60	=	**9.0**	EA
Overstory Trees Provided (2.5" cal. @ 40' o.c. min..60' o.c. max.)					**9**	EA
No more than 55% of a single species					**YES**	
Interior Vehicle Parking Area Islands						
Parking Spaces					**367.0**	EA
1 parking island for every 10 Parking Spaces	367	/	10	=	**36.7**	EA
Parking Islands Provided					**43.0**	EA
Trees Required (2.5" cal. @ 1 tree per island)	1	x	43.00	=	**43.0**	EA
Trees Provided (2.5" cal. @ 1 tree per island)					**43**	EA
Shrubs Required (24" ht. @ 4 shrubs per island)	4	x	43.00	=	**172.0**	EA
Shrubs Provided (24" ht. @ 4 shrubs per island)					**172**	EA
Foundation Landscaping						
Linear Feet of Building #1 Façade subject to Requirements					**580.00**	LF
Overstory (Canopy) Trees Required (2.5" cal. @ 1/75 LF)(Half of Total)	290.00	x	0.013		**3.9**	EA
Overstory (Canopy) Trees Provided (2.5" cal. @ 1/75 LF)					**5**	EA
Understory Trees Required (1.5" cal. @ 2/75 LF)(Half of Total)	290.00	x	0.027		**7.7**	EA
Understory Trees Provided (1.5" cal. @ 2/75 LF)					**8**	EA
Medium Shrubs Required (24" ht. @ 1.5/5 LF)	580	x	0.30	=	**174.0**	EA
Medium Shrubs Provided (24" ht. @ 1.5/5 LF)					**174**	EA
Linear Feet of Building #2 Façade subject to Requirements					**360.00**	LF
Overstory (Canopy) Trees Required (2.5" cal. @ 1/75 LF)(Half of Total)	180.00	x	0.013		**2.4**	EA
Overstory (Canopy) Trees Provided (2.5" cal. @ 1/75 LF)					**2**	EA
Understory Trees Required (1.5" cal. @ 2/75 LF)(Half of Total)	180.00	x	0.027		**4.8**	EA
Understory Trees Provided (1.5" cal. @ 2/75 LF)					**5**	EA
Medium Shrubs Required (24" ht. @ 1.5/5 LF)	360	x	0.30	=	**108.0**	EA
Medium Shrubs Provided (24" ht. @ 1.5/5 LF)					**109**	EA
Linear Feet of Building #3 Façade subject to Requirements					**1,580.00**	LF
Overstory (Canopy) Trees Required (2.5" cal. @ 1/75 LF)(Half of Total)	790.00	x	0.013		**10.5**	EA
Overstory (Canopy) Trees Provided (2.5" cal. @ 1/75 LF)					**17**	EA
Understory Trees Required (1.5" cal. @ 2/75 LF)(Half of Total)	790.00	x	0.027		**21.1**	EA
Understory Trees Provided (1.5" cal. @ 2/75 LF)					**21**	EA
Medium Shrubs Required (24" ht. @ 1.5/5 LF)	1580	x	0.30	=	**474.0**	EA
Medium Shrubs Provided (24" ht. @ 1.5/5 LF)					**474**	EA

TREES	BOTANICAL/COMMON	QUANTITY	TOTAL PERCENTAGE
ABA	Acer buergerianum `ABMTF` / AerynIU+00AE Trident Maple	13	6.74%
APA	Aesculus parviflora / Bottlebrush Buckeye	9	4.66%
AGA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	10	5.18%
BNI	Betula nigra / River Birch	5	2.59%
CCA	Carpinus caroliniana / American Hornbeam	11	5.70%
CMA	Celtis x `Magnifica` / Magnifica Common Hackberry	10	5.18%
CCR	Cercis canadensis 'JN2' / The Rising Sun Eastern Redbud	22	11.40%
CCM	Cercis canadensis 'Merlot' / Merlot Eastern Redbud	32	16.58%
GBA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	7	3.63%
LIB	Lagerstroemia indica '11LI' / Mystic Magenta®U+2122 Black Diamond®U+00AE Crape Myrtle	24	12.44%
LIF	Lagerstroemia indica x fauriei 'Biloxi' / Biloxi Crape Myrtle (Single Stem)	6	3.11%
LSR	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	15	7.77%
LTU	Liriodendron tulipifera / Tulip Poplar	3	1.55%
PCH	Pistacia chinensis / Chinese Pistache	8	4.15%
QNU	Quercus nuttallii / Nuttall Oak	6	3.11%
QPH	Quercus phellos / Willow Oak	4	2.07%
UPA	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	8	4.15%
	TREE TOTAL	193	100.00%
SHRUBS	BOTANICAL/COMMON	QUANTITY	
AGL	Abelia x grandiflora 'Little Richard' / Little Richard Glossy Abelia	127	6.28%
CHDG	Cephalotaxus harringtonia `Duke Gardens` / Duke Gardens Plum Yew	256	12.66%
CAH	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	101	5.00%
CAR	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	79	3.91%
DXC	Distylium x 'PIIDIST-III' / First Editions Coppertone Distylium	58	2.87%
HQP	Hydrangea quercifolia `Pee Wee` / Pee Wee Oakleaf Hydrangea	63	3.12%
ICB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	152	7.52%
ICC	Ilex cornuta 'Carissa' / Carissa Chinese Holly	220	10.88%
IGS	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	185	9.15%
IVN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	105	5.19%
IPA	Illicium parviflorum / Anise Tree	70	3.46%
IVI	Itea virginica / Virginia Sweetspire	82	4.06%
JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	120	5.93%
LXG	Linnaea x grandiflora / Glossy Abelia	36	1.78%
LCR	Loropetalum chinense rubrum 'Ruby' / Ruby Fringe Flower	58	2.87%
MCD	Myrica cerifera 'Don's Dwarf / Don's Dwarf Wax Myrtle	153	7.57%
RAT	Rhododendron atlanticum / Coast Azalea	91	4.50%
RVI	Rhododendron viscosum / Swamp Azalea	42	2.08%
VAC	Viburnum awabuki 'Chindo' / Chindo Sweet Viburnum	24	1.19%
	SHRUB TOTAL	2022	100.00%

BUFFER REQUIREMENT NOTES:
1. TYPE A BUFFER REQUIREMENTS: 2 DECIDUOUS TREES PER 100' & 5 SHRUBS PER 100'.
2. TYPE B BUFFER REQUIREMENTS: 3 DECIDUOUS TREES PER 100' & 10 SHRUBS PER 100', 40% EVERGREEN

Buffer Increments: Type A, W1-W8		
Increment: W1	**49.00**	FT
Landscape Material	Amount	
Lagerstroemia indica x fauriei 'Biloxi', 2.5" cal. Min.	1	EA
Illicium parviflorum, 24" Min.	5	EA
Increment: W2	**100.00**	FT
Landscape Material	Amount	
Lagerstroemia indica x fauriei 'Biloxi', 2.5" cal. Min.	2	EA
Illicium parviflorum, 24" Min.	10	EA
Increment: W3	**100.00**	FT
Landscape Material	Amount	
Lagerstroemia indica x fauriei 'Biloxi', 2.5" cal. Min.	2	EA
Loropetalum chinense rubrum 'Ruby', 24" Min.	5	EA
Increment: W4	**100.00**	FT
Landscape Material	Amount	
Lagerstroemia indica x fauriei 'Biloxi', 2.5" cal. Min.	1	EA
Acer buergerianum 'ABMTF', 2.5 cal. Min	1	EA
Juniperus chinensis 'Sea Green', 24" Min.	5	EA
Increment: W5	**100.00**	FT
Landscape Material	Amount	
Acer buergerianum 'ABMTF', 2.5 cal. Min	4	EA
Loropetalum chinense rubrum 'Ruby', 24" Min.	6	EA
Juniperus chinensis 'Sea Green', 24" Min.	6	EA
Increment: W6	**100.00**	FT
Landscape Material	Amount	
Acer buergerianum 'ABMTF', 2.5 cal. Min	2	EA
Loropetalum chinense rubrum 'Ruby', 24" Min.	6	EA
Juniperus chinensis 'Sea Green', 24" Min.	3	EA
Increment: W7	**100.00**	FT
Landscape Material	Amount	
Cercis canadensis 'JN2', 2.5" cal. Min.	2	EA
Illicium parviflorum, 24" Min.	5	EA
Increment: W8	**100.00**	FT
Landscape Material	Amount	
Cercis canadensis 'JN2', 2.5" cal. Min.	2	EA
Illicium parviflorum, 24" Min.	5	EA

Buffer Increments: Type A, S1-S4		
Increment: S1	**51.00**	FT
Landscape Material	Amount	
Celtis x 'Magnifica', 2.5" cal. Min.	1	EA
Amelanchier x grandiflora 'Autumn Brilliance', 2.5" cal. Min.	1	EA
Illicium parviflorum, 24" Min.	5	EA
Increment: S2	**100.00**	FT
Landscape Material	Amount	
Celtis x 'Magnifica', 2.5" cal. Min.	1	EA
Amelanchier x grandiflora 'Autumn Brilliance', 2.5" cal. Min.	1	EA
Illicium parviflorum, 24" Min.	5	EA
Increment: S3	**100.00**	FT
Landscape Material	Amount	
Celtis x 'Magnifica', 2.5" cal. Min.	1	EA
Amelanchier x grandiflora 'Autumn Brilliance', 2.5" cal. Min.	1	EA
Illicium parviflorum, 24" Min.	5	EA
Increment: S4	**100.00**	FT
Landscape Material	Amount	
Celtis x 'Magnifica', 2.5" cal. Min.	1	EA
Amelanchier x grandiflora 'Autumn Brilliance', 2.5" cal. Min.	1	EA
Illicium parviflorum, 24" Min.	5	EA

Buffer Increments: Type A, N1-N8		
Increment: N1	**100.00**	FT
Landscape Material	Amount	
Celtis x 'Magnifica', 2.5" cal. Min.	1	EA
Amelanchier x grandiflora 'Autumn Brilliance', 2.5" cal. Min.	1	EA
Illicium parviflorum, 24" Min.	5	EA
Increment: N2	**100.00**	FT
Landscape Material	Amount	
Existing Large Evergreen Trees > 6" cal.	3	EA
Existing Small Deciduous Trees < 6" cal.	1	EA
Amelanchier x grandiflora 'Autumn Brilliance', 2.5" cal. Min.	2	EA
Illicium parviflorum, 24" Min.	10	EA
Increment: N3	**100.00**	FT
Landscape Material	Amount	
Existing Large Evergreen Trees > 6" cal.	1	EA
Existing Large Deciduous Trees > 6" cal.	1	EA
Existing Shrubs to fulfill requirements	5	EA
Increment: N4	**100.00**	FT
Landscape Material	Amount	
Existing Large Evergreen Trees > 6" cal.	2	EA
Existing Shrubs to fulfill requirements	5	EA
Increment: N5	**100.00**	FT
Landscape Material in N5 relocated to N6 due to driveway, SDT and lighting		
Increment: N6	**100.00**	FT
Landscape Material	Amount	
Celtis x 'Magnifica', 2.5" cal. Min.	2	EA
Amelanchier x grandiflora 'Autumn Brilliance', 2.5" cal. Min.	2	EA
Illicium parviflorum, 24" Min.	10	EA
Increment: N7	**100.00**	FT
Landscape Material	Amount	
Celtis x 'Magnifica', 2.5" cal. Min.	1	EA
Amelanchier x grandiflora 'Autumn Brilliance', 2.5" cal. Min.	1	EA
Illicium parviflorum, 24" Min.	5	EA
Increment: N8	**100.00**	FT
Landscape Material	Amount	
Existing Large Evergreen Trees > 6" cal.	1	EA
Existing Large Deciduous Trees > 6" cal.	1	EA
Existing Shrubs to fulfill requirements	5	EA
Increment: N9	**63.62**	FT
Landscape Material	Amount	
Existing Small Evergreen Trees < 6" cal.	1	EA
Existing Small Deciduous Trees < 6" cal.	1	EA
Existing Shrubs to fulfill requirements	5	EA

Buffer Increments: Type B, E1-E10		
Increment: E1	**100.00**	FT
Landscape Material	Amount	
Existing Large Deciduous Trees > 6" cal.	3	EA
Existing Small Deciduous Trees < 6" cal.	3	EA
Existing Shrubs to fulfill requirements	10	EA
Increment: E2	**100.00**	FT
Landscape Material	Amount	
Existing Large Deciduous Trees > 6" cal.	2	EA
Existing Small Deciduous Trees < 6" cal.	1	EA
Existing Small Evergreen Trees < 6" cal.	2	EA
Existing Shrubs to fulfill requirements	10	EA
Increment: E3	**100.00**	FT
Landscape Material	Amount	
Existing Large Deciduous Trees > 6" cal.	2	EA
Existing Large Evergreen Trees > 6" cal.	1	EA
Existing Small Deciduous Trees < 6" cal.	1	EA
Existing Small Evergreen Trees < 6" cal.	1	EA
Existing Shrubs to fulfill requirements	10	EA
Increment: E4	**100.00**	FT
Landscape Material	Amount	
Existing Large Deciduous Trees > 6" cal.	1	EA
Existing Large Evergreen Trees > 6" cal.	2	EA
Existing Small Deciduous Trees < 6" cal.	1	EA
Existing Small Evergreen Trees < 6" cal.	2	EA
Existing Shrubs to fulfill requirements	10	EA
Increment: E5	**100.00**	FT
Landscape Material	Amount	
Existing Large Evergreen Trees > 6" cal.	4	EA
Existing Small Deciduous Trees < 6" cal.	1	EA
Existing Shrubs to fulfill requirements	10	EA
Increment: E6	**100.00**	FT
Landscape Material	Amount	
Existing Large Evergreen Trees > 6" cal.	5	EA
Existing Small Evergreen Trees < 6" cal.	1	EA
Existing Shrubs to fulfill requirements	10	EA
Increment: E7	**100.00**	FT
Landscape Material	Amount	
Existing Large Evergreen Trees > 6" cal.	3	EA
Existing Small Deciduous Trees < 6" cal.	1	EA
Cercis canadensis 'JN2', 2.5" cal. Min.	1	EA
Linnaea x grandiflora, 24" Min.	8	EA
Existing Shrubs to fulfill requirements	2	EA
Increment: E8	**100.00**	FT
Landscape Material	Amount	
Cercis canadensis 'JN2', 2.5" cal. Min.	4	EA
Linnaea x grandiflora, 24" Min.	10	EA
Increment: E9	**100.00**	FT
Landscape Material	Amount	
Cercis canadensis 'JN2', 2.5" cal. Min.	9	EA
Linnaea x grandiflora, 24" Min.	10	EA
Increment: E10	**99.30**	FT
Landscape Material	Amount	
Existing Large Evergreen Trees > 6" cal.	2	EA
Existing Small Deciduous Trees < 6" cal.	2	EA
Existing Shrubs to fulfill requirements	8	EA
Linnaea x grandiflora, 24" Min.	2	EA

SEE LP1.01, LP1.02, LP1.03, & LP1.04 FOR ENLARGEMENTS
SEE LP9.01 FOR LANDSCAPE DETAILS, PLANT SCHEDULE AND NOTES.
SEE LP9.02 FOR SEEDING AND SODDING SPECIFICATIONS.
SEE LP9.03 FOR TOWN OF HOLLY SPRINGS DETAILS
SEE LP9.04 & LP9.05 FOR LANDSCAPE DETAILS

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. SUPPLEMENTAL PLANTINGS WILL BE INCLUDED WHEN EXISTING VEGETATION TO BE RETAINED DOES NOT MEET MINIMUM BUFFER REQUIREMENTS.

OVERALL CODE COMPLIANCE LANDSCAPE PLAN

Know what's **below.** **Call** before you dig.

50' 25' 0 50' 100'
SCALE: 1" = 50'

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6670 3143 JEREMY E. ARMENTROUT

JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

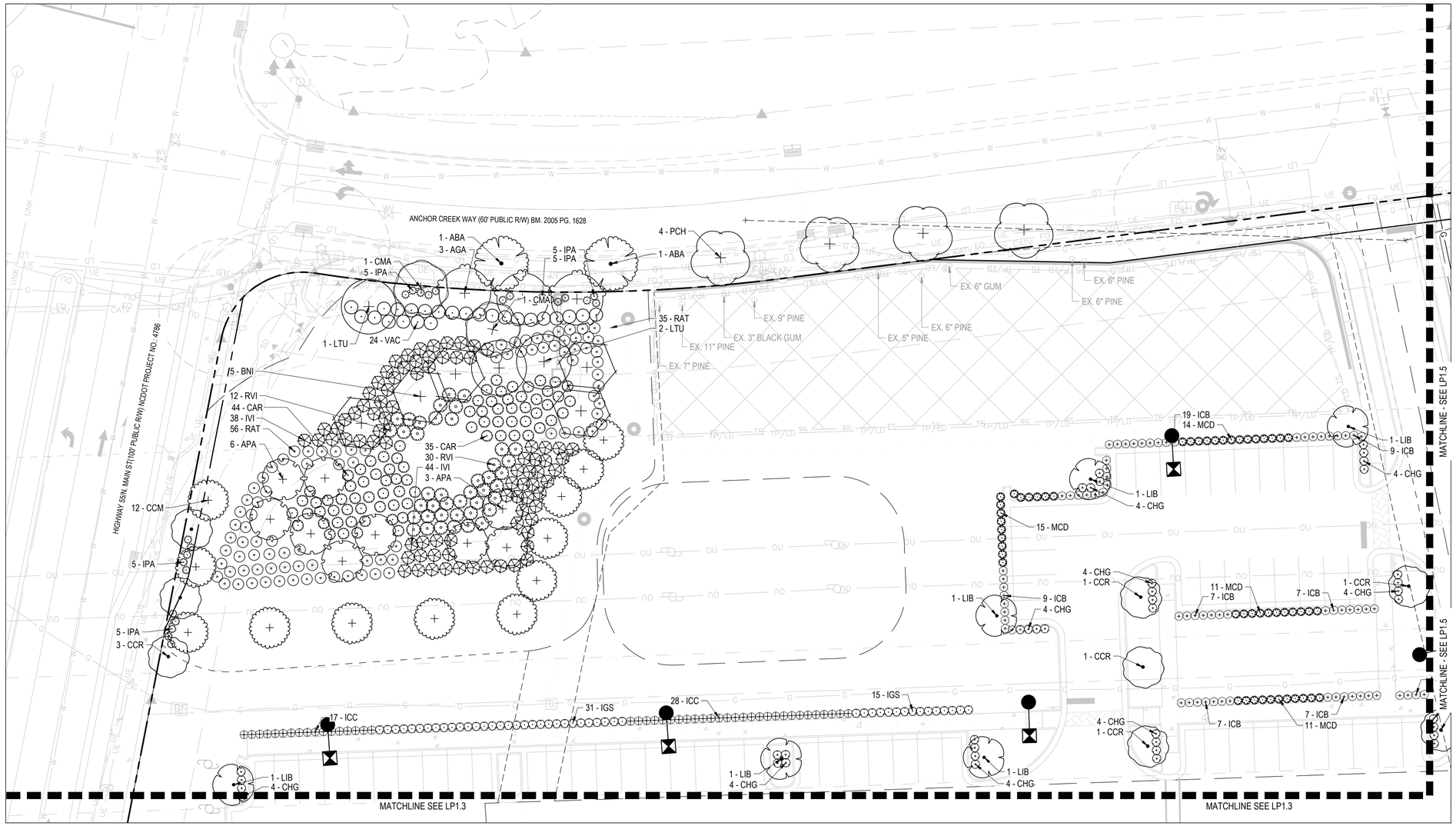
DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

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:	OVERALL CODE COMPLIANCE LANDSCAPE PLAN	

LP1.00

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PLANT KEY

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ABA	Acer buergerianum 'ABMTF' / Aerynn® Trident Maple
	APA	Aesculus parviflora / Bottlebrush Buckeye
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SHRUBS		
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ENLARGED LANDSCAPE PLAN

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20' 10' 0 20' 40'

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25-DP-01

OVERLOOK AT MAIN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2670 JEREMY E. ARMETTA

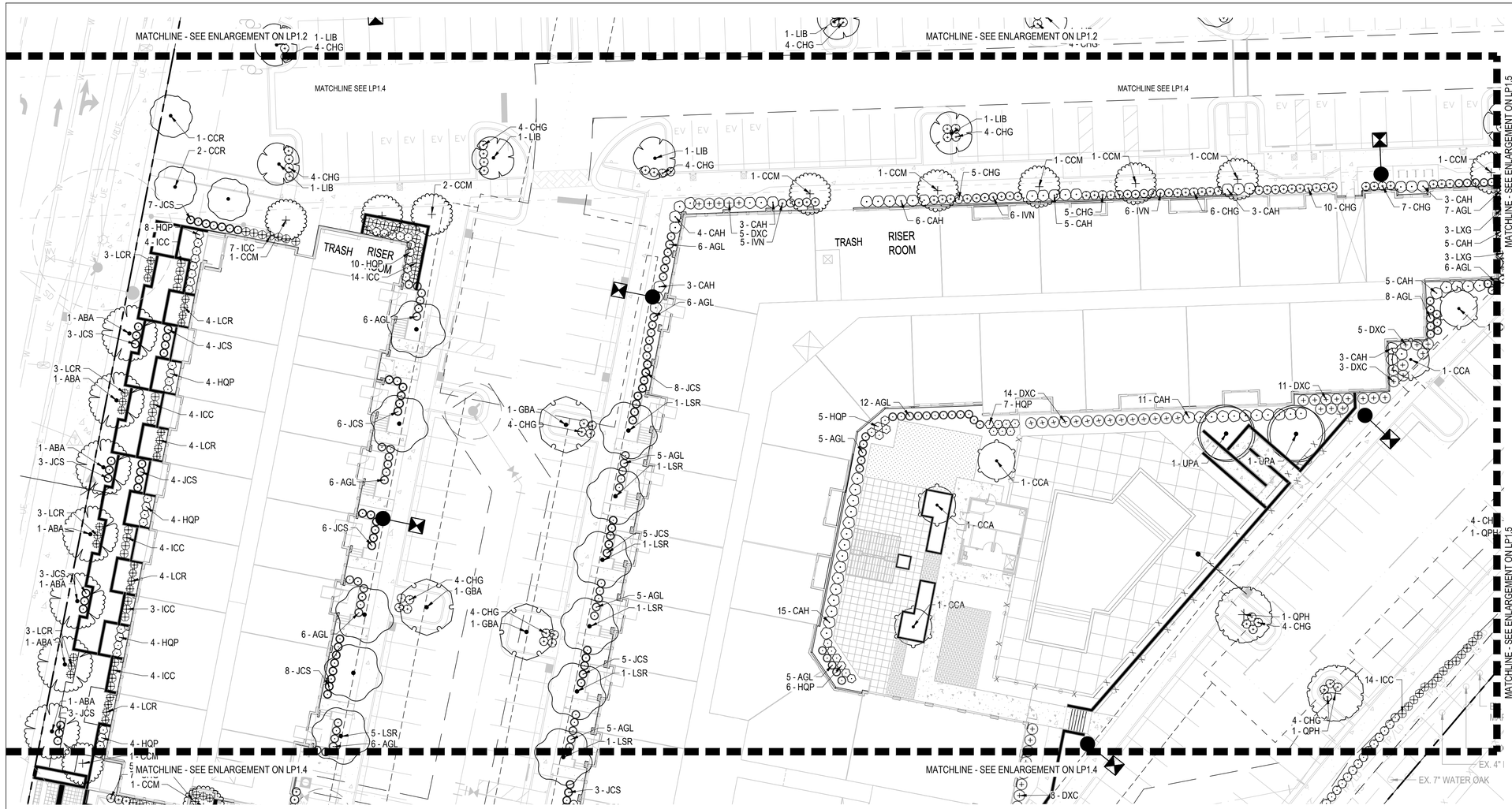
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LP1.01

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	ICC	Ilex cornuta '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.

811 Know what's **below.** **Call** before you dig.

ENLARGED LANDSCAPE PLAN

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.

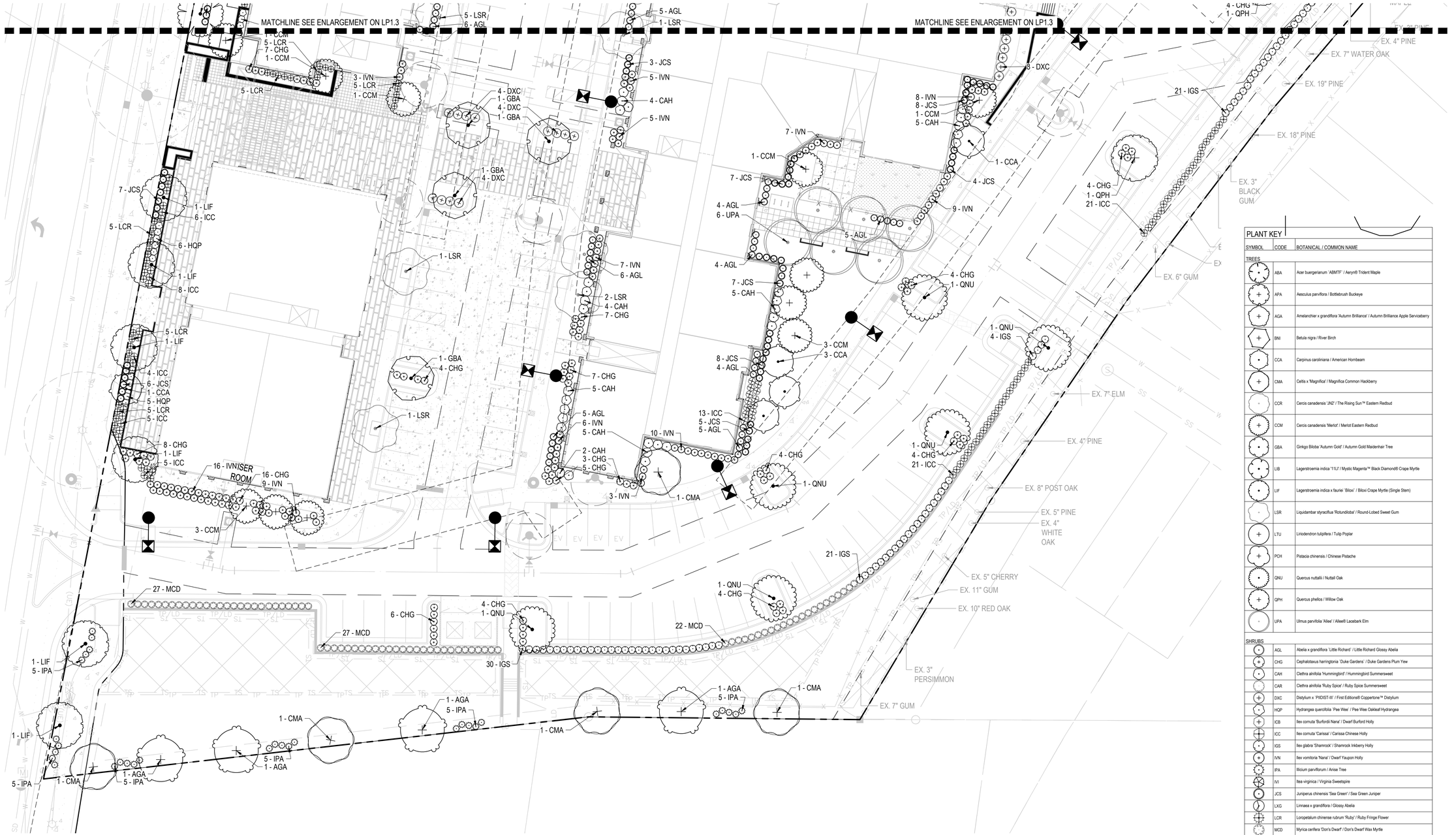
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6870 3/14/2025 JEREMY E. ABRETSKE

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
	Town Comments	03.14.2025
REVISIONS:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	ENLARGED LANDSCAPE PLAN	

LP1.02

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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 Servicoberry
	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 '11LI' / 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		
	ACL	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-III` / First Editions® Coppertone™ Distylium
	HQP	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea
	ICB	Ilex comuta 'Burfordii Nana' / Dwarf Burford Holly
	ICC	Ilex cornuta '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.

Know what's **below.** **Call** before you dig.

ENLARGED LANDSCAPE PLAN

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 6070 JEREMY E. ARMENTROUT

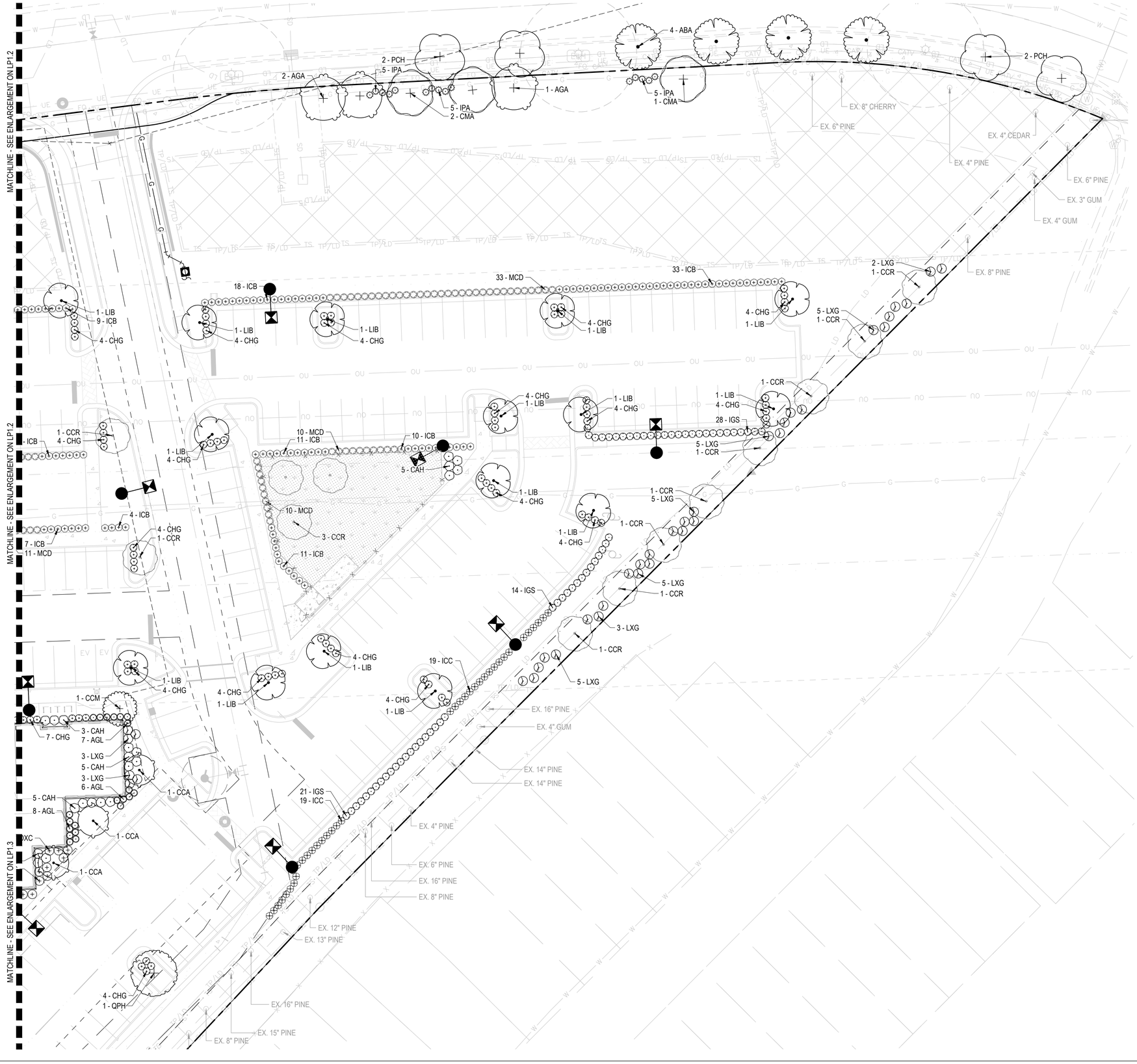
JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

PROJECT:	24086	DATE
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	Town Comments	03.14.2025
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CHECKED BY:	JEA	
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LP1.03

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PLANT KEY		
SYMBOL	CODE	BOTANICAL / COMMON NAME
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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
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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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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:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	ENLARGED LANDSCAPE PLAN	

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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HOLLY SPRINGS, NC 27540

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6670 JEREMY E. ARNETTE

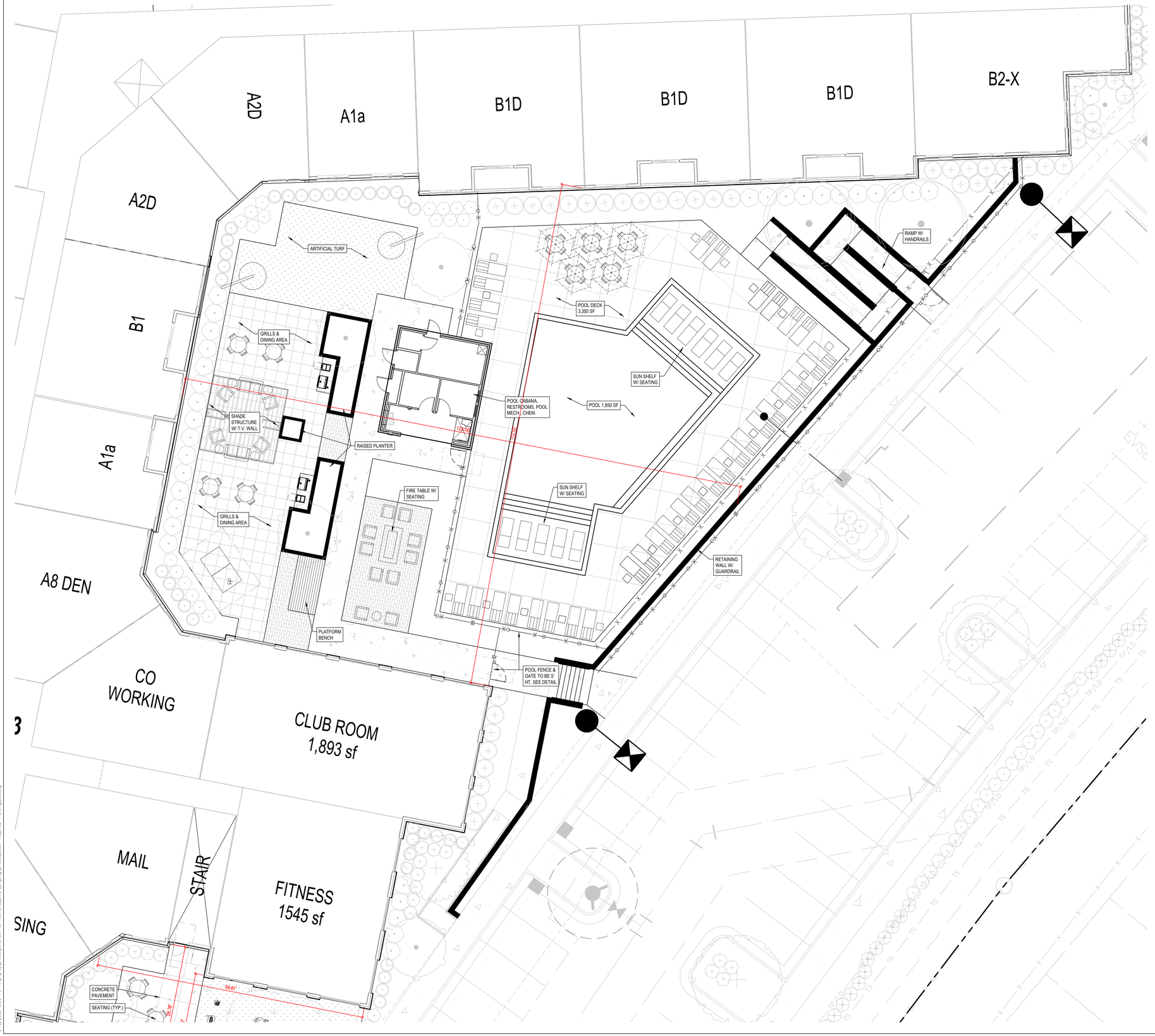
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LEGEND:

