Holly Springs Town Council
7:00 PM **Tuesday, June 17, 2025**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of June 17, 2025 meeting agenda

RECOGNITIONS

5. Juneteenth Proclamation
6. United States Army 250th Anniversary

CONSENT AGENDA

7. May 20, 2025 Town Council Meeting Minutes and May 22, 2025 Town Council Workshop Minutes
8. End of Fiscal Year 2024-2025 Budget Amendments
9. Development Plan 20-DP-06 Expiration Extension Request for Calvert Sports Academy and Development Center
10. Surplus Asset Valued over $30,000 – Temporary Fire Station Mobile Unit
11. Condemnation Resolution for Middle Creek Stream Restoration Project

PUBLIC HEARINGS

12. 20-MAS-02-A02 Oakview Innovation Park Master Plan Major Amendment & 23-DP-13 Genesuites Pod C Development Plan - Quasi-Judicial Public Hearing
13. 24-MAS-01 Cass Holt Crossing Major Subdivision Plan and Development Agreement - Quasi-Judicial Public Hearing
14. Voluntary Annexation A25-04 5608 Cass Holt Road
15. Voluntary Annexation A24-03 0 Green Oaks Parkway
16. 24-REZ-02 4500 Old Holly Springs Apex Road Rezoning and Development Agreement - Legislative Public Hearing
17. 25-REZ-03 4016 Berman Edge Rd Rezoning - Legislative Public Hearing

NEW BUSINESS

18. 25-REZ-01 1220 N Main (Overlook) Rezoning and Development Agreement
19. Utley Creek Water Reclamation Facility Upgrade Initial Resolution

PUBLIC COMMENT PERIOD

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

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION

ADJOURNMENT

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

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

Action(s):
Proclaim June 19, 2025 as Juneteenth in Holly Springs

Explanation:

- June 19, 2025 is the 160th anniversary of Juneteenth.
- June 19th is celebrated as Juneteenth throughout many communities in the United States.
- Declared a state holiday in Texas in 1979, Juneteenth is now recognized as a state holiday in 40 states.
- Holly Springs' celebration will include food trucks, live music, local vendors, and a free kids zone.

Background:

- President Abraham Lincoln issued the Emancipation Proclamation on January 1, 1863, which freed enslaved people.
- The 13th Amendment to the Constitution, abolishing slavery, was ratified on December 6, 1865.
- African-Americans in Galveston, TX adopted June 19, 1866 as Juneteenth in celebration of the news of the Emancipation Proclamation reaching their community.
- Since 1866, the celebration has spread throughout the United States.

Funding Source(s):
N/A

Attachment(s):
1. Juneteenth 2025

Town of Holly Springs

A Proclamation By The Mayor

Juneteenth 2025

WHEREAS, the Constitution of the United States details the rights of all its citizens based on the philosophy of government outlined in the Declaration of Independence, which states "all men are created equal, that they are endowed by their creator with certain unalienable rights, that among these are life, liberty, and the pursuit of happiness;" and

WHEREAS, the Emancipation Proclamation, an executive order issued January 1, 1863 by President Abraham Lincoln immediately freed approximately five hundred thousand from generational bondage in the rebellious states, but still left approximately 3.5 million enslaved people across the United States; and

WHEREAS, word about the signing of the Emancipation Proclamation was delayed some two and one half years, to June 1865, in reaching authorities and African-Americans in the South and Southwestern United States; and

WHEREAS, African-Americans in Galveston, Texas adopted June 19, 1866 as Juneteenth, a Black Independence Day in celebration of America's commitment to liberty and equality that has become a part of national African American history and culture; and

WHEREAS, the 13th Amendment to the Constitution of the United States abolishing slavery everywhere, except for punishment of a crime, was ratified by Congress on December 6, 1865; and

WHEREAS, 2025 is the 160th anniversary of the celebration of Juneteenth; and

WHEREAS, we understand that a declaration on a piece of paper is not enough, and that we as a people must be willing to do our part to ensure every citizen regardless of race, gender, or religion is afforded equal access to the opportunities America has to offer;

NOW, THEREFORE, I, Sean Mayefskie, Mayor of the Town of Holly Springs, North Carolina, am hereby honored to declare June 19th, 2025 as

Juneteenth

in Holly Springs, and call upon all residents to become more aware of the significance of this celebration in African-American History and in the heritage of our nation and Town.

Presented this 17th day of June, 2025

IN WITNESS WHEREOF, I have
Hereunto set my hand and caused the Seal of
the Town of Holly Springs, North Carolina
To be affixed on this 17th day of June, 2025

_____
Sean Mayefskie, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Recognitions
Title: United States Army 250th Anniversary
Strategic Priority Area: Community Safety
Staff Resource: Mayor Mayefskie

Action(s):
Issue a proclamation celebrating the US Army's 250th anniversary.

Explanation:

- As the 250th anniversary of the United States approaches, various branches of the armed services are reaching major milestones.
- The US Army turned 250 this month.
- Army veterans, members of American Legion Post 116, will be present to accept the proclamation.

Background:

- The United States Army was established on June 14, 1775.
- The Army's legacy extends beyond the battlefield, encompassing its commitment to national security, disaster relief, and countless acts of service to the American people.
- The courage, dedication, and sacrifice of the men and women who have served in the Army have inspired generations and helped shape the nation's character.

Funding Source(s):
N/A

Attachment(s):
1. US Army 250th Proclamation

Town of Holly Springs

A Proclamation By The Mayor

250th Anniversary of the U.S. Army

WHEREAS, the United States Army, a cornerstone of our nation's history and a symbol of American strength, has proudly served for 250 years, since its establishment on June 14, 1775; and

WHEREAS, the Army's legacy extends far beyond the battlefield, encompassing its commitment to national security, disaster relief, and countless acts of service to the American people; and,

WHEREAS, the courage, dedication, and sacrifice of the men and women who have served in the Army have inspired generations and shaped the nation's character; and,

WHEREAS, this year marks a significant milestone in the Army's history, a time to honor its rich heritage and celebrate the contributions of its Soldiers, past and present;

NOW, THEREFORE, I, Sean Mayefskie, Mayor of the Town of Holly Springs, North Carolina, do hereby proclaim June 2025 as the

US Army's 250th Anniversary

in the Town of Holly Springs and encourage all citizens to join in this celebration by honoring the Army's legacy, supporting our veterans, and recognizing the invaluable service of our Soldiers and their families.

Proclaimed this, the 17th day of June, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Holly Springs, North Carolina to be affixed on this 17th day of June, 2025.

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Sean Mayefskie, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Consent Agenda
Title: May 20, 2025 Town Council Meeting Minutes and May 22, 2025 Town Council Workshop Minutes
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Approve the minutes of the May 20, 2025 Town Council Meeting and the May 22, 2025 Town Council Budget Workshop.

Explanation:

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

Background:

Funding Source(s):
N/A

Attachment(s):
1. 5.20.25 minutes - DRAFT
2. 5.22.25 budget workshop minutes - DRAFT

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, May 20, 2025. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and four Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sean Mayefskie, MPT Dan Berry Council members Timothy Forrest, Annie Drees, and Chris Deshazor.

Council Members absent: Council Member Danielle Hewetson.

Planning Board Members Present: Sara Kempin, Van Crandell, Joanna Holder, Thomas Urquhart

Planning Board Members Absent: Rick Madoni, Joseph Cuccurullo, Roger Bess, Craig Kessler, Josh Prizer,

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager;* John Schifano, *Town Attorney;* Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack and Jesse Dixon, *IT;* Corey Petersohn, *Budget and Sustainability;* Tamara Ward, *Communications and Marketing*; Chris Hills, *Director, Development Services;* Grayson Taylor, Catherine Jacobs, Elliot Blonshine, Sarah Lipkin Sularz, Cheryl Cains, and Sean Ryan, *Development Services*; Kendra Parrish, *Executive Director of Utilities and Infrastructure;* Michael Leonas, *Utilities and Infrastructure;* Tina Stroupe, *Finance Director;* Paige Scott, *Director, Public Works;* Jay Osborne, *Assistant Town Attorney*; LeRoy Smith, *Fire Chief;* Kathy White, *Deputy Clerk.*

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Joshua Clark, of The Church of Jesus Christ of Latter-Day Saints.

4. Agenda Adjustment: The May 20, 2025 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Forrest
Vote: Unanimous

RECOGNITIONS

5. Boating Safety Week Proclamation

Mayor Mayefskie proclaimed the third week in May as Boating Safety Week in Holly Springs and presented the proclamation to Vice Flotilla Commander Phillip Cason of the U.S. Coast Guard Auxiliary.

6. Public Works Week Proclamation

Paige Scott, Director of Public Works and Kendra Parrish, Executive Director of Utilities and Infrastructure, outlined the work done, often behind the scenes, by the Public Works employees of the

Town. Ms. Scott said that this year's theme is "People, Purpose, Presence." Mayor Mayefskie declared May 18-24 as Public Works Week in Holly Springs.

CONSENT AGENDA

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

7. April 8, 2025 workshop meeting minutes and April 15, 2025 business meeting minutes – Council approved the minutes of the April 8, 2025 workshop meeting and the April 15, 2025 business meeting.

8. Monthly Budget Amendments and Grants – Council received the budget amendment report from the Town Manager and approved budget amendments and adopted the following associated capital project ordinances: Grants and Special Revenue Fund Project Ordinance 25-11; Capital Project Ordinance 25-12; Utility PAYGO Capital Project Ordinance 25-13; Town Building Capital Project Ordinance 25-14; and Water Capital Projects Ordinance 25-15. Council authorized the Town Manager to approve any contracts for the emergency repair of the Bass Lake Pump Station up to the project budget and consistent with the project scope.

Copies of the five budget amendments and Ordinances 25-11, 25-12, 25-13, 25-14, and 25-15 are attached to these minutes.

9. Voluntary Annexation A24-03 0 Green Oaks Parkway – Council adopted Resolution 25-11 directing the Town Clerk to investigate the sufficiency of annexation petition A24-03 and setting the public hearing for June 17, 2025.

A copy of Resolution 25-11 is attached to these minutes.

10. Voluntary Annexation A25-04 5608 Cass Holt Road – Council adopted Resolution 25-12 directing the Town Clerk to investigate the sufficiency of annexation petition A25-04 and setting the public hearing for June 17, 2025.

A copy of Resolution 25-12 is attached to these minutes.

11. Ting Park Parking Lot Rehabilitation – Council approved the budget and awarded the contract for professional services for the Ting Parking Lot Rehabilitation Project design contract to Bolton & Menk, Inc. in the amount of $113,000 plus a contingency of $16,960 for a total contract budget of $129,950 and authorized the Town Manager to execute the contract and any change orders for additional or amended professional services as may be required during the project, up to the approved contract budget amount and within the design scope.

12. Surplus of Firearm and Badge for Upcoming Police Department Retirement – Council adopted Resolution 25-14 authorizing the award of badge and sale of service sidearm to retiring police Corporal Anthony Locklear.

A copy of Resolution 25-14 is attached to these minutes.

13. Downtown Area Americans with Disabilities Act (ADA) Ramp Compliance Project – Council approved the Downtown Area ADA Ramp Compliance construction project with Gitto Enterprises Inc. for the amount of $96,205 and approved the contract with DRMP for construction engineering and inspection services in the amount of $18,000 for a total $114,205 plus contingency of $15,795 for a total project budget of $130,000, and authorized the Town manager to execute contracts and change orders within the approved project budget and scope up to $130,000.

14. Records Retention, Procurement and Conflict of Interest Policies for American Rescue Plan Act/Coronavirus State and Local Fiscal Recovery Funds – Council approved the following American Rescue Plan Act / Coronavirus State and Local Fiscal Recovery Funds Policies: P-059 Records Retention; P-061 Procurement, and P-060 Conflict of Interest.

Copies of Policies P-059, P-060, and P-061 are attached to these minutes.

15. Official Depository Resolution – Council adopted Resolution 25-13 designating official depositories and securities broker/dealers in compliance with North Carolina General Statutes §§ 159-25, 159-30 and 159-31.

A copy of Resolution 25-13 is attached to these minutes.

PUBLIC HEARINGS

Chris Hills, Director of Development Services, that there are three rezoning public hearings tonight and he reminded Council and the public that we are in the "crossover" period between the old process and the new one. The first, Old Holly Springs Apex Rd., is being heard under the old process and Council will have the opportunity to decide tonight. The next two, Mira Ridge and Overlook at 1220 N. Main, are under the new process where the Planning Board and Council have a joint public hearing. They will be sent to Planning Board next and come back to Council in June.

16. 24-REZ-02 4500 Old Holly Springs Apex Road Rezoning and Development Agreement

Grayson Taylor, Development Services, said this item was to consider rezoning three parcels at 4500 Old Holly Springs Apex Rd. and 1300 and 1316 Holly Springs New Hill Road. The applicant requested that the public hearing be opened and continued to June 17th.

Mayor Mayefskie opened the public hearing and the following input was received:

One written comment in support from William Ulmer.

Action: Motion to continue the Public Hearing to June 17, 2025.
Motion: Berry
Second: Deshazor
Vote: unanimous

17. 24-REZ-07 Mira Ridge Rezoning and Development Agreement

Brett Gosney, Development Services, said this was a joint public hearing with Council and Planning Board for the rezoning of 3020 Avent Ferry Road. The requested action is to provide feedback to the Applicant on the current proposal and to forward it to the Planning Board for consideration. It is scheduled to go before Planning Board on May 27th, and come back to Council for a decision on June 17th.

Mr. Gosney showed the location of the site which is designated Conservation Neighborhood on the Land Use and Character Plan. He said that Conservation Neighborhoods conserve 30-50% of buildable land as permanent open space, primarily informal in character; lot width and depth is variable, with larger lots near the edges of the neighborhood; and development should be sensitive to existing conditions, with limited mass grading and tree clearing. The land is currently zoned Rural Residential and the applicant is requesting rezoning to Suburban Residential – Conditional Zoning with a Conservation Subdivision. He said the Conservation Subdivision designation is intended to preserve open space and prevent urban sprawl, while still allowing development.

Mr. Gosney explained that this project has elected to follow the combined process where Rezoning and Major Subdivision are considered at the same time and Construction Drawing approval would be administrative. He outlined the proper uses of Conditional District Rezoning where applicants gain flexibility in exchange for higher quality, innovative, and sustainable development. He

showed how the project has evolved since the first submittal in November 2024 to today, and said the proposal is for 21.62 acres with 2.8 units per acre and 60 rear-loaded detached dwellings. There is a greenway that surrounds the site and a 10-foot type B buffer along Avent Ferry and between this and Lochridge. The remainder of the buffers would be type A.

Mr. Gosney outlined the proposed standards that differ from the UDO standards. He said the Conditional Zoning District Goals to pay attention to are: incorporation of natural features; communities that are visually and functionally connected; efficient, aesthetic and desirable use of open space; and variety in housing types and development patterns.

Elliot Blonshine, Development Services, said the site would be served by water and sewer connecting on the east side of the property. This project is a Priority Level 2 for the Utility Allocation. The elements they are committing to are public infrastructure improvements in the form of wetlands, and tree preservation of at least 10% of the specimen trees on site. He explained how the allocation would have to be phased.

Mr. Blonshine said that Avent Ferry Road would be widened on both sides per the Comprehensive Transportation Plan, with a 10-foot sidepath along the south side of Avent Ferry Rd. and the 6-foot sidewalk extended to Lochridge on the north side. There would be two aligned access points and would connect to Lochridge and provide stubs for future development.

Mr. Blonshine said the Traffic Study included the two site access drives, the intersection at Rex Rd., Bartley Holleman Rd., and New Hill Holleman Rd. as well as the site access to Lochridge at Silver Ledge Land and Center Hill Drive. Mitigation is to provide stop controls at access, widening Avent Ferry Rd., and dedicated left turn lanes on Avent Ferry Rd.

Mr. Gosney said the development agreement includes a commitment to the Water Resource Management Policy. He said the proposed development is not consistent with the Comprehensive Plan because the lot sizes are small and do not provide variation in width and depth; the proposed open spaces do not meet the intent of a Conservation Subdivision, and the buffer along Avent Ferry Rd. does not blend with the adjacent Lochridge Community or other communities along Avent Ferry Rd. Staff would not recommend approval of the applicant's current proposal.

Mayor Mayefskie opened the public hearing and the following input was received:

Nine written comments in opposition from Dave and Nancy Laucella, Nancy Graham, Dawn Santoianni, Ann Chace, Allyson Cashman, Dave Chase, Evan & Lisa McNabb, Stacey & Joe Palumbo, and Anthony & Wendylynn Puopolo.

Charles Walker of Entitlement Preservation Group, Tommy Craven, Civil Engineer & Ronald Stephenson, traffic engineer, were present on behalf of the applicant. Mr. Walker said they have been struggling with terminology and their design vision. He showed an aerial view of the property with riparian buffer and road widening areas marked. He said they are dedicating a ½ acres of right-of-way of the Avent Ferry Rd. and cannot build on the riparian buffer, which means they can only build on 90% of the property. He said their calculations show that they are preserving more open space than required. He showed the trees 12-18" in diameter that are onsite. He said 52% of their open space is tree preservation. The rest is the 8' wide private greenway, which gives another 18% of the open space, and three playgrounds, which add another 2.5% of the open space. Then there are the SCMs, one on either end of the tract, which will be created as engineered wetlands. That is only 11% of the open space. The rest is green areas not intended for any particular use. The open space will be owned and maintained by the HOA which would guarantee its permanent preservation. He said that staff said they are not meeting conservation neighborhood standards. He said they admit that their lot sizes are relatively standard, but they do vary slightly. He said they are trying to bring in a unique architectural style to the town. They have done it elsewhere and it has been well received. He said most of their buyers would be young couples or single females. He said they have struggled with staff over the word "inconsistent." He said that for the most part his project is different, not inconsistent. It is not

Lochridge, which was not a conservation neighborhood. He said they are simply the first conservation district. He said the buffers are planted buffers. As they get closer to construction they will be better able to identify what trees they can save and what would have to be cut down. There is more open space than the planted buffers, and that is what they believe is the transition to the next subdivision. He said that larger houses would run counter to the conservation standards.

Mr. Walker said that Mira Ridge is designed as a conservation neighborhood. He said there are places in the plan that state that they are inconsistent. They do not agree with those things. However, he said there are other plans – transportation, P & R plan, infrastructure and other plans – that say we are consistent. In the future, given what is going to happen down by the Holleman activity center, he said they believe that their project is more walkable than Lochridge and has higher density. It will bring people to the Holleman activity center. He said they conceded to build a sidewalk from where their property ends to Lochridge. They are getting the pedestrian connection.

Mr. Walker said that streets should be curvilinear and in a tighter grid. He doesn't know how to make it tighter. He said that they have four housing options: a two-space parking pad; a detached 2 car garage off the alley; a garage attached to the house plus driveway, providing 4 parking spaces; and a single car garage with single car driveway. He said that there are overflow parking spaces not tied to the kiosk. He said there are three parks, a private greenway, 20%, which is half the open space dedicated to tree preservation, and wetlands preservation. All of these things are allowed. He said they are trying to bring forth what they think is a conservation district project. He said they are proposing a roundabout to slow traffic connecting to Lochridge. The trails and greenway have benches, and there are gazebos. They propose a larger parking lot, two mailbox kiosks, a tot lot and playground, and a greenway. He said he believes that they meet the Conservation Subdivision requirements.

Council member Deshazor asked how many of each size lot they propose. Mr. Walker said the corner lots are the largest because of the turns. The alleys are wider to allow fire trucks. He said other lots are longer because of where they sit, for example the ones on the back near the wetlands. Council member Deshazor said he was asking for a ratio of how many lots they have of each size. Mr. Walker said the lots are 35 – 45' wide and 140' deep, not including the alleys. He then showed examples of the architectural style.

Council member Drees said it looks like the trail starts and ends at a road and doesn't actually connect. Mr. Walker said it crosses Avent Ferry in one place because they don't think DOT will allow multiple crossings for the greenway.

Wendy Puopolo, 324 Silent Bend Dr., said she was here to ask Council to deny this project. This is new to Holly Springs, not consistent with Holly Springs and not consistent with Lochridge. It is ludicrous for Mr. Walker to claim a playground as a conservation area. She said she has an environmental science and worked for the EPA in New Jersey. She said a lot of the things that he has mentioned as far as conservation areas and wetlands are smoke and mirrors. She asked Council to look at the project and see that it is inconsistent with Holly Springs and the way we want to grow. She said when they purchased their property it was zoned Rural Residential and it should stay that way. Please look at what staff is recommending and deny the project.