- 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 ENLARGEMENT

10' 5' 0 10' 20'

SCALE: 1" = 10'

811 Know what's below. Call before you dig.

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HOLLY SPRINGS, NC 27540

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

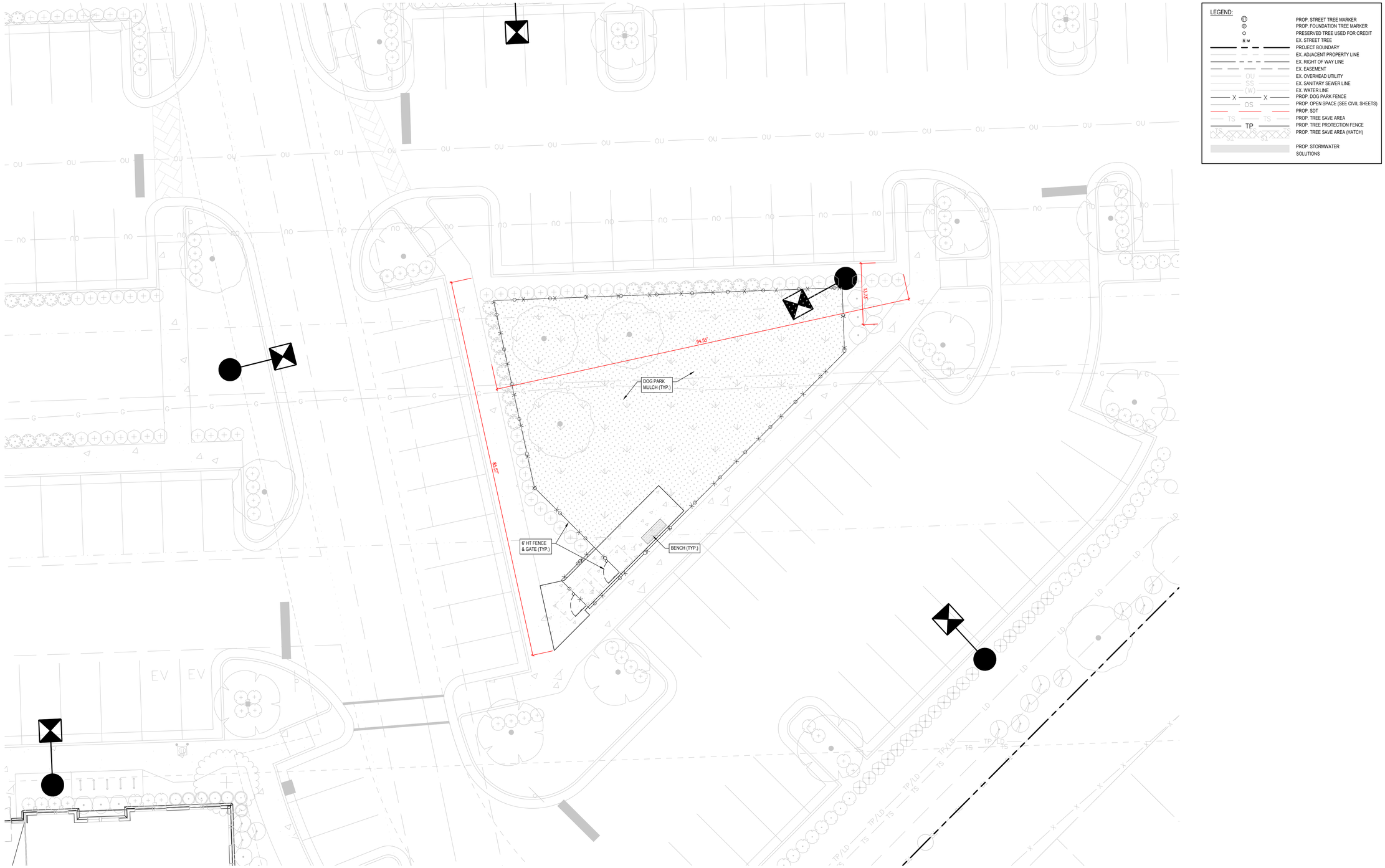
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6870 JEREMY E. ARNETTE

JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

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OPEN SPACE ENLARGEMENT

10' 5' 0 10' 20'

SCALE: 1" = 10'

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6870 JEREMY E. ABBOTT

JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURE COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

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CONTENT:	OPEN SPACE ENLARGEMENT	

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LEGEND:

- PROP. STREET TREE MARKER
- PROP. FOUNDATION TREE MARKER
- PRESERVED TREE USED FOR CREDIT
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- PROJECT BOUNDARY
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- 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 ENLARGEMENT

10' 5' 0 10' 20'

SCALE: 1" = 10'

Know what's **below.** **Call** before you dig.

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OVERLOOK AT MAIN
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HOLLY SPRINGS, NC 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2070 JEREMY E. ARNETT

JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL FIRM CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

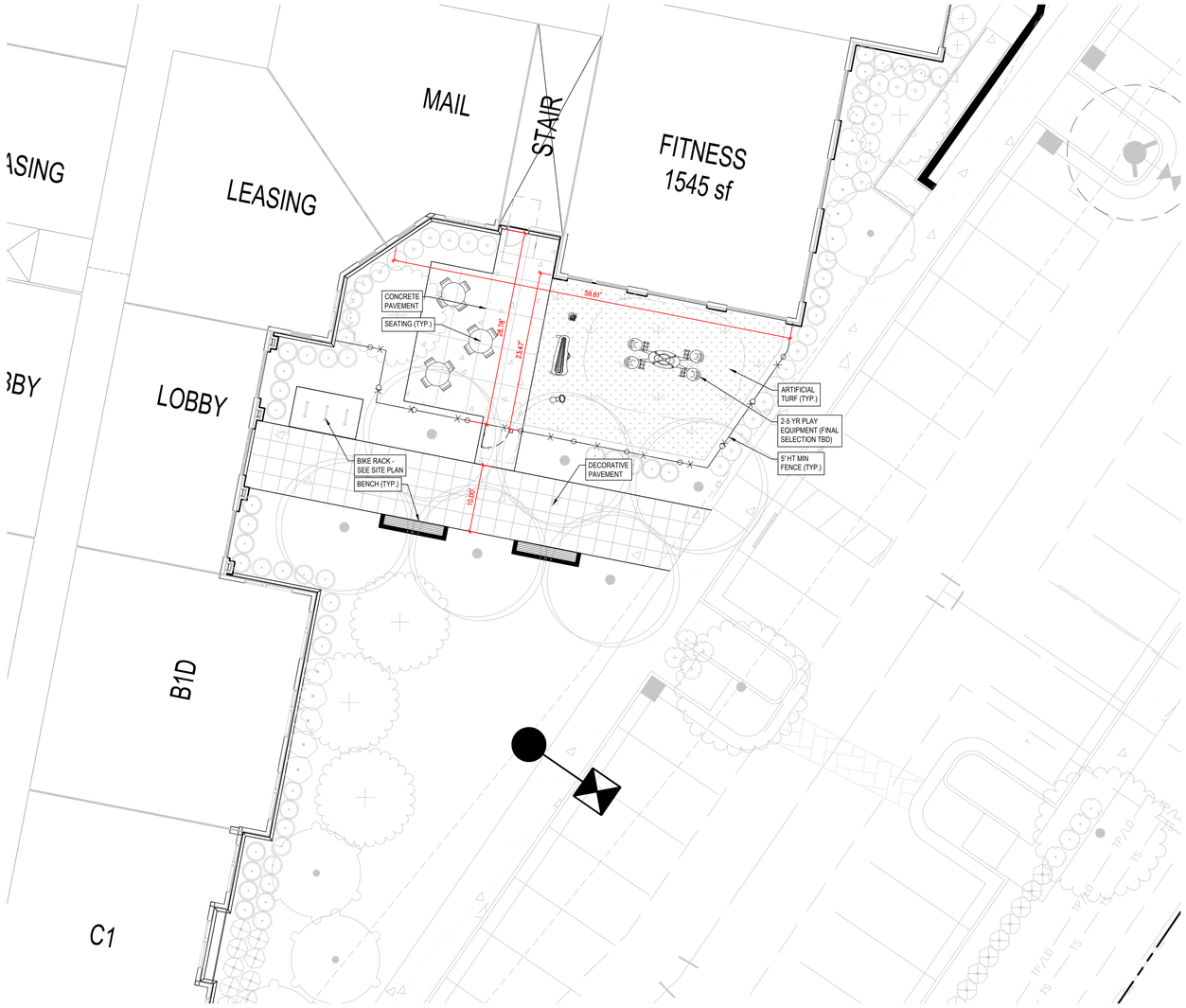
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- EX. EASEMENT
- OU — EX. OVERHEAD UTILITY
- SS — EX. SANITARY SEWER LINE
- (W) — EX. WATER LINE
- X — X — PROP. DOG PARK FENCE
- OS — PROP. OPEN SPACE (SEE CIVIL SHEETS)
- PROP. SDT
- TS — TS — PROP. TREE SAVE AREA
- TP — PROP. TREE PROTECTION FENCE
- PROP. TREE SAVE AREA (HATCH)
- PROP. STORMWATER SOLUTIONS

OPEN SPACE ENLARGEMENT

10' 5' 0 10' 20'

SCALE: 1" = 10'

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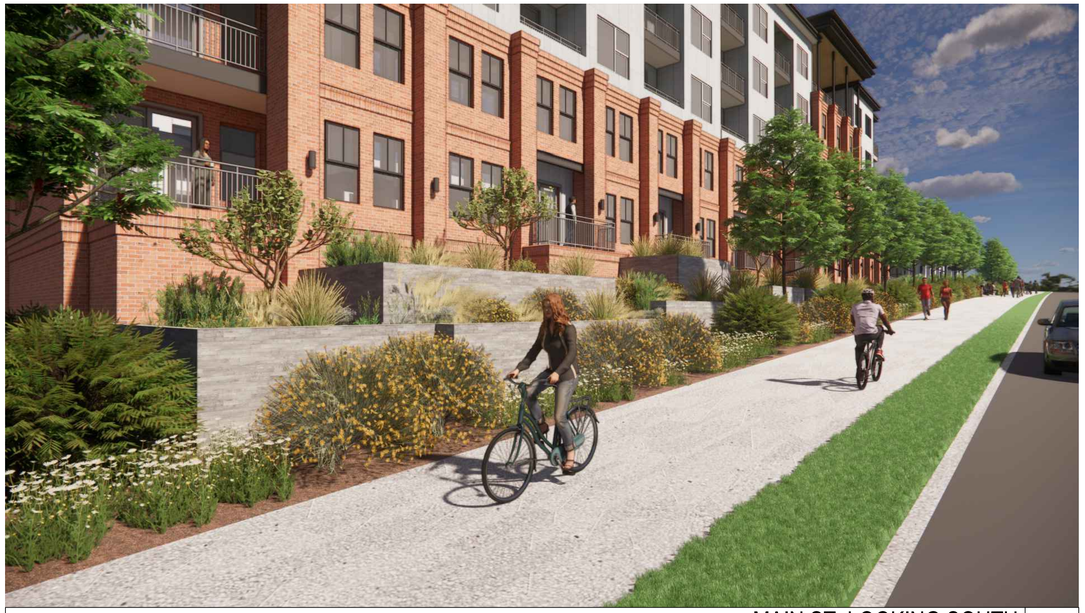
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2670 JEREMY E. ABELL

JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

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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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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 2070 JEREMY E. ARNETT

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:	BD	
CHECKED BY:	JEA	
CONTENT:	SITE RENDERS	

LP3.01

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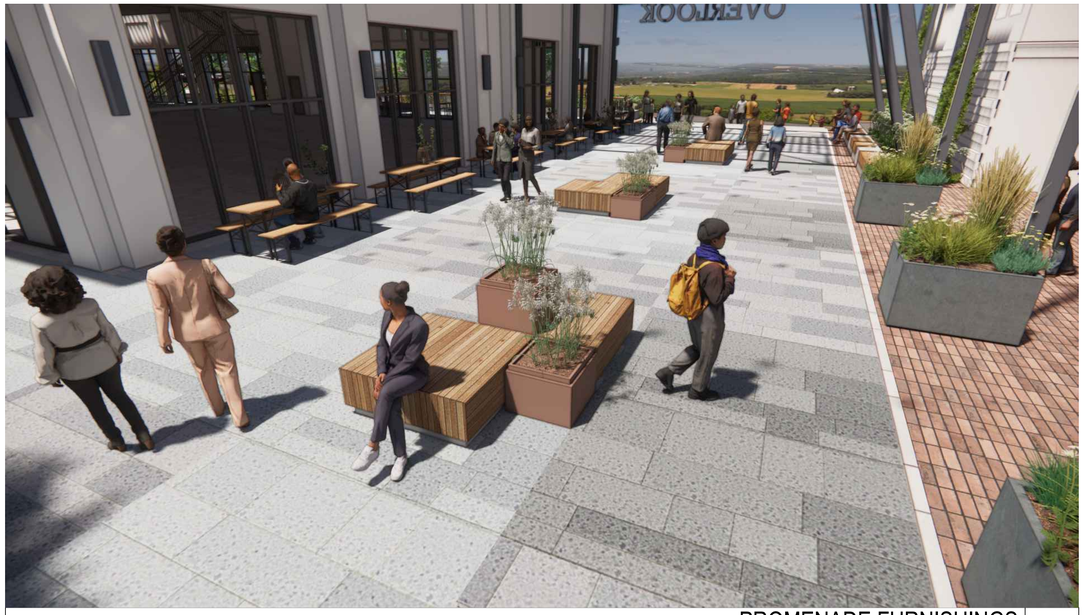
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PROMENADE LOOKING WEST - SEATING | 3
SCALE: NTS



PROMENADE LOOKING WEST - EVENT TENTS | 4
SCALE: NTS



PROMENADE FURNISHINGS | 5
SCALE: NTS



PROMENADE CROSSING | 6
SCALE: NTS

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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. ADKINS

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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JDAVIS ARCHITECTS, PC. REGISTERED ARCHITECTURAL COMPANY NORTH CAROLINA CERT. NO. 51208 RALEIGH, N.C.

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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

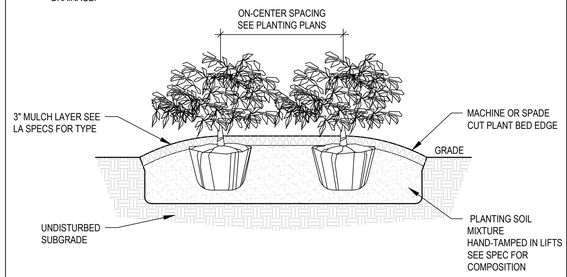
LANDSCAPE NOTES:

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:

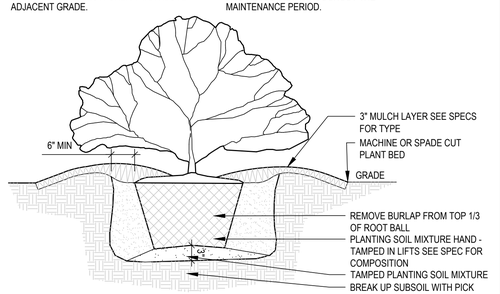
1. PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN.
2. CROWN PLANTING BED A MIN. OF 3" ABOVE ADJACENT GRADE EXCEPT WHERE CROWNING WOULD COMPROMISE REQUIRED POSITIVE DRAINAGE.



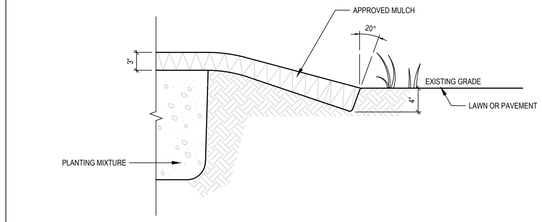
CONTAINER PLANT INSTALLATION DETAIL
SCALE: 3/4" = 1' - 0" — 4

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.



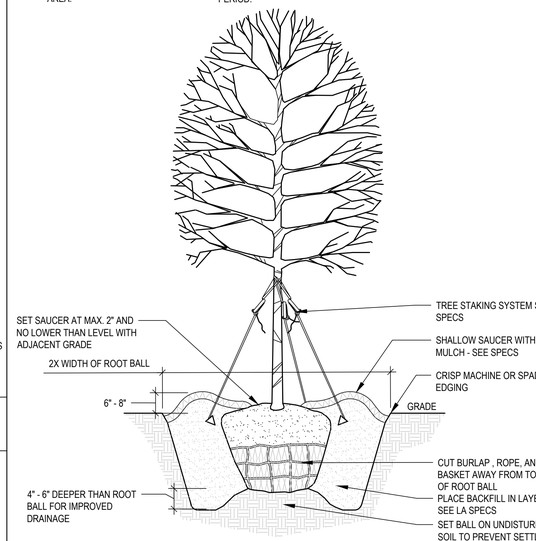
B&B SHRUB INSTALLATION
SCALE: 3/4" = 1' - 0" — 2



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

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2670 JEREMY E. ARNETTE

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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

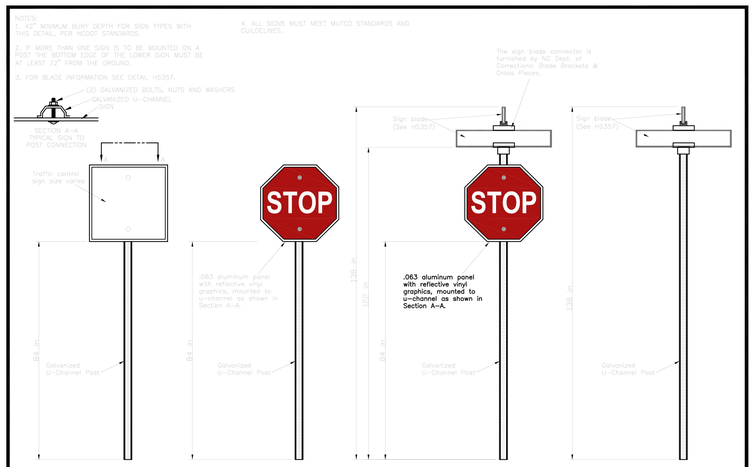
1. DO NOT MAKE SUBSTITUTIONS. SUBSTITUTIONS ARE DISCOURAGED BUT WILL ONLY BE PERMITTED UPON SUBMISSION OF WRITTEN PROOF THAT ANY PLANT AS SPECIFIED IS NOT AVAILABLE WITHIN REGION DURING THE SCHEDULED PLANTING SEASON. WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT WILL BE REQUIRED FOR ANY SUBSTITUTION 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

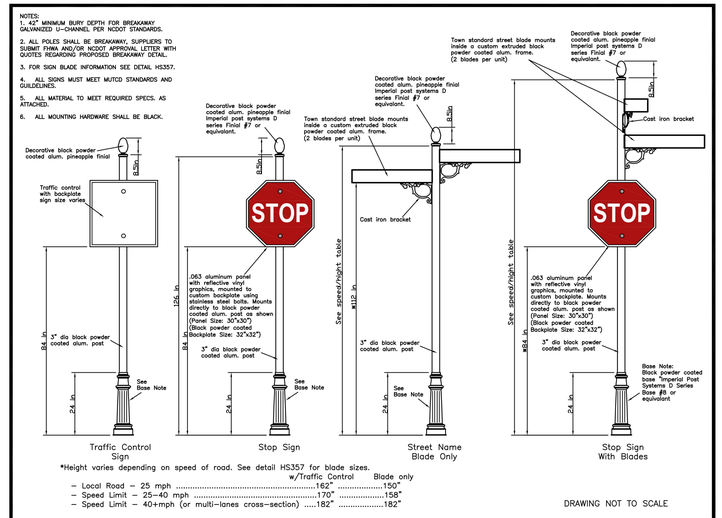


STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR LOCAL, COLLECTOR AND MINOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS359

DATE | REVISIONS



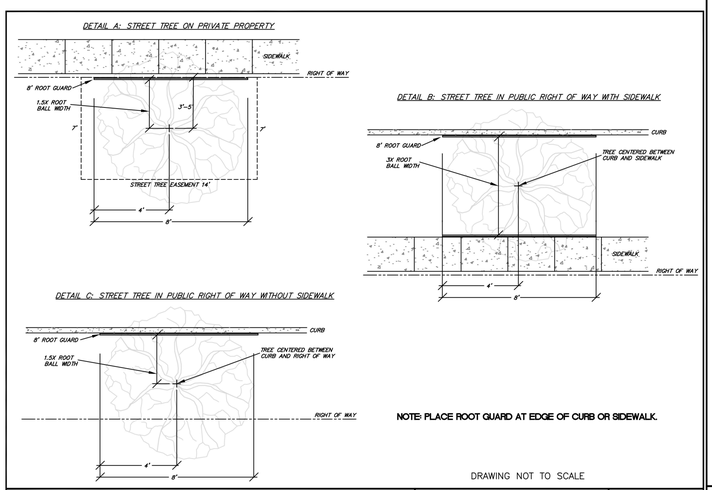
UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS361

DATE | REVISIONS

4/5/19



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

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 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" (9.52mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 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")

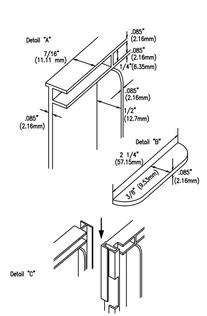
2.The basic properties of the material shall be:

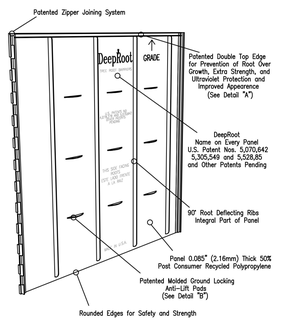
Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Wall	D638	2,324 PSI
Tensile strength @ yield – Hinge	D638	2,846 PSI
Yield Elongation – Wall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,625 PSI
Notched Izod Impact – Wall	D256A	3.84 (ft–lbs)
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

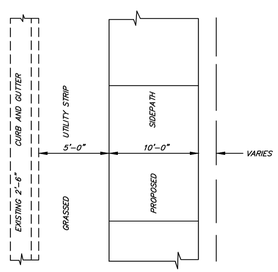
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS817

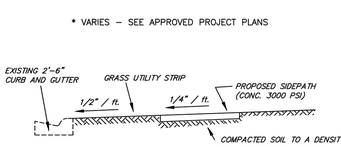
DATE | REVISIONS

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

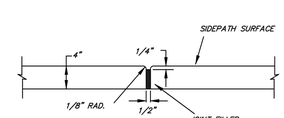
* VARIES – SEE APPROVED PROJECT PLANS



PLAN VIEW



TYPICAL SECTION



TRANSVERSE EXPANSION JOINT

DRAWING NOT TO SCALE

CONCRETE SIDEPATH

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS380

DATE | REVISIONS

3/1/21

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25-DP-01

OVERLOOK AT MAIN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6070 3/14 JEREMY E. ARNETT

JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

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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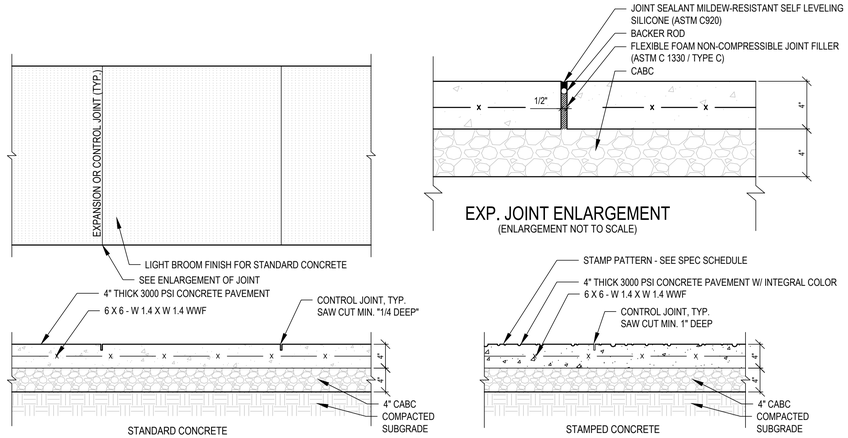
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NOTES

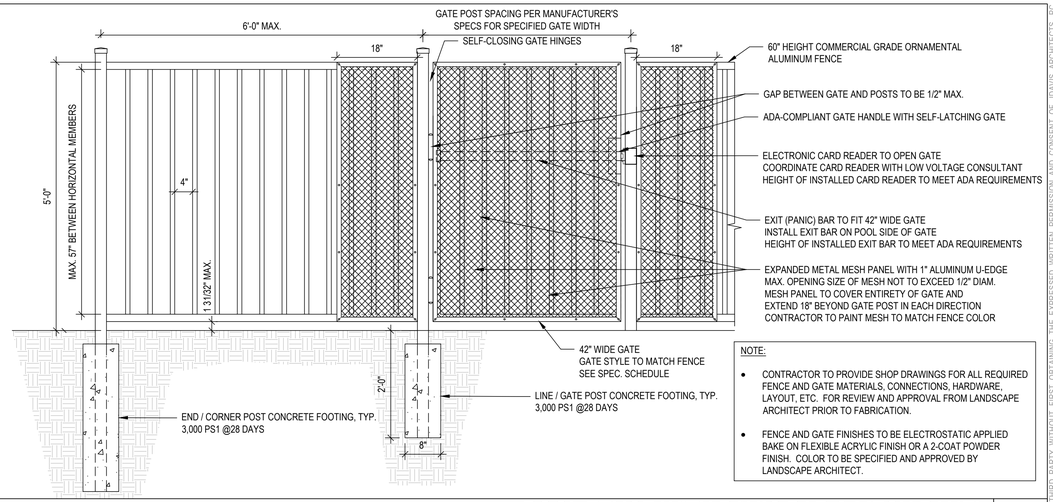
1. PROVIDE EXPANSION JOINTS AS SHOWN ON SITE PLAN (MAX. 20' MAX. INTERVALS) AND WHERE POUR IS CONTIGUOUS TO ANY STRUCTURE. JOINT SEALANT COLOR TO MATCH INTEGRAL CONCRETE COLOR IF INTEGRAL COLOR IS USED.

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.

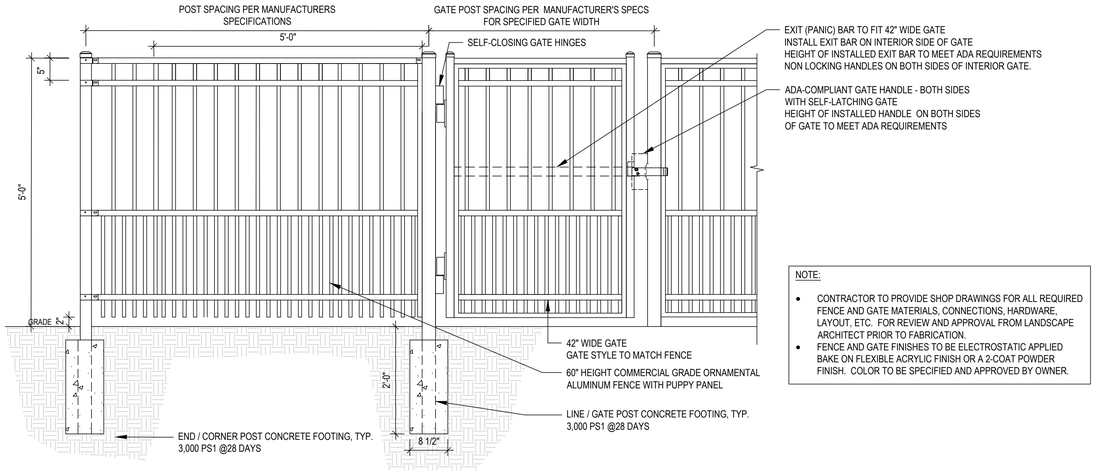


STANDARD / STAMPED CONCRETE — 7
SCALE: 1" = 1' - 0"



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.

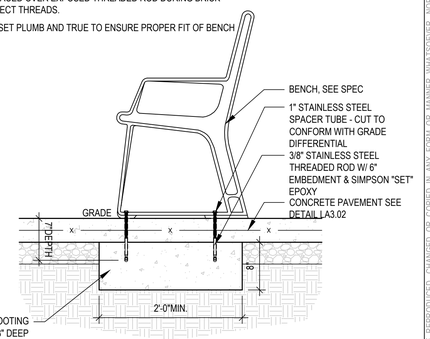
POOL FENCE WITH PANIC BAR & MESH PANEL — 6
SCALE: 3/4" = 1'-0"



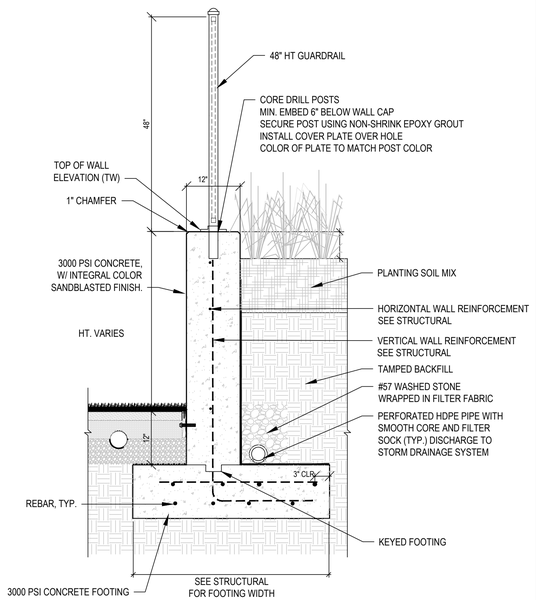
NOTE:
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL REQUIRED FENCE AND GATE MATERIALS, CONNECTIONS, HARDWARE, LAYOUT, ETC. FOR REVIEW AND APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
- FENCE AND GATE FINISHES TO BE ELECTROSTATIC APPLIED BAKE ON FLEXIBLE ACRYLIC FINISH OR A 2-COAT POWDER FINISH. COLOR TO BE SPECIFIED AND APPROVED BY OWNER.

DOG PARK FENCE WITH PANIC BAR — 5
SCALE: 3/4" = 1' -0"

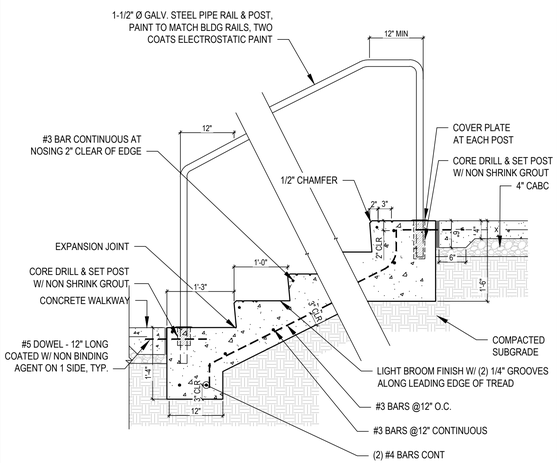
NOTES:
1. PLACE ASSEMBLED BENCH OVER FOOTING AND MARK THRU HOLES IN SUPPORTS FOR DRILLING OF ANCHOR HOLES.
2. THREADED ROD TO EXTEND 1-1/2" ABOVE GRADE - EXCESS ROD LENGTH MAY BE TRIMMED ONCE BENCH IS IN PLACE
3. SPACER TUBE TO BE PLACED OVER EXPOSED THREADED ROD DURING BRICK INSTALLATION TO PROTECT 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"

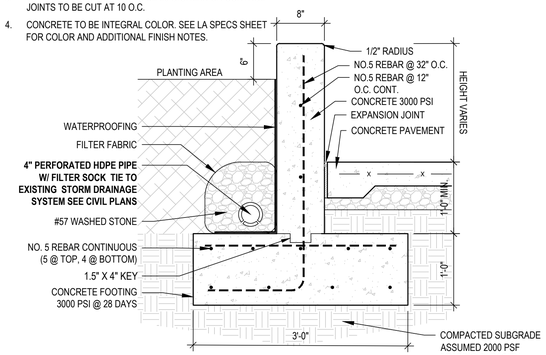


CONCRETE RETAINING WALL — 3
SCALE: 3/4" = 1'-0"



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

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1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2070 JEFFREY E. ARNETTE

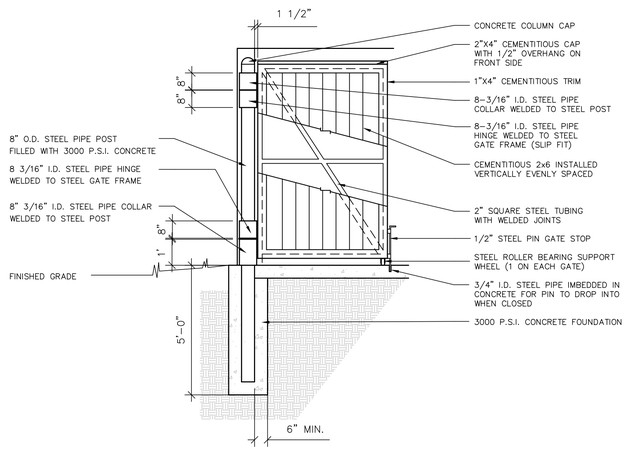
JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY NORTH CAROLINA CERT. NO. 51208 RALEIGH, N.C.

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	

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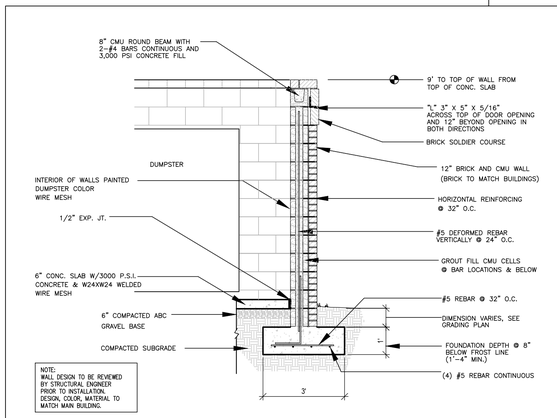
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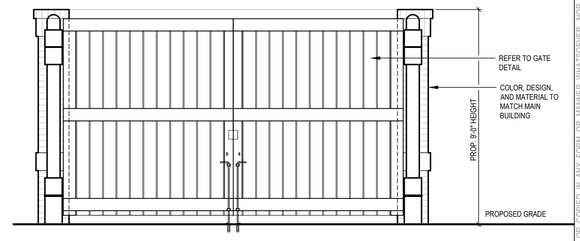
TYPICAL REFUSE ENCLOSURE GATE — 5

SCALE: NTS



TYPICAL REFUSE SCREEN — 4

SCALE: NTS



FRONT ELEVATION

NOTE:

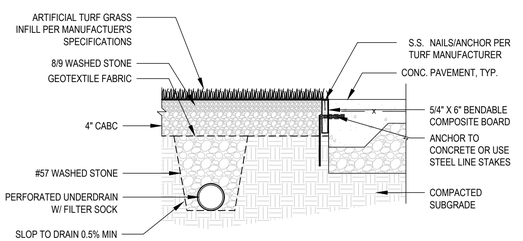
1. WALL DESIGN TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
2. ALL DOORS SHALL BE ABLE TO OPEN, NOT EQUAL, TO BUT GREATER THAN 110 DEGREE.
3. MINIMUM HEIGHT OF THE ENCLOSURE SHALL MEET OR EXCEED THE HIGHEST POINT OF ANY COMPACTOR, DUMPSTER, OR BIN.

TYPICAL REFUSE ENCLOSURE — 3

SCALE: NTS

NOTES

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



ARTIFICIAL TURF — 2

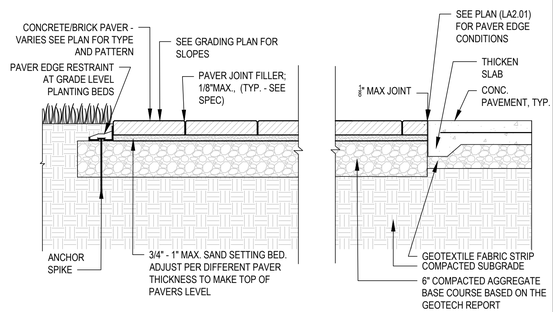
1" = 1'-0"

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
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 5670 JEREMY E. ARMETTA

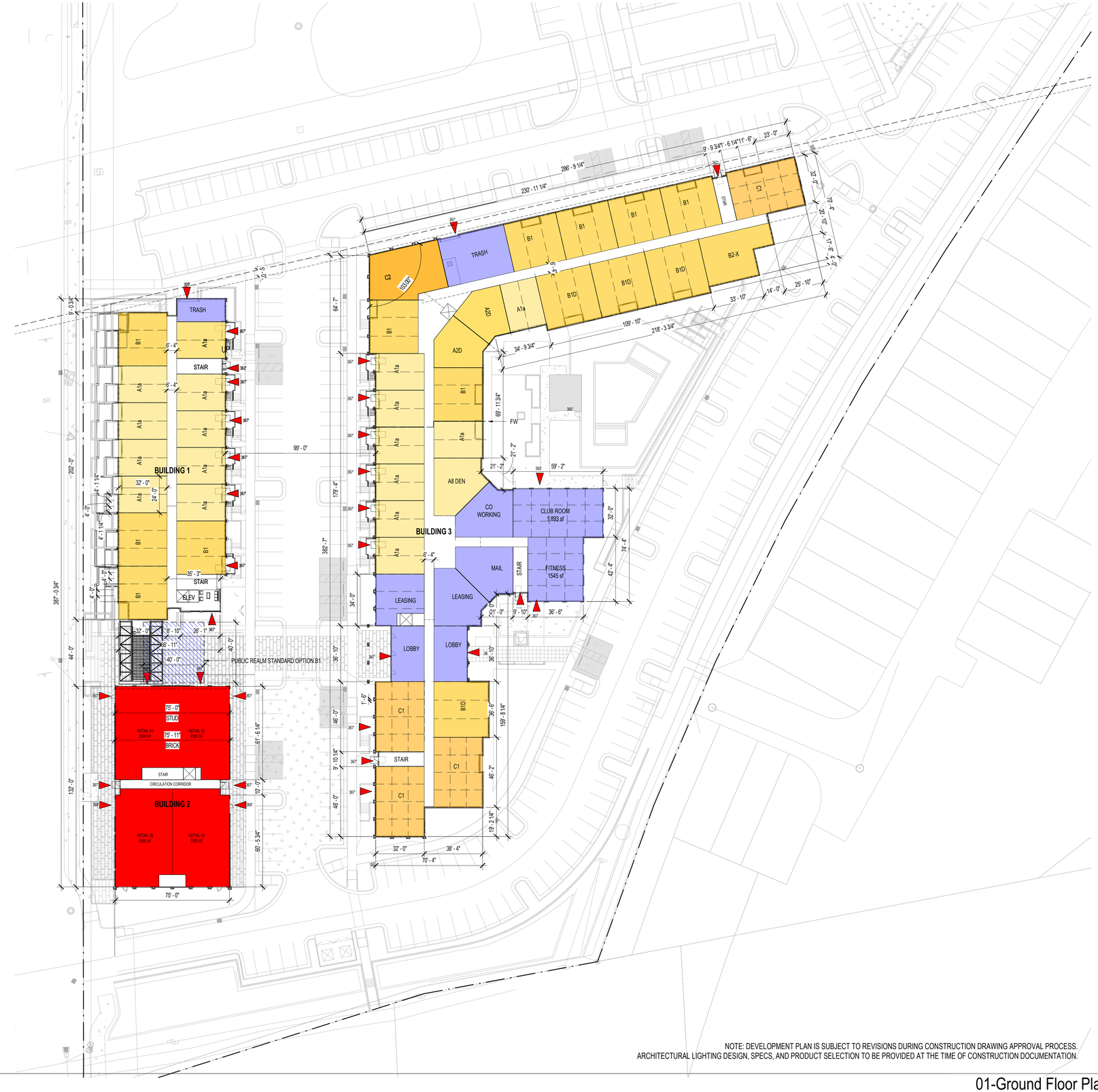
JDAVIS ARCHITECTS PC REGISTERED ARCHITECTURAL COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

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.
ARCHITECTURAL LIGHTING DESIGN, SPECS, AND PRODUCT SELECTION TO BE PROVIDED AT THE TIME OF CONSTRUCTION DOCUMENTATION.

01-Ground Floor Plan
1/32" = 1'-0"

1

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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 15710 ARCHITECT LINDA H. LAVIS

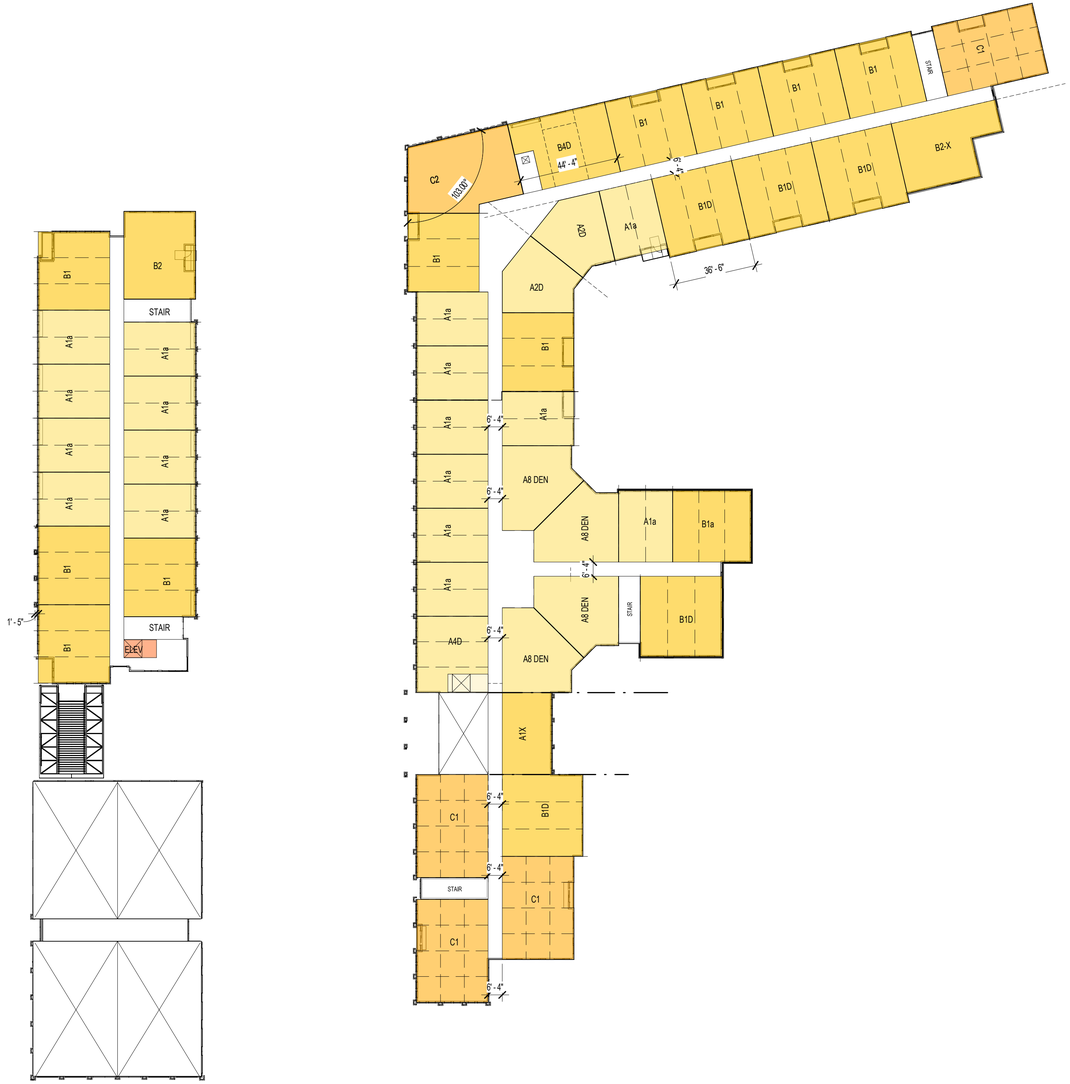
		DATE
PROJECT:	24086	
ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

REVISION	DESCIPTION	DATE

CONTENT: ARCHITECTURAL PLANS

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02-Second Floor 1

1/32" = 1'-0"

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CAPITOL BROADCASTING COMPANY

OVERLOOK AT MAIN

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HOLLY SPRINGS, NC 27540

NORTH CAROLINA REGISTERED 15730 ARCHITECT 4.19.25 LINDA H. LAVIS

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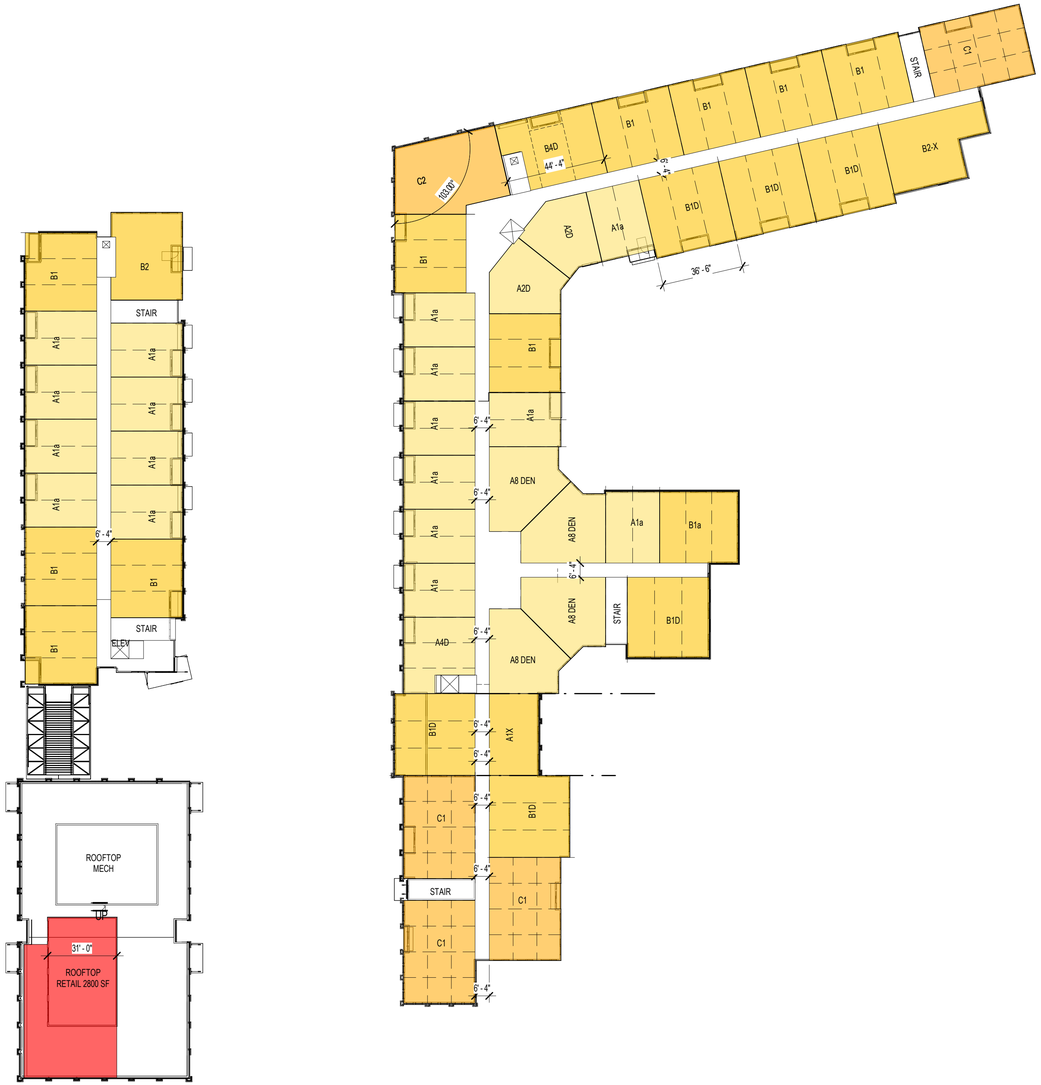
		DATE
PROJECT:	24086	
ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

REVISION	DESCIPTION	DATE

CONTENT: ARCHITECTURAL PLANS

A1.02

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ARCHITECTURAL LIGHTING DESIGN, SPECS, AND PRODUCT SELECTION TO BE PROVIDED AT THE TIME OF CONSTRUCTION DOCUMENTATION.

03-Third Floor | 1

1/32" = 1'-0"

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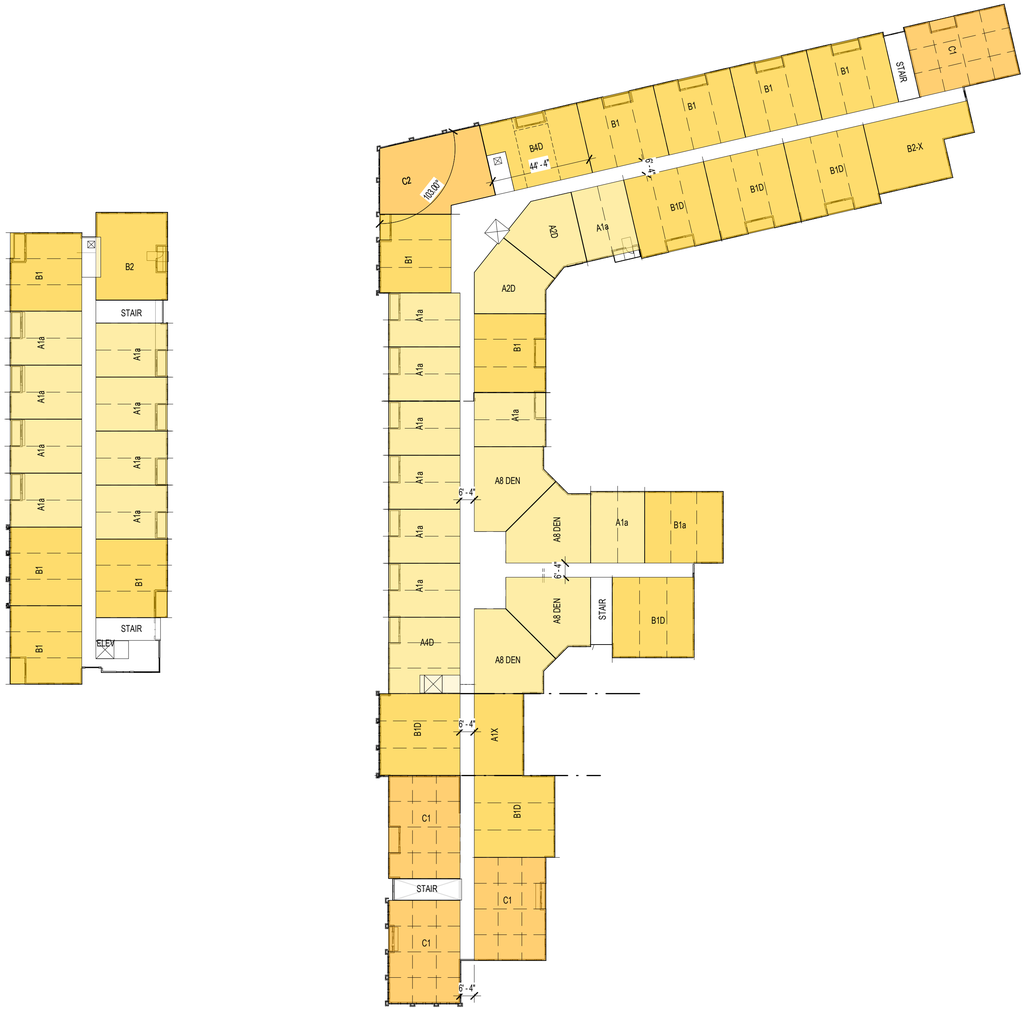
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	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
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CONTENT: ARCHITECTURAL PLANS

A1.03

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ARCHITECTURAL LIGHTING DESIGN, SPECS, AND PRODUCT SELECTION TO BE PROVIDED AT THE TIME OF CONSTRUCTION DOCUMENTATION.

04- Fourth Floor
1/32" = 1'-0"

1

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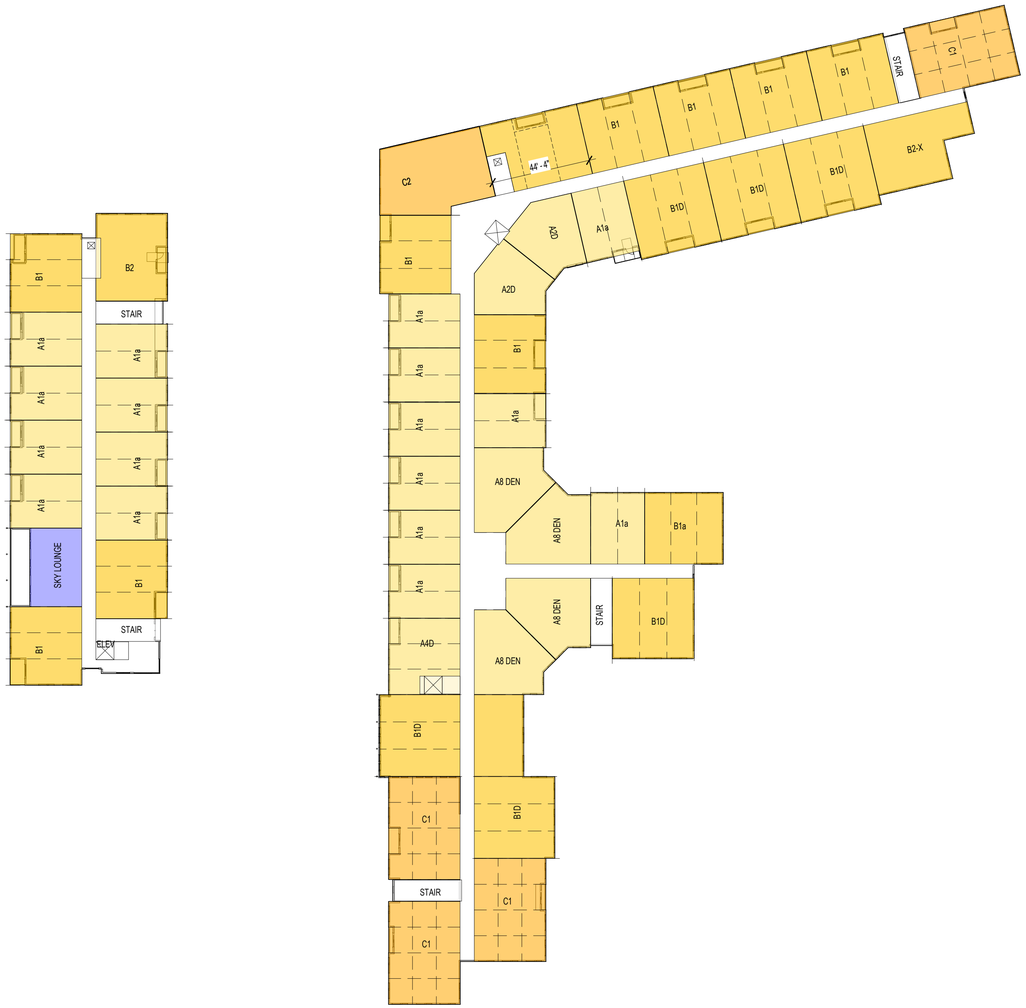
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	SUBMITTAL	4.19.2025

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CONTENT: ARCHITECTURAL PLANS

A1.04

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05 - Fifth Floor 1

1/32" = 1'-0"

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NORTH CAROLINA REGISTERED ARCHITECT 18790 LINDA H. LAVIS

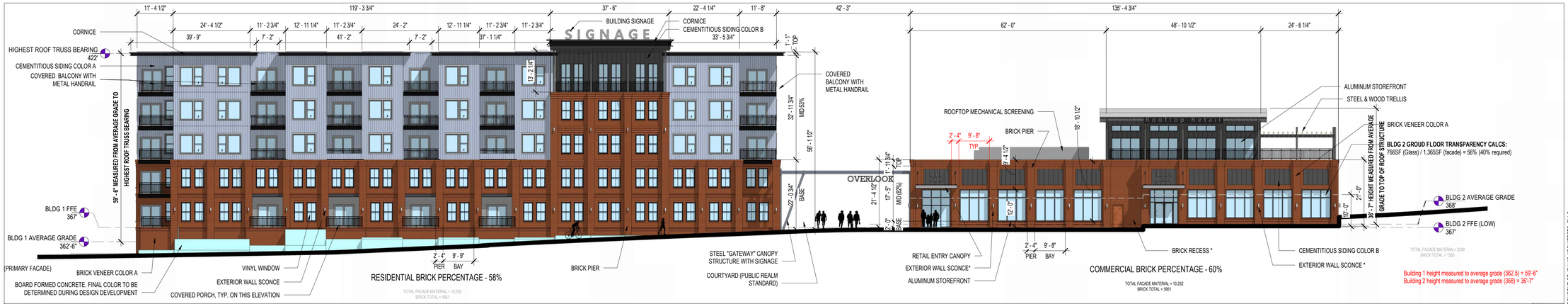
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CONTENT: ARCHITECTURAL PLANS

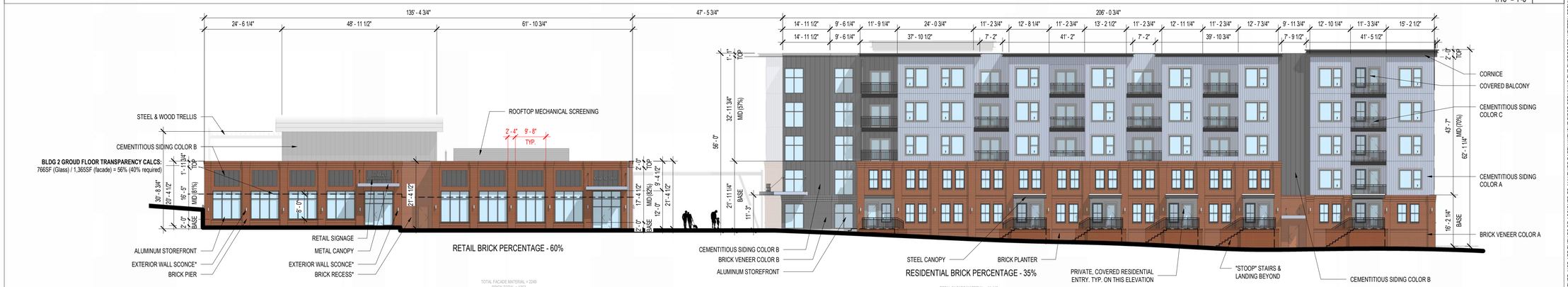
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Elevation - BLDGS 1 & 2 West (Main Street) 1

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)

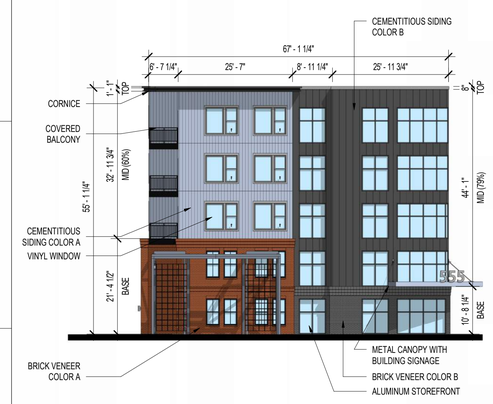
BUILDING 3 = 31%
18,238 (total brick) / 58,033 (total facade area)

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.



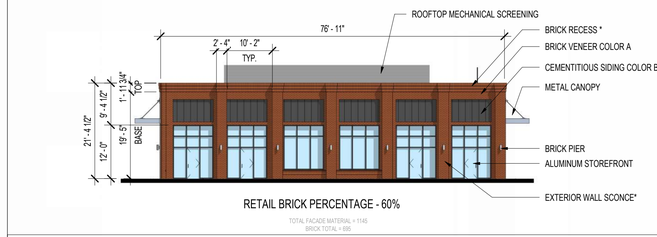
Elevation - BLDG 1 South 3

1/16" = 1'-0"



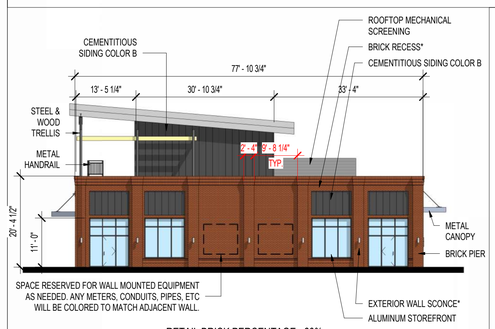
Elevation - BLDG 1 North 4

1/16" = 1'-0"



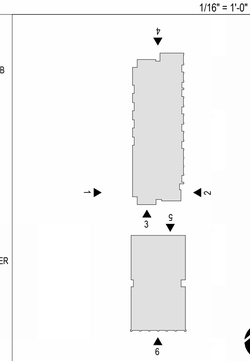
Elevation - BLDG 2 North 5

1/16" = 1'-0"



Elevation - BLDG 2 South 6

1/16" = 1'-0"



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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"



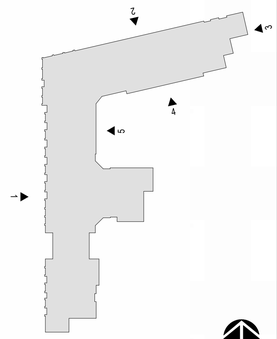
Elevation - BLDG 3 Pool Court South 4

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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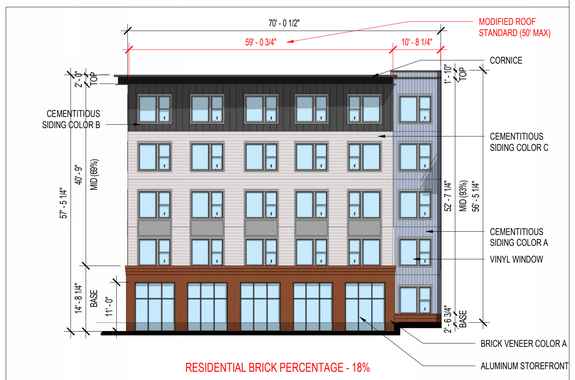
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CONTENT: ELEVATIONS - BLDG 3

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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CONTENT: ELEVATIONS - BLDG 3

A2.03

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VIEW TOWARDS BUILDING #3

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NORTH CAROLINA REGISTERED 15750 ARCHITECT 4.19.25 LINDA H. LAVIS

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CONTENT: RENDERINGS

A2.04

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VIEW TOWARDS BUILDING #1 FROM MAIN ST.

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CONTENT: RENDERINGS

A2.05

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VIEW TOWARDS GATEWAY

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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
33.5'
0.5'
32.5'
53.5'
65'
44'
5.4'
170' LT TURN TAPER
100' RT TURN TAPER
100' RT TURN LANE
480' INTERSECTION SIGHT DISTANCE
480' = 477.75' + 1.47 * 50 MPH + 6.5 SEC.
N/F
JOHNNIE C. ANDERSON
PIN#: 0649071708
DB. 18933 PG. 1646
BM. 2002 PG. 820
WILLIE A. POSEY
CAROL J. POSEY
PIN#: 0649981183
PIN#: 0649984253
DB. 10745 PG. 365
BM. 2004 PG. 212
6.91 ACRES = 300,861 SQ.FT.
N/F
PROPERTY OWNER
PIN#: 0649973719
DB. 18933 PG. 1643
BM. 1998 PG. 314
ANCHOR CREEK WAY
TRELIS POINTE DR
240' INTERSECTION SIGHT DISTANCE
240' = 238.88' + 1.47 * 25 MPH * 6.5 SEC.
125' RT TURN TAPER
75' RT TURN LANE
280' INTERSECTION SIGHT DISTANCE
280' = 275.63' + 1.47 * 25 MPH * 7.5 SEC.

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

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

Development Services
Title: 24-MAS-01 - Cass Holt Crossing Major Subdivision Plan
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Conor Ryan, Development Services, Catherine Jacobs, Development Services

Action(s):

- Recommend Town Council approve/deny Major Subdivision Plan 24-MAS-01 for Cass Holt Crossing with the conditions listed in the staff report, and to forward the Planning Board Action Report with the recommendation to Town Council.

Explanation:

- A Major Subdivision Plan has been submitted to develop a 106-lot subdivision at the corner of Honeycutt and Cass Holt Rd, South of Eagles Landing Park.
- The project is located on two parcels totaling 46.15 acres, located at 5608 and 5629 Cass Holt Rd.
- The project includes 50 attached dwellings and 56 detached dwellings.
- The submitted Major Subdivision Plan conforms to the Unified Development Ordinance and the Conditional Zoning District.

Staff Recommendation: Approve

Background:

- The Cass Holt Crossing Conditional District Rezoning (22-REZ-15) was approved by Town Council on November 21, 2023.

Funding Source(s):
N/A

Attachment(s):
1. 24MAS01_CassHoltCrossing_StaffReport
2. 24MAS01_CassHoltCrossing_Application
3. 24MAS01_CassHoltCrossing_Plans

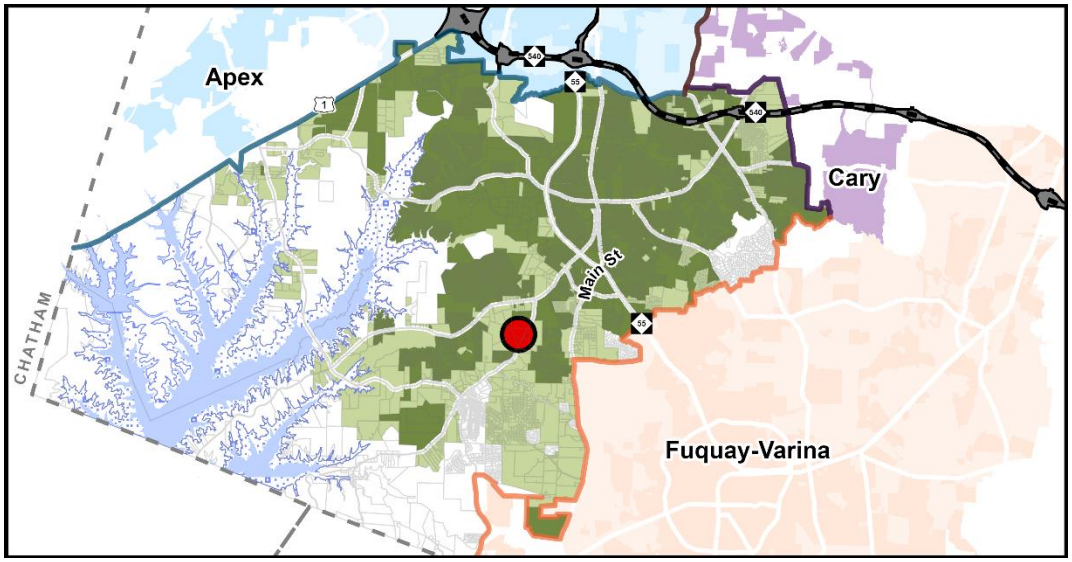
Project Type: Major Subdivision Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
William Daniel
1150 S.E. Maynard Rd
Cary, NC 27511

Property Address: 5608, 5629 Cass Holt Rd

Property Area: 46.15 ac.