Dawn Santoianni, said she lives within 500 feet of the proposed project, and shares a property line with this project. She said she is an environmental engineer with over 30 years of environmental consulting experience. She said she is representing the Lochridge HOA and asked the neighbors to stand up. She said they support responsible development but oppose this high-density project which is neither sustainable nor responsible. She said it proposes costly environmental and safety issues. It fails at environmental preservation. The developer proposes fully clearing a wooded wildlife corridor that connects Harris Lake with waterways and wetlands that protect water quality. It proposes more impermeable surface, including an asphalt path that they are calling a greenway. It requires clearing to construct. Alley loaded homes on tiny lots do not meet the conservation subdivision requirements.

Congestion is going to happen with extra cars parked on the streets endangering children. Traffic concerns will extend beyond Lochridge. Avent Ferry and New Hill Holleman Roads are an evacuation route for Harris Nuclear Station and they already have traffic issues with multiple accidents. Staff recommends rejecting this project because it does not meet the requirements. She asked them to deny.

John Langstand said he wants to point out that the properties are going to be an average of .11 acres. Properties in Lochridge are .35 acres, or about 3 times as many homes per lot. They are asking for side setbacks of 4 feet. This means houses will be 8 feet apart. You can hardly walk through that. Given the high price point, most people are going to build the houses with the attached garages, which will come 5 feet from the alley. So there will be no parking outside the garage. What happens on the holidays when people are visiting? You can't park on the street or in the alley. They propose a total of 16 spots, spread out throughout the project. He said people will come park in our neighborhood. They don't' have a pool. So their residents are going to want to use ours and expect us to maintain it. No one took a look at New Hill Holleman Rd in the traffic study. During rush hour the traffic is backed up from US 1 to the Power Plant. If you add more cars and it will back up past Avent Ferry Rd. New Hil Holleman Rd. needs to be widened before Council can even consider this. He said he moved here from upstate New York and wanted to live in Holly Springs, but as far as he could from the center of town in an area with trees and large lots, and he found a place. And now they want to build 3-story houses looking into the backyards of the neighbors. He asked Council to deny.

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

Council member Drees asked if it was the purpose of the conserved land to include built water control features. Mr. Gosney said the purpose of the Conservation District is that the 30 – 50 percentage of buildable land is preserved untouched, uncleared and ungraded.

Council member Deshazor told the applicant that they gave them some advice at LUAC, and they removed dog park and added kid park, which is good. But he sees a maneuvering of the data to say that this is conservation. He thinks of more green within a conservation neighborhood. This project did everything on the sides and in the buffers and pockets. He would expect a little bit different. It looks as if you have cut all the trees out and put houses back-to-back. He said he expects trees around houses. He knows developers find it cheaper to clear cut, but he wants more tree preservation.

Council member Drees said she agrees. There are three other rezonings, and this is the only one she heard neighbors say they were not notified of neighborhood meetings. She said the feedback showed a missed opportunity to respond to neighbors.

Council member Forrest said he had an issue with the inconsistency with conservation standards. It doesn't preserve undisturbed land. It instead presents mass grading and tree cutting, with planted buffers. It lacks diverse lot sizes, and the buffers are smaller. Lack of meaningful tree preservation is an issue. The Future Land Use Map designates this as an area to focus on natural features, and varying lot sizes. This is much more urban than is expected for that. It is not compatible with UDO and vision of the town.

MPT Berry said he believes in applying density to land use projects to see how they affect adjacent neighborhoods. He said we should be going lower in density as we go toward the lake, not more dense. He said the lot sizes under 5,000 sq. ft. are a hard pass for him. The concept has a lot of practicality for different places in town. It offers something we haven't seen before, which can be attractive to some people. But this is not the right place for this type of development.

18. 25-REZ-01 1220 N. Main (Overlook) Rezoning and Development Agreement

Cheryl Caines, Development Services, said this item was a joint public hearing with the Council and Planning Board for a rezoning for 1220 N. Main St. and the requested action is to hold the public hearing and provide feedback to the applicant on the current proposal. She said this was following the

new process where the public hearing is held tonight, the Planning Board will consider the proposal on May 27th and it will come back to Council for a decision on June 17th.

Ms. Caines showed where the site is located, across from Ting Park, and said it is designated Mixed-Use Center on the Land Use and Character Plan. She said Mixed-Uses Centers are places to transform over time. They are meant to be a mix of uses in a walkable pedestrian friendly area. The parcel is currently zoned Neighborhood Mixed-Use and the applicant is requesting a rezoning to Community Business Conditional Zoning District. She explained that this was being heard under the new process where the Rezoning is heard at the same time as the Development Plan, and the next step, if this is approved, would be administrative approval of Construction Drawings. This allows projects to move more quickly through the process.

Ms. Caines said a conditional district rezoning allows flexibility in exchange for higher quality, innovative and sustainable development. She showed the evolution of the project from first submittal in November of 2024 to the current proposal. She showed where the powerline easement crossed the property and where the pedestrian connections are planned. She showed the private open space and the public open space, where the dwelling units would be and the commercial building. She said the current proposal is for 9.86 acres with 237 apartments (24 units per acre) and 12,890 square feet of commercial space, along with a variety of open space.

Ms. Caines outlined the proposed standards that differ from the UDO standard. Proposed differences include density being is higher than the UDO. She said they are mitigating that with open spaces to tie the different areas together to be more integrated. They are requesting a waiver to allow rooftop signs. She showed elevations that would face Main St. and those that would face the residential side. She said the proposal meets the Conditional Zoning District Goals of pedestrian oriented communities; communities that are visually and functionally connected; creativity and imagination; unique architecture or sustainable design; and efficient, aesthetic, and desirable use of open space.

Elliot Blonshine, Development Services, said that the site would be served by water and sewer connecting at Main St. and Anchor Creek Way. The sewer study showed that the pump station has capacity, but the sewer lines are over-capacity. The developer is proposing sewer improvements to upsize an over-capacity sewer line, and improvement to storm pipes along Sportsmanship Way and the property frontage. This project is subject to the Utility Allocation Policy and are a Priority 2. They are requesting 30,460 gallons per day, divided between the residential and commercial. They proposed allocation commitments are public infrastructure improvements (sewer improvements) and open space and preserving a minimum of 10% of the trees onsite.

Mr. Blonshine said they propose widening Main Street along their frontage per the Comprehensive Transportation Plan and adding a ten-foot sidepath along Main Street and a sidewalk along Anchor Creek. They also propose widening Main Street along the Ting Park frontage. He said the Traffic Study included intersections along Main Street, and at NC 55 and Sportsmanship Way as well as the two site access points.

Ms. Caines said the applicant's proposed Development Agreement includes upsizing approximately 1,000 to 1,300 linear feet of sanitary sewer with Fee Credit Reimbursement, widening N. Main across the Ting Park frontage, utilizing the Parks & Recreation Fee Per Unit adopted in April of 2025, allowing more than 15 units per acre without vertical integration, a commitment to the Water Resource Management policy, and pedestrian only stubs to properties to the east and south, rather than full vehicular access.

Ms. Caines said the proposed Conditional Zoning District supports the transformation of the Mixed-Use Center. It builds upon existing parks, entertainment uses, and housing in the area, bringing more activity, housing choices, and services to the Center. She said the proposed zoning is largely consistent, including density, pedestrian connectivity, open spaces, and infrastructure enhancements. Staff would recommend approval of the applicant's current proposal.

Mayor Mayefskie opened the public hearing and the following input was received:

Jason Barron introduced the team from CBC Real estate and Laura Holleman from McAdams. He said this is a unique opportunity. They have an established track record and are invested in the town. They are the owners of the Salamanders, so they are aware of this area and they are heavily invested in it.

Mr. Matt Honeycutt, CBC, said this condensed process has given us the chance for feedback more quickly and allowed us to assess risk. He said the new process is refreshing. He said Capitol Broadcasting Company is a locally family-owned diverse business, WRAL, Salamanders, American Tobacco Campus and others. They own the Durham Bulls and the Holly Springs Salamanders. This development represents an opportunity to continue to invest in Holly Springs with baseball centric development.

Mr. Barron said the purpose of the site plan is to prioritize the pedestrian experience. The Ped connection has been front and center, to the park and to the adjacent neighborhoods. It is activating Main Street. He said intentional building massing and layout emphasizes the gateway to the town. The commercial site has a pedestrian plaza gateway that provides a view of the ballpark and will create an active public gathering area. It is being designed to provide commercial rooftop experience. He said the rooftop signage is designed to provide uniqueness. He showed multiple elevations. He showed the intersection of Main and Anchor Creek with the crosswalks and said there is significant tree preservation along the Anchor Creek Way and the utility easement. He said there will be significant public investment along with this project. There would be road widening on both sides of Main Street, significant improvements to the storm sewer, and sewer line improvements. The 1,300 linear feet of sewer improvements not caused by this development and costing several million dollars, will significantly advance an issue the Town has known about since 2018. This project is significantly advancing the ball on fixing that line for this development and for future developments.

Council member Drees asked if there would be retail only parking. Mr. Barron said the parking is factored into it. It will be shared, but the retail requirement is figured into the formula.

Council member Deshzor asked if a protected left would be added at the corner of Anchor Creek turning south on Main St. Mr. Barron said there is an additional turn lane that was recommended by the traffic study and it has been incorporated into the plan. Council member Deshazor told them to be careful where the entrance on Anchor Creek is placed, because it is a blind hill. The speed limit is 20 mph, but people going downhill go faster. We need to make sure that the entrance is created safely. He asked if the rooftop signs were lit and Mr. Barron said no. Council member Deshazor said he appreciated the road widening and the sewer improvements.

MPT Berry asked how many sq. ft. of rooftop retail was proposed. Mr. Barron said plus or minus 2,000 sq. ft. but most will be outside, and that was not included in the calculation of built square feet.

Richard Baudman was called to speak, but had left the meeting.

Four written comments in opposition from Heather Gower, M. Rothstein, Allyson Cashman, and Michael Vassel and one letter of concern from Palmer Jones.

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

Council member Deshazor said with the number of houses, if there is a way to have a certain amount of rent controlled units he would appreciate it. We need housing for firefighters and teachers and if you could do 5 or 10 percent workforce housing he would appreciate it.

Council member Drees said her biggest concern is traffic on Sportsmanship Way and Anchor Creek.

MPT Berry said he is concerned a bit with the height of the buildings. It changes the dynamic of downtown Holly Springs. Given the proximity to residences he is concerned with the height. But the project otherwise is great and he would like to get behind it. This is by far the largest amount of

apartment density on the list of projects you shared. The ratio of commercial/retail square footage to the residential seems low. He likes the aesthetics, but he would like more retail and doesn't want to underestimate what programing that area would do to increase the vibrancy. He would like more non-residential. And if you are going to keep that building height, he needs something to tell the public about what we are getting in exchange for that.

Council member Forrest said he agrees with his colleagues. The infrastructure work is phenomenal. But he agrees with MPT Berry, Council members Deshazor and Drees. He would like some tweaks to get more commercial. We have businesses that need places to go and Holly Springs is lacking commercial space.

Mayor Mayefskie said he is excited about the additional mom and pop shops to go there. He asked, if we are going to have people crossing four lanes of traffic, what would it look like to have an overhead crosswalk above Main St. He asked the developer to explore that to see if, with a five-story building, this is something you could consider.

Council member Deshazor said the Bridgwater neighborhood has been asking for a walkway across Main St. a lot, so it is interesting that the Mayor mentioned that.

19. Fiscal Year 2025-26 Recommended Budget Public Hearing

Corey Petersohn, Director of the Office of Budget, Innovation, and Strategy, said this item was to hold a public hearing on the recommended budget for Fiscal Year 25-26. He outlined the Winning Strategy the Town has had from following Council's strategic plan. The key takeaways in this proposed budget are:

- Investing in transportation infrastructure;
- Design of a Festival Street downtown;
- Implementing microtransit mobility service;
- Advancing Eagles Landing Park to construction;
- Investing in employees;
- Investing in a responsible water and wastewater system.

He showed the budget video.

Mayor Mayefskie opened the public hearing and the following input was received:

One written comment from Dave Charters in support of MicroTransit.

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

Mr. Petersohn said that next steps include Council's Budget Workshop on Thursday May 22nd at the Law Enforcement Center, and scheduled budget adoption at the June 3rd business meeting. He said residents could get more information on our website or by contacting the Town Clerk.

NEW BUSINESS

20. Street Resurfacing Project

Michael Leonas, Utilities and Infrastructure, said this item was to update Council on the street resurfacing project. He said the Town owns and maintains 167 miles of streets. These streets are mostly in the neighborhoods, whereas NCDOT owns and maintains the 78 miles of through streets. Funding for this project comes from the Town's share of the proceeds from the state gas tax known as Powell Bill funds. Streets were selected based on the asset management and lifecycle cost models, applying the available funding. Mr. Leonas said that the contractor will notify residents in advance of resurfacing work with door hangers, additional street signage, etc. and the notifications will be augmented by social media outreach via the Town's platforms.

Mr. Leonas said that 21 streets were selected for the traditional "mill & fill" means of resurfacing. This equals 4.9 miles and will start this summer and take about 150 days. He showed the location of the streets on the map.

Council member Drees said that notifying the residents is Blythe's job, but asked how we make sure they do that. Mr. Leonas said staff will be on top of the contractor to make sure notices are pushed out.

MPT Berry said this is about twice what we get from Powell Bill, and asked if we were using next years' money. Randy Harrington, Town Manager, said do this every other year and bundle the funds to get economies of scale.

Action 1: Motion to approve budget amendment and award the Street Resurfacing Project construction contract to Blythe Construction, Inc. in the amount of $2,268,957 (base bid and alternates) plus a contingency addition of $226,896, bringing the total approved project construction budget to $2,495,853.

Motion: Deshazor
Second: Forrest
Vote: unanimous

Action 2: Motion to approve the change order for additional professional construction administration and inspection services (inclusion of bid alternatives) in the amount of $19,200, plus a contingency addition of $13,670, bringing the total approved project budget for design, construction administration, and inspections from $117,500 to $150,370.

Motion: Deshazor
Second: Forrest
Vote: unanimous

Action 3: Motion to authorize the Town Manager to execute any change orders for the construction contract and the design, construction administration, and inspections contract as may be required ruing the project not to exceed the approved budget up to $2,646,223.

Motion: Deshazor
Second: Forrest
Vote: unanimous

21. Committee and Board Appointments

Linda McKinney, Town Clerk, said this item is for Council to make their annual appointments to Parks and Recreation Advisory Committee and Tree Advisory Committee. She said there are three full-term openings and one partial term opening on Parks and Recreation Advisory Board. Thirteen applications were received.

Council discussed their preferences for the positions.

Action: Motion to appoint Gail Valcho, Karen McGowan, and Rachel Campbell to the Parks and Recreation Advisory Committee for three-year terms from July 1, 2025 to June 30, 2028.

Motion: Forrest
Second: Berry
Vote: unanimous

Action: Motion to appoint Siobhan Casey to fill the partial term ending June 30, 2026 on the Parks and Recreation Advisory Committee.

Motion: Forrest
Second: Berry
Vote: unanimous

Ms. McKinney said there are four openings for one-year terms and one opening for a Junior Member on the Tree Advisory Committee.

Action: Motion to appoint CJ Buonaccorsi as Junior Member to the Tree Advisory Committee for one-year term from July 1, 2025 to June 30, 2026.

Motion: Drees
Second: Forrest
Vote: unanimous

Action: Motion to appoint Autumn Dean, Marissa Parker, Regina Smardon, and Robin Haney to the Tree Advisory Committee for one-year terms from July 1, 2025 to June 30, 2026.

Motion: Drees
Second: Forrest
Vote: unanimous

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

The following public comments were received in writing: one anonymous comment regarding traffic and noisy vehicles in 12Oaks; a comment from Edwin Moore regarding the timing of The Source; a request from Kevin McCambley for sidewalks connecting Eagles Landing Park to five nearby subdivisions; from Paul Mahoney opposed to the yard waste cart program; from Olya Panus for funds to construct a park in Carolina Springs; and from Sherrill Wheeler with concerns about the project at 451 Commons Dr.

The following public comments were received in person: none

OTHER BUSINESS

MPT Berry said last Friday he took his son to Bass Lake Park for Fishing Friday and he wanted to complement Steve McElhaney for doing a great job helping everyone have a great experience. He recommends families check that out. He highlighted the free fishing pole sign-out if you don't have gear, that works like using a library card. Secondly he pointed out that there are things attached to the poles at stop signs in the southwest part of town. He asked if someone could explain that and said he had a picture. Randy Harington, Town Manager, said he is not aware of what that would be, so send the picture and we will look into it.

Council member Deshazor said he always hears that we want to grow but keep a small-town feel. Events like the International Food Fest make that happen. He said he appreciates staff's work on events like that. Second a lot of Central Pines' programing for the aging committee is being cut because of cuts at the federal level, but we will continue to work with them and get as many resources as we can. He wished everyone a happy Memorial Day, and reminded everyone that, in addition to picnics and the beach, it is also a time for reflection on those who served and did not return.

Council member Drees said she wants to request that we come up with a standard policy on when we appoint people to boards for midterm openings. She thinks we should have consistency and wants staff to create a policy. She asked if there was consensus. There was. Mr. Harrington said staff would bring it to the September workshop. Council member Drees said there is a Boating Safety video online for Bass Lake – she would be happy to help replace the electronic voice.

Council member Forrest said the budget workshop is coming up on Thursday. He has been reading and reviewing the budget and looking for ways to save money. For Memorial Day, for those who aren't aware, the US Air Force Brass will play a concert on the 23rd at 7 pm at the Cultural Center. Please remember those who have served on Memorial Day.

Mayor Mayefskie talked about his busy week last week. It started with going to DC for the Economic Development announcement. Tuesday was the budget workshop. Wednesday morning was the Metro Mayors' meeting, with the Governor and Commerce Secretary in attendance. Then to the LEC to celebrate National Police Week that evening, followed by the LaunchHOLLY SPRINGS graduation. Thursday was the Economic Forecast breakfast, and then to the Employee Recognition day. We have had staff here for more than 30 years. Enjoy Memorial Day weekend, and wear your life jackets if you go boating.

MANAGER'S REPORT

Randy Harrington, Town Manager, thanked Council for all their participation in town events.

CLOSED SESSION: Council went into closed session pursuant to N.C.G.S. 143-318.11(a)(3) to consult with the attorney on two condemnation cases, *Town of Holly Springs v. Lane Raw Land, LLC* and *Town of Holly Springs v. Inigo*, et al. and pursuant to N.C.G.S. 143-318.11(a)(5) to consider a real estate purchase for Fire Station 4 with a motion by MPT Berry a second by Council member Forrest and a unanimous vote.

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

Adjournment: Council member Forrest made a motion to adjourn at 9:55 pm. It was seconded by Council member Deshazor and passed with a unanimous vote.

Respectfully submitted on Tuesday, June 17, 2025.

Linda C. McKinney

Linda C. McKinney, Town Clerk

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

MINUTES

The Holly Springs Town Council held a budget workshop meeting on Thursday, May 22, 2025 at the Law Enforcement Center and via livestream. Mayor Mayefskie presided, calling the meeting to order at 6:00 p.m. A quorum was established as the Mayor and five Council members were present as the meeting opened.

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

Council Members absent: none.

Staff Members Present in the room: Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; Tina Stroupe, Finance Director; Corey Petersohn, and MaryBeth Spoehr, Budget, Innovation & Strategy; Jeff Wilson, IT director; Jesse Dixon, IT; John Schifano, Town Attorney; LeeAnn Plumer, Parks and Recreation Director; LeRoy Smith, Fire Chief; Michael Leonas and Rachel Ingham, Utilities and Infrastructure; Sabrina McDonald, Director of Human Resources; Irena Krstanovic, Director of Economic Development; Paul Liquorie, Police Chief; Cassie Hack, Director of Communications and Marketing; Paige Scott, Director of Public Works; Chris Hills, Director of Development Services; George Brown, Office of Customer Care.

Mayor Mayefskie said the intent of tonight's meeting was to review the recommended budget, give feedback and get answers to questions.

1. Overview: Randy Harrington, Town Manager, gave an overview of the budget process. He said that he made his presentation on the budget to the Council on May 13th; last Tuesday was the public hearing; and now it was time for Council to make sure that the budget meets their expectations and advances their priorities. He wanted to touch on a few areas, and then it would be turned over the Council to discuss.

Mr. Harrington said that in Council Manager form of government, Council set the priorities and then tasks the manager to create a budget that funds as many of them as possible while still maintaining service to residents. He reminded Council that any additions, deletions, or amendments to the recommended budget required support from at least three Council members, and that state law requires a balanced budget, so any additions require an offsetting expenditure reduction or identification of new funding. He said that he would highlight a few components that were not shared at the presentation:

2. Other Budget Highlights

Randy Harrington, Town Manager, shared additional highlights:

1. New Hill Holleman 751 US 1 Bridge partnership: Council has discussed this partnership with NCDOT and Apex to build the bridge to the full buildout, including pedestrian and bicycle sidepath. $250,000 would be the Town's share.

2. Wastewater Regionalization Study – There is an opportunity for a collaborative effort with Cary to do a feasibility study for regional wastewater partnerships/solutions to go beyond 8 MDG per day. The Town's share would be $250,000 to see if there are pathways to pursue
3. Enterprise Resource Planning Financial System Replacement – This system tracks all accounts, is the source of record, and manages billing. Cost would be $500,000shared between General Funda and Utility Fund.
4. Holly Springs chamber of Commerce has increased dues $1,465. The Chamber has talked about 2 evenings of candidate forums rather than one. One would be for Mayoral candidates and one for Council candidates. They will probably ask for a second in-kind contribution of space for the second evening.
5. Biennial community survey ($21,000) proposing to absorb within the Administration budget.

A recent development he wanted Council to know about was around GoRaleigh. They currently provide fixed-route service from Fuquay Varina to Raleigh and are exploring replacing it with microtransit. There is a possibility of them extending to the Holly Springs Walmart area, providing a connection to the proposed Holly Springs microtransit service. This would not serve as a replacement of the proposed Holly Springs Microtransit.

3. Mayor & Council Discussion on the Recommended FY 2025-26 Budget

Mayor Mayefskie said that a lot of questions were asked and answered by staff and he would like to leave tonight with at least three people agreeing to a budget. And suggestions should not be in the form of a question, but a solution.

Council member Deshazor said he is interested in exploring "budget billing" for utilities in case it would help residents. Equal payment, averaged over three months, like electrical bills. He doesn't know whether the software can handle it or what it would do to staff. Randy Harrington said our current software does not allow that, but we can explore that when we change software. And we would want to do some legal research to be sure we are allowed to do that. Council member Deshazor said we spend a lot of money on printing and paper. If we can challenge people to go paperless it is environmentally friendly and saves us some money from printing. Tina Stroupe, Finance Director, said 50% of our customers currently go paperless. Mr. Harrington said we do pushes from time to time to get people to sign up for paperless billing. Ms. Stroupe said we are doing one of those pushes now.

Council member Drees said she appreciates the built-in ways you can set thresholds online to monitor your spending on water. But she looked around on the website for information on assistance on paying your water bill. She wants to make sure that we have obvious answers to the public on where to go to make connections with those who can help you pay.

Council member Drees said that after the NCDOT engineer came it is obvious that no one is going to complete all the roadwork we need done. We talked about Avent Ferry, and there's nothing we can do in the budget today that can move that forward. She asked if the $500,000 that is set aside for a festival street, could be used to address traffic – new signals, or to accelerate ITS. Council discussed what $500,000 could and could not do toward traffic, and the priority they have set on the downtown area as well as NCDOT's commitment to Avent Ferry improvements. Consensus was to keep the funding for the Festival Street to draw businesses and people downtown.

MPT Berry said last year there were 4 votes to raise taxes that were designated for transportation and Fire Station 4. He asked how it was factored into the recommended budget. Mr. Harrington said the portion of the tax increase that was dedicated to future roadway investments and Fire Station 4 bought Council future debt capacity, which in the FY27 to FY29 timeframe gives

debt capacity to do transportation projects and Fire Station 4. That is building up your reserves in the debt service fund so you have that capacity later.

Council member Drees said sewer pipes being above capacity came up a lot on Tuesday. From a budgeting point of view, do we have a plan. Mr. Harrington said yes, the primary capacity component is the treatment capacity at the wastewater treatment facility. We do have areas, like in the NE Gateway, where the piping is at its max from a design standpoint, not necessarily from a flow standpoint. We build conservatism into the design. We are bumping up against design threshold and whenever development is done we look for partnerships to increase capacity. Council member Drees said she wants to be sure we have that in our line of sight and have a plan. Mr. Harrington it is not a concern for those already here, but for future development we need more capacity, so we partner with developers.

Council member Forrest said that once the budget settles if there's money left over he wants to do a traffic study on signals. Mr. Harrington asked Jeff Wilson, Chief Information Office, if a study like that was done with the ITS. Mr. Wilson said the synchronization needs to happen first before they study timing plans. The last timing plan was done last summer. But with the ITS they will be able to adjust in real time. We can ask DOT when the next scheduled study will be. Mr. Harrington said with ITS they will be able to make adjustments in real time and there won't need to be studies. If Council is interested in doing one we should test the idea with DOT to be sure that we aren't duplicating effort.

Council member Deshazor said it looks like we are almost maxing stormwater fee account. He asked if we were at risk of not being able to maintain what is necessary. Mr. Harrington said we are probably at some risk. We are able to do basic maintenance, but we don't have a proactive repair fund. He would like to do a recheck with Council on where we are at a later time, perhaps a fall workshop. The actions Council did in 2020 and 2021 were important, but we haven't been able to elevate it. Council member Forrest said he would like a report on how the yard waste program has impacted stormwater. Mr. Harrington said we already know that we have had fewer incidents of localized flooding due to stormwater since the implementation.

MPT Berry said he was surprised to see the Office of Customer Care only has four people. As the call volumes increase we should look at staffing to see if we have enough people to answer calls. If it's not people, can we have software that would assist in routing workflows. That call volume count is going up and he doesn't want that team to be overlooked. Mr. Harrington said he agrees 100%. In our budget conversation we did ask. We would like to see a little bit more data after a full year of service, and seeing whether we can funnel people to the app, which uses less staff time. We want to be sure this department has what they need to keep the service level up.

Mayor Mayefskie polled Council to see if they were ready to vote on June 3rd and they indicated that they were ready.

4. Adjournment:

Motion to adjourn was made by MPT Berry seconded by Council member Forrest and passed with a unanimous vote. The May 22, 2025 budget workshop meeting of the Holly Springs Town Council was adjourned at 6:37 pm.

Respectfully submitted on Tuesday, June 17, 2025.

Linda C. McKinney

Linda McKinney
Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda
Title: End of Fiscal Year 2024-2025 Budget Amendments
Strategic Priority Area: Organizational Excellence
Staff Resource: Corey Petersohn, Budget, Innovation, and Strategy

Action(s):

- Receive Town Manager approved budget amendments.
- Approve the end of year budget amendments for Fiscal Year 2024-2025 and adopt associated capital project ordinances and reimbursement resolutions included in the packet.

Explanation:

- The budget ordinance for the Town authorizes the Town Manager to approve inter-department budget amendments within the same fund, up to $50,000 with notification to Council within the following month.
- Each month, when applicable, the Budget Department will provide a copy of these approved amendments:
    - **Amendment 1** - Town Manager Approved Fiber Repairs - this amendment is to transfer operating contingency for two emergency fiber network repairs.
    - **Amendment 2** - Town Manager Approved Fire Replacement Automated External Defibrillators (AEDs) - this amendment transfers operating contingency for the replacement of AEDs on Fire Department Vehicles.

- End of year budget amendments are necessary to perform:
    - Technical adjustments for year-end financial reporting / audit purposes;
    - Update estimates for year-end revenues/expenditures; and
    - Transfers to/from project funds to support authorized and approved project activities.
- All end of year adjustments are net neutral and do not increase the overall budget unless otherwise stated below with an identified revenue source.
- End of year adjustments are often made to maintain appropriate budget authority for all anticipated remaining expenses while maintaining operating contingency for any unforeseen circumstances within the final few weeks of the fiscal year.
- In some instances, final collection of revenues and expenditures associated with the close out of fiscal year 2024-2025 may not be received until after the end of the fiscal year.
- **Amendment 3** - The end of year budget amendment for fiscal year 2024-2025 includes the following:
    - Adjustments to various General Fund and Utility Fund operating accounts for salaries and benefits - these adjustments are routine every year to account for

variances in salary/benefit projections, employee benefit selections, and overtime compensation. Lapse salary is utilized to fully cover all adjustments and has a net neutral impact on the overall budget.

- Utilizing General Fund Investment Earnings to correct for the cost allocation of Cityworks implementation, this adjustment is overall expenditure neutral and has an offsetting decrease in Utility Expenses and is only to account for governmental-related expenditures in the General Fund.
- Accounting for lease-related expenditures and revenues according to Governmental Accounting and Standards Board (GASB) rules
    - This does include accounting for a reduction in revenue pertaining to anticipated interest earnings from a 2022 lease previously recorded as revenue. To correctly report this adjustment, a correcting entry for $53,940 is included and current fiscal year interest earnings are appropriated to offset this correction.
- Adjustments pertaining to account requirements from the Governmental Accounting Standards Board (GASB) that require the updated accounting for Subscription Based IT Arrangements (SBITA). All expense adjustments have a corresponding and offsetting revenue adjustment to meet the financial reporting requirements. These amendments do not have a material effect on the budget.
- An adjustment returning Public Safety Answering Point (PSAP/911) funds from a project fund to the PSAP operating fund. These funds are related to a project for upgrading the telecommunications center and a previously approved project. This adjustment is purely for accounting purposes and does not change the overall project budget.
    - Town Building Capital Project Ordinance (25-24) includes reducing the Town Building fund by the same corresponding amount.
        - This Ordinance additionally adjusts the appropriated future financing for the replacement of Fire Apparatus #177 from $850K to $1.3M; this is to match the approved budget for replacement Fire Apparatus #245 (also $1.3M) included in the FY26 Community Investment Plan that fully meets the Fire Department's required specifications.
        - Both replacement apparatus are being pursued now due to lag time in manufacturing and delivering.
        - The actual debt and expense of these items is not anticipated until sometime in 2026 or 2027, dependent on final delivery of the replacement apparatus.
- Transferring $26,000 in Utility Fund IT Operating Funds intended for Cityworks implementation to a project account.
    - Utility PAYGO Capital Project Ordinance (25-25) is to increase the Utility PAYGO fund by the same corresponding amount.
- Transfer $1.325M in Utility Fund Limited Obligation Bond (LOB) issuance from the Utility Fund to the appropriate project fund for the Operations Campus.
    - This is not a new issuance and only a technical adjustment to transfer the previously issued LOB funding to an appropriate enterprise fund project account.
    - This transfer is to only appropriately report all debt and assets split between the General Fund and Utility Fund for the Operations Campus construction and this transfer does not increase the overall project budget.
- Appropriating already received Powell Bill revenues for $39,000 in expenses related to the street resurfacing and pavement condition assessment.

- Adjustments to the General Debt Service Fund for expenses pertaining to property tax collection and as well as installment purchasing payments pertaining to 2024 financing previously approved by Town Council. All adjustments utilize $190,000 in already collected interest earnings within the fund.
- Adjustment to the Utility Debt Service Fund for the payment of the 2024 Revenue Bond using capitalized interest earnings of $2,261,000 associated with the same revenue bond. This action is included in the Town's debt model.
- Transfer of $6,151 to Parks and Recreation Capital Reserves for contractual funds received from lease agreements for future capital maintenance purposes.

Reimbursement resolutions:

- For capital construction projects, often a project will begin and incur some expenses before a final financing package is processed.
- To enable the Town to reimburse these early costs with future financing, Council must adopt a reimbursement resolution for the capital project.
- Reimbursement resolutions often include estimated costs for future capital expenses, and as projects develop, new resolutions are adopted to update final project costs.
- The following reimbursement resolutions are to update projects according to the approved Community Investment Plan (CIP) from the June 3 Business Meeting:
  - Resolution (25-20) - Utley Creek Water Reclamation Facility Upgrade
  - Resolution (25-21) - Harnett County Booster Station Upgrade
  - Resolution (25-22) - Holly Springs - Fuquay-Varina Water Conveyance Line
  - Resolution (25-23) - Eagles Landing Park (Note this resolution is to cover not just the Park but the full voter-approved bond issuance)
  - Resolution (25-24) - Fire Station 4
  - Resolution (25-25) - Replacement Fire Apparatus #245
  - Resolution (25-26) - Replacement Fire Apparatus #177

Background:

- End of year budget amendments are annual, technical clean-up processes in preparation of closing out the current fiscal year.
- All end of year adjustments maintain a balanced budget.
- Capital Project Ordinances appropriate all funds for all projects included within the fund. Included in the packet is a summary document detailing any changes to the capital funds.

Funding Source(s):

- Operating Budget Revenues

Attachment(s):

1. Amendment 1 - Fiber Repairs
2. Amendment 2 - Replacement Fire AEDs
3. Amendment 3 - End of Year Amendments
4. Town Building Project Ordinance (25-24)
5. Utility PAYGO Project Ordinance (25-25)
6. Summary of Capital Ordinance Changes for June 17 2025
7. 25-20 Utley Creek Reclamation Facility Upgrade Reimbursement Resolution

8. 25-21 Harnett County Booster Station Reimbursement Resolution
9. 25-22 Holly Springs-Fuquay-Varina Water Conveyance Line Reimbursement Resolution
10. 25-23 Eagles Landing Park and Recreation Reimbursement Resolution
11. 25-24 Fire Station No 4 Reimbursement Resolution
12. 25-25 Purchase of Fire Apparatus (Truck #245) Reimbursment Resolution
13. 25-26 Purchase of Fire Apparatus (Truck #177) Reimbursment Resolution

Town of Holly Springs
FY2024-25 Budget Amendment Request

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

Department: Information Technology **Date:** 6/5/2025

Reason for Budget Amendment:

Transferring General Fund operating contingency to the IT Department for two emergency repairs to fiber optic lines due to construction from Enbridge gas line project on Holly Springs Road. Staff are pursuing reimbursements where possible with Enbridge.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-410-82.98	Gen Fund - Operating Contingency		$ 33,081
10-414-50-12.05	Gen Fund - IT Department - Contract Services	$ 33,081	
	Total Expense:	**$ 33,081**	**$ 33,081**

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

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

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

Town of Holly Springs
FY2024-25 Budget Amendment Request

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

Department: Administration **Date:** 6/11/2025

Reason for Budget Amendment:

Utilizing General Fund operating contingency to purchase replacement AEDs on Fire Department Vehicles.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-410-82.98	Gen Fund - Central Service - Op Contingency		$ 30,000
10-420-62.04	Gen Fund - Fire Department - Dept Supplies	$ 30,000	
	Total Expense:	**$ 30,000**	**$ 30,000**

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

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

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

Town of Holly Springs
FY2024-25 Budget Amendment Request

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

Department: Budget, Innovation, and Strategy **Date:** 6/17/2025

Reason for Budget Amendment:

End of year amendments are for technical corrections, audit / financial reporting purposes, and adjustments to projections to align the budget for year-end expenditures.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-411-02.01	Gen Fund - Communications - Health Insurance		$ 5,000
10-412-10-01.01	Gen Fund - OCC - Salaries		$ 15,000
10-412-11-01.01	Gen Fund - Administration - Salaries	$ 18,000	
10-412-11-02.01	Gen Fund - Administration - Health Insurance	$ 5,000	
10-412-11-02.07	Gen Fund - Administration Benefits	$ 5,000	
10-412-11-02.15	Gen Fund - Administration Benefits	$ 5,000	
10-412-12-01.01	Gen Fund - Human Resources - Salaries	$ 47,000	
10-412-12-01.02	Gen Fund - Human Resources - PT Salaries	$ 22,000	
10-412-12-02.04	Gen Fund - Human Resources - Benefits	$ 3,000	
10-412-12-02.06	Gen Fund - Human Resources - Benefits	$ 3,000	
10-412-12-02.07	Gen Fund - Human Resources - Benefits	$ 10,000	
10-412-13-01.01	Gen Fund - Town Attorney - Salaries	$ 15,000	
10-412-13-02.07	Gen Fund - Town Attorney - Benefits	$ 4,000	
10-412-14-01.01	Gen Fund - Town Clerk - Salaries	$ 6,000	
10-416-01.01	Gen Fund - Economic Development - Salaries	$ 6,000	
10-418-18-02.01	Gen Fund - Police - Benefits		$ 55,000
10-420-01.03	Gen Fund - Fire & Rescue - Overtime	$ 160,000	
10-422-21-01.01	Gen Fund - Public Works - Fleet - Salaries		$ 30,000
10-422-21-02.01	Gen Fund - Public Works - Fleet - Benefits		$ 15,000
10-422-22-01.01	Gen Fund - Public Works - Streets - Salaries		$ 50,000
10-422-22-02.01	Gen Fund - Public Works - Streets - Health Insurance		$ 50,000
10-422-23-01.01	Gen Fund - Puiblic Works - PB/Concrete - Salaries	$ 10,000	
10-422-24-01.01	Gen Fund - Public Works - Solid Waste - Salaries	$ 8,000	
10-422-24-01.02	Gen Fund - Public Works - Solid Waste - PT Salaries	$ 32,000	
10-422-24-01.03	Gen Fund - Public Works - Solid Waste - Overtime	$ 15,000	
10-422-30-02.01	Gen Fund - Public Works - Facilities - Health Insurance		$ 10,000
10-425-25-01.01	Gen Fund - Parks and Rec - Cultural Center Salaries		$ 15,000
10-425-26-01.01	Gen Fund - Parks and Rec - Field Maint - Salaries		$ 10,000
10-425-26-02.01	Gen Fund - Parks and Rec - Field Maint - Health Insur.		$ 10,000
10-425-27-01.01	Gen Fund - Parks and Rec - Community Cent - Salaries	$ 35,000	

10-425-27-01.02	Gen Fund - Parks and Rec - Community Cent - PT Sal.	$ 15,000	
10-425-27-01.03	Gen Fund - Parks and Rec - Community Cent - Overtime	$ 5,000	
10-425-27-02.01	Gen Fund - Parks and Rec - Community Cent - Health Ins.	$ 6,000	
10-425-27-02.04	Gen Fund - Parks and Rec - Community Cent - Benefits	$ 3,000	
10-425-27-02.06	Gen Fund - Parks and Rec - Community Cent - Benefits	$ 5,000	
10-425-27-02.07	Gen Fund - Parks and Rec - Community Cent - Benefits	$ 15,000	
10-425-28-02.01	Gen Fund - Parks and Rec - Bass Lake - Benefits		$ 5,000
10-425-29-01.01	Gen Fund - Parks and Rec - Athletics - Salaries		$ 30,000
10-425-39-01.01	Gen Fund - Parks and Rec - Admin - Salaries		$ 60,000
10-425-39-02.01	Gen Fund - Parks and Rec - Admin - Health Insurance		$ 15,000
10-450-005-01.01	Gen Fund - Utilities and Infrastructure - Salaries	$ 7,000	
10-450-010-01.01	Gen Fund - Utilities and Infrastructure - Salaries		$ 45,000
10-450-010-02.01	Gen Fund - Utilities and Infrastructure - Health Ins.		$ 20,000
10-450-011-02.01	Gen Fund - Utilities and Infrastructure - Health Ins.		$ 25,000
30-412-11-01.01	Utility Fund - Administration - Salaries	$ 3,000	
30-413-32-02.01	Utility Fund - Finance - Health Insurance	$ 10,000	
30-414-01.01	Utility Fund - IT - Salaries		$ 13,000
30-460-015-01.01	Utility Fund - Development Services - Salaries	$ 10,000	
30-460-020-01.01	Utility Fund - Development Services - Salaries		$ 10,000
10-414-90.06	General Fund - IT - Capital (Cityworks)	$ 60,648	
10-93.01	Gen Fund - Other Financing Uses - Term. Of Lease	$ 53,940	
10-410-90.09	Central Services - Capital Outlay - Lease	$ 412,626	
30-410-90.09	Central Services - Capital Outlay - Lease	$ 10,868	
10-412-12-90.08	Human Resources - Capital Outlay (SBITA)	$ 490,722	
10-413-90.08	Finance - Capital Outlay (SBITA)	$ 31,033	
10-418-18-90.08	Police-Law Enforcement - Capital Outlay (SBITA)	$ 993,325	
26-418-16-90.03	PSAP Fund-Police-911 System-Capital Outlay	$ 400,967	
30-414-12.05	Utility Fund - IT - Contract Services (Cityworks)		$ 26,000
30-95	Utility Fund - Transfer (Cityworks Implementation)	$ 26,000	
30-95.43	Utility Fund - Transfer Out (2023 LOB)	$ 1,325,000	
15-12.01	Powell Bill Fund - Professional Fees	$ 39,000	
60-81.02	General Debt Service - Prop. Tax Collection Fees	$ 70,000	
60-422-8510.019	General Debt Service - Installment Purchase 2024	$ 104,000	
60-422-8515.019	General Debt Service - Installment Purchase 2024	$ 16,000	
61-430-8545.003	Utility Debt Service - Revenue Bond 2024	$ 2,261,000	
10-95.21	Gen Fund - Transfer out to Park Reserves	$ 6,151	
	Total Expense:	**$ 6,789,280**	**$ 514,000**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
10-352	Gen Fund - Interest on Investment (Term of Lease)	$ 53,940	
10-352	Gen Fund - Interest on Investment (Cityworks)	$ 60,648	
10-355.19	OFS - Leases	$ 412,626	
30-355.19	OFS - Leases	$ 10,868	
10-355.18	OFS - SBITAs	$ 1,515,080	
26-355.46	OFS Transfer In from Fund 46	$ 400,967	
15-313.06	Powell Bill - State Revenues	$ 39,000	