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

Project Summary:
A Major Subdivision Plan for 50 Attached and 56 Detached Dwelling Units located at 5608 and 5629 Cass Holt Rd, directly south of Eagles Landing Park.

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

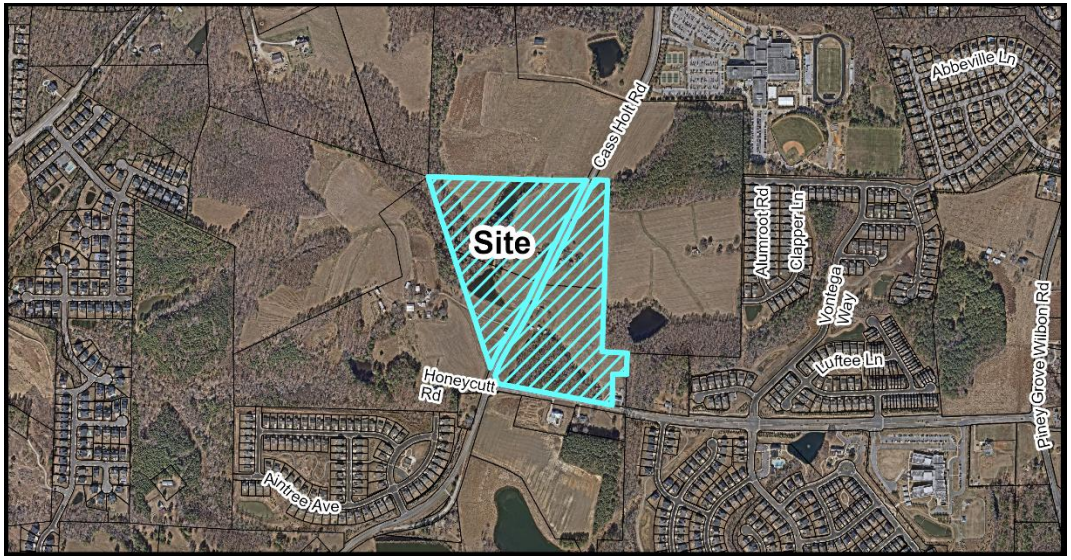
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Land Use & Character Information	Page 4
Transportation Information	Page 6
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Community Facilities Information	Page 9
Infrastructure & Utility Information	Page 10
Natural Resources Information	Page 12
Development Standards	Page 13
Decision-Making Information	Page 17

Case Summary

Current Zoning:
NR Neighborhood Residential
☒ Conditional Zoning District

Current Major Subdivision Plan:
None



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed Residential Neighborhood

Staff Analysis:

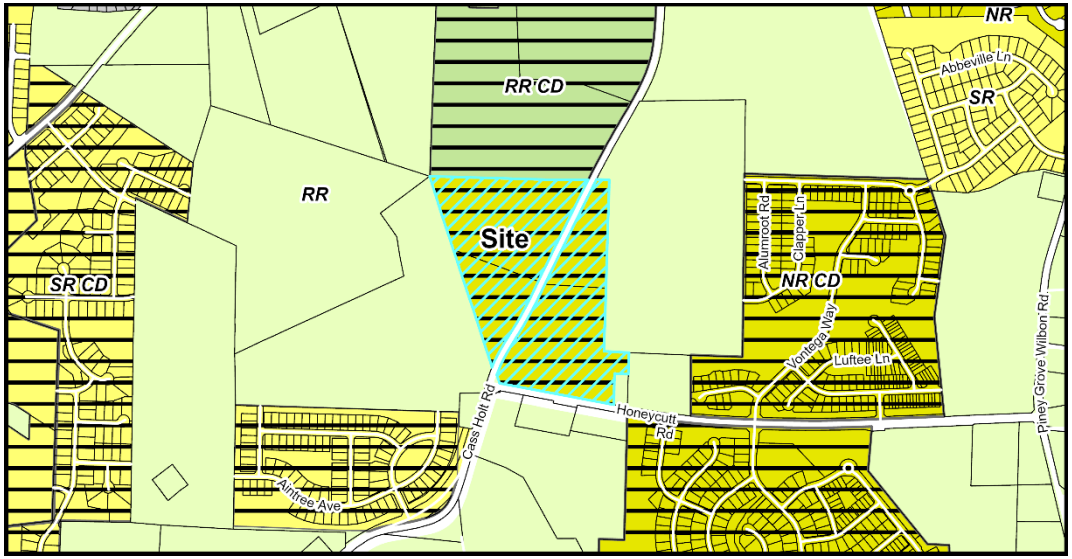
The NR Neighborhood Residential is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0648228106	NR – CD Neighborhood Residential - Conditional Zoning District	23.19 ac
0648310294	NR – CD Neighborhood Residential - Conditional Zoning District	22.96 ac
	Total Area	**46.15**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	NR – CD Neighborhood Residential - Conditional Zoning District	Agriculture
North	RR – CD Rural Residential – Conditional Zoning District	Vacant
South	NCR – CD Neighborhood Center Residential – Conditional Zoning District; RR Rural Residential	Vacant; Residential
East	RR Rural Residential	Agriculture
West	RR Rural Residential	Agriculture

Parcel Rezoning History

Rezoning Number: 22-REZ-15
Original Zoning: RR
Approved Zoning: NR-CD
Approval Date: 11/21/2023

Rezoning Number: 06-01 (Establish ETJ)
Original Zoning: Wake County
Proposed Zoning: R-30 Residential (Reassigned to RR March 1, 2022)
Approval Date: 1/17/2006

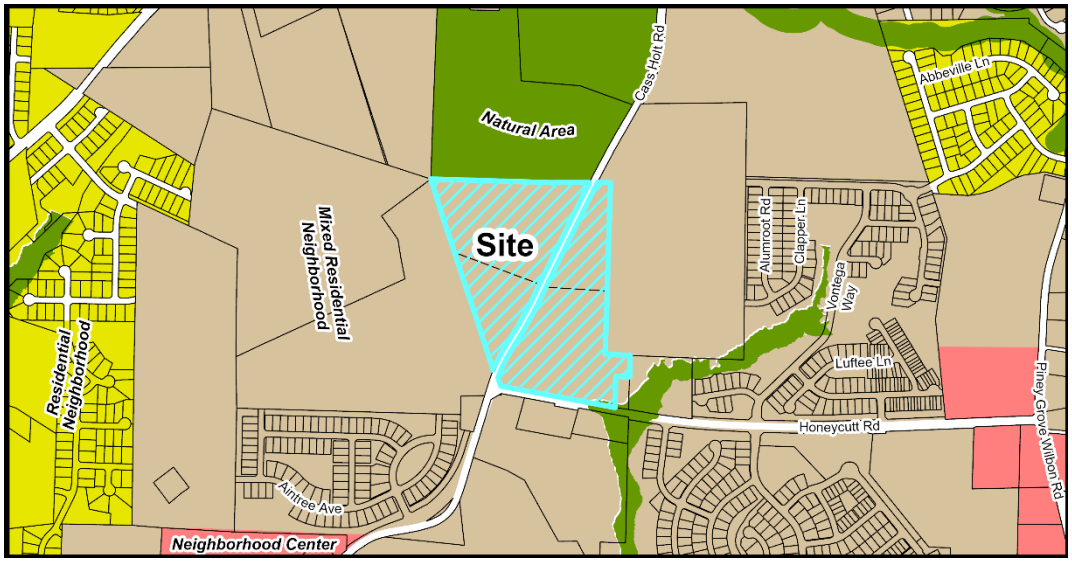
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Mixed Residential Neighborhood

Small Area Plan: N/A



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: Mixed Residential Neighborhood
The subject property is designated as Mixed Residential Neighborhood on the Future Land Use map. This character area includes several housing types that provide a range of home choices (densities) in the same neighborhood. Small blocks and a grid network support a well-connected, cohesive community. Key characteristics include:

- New residential uses have off-street parking at the side or rear of the lot enhancing the streetscape and walkability. Smaller lots may be served by rear alleys.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the façade of the building.
- Development should be sensitive to existing natural resources.
- Very walkable, with sidewalks, bike facilities, paths and trails providing pedestrian connectivity.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan/Ordinances

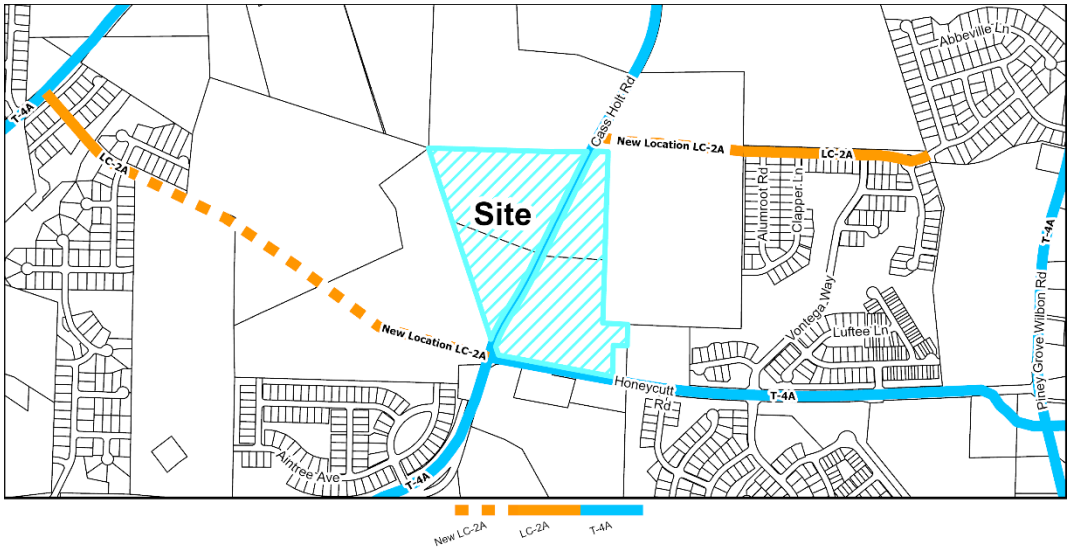
The proposed subdivision displays many characteristics of a Mixed Residential Neighborhood, including a mix of housing types, sidewalks, variable setbacks, and sensitivity to natural resources. While the subdivision does not fully meet the characteristic calling for the avoidance or mitigation of front-facing garages expected of the Character Area, these modifications were approved as part of the initial Rezoning, and rear-loaded townhomes are provided fronting Cass Holt Rd to improve the streetscape. Street stubs are provided to adjoining lots, and a fee-in-lieu for a stub over an environmental feature is also being provided. The proposed Major Subdivision is overall consistent with the Future Land Use designation and the approved Conditional Zoning District.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

Road Widening along Project Frontage	☒ Required ☐ Not Required
New Location Roadways	☐ Required ☒ Not Required
Hotspot/Safety Study Location	☐ Yes ☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

The project has frontage on both sides of Cass Holt Road and on one side of Honeycutt Road. In accordance with the Comprehensive Transportation Plan (CTP) and UDO, both roads are required to be 4 lane median divided roadways. The project is required to construct the full cross section along the property frontage of Cass Holt Road and construct ½ of the ultimate cross-section along the property frontage of Honeycutt Road.

New Location Roadways:

There are no new CTP Roadways through this parcel. This project will be extending residential streets through the site, with site access drives from Cass Holt Road.

Hotspot/Safety Study Location:

N/A

Improvement Prioritization:

N/A

Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary

A Traffic Impact Analysis (TIA) was completed with the rezoning petition. With this Major Subdivision Plan a Transportation Verification Memo was provided by the applicant's traffic engineer. There have been no changes since the rezoning that impact the results of the previously completed TIA. This development is required to adhere to and construct all recommended improvements within the approved TIA as follows:

Cass Holt Road:

- Perform thoroughfare widening for both sides, along entire property frontage.
- High-visibility crosswalks, to include signage, at the site driveways and at the intersection of Honeycutt Road.

Honeycutt Road:

- Perform ½ of the ultimate thoroughfare widening along entire property frontage.

Cass Holt Road at Site Driveway:

- There will be two site driveways on Cass Holt Road. The driveways will be aligned with each other and will have a median break allowing both site driveways full-movement access.
- Each of the site driveways will have one ingress lane and one egress lane.
- Provide an exclusive northbound left-turn lane on Cass Holt Road.
- Provide an exclusive southbound left-turn lane on Cass Holt Road.

Transportation Staff Analysis:

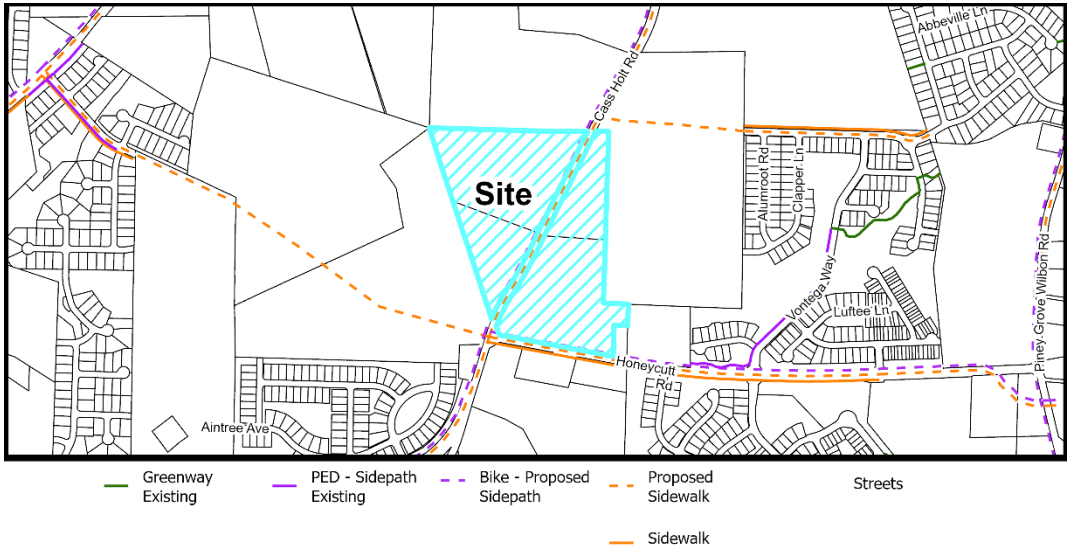
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The mitigation improvements shown on the Major Subdivision Plan are consistent with the Comprehensive Plan as well as the previously approved Traffic Study associated with the Rezoning.

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

The Town's Active Transportation Map shows a 10' Sidepath on the Cass Holt Rd and Honeycutt Rd frontages, as well as sidewalk running along the East Side of Cass Holt Rd and the South side of Honeycutt Rd. All improvements defined on the Active Transportation Map or required by the Developer Agreement are shown on the plans.

Parks, Recreation, & Greenways Summary

The Proposal complies with the Parks, Recreation, and Greenways Master Plan by committing to the required Sidepath improvements. The proposal is located outside of any Park Search Areas; therefore a direct Parkland dedication is not being entertained, rather a fee-in-lieu of Parkland Dedication will be paid at the time of subdivision plat approval.

Parks, Recreation, & Greenways Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The proposed Major Residential Subdivision is consistent with the Comprehensive Plan and approved Rezoning.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



No Community Facility Search 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 Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan/Ordinances

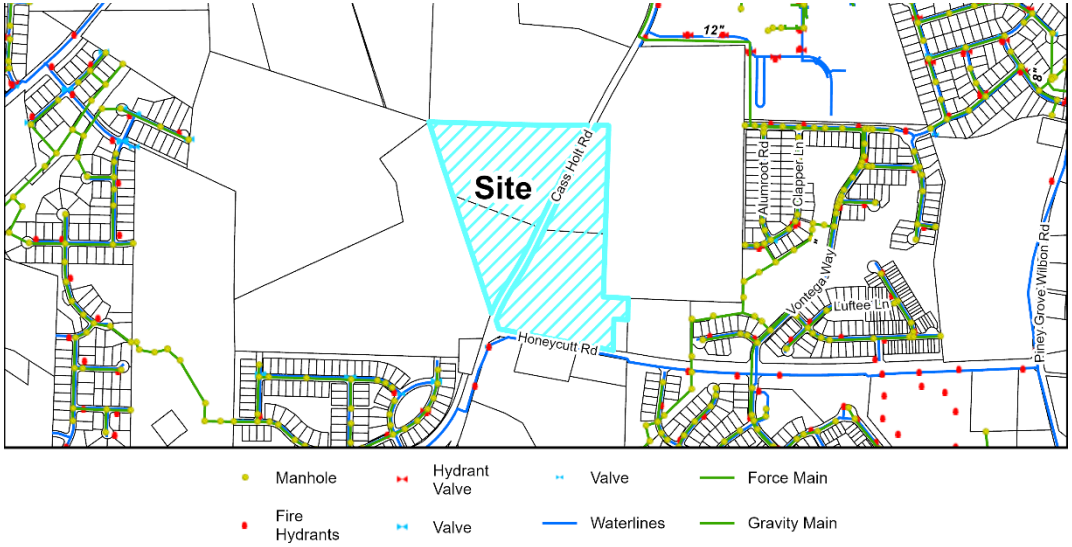
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

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 tie to and extend Town water facilities to serve the proposed development. Watermain currently exists within Honeycutt Road along the project's frontage. Watermain extensions are proposed from the intersection of Honeycutt Road and Cass Holt Road along the property frontage of Cass Holt Road, in accordance with the Town's Long-Range Water Plan. These waterlines will be installed by the developer in accordance with the Towns Policies. A Fire Flow Analysis was completed with this Major Subdivision and confirmed adequate water pressure within the Town's system with the addition of this development.

Sanitary Sewer:

A revised sewer study was provided with the Major Subdivision Plan. The Major Subdivision Plan increased the number of proposed lots by two. The minimal increase in sewer flow did not impact the results of the previous sewer study completed with the Rezoning.

The project is required to extend sewer facilities to serve the proposed development. Sewer will be provided by extending gravity sewer mains from the Stonemont Subdivision and Honeycutt Subdivision to the project. Sewer stubs to upstream adjacent parcels are proposed in accordance with UDO requirements.

Reclaim:

The project is outside of the Town's Reclaimed Water Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Water Resource Management Policy Summary
Since rezoning approval, this project has added two single family lots. The applicant provided a revised sewer study to account for the additional flow. The two lots added since the rezoning are subject to the Water Resource Management Policy. The applicant has provided a Utility Allocation Request to be considered by Town Council.

Utility Allocation Summary

Priority Level: Priority Level 1
Allocation Assignment: Residential Single-Family
Allocation Requested: 510 GPD

Staff Determination: Sufficient allocation is remaining in the Residential Single-Family assignment to support this project for the proposed build out year of 2026/2027.

Infrastructure & Utility Staff Analysis:

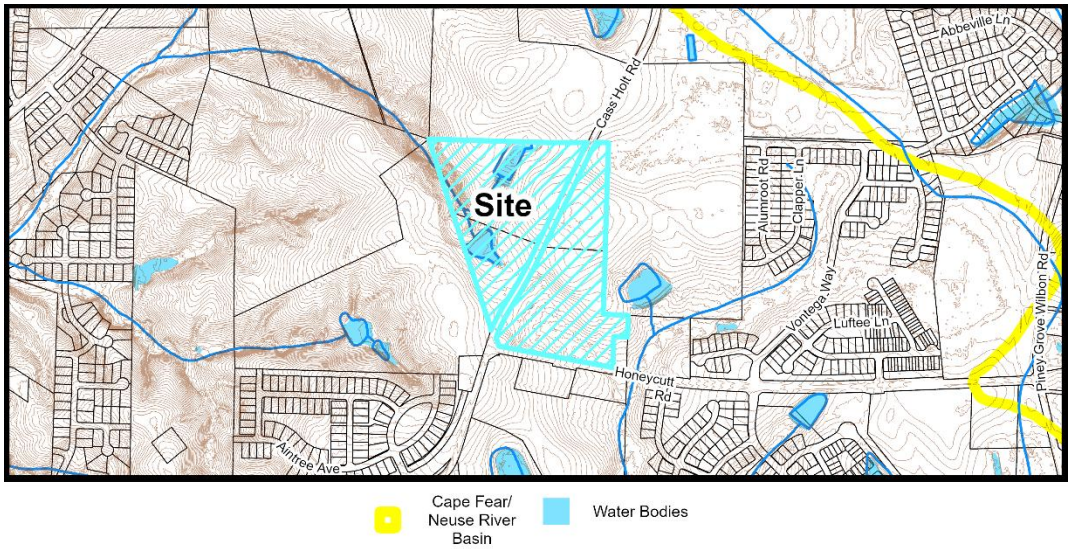
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed utility connections and extensions are consistent with the Comprehensive Plan as well as the Engineering Studies Previously approved with the Rezoning Petition and updated during the Major Subdivision.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space	**30.44% (14.05 ac)**
Tree Preservation Area	20%
Active Recreation Area	10.44% (4.82 ac)
Urban Civic Space	N/A
Flexible Space	N/A



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The proposed Major Subdivision includes Active Recreation elements of a fishing pond, walking trails, a destination garden with public art, and a tot lot. Tree Preservation is shown around existing natural features and will be supplemented with landscaping where canopy coverage is less.

Stormwater:

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

Natural Resources & Open Space Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan/Ordinances

The proposed Major Subdivision meets or exceeds the Open Space requirements of the Unified Development Ordinance and the approved Conditional Zoning District. The open space preserves the onsite environmental features and Natural Resources. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features and is consistent with the Comprehensive Plan.

Development Standards Information

Unified Development Ordinance

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and NR-CD Conditional Zoning District.

Development Standards Summary

Development Standards (UDO Section 2):

Density	UDO Standard		Proposed Standard	
Number of Dwelling Units	N/A		106	
Maximum Density	8 units/acre		2.42 units/acre	
Required Attached Units • Minimum • Maximum	 10%/11 units 50%/53 units		47%/50 units	
Minimum Lot Width at Setback Line* • Detached Dwellings • Attached Dwellings	 26' 18'		 50'* 22'	
Minimum Lot Frontage at Right-of-Way	18'		50' (detached)* 22' (attached)	
Minimum Lot Size (sf) • 3,500-4,999 • ≥5,000 • No Minimum • Flexible	% 20 (min) 20 (min) 50 (max) 10 (max)	Number of lots 12 (min) 12 (min) 28 (max) 5 (max)	% 21% 79% N/A N/A	Number of lots 12 44 N/A N/A

*Zoning Condition: no more than 25% of detached dwelling lots shall be less than 60'; 14/56 detached lots have frontage <60', condition met.

Building Placement	UDO Standard	Proposed Standard	
Thoroughfare Setback (front)	25'	25'	
Front (Min/Max)	5'/20'*	Detached 20' (min)	Attached 5' (min)
Side – Corner Setback	5'	Detached 5'	Attached 5'
Side-Interior Setback	5'**	Detached 5'	Attached** 5'

Building Placement	UDO Standard	Proposed Standard	
Rear Setback	20'	Detached 20'	Attached N/A
Rear Setback from Alley Centerline	15'	Detached N/A	Attached 15'

*Not applicable to Detached Dwellings with front-loaded driveways. Exceptions may be granted by the Administrator to accommodate Tree Preservation Area, steep topographic conditions, or similar environmental features.
**Attached Dwelling Units are allowed a 0-ft Side Setback where the unit shares a common wall with another Dwelling Unit.

Building Height	UDO Standard	Proposed Standard
Maximum Building Height	50'	35'
Maximum Accessory Structure Height	25'	25'

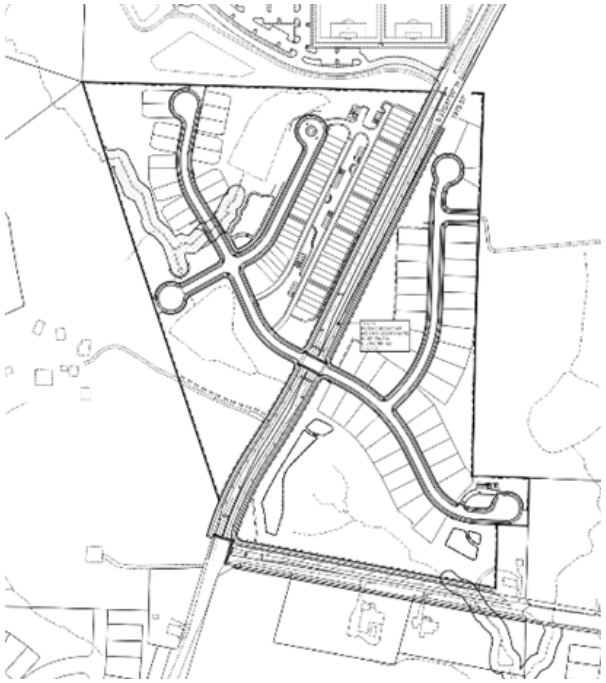
Landscaping (UDO Section 5):

	Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffer	5' Type A	5' Type A
North	5' Type A	5' Type A
South	5' Type A	5' Type A
West	5' Type A	5' Type A
Street Trees		
Thoroughfare Right-of-Way	Trees on private property within 5 ft of the right-of-way	Trees on private property within 5 ft of the right-of-way
Thoroughfare Planting Plan Species	Cass Holt: Japanese Zelkova & Forest Pansy Redbud Honeycutt: Willow Oak & Sourwood	Cass Holt: Japanese Zelkova & Forest Pansy Redbud Honeycutt: Willow Oak & Sourwood
Street Trees along Collector, Local, and Cul-de-sac Streets	Minimum of 50' – 65' from center of trunk to center of trunk	Minimum of 50' – 65' from center of trunk to center of trunk

Parking (UDO Section 6):

	UDO Standard	Proposed Standard
Vehicle Parking Locations	Side and Rear Yard Only	All Yards with Restrictions
Minimum Parking	2 spaces/unit; Attached Dwellings must provide required parking +10% for guest parking	2 spaces/unit; Attached Dwellings must provide required parking +10% for guest parking
EV Parking	Minimum of 1 EVSE-Home per unit	Minimum of 1 EVSE-Home per unit

Proposed Subdivision Layout



Project Layout Highlights

The proposed subdivision features 106 total residential units, including 47 attached units.

Attached Dwelling Units are rear loaded and feature front doors facing Cass Holt Road.

Large Open Space areas are located along the southern and western portions of the project where most environmental features are located.

Building Elevations (UDO Section 8 and Conditional Zoning District)



The proposed townhome elevations meet the voluntary architectural conditions approved through the Conditional District Rezoning, including the use of Type 1 materials and roofline shifts on the street-facing façades. The applicant has committed to architectural variation throughout the subdivision by including a detail showing how no two single family homes of the same floorplan/façade or color scheme shall be located within two lots of each other—whether on the same or opposite side of the street. Elevations for the single-family dwellings will be approved at a later time and will remain consistent with the voluntary architectural conditions specified in the Conditional Zoning District.

Development Standards Staff Analysis

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

The Major Subdivision Plan is consistent with the Comprehensive Plan, UDO, and associated Conditional Zoning District. The lot counts and dimensions meet the requirements of the Unified Development Ordinance and the Neighborhood Residential Conditional Zoning District. The proposed buffers and landscaping are provided to mitigate off-site and on-site impacts. Open Space is provided through Tree Preservation and Active Recreation components that serve the neighborhood. Public Streets and Utilities are being constructed to serve the site with connections to adjacent areas to help serve any nearby future development, as well as connecting to existing development. The design of the project meets several characteristics of the Mixed Residential Neighborhood with a variety of lot sizes and housing types, reaching the goals of the Vision Holly Springs: Town of Holly Springs Comprehensive Plan.

Decision-Making Information

Comprehensive Plan and Unified Development Ordinance 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	
Unified Development Ordinance	☒ Consistent ☐ Inconsistent

Choose an item. Staff Analysis
The applicant must demonstrate that the proposed Major Subdivision Plan complies with minimum requirements specified in Town's adopted land development policies and ordinances.

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

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

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

Meeting Date: 8/26/2024
Summary of Issues: None

Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

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

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

Action: Major Subdivision Plan Petition Motion
The Planning Board must make a recommend to the Town Council on the Major Subdivision Plan.

Motion to recommend that the Town Council approve / deny Major Subdivision Plan 24-MAS-01 for Cass Holt Crossing as submitted by William Daniel, dated Revised 4/11/2025with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 6/17/2025

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

Quasi-Judicial decisions are determined by the presentation of factual evidence as to whether the proposed Development Plan satisfies the applicable development standards. The Town Council must hold a Quasi-Judicial public hearing to collect facts and then make a decision based on the written and oral evidence presented. A Quasi-Judicial decision must be made on facts and evidence and cannot be based on opinions or hearsay. Anyone who presents facts and evidence during the Quasi-Judicial public

hearing must be sworn in under oath and may be subject to cross-examination. These criteria shall be used to evaluate whether the proposal will cause significant adverse impacts on adjacent properties:

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

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

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

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

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

DEVELOPMENT PETITION PACKET

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

Pre-Submittal Requirements

☑ Special Study Scoping meetings for Traffic and Water Resources are required to occur prior to your Sketch Plan (pre-application) meeting. These meetings will be held virtually. Please review the Town's Water Resource Management Policy. Complete the Traffic Scoping and Water Resource Inventory Request Forms and email to DSIntake@hollyspringsnc.gov to schedule your scoping meeting.

☑ 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.

☑ A Sketch Plan Review (Pre-Application) Meeting must be held a minimum of five (5) business days prior to but no more than 8 weeks before the Petition Submittal Deadline as specified on the appropriate submittal calendar.

To schedule a Sketch Plan (Pre-Application) Meeting, register for an account on the Portal and apply for a Planning & Zoning Review ~> Pre-Application Meeting.

The full review procedures for Major Subdivisions, Development Plans, and Special Use Permits can be found in the Town of Holly Springs Unified Development Ordinance (UDO).

Visit www.hollyspringsnc.us/2170/Development-Services for a current fee schedule and review calendars.

Submittal Requirements

All items listed are required for a complete submittal. Incomplete submittals will be rejected and delay the process.

Submit the following items via the Portal . All complete applications submitted by Noon on Friday will be reviewed by staff the following Monday. If your application is deemed complete and can move forward, you will be notified of any fees to be paid no later than Noon on Wednesday. Fees must be paid before your project is routed for review:

- Completed, Signed Petition
- All items listed on the submittal checklist
- Special Study reviews must be submitted concurrently with your Development Plan review.

For questions about your submittal, please review our Digital Submittals Webpage and reach out to DSIntake@hollyspringsnc.gov

PETITION TYPE	
☐	**Major Subdivision** ☑ Residential ☐ Non-Residential ☑ New ☐ Major Amendment ☐ Minor Amendment
☐	**Development Plan** ☐ Residential ☐ Non-Residential ☐ New ☐ Major Amendment ☐ Minor Amendment

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* Applicant and Financially Responsible Party will need to register for an account on the Portal.	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☐ Design Professional ☑ Developer ☐ Other	
Name: Colen Davidson	Company: Milestone Developments, LLC
Mailing Address: 142 Towerview Court	
City, State, Zip: Cary NC 27519	
Telephone: 9194174429	E-Mail: colen@milestone-developments.com
Design Professional	
Name: William Daniel	Company: William G. Daniel & Associates, P.A.
Mailing Address: 1150 SE Maynard Road Ste 260	
City, State, Zip: Cary NC 27511	
Telephone: 9194679708	E-Mail: bdaniel@wmgda.com
Developer	
Name: Colen Davidson	Company: Milestone Developments, LLC
Mailing Address: 142 Towerview Court	
City, State, Zip: Cary NC 27519	
Telephone: 9194174429	E-Mail: colen@milestone-developments.com
Architect	
Name: pending	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name: Pam Porter	Company: TMTLA Associates
Mailing Address: 5011 Southpark Dr Ste 200	
City, State, Zip: Durham NC 27713	
Telephone: 9194848880	E-Mail: pam@tmtla.com
Financially Responsible Party (REQUIRED)	
Name: Colen Davidson	Company: Milestone Developments, LLC
Mailing Address: 142 Towerview Court	
City, State, Zip: Cary NC 27519	
Telephone: 9194174429	E-Mail: colen@milestone-developments.com
Property Owner (REQUIRED)	
Name: Weatherspoon, Leonard A Heirs	Company: -
Mailing Address: 921 Deerfield Road	
City, State, Zip: Raleigh NC 27609	
Telephone:	E-Mail:

Property Owner 2

Dewar, Evelyn B
5629 Cass Holt Road
Holly Springs, NC 27540

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	Cass Holt Crossing
PUD/Master Plan or Subdivision	subdivision
Shopping Center or Lot #	-
Project Location *Use street address. If none, use closest intersection*	5608 & 5629 Cass Holt Road
	☐ Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0648.22.8106 & 0648.31.0294
Real Estate ID	0075144 & 0018076
Project Acreage	46.15 Partial Parcel? ☐ Yes ☑ No
Current Zoning	NRCD
Proposed Use	single family and townhomes
Open Space	☑ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A
Waivers Requested	☑ No ☐ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	7/15/24 & 6/5/24
Sketch Plan Review (pre-submittal) Meeting Date:	9/26/24
Water Resource Management Program (WRMP)	WRMP Priority Level ☑ 1 ☑ 2 ☑ 3 Allocation Request Required

CERTIFICATE OF COMPLETION
I certify that all information presented in this petition is accurate to the best of my knowledge and belief.
Signature of Applicant: *William Daniel* Date: 10.11.24

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

NEIGHBORHOOD MEETING REPORT

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

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	08.26.24
Meeting Time:	4:00 - 5:00
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:

There were no attendees to this neighborhood meeting.

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

There were no changes made as a result of the meeting

Preparer's Signature: *Brian Nichols* Date: 10.11.24

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

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

0648.22.8106	

and does hereby authorize Colen E. Davidson Jr. to act

(name of representative/applicant)

on their behalf as their agent with regard to the processing of said Development Project.

Karen Weatherspoon Cody
Signature of Owner

Print Name Karen Weatherspoon Cody
Entity
Address
City, State,Zip

Sworn to or affirmed and subscribed before me this 15 day of October, 2024

NOTARY PUBLIC:

Beth A Hall
Official Signature of Notary

Beth A Hall, Notary Public
Print Name

My commission expires: 11/1/27

(Official Seal)
BETH A. HALL
NOTARY
PUBLIC
WAKE COUNTY, NC

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

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

0648.31.0294	

and does hereby authorize Colen E. Davidson Jr. to act

(name of representative/applicant)

on their behalf as their agent with regard to the processing of said Development Project.