30-360.08	Utility Fund - Appropriated Balance (2023 LOB)	$ 1,325,000	
60-352	General Debt Service - Interest Earnings	$ 190,000	
61-370.120	Utility Debt Serv - Capitalized Interest (2024 Rev Bond)	$ 2,261,000	
10-331.02	Gen Fund - Ting Park - Capital Investment Revenue	$ 6,151	
	Total Revenue:	**$ 6,275,280**	**$ -**

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

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

Ordinance No. 25-24
Date Submitted: June 17, 2025
Date Adopted: June 17, 2025

Town Building Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

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

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

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

SECTION III: Town Building Project Fees and Revenues shall be deposited in the fund effective June 17, 2025:

Town Building Project Fund	
Expenditures:	
Town Buildings Projects	44,416,854
Total	**44,416,854**

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

Town Building Project Fund	
Revenues:	
Limited Obligation Bond	37,758,616
State Grants	2,900,000
Transfers In	2,084,131
Other Revenue Sources	1,674,107
Total	**44,416,854**

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

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

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

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

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

The provisions of this ordinance shall become effective June 17, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 17th day of June 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Ordinance No. 25-25
Date Submitted: June 17, 2025
Date Adopted: June 17, 2025

Utility PAYGO Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

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

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

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

SECTION III: The Utility PAYGO Fees shall be deposited directly into this fund effective June 17, 2025:

Utility PAYGO Fund	
Expenditures:	
Water and Sewer Projects	9,220,179
Total	**9,220,179**

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

Utility PAYGO Fund	
Revenues:	
Transfers In	8,720,179
Economic Development Grants	500,000
Total	**9,220,179**

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

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

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

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

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

The provisions of this ordinance shall become effective June 17, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 17th day of June 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Summary or Ordinance Changes for June 17, 2025, Town Council

Town Building Capital Project Ordinance (25-24)

Current Approved Appropriation	**$44,367,821**
Replacement Apparatus #177 (to match #245 funding of $1.3M)	$450,000
911 Center Upgrades (transfer to PSAP Fund)	-$400,967
Town Building Capital Project Ordinance (25-23)	**$44,416,854**

Utility PAYGO Fund Capital Project Ordinance (25-25)

Current Approved Appropriation	**$9,194,179**
Cityworks Implementation	$26,000
Utility PAYGO Capital Project Ordinance (25-25)	**$9,220,179**

Resolution No. 25-20
Date Adopted: June 17, 2025
Effective Date: June 17, 2025

REIMBURSEMENT RESOLUTION
Utley Creek Water Reclamation Facility (UCWRF) Upgrade

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

Section 1. The Town intends to undertake a project in partnership with Fuquay-Varina, advance its own funds to pay the Town's portion of project costs, and then reimburse itself from financing proceeds for these early expenditures. The Finance Officer has advised the Council that it is desirable for the Council to adopt this resolution to document the Town's plans, in order to comply with certain federal tax rules relating to this type of reimbursement.

Section 2. The project is to construct a joint transmission main and related appurtenances to convey drinking water from the termination point of the expanded Water Filtration Facility, located in Sanford. This includes design, land acquisition, construction, and construction management of the transmission main and other civil engineering work necessary for the site, together with the payment of related financing costs and other necessary or incidental costs.

Section 3. The Town intends to finance the project. The expected type of financing (which is subject to change) is revenue bonds. The expected maximum amount of bonds or other obligations to be issued or contracted for the project is $290,183,200.

Section 4. The Town intends that funds that have been advanced, or may be advanced, from the Utility Fund, or any other Town fund, for project costs will be reimbursed from the financing proceeds.

Adopted by the Holly Springs Town Council on this, the 17th day of June, 2025.

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk

Resolution No. 25-21
Date Adopted: June 17, 2025
Effective Date: June 17, 2025

REIMBURSEMENT RESOLUTION
Harnett County Booster Pump Station and Storage Tank

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

Section 1. The Town intends to undertake a project, advance its own funds to pay project costs, and then reimburse itself from financing proceeds for these early expenditures. The Finance Officer has advised the Council that it is desirable for the Council to adopt this resolution to document the Town's plans, in order to comply with certain federal tax rules relating to this type of reimbursement.

Section 2. The project consists of land acquisition, design, construction and construction management of a new intermediate Booster Pump Station (BPS) and Elevated Storage Tank and improvements to an existing pump station and other civil engineering work necessary for the site, together with the payment of related financing costs and other necessary or incidental costs.

Section 3. The Town intends to finance the project. The expected type of financing (which is subject to change) revenue bonds. The expected maximum amount of bonds or other obligations to be issued or contracted for the project is $20,550,000.

Section 4. The Town intends that funds that have been advanced, or may be advanced, from the Utility Fund, or any other Town fund, for project costs will be reimbursed from the financing proceeds.

Adopted this, the 17th day of June 2025.

ATTEST:

Sean Mayefskie, Mayor

Linda C. McKinney, Town Clerk

Resolution No. 25-22
Date Adopted: June 17, 2025
Effective Date: June 17, 2025

REIMBURSEMENT RESOLUTION
HOLLY SPRINGS AND FUQUAY-VARINA JOINT TRANSMISSION
WATER CONVEYANCE LINE

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

Section 1. The Town intends to undertake a project in partnership with Fuquay-Varina, advance its own funds to pay the Town's portion of project costs, and then reimburse itself from financing proceeds for these early expenditures. The Finance Officer has advised the Council that it is desirable for the Council to adopt this resolution to document the Town's plans, in order to comply with certain federal tax rules relating to this type of reimbursement.

Section 2. The project is to construct a joint transmission main and related appurtenances to convey drinking water from the termination point of the expanded Water Filtration Facility, located in Sanford. This includes design, land acquisition, construction, and construction management of the transmission main and other civil engineering work necessary for the site, together with the payment of related financing costs and other necessary or incidental costs.

Section 3. The Town intends to finance the project. The expected type of financing (which is subject to change) is revenue bonds. The expected maximum amount of bonds or other obligations to be issued or contracted for the project is $38,466,982.

Section 4. The Town intends that funds that have been advanced, or may be advanced, from the Utility Fund, or any other Town fund, for project costs will be reimbursed from the financing proceeds.

Adopted by the Holly Springs Town Council on this, the 17th day of June, 2025.

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk

Resolution No. 25-23
Date Adopted: June 17, 2025
Effective Date: June 17, 2025

REIMBURSEMENT RESOLUTION –
EAGLES LANDING PARK- PARKS AND RECREATION PROJECTS

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

Section 1. The Town intends to undertake a project, advance its own funds to pay project costs, and then reimburse itself from financing proceeds for these early expenditures. The Finance Officer has advised the Council that it is desirable for the Council to adopt this resolution to document the Town's plans, in order to comply with certain federal tax rules relating to this type of reimbursement.

Section 2. The resolution covers certain park and recreation improvements to include, but not limited to, construction of a community park, artificial turf fields, playground, pickleball courts, skatepark, various support amenities, recreation center and other related park and recreation projects. Project costs include design, construction, and construction administration along with other infrastructure and civil site work required for the project, together with the payment of the related financing costs and other necessary or incidental costs.

Section 3. The Town intends to finance the project. The type of financing (which is subject to change) is general obligation bonds. The expected maximum amount of bonds or other obligations to be issued or contracted for the project is $100,000,000.00.

Section 4. The Town intends that funds that have been advanced, or may be advanced, from the General Fund, or any other Town fund, for project costs will be reimbursed from the financing proceeds.

This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 17th day of June, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Resolution No. 25-24
Date Adopted: June 17, 2025
Effective Date: June 17, 2025

REIMBURSEMENT RESOLUTION
FIRE STATION NO 4 FACILITY PROJECT

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

Section 1. The Town intends to undertake a project, advance its own funds to pay project costs, and then reimburse itself from financing proceeds for these early expenditures. The Finance Officer has advised the Council that it is desirable for the Council to adopt this resolution to document the Town's plans, in order to comply with certain federal tax rules relating to this type of reimbursement.

Section 2. The project is to construct a fire station known as Fire Station 4, including design, land acquisition, construction, and construction management of the fire station and other civil engineering work necessary for the site, together with the payment of related financing costs and other necessary or incidental costs.

Section 3. The Town intends to finance the project. The expected type of financing (which is subject to change) is limited obligation bonds. The expected maximum amount of bonds or other obligations to be issued or contracted for the project is $12,450,000.

Section 4. The Town intends that funds that have been advanced, or may be advanced, from the General Fund, or any other Town fund, for project costs will be reimbursed from the financing proceeds.

Adopted by the Holly Springs Town Council on this, the 17th day of June 2025.

ATTEST:

_____
Sean Mayefskie, Mayor

_____
Linda McKinney, Town Clerk

Resolution No. 25-25
Date Adopted: June 17, 2025
Effective Date: June 17, 2025

REIMBURSEMENT RESOLUTION –
Fire Apparatus (#245 Replacement)

WHEREAS, the Town presently intends, at one time or from time to time, to finance all or a portion of the costs of the purchase of fire apparatus (truck #245 replacement) with proceeds of tax-exempt obligations and reasonably expects to execute and deliver its tax-exempt obligations (the *"Obligations"*) to finance, or to reimburse itself for, all or a portion of the costs of such purchase; and

WHEREAS, the Town desires to proceed with the purchase and will incur and pay certain expenditures in connection with the purchase prior to the date of execution and delivery of the Obligations (the *"Original Expenditures"*), such Original Expenditures to be paid for originally from a source other than the proceeds of the Obligations, and the Town intends, and reasonably expects, to be reimbursed for such Original Expenditures from a portion of the proceeds of the Obligations to be executed and delivered at a date occurring after the dates of such Original Expenditures;

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

Section 1. The Town presently intends, and reasonably expects, to reimburse itself for the Original Expenditures incurred and paid by the Town on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Obligations. The Town reasonably expects to execute and deliver the Obligations to finance all or a portion of the costs of the purchase of fire apparatus and the principal amount of Obligations expected to be executed and delivered by Town to pay for all or a portion of the cost of the fire apparatus purchase is approximately $1,300,000.

Section 2. This resolution covers certain purchase of fire apparatus for use by the Town's Fire Department. Original Expenditures will include purchase price of the fire apparatus in addition to tags and registration and any necessary operational upfits together with the payment of the related financing costs and other necessary or incidental costs.

Section 3. The Town adopts this Resolution as a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the Town's intent to reimburse itself for the Original Expenditures from proceeds of the Obligations.

Section 4. The Town intends that funds that have been advanced, or may be advanced, from the General Fund, or any other Town fund, for purchase costs will be reimbursed from the financing proceeds.

Section 5. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 17th day of June, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Resolution No. 25-26
Date Adopted: June 17, 2025
Effective Date: June 17, 2025

REIMBURSEMENT RESOLUTION –
Fire Apparatus (#177 Replacement)

WHEREAS, the Town presently intends, at one time or from time to time, to finance all or a portion of the costs of the purchase of fire apparatus (truck #177 replacement) with proceeds of tax-exempt obligations and reasonably expects to execute and deliver its tax-exempt obligations (the *"Obligations"*) to finance, or to reimburse itself for, all or a portion of the costs of such purchase; and

WHEREAS, the Town desires to proceed with the purchase and will incur and pay certain expenditures in connection with the purchase prior to the date of execution and delivery of the Obligations (the *"Original Expenditures"*), such Original Expenditures to be paid for originally from a source other than the proceeds of the Obligations, and the Town intends, and reasonably expects, to be reimbursed for such Original Expenditures from a portion of the proceeds of the Obligations to be executed and delivered at a date occurring after the dates of such Original Expenditures;

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

Section 1. The Town presently intends, and reasonably expects, to reimburse itself for the Original Expenditures incurred and paid by the Town on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Obligations. The Town reasonably expects to execute and deliver the Obligations to finance all or a portion of the costs of the purchase of fire apparatus and the principal amount of Obligations expected to be executed and delivered by Town to pay for all or a portion of the cost of the fire apparatus purchase is approximately $1,300,000.

Section 2. This resolution covers certain purchase of fire apparatus for use by the Town's Fire Department. Original Expenditures will include purchase price of the fire apparatus in addition to tags and registration and any necessary operational upfits together with the payment of the related financing costs and other necessary or incidental costs.

Section 3. The Town adopts this Resolution as a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the Town's intent to reimburse itself for the Original Expenditures from proceeds of the Obligations.

Section 4. The Town intends that funds that have been advanced, or may be advanced, from the General Fund, or any other Town fund, for purchase costs will be reimbursed from the financing proceeds.

Section 5. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 17th day of June, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda
Title: Development Plan 20-DP-06 Expiration Extension Request for Calvert Sports Academy and Development Center
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Grant the first, of an allowable two, 6-month extension for 20-DP-06 for Calvert Sports Academy and Development Center to extend the expiration date from July 1, 2025 to January 1, 2026, as requested by Calvert Sports Academy and Development Center.

Explanation:

- Calvert Sports Academy and Development Center has requested to extend the approval of their Development Plan.
- The proposed Calvert Sports Academy and Development Center is a 270,000 square foot indoor sports training facility located on Carolina Springs Boulevard in the Carolina Spring development.
- According to the letter submitted with the request, Calvert Sports Academy and Development Center recently completed an economic impact analysis and has identified potential public support opportunities for the project including state, county and local business incentives together with potential grant monies assigned by the Greater Raleigh Convention Visitors Bureau and they are working with a third-party organization that specializes in leveraging economic impact for public support.
- Approval of this extension will set the new expiration date at January 1, 2026.
- If approved, one additional 6-month extension may be granted by the Town Council.

Background:

- Calvert Sports Academy and Development Center was approved on August 18, 2020.
- At the time of plan approval, the project was subject to the 2002 Unified Development Ordinance (UDO) standards for plan expiration. In accordance with 2002 UDO Section 9.05, D, Development Plans are valid for 12 months and may receive an extension in time to submit construction drawings in 6 month increments, not to exceed a total of 1 year, by the Town Council for good cause shown.
- Civil Construction Drawings for a sanitary sewer line to serve the property was submitted following Development Plan approval, which kept the plan active beyond the initial expiration date.
- The North Carolina General Assembly extended Development Plan approvals that were valid as of September 2, 2020, to a date 150 days following the rescission of the

Governors Executive Order 116 (Declares a state of emergency to coordinate response and protective actions to prevent the spread of COVID-19). Executive Order 116 was rescinded on August 15, 2022, and plans were required to remain valid until December 29, 2022. The initial 12 months of plan validity was set to expire on December 29, 2023.

- A Plan Amendment was submitted in April 2023. The Amendment was withdrawn for inactivity on July 1, 2024 which is the date used to determine the current 12 months of plan validity.
- The 12 months of plan validity from July 1, 2024, permitted by the 2002 UDO, expires on July 1, 2025.

Funding Source(s):

N/A

Attachment(s):

1. 2025-5-15_Request for Development Plan Extension
2. 20DP06_Calvert_SiteLocationMap

May 15, 2025

To: Sean Ryan, AICP
Town of Holly Springs Development Services – Planning
P.O. Box 8 | 128 S. Main St.
Holly Springs, NC 27540

Re: Request for Development Plan Extension

Sean:

Thanks for keeping us in the loop regarding the expiration of our current Development Plan. Effective July 1, 2025, we request that an initial six-month extension be granted. We recently received a completed economic impact analysis and have identified potential public support opportunities for the project including state, county and local business incentives together with potential grant monies assigned by the Greater Raleigh Convention Visitors Bureau. We have been working with a third-party organization that specializes in leveraging economic impact for public support. Both Mayor Mayefskie and Randy Harrington have been kept apprised of this effort which is a critical step toward building our capital stack to fund the project. Thank you again for guiding us as we continue to advance this project.

Best regards,

Marty Linn
Partner, Director of Facilities

Rick Bandy
Partner, President

CALVERT ICE
100 Ice Barn Road, PO Box 388
Holly Springs, NC 27540
Mobile: 919-612-1799
Website:www.calverticesports.com



Proposed Calvert Sports Academy and Development Center

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda
Title: Surplus Asset Valued over $30,000 – Temporary Fire Station Mobile Unit
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):
Approve the surplus of the mobile unit used as a temporary fire station with an asset value over $30,000.

Explanation:

- The Fire and Public Works Department is requesting to identify a mobile unit, used as a the temporary Fire Station 3, as surplus personal property.
- The unit was used for sleeping and living quarters as well as administrative space for Fire staff until the opening of the recently built permanent Fire Station 3 in March 2025.
- The mobile unit was located on land contracted with Fujifilm Diosynth Biotechnologies at no charge to the Town. The agreement ends on July 4, 2025, but has been extended until August 18, 2025, giving the Town the opportunity to surplus the unit.
- Staff anticipates the public auction resale value will be greater than $30,000 due to current fair market value comparisons for this unit.
- Sound property management principles and financial considerations indicate that the interests of the Town would best be served by disposing of the property via the electronic public auction surplus process.

Background:

- The asset was purchased in new condition in 2023.
- This unit was used as a temporary fire station living quarters during the construction of Fire Station 3 and cannot be repurposed for any other existing town need, such as office space.
- General Statute Chapter 160A-266 authorizes methods of sale of personal property valued at $30,000 or more and requires Council approval for public transparency and to ensure impartial asset disposal.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda
Title: Condemnation Resolution for Middle Creek Stream Restoration Project
Strategic Priority Area: Vibrant Community
Community Safety
Staff Resource: John Schifano, Town Attorney

Action(s):
Authorize Resolution 25-27 to Authorize the Town Attorney to enact Eminent Domain Proceedings

Explanation:

- The Town has received a grant through the NC Department of Environmental Quality to make stream repairs in Middle Creek, in the area of the Town's new Middle Creek Greenway.
- The repairs will stabilize the stream bank from erosion and improve the overall appearance and functionality.
- Easements are necessary for the project and the Bridgewater developer, who owns property in the area and is a defunct corporation, no longer exists and cannot voluntarily grant the easement, thus requiring condemnation.

Background:

- The stream bank of concern lies on the Main Channel of Middle Creek, running adjacent to several neighborhoods, as well as the bridge and greenway that are part of the Middle Creek Greenway. The bank has been eroded, and the channel incised by heavy rainfall events in recent years and the subsequent debris that has been deposited.
- Easements have been voluntarily acquired by several property owners who support the project.
- A property owner and defunct development corporation cannot voluntarily grant the easements necessary for the work.
- To date, one property owner has not signed the easements at the time of agenda publication, but the Town will continue to work to voluntarily acquire these easements.

Funding Source(s):
Grant Proceeds and Stormwater Utility Fund

Attachment(s):
1. Resolution 25-27 - Middle Creek Restoration

Resolution No. 25-27
Date Adopted: June 17, 2025
Effective Date: June 17, 2025

RESOLUTION OF THE TOWN OF HOLLY SPRINGS COUNCIL AUTHORIZING CONDEMNATION PURSUANT TO CHAPTER 40A AND 136 OF THE NORTH CAROLINA GENERAL STATUTES AND SESSION LAW 2005-57 (HOUSE BILL 393) TO ACQUIRE CERTAIN PROPERTY OF THOSE PERSONS LISTED ON THE ATTACHED EXHIBIT "A"

WHEREAS, the governing body of the Town of Holly Springs hereby determines that it is necessary and in the public interest to acquire certain property owned by those persons or entities listed on Exhibit "A" for the following public purpose: establishing drainage programs and programs to prevent obstructions to the natural flow of streams, creeks and natural water channels or improving drainage facilities ; and

WHEREAS, the proper officials and representatives of the Town of Holly Springs have been unable to acquire the needed interests in the properties by negotiated conveyance; and

WHEREAS, the Town is authorized pursuant to N.C.G.S. §§ 40A and 136 utilizing the procedures contained within those statutes to acquire such interests in property for the public purpose heretofore stated.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA:

1. The Town of Holly Springs shall acquire by condemnation, for the purposes stated above, the property and interests described in Exhibit "A"; and

2. The attorneys representing the Town of Holly Springs are directed to initiate the necessary proceedings under Chapters 40A and 136 of the North Carolina General Statutes to acquire the property herein described; and

3. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 17th day of June, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

EXHIBIT A

Tract: **0**

Owner : BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC

Owner Address: 205 W MILLBROOK RD

Raleigh, NC

Property Address:

A. Description of Entire Tract:

PIN: 0659294088

Tax ID: 0367640

Legal Description: BEING that approximate 0.52 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 012918, Page 00506, Wake County Registry.

B. Interest Acquired By Town Description of Area Affected:

Legal Interest Conveyed: **Temporary Construction Easement**

a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.

Legal Description of area conveyed

SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, WAKE COUNTY, TOWNSHIP HOLLY SPRINGS, AND BEING A PORTION OF THE LAND CONVEYED TO BRIDGEWATER SUBDIVISION HOMEOWNERS ASSN INC BY DEED RECORDED IN DEED BOOK 12918, PAGE 506 AND SHOWN IN BOOK OF MAPS 2008, PAGE 92 AS PRIVATE OPEN SPACE 3. (ALL REFERENCES TO DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 3/4" IRON PIPE, (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 699,157.33’ EASTING: 2,052,379.26'), SAID POINT OF COMMENCEMENT BEING THE SOUTHEASTERN CORNER OF THE PARCEL CONVEYED TO DEMETRIC MARCH BY DEED RECORDED IN DEED BOOK 14352, PAGE 1435, SHOWN AS LOT 138 IN BOOK OF MAPS 2008, PAGE 92, THENCE NORTH 74° 22’ 49” EAST A DISTANCE OF 29.40 FEET TO A CALCULATED POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 699,165.24’ EASTING: 2,052,407.58’).

THENCE FROM THE POINT OF BEGINNING AND RUNNING IN A CLOCKWISE DIRECTION THENCE NORTH 74°22'49" EAST, A DISTANCE OF 108.02 FEET TO A CALCULATED POINT; THENCE SOUTH 15°43'07" EAST, A DISTANCE OF 7.75 FEET TO A CALCULATED POINT; THENCE SOUTH 63°06'17" WEST, A DISTANCE OF 85.05 FEET TO A CALCULATED POINT; THENCE NORTH 60°53'54" WEST, A DISTANCE OF 34.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRE OF LAND, MORE OR LESS.

SquareFoot:	1640	

Project Description: Middle Creek Restoration

EXHIBIT A

Tract: **0**

Owner : BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC

Owner Address: 205 W MILLBROOK RD

RALEIGH NC 27609-4491

Property Address:

A. Description of Entire Tract:

PIN: 0659294300

Tax ID: 0361284

Legal Description: BEING that approximate 0.69 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 014690, Page 00098, Wake County Registry.

B. Interest Acquired By Town Description of Area Affected:

Legal Interest Conveyed: **Permanent Drainage Easement**

a perpetual right, privilege and easement allow for surface water to accumulate in the said easement area and to allow any necessary drainage structures either underground or above ground to include but not by limitation rip-rap, concrete piping, metal piping, or other natural vegetative material, together with the right of ingress and egress across the land of the Grantor(s) at such times and in such a manner as required by the Grantee to maintain, if applicable, said area in accordance with the standards set forth by the Grantee, as amended from time to time.

Legal Description of area conveyed

SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, WAKE COUNTY, TOWNSHIP HOLLY SPRINGS, AND BEING A PORTION OF THE LAND CONVEYED TO BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC BY DEED RECORDED IN DEED BOOK 14690, PAGE 98, AND SHOWN ON BOOK OF MAPS 2007, PAGE 1670 AS PRIVATE OPEN SPACE 2. (ALL REFERENCES TO DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING 3/4" IRON PIPE, (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 699,307.46’ EASTING: 2,052,338.33'), SAID POINT OF COMMENCEMENT BEING THE NORTHEASTERN CORNER OF THE SAME PARCEL, THENCE SOUTH 08° 24’ 32” EAST A DISTANCE OF 16.38 FEET TO A CALCULATED POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 699,257.54’ EASTING: 2,052,345.71’).
THENCE FROM THE POINT OF BEGINNING AND RUNNING IN A CLOCKWISE DIRECTION THENCE NORTH 73°56'17" EAST, A DISTANCE OF 27.76 FEET TO A CALCULATED POINT; THENCE NORTH 71°22'13" EAST, A DISTANCE OF 40.75 FEET TO A CALCULATED POINT; THENCE SOUTH 22°01'38" EAST, A DISTANCE OF 19.12 FEET TO A CALCULATED POINT; THENCE SOUTH 62°36'15" WEST, A DISTANCE OF 26.37 FEET TO A CALCULATED POINT; THENCE SOUTH 39°48'31" EAST, A DISTANCE OF 31.97 FEET TO A CALCULATED POINT; THENCE SOUTH 28°18'45" EAST, A DISTANCE OF 36.38 FEET TO A CALCULATED POINT; THENCE SOUTH 46°48'18" WEST, A

DISTANCE OF 18.54 FEET TO A CALCULATED POINT; THENCE NORTH 40°37'15" WEST, A DISTANCE OF 80.16 FEET TO A CALCULATED POINT; THENCE SOUTH 78°21'52" WEST, A DISTANCE OF 16.96 FEET TO A CALCULATED POINT; THENCE NORTH 14°53'52" WEST, A DISTANCE OF 11.88 FEET TO A CALCULATED POINT; THENCE NORTH 08°24'32" WEST, A DISTANCE OF 9.64 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.08 ACRE OF LAND, MORE OR LESS.

SquareFoot: 5575

Legal Interest Conveyed: **Temporary Construction Easement**

a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.

Legal Description of area conveyed

SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, WAKE COUNTY, TOWNSHIP HOLLY SPRINGS, AND BEING A PORTION OF THE LAND CONVEYED TO BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC BY DEED RECORDED IN DEED BOOK 14690, PAGE 98, AND SHOWN ON BOOK OF MAPS 2007, PAGE 1670 AS PRIVATE OPEN SPACE 2. (ALL REFERENCES TO DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING 3/4" IRON PIPE, (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 699,307.46’ EASTING: 2,052,338.33'), SAID POINT OF COMMENCEMENT BEING THE NORTHEASTERN CORNER OF THE SAME PARCEL, THENCE SOUTH 08° 24’ 32” EAST A DISTANCE OF 16.38 FEET TO A CALCULATED POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 699,291.25’ EASTING: 2,052,340.73’).
THENCE FROM THE POINT OF BEGINNING AND RUNNING IN A COUNTER-CLOCKWISE DIRECTION SOUTH 08°24'32" EAST, A DISTANCE OF 43.72 FEET TO A CALCULATED POINT; THENCE SOUTH 14°53'52" EAST, A DISTANCE OF 12.91 FEET TO A CALCULATED POINT; THENCE SOUTH 69°59'45" EAST, A DISTANCE OF 11.83 FEET TO A CALCULATED POINT; THENCE SOUTH 33°43'57" EAST, A DISTANCE OF 77.74 FEET TO A CALCULATED POINT; THENCE SOUTH 60°53'54" EAST, A DISTANCE OF 3.26 FEET TO A CALCULATED POINT; THENCE NORTH 74°22'49" EAST, A DISTANCE OF 108.02 FEET TO A CALCULATED POINT; THENCE NORTH 15°40'14" WEST, A DISTANCE OF 55.70 FEET TO A CALCULATED POINT; THENCE NORTH 64°43'32" WEST, A DISTANCE OF 103.08 FEET TO A CALCULATED POINT; THENCE NORTH 02°36'10" EAST, A DISTANCE OF 59.80 FEET TO A CALCULATED POINT; THENCE NORTH 31°23'09" EAST, A DISTANCE OF 41.72 FEET TO A CALCULATED POINT; THENCE NORTH 56°38'49" EAST, A DISTANCE OF 49.01 FEET TO A CALCULATED POINT; THENCE NORTH 45°25'27" WEST, A DISTANCE OF 4.47 FEET TO A CALCULATED POINT; THENCE SOUTH 82°54'14" WEST, A DISTANCE OF 34.77 FEET TO A CALCULATED POINT; THENCE SOUTH 62°34'50" WEST, A DISTANCE OF 25.10 FEET TO A CALCULATED POINT; THENCE NORTH 29°40'37" WEST, A DISTANCE OF 15.22 FEET TO A CALCULATED POINT; THENCE NORTH 63°32'15" WEST, A DISTANCE OF 12.56 FEET TO A CALCULATED POINT; THENCE NORTH 27°09'17" WEST, A DISTANCE OF 19.78 FEET TO A CALCULATED POINT; THENCE SOUTH 71°01'28" WEST, A DISTANCE OF 49.83 FEET TO A CALCULATED POINT; THENCE SOUTH 16°24'03" EAST, A DISTANCE OF 62.87 FEET TO A CALCULATED POINT; THENCE SOUTH 03°27'16" WEST, A DISTANCE OF 41.51 FEET TO A CALCULATED POINT; THENCE SOUTH 15°17'02" WEST, A DISTANCE OF 28.74 FEET TO A CALCULATED POINT; THENCE SOUTH 36°53'34" WEST, A DISTANCE OF 1.31 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.54 ACRE OF LAND, MORE OR LESS.

SquareFoot: 23361

EXHIBIT A

Tract: **0** Owner : PINNELL, ERIC LOUIS PINNELL, KRISTINA ANNE

Owner Address: 709 WELLSPRING DR
HOLLY SPRINGS NC 27540-5935

Property Address: 709 WELLSPRING DR
HOLLY SPRINGS NC 27540-5935

A. Description of Entire Tract:

PIN: 0659292291

Tax ID: 0361282

Legal Description: BEING that approximate 0.15 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 016546, Page 01608, Wake County Registry.

B. Interest Acquired By Town Description of Area Affected:

Legal Interest Conveyed: **Temporary Construction Easement**

a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.

Legal Description of area conveyed

SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, WAKE COUNTY, TOWNSHIP HOLLY SPRINGS, AND BEING A PORTION OF THE LAND CONVEYED TO ERIC LOUIS PINNELL AND KRISTINA ANNE PINNELL BY DEED RECORDED IN DEED BOOK 16546, PAGE 1608, AND SHOWN ON BOOK OF MAPS 2007, PAGE 1670 AS LOT 137. (ALL REFERENCES TO DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING 1/2" REBAR, (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 699,201.38’ EASTING: 2,052,359.53'), SAID POINT OF COMMENCEMENT BEING THE NORTHEASTERN CORNER OF THE PARCEL CONVEYED TO SHERMAN J. SMITH BY DEED RECORDED IN DEED BOOK 13546, PAGE 1435, AND SHOWN IN BOOK OF MAPS 2008, PAGE 92 AS LOT 138, THENCE NORTH 14° 53’ 52” WEST A DISTANCE OF 35.34 FEET TO A CALCULATED POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 699,235.53’ EASTING: 2,052,350.44’). THENCE FROM THE POINT OF BEGINNING AND RUNNING IN A CLOCKWISE DIRECTION NORTH 70°34'43" WEST, A DISTANCE OF 16.45 FEET TO A CALCULATED POINT; THENCE NORTH 16°30'56" WEST, A DISTANCE OF 4.86 FEET TO A CALCULATED POINT; THENCE NORTH 80°13'28" EAST, A DISTANCE OF 13.78 FEET TO A CALCULATED POINT; THENCE SOUTH 14°53'52" EAST, A DISTANCE OF 12.91 FEET TO THE POINT OF BEGINNING. CONTAINING 0.003 ACRE OF LAND, MORE OR LESS.

SquareFoot: 121

Legal Interest Conveyed: **Permanent Drainage Easement**

a perpetual right, privilege and easement allow for surface water to accumulate in the said easement area and to allow any necessary drainage structures either underground or above ground to include but not by limitation rip-rap, concrete piping, metal piping, or other natural vegetative material, together with the right of ingress and egress across the land of the Grantor(s) at such times and in such a manner as required by the Grantee to maintain, if applicable, said area in accordance with the standards set forth by the Grantee, as amended from time to time.

Legal Description of area conveyed

SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, WAKE COUNTY, TOWNSHIP HOLLY SPRINGS, AND BEING A PORTION OF THE LAND CONVEYED TO ERIC LOUIS PINNELL AND KRISTINA ANNE PINNELL BY DEED RECORDED IN DEED BOOK 16546, PAGE 1608, AND SHOWN ON BOOK OF MAPS 2007, PAGE 1670 AS LOT 137. (ALL REFERENCES TO DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING 1/2" REBAR, (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 699,201.38’ EASTING: 2,052,359.53'), SAID POINT OF COMMENCEMENT BEING THE NORTHEASTERN CORNER OF THE PARCEL CONVEYED TO SHERMAN J. SMITH BY DEED RECORDED IN DEED BOOK 13546, PAGE 1435, AND SHOWN IN BOOK OF MAPS 2008, PAGE 92 AS LOT 138, THENCE NORTH 14° 53’ 52” WEST A DISTANCE OF 36.37 FEET TO A CALCULATED POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 699,236.52’ EASTING: 2,052,350.18’). THENCE FROM THE POINT OF BEGINNING AND RUNNING IN A CLOCKWISE DIRECTION SOUTH 78°21'52" WEST, A DISTANCE OF 4.13 FEET TO A CALCULATED POINT; THENCE SOUTH 80°43'24" WEST, A DISTANCE OF 106.87 FEET TO A CALCULATED POINT; THENCE NORTHWESTWARDLY, WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 399.50 FEET, A CENTRAL ANGLE OF 01°34'59", AND A CHORD THAT BEARS NORTH 10°31'15" WEST, A CHORD DISTANCE OF 11.04 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE NORTH 80°13'28" EAST, A DISTANCE OF 110.08 FEET TO A CALCULATED POINT; THENCE SOUTH 14°53'52" EAST, A DISTANCE OF 11.88 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.03 ACRE OF LAND, MORE OR LESS.

SquareFoot:	1307

Project Description: Middle Creek Restoration

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Public Hearings
Title: 20-MAS-02-A02 Oakview Innovation Park Master Plan Major Amendment & 23-DP-13 Genesuites Pod C Development Plan - Quasi-Judicial Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Conor Ryan, Development Services, Elliot Blonshine, Development Services

Action(s):

- Conduct a Quasi-Judicial Public Hearing.
- Adopt Resolution 25-15 to make and accept the Findings of Fact for consideration of and to approve / deny/ defer the Oakview Innovation Park Master Plan Major Amendment 20-MAS-02-A02 with the conditions stated in the attachment.
- Adopt Resolution 25-17 to make and accept the Findings of Fact for consideration of and to approve / deny/ defer the Genesuites Pod C Development Plan 23-DP-13 with the conditions stated in the attachment.
- Approve / deny/ defer Utility Allocation Request for Oakview Innovation Master Plan and Genesuites Pod C Development Plan.

Explanation:

- A Major Amendment has been submitted to add a ±12.43 acre parcel to the existing Oakview Innovation Master Plan area.
- A Development Plan has been submitted for a 177,936 sf lab/manufacturing/warehouse building on a ±19.14 acre site at 11623 Holly Springs New Hill Rd.
- The development site (POD C) is made up of two parcels. A ±6.47 acre parcel located within the Oakview Innovation Master Plan and a ±12.43 acre parcel adjacent to the Master Plan area.
- The Oakview Innovation Park was originally approved for 198.5 acres. The park will be 206.22 acres with the addition of a new parcel and subtraction of Right-of-Way that has previously been dedicated.
- The amendment maintains the character and uses of the existing development and the Business & Industrial Future Land Use designation, and the proposed development is consistent with the existing Master Plan and BRT Business & Research Technology zoning district.

Staff Recommendation: Approve Major Subdivision, Development Plan, and Utility Allocation Request

Planning Board Recommendation: Approve (7-0) [2 absent]
A summary of the Planning Board discussion for each project can be found in the Planning Board

Action Reports.

Background:

- The Oakview Innovation Master Plan was originally approved on 11/3/2020 by Town Council.
- A minor amendment was approved by the Director on 9/21/2021 to remove the North-South thoroughfare through the development, update internal street and sanitary sewer main alignments, and update the development pod boundaries.
- The Oakview Innovation Park includes projects such as the Fujifilm Biotechnologies campus and the Oakview Mixed-Use development.

Funding Source(s):

N/A

Attachment(s):

1. 20MAS02A02_OakviewInnovation_StaffReport
2. 23DP13_OakviewInnovationPodC_StaffReport
3. 20MAS02A02_OakviewInnovationMAS_Resolution
4. 23DP13_GenesuitesPodC_Resolution
5. 20MAS02A02_23DP13_OakviewInnovationMAS_GenesuitesPodCDP_PlanningBoardReport
6. 20MAS02A02_OakviewInnovation_Application
7. 20MAS02A02_OakviewInnovation_Plans
8. 23DP13_GenesuitesPodC_Application
9. 23DP13_GenesuitesPodC_Plans

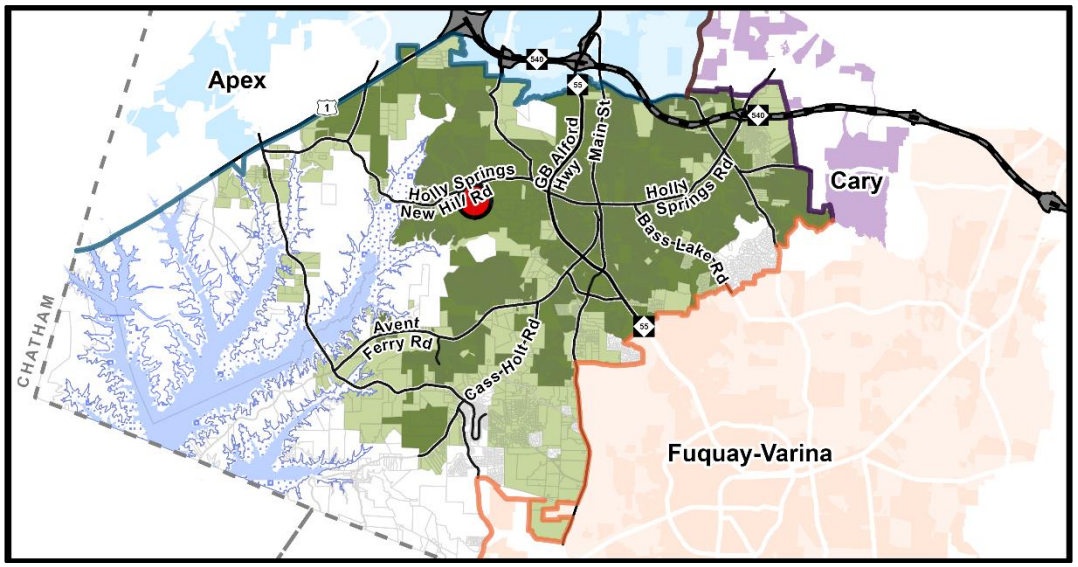
Project Type: Major Subdivision Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Will Altman – Timmons Group
5040 Trinity Rd St 102
Raleigh, NC 27607

Property Address: 201 Montesale Way

Property Area: 206.22 ac.