Signature of Owner

Print Name BENTON. W. DEWAR
Entity EXECUTOR
Address 5920 HONEYCUTT ROAD
City, State,Zip HOLLY SPRINGS, NC 27540

Sworn to or affirmed and subscribed before me this 16th day of October, 2024.

NOTARY PUBLIC:

Official Signature of Notary

Kara D. Yates, Notary Public
Print Name

My commission expires: June 11th, 2029

(Official Seal)

KARA D YATES
NOTARY
PUBLIC
WAKE COUNTY, NC

WAKE COUNTY RESIDENTIAL DEVELOPMENT NOTIFICATION

(only for projects proposing residential dwelling units)

Complete the Wake County Residential Development Notification Form online and provide the following information:

DEVELOPER REPRESENTATIVE INFORMATION	
Contact Name:	Colen
Company Name:	Milestone Developments, LLC
Phone Number:	9194174429
E-Mail:	colen@milestone-developments.com
PROJECT INFORMATION	
Project Name:	Cass Holt Crossing
Date of Subdivision Application	10.11.24
City, Town or Jurisdiction	Holly Springs
Address of Subdivision or nearest cross street	5608 & 5629 Cass Holt Road
REID(s)	0075144 / 0018076
PIN(s)	0648.22.8106 / 0648.31.0294
Subdivision Completion Date	6/2027
Projected First Occupancy Date	6/2026
Total Number of Units	106
Senior Living Unit Total	
Studio Unit Total	
1 Bedroom Unit Total	
2 Bedroom Unit Total	
3 Bedroom Unit Total	25
4 Bedroom Unit Total	81

ANTICIPATED COMPLETION OF UNITS & DATES	
Year: 2026	Number of Units: 53
Year: 2027	Number of Units: 53
Year:	Number of Units:
Year:	Number of Units:

Preparer's Signature: *Brian Nichols* Date: 10.11.24

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

May 1, 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: 10/11/2024
- Name of development: Cass Holt Crossing
- Address of rezoning: 5608 & 5629 Cass Holt Road (0648228106 / 0648310294)
- Total number of proposed residential units: 106
- Type(s) of residential units proposed: 56 Detached Dwellings & 50 Attached 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

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

NEIGHBORHOOD MEETING REPORT

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

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	08.26.24
Meeting Time:	4:00 - 5:00
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:

There were no attendees to this neighborhood meeting.

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

There were no changes made as a result of the meeting

Preparer's Signature: *Brian Nichols* Date: 10.11.24

TOWN OF HOLLY SPRINGS
DEVELOPMENT PETITION

DPM Appendix #A.01
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: 08.26.24
Time: 4:00 - 5:00
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: 08.12.24

Conduct of Meetings:

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

Summary of Issues:

There were no attendees to this neighborhood meeting.

Attach Additional Sheets as needed

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

There were no changes made 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.
n/a

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) Brian Nichols BRIAN NICHOLS Date 9/6/24

Cass Holt Crossing Neighborhood Meeting Mailer List

Address	Owner	PIN	Mailing Address 1	Mailing Address 2	Mailing Address 3
5608 CASS HOLT RD	WEATHERSPOON, LEONARD A HEIRS	648228106	KAREN W CODY EXEC	921 DEERFIELD RD	RALEIGH NC 27609-5426
1751 AVENT FERRY RD	HOLLAND, JONATHAN B. HOLLAND, MARY JILLIAN	648130433	1751 AVENT FERRY RD	HOLLY SPRINGS NC 27540-8418	
221 AINTREE AVE	PUN, MADAN TRUSTEE MAGAR, JAYANTI TRUSTEE	648201590	221 AINTREE AVE	HOLLY SPRINGS NC 27540-4984	
5509 CASS HOLT RD	BRYANT FAMILY PROPERTIES LLC WINSTEAD, DIANE BRYANT	648420270	PO BOX 66	FUQUAY VARINA NC 27526-0160	
0 CASS HOLT RD	BRYANT FAMILY PROPERTIES LLC WINSTEAD, DIANNE BRYANT	648121312	PO BOX 66	FUQUAY VARINA NC 27526-0160	
5920 HONEYCUTT RD	DEWAR, BENTON WADE DEWAR, MARTHA R	648306833	5920 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9517	
5629 CASS HOLT RD	DEWAR, EVELYN B	648310294	C/O BENTON DEWAR	5920 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9517
1709 AVENT FERRY RD	CONGLETON, TIMOTHY	648137586	1720 AVENT FERRY RD	HOLLY SPRINGS NC 27540-8419	
0 AVENT FERRY RD	CONGLETON, TIMOTHY	648135136	1720 AVENT FERRY RD	HOLLY SPRINGS NC 27540-8419	
5808 CASS HOLT RD	VANCE, ROBERT L VANCE, BRENDA D	648203676	5808 CASS HOLT RD	HOLLY SPRINGS NC 27540-9757	
5716 CASS HOLT RD	BRYANT, LARRY P BRYANT, JOY ANN GURTNER	648117289	PO BOX 66	FUQUAY VARINA NC 27526-0160	
217 AINTREE AVE	SHARMA, KRITAGYA	648201596	217 AINTREE AVE	HOLLY SPRINGS NC 27540-4984	
6200 WINDY FARM LN	EVANS, JOSEPHINE GAY	647299830	6200 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
5933 HONEYCUTT RD	GRAF, ERIC GRAF, CARMEN M	648209691	5933 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9522	
101 SERENATA DR	TIMILSINA, MANOJ ADHIKARI, SAPANA	648400466	101 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
104 SERENATA DR	YOUNG, ROBERT EUGENE YOUNG, ANGELA STOEHR	648308482	104 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
5508 CASS HOLT RD	TOWN OF HOLLY SPRINGS	648239301	TOWN ATTORNEY	128 S MAIN ST	HOLLY SPRINGS NC 27540-9092
124 SERENATA DR	M/I HOMES OF RALEIGH LLC	647490086	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
113 SERENATA DR	M/I HOMES OF RALEIGH LLC	648402338	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
108 SERENATA DR	ULLIKANTI, BALAKRISHNA REDDY	648308375	108 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
100 SERENATA DR	VYAS, SHAILESH PAREEK, SONIA	648308498	100 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
5900 HONEYCUTT RD	MANDAPATI, SREEKANTH R PARAKUTH, JAYASUDHA	648309846	708 SUFFIELD WAY	CARY NC 27519-6996	
101 BREEDERS CUP WAY	VALENCIA HOMEOWNERS ASSOCIATION INC	648202129	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
103 BREEDERS CUP WAY	VALENCIA HOMEOWNERS ASSOCIATION INC	648202202	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
112 SERENATA DR	KIRAN PICHIKA, NAGA TRINADH LAKSHMI PICHIKA, PRIYA DIMPLE SRI	648308269	112 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
5929 HONEYCUTT RD	DEWAR, BENTON W DEWAR, MARTHA	648303507	5920 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9517	

NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

08.12.24
Date

Dear Neighbor:
You are invited to a virtual neighborhood meeting to review and discuss the development proposal at

5608 & 5629 Cass Holt Road

(0648228106 & 0648310294)PIN(s)

The Neighborhood Meeting is intended as a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted.

A Neighborhood Meeting is required because this project includes (check all that apply):

- ○ Rezoning
- ○ Major Site Plan;
- ⊗ Major Subdivision Plan (excludes minor or exempt subdivision); or
- ○ Special Use Permit

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

This meeting is to discuss the proposed development petition for parcels located at 5608 & 5629 Cass Holt Road. This project will be called Cass Holt Crossing.

This is a followup meeting required to held within 12 weeks of submission.

Estimated submittal date: 09.27.24

MEETING INFORMATION:

Property Owner(s) name(s): Weatherspoon, Leonard A Heirs & Dewar, Evelyn B

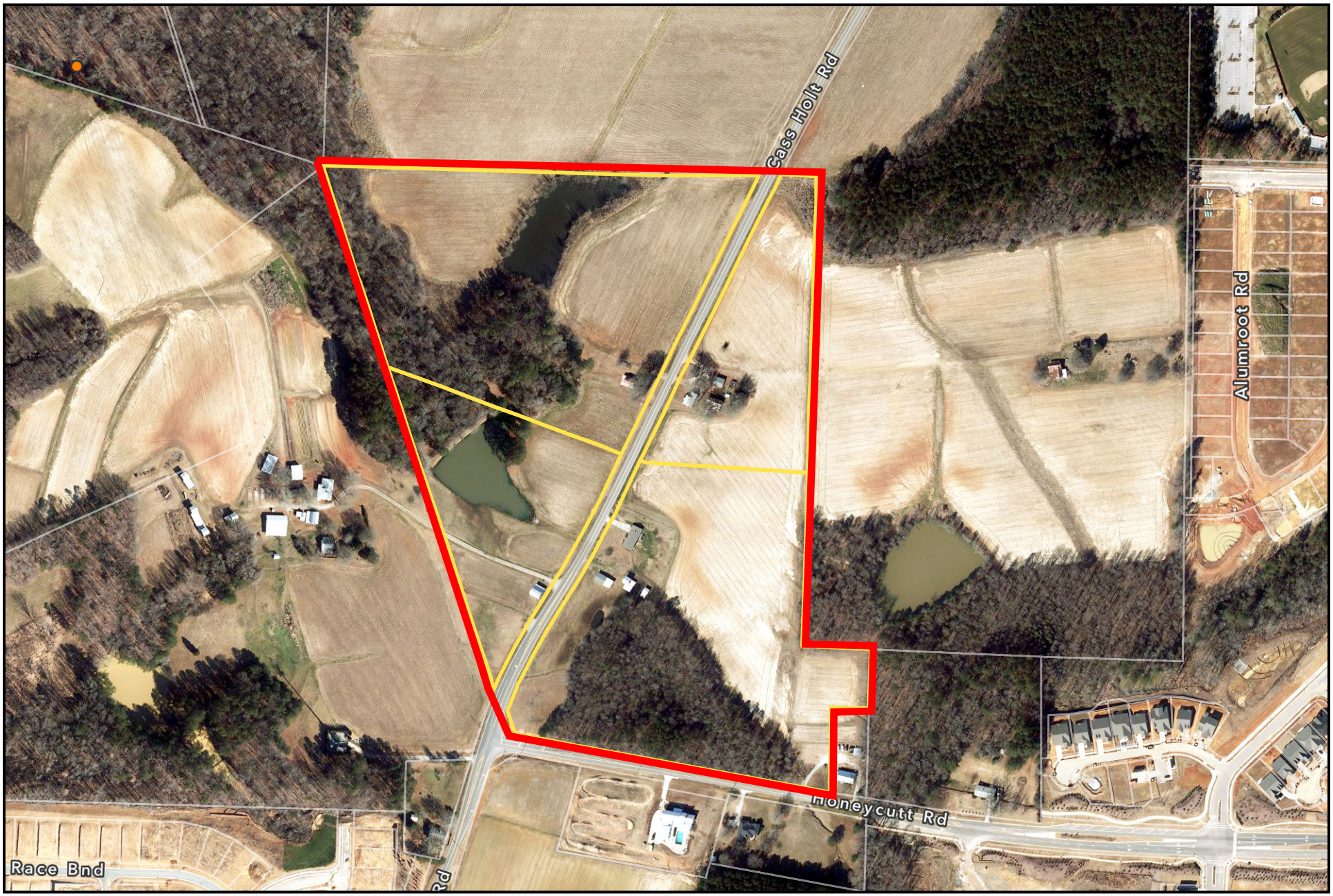
Applicant(s): Milestone Developments, LLC

Contact information (email/phone): bdaniel@wmgda.com / 919.467.9708

Meeting Website Link: https://bit.ly/3AufNlu or audio only: 1 469-998-7564
(address is case sensitive) phone id: 499 598 83#

Date of meeting*: 08.26.24

Time of meeting*: 4:00 - 5:00



Subject Parcels

N

0 200 400 800 ft

1 inch equals 400 feet

Disclaimer

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

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

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

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

• The proposed land use is residential which is suitable and desirable abutting the residential, agricultural and park uses that surround the property. The density of the project is in conformity to the density criteria of the UDO and the proposed placement of lots and units ensure that the more intense areas of development within the project are located internal to the property with open spaces and single family residential located along the perimeters of the property to achieve a pleasing and compatible transition between the proposed and existing uses.

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

• 49.23% of the property is devoted to open space. This exceeds the the minimum amount of open space required by the UDO. The areas comprising the open space are either preserved in its existing wooded state or enhanced by the addition of amenities such as gazebos, pollination gardens, trails, and seating areas.

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

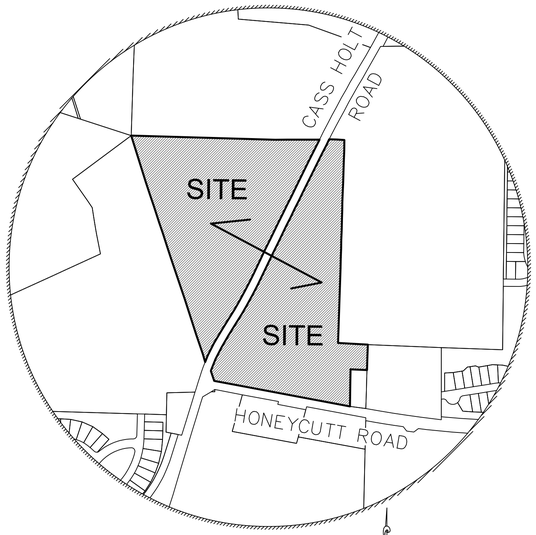
• The layout of the project's vehicular access infrastructure includes conventional streets within the single family areas and rear alleys within the townhomes area. With the exception of lots abutting the proposed sewer outfall, all utilities and metering facilities will be installed along these readily accessible streets and alleys.

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

• The proposed development plan includes major roadway and pedestrian system element improvements along the abutting thoroughfares of Cass Holt Road and Honeycutt Road. Additionally, off-site pedestrian system improvements—including a pedestrian roadway crossing at the intersection of these two thoroughfares is addressed in a developer's agreement for the project. The configuration of the project preserves open space along Honeycut Road and portions of Cass Holt Road that will preserve and enhance the visual perception of the area when viewed by the traveling public and those utilizing the pedestrian ways abutting the project. The above described features in addition to the architectural conditions imposed upon the proposed homes within Cass Holt Crossing will reinforce the existing and aspirational character of the Town.

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

• The proposed development plan furthers the goals and policies of the Comprehensive Plan in several ways. The proposed landuse, distribution of lots and units, and imposition of architectural conditions within the project contributes to the achievement of the Town's envisioned landuse and character. The improvements of the two abutting thoroughfares constitute significant contribution toward implementation of the goals reflected in the Town's Comprehensive Transportation Plan. The design of the project has been coordinated with the Town Staff to ensure the proper access and interface with the abutting proposed Town Park. Additionally, the project includes several thousand feet of multi-use trail in addition to the sidewalks and private pedestrian elements within the project. These elements and features of the plan further the goals of the Town related to the development of parks, recreation, and common facilities. The project includes roadway stubs and extension of utilities to abutting parcels as identified by the Town Staff as needed to accommodate future development. The open space proposed within the project includes the preservation natural areas and reflects the minimization of disruption of natural resources.



VICINITY MAP
1" = 500'

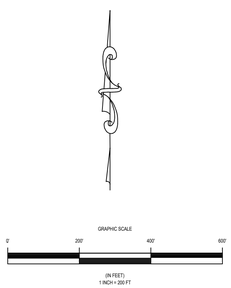
APPLICANT: MILESTONE DEVLOPMENTS, LLC
142 TOWERVIEW COURT
CARY NC 27519
919.417.4429
CONTACT: COLEN DAVIDSON
colen@milestone-developments.com

ENGINEER: WILLIAM G. DANIEL & ASSOCIATES, P.A.
1150 SE MAYNARD ROAD SUITE 260
CARY NC 27511
919.467.9708
CONTACT: WILLIAM DANIEL
bdaniel@wmgda.com

LANDSCAPE ARCHITECT: TMTLA ASSOCIATES
5011 SOUTHPARK DR STE 200
DURHAM NC 27713
919.484.8880
CONTACT: PAM PORTER
info@tmtla.com

SURVEYOR: BENTON W. DEWAR & ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS NC 27540
919.552.9813
CONTACT: BEN DEWAR
bentondewar@gmail.com

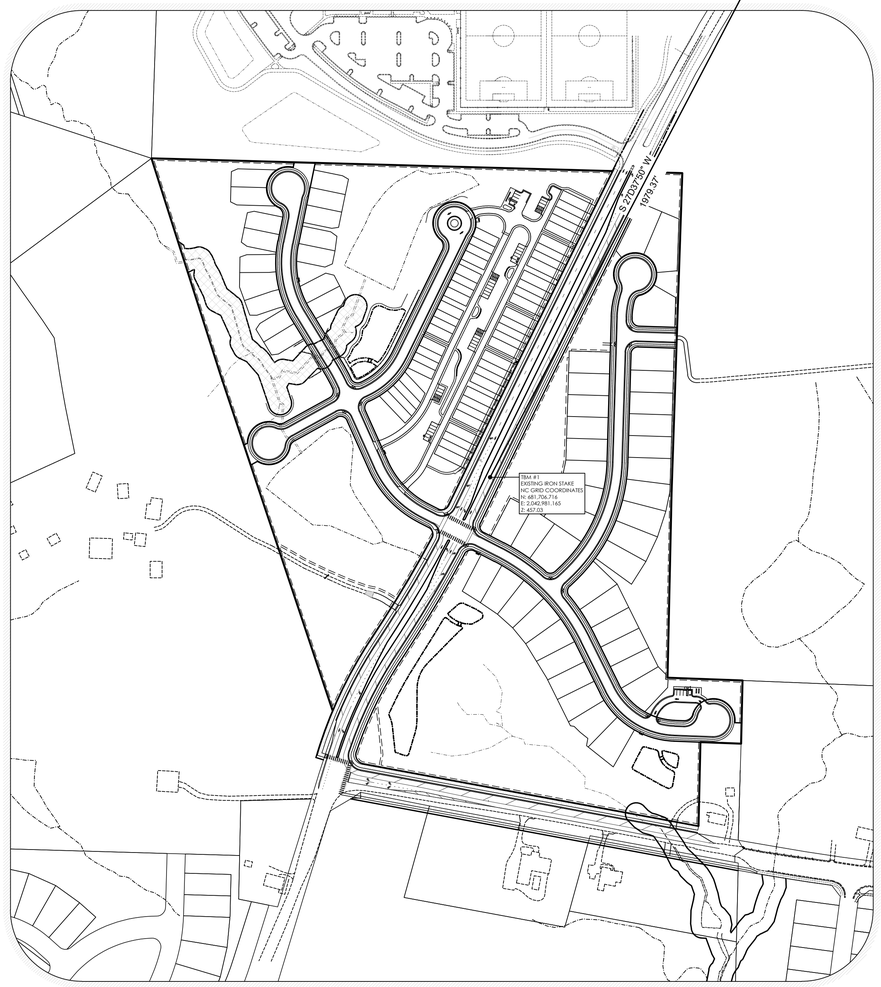
NOTES:
A. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
B. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.



CASS HOLT CROSSING

MAJOR SUBDIVISION PLAN

24-MAS-01/ PLMSPP202400219



SITE DATA

PROJECT NAME:	Cass Holt Crossing
WAKE COUNTY PIN, REID, & SITE ADDRESS:	0648.22.8106 – 0075144 – 5608 Cass Holt Road 0648.31.0294 – 0018076 – 5629 Cass Holt Road
PREPARER'S INFO:	William G. Daniel & Associates, PA 1150 SE Maynard Road Suite 260 Cary NC 27511 Tele: 919.467.9708 / Fax: 919.460.7585 bdaniel@wmgda.com
OWNER(S):	Weatherspoon, Leonard A Heirs 921 Deerfield Road Raleigh NC 27609 Dewar, Evelyn B 5629 Cass Holt Road Holly Springs NC 27540
CONTRACT TO PURCHASE:	Milestone Developments, LLC 142 Towerview Court Cary NC 27519 Tele: 919.417.4429 / Fax: – colen@milestone-developments.com
ANNEXATION #:	pending
EXISTING ZONING:	Neighborhood Residential-Conditional District (NRCD) (PLRZ202200302/ 22-REZ-15 APPROVED 11/21/2023)
SITE AREA:	
GROSS AREA:	46.15 Acres
R/W DEDICATION:	2.34 Acres
NET AREA:	43.81 Acres
RIVER BASIN:	Cape Fear
WATERSHED OVERLAY:	None
EXISTING USE:	Single Family & Agricultural
PROPOSED USE:	Single Family & Townhomes
PROPOSED LOTS:	106 (56 SINGLE FAMILY & 50 TOWNHOMES)

REQUIRED SETBACKS
for single family units:

FRONT:	20'
CORNER:	5'
SIDE:	5'
REAR:	20'

**minimum length of 25' for driveway of front loaded lots

for townhome units:

FRONT:	5'
CORNER:	5'
SIDE:	5'
REAR:	15' from alley c/l
for thoroughfares:	25'

REQUIRED BUFFERS

ADJACENT TO CASS HOLT:	5' TYPE A
ADJACENT TO HONEYCUTT:	5' TYPE A
OTHER PERIMETER:	5' TYPE A

TYPE A BUFFER REQUIRES 5 SHRUBS, 2 DECIDIOUS TREES/100'

	DETACHED SF	TOWNHOME
AVERAGE LOT SIZE:	7263 sf	2136 sf
MINIMUM LOT SIZE:	4928 sf	1562 sf
MAXIMUM LOT SIZE:	11447 sf	2686 sf
MINIMUM LOT WIDTH & FRONTAGE:	50'	22'
MININUM LOT DEPTH:	100'	71'
MAXIMUM BUILDING HEIGHT:	35' PRIMARY / 25' ACCESORY	

Cass Holt Lot Size Category Breakdown

	Required by UDO		Provided	
Lot Size Category	%	# of Lots	%	# of Lots
3500 s.f. (min) to 4,999 s.f. (max)	20 (min.)	12 (min.)	21.43%	12
≥ 5,000 s.f.	20 (min.)	12 (min.)	78.57%	44
No Minimum	50 (max.)	28 (max.)	n/a	0
Flexible	10 (max.)	5 (max.)	n/a	0

ZONING CONDITION REQUIREMENT OF NO MORE THAN
25% OF DETACHED DWELLING LOTS SHALL BE LESS THAN 60' — PROVIDED

TOTAL DETACHED DWELLING LOTS:	56
LOTS WITH FRONTAGE LESS THAN 60':	14 (25%) (LOTS 41-53, 56)
LOTS WITH FRONTAGE 60' OR GREATER:	42 (75%)

ON-SITE PRIVATE OPEN SPACE * THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE
REQUIRED: 30% – ≥13.845 Acres
PROVIDED: 30.44% – 14.05 Acres
TREE PRESERVATION AREAS
REQUIRED: 20% – ≥9.23 Acres
PROVIDED: 20.0% – 9.23 Acres
ACTIVE RECREATION AREAS
REQUIRED: 5% – ≥2.31 Acres
PROVIDED: 10.44% – 4.82 Acres

PROPOSED DENSITY: 2.42 DU/AC

PROPOSED SEWER FLOW DATA
@ 255 GPD PER UNIT

SINGLE FAMILY DETACHED:	255 GPD * 56 = 14,280 GPD
TOWNHOMES:	255 GPD * 50 = 12,750 GPD

TOTAL SEWER FLOW = 27,030 GPD

Driveway Length
Minimum single family driveway length measured from street R/W is 25'.
Minimum townhome driveway length measured from alley C/L is 25'.

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS PLAN & TREE SURVEY
3	SUBDIVISION PLAN
3a	SUPPLEMENTAL SITE / TRANSPORTATION PLAN
4	TREE PRESERVATION & OPEN SPACE PLAN
5	UTILITY PLAN
5a	SANITARY SEWER OUTFALL B
5b	UPSTREAM CONTRIBUTORY SEWER BASIN PLAN
6	GRADING AND DRAINAGE PLAN
7	DETAILS
L-1.0 – L-1.4	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
1 of 1	PHOTOMETRIC PLAN
A1 –	ARCHITECTURAL SHEETS

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
Ph:919-467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 7488 ENGINEER WILLIAM G. DANIEL
4/11/2025

Revisions
11.22.24 Per ToHS review
3.14.25 Per ToHS review
4.11.25 Per ToHS review

Preliminary

Project
Cass Holt Crossing

Cover

Date
October 11, 2024

Scale
1" = 200'

Sheet
1

1:1



LEGEND

CMS – CONCRETE MONUMENT SET
ECM – EXISTING CONCRETE MONUMENT
EIP – EXISTING IRON PIPE
EIS – EXISTING IRON STAKE
ERB – EXISTING REBAR
ECS – EXISTING COTTON SPIKE
EPK – EXISTING PK NAIL
EN – EXISTING NAIL
ERS – EXISTING RAILROAD SPIKE
IPS – IRON PIPE SET
ISS – IRON STAKE SET
RSS – RAILROAD SPIKE SET
NS – NAIL SET
PKS – PK OR MAG. NAIL SET
R/W – RIGHT OF WAY
CL – CENTERLINE
B.M. – BOOK OF MAPS
P.B. – PLAT BOOK
M.B. – MAP BOOK
D.B. – DEED BOOK
SB – SET BACK
EP – EDGE PAVEMENT
NCGS – NORTH CAROLINA GEODETIC SURVEY
FEMA – FEDERAL EMERGENCY MANAGEMENT AGENCY
OHW – OVERHEAD WIRES
INTX. – INTERSECTION
ECS – EXISTING COTTON SPINDLE
CSS – COTTON SPINDLE SET
D – DRAINAGE
G – GAS LINE
S – SANITARY SEWER
W – WATER
E – ELECTRIC
T – TELEPHONE
FH – FIRE HYDRANT
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEANOUT
TP – TELEPHONE PEDESTAL
UP – UTILITY POLE
EL – ELEVATION
MH – MANHOLE
BC – BACK OF CURB
HVAC – HEAT/AC UNIT
CP – COMPUTED POINT
BFE – BASE FLOOD ELEVATION
FOV – FIBER OPTIC VAULT
TV – TELEPHONE VAULT

CALLS ALONG ROAD R/W

COURSE	BEARING	DISTANCE
L-1	N 21°35'31"E	91.23'
L-2	N 27°14'55"E	91.57'
L-3	N 30°38'06"E	91.74'
L-4	N 31°54'52"E	189.54'
L-5	N 30°04'22"E	96.67'
L-6	N 28°00'25"E	95.80'
L-7	N 26°22'25"E	195.88'
L-8	N 25°42'35"E	140.64'
L-9	N 26°00'38"E	111.70'
L-10	N 26°15'09"E	94.04'
L-11	S 26°15'09"W	94.21'
L-12	S 26°00'38"W	111.82'
L-13	S 25°43'16"W	149.16'
L-14	S 26°23'36"W	186.10'
L-15	S 27°59'55"W	93.34'
L-16	S 30°04'22"W	95.17'
L-17	S 31°54'52"W	189.24'
L-18	S 30°38'06"W	94.24'
L-19	S 27°09'58"W	97.61'
L-20	S 21°47'50"W	44.70'

GRAPHIC SCALE
0 100' 200' 300'
(IN FEET)
1 INCH = 100 FT

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4/11/2025

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Cass Holt Crossing

Existing Conditions Plan

Date
October 11, 2024

Scale
1" = 100'

Sheet
2

PARKING FOR TOWNHOMES REQUIRE EV SPACES AND EV READY SPACES PER UDO SECTION 6.6.1 OF THE 41 PROVIDED SPACES, 4 (>5%) ARE EV SPACES (MARKED) 8 (>15%) ARE EV READY SPACES (HATCHED)

Light-duty Electric Vehicle Supply Equipment Ready (EVSE-Ready). Provision of electrical panel capacity and raceway to Parking Areas for the future installation of electric vehicle charging equipment.

Light-duty Electric Vehicle Supply Equipment (EVSE). Provision of Level 2 (240-volt charging outlet) or greater for its successor equivalent) equipped with Society of Automotive Engineer (SAE) J-1772 connectors to charge 1 EV at a time or 2 SAE J-1772 connectors to charge 2 EVs at once.

N/F CONGLETON, TIMOTHY PIN: 0648.13 7586 ZONED: RR USE: AGRICULTURE DB 14-E PG 887

N/F TOWN OF HOLLY SPRINGS PIN: 0648.23 9301 ZONED: RR USE: VACANT DB 17729 PG 515

N/F BRYANT FAMILY PROPERTIES LLC WINSTEAD, DIANNE BRYANT PIN: 0648.12 1312 ZONED: RR USE: AGRICULTURE DB 15028 PG 2542

N/F BRYANT, LARRY P BRYANT, JOY ANN GURTNER PIN: 0648.11 7289 ZONED: RR USE: SINGLE FAMILY / AGRICULTURE DB 11369 PG 1170

N/F BRYANT FAMILY PROPERTIES LLC WINSTEAD, DIANE BRYANT PIN: 0648.42 0770 ZONED: RR USE: SINGLE FAMILY / AGRICULTURE DB 15028 PG 2538

N/F EVANS, JOSEPHINE GAY EVANS, JOHN JR PIN: 0647.29 9830 ZONED: RR USE: SINGLE FAMILY / AGRICULTURE DB 13707 PG 1115

N/F GRAF, ERIC GRAF, CARMEN M PIN: 0648.20 9691 ZONED: RR USE: SINGLE FAMILY DB 17411 PG 1123

N/F DEWAR, BENTON W DEWAR, MARTHA PIN: 0648.30 3507 ZONED: RR USE: SINGLE FAMILY DB 8838 PG 899

N/F DEWAR, BENTON W DEWAR, MARTHA PIN: 0648.30 3503 ZONED: RR USE: OFFICE DB 3701 PG 746

N/F MANDAPATI, SREEKANTH R PARAVATHI, JAYASUDHA PIN: 0648.30 9846 ZONED: RR USE: SINGLE-FAMILY DB 6418 PG 643

CASS HOLT ROAD

HONEYCUTT ROAD

STREET 1E

STREET 1W

STREET 2

STREET 3

STREET 4N

STREET 4S

EX. POND

EX. WETLANDS

EX. CENTERLINE

PROP SCM

PROP MAIL KIOSK #1

PROP MAIL KIOSK #2

PROP TOT LOT

PROP GAZEBO

PROP SOFTSCAPE DESTINATION GARDEN WITH ART ELEMENTS

PROPOSED 10' MULTI-USE PATH (PER DEVELOPER AGREEMENT)

PROPOSED 5' SIDEWALK EXTENSION (WITH R/W ACQUISITION)

PROPOSED SIDEWALK EXTENSION

P.I.L. IS PROPOSED FOR MEDIAN PORTION OF HONEYCUTT RD (100' - 1/2 OF 17.5' GRASSED MEDIAN)

EX. 100 YR FLOODPLAIN (+/-2.5 AC)

FUTURE 100 YR FLOODPLAIN (+/-3.5 AC)

EX. 100 YR FLOODPLAIN (+/-2.2 AC)

PROP 5' TYPE A BUFFER

PROP 5' WALK

PROP 30" C&G (TYP)

PROP MULCH PATH

PROP R/W DEDICATION

PROP 16' DRIVE

PROP 20' PUBLIC UTILITY EASEMENT

EX. 30' CAPE FEAR RIPARIAN BUFFER (TYP)

PROP 5' RETAINING WALL

PROP BUILDING SETBACKS (TYP)

PROP OFFSITE CONSTRUCTION EASEMENT

PROP 20' PRIVATE DRAINAGE EASEMENT

PROP PUBLIC SEWER EASEMENT

PROP PUBLIC WATER EASEMENT

PROP MONUMENT SIGN LOCATION

PROP CURB RAMP (TYP)

PROP STOP BAR/SIGN

PROP CROSSWALK

PROP SIDEWALK CONNECTION TO EX. SIDEWALK

PROP ASSESSMENT EASEMENT (IN SF)

PROP 5' READY SPACES (TYP)

PROP 5' MULCH PATH

PROP GAZEBO

PROP SCM

PROP 5' WALK

PROP MAIL KIOSK #2

PROP CURB RAMP (TYP)

PROP STOP BAR/SIGN

PROP CROSSWALK

PROP SIDEWALK CONNECTION TO EX. SIDEWALK

PROP 5' TYPE A BUFFER

PROP OFFSITE CONSTRUCTION EASEMENT

PROP 20' PUBLIC SEWER EASEMENT

PROP 20' PRIVATE DRAINAGE EASEMENT

PROP BUILDING SETBACKS (TYP)

PROP 5' WALK

PROP 30" C&G (TYP)

PROP MONUMENT SIGN LOCATION

PROP CURB RAMP (TYP)

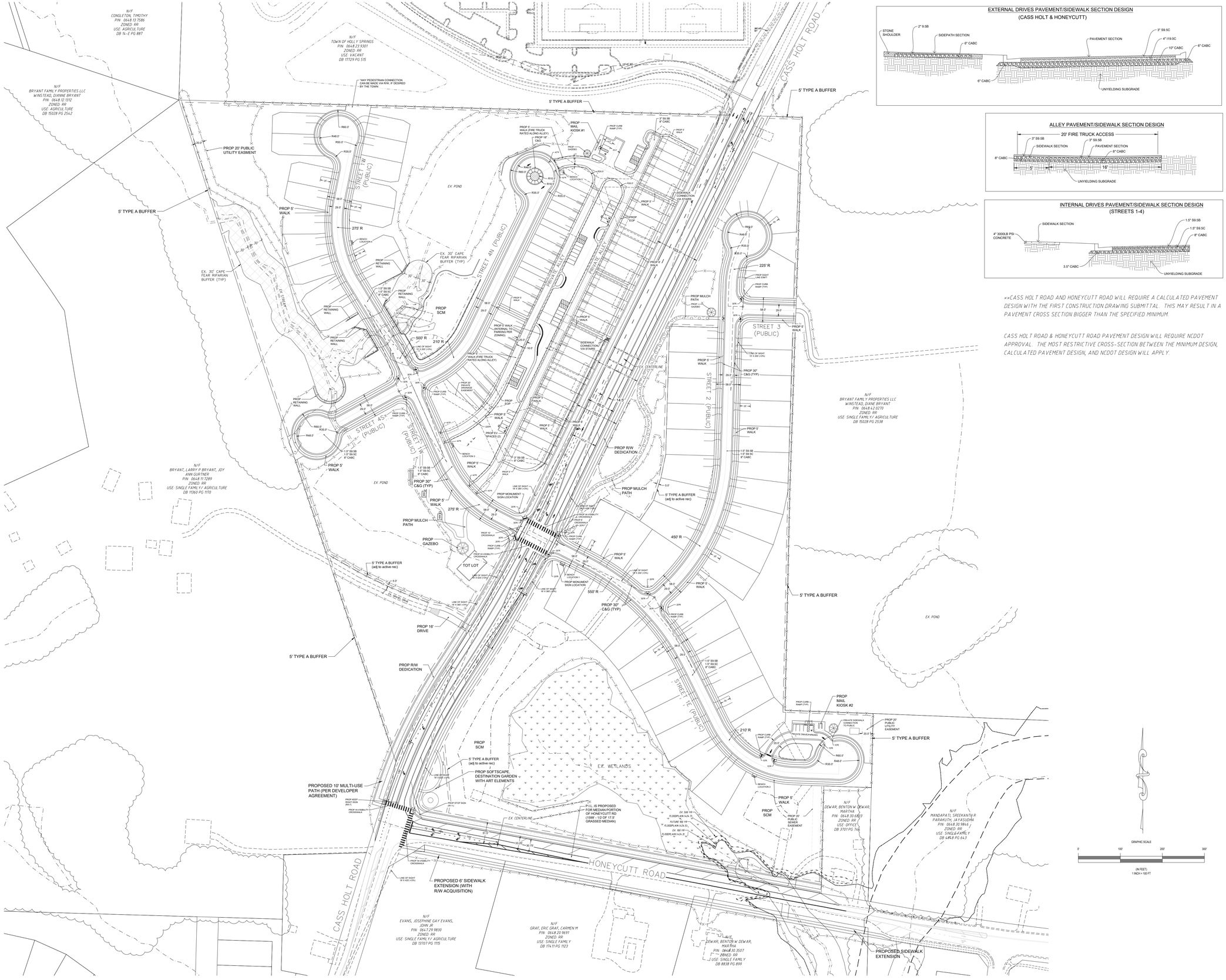
PROP STOP BAR/SIGN

PROP CROSSWALK

PROP SIDEWALK CONNECTION TO EX. SIDEWALK

PROP 5' TYPE A BUFFER

PROP OFFSITE CONSTRUCTION



EXTERNAL DRIVES PAVEMENT/SIDEWALK SECTION DESIGN
(CASS HOLT & HONEYCUTT)

ALLEY PAVEMENT/SIDEWALK SECTION DESIGN

INTERNAL DRIVES PAVEMENT/SIDEWALK SECTION DESIGN
(STREETS 1-4)

***CASS HOLT ROAD AND HONEYCUTT ROAD WILL REQUIRE A CALCULATED PAVEMENT DESIGN WITH THE FIRST CONSTRUCTION DRAWING SUBMITTAL. THIS MAY RESULT IN A PAVEMENT CROSS SECTION BIGGER THAN THE SPECIFIED MINIMUM.*

CASS HOLT ROAD & HONEYCUTT ROAD PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, AND NCDOT DESIGN WILL APPLY.