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

Project Summary:

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

Requested Action:

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

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Natural Resources Information	Page 13
Development Standards	Page 14
Decision-Making Information	Page 16

Case Summary

Current Zoning:
BRT Business & Research Technology

☐ Conditional Zoning District

Current Major Subdivision Plan:
Oakview Innovation Park – 20-MAS-02-A01



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Business & Industrial

Staff Analysis:

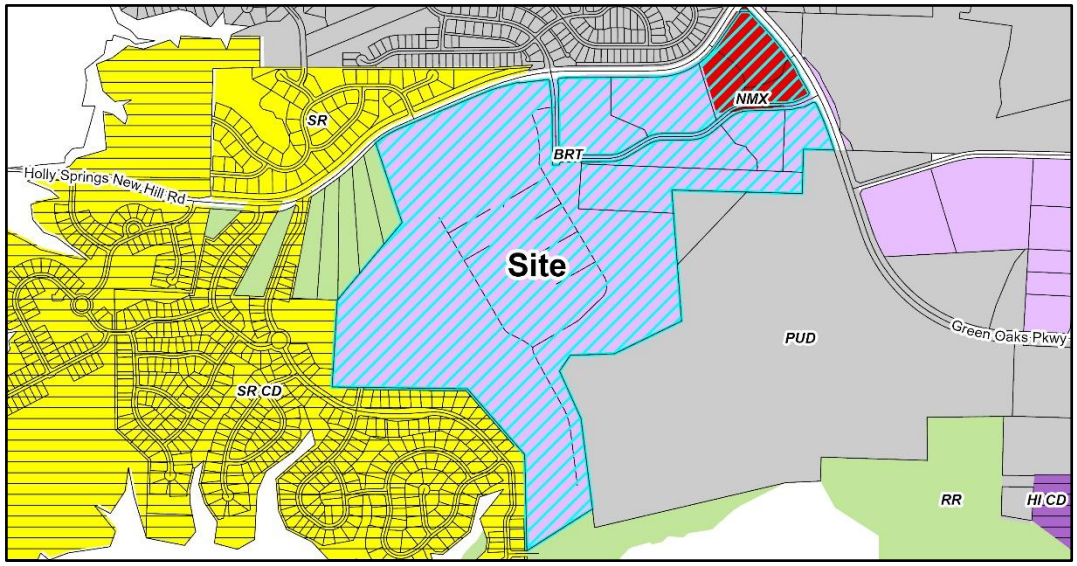
The requested Plan is: ☒ Consistent with Adopted Plans /Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

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



Current Zoning Map

Adjacent Property Current Zoning Information

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

Parcel Rezoning History

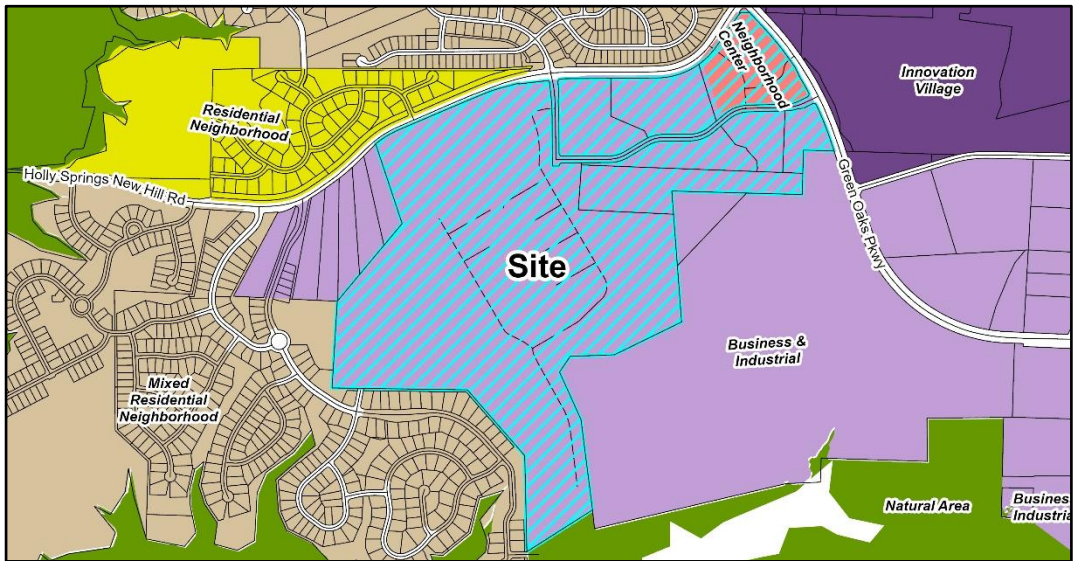
Rezoning Number: 18-REZ-04
Original Zoning: PUD, R-30, R-10
Approved Zoning: RT (Reassigned to BRT)
Approval Date: 6/19/2018

Land Use & Character Information

Growth Strategy Map: Places to Enhance

Future Land Use: Business & Industrial

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

Theme	Summary
☒ 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 multidwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

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

Small Area Plan: N/A

Historic Structures: ☒ None

Future Land Use Staff Analysis:

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

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

The proposed project meets several important themes for transforming Holly Springs:

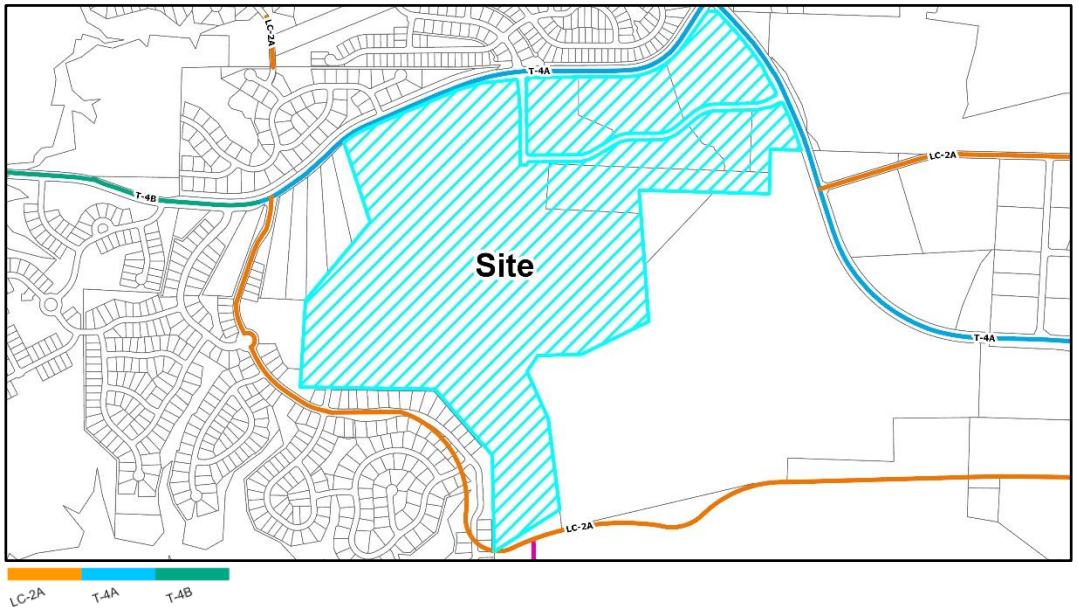
- Establish Mixed-Use Activity Centers Throughout Holly Springs: The Oakview Innovation Park provides integrated, mixed-use development and activity centers supported by employment clusters and adjacent to large residential development. The proposed amendment allows for the creation of additional
- Transitions: The proposed amendment allows for the creation of scale and use-appropriate development located in the center of the existing Master Plan area.

Staff finds that the proposed amendment is consistent with the Vision Holly Springs Land Use and Character Plan and with the existing approvals related to the Oakview Innovation Park Master Plan.

Transportation Information

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

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

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

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

Improvement Prioritization:
N/A

Transportation Information (cont.)

Traffic Study Policy

☒Traffic Study Required

☐Tier 1
☐Tier 2
☒Tier 3
☐Transportation Verification Memo

Traffic Study Summary

A revision to the previously approved Traffic Impact Analysis (TIA) associated with the original Oakview Innovation project was completed with this Major Subdivision amendment to account for the additional acreage added to "Lot C". The developer of Lot C is required to construct or contribute to all recommended improvements within the revised TIA and associated Transportation Mitigation Agreement (TMA). The following improvements have been committed by the developer:

Old Holly Springs Apex Road / Forest Haven Drive

- Fee-in-lieu amount of $4,024.00 toward westbound right-turn lane extension.

Holly Springs New Hill Road / Green Oaks Parkway

- Extend westbound left-turn lane to 600 feet.

New Hill Road / Old Holly Springs Apex Rd

- Extend eastbound left-turn lane to 500-feet via restriping.

NC-55 / New Hill Road

- Fee-in-lieu amount of $23,144.00 toward outer westbound right-turn lane extension to Old Holly Springs Apex Road.

NC-55 / W Holly Springs Road

- Extend inner westbound right-turn lane to Earnie Lane.

NC-55

- *Fee-in-lieu amount of $11,558.00 toward future NC-55 widening project.*

Transportation Information (cont.)

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

- Fee-in-lieu of $9,079.00 toward the following:
  - Construction of a 325-foot northbound left-turn lane.
  - Restriping of 600' westbound receiving lane.

New Hill Road / Old Holly Springs Apex Road

- Fee-in-lieu amount of $37,752.00 toward the following:
  - Construction of a 250-foot westbound right turn lane and westbound through lane restriping.
  - Construction of 300-foot southbound left-turn lane and 550-foot eastbound receiving lane.
  - Construction of a westbound receiving lane.

NC-55 / New Hill Road / Holly Springs Road

- Fee-in-lieu amount of $5,704.00 toward construction of a 750-foot southbound right-turn lane.

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

- Fee-in-lieu amount of $2,896.00 toward installation of a traffic signal.

Green Oaks Parkway / Site Driveway #2

- Fee-in-lieu amount of $37,639.00 toward installation of a traffic signal.

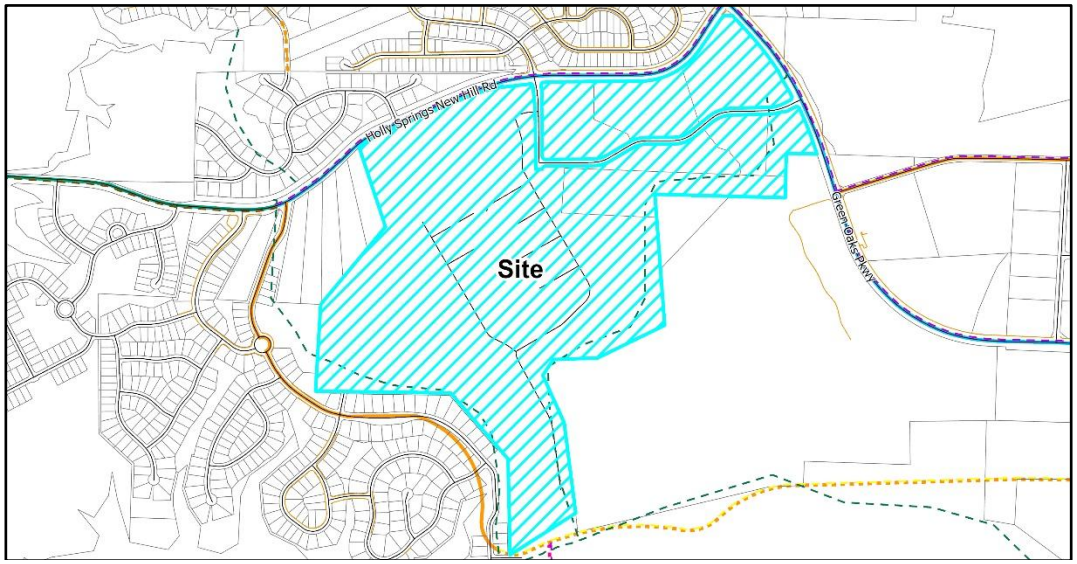
Transportation Staff Analysis:

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The developer has committed to completing the mitigation improvements within a Transportation Mitigation Agreement per the revised Traffic Impact Analysis. The development is therefore consistent with the Comprehensive Plan as it relates to transportation.

Parks, Recreation & Greenways Information

Park Search Area ☒ Yes ☐ No



Active Transportation Map

Required Active Transportation Improvements
☒ Greenway ☒ Sidepath

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

Parks, Recreation, & Greenways Summary

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

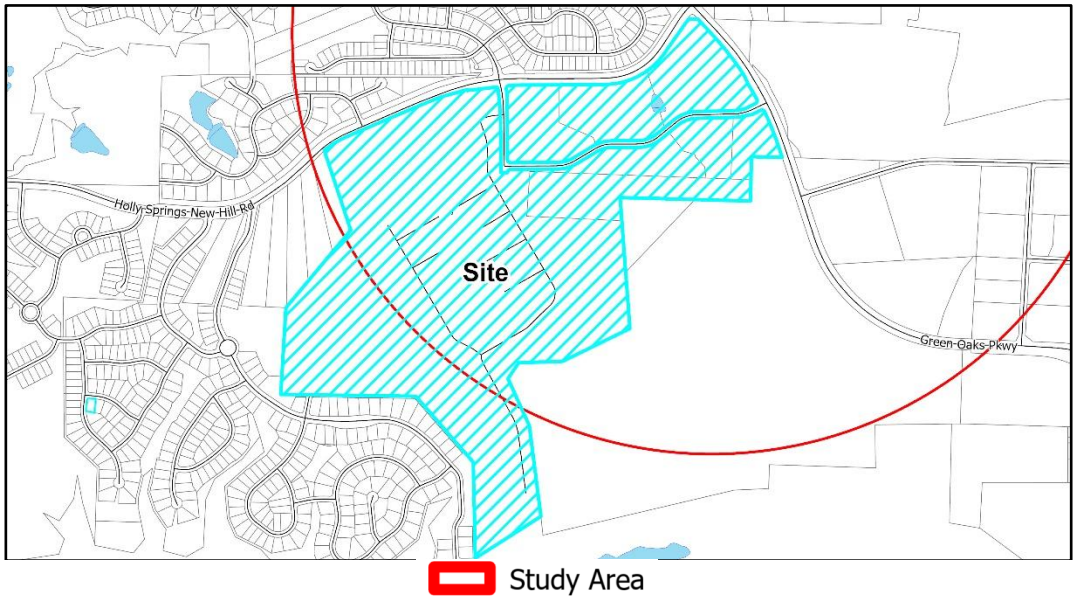
Parks, Recreation, & Greenways Staff Analysis:

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

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

Community Facilities Information

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



Community Facilities Map

Community Facilities Plan

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

Community Facilities Staff Analysis:

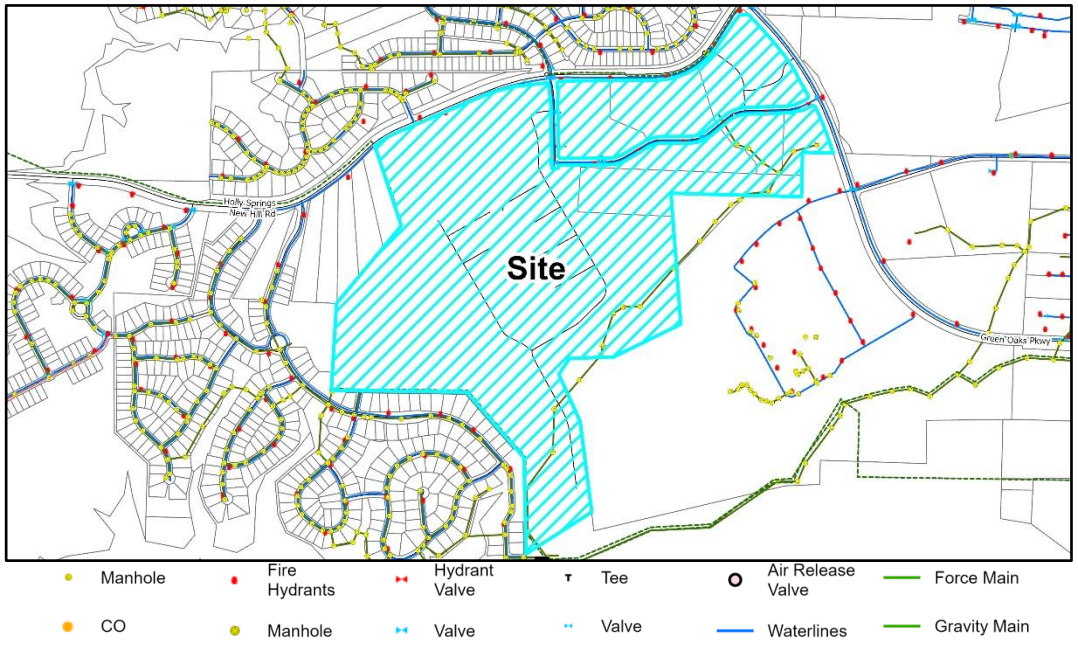
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

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

Infrastructure & Utility Information

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

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

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

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

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

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☒ WRMP Applicable
☐ WRMP Not Applicable

☒Tier 1
☐Tier 2
☐Tier 3

Allocation Elements

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

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

Utility Allocation Summary

Priority Level: Priority Level 1
Allocation Assignment: Non-residential
Allocation Requested: 19,005 gallons per day (GPD)

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

Infrastructure & Utility Staff Analysis:

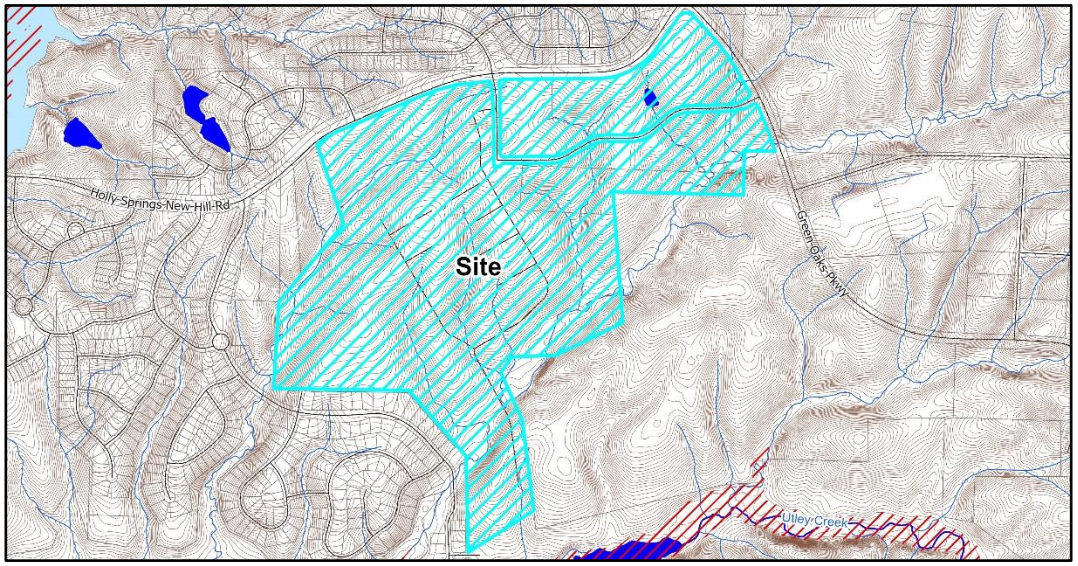
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

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

Natural Resources & Open Space Information

On-site Private Open Space

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



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

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

Stormwater:

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

Natural Resources & Open Space Staff Analysis:

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

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

Development Standards Information

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



Development Standards Summary

Development Standards (UDO Section 2):

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

Landscaping (UDO Section 5)

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

Adjacent to Residential	20' Type C	50' Type C-225
Collector Street	5' Type A	30' Type B-75
Street Trees		
	Large Deciduous Trees: minimum 2.5" caliper (average 50-65' on-center spacing) Small Deciduous Trees: minimum 1.5" caliper (average 50-65' on-center spacing	Large Deciduous Trees: minimum 2" caliper (average 40' on-center spacing) Small Deciduous Trees: minimum 1" caliper (average 30' on-center spacing)

Development Standards Staff Analysis

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

Staff has reviewed the application and has determined the proposed Major Subdivision Plan is:
☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

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

Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

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

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

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

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

Meeting Date: 12/5/2023
Summary of Issues:

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

Planning Board Consideration & Action

Planning Board Meeting Date: 11/20/2024

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

Town Council Consideration & Action

Quasi-Judicial Public Hearing

Prior to the Quasi-Judicial Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

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

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.

Potential Major Subdivision Plan Petition Motion
Adopt Resolution #25-15 to make and accept Findings of Fact for and to approve / deny Major Subdivision Plan amendment 20-MAS-02-A02 for Oakview Innovation Master Plan with the conditions listed below:

Conditions of Approval:

1. All previous conditions of approval for *Oakview Innovation Master Plan* apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
3. Offsite Sewer Infrastructure Incomplete: If any off-site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party.
4. If any off-site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. *This will become a condition of approval.*
5. With this development, continue to evaluate pedestrian facilities at signalized intersections or at locations deemed acceptable by the NCDOT and Town.
6. Continue to coordinate with the Town and NCDOT on improvements at the intersection of Green Oaks Parkway/New Hill Rd. and determine the magnitude of relocation of the existing signal pole and traffic signal timing modifications required.
7. Any assumed background improvement not in place by Lot C's final c/o will be the developer's sole responsibility to construct those background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
8. All Special Studies must be finalized prior to being scheduled for Town Council.
9. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
10. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
11. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
12. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information
13. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.

14. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
15. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.

Motion to Approve Utility Allocation for Oakview Innovation Park.