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4/11/2025

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Preliminary

Project
Cass Holt Crossing

Supplemental
Site / Transportation Plan

Date
October 11, 2024

Scale
1" = 100'

Sheet
3a



GROSS SITE = 46.15 Ac

GENERAL OPEN SPACE = 24.62 Ac (53.35%)

ON SITE PRIVATE OPEN SPACE = 14.05 Ac (30.44%)

TREE PRESERVATION (EXISTING) = 7.32 Ac (15.86%)

TREE PRESERVATION (PLANTED) = 1.91 Ac (4.14%)

ACTIVE RECREATION = 4.82 Ac (10.44%)

GRAPHIC SCALE

0' 100' 200' 300'

(IN FEET)
1 INCH = 100 FT

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Preliminary

Project
Cass Holt Crossing

Tree Preservation & Open Space Plan

Date
October 11, 2024

Scale
1" = 100'

Sheet
4



Cass Holt Crossing
Sanitary Sewer Chart

Date: 2/18/2025
Revised:

STRUCTURE			INLET PIPE DATA							
MH#	Invert Out	Top	Segment			Type	a-(in)	Lf	Slope	Invert Down	Invert Up
MH A	405.00	410.00	ex mh	to	1	PVC	8	210.96	3.98	405.40	413.80
1	413.80	421.00	1	to	2	PVC	8	115.80	2.42	414.00	416.90
2	416.80	428.00	2	to	3	PVC	8	137.35	0.87	417.00	418.20
3	418.20	428.50	3	to	4	PVC	8	120.58	0.50	418.40	419.00
4	419.00	426.50	4	to	5	PVC	8	81.70	0.49	419.20	419.60
5	419.60	427.00	5	to	6	PVC	8	29.07	6.19	419.80	421.60
6	421.60	431.00	6	to	7	PVC	8	84.31	9.13	421.80	429.50
7	429.50	438.65	7	to	8	DIP	8	96.83	1.45	429.70	431.10
8	431.10	438.37	8	to	9	PVC	8	90.27	0.66	431.30	431.90
9	431.90	439.82	9	to	10	PVC	8	311.41	1.09	432.10	435.50
10	435.50	442.00	-	-	-	-	-	-	-	-	-
9	431.90	439.82	9	to	11	PVC	8	76.88	0.52	432.10	432.50
11	432.50	439.03	11	to	12	PVC	8	87.37	5.04	432.70	437.10
12	437.10	443.58	12	to	13	PVC	8	166.66	5.49	437.30	446.45
13	446.45	452.93	13	to	14	PVC	8	257.39	1.15	446.65	449.60
14	449.60	455.84	-	-	-	-	-	-	-	-	-
9	431.90	439.82	9	to	15	PVC	8	159.22	3.64	432.10	437.90
15	437.90	444.35	15	to	16	PVC	8	144.71	1.80	438.10	440.70
16	440.70	447.15	16	to	17	PVC	8	283.00	1.38	440.90	444.80
17	444.80	458.15	17	to	18	PVC	8	270.13	0.56	445.00	446.50
18	446.50	462.75	18	to	19	PVC	8	297.87	1.01	446.70	449.70
19	449.70	455.95	-	-	-	-	-	-	-	-	-
7	429.50	438.65	7	to	30	PVC	8	102.42	4.64	429.70	434.45
30	434.45	440.94	30	to	31	PVC	8	92.09	3.80	434.65	438.15
31	438.15	444.64	31	to	32	PVC	8	88.26	4.53	438.35	442.35
32	442.35	448.83	32	to	33	PVC	8	156.54	4.06	442.55	448.90
33	448.90	455.15	-	-	-	-	-	-	-	-	-
Outfall B											
MH X	400.68	405.91	ex mh x	to	A	PVC	8	157.91	0.40	400.62	401.25
A	401.25	406.96	A	to	B	PVC	8	85.81	2.10	401.45	403.25
B	403.25	412.89	B	to	C	PVC	8	96.22	0.57	403.45	404.00
C	404.00	411.22	C	to	D	PVC	8	180.72	0.55	404.20	405.20
D	405.20	418.88	D	to	E	PVC	8	192.94	0.41	405.40	406.20
E	406.20	414.93	E	to	F	PVC	8	283.25	1.91	406.40	411.80
F	411.80	420.21	F	to	G	PVC	8	161.06	1.58	412.00	414.55
G	414.55	423.52	G	to	100	PVC	8	118.03	1.02	414.75	415.95
100	415.95	424.60	100	to	101	PVC	8	45.88	6.21	416.15	419.00
101	419.00	424.30	101	to	102	PVC	8	232.98	4.29	419.20	429.20
102	429.20	437.43	102	to	103	PVC	8	113.56	0.53	429.40	430.00
103	430.00	435.60	103	to	104	PVC	9	141.32	4.81	430.20	437.00
104	437.00	442.00	-	-	-	-	-	-	-	-	-
102	430.00	437.43	102	to	105	PVC	8	94.81	2.58	429.40	431.85
105	431.85	438.33	105	to	106	PVC	8	69.10	0.80	432.05	432.60
106	432.60	439.07	106	to	107	PVC	8	82.96	1.69	432.80	434.20
107	434.20	440.74	107	to	108	PVC	8	254.63	2.98	434.40	442.00
108	442.00	448.48	108	to	109	PVC	8	117.85	0.51	442.20	442.80
109	442.80	449.49	109	to	110	PVC	8	75.08	0.67	443.00	443.50
110	443.50	450.10	110	to	111	PVC	8	74.57	1.01	443.70	444.45
111	444.45	450.72	-	-	-	-	-	-	-	-	-
109	442.00	449.49	109	to	112	PVC	8	142.51	1.82	442.80	445.40
112	445.40	451.84	112	to	113	PVC	8	105.71	3.50	445.60	449.30
113	449.30	456.80	113	to	114	PVC	8	132.18	0.61	449.50	450.30
114	450.30	460.86	114	to	115	PVC	8	148.33	0.54	450.50	451.30
115	451.30	462.44	115	to	116	PVC	8	322.35	0.48	451.50	453.05
116	453.05	462.22	116	to	117	PVC	8	103.63	1.01	453.25	454.30
117	454.30	460.55	-	-	-	-	-	-	-	-	-

^ -5' diameter
* drop manhole
F PVC = fusible pvc
DIP** = protecto 401 lined dip
All distances are center to center of manhole
All construction to be in accordance with current Town of Holly Springs Standards & Specifications

*ALL PROPOSED WATERLINES ARE TO BE DUCTILE IRON.

*ALL FIRE HYDRANT LEGS WILL BE 6" DIP

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4/11/2025

Revisions
11.22.24 Per ToHS review
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4.11.25 Per ToHS review

Preliminary

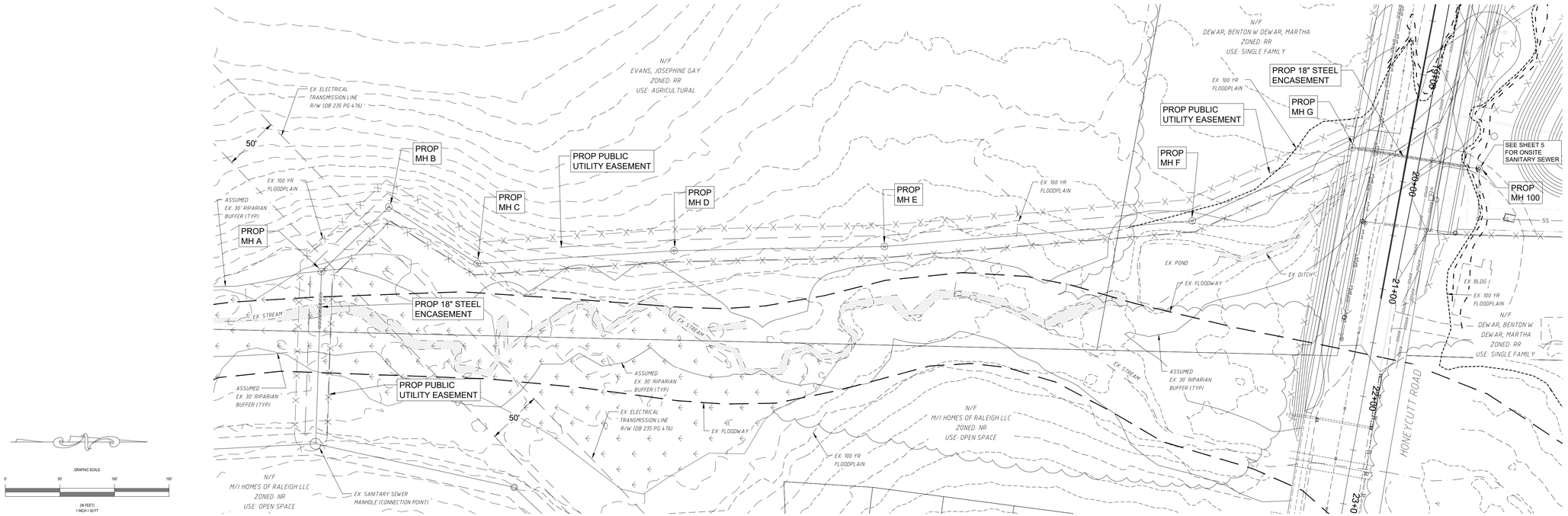
Project
Cass Holt Crossing

Utility Plan

Date
October 11, 2024

Scale
1" = 100'

Sheet
5



Sanitary Sewer Outfall B - Honeycutt Farm

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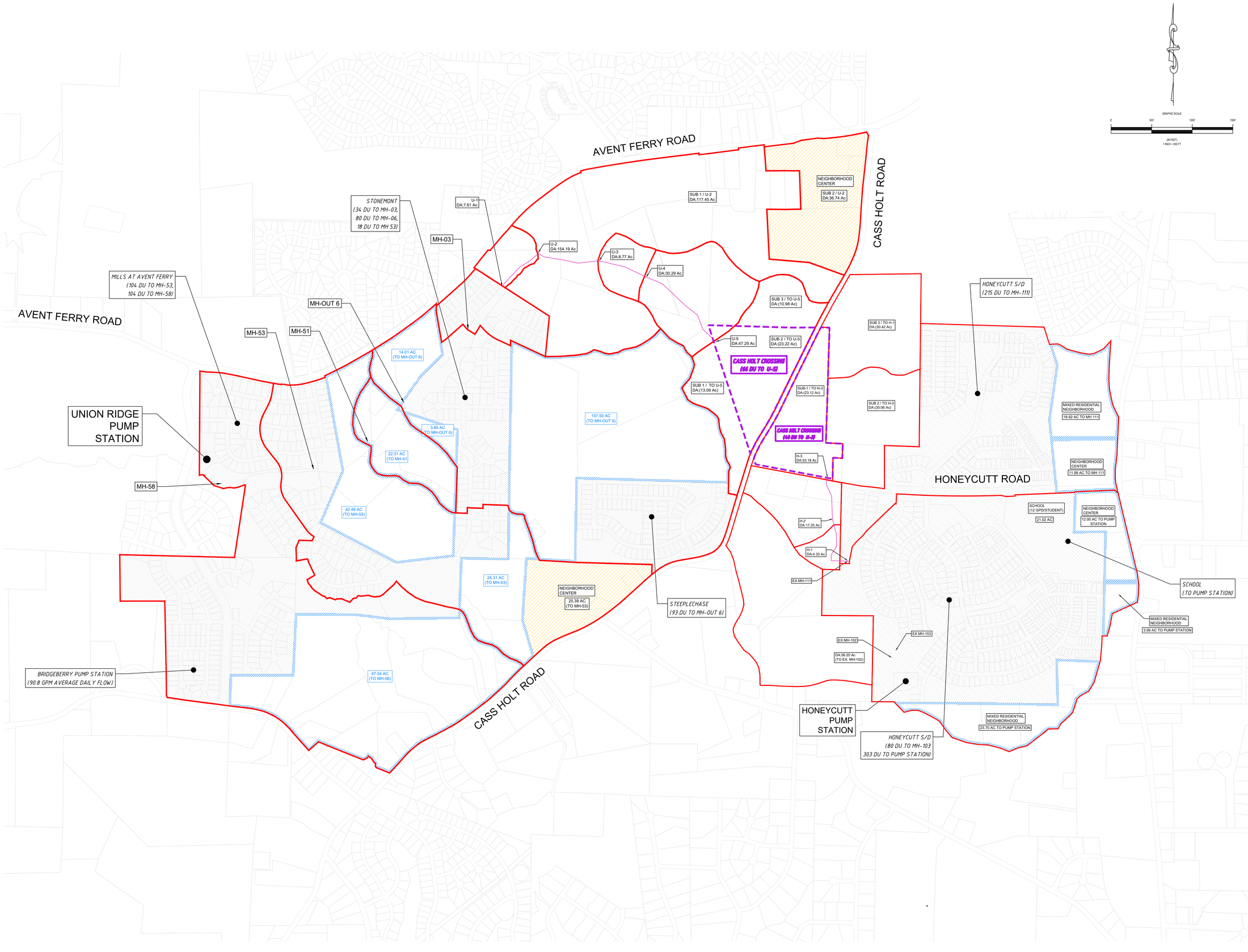
Project
Cass Holt Crossing

Sanitary Sewer
Outfall B

Date
October 11, 2024

Scale
1" = 50'

Sheet
5a



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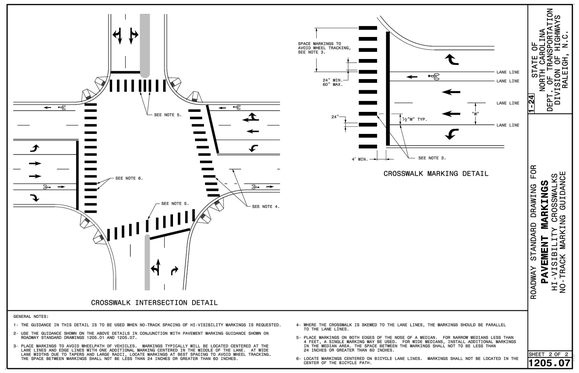
Upstream Contributory
Sewer Basin Plan

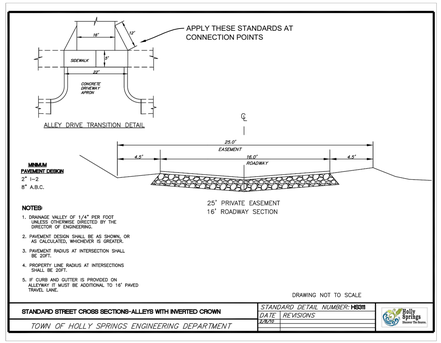
Date
October 11, 2024

Scale
1" = 500'

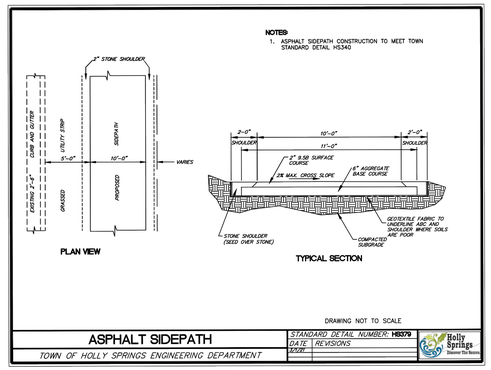
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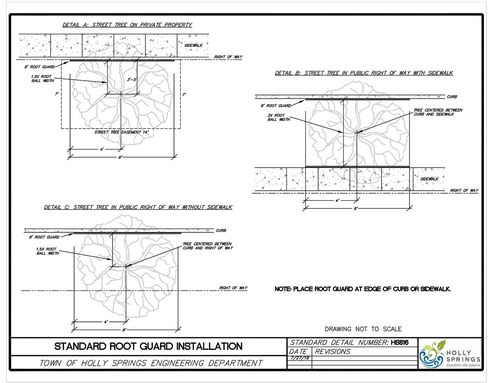

N/F
CONGLETON, TIMOTHY
PIN: 0648.13.7516
ZONED: RR
USE: AGRICULTURE
DB 16-E PG 867
N/F
TOWN OF HOLLY SPRINGS
PIN: 0648.23.9301
ZONED: RR
USE: VACANT
DB 17729 PG 515
N/F
BRYANT FAMILY PROPERTIES LLC
W/WSTEAD, DIANE BRYANT
PIN: 0644.12.0710
ZONED: RR
USE: AGRICULTURE
DB 15028 PG 2542
N/F
BRYANT, LARRY P BRYANT, JOY ANN GURTNER
PIN: 0644.11.7299
ZONED: RR
USE: SINGLE FAMILY / AGRICULTURE
DB 16365 PG 1170
N/F
BRYANT FAMILY PROPERTIES LLC
W/WSTEAD, DIANE BRYANT
PIN: 0648.42.0770
ZONED: RR
USE: SINGLE FAMILY / AGRICULTURE
DB 15028 PG 2538
N/F
EVANS, JOSEPHINE GAY EVANS, JOHN III
PIN: 0647.29.9939
ZONED: RR
USE: SINGLE FAMILY, AGRICULTURE
DB 13707 PG 1115
N/F
GRAF, ERIC GRAF, EARMEN M
PIN: 0648.20.9691
ZONED: RR
USE: SINGLE FAMILY
DB 17411 PG 1123
N/F
DEWAR, BENTON W DEWAR, MARTHA
PIN: 0644.30.8523
ZONED: RR
USE: SINGLE FAMILY
DB 3701 PG 746
N/F
DEWAR, BENTON W DEWAR, MARTHA
PIN: 0644.30.3507
ZONED: RR
USE: SINGLE FAMILY
DB 8838 PG 899
N/F
MANDAPATI, SREEKANTH S PARKRITH, JAYASUDHA
PIN: 0644.30.5914
ZONED: RR
USE: SINGLE FAMILY
DB 6418 PG 643
EX. POND
EX CUL VERT FROM EX POND
NO KNOWN CULVERT FROM EX POND
DITCH - HIGH SIDE TO W
PROP RETAINING WALL #1 (TYP RAILING)
PROP RETAINING WALL #2 (TYP RAILING)
PROP RETAINING WALL #3 (TYP RAILING)
PROP RETAINING WALL #4 (TYP RAILING)
PROP SCM ACCESS & MAINTENANCE EASEMENT
PROP SCM ACCESS & MAINTENANCE EASEMENT
PROP SCM ACCESS & MAINTENANCE EASEMENT

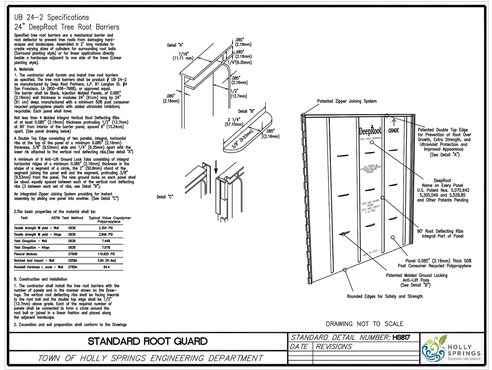


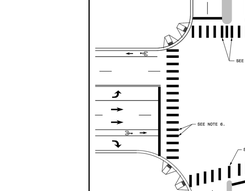




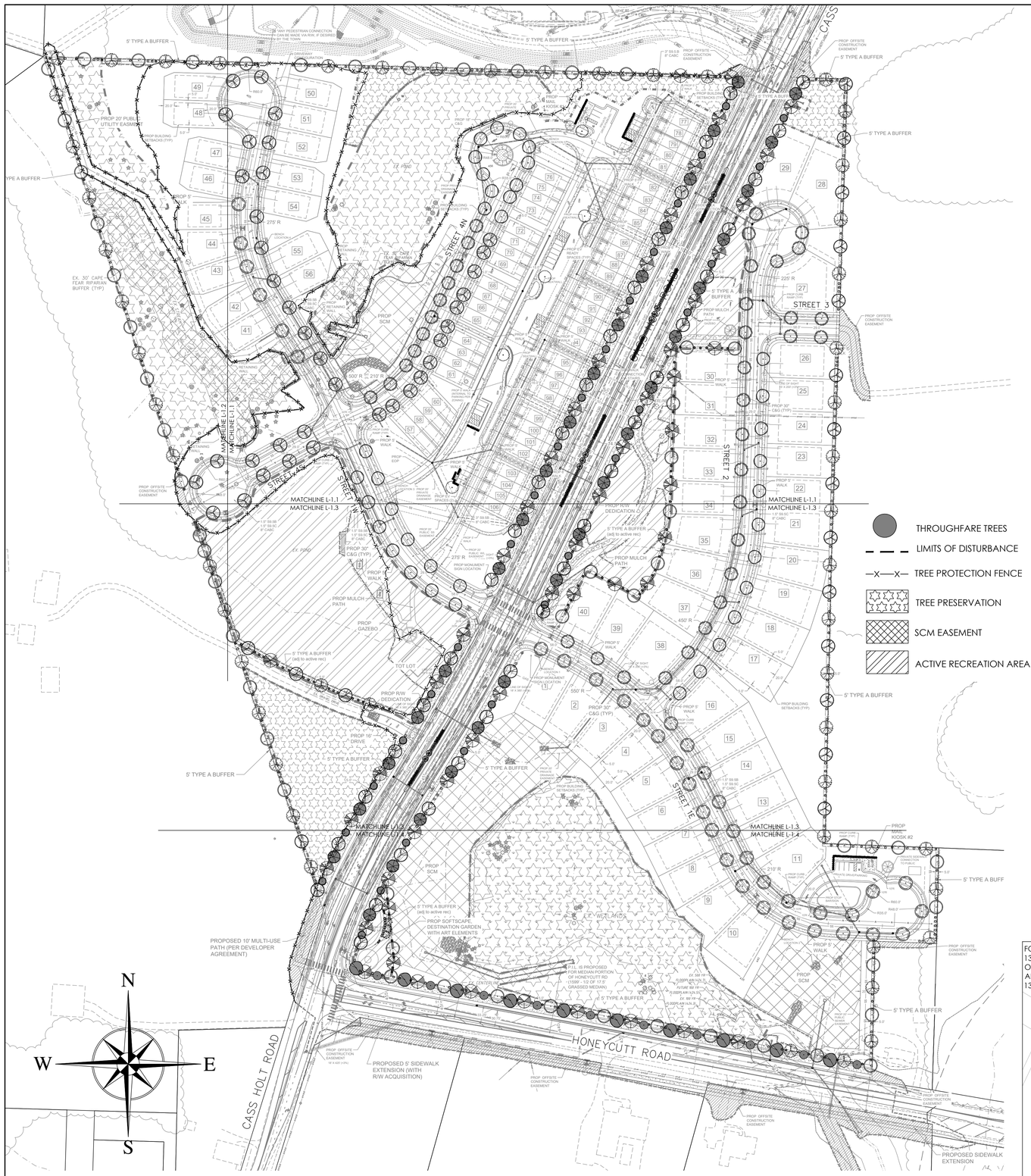








HEAVY BROOM FINISH IN A RADIAL PATTERN PERPENDICULAR TO CURBING.
HEAVY BROOM FINISH IN A RADIAL PATTERN PERPENDICULAR TO CURBING WITH STAMPED BRICK PATTERN
PICTURE FRAME TOOLED EDGE
EXPANSION JOINT SPACED AT TYPICAL EVERY 4' SLOOS HR HORIZONTALLY. JOINTS IN WHICH NO EXPANSION JOINT PROVIDED SHALL BE SAW CUT
18" MEDIAN CURB & GUTTER
12'
R
R
R



1 L-1.0 OVERALL LANDSCAPE PLAN
SCALE: 1"=100'

LANDSCAPE NOTES ON SHEET L-1.2

100' 50' 0 100' 200'
SCALE: 1" = 100'

THROUGHFARE TREES
LIMITS OF DISTURBANCE
TREE PROTECTION FENCE
TREE PRESERVATION
SCM EASEMENT
ACTIVE RECREATION AREA

LANDSCAPE CALCULATIONS

PERIMETER BUFFER:

SUBJECT PROPERTY USE DISTRICT - NR
ABUTTING PROPERTY USE DISTRICT - RR & THOROUGHFARE
5' TYPE A BUFFER REQUIRED/PROVIDED ON ALL SIDES

BUFFER AREA 1-16 (100' EACH)
TREES REQUIRED - 2 PER EACH BUFFER AREA
SHRUBS REQUIRED - 5 PER EACH BUFFER AREA
TREES PROVIDED - 2 PER EACH BUFFER AREA
SHRUBS PROVIDED - 5 PER EACH BUFFER AREA

BUFFER AREA 17 (19')
TREES REQUIRED - 1
SHRUBS REQUIRED - 2
TREES PROVIDED - 1
SHRUBS PROVIDED - 2

BUFFER AREA 18 (97')
TREES REQUIRED - 2
SHRUBS REQUIRED - 5
TREES PROVIDED - 2
SHRUBS PROVIDED - 5

BUFFER AREA 19-50 (100' EACH)
TREES REQUIRED - 2 PER EACH BUFFER AREA
SHRUBS REQUIRED - 5 PER EACH BUFFER AREA
TREES PROVIDED - 2 PER EACH BUFFER AREA
SHRUBS PROVIDED - 5 PER EACH BUFFER AREA

BUFFER AREA 51 (93')
TREES REQUIRED - 2
SHRUBS REQUIRED - 5
TREES PROVIDED - 2
SHRUBS PROVIDED - 5

BUFFER AREA 52-95 (100' EACH)
TREES REQUIRED - 2 PER EACH BUFFER AREA
SHRUBS REQUIRED - 5 PER EACH BUFFER AREA
TREES PROVIDED - 2 PER EACH BUFFER AREA
SHRUBS PROVIDED - 5 PER EACH BUFFER AREA

BUFFER AREA 96 (45')
TREES REQUIRED - 1
SHRUBS PROVIDED - 3
TREES PROVIDED - 1
SHRUBS PROVIDED - 3

ACTIVE RECREATION BUFFER:

5' TYPE A BUFFER AROUND ACTIVE RECREATION AREAS
TREES REQUIRED - 2 PER 100 LF OF BUFFER LENGTH
SHURBS REQUIRED - 5 PER 100 LF OF BUFFER LENGTH

SECTION 1 - 172.4 LF
SECTION 2 - 364.2 LF
SECTION 3 - 684.4 LF
SECTION 4 - 108.7 LF
TOTAL LENGTH OF RECREATION BUFFER = 1,330 LF

TOTAL TREES REQUIRED:
1,330 LF / 100 x 2 = 26.6 (27) REQUIRED/PROVIDED
TOTAL SHRUBS REQUIRED:
1,330 LF / 100 x 5 = 66.5 (66) REQUIRED/PROVIDED

INTERIOR VEHICLE PARKING AREA LANDSCAPE:

1 LARGE/SMALL DEC. TREE (OR) 1 LARGE EVERGREEN TREE AND 4 SHURBS REQUIRED FOR EVERY 10 PARKING SPACES.

LOCATION A (BETWEEN TOWNHOMES)
4 LARGE TREES + 15 SHRUBS REQ FOR 37 SPACES
4 LARGE TREES + 46 SHRUBS PROVIDED
(INCLUDING VEHICLE PARKING AREA SCREENING REQ)

LOCATION B (MAIL KIOSK WEST OF CASS HOLT ROAD)
1 LARGE TREE + 2 SHRUBS REQ FOR 4 SPACES
1 LARGE TREE + 17 SHRUBS PROVIDED
(INCLUDING VEHICLE PARKING AREA SCREENING REQ)

LOCATION C (MAIL KIOSK EAST OF CASS HOLT ROAD)
1 LARGE TREE + 2 SHRUBS REQ FOR 5 PARKING SPACES
1 LARGE TREE + 34 SHRUBS PROVIDED
(INCLUDING VEHICLE PARKING AREA SCREENING REQ)

FOUNDATION LANDSCAPE:

5' WIDE FOUNDATION LANDSCAPE AREA ARE REQUIRED FOR THE FACADE FACING THE STREET OR PARKING AREA AND 25' OF THE ADJACENT FACADE, AT THE RATE OF 11 LARGE/ 1.5 MEDIUM/ 3 SMALL SHRUBS FOR EVERY 5', AND 1 TREE PER 5000 SF OF LOT AREA

STREET TREES:

DECIDUOUS TREES AT 30'-45' O.C. OR 50'-65' O.C. ON COLLECTOR, LOCAL AND CUL-DE-SAC STREETS REQUIRED.

DECIDUOUS TREES AT 30'-45' O.C. PROVIDED ON STREET 4N.

DECIDUOUS TREES AT 50'-65' O.C. PROVIDED ON STREETS 1E, 1W, 2, 3 & 4S.

LARGE DECIDUOUS TREES AT 40'-60' O.C. ON THOROUGHFARES REQUIRED.

LARGE DECIDUOUS TREES AT 40'-60' O.C. ON CASS HOLT & HONEYCUTT ROAD PROVIDED.

ALL STREET SPECIES SHALL BE LISTED ON THE APPROVED STREET TREE LIST (UDO TABLE 5.3.5-A).

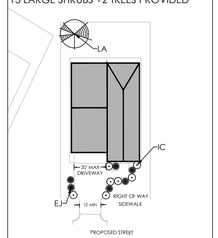
MEDIAN LANDSCAPE - CASS HOLT RD MEDIAN
EDCS DETAIL HS823 HAS TO BE FOLLOWED LANDSCAPING ACCORDING TO EDCS DETAIL HS823 OPTION A HAS BEEN PROVIDED.

NO PLANT SPECIES SHALL BE ON THE PROHIBITED PLANTS LIST (UDO TABLE 5.4.1-A).