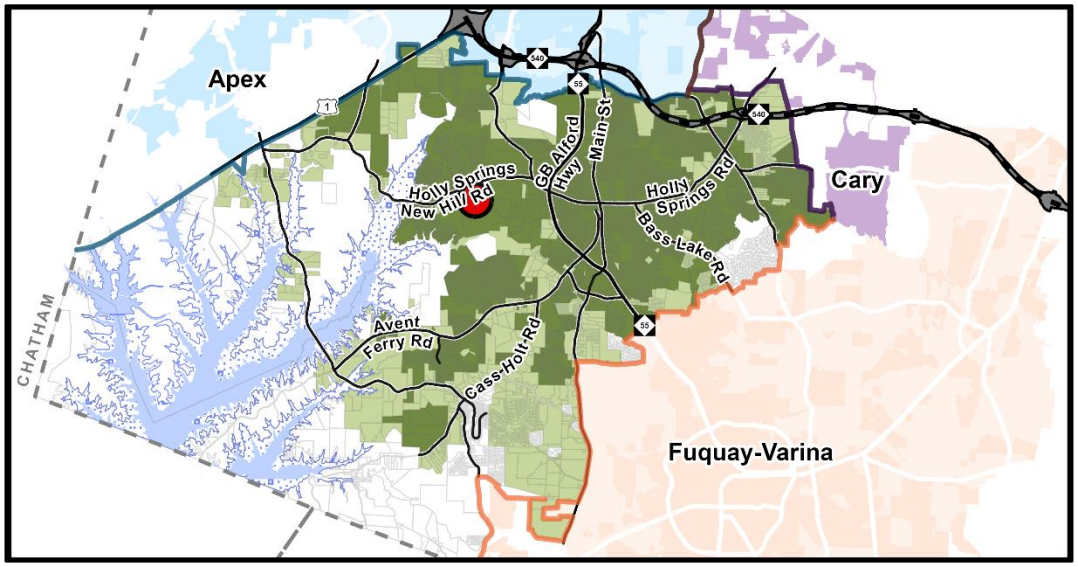
Project Type: Development Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Will Altman – Timmons Group
5040 Trinity Rd St 102
Raleigh, NC 27607

Property Address: 201 Montesale Way

Property Area: 19.14 ac.



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

Project Summary:

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

Requested Action:

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

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Natural Resources Information	Page 13
Development Standards	Page 14
Decision-Making Information	Page 17

Case Summary

Current Zoning:
BRT Business & Research Technology

☐ Conditional Zoning District

Current Major Subdivision Plan:
Oakview Innovation Park - 20-MAS-02-A02



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Business & Industrial

Staff Analysis:

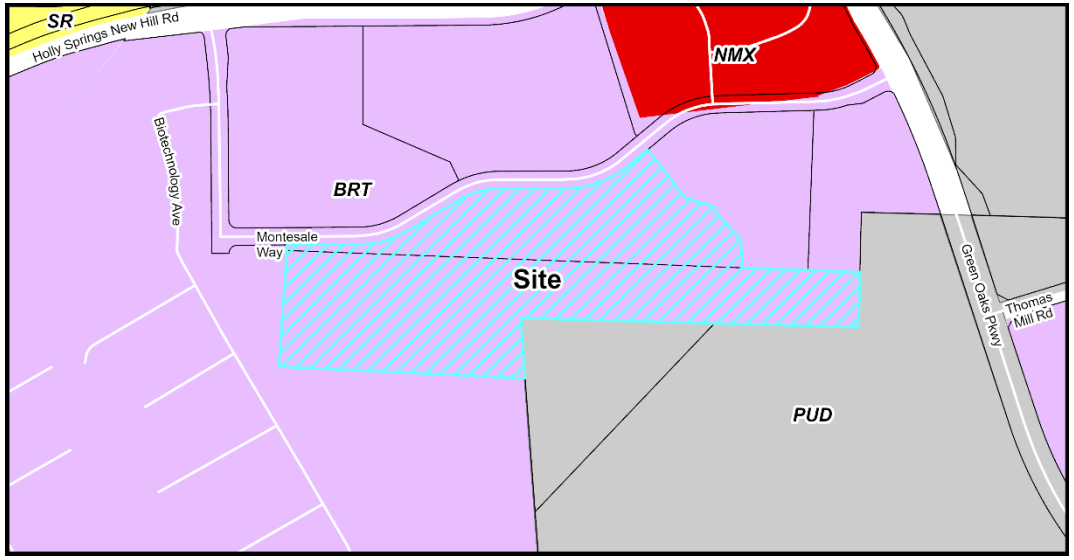
The requested Plan is: ☒ Consistent with Adopted Plans /Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0639837617	BRT Business & Research Technology	6.47 ac.
0639837443	BRT Business & Research Technology	12.67 ac.
	Total Area	**19.14 ac.**



Current Zoning Map

Adjacent Property Current Zoning Information

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

Parcel Rezoning History

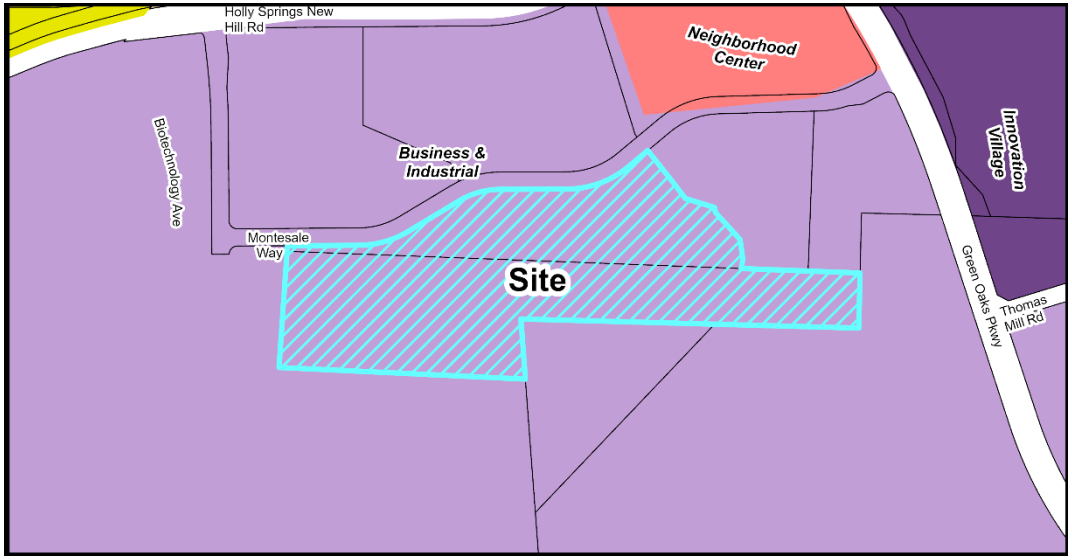
Rezoning Number: N/A
Original Zoning: N/A
Approved Zoning: N/A
Approval Date: N/A

Land Use & Character Information

Growth Strategy Map: Places to Enhance

Future Land Use: Business & Industrial

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

Theme	Summary
☐ 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 multidwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

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

Small Area Plan: N/A

Historic Structures: ☒ None

Future Land Use Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

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

The proposed project meets several important themes for transforming Holly Springs:

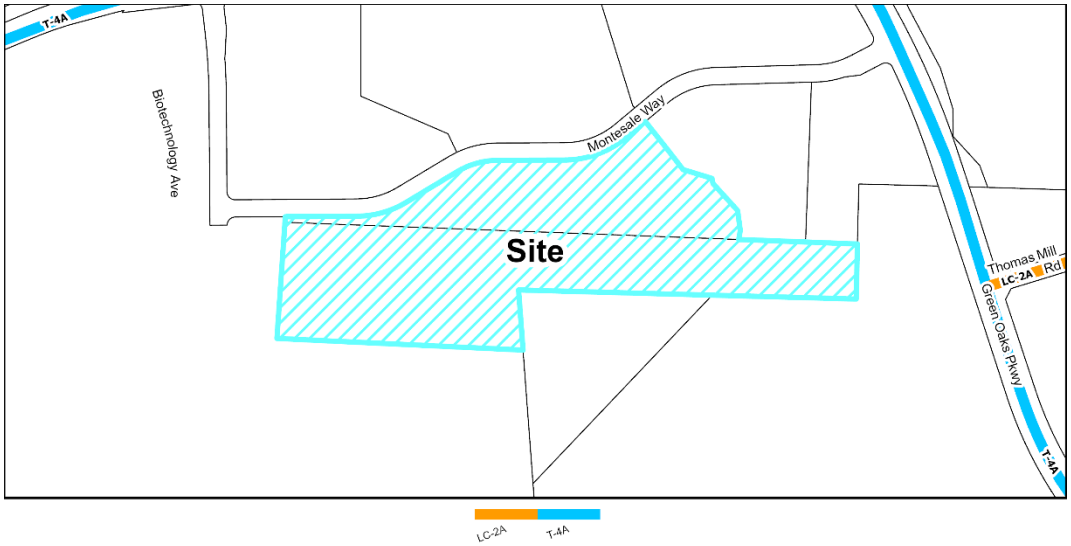
- Transitions: The development plan proposes scale and use-appropriate development located in the center of the existing Master Plan area.

Staff finds that the proposed Development Plan is consistent with the Vision Holly Springs Land Use and Character Plan and with the existing approvals related to the Oakview Innovation Park Master Plan.

Transportation Information

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

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

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

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

Improvement Prioritization:
N/A

Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary

A revision to the previously approved Traffic Impact Analysis (TIA) associated with the original Oakview Innovation project was completed with the Major Subdivision amendment to account for the additional acreage added to "Lot C". The developer of Lot C is required to construct or contribute to all recommended improvements within the revised TIA and associated Transportation Mitigation Agreement (TMA). The following improvements have been committed by the developer:

Old Holly Springs Apex Road / Forest Haven Drive

- Fee-in-lieu amount of $4,024.00 toward westbound right-turn lane extension.

Holly Springs New Hill Road / Green Oaks Parkway

- Extend westbound left-turn lane to 600 feet.

New Hill Road / Old Holly Springs Apex Rd

- Extend eastbound left-turn lane to 500-feet via restriping.

NC-55 / New Hill Road

- Fee-in-lieu amount of $23,144.00 toward outer westbound right-turn lane extension to Old Holly Springs Apex Road.

NC-55 / W Holly Springs Road

- Extend inner westbound right-turn lane to Earnie Lane.

NC-55

- *Fee-in-lieu amount of $11,558.00 toward future NC-55 widening project.*

Transportation Information (cont.)

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

- Fee-in-lieu of $9,079.00 toward the following:
  - Construction of a 325-foot northbound left-turn lane.
  - Restriping of 600' westbound receiving lane.

New Hill Road / Old Holly Springs Apex Road

- Fee-in-lieu amount of $37,752.00 toward the following:
  - Construction of a 250-foot westbound right turn lane and westbound through lane restriping.
  - Construction of 300-foot southbound left-turn lane and 550-foot eastbound receiving lane.
  - Construction of a westbound receiving lane.

NC-55 / New Hill Road / Holly Springs Road

- Fee-in-lieu amount of $5,704.00 toward construction of a 750-foot southbound right-turn lane.

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

- Fee-in-lieu amount of $2,896.00 toward installation of a traffic signal.

Green Oaks Parkway / Site Driveway #2

- Fee-in-lieu amount of $37,639.00 toward installation of a traffic signal.

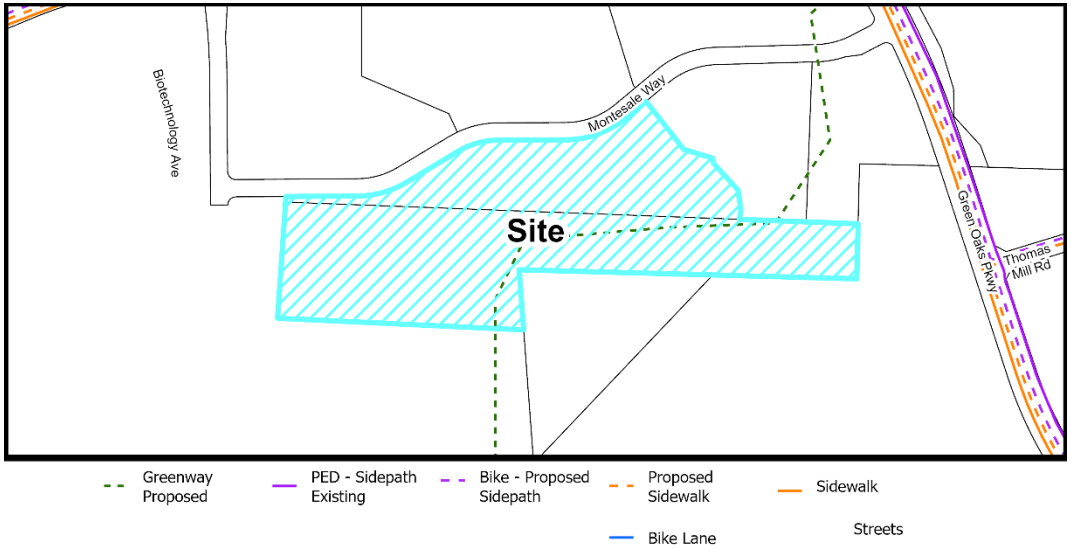
Transportation Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The developer has committed to completing the mitigation improvements within a Transportation Mitigation Agreement per the revised Traffic Impact Analysis. The development is therefore consistent with the Comprehensive Plan as it relates to transportation.

Parks, Recreation & Greenways Information

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements
☒ Greenway ☐ Sidepath

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

Parks, Recreation, & Greenways Summary

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

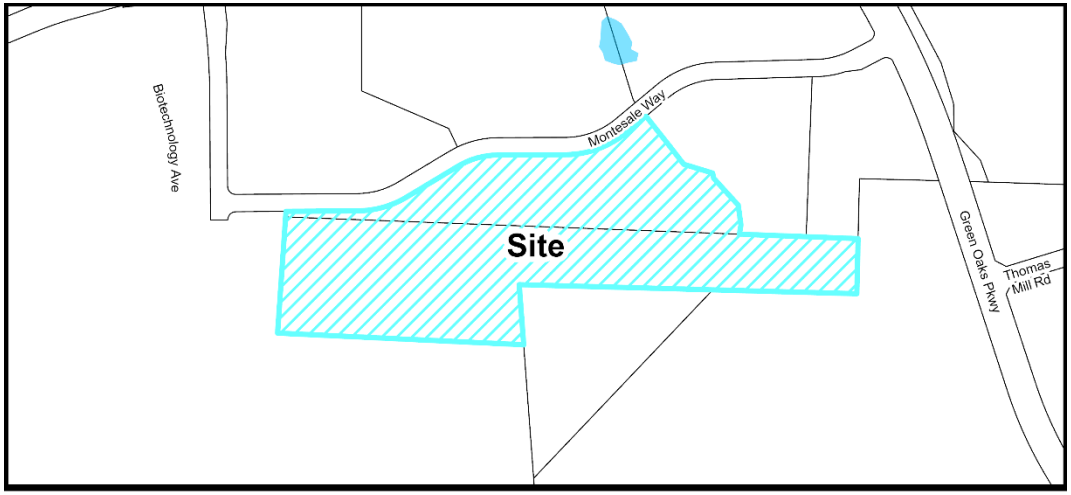
Parks, Recreation, & Greenways Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

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

Community Facilities Information

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



Community Facilities Map

Community Facilities Staff Analysis:

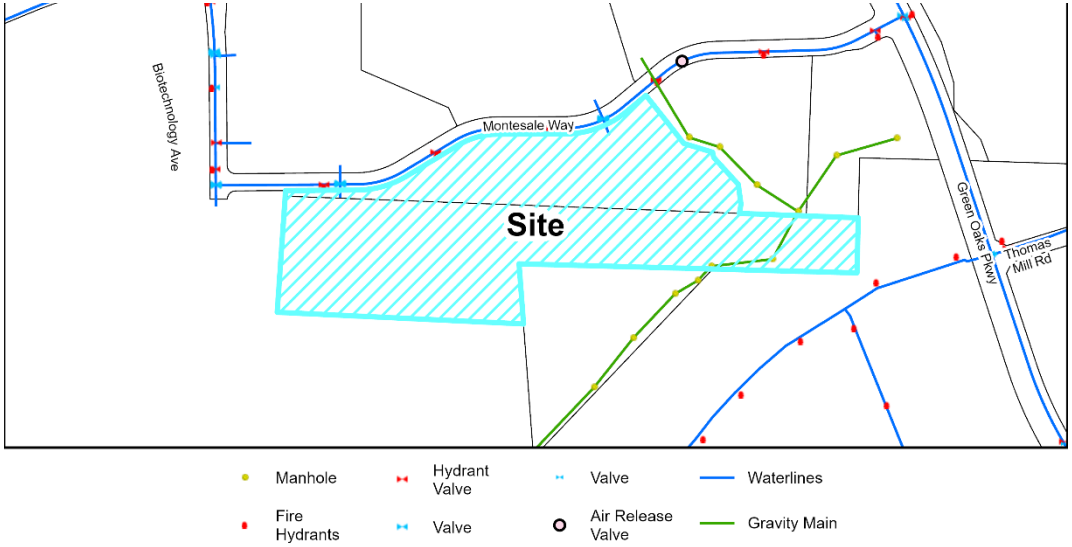
The requested Development Plan is: ☒ Consistent ☐ Inconsistent

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

Infrastructure & Utility Information

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

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

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

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

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

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☒ WRMP Applicable
☐ WRMP Not Applicable

☒Tier 1
☐Tier 2
☐Tier 3

Allocation Elements

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

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

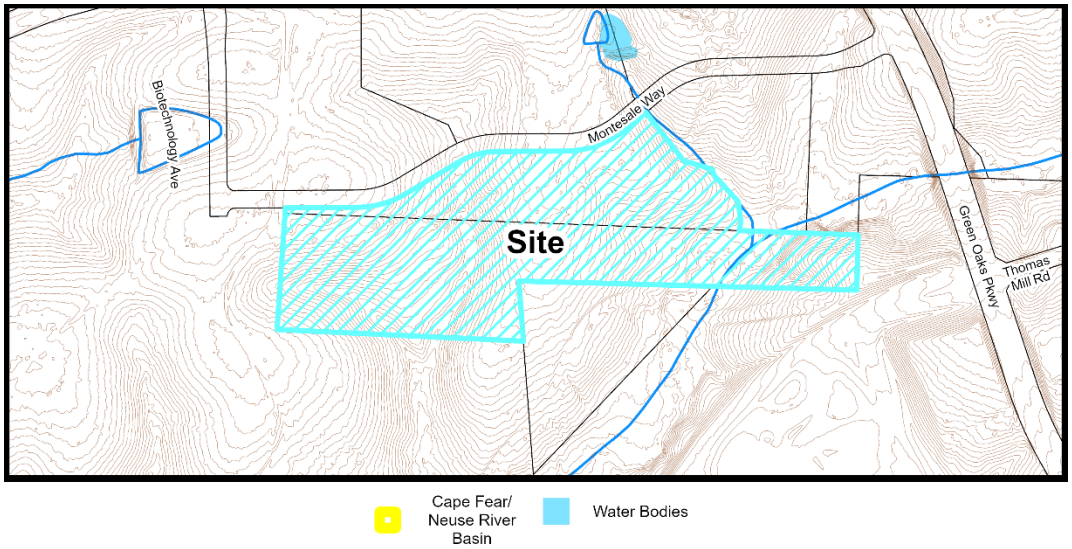
Infrastructure & Utility Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

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

Natural Resources & Open Space Information

On-site Private Open Space	**3% (.57 ac.)**
Tree Preservation Area	0%
Active Recreation Area	2% (.38 ac.)
Urban Civic Space	0%
Flexible Space	1% (.19 ac.)



Natural Resources Map

Natural Resources & Open Space Summary

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

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

Natural Resources & Open Space Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

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

Development Standards Information

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

Development Standards Summary

Development Standards (UDO Section 2 & Master Plan):

Building Placement	**Standard**	**Proposed**
Front Setback	30'	107'
All Other Setbacks (Side and Rear)	5'	South: 97' East: 101' West: 736'

Building Height	**Standard**	**Proposed**
Maximum Building Height	100'	43'-6"

Open Space and Conservation (UDO Section 4):

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

Landscaping (UDO Section 5):

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

	3 small shrubs/5'	
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	30 Islands
Street Trees		
	N/A (provided by MAS)	N/A (provided by MAS)

Parking (UDO Section 6):

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

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

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

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

Development Standards Staff Analysis

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

Staff has reviewed the application and has determined the proposed Development Plan is:
☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

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

Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

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

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

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

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

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

Meeting Date: 7/31/2023
Summary of Issues: None

Planning Board Consideration & Action

Planning Board Meeting Date: 11/20/2024

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

Town Council Consideration & Action

Quasi-Judicial Public Hearing

Prior to the Quasi-Judicial Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

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

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.

Potential Development Plan Petition Motion
Adopt Resolution #25-17 to make and accept Findings of Fact for and to approve / deny Development Plan 23-DP-13 for Oakview Innovation Pod C with the conditions listed below:

Conditions of Approval:

1. All previous conditions of approval for Oakview Innovation Technology Master Plan apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. The following must be provided with the first Construction Drawing submittal:
   a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 8.4.E shall be submitted to and approved by Development Services.
   b. Raceway to serve EV-Ready parking spaces must be shown.
3. This Development Plan shall adhere to the parameters previously approved with the Oakview Innovation Master Plan Developer Agreement.
4. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
5. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
6. Continue to coordinate with the Town and NCDOT on improvements at the intersection of Green Oaks Parkway/New Hill Rd. and determine the magnitude of relocation of the existing signal pole and traffic signal timing modifications required.
7. Offsite Sewer Infrastructure Incomplete: If any off-site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party.
8. If any off-site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. *This will become a condition of approval.*
9. Any assumed background improvement not in place by Lot C's final c/o will be the developer's sole responsibility to construct those background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
10. With this development, continue to evaluate pedestrian facilities at signalized intersections or at locations deemed acceptable by the NCDOT and Town.
11. The TIA review comments must be addressed, and the report shall be finalized prior to this project being scheduled for Town Council.