PLANT SCHEDULE

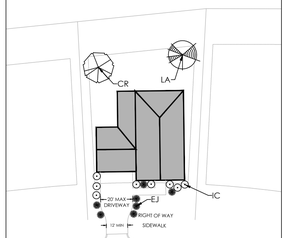
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	COMMENTS	MIN. CALIPER	MIN. HEIGHT	ROOT	SPECIES %
STREET TREES								
UP	37	ULMUS PARVIFLORA	CHINESE ELM	-	2.5"	8'	B&B	25%
QR	37	QUERCUS RUBRA	NORTHERN RED OAK	-	2.5"	8'	B&B	25%
MG	37	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	-	2.5"	8'	B&B	25%
GB	37	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	FRUITLESS MALE	2.5"	8'	B&B	25%
STREET TREES ALONG THROUGHFARES								
ZS	33	ZELKOVA SERRRATA	JAPANESE ZELKOVA	-	2.5"	8'	B&B	-
CC	29	CERCIS CANADENSIS 'FOREST PANCY'	FOREST PANCY REDBUD	-	1.5"	6'	B&B	-
QP	10	QUERCUS PHELLOS	WILLOW OAK	-	2.5"	8'	B&B	-
SW	10	OXYDENDRUM ARBOREUM	SOURWOOD	-	1.5"	6'	B&B	-
MEDIAN PLANTINGS								
FH	10	ILEX ATTENUATA VAR. 'FOSTERI'	FOSTER HOLLY	15' O.C.	1.5"	6'	B&B	-
SB	21	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	15' O.C.	1.5"	6'	B&B	-
CH	218	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	36" O.C.	-	18"	CONT.	-
KA	109	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	36" O.C.	-	18"	CONT.	-
VUA LANDSCAPING								
QV	6	QUERCUS VIRGINIANA	LIVE OAK	VEHICLE AREA	2.5"	8'	B&B	-
GJ	97	JUNIPERUS VIRGINIANA 'GREY OWL'	DWARF EASTERN RED CEDAR	VEHICLE AREA	-	18"	CONT.	-
LOT LANDSCAPING - TREES								
LA	-	LAGERSTROEMIA INDICA	CREPE MYRTLE	MULTI STEM - 3 MAX.	1.5"	6'	B&B	-
CR	-	QUERCUS ALBA	WHITE OAK	-	1.5"	6'	B&B	-
LOT LANDSCAPING - SHRUBS								
IC	-	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	-	-	18"	CONT.	-
EJ	-	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREENSPIRE EUONYMUS	-	-	18"	CONT.	-
BUFFER PLANTINGS - TREES								
BN	53	BETULA NIGRA	RIVER BIRCH	SINGLE STEM	2.5"	8'	B&B	25%
AB	54	ABER BUERGERANUM	TRIDENT MAPLE	-	2.5"	8'	B&B	25%
NS	54	NYSSA SYLVATICA	BLACK GUM	-	2.5"	8'	B&B	25%
DV	53	DIOSPYROS VIRGINIANA, MALE	AMERICAN PERSIMMON	FRUITLESS MALE	2.5"	8'	B&B	25%
BUFFER PLANTING - SHRUBS								
AG	126	ABELIA GRANDIFLORA	GLOSSY ABELIA	-	-	18"	CONT.	24%
LC	114	LOROPETALUM CHINENSIS VR. 'RUBY'	RUBY LOROPETALUM	-	-	18"	CONT.	21%
LJ	84	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTRE HOLLY	-	-	18"	CONT.	16%
IV	131	ILEX VOMITORA 'NANA'	DWARF YAUPON HOLLY	-	-	18"	CONT.	25%
VD	77	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	-	-	18"	CONT.	14%

FOUNDATION LANDSCAPE CALCULATION:
13 LARGE SHRUBS REQUIRED FOR 64.25' OF FACADE + 1TREE PER 5000 SF OF LOT AREA
13 LARGE SHRUBS +2 TREES PROVIDED



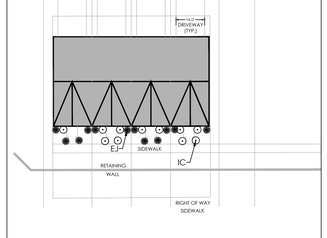
SF DETACHED <10,000SF

FOUNDATION LANDSCAPE CALCULATION:
15 LARGE SHRUBS REQUIRED FOR 72.5' OF FACADE + 1 TREE PER 5000 SF OF LOT AREA
15 LARGE SHRUBS +3 TREES PROVIDED



SF DETACHED >10,000SF

FOUNDATION LANDSCAPE CALCULATION:
23 LARGE SHRUBS REQUIRED FOR 112' OF FACADE
23 LARGE SHRUBS PROVIDED



TOWNHOMES

FOUNDATION LANDSCAPING, TYPICAL

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA No. C-551 REGISTERED LANDSCAPE ARCHITECTURE PORTLAND DESIGN PLLC DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 03/13/2025 1706 PAMELA M. PORTER

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS:
COMMENT REVISION 10/11/24
COMMENT REVISION 11/22/24
COMMENT REVISION 03/13/25
COMMENT REVISION 04/11/25

LANDSCAPE PLAN
CASS HOLT CROSSING
CASS HOLT ROAD
HOLLY SPRINGS, NC 27540

SCALE: AS NOTED
DRAWN BY: MK, MA
PROJECT # 24103
DATE: 09/05/2024
SHEET L-1.0
OF 5

BUFFERS SHOWN FULLY PLANTED FOR REFERENCE ONLY. TREE PRESERVATION AREAS SHOULD BE UNTOUCHED UNLESS SUPPLEMENTAL PLANTINGS ARE NEEDED TO ENSURE THE MINIMUM REQUIRED TYPE A 5' BUFFER MATERIAL IS PROVIDED (2 TREES AND 5 SHRUBS PER 100 LF). VERIFY IN FIELD. WHERE ADDITIONAL PLANTINGS ARE REQUIRED REFER TO 4/L-1.2.

STREET TREES TO BE AT LEAST 25' FROM THE BASE OF ALL LIGHT POLES

LIMITS OF DISTURBANCE

TREE FENCE (TYP.)

STREET TREES TO BE AT LEAST 10' FROM UTILITIES

LINE OF SIGHT 15' X 200' (<3%)

THOROUGHFARE STREET TREES ALONG CASS HOLT ROAD TO BE EXCLUSIVELY ALTERNATING JAPANESE ZELKOVA (ZS) AND FOREST PANSY REDBUD (CC)

RECREATION BUFFER 4 LENGTH 108.7

RECREATION BUFFER 3 LENGTH 684.4

MATCHLINE L-1.2

MATCHLINE L-1.1

MATCHLINE L-1.1
MATCHLINE L-1.3

1 / L-1.1 LANDSCAPE PLAN ENLARGEMENT
SCALE: 1"=40'

SCALE: 1" = 40'

TREE PRESERVATION
THROUGHFARE PLANTINGS
SCM EASEMENT
LIMITS OF DISTURBANCE
ACTIVE RECREATION AREA
TREE PROTECTION FENCE

LANDSCAPE CALCULATIONS AND PLANT LIST ON SHEET L-1.0
LANDSCAPE NOTES ON SHEET L-1.2

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL FIRM No. C-551
PORTLAND DESIGN PLUS
DBA TMTLA ASSOCIATES

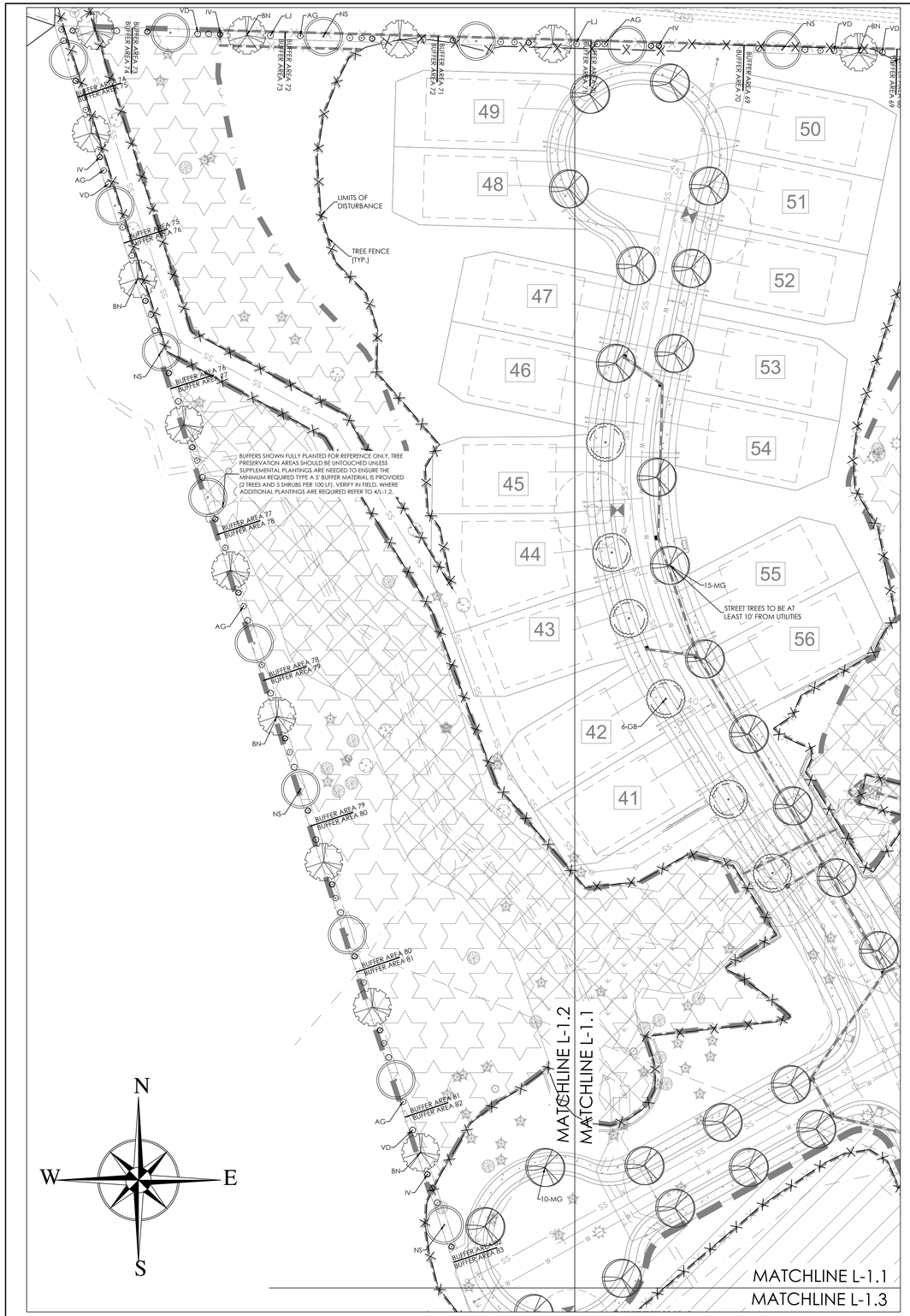
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
03/13/2025
1706
PAMELA M. PORTER

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:
- COMMENT REVISION 10/11/24
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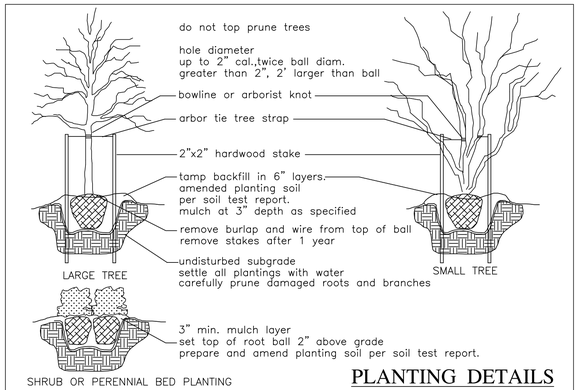
LANDSCAPE PLAN ENLARGEMENT
CASS HOLT CROSSING
CASS HOLT ROAD
HOLLY SPRINGS, NC 27540

SCALE: AS NOTED
DRAWN BY: MK, MA
PROJECT # 24103
DATE: 09/05/2024
SHEET L-1.1
OF 5



1 L-1.2 LANDSCAPE PLAN ENLARGEMENT
SCALE: 1"=40'

40' 20' 0 40' 80'
SCALE: 1" = 40'

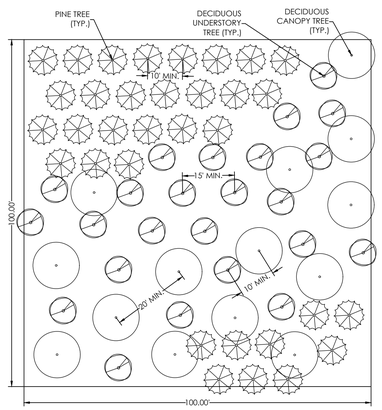


PLANTING DETAILS

GENERAL PLANTING NOTES

1. VERIFICATION OF TOTAL QUANITIES AS SHOWN SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. SET TOP OF TREE ROOT BALL 4" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
5. PLANT MATERIAL SHALL CARRY A ONE YEAR WARRANTY AND REPLACEMENT GUARANTEE.
6. AMEND PLANTING SOIL WITH FERTILIZE AND/OR LIME PER SOIL TEST REPORT AT THE RECOMMENDED MANUFACTURERS APPLICATION RATE.
7. GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
9. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO KNOWN OR EXISTING FACILITIES OR STRUCTURES, COORDINATE FIELD ADJUSTMENT WITH PROJECT OWNER OR AGENT.
10. ALL PLANT BEDS AND PLANT MATERIAL SHALL BE MAINTAINED IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
11. REPORT ANY DESCREPANCIES TO THE PROJECT OWNER OR AGENT.
12. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER AND PERMITTING AUTHORITY.
13. APPLY 3 INCHES OF DOUBLE SHREDDED HARDWOOD MULCH TO ALL PLANTING AREAS.
14. ADD COMPOST TO PLANTING SOIL TO ACHIEVE 5–10% ORGANIC CONTENT.
15. ALL MULCH BEDS ARE TO BE SPADE–CUT EDGED WHEN ADJACENT TO TURF AREAS.

2 L-1.2 PLANTING DETAIL



3 L-1.2 REFORESTATION DETAIL - TYPICAL

THROUGHFARE PLANTINGS
LIMITS OF DISTURBANCE
—x—x— TREE PROTECTION FENCE
TREE PRESERVATION
SCM EASEMENT
ACTIVE RECREATION AREA

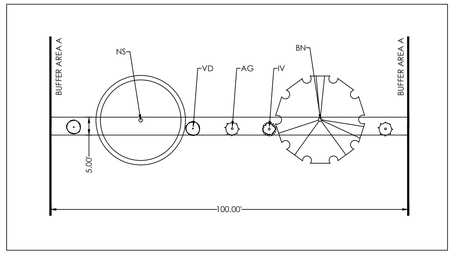
LANDSCAPE PLAN NOTES

1. ALL PLANT MATERIAL ON THIS SITE MUST MEET MINIMUM TOWN OF HOLLY SPRINGS UDO REQUIREMENTS FOR SIZE, HEIGHT, AND SPACING. PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS WITHIN THIS PLAN SET.
2. PLANTING STOCK SHALL MEET ALL STANDARDS WITHIN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK." ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. THE CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT THE SITE AND PERFORM THE WORK SPECIFIED INCLUDING THE FINE GRADING AND INCORPORATION OF TOPSOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATIONS FROM GRADES AND CONDITIONS SHOWN WEATHER SURFACE OR SUBSURFACE. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY AND PRIOR TO ORDERING MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS TO PERFORM THE WORK.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED.
6. ANY DAMAGE TO EXISTING IMPROVEMENTS OUTSIDE OF THE PROJECT LIMITS, INCLUDING CURB AND GUTTER, SIDEWALKS, PAVED OR TURF AREAS SHALL BE REPAIRED TO ORIGINAL CONDITIONS BY THE CONTRACTOR WITHOUT ADDITIONAL COST TO THE DEVELOPER.
7. PLANT QUANTITIES TO BE VERIFIED BY LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE PLANS AS COMPARED TO THE PLANT LIST THE CONTRACTOR SHALL PROVIDE THE QUANTITY SHOWN ON THE PLANS.
8. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OR MODIFICATIONS TO THE LANDSCAPE PLANS. THIS MAY REQUIRE A MODIFICATION TO THE APPROVED PLANS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THE PLANS.
9. ALL ABOVE GROUND MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMERS, DUMPSTERS, BACKFLOW PREVENTERS, AND VALVE BOXES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT-OF-WAY WHILE MAINTAINING REQUIRED ACCESS TO LOCAL CODE STANDARDS AND REQUIREMENTS.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTIONS BETWEEN TWO FEET AND EIGHT FEET IN HEIGHT ABOVE THE NEAREST VEHICLE SURFACE OR ADJACENT CURB LINE SHALL BE ALLOWED.
11. ALL UNPAVED AREAS SHALL BE TOPSOILED AND SEEDED / SODDED OR MULCHED TO THE LIMITS OF CONSTRUCTION BASED ON ACTUAL FIELD CONDITIONS BEYOND THE APPROVED PLANS.
12. ALL SOD TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL. ALL SEED TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL @ 6 LBS. PER 1000 S.F. IN LAWN AREAS 3" TOPSOIL SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO SEEDING.
13. SLOPES GREATER THAN 3:1 SHALL REQUIRE HYDRO-SEEDING. SLOPES GREATER THAN 2:1 SHALL BE SODDED WITH CENTIPEDE GRASS. ADDITIONAL STABILIZATION MEASURES MAY BE REQUIRED FOR SLOPES GREATER THAN 3:1 TO ENSURE SOIL STABILIZATION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
14. INTERIOR MULCH SHALL BE DOUBLE GROUND PINE BARK TO A DEPTH OF 4". PERIMETER LANDSCAPE BUFFERS SHALL BE MULCHED WITH 4" PINE STRAW TO BED LINES SHOWN OR BUFFER LIMITS. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS.
15. PINE STRAW SHALL NOT BE USED AS MULCH OR GROUNDCOVER WITHIN TEN FEET OF ANY STRUCTURES CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION.
16. CONTRACTOR SHALL LEVEL AND SMOOTH ALL DISTURBED AREAS AND REMOVE ALL ROCKS AND CONSTRUCTION DEBRIS PRIOR TO SEEDING, SOD OR PLANT INSTALLATION.
17. NOTE THAT WITHIN LANDSCAPED AREAS SURROUNDING BUILDING, THE GRADES SHOWN ON THE GRADING SHEET ARE "TOP OF MULCH" OR "TOP OF TOPSOIL." CONTRACTOR SHALL ENSURE POSITIVE FINISHED DRAINAGE (MIN. 2%) AWAY FROM ALL BUILDINGS AND COORDINATE WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE LOW ENOUGH TO MAINTAIN THESE SPOTS AS FINISHED GRADE.
18. OWNER SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
19. TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY AT LEAST 25 FEET.
20. ANY ROADWAY LANDSCAPING, SUCH AS STREET TREES AND BUFFER PLANTS, MAY BE SHIFTED IN FIELD DUE TO FINAL LOCATION OF UTILITIES AND DRIVEWAYS.

LANDSCAPE SCOPE OF WORK

1. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK INCLUDING INSTALLATION OF ALL TREES, SHRUBS, GROUNDCOVER, ANNUALS, SEED, SOD AND MULCH.
2. MATERIALS AND WORK:
THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK, WHICH IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT.
3. PLANT MATERIALS:
ALL PLANT MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IN THE FIELD, NATURALLY SHAPED, WELL BRANCHED, FULLY FOLIATED WHEN IN LEAF WITH FULLY DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS MUST BE FREE OF DISEASE, INSECT INFESTATION OR THEIR EGGS AND SHALL HAVE BEEN GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE
4. PLANT SIZE:
SPECIFIED SIZES INDICATES THE MINIMUM ALLOWABLE SIZE AT PLANTING. WHERE CONTAINER AND HEIGHT/SPREADS ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS SHALL BE MET WHEN ONLY PLANT HEIGHT OR SPREAD ARE INDICATED, CONTAINER SIZE SHALL BE BASED ON "AMERICAN STANDARDS FOR NURSERY STOCK" STANDARDS.
5. ORGANIC MATTER:
AGED MANURE, COMPOST OR PINE BARK FINES, AT THE OPTION OF THE CONTRACTOR. MATERIAL SHALL BE AIR DRIED, FINELY SHREDDED AND SUITABLE FOR HORTICULTURAL PURPOSES AND SHALL CONTAIN NO MORE THAN 35% MOISTURE CONTENT BY WEIGHT.
6. PINE BARK MULCH:
ALL PINE BARK MULCH SHALL BE CLEAN, DOUBLE GROUND, FINE TEXTURED NUGGET MULCH WITH MINIMAL AMOUNTS OF SAPWOOD CONTENT.
7. TURF AREAS:
PRIOR TO ANY SEEDING OR SOD APPLICATION, VERIFY THAT ALL TRENCHING AND LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED. ENSURE ALL AREAS ARE FREE OF STONES, LARGE SOIL CLODS AND ANY OTHER CONSTRUCTION DEBRIS.

STREET TREE LOCATIONS MAY SHIFT SLIGHTLY DUE TO ULTIMATE LOCATION OF DRIVEWAYS.



4 L-1.2 100' TYPE A PERIMETER BUFFER SECTION, TYPICAL
SCALE: 1"=20'

LANDSCAPE CALCULATIONS AND PLANT LIST ON SHEET L-1.0

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL FIRM No. C-551
DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 03/13/2025 17706 PAMELA M. PORTER

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS:
- COMMENT REVISION 10/11/24
- COMMENT REVISION 11/22/24
- COMMENT REVISION 03/13/25
- COMMENT REVISION 04/11/25

LANDSCAPE PLAN ENLARGEMENT
CASS HOLT CROSSING
CASS HOLT ROAD
HOLLY SPRINGS, NC 27540

SCALE: AS NOTED
DRAWN BY: MK, MA
PROJECT # 24103
DATE: 09/05/2024
SHEET L-1.2
OF 5



1 L-1.3 LANDSCAPE PLAN ENLARGEMENT
SCALE: 1"=40'

TREE PRESERVATION
SCM EASEMENT
ACTIVE RECREATION AREA
THROUGHFARE PLANTINGS
LIMITS OF DISTURBANCE
TREE PROTECTION FENCE

40' 20' 0 40' 80'
SCALE: 1" = 40'

N
W E
S

LANDSCAPE CALCULATIONS AND PLANT LIST ON SHEET L-1.0
LANDSCAPE NOTES ON SHEET L-1.2

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION No. C-551 DESIGNED LAND DESIGN PLLC
DBA TMTLA ASSOCIATES

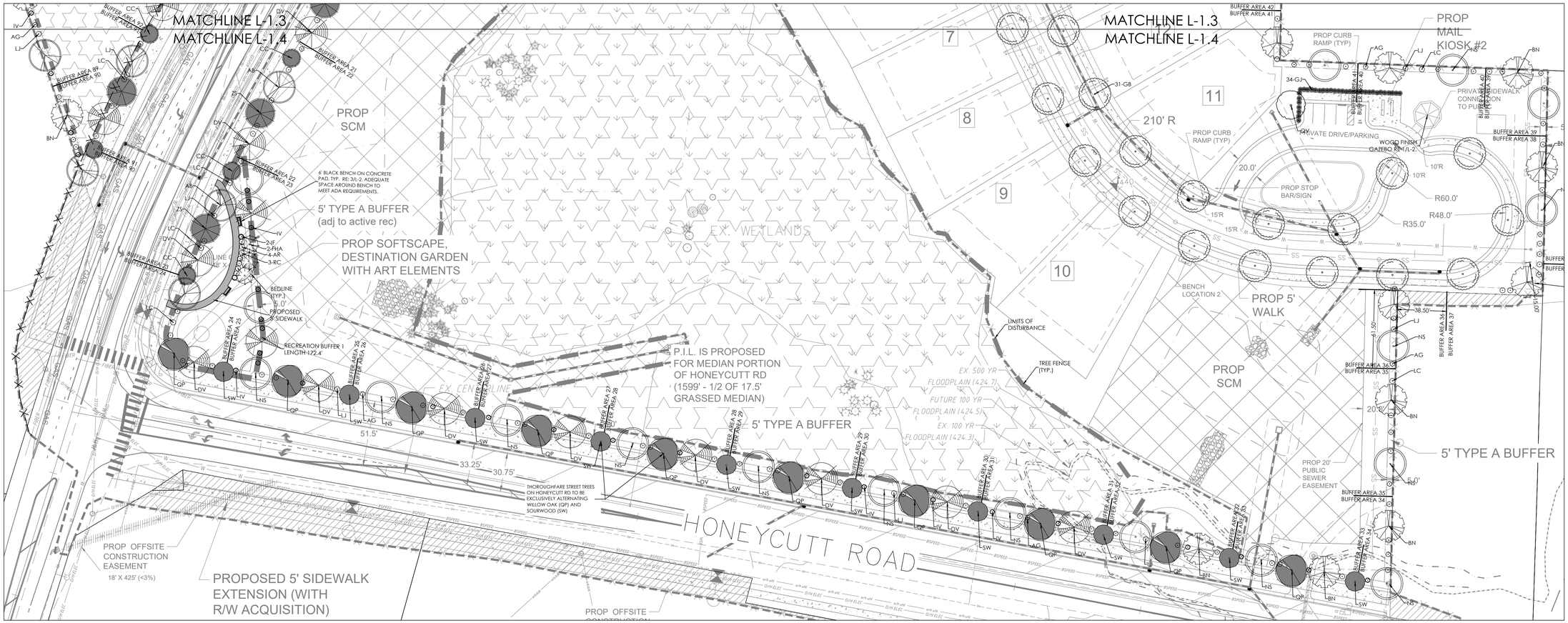
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 03/13/2025 1706 PAMELA M. PORTER

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:
- COMMENT REVISION 10/11/24
- COMMENT REVISION 11/22/24
- COMMENT REVISION 03/13/25
- COMMENT REVISION 04/11/25

LANDSCAPE PLAN ENLARGEMENT
CASS HOLT CROSSING
CASS HOLT ROAD
HOLLY SPRINGS, NC 27540

SCALE: AS NOTED
DRAWN BY: MK, MA
PROJECT # 24103
DATE: 09/05/2024
SHEET L-1.3
OF 5



1 L-1.4 LANDSCAPE PLAN ENLARGEMENT
SCALE: 1"=40'

40' 20' 0 40' 80'
SCALE: 1" = 40'

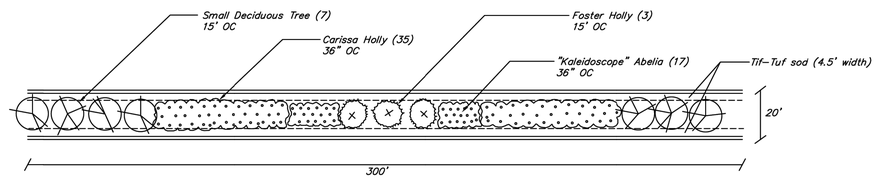
- TREE PRESERVATION
- SCM EASEMENT
- ACTIVE RECREATION AREA
- THROUGHFARE PLANTINGS
- LIMITS OF DISTURBANCE
- —x—x— TREE PROTECTION FENCE

N W E S

LANDSCAPE CALCULATIONS AND PLANT LIST ON SHEET L-1.0
LANDSCAPE NOTES ON SHEET L-1.2

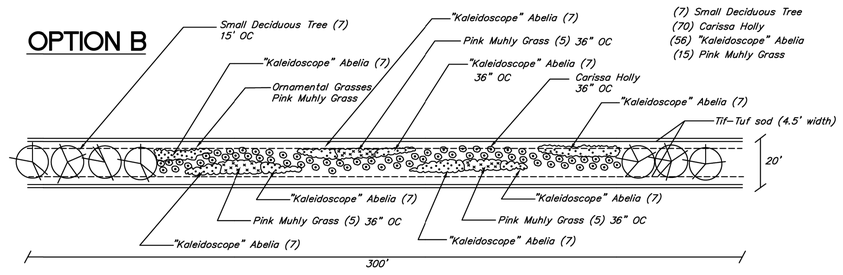
OPTION A

(7) Small Deciduous Tree
(3) Foster Holly
(70) Carissa Holly
(34) "Kaleidoscope" Abelia



OPTION B

(7) Small Deciduous Tree
(70) Carissa Holly
(56) "Kaleidoscope" Abelia
(15) Pink Muhly Grass



DRAWING NOT TO SCALE

MEDIAN LANDSCAPING	STANDARD DETAIL NUMBER: HS823	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	4/5/19	

HOLLY SPRINGS Discover the Source

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. C-551 PORTLAND DESIGN PLLC
DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 03/13/2025 1706 PAMELA M. PORTER

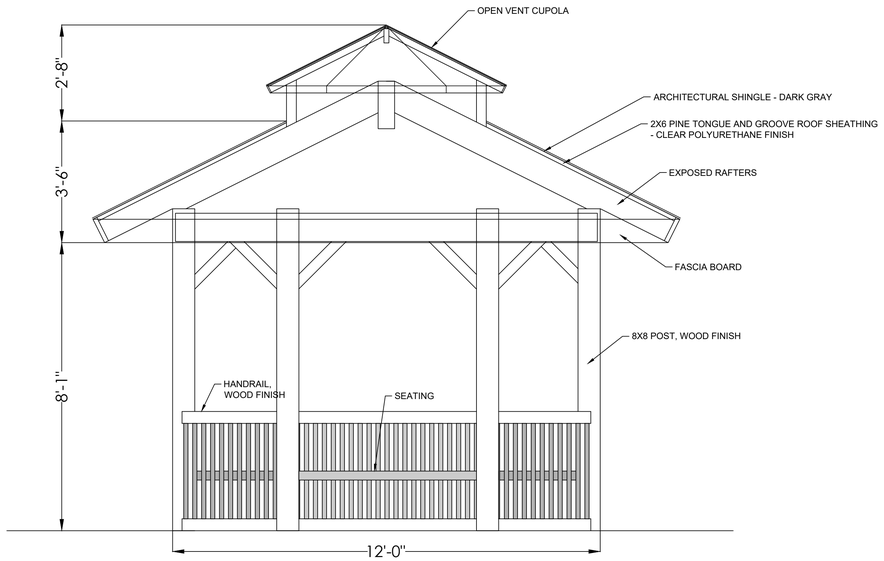
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS:
- COMMENT REVISION 10/11/24
- COMMENT REVISION 11/22/24
- COMMENT REVISION 03/13/25
- COMMENT REVISION 04/11/25

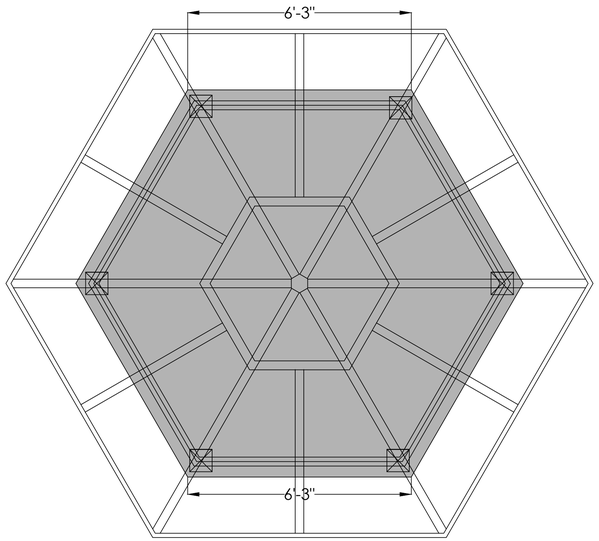
LANDSCAPE PLAN ENLARGEMENT
CASS HOLT CROSSING
CASS HOLT ROAD
HOLLY SPRINGS, NC 27540

SCALE: AS NOTED
DRAWN BY: MK, MA
PROJECT # 24103
DATE: 09/05/2024

SHEET L-1.4 OF 5

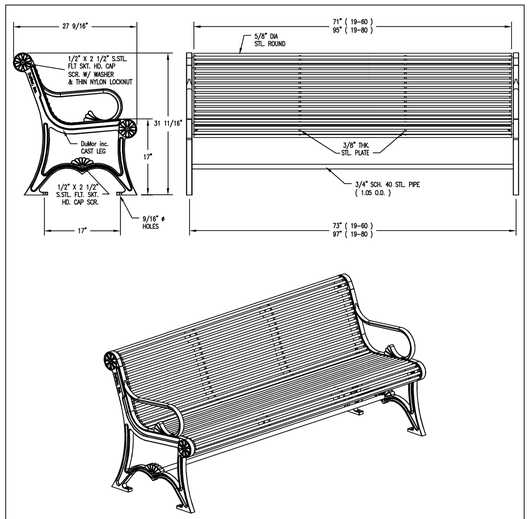


1 / L-2 PROPOSED GAZEBO EXAMPLE - ELEVATION
SCALE: 1/2"=1'



2 / L-2 PROPOSED GAZEBO EXAMPLE - PLAN
SCALE: 1/2"=1'

NOTE S:
1. GAZEBO COLOR TO BE AS SHOWN OR OWNER APPROVED EQUAL.
2. GAZEBO DESIGN SHALL BE AS SHOWN OR OWNER APPROVED EQUAL.
3. A SEPARATE APPROVED BUILDING PERMIT SHALL BE REQUIERD PROIR TO GAZEBO CONSTRUCTION.



☐ CUSTOM LETTERING (37 SPACES) _____

NOTES
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANEL. (37 TOTAL SPACES)

LENGTH OPTIONS
☒ 6' BENCH
☐ 8' BENCH

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE	TITLE : BENCH			
DATE DRAWN : 3/22/94				
DRAWN BY : AH	REV. E	DRAWING NUMBER 19 SERIES	SHEET 1 OF 2	
DATE REV. : 3/11/05				
REV. BY : AWH				

3 / L-2 PROPOSED 6' BLACK BENCH

NOTES:
1. BENCH COLOR TO BE BLACK OR OWNER APPROVED COLOR.
2. ADEQUATE CONCRETE PAVEMENT SPACE SHALL BE PROVIDED AROUND BENCH TO MEET ADA REQUIREMENTS.

TMTLA ASSOCIATES
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5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURE No. C-551 PORTLAND DESIGN PLUS
DBA TMTLA ASSOCIATES

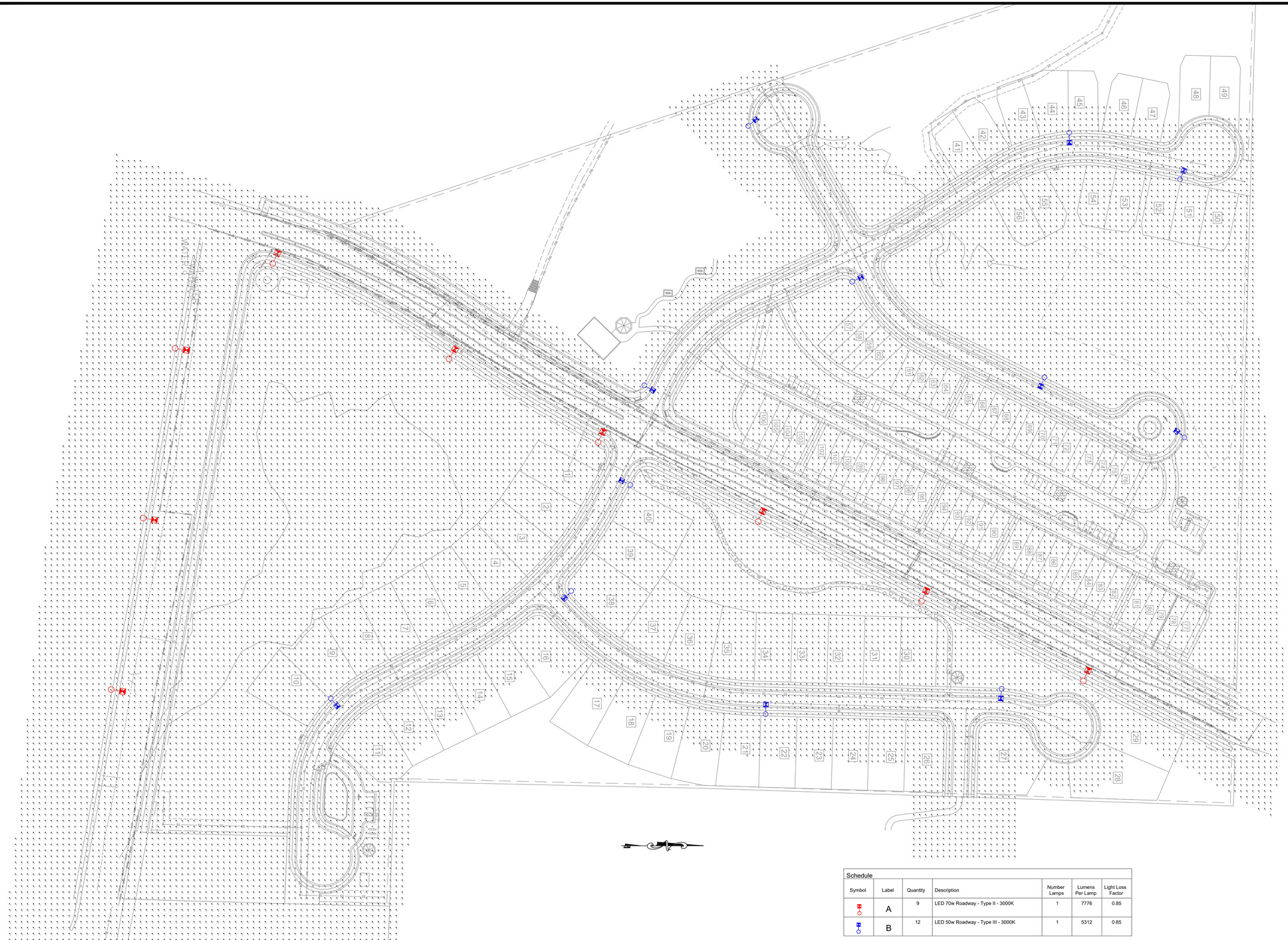
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 03/13/2025 1706 PAMELA M. PORTER

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:
COMMENT REVISION 10/11/24
COMMENT REVISION 11/22/24
COMMENT REVISION 03/13/25
COMMENT REVISION 04/11/25

LANDSCAPE PLAN ENLARGEMENT
CASS HOLT CROSSING
CASS HOLT ROAD
HOLLY SPRINGS, NC 27540

SCALE: AS NOTED
DRAWN BY: MK, MA
PROJECT # 24103
DATE: 09/05/2024
SHEET L-2
OF 5


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SEE FOLLOWING SHEETS FOR ELEVATIONS & SAMPLE BOARDS

SEE FOLLOWING SHEETS FOR ELEVATIONS & SAMPLE BOARDS

Conditions related to Architectural Treatment

1. Materials
a. Siding shall be of brick, stone, HardiPlank, or other material of comparable durability, quality and appearance—vinyl siding is not allowed
b. Roofs shall be of architectural dimensional 30-year shingles
2. Colors-The palette of colors from which exterior building façade materials may be chosen shall be limited to earthtones, gray, white, and green. Hi intensity colors are prohibited.
3. Foundation/FFE Treatment-Slab-on-grade detached homes shall include visibly exposed foundations of at least 18 inches in height along the front façade of all units. Exposed foundations shall be faced with brick or stone.
4. Square Footage-Single family homes shall have a minimum heated floor area of 2200 s.f. Townhomes shall have a minimum heated floor area of 1600 s.f.
5. Garage Doors-All garage doors shall include window panels or other elements to provide visual surface relief.
6. Spatial relationship of different floor plan models-No two single family homes of the same floorplan/façade or color scheme shall be located within two lots of each other—whether on the same or opposite side of the street. These provisions shall be incorporated into the HOA Association Covenants.
7. Townhome Architectural Treatment—Townhomes shall incorporate a mixture of materials on the elevations, such as brick and siding or stone and siding. Such mixture of materials shall be applicable to the front façades and all exterior townhome walls that face a public street. Additionally, the street-facing façade of each townhome unit will include either a shift in roofline or a gable, a dormer or other similar special feature to add visual interest to the roof.
8. Accessory Dwelling Units—No restrictions or prohibitions shall be imposed upon accessory dwelling units within the project by plats, deeds, or covenants.
9. EV Outlets—Wiring and outlets to accommodate EV charging station installation shall be included in each garage within the development.

Illustrative Building Elevation Views

As part of this development plan set, there are façade renderings depicting the envisioned appearance and architectural elements of the residences that will be constructed within Cass Holt Crossing. Although these renderings are illustrative and subject to change and refinement, achievement of the architectural appearance generally depicted by the renderings is offered as assurances of meeting the above conditions.

Anti—Monotony Statement within Single—Family Detached Areas
To ensure diversity in the architectural treatment and placement of the single—family detached homes within Cass Holt Crossing, no homes with the same building footprint may be located adjacent to, or directly across the street from, each other unless different front elevation treatments are incorporated into the buildings.

Revisions
11.22.24 Per ToHS review
3.14.25 Per ToHS review

Preliminary

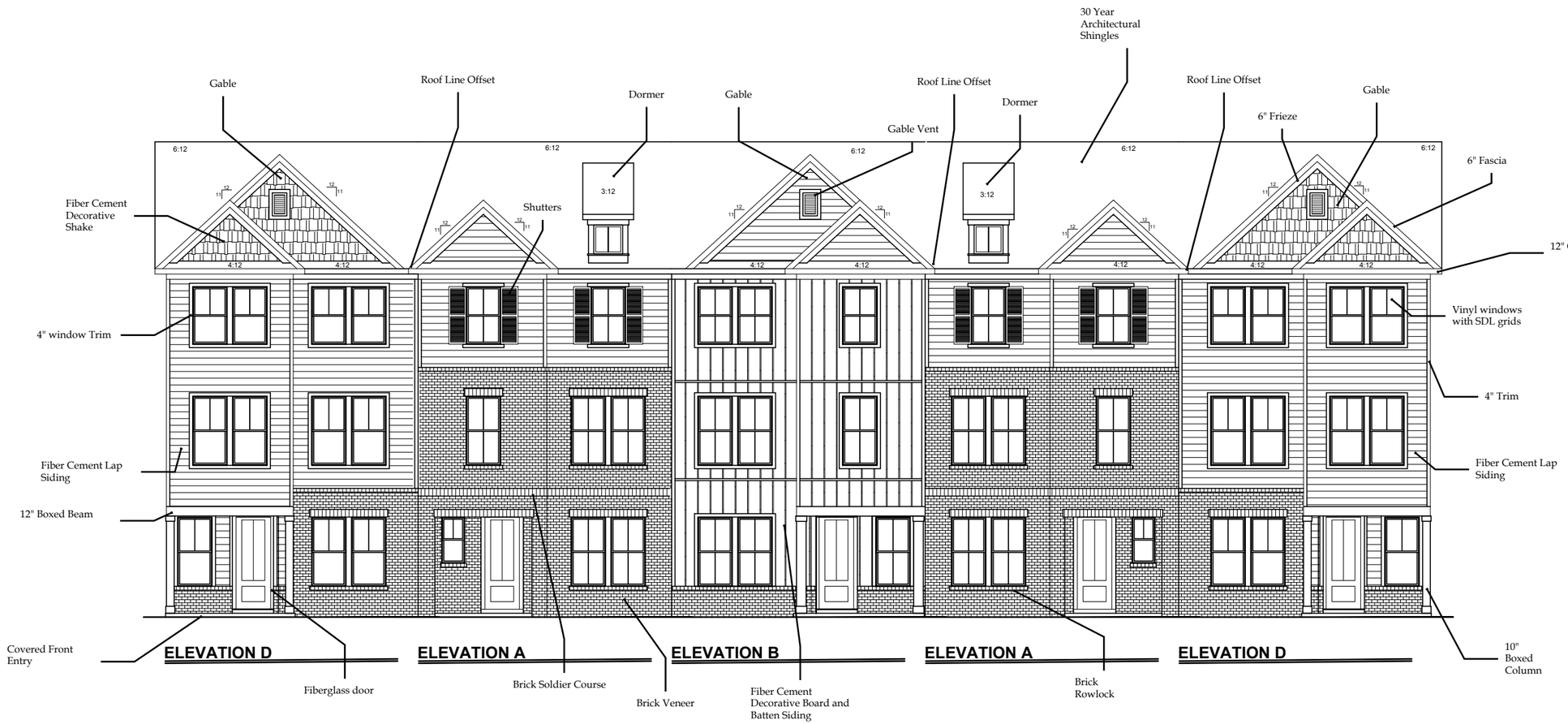
Project
Cass Holt Crossing

Architectural Sheets

Date
October 11, 2024

Scale
NTS

Sheet
A1



DAVIDSON HOMES

DAVIDSON HOMES, LLC
3460 PRESTON RIDGE ROAD, SUITE 525
ALPHARETTA, GEORGIA 30005

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APPROVED BY:

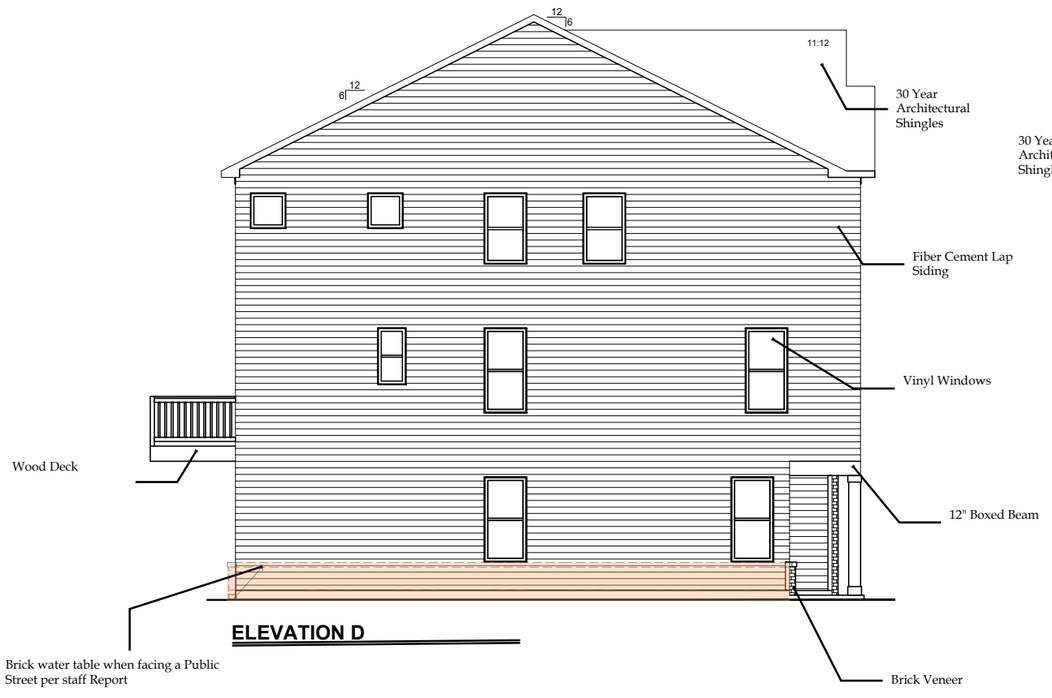
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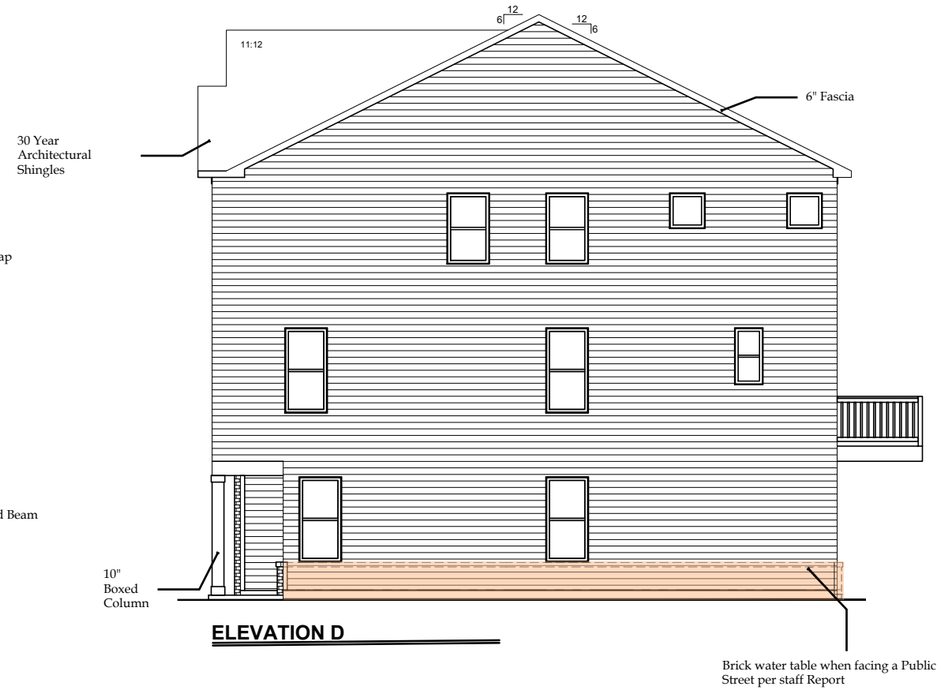
PLAN NAME: 22' TH 5-Unit Front Elevation

COMMUNITY: Cass Holt Crossing

DATE: 2.14.25







DAVIDSON HOMES

DAVIDSON HOMES, LLC
3460 PRESTON RIDGE ROAD, SUITE 525
ALPHARETTA, GEORGIA 30005

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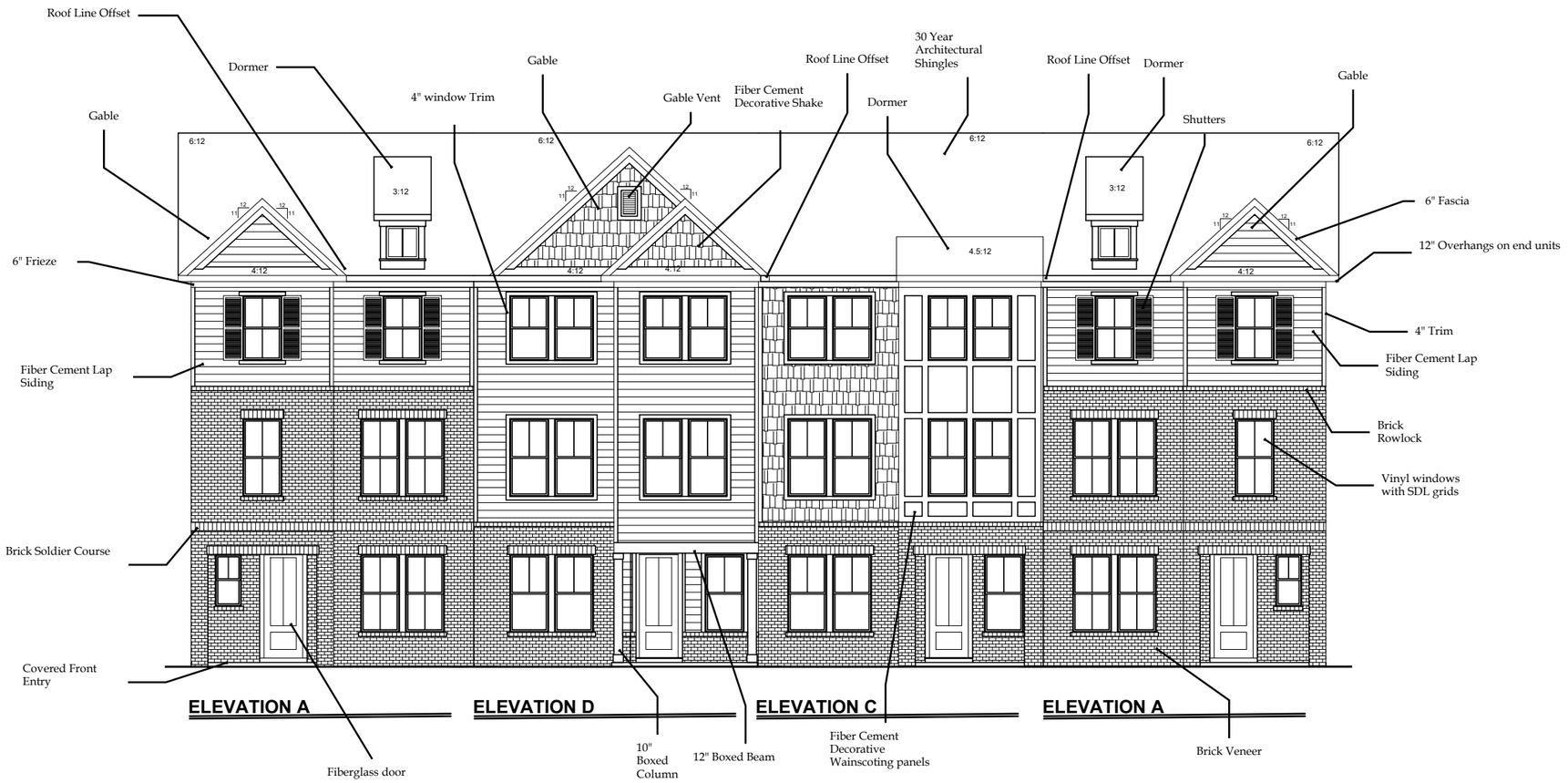
APPROVED BY:

DATE:

PLAN NAME: 22' TH 5-Unit Side & Rear Elevations

COMMUNITY: Cass Holt Crossing

DATE: 2.14.25



DAVIDSON HOMES

DAVIDSON HOMES, LLC
3460 PRESTON RIDGE ROAD, SUITE 525
ALPHARETTA, GEORGIA 30005

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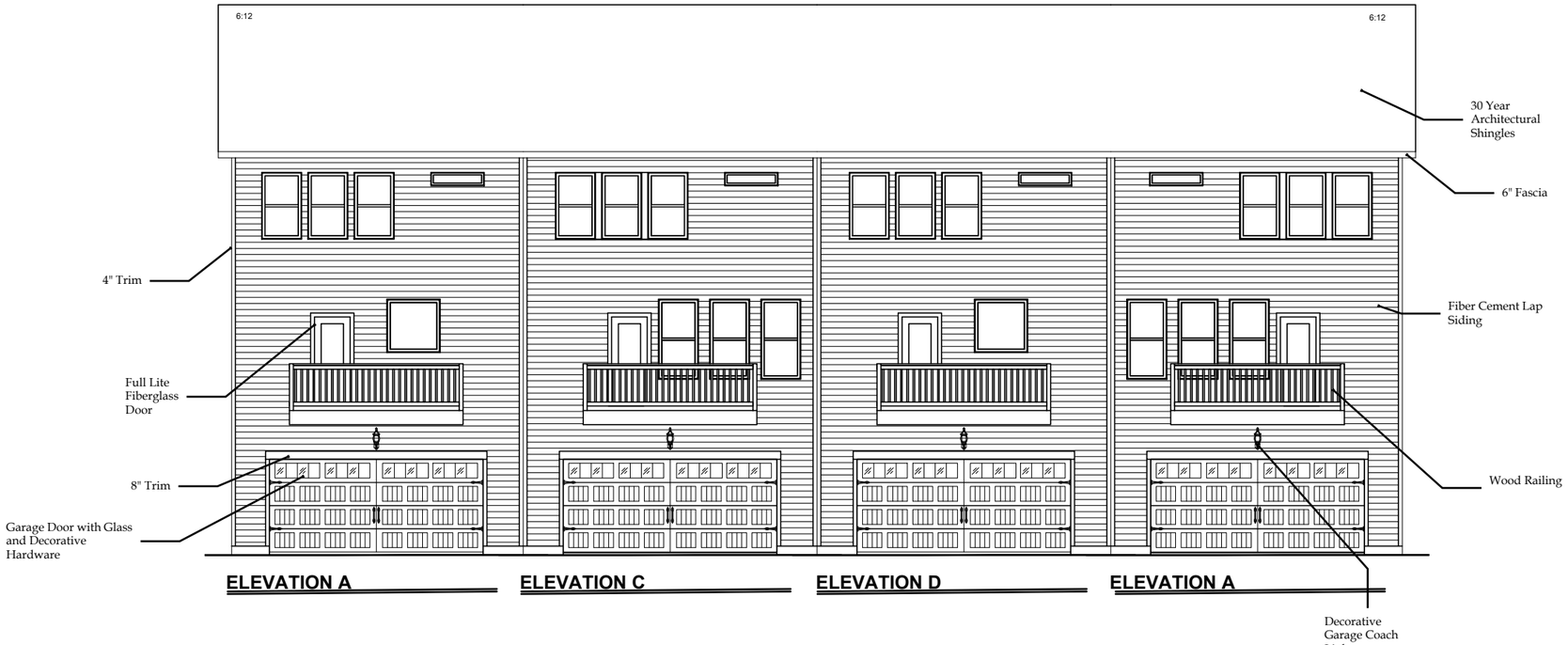
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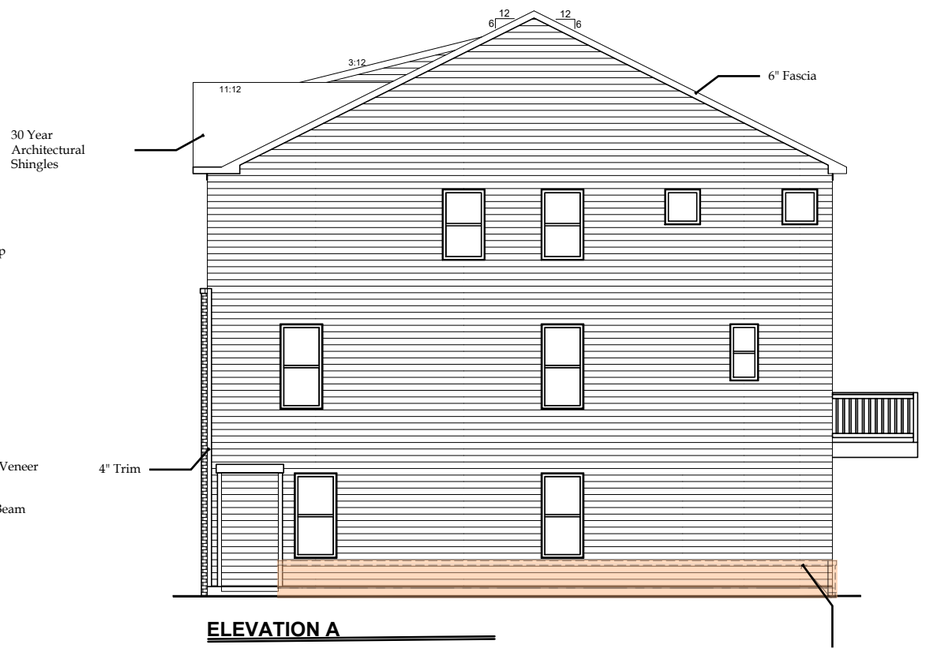
PLAN NAME: 22' TH 4-Unit Front Elevation

COMMUNITY: Cass Holt Crossing

DATE: 2.14.25







DAVIDSON HOMES

DAVIDSON HOMES, LLC
3460 PRESTON RIDGE ROAD, SUITE 525
ALPHARETTA, GEORGIA 30005

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APPROVED BY:

DATE:

PLAN NAME: 22' TH 4-Unit Side & Rear Elevations

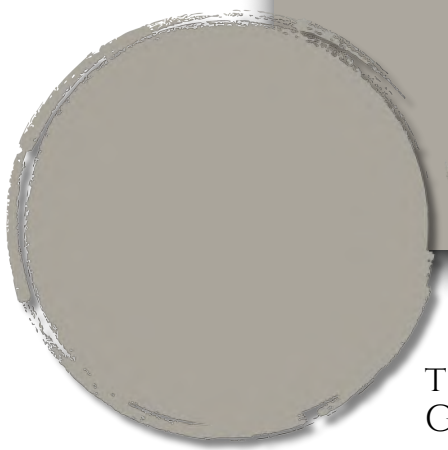
COMMUNITY: Cass Holt Crossing

DATE: 2.14.25

EXTERIOR COLOR SCHEME #1

SIDING -
SNOWBOUND
SW7004

ACCENT COLOR –
DORIAN GRAY
SW7017



TRIM – DORIAN
GRAY SW7017



BRICK -
HAMILTON

STONE - LIMESTONE -
OHIO VINTAGE



GUTTERS - BRONZE



FRONT DOOR –
IRON ORE SW7069



WINDOWS - WHITE



ROOF SHINGLES - WEATHERED WOOD

GARAGE DOOR - WHITE



METAL ROOF -
DARK BRONZE
(IF APPLICABLE)



SHUTTERS –
MUSKET
BROWN

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EXTERIOR COLOR SCHEME #2

SIDING -
DRIFT OF MIST
SW9126

ACCENT COLOR –
EARL GREY SW7660

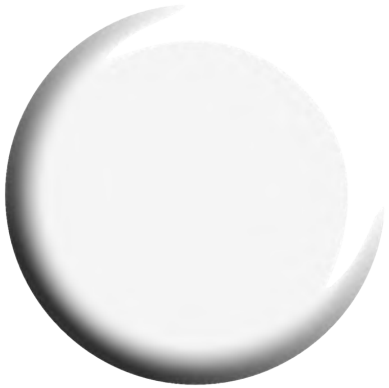


TRIM –
PURE
WHITE
SW7005



BRICK -
CORDOBA

STONE - DRY STACK - ERIE



GUTTERS - WHITE



FRONT DOOR –
MOUNT ETNA SW7625



WINDOWS - WHITE



ROOF SHINGLES - DUAL BLACK

GARAGE DOOR - WHITE



METAL ROOF -
MATTE BLACK
(IF APPLICABLE)



SHUTTERS –
BLACK

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EXTERIOR COLOR SCHEME #3

SIDING -
OYSTER BAY
SW6206

ACCENT COLOR –
PEWTER GREEN SW6208

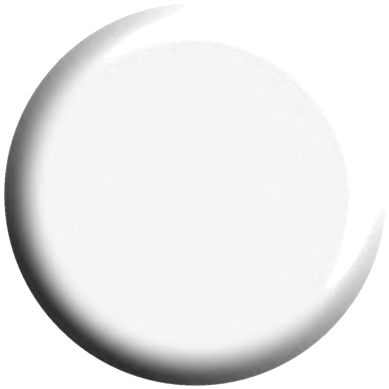


TRIM –
PURE
WHITE
SW7005



BRICK -
CLAYTON
FALLS

STONE - DRY STACK - HURON



GUTTERS - WHITE



FRONT DOOR –
STUNNING SHADE SW7082



WINDOWS - WHITE



ROOF SHINGLES - DUAL BLACK

GARAGE DOOR - WHITE



METAL ROOF -
MATTE BLACK
(IF APPLICABLE)



SHUTTERS –
BLACK

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EXTERIOR COLOR SCHEME #4

SIDING -
AUTONOMOUS
SW9557

ACCENT COLOR –
FORGED STEEL SW9565



TRIM –
WHITE
SNOW
SW9541



BRICK -
HAMILTON

STONE - LIMESTONE -
BLUE RIDGE



GUTTERS - BLACK



FRONT DOOR –
RAIN CLOUD SW9639



WINDOWS - WHITE



ROOF SHINGLES - DUAL BLACK

GARAGE DOOR - WHITE



METAL ROOF -
MATTE BLACK
(IF APPLICABLE)



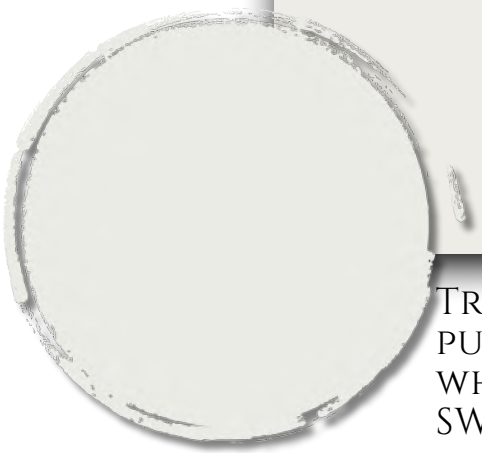
SHUTTERS –
TUXEDO GREY

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EXTERIOR COLOR SCHEME #5

SIDING -
PURE WHITE
SW7005

ACCENT COLOR –
PURE WHITE SW7005



TRIM –
PURE
WHITE
SW7005



BRICK -
HAMILTON

STONE - TERRA CUT - SLATE



GUTTERS - BLACK



FRONT DOOR –
RED THEATRE SW7584



WINDOWS - WHITE



ROOF SHINGLES - DUAL BLACK

GARAGE DOOR - WHITE



METAL ROOF -
MATTE BLACK
(IF APPLICABLE)



SHUTTERS –
BLACK

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EXTERIOR COLOR SCHEME #6

SIDING - DOVETAIL SW7018

ACCENT COLOR – REPOSE GRAY SW7015



TRIM – EIDER WHITE SW7014

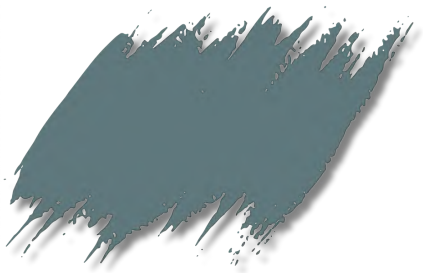


BRICK - CORTEZ

STONE - TERRA CUT - SUMMIT



GUTTERS - MUSKET BROWN



FRONT DOOR – MEDITERRANEAN SW7617



WINDOWS - WHITE



ROOF SHINGLES - WEATHERED WOOD

GARAGE DOOR - WHITE



METAL ROOF - DARK BRONZE (IF APPLICABLE)



SHUTTERS – MUSKET BROWN

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EXTERIOR COLOR SCHEME #7

SIDING -
EVERGREEN FOG
SW9130

ACCENT COLOR –
ROSEMARY SW6258



TRIM –
LIMEWASH
SW9589



BRICK -
HAMILTON

STONE - LEDGESTONE -
SUSQUEHANNA



GUTTERS - BRONZE



FRONT DOOR –
GREENBLACK SW6994



WINDOWS - WHITE



ROOF SHINGLES - WEATHERED WOOD

GARAGE DOOR - WHITE



METAL ROOF -
DARK BRONZE
(IF APPLICABLE)



SHUTTERS –
MUSKET
BROWN

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EXTERIOR COLOR SCHEME #8

SIDING -
BREAKWATER
SW9638

ACCENT COLOR –
GRAYS HARBOR SW6236



TRIM –
FIRST
STAR
SW7646



BRICK -
CORDOBA

STONE - TERRA CUT - ACADIA



GUTTERS - BLACK



FRONT DOOR –
DARK NIGHT SW6237



WINDOWS - WHITE



ROOF SHINGLES - DUAL BLACK

GARAGE DOOR - WHITE



METAL ROOF -
MATTE BLACK
(IF APPLICABLE)



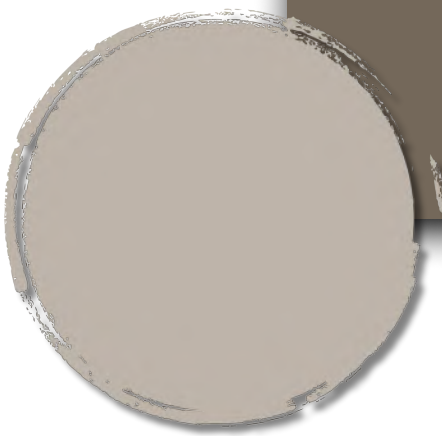
SHUTTERS –
STORM CLOUD

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EXTERIOR COLOR SCHEME #9

SIDING -
SHOJI WHITE
SW7042

ACCENT COLOR –
BRAINSTORM BRONZE
SW7033



TRIM –
ANEW
GRAY
SW7030

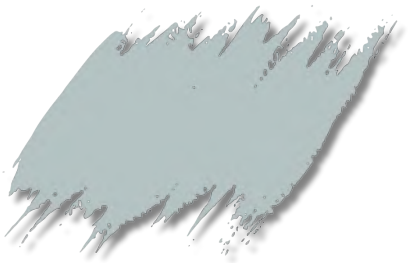


BRICK -
CLAYTON
FALLS

STONE - LEDGESTONE -
OXFORD



GUTTERS - MUSKET BROWN



FRONT DOOR –
NIEBLA AZUL SW9137



WINDOWS - WHITE



ROOF SHINGLES - WEATHERED WOOD

GARAGE DOOR - WHITE



METAL ROOF -
DARK BRONZE
(IF APPLICABLE)



SHUTTERS –
MUSKET
BROWN

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EXTERIOR COLOR SCHEME #10

SIDING -
HOMBURG GRAY
SW7622

ACCENT COLOR –
SILVER STRAND SW7057

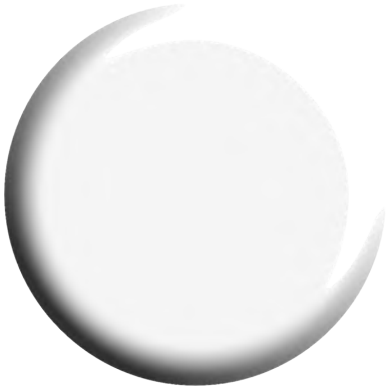


TRIM –
PURE
WHITE
SW7005



BRICK -
CORDOBA

STONE - DRY STACK -
WHISPERWOOD



GUTTERS - WHITE



FRONT DOOR –
PERLE NOIR SW9154



WINDOWS - WHITE



ROOF SHINGLES - DUAL BLACK

GARAGE DOOR - WHITE



METAL ROOF -
MATTE BLACK
(IF APPLICABLE)



SHUTTERS –
BLACK

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Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

New Business
Title: Town Council Official Action Overview
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: System Admin, Debbie Abbene, Utilities and Infrastructure, Sean Ryan, Development Services

Action(s):

- Receive project updates.
  - 25-UDO-01 Semiannual UDO Text Amendments (Approved)
  - 24-REZ-02 4500 Old Holly Springs Apex Road Rezoning (Continued to June 17)

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business
Title: Committee Reports
Strategic Priority Area:
Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive updates from Planning Board representatives for:
    1. Land Use Advisory Committee (LUAC)
    2. Tree Advisory Committee (TAC)

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 7.

New Business
Title: Development Services Report
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 8.

New Business
Title: Other Business
Strategic Priority Area:
Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):
None