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

Resolution No. 25-15
Date Submitted: June 17, 2025
Date Adopted: June 17, 2025

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR AND TO APPROVE WITH CONDITIONS MAJOR SUBDIVISION PLAN MAJOR AMENDMENT (20-MAS-02-A02) FOR OAKVIEW INNOVATION PARK MASTER PLAN

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

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

Major Subdivision Plan Findings of Fact:
The Town Council shall consider the following review criteria in determining whether to approve, approve with conditions, or deny a Development Plan.

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

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

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

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

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

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

Major Subdivision Plan (20-MAS-02-A02): Oakview Innovation Park Master Plan

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

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact and to approve with conditions (Exhibit B) Major Subdivision Plan (20-MAS-02-A02) for Oakview Innovation Park Master Plan; as submitted by Will Altman.

Adopted by the Holly Springs Town Council on this, the 17th day of JUNE, 2025.

Town of Holly Springs by **ATTEST**:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk

RESOLUTION EXHIBIT A

MAJOR SUBDIVISION PLAN (20-MAS-02-A02) FINDINGS OF FACT SUBMITTED BY APPLICANT

Criterion 1: This property was added into the previously approved Oakview Innovation Park Major Subdivision Plan (previously Master Plan). The property's zoning is consistent with the adjacent properties and surrounding areas, BRT. The neighboring properties include developments that are similar uses (manufacturing, life sciences, etc) to the newly added property. This continues the consistency and intent of the Oakview Innovation Park development. Therefore, the proposed development will not have significant adverse impacts on adjacent properties and is consistent with the character of the BRT zoning district.

Criterion 2: The UDO requires a total of 3% of the property to be open space, which amounts to 0.60 acres of this property, including tree preservation, recreational area, and 5% flexible area. The major subdivision plan exceeds these requirements, providing a total of 6.12 acres of open space, including 5.69 acres of tree preservation/ flex space and 0.43 acres of active recreational area. The majority of the tree preservation area is along the southern perimeter of the property (includes space for future greenway connection points and a sanitary sewer easement), which will provide substantial buffering between neighboring properties adjacent to the site. The recreational area includes a courtyard area, additional spaces at the entrances, and walking paths that provide future tenants multiple spaces. Therefore, the proposed development provides for the preservation, improvement, and enhancement of open space.

Criterion 3: To the extent possible, the major subdivision plan is designed around the natural topography of the property and the majority of disturbance is largely located close to the interior access points of Oakview Innovation Park internal roads. There is an existing stream and wetlands on the property, which will be preserved as much as possible. The major subdivision application includes plans to construct the necessary public and private infrastructure to serve the project including public water services and connecting to the public sanitary sewer service located at the southern portion of the property. Therefore, the project can be economically served by the Town with public services and facilitates the use and future development of adjacent properties within the Town’s corporate limits.

Criterion 4: This area of the Town is mostly developed with buildings meeting the BRT requirements required by the approved Oakview Innovation Park Master Plan. This major subdivision plan is designed to reflect these characteristics. The impacts to the existing stream and wetlands on the property will be preserved as much as possible. The majority of the existing wooded areas are to be preserved along the southern portions of the site, which will maintain the viewshed of adjacent property owners. The way the layout of the site is, the building will sit below the grades of the internal Oakview Innovation Park roads. The public realm will also be enhanced by the amenity areas provided with the project and the commitment to quality architecture and building materials. Connection points to the sidewalks are provided which will lead to a future greenway path connection. Therefore, the site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town’s character.

Criterion 5: The proposed major subdivision plan is consistent with the previously approved master plan (including the modification to include this site). The design of the project furthers the goals and policies of the Comprehensive Plan by proposing a project that is consistent with the Future Land Use Map (Business and Industrial) and the requirements set forth in the Oakview Innovation Park master plan. With the design and permitting, this project has updated the previous TIA and includes offsite improvements

that meet the Transportation Plan portion of the Comprehensive Plan. This project includes a FIL that will go towards the extension of the green way set forth in the Town's green way master plan. The infrastructure and utilities have been designed to be consistent with the previously approved Oakview Innovation Park master plan. As mentioned previously, the existing environmental features are to be preserved as much as possible including the existing stream and wetlands onsite. Therefore this design furthers all aspects of the goals and policies of the Comprehensive Plan.

RESOLUTION EXHIBIT B

MAJOR SUBDIVISION PLAN (20-MAS-02-A02) CONDITIONS OF APPROVAL

1. All previous conditions of approval for *Oakview Innovation Master Plan* apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
3. Offsite Sewer Infrastructure Incomplete: If any off-site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party.
4. If any off-site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. *This will become a condition of approval.*
5. With this development, continue to evaluate pedestrian facilities at signalized intersections or at locations deemed acceptable by the NCDOT and Town.
6. Continue to coordinate with the Town and NCDOT on improvements at the intersection of Green Oaks Parkway/New Hill Rd. and determine the magnitude of relocation of the existing signal pole and traffic signal timing modifications required.
7. Any assumed background improvement not in place by Lot C's final c/o will be the developer's sole responsibility to construct those background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
8. All Special Studies must be finalized prior to being scheduled for Town Council.
9. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
10. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
11. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
12. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information
13. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
14. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.

15. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.

RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

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

The Town Council made the following additional findings:

X No additional findings

RESOLUTION EXHIBIT D

ADDITIONAL CONDITIONS OF APPROVAL

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

X No additional conditions of approval

Resolution No. 25-17
Date Submitted: June 17, 2025
Date Adopted: June 17, 2025

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR AND TO APPROVE WITH CONDITIONS DEVELOPMENT PLAN (23-DP-13) FOR GENESUITES POD C

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

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

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

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

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

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

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

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

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

Development Plan (23-DP-13) : Genesuites Pod C

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

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact and to approve with conditions (Exhibit B) Development Plan (23-DP-13) for Genesuites Pod C; as submitted by Will Altman.

Adopted by the Holly Springs Town Council on this, the 17th day of JUNE, 2025.

Town of Holly Springs by **ATTEST**:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk

RESOLUTION EXHIBIT A

DEVELOPMENT PLAN (23-DP-13) FINDINGS OF FACT SUBMITTED BY APPLICANT

Criterion 1: This property was added into the previously approved Oakview Innovation Park Major Subdivision Plan (previously Master Plan). The property's zoning is consistent with the adjacent properties and surrounding areas, BRT. The neighboring properties include developments that are similar uses (manufacturing, life sciences, etc) to the newly added property. This continues the consistency and intent of the Oakview Innovation Park development. Therefore, the proposed development will not have significant adverse impacts on adjacent properties and is consistent with the character of the BRT zoning district.

Criterion 2: The UDO requires a total of 3% of the property to be open space, which amounts to 0.60 acres of this property, including tree preservation, recreational area, and 5% flexible area. The development plan exceeds these requirements, providing a total of 6.12 acres of open space, including 5.69 acres of tree preservation/ flex space and 0.43 acres of active recreational area. The majority of the tree preservation area is along the southern perimeter of the property (includes space for future greenway connection points and a sanitary sewer easement), which will provide substantial buffering between neighboring properties adjacent to the site. The recreational area includes a courtyard area, additional spaces at the entrances, and walking paths that provide future tenants multiple spaces. Therefore, the proposed development provides for the preservation, improvement, and enhancement of open space.

Criterion 3: To the extent possible, the development plan is designed around the natural topography of the property and the majority of disturbance is largely located close to the interior access points of Oakview Innovation Park internal roads. There is an existing stream and wetlands on the property, which will be preserved as much as possible. The development plan application includes plans to construct the necessary public and private infrastructure to serve the project including public water services and connecting to the public sanitary sewer service located at the southern portion of the property. Therefore, the project can be economically served by the Town with public services and facilitates the use and future development of adjacent properties within the Town’s corporate limits.

Criterion 4: This area of the Town is mostly developed with buildings meeting the BRT requirements required by the approved Oakview Innovation Park Master Plan. This development plan is designed to reflect these characteristics. The impacts to the existing stream and wetlands on the property will be preserved as much as possible. The majority of the existing wooded areas are to be preserved along the southern portions of the site, which will maintain the views of adjacent property owners. The way the layout of the site is, the building will sit below the grades of the internal Oakview Innovation Park roads. The public realm will also be enhanced by the amenity areas provided with the project and the commitment to quality architecture and building materials. Connection points to the sidewalks are provided which will lead to a future greenway path connection. Therefore, the site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town’s character.

Criterion 5: The proposed development plan is consistent with the previously approved master plan (including the modification to include this site). The design of the project furthers the goals and policies of the Comprehensive Plan by proposing a project that is consistent with the Future Land Use Map (Business and Industrial) and the requirements set forth in the Oakview Innovation Park master plan. With the design and permitting, this project has updated the previous TIA and includes offsite improvements that meet the Transportation Plan portion of the Comprehensive Plan. This project includes a FIL that

will go towards the extension of the green way set forth in the Town's green way master plan. The infrastructure and utilities have been designed to be consistent with the previously approved Oakview Innovation Park master plan. As mentioned previously, the existing environmental features are to be preserved as much as possible including the existing stream and wetlands onsite. Therefore this design furthers all aspects of the goals and policies of the Comprehensive Plan.

RESOLUTION EXHIBIT B

DEVELOPMENT PLAN (23-DP-13) CONDITIONS OF APPROVAL

1. All previous conditions of approval for Oakview Innovation Technology Master Plan apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. The following must be provided with the first Construction Drawing submittal:
    a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 8.4.E shall be submitted to and approved by Development Services.
    b. Raceway to serve EV-Ready parking spaces must be shown.
3. This Development Plan shall adhere to the parameters previously approved with the Oakview Innovation Master Plan Developer Agreement.
4. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
5. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
6. Continue to coordinate with the Town and NCDOT on improvements at the intersection of Green Oaks Parkway/New Hill Rd. and determine the magnitude of relocation of the existing signal pole and traffic signal timing modifications required.
7. Offsite Sewer Infrastructure Incomplete: If any off-site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party.
8. If any off-site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. *This will become a condition of approval.*
9. Any assumed background improvement not in place by Lot C's final c/o will be the developer's sole responsibility to construct those background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
10. With this development, continue to evaluate pedestrian facilities at signalized intersections or at locations deemed acceptable by the NCDOT and Town.
11. The TIA review comments must be addressed, and the report shall be finalized prior to this project being scheduled for Town Council.
12. A detailed hydraulic report will be required for the reclaimed water main extension proposed. This report is required to be finalized prior to Construction drawing approval.
13. All Special Studies must be finalized prior to being scheduled for Planning Board.
14. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.

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

RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

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

The Town Council made the following additional findings:

X No additional findings

RESOLUTION EXHIBIT D

ADDITIONAL CONDITIONS OF APPROVAL

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

X No additional conditions of approval

Planning Board Meeting Date: 11/20/2024

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 and Development Plan are consistent with the technical standards of Town of Holly Springs Unified Development Ordinance.

The Planning Board discussed the following issues and concerns:
- Transportation and greenway improvements and how the proposed fees-in-lieu were decided upon.

Major Subdivision Plan Motion
The Planning Board recommends the Town Council approve Major Subdivision Plan 20-MAS-02-A02 for Oakview Innovation Park as submitted by Will Altman, dated Revised 4/12/2024 with staff recommended conditions.

The Planning Board voted in favor of the recommendation (7 - 0) *[2 absent]*

Development Plan Motion
The Planning Board recommends the Town Council approve / deny Development Plan 23-DP-13 for Genesuites Pod C as submitted by Will Altman, dated Revised 4/12/2024 with staff recommended conditions.

The Planning Board voted in favor of the recommendation (7 - 0) *[2 absent]*

TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
Supplement 18
March 2022

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

Petition Type:

☒ **Major Subdivision** (check all that apply)
☐ Residential ☐ Non-residential
☐ New ☒ Major Amendment* ☐ Minor Amendment*

☐ **Development Plan** (check all that apply)
☐ Residential ☐ Non-residential
☐ New ☐ Major Amendment* ☐ Minor Amendment*

☐ **Special Use Permit**
☐ New

** Specify purpose of amendment on Certificate of Plan Revisions*

For DS Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐Revised ☐ Final

Project Information:

Project Name: Oakview Innovation Park
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision 20MAS02A01 Shopping Center/Lot# _____
Project Location: Holly Springs New Hill Rd and Green Oaks Parkway
Use street address. If none, use the closest intersection
☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☒ Pending Annexation
PIN: Multiple parcels-See Plans Real Estate ID: Multiple parcels-See Plans
Project Acreage (rounded to nearest tenth): _____ Partial Parcel: ☐ No ☐ Yes (additional fee)
Current Zoning: RT/LB Proposed Use (see UDO Table 3.2.A): RT/LB
Open Space *[See UDO Section 7.06(F)(4)]*: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/A
Waivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet
Sketch Plan Review (Pre-Submittal) Meeting Date: 8-24-23
If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

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

Project Applicant/Contact
(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____
Name Will Atlman, PE Company Timmons Group
Mailing Address 5410 Trinity Road, Suite 102
City Raleigh State NC Zip 27607
Telephone # (919) 866-4933 E-Mail William.Altman@Timmons.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

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

Architect

Name Steven Harris Company O'Brien Atkins
Mailing Address 5001 S Miami Blvd
City Durham State NC Zip 27703
Telephone # (919) 941-9000 E-Mail SHarris@obrienatkins.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

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

Other: _____(any other contact that should receive comments and correspondence for this project)

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

Property Owner - *Required*

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

Certificate of Submittal Completion

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

Signature: _____ Date: 9-22-23

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

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

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

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

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

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

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

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

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

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

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

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

TOWN OF HOLLY SPRINGS
DEVELOPMENT PETITION

NEIGHBORHOOD MEETING REPORT

DPM Appendix #A.01
Supplement 18
March 2022

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

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

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

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

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

☒ Date of Notification Mailing: November 22, 2023

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

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

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
There were no specific questions that effect the current design of the project.

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) _____ Date 12/6/23

Bill Blasko to Everyone

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

Smith to Everyone 5:16 PM

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

Kerri Voelker to Everyone 5:18 PM

Any additional environmental impact we should be aware of?

Bill Blasko to Everyone 5:19 PM

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

Mase Aljader to Everyone 5:19 PM

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

Bill Blasko to Everyone 5:20 PM

no asking Timmons since you are development

what about the grave yard over there

From Marc Waterloo and Jill Slater via Email

William-

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

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

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

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

- Are these lights permanent structures?
- What can be done to meet your lighting/security needs, while also minimizing direct shine into the houses

    - Please note, those lights are directly in the 2nd floor living areas of most housing abutting your property, and even shining into houses beyond Trinity Creek Drive and Chickasaw Plum Drive.

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

From Dave Shimko and Kerri D via email

Hi William,

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

Thanks,

Dave

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

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

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

WOOD, LAURIE	121 GREY HERON LN	HOLLY SPRINGS NC 27540
YEAGER, NATHAN	200 TRINITY CREEK DR	HOLLY SPRINGS NC 27540
YEAGER, TIMOTHY	433 TRINITY CREEK DR	HOLLY SPRINGS NC 27540
YOUNTS, CARMEN	201 ADDISON POND DR	HOLLY SPRINGS NC 27540
ZANZANO, DENNIS	212 LUCKY RIBBON LN	HOLLY SPRINGS NC 27540
ZHANG, YAN	405 RAMBLING OAKS LN	HOLLY SPRINGS NC 27540
ZINTECK, NATHAN	112 GREY HERON LN	HOLLY SPRINGS NC 27540
ZUNIC, WAYNE	201 ANCIENT OAKS DR	HOLLY SPRINGS NC 27540

DETAILED MASTER PLAN:
OAKVIEW INNOVATIONS

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

UTILITY / MUNICIPALITY CONTACTS:

A. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-2914
CONTACT: CHERYL CAINES

B. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-3933
CONTACT: ELIZABETH GOODSON

C. BURIED CABLE LOCATION
NC 811

D. DUKE ENERGY
(866) 582-6345

CONSULTANT CONTACTS:

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

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

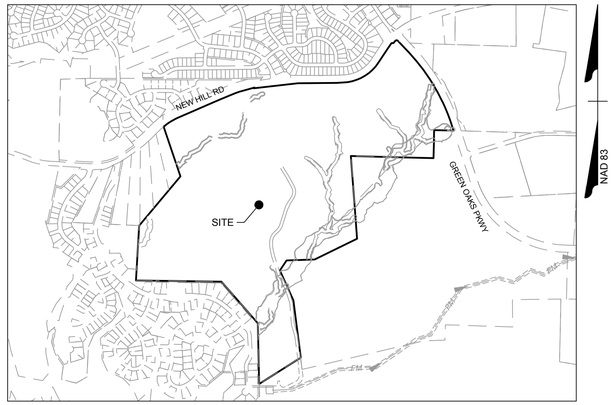
SITE ENGINEER/ LANDSCAPE ARCHITECT
TIMMONS GROUP
CONTACT: BLAKE HALL
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4933

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

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

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

* REFER TO SEWER STUDY, DATED 5/3/24 AND TITLED "UPDATED PRELIMINARY ENGINEERING REPORT FOR THE OAKVIEW INNOVATION TECHNOLOGY PARK SEWER IMPROVEMENTS- ON BEHALF OF THE GENESUITES: LOT C SEWER STUDY", TO SEE BREAKDOWN OF FLOW ESTIMATION FOR EACH PARCEL
** FLOW FACTORS ARE DIFFERENT FOR EACH PARCEL. THE AVERAGE FLOW FACTOR ACROSS ALL OAKVIEW INNOVATION PARK PARCELS IS SHOWN IN THIS TABLE
*** PEAKING FACTORS ARE DIFFERENT FOR EACH PARCEL. THE AVERAGE PEAKING FACTOR ACROSS ALL OAKVIEW INNOVATION PARK PARCELS IS SHOWN IN THIS TABLE.



VICINITY MAP
1" = 1000'

GENERAL NOTES:

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

Sheet List Table

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

MASTERPLAN MINOR AMENDMENTS I:

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

MASTERPLAN MINOR AMENDMENTS II:

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

NOT FOR CONSTRUCTION

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

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
MASTER PLAN REVISION	09/07/21
MASTER PLAN REVISION	07/07/23
MASTER PLAN REVISION	11/03/2023
MASTER PLAN REVISION	12/06/2023
MASTER PLAN REVISION	04/12/2024

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

TIMMONS GROUP

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

JOB NO. 59797
SHEET NO. C0.0

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PREPARED BY/RETURN TO: JOHN SCHIFANO, ROD BOX 105

STATE OF NORTH CAROLINA COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT (N.C. GEN. STAT. § 160A-420.20 et.seq.)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and

HELIX VENTURES, LLC.

THIS AGREEMENT, made and entered into this 27th day of February, 2020, by and between the TOWN OF HOLLY SPRINGS, a North Carolina Municipal corporation, hereafter referred to as the "Town" and Helix Ventures, LLC, a North Carolina Limited Liability Company, hereafter referred to collectively as the "Developer." The Town and the Developer are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Developer is the fee simple owner or contract purchaser of several tracts of land held in common for development, the total of which are exceeding 150 acres in size, which are shown in Exhibit A, attached hereto and incorporated herein by reference (the "Property"), and the Developer, or its successors or assigns, will be requesting approval of a development plan for these tracts for a mixed use commercial development, in a manner consistent with the sketch plans prepared by the Developer attached hereto as Exhibit B and the terms of this agreement; and,

WHEREAS, Trustwell Property Group, LLC ("Trustwell" or "Representative") is the authorized representative of Developer and its managers may bind the Developer to contractual obligations with the Town, and the Town shall rely on the actions and representations of Trustwell to be binding on the Developer, until such time as informed in writing by the Developer otherwise; and,

WHEREAS, the Property is not currently located within the corporate limits of the Town, is not currently served by town sewer service, and a significant capital expenditure would be required to extend sewer service to the Property. However the Property is located in close proximity to the Town corporate limits is within the extraterritorial jurisdiction of the Town, and it is closer to any Town utilities than to any other town's utilities; and,

WHEREAS, Developer desires careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, it is beneficial to both the Town and Developer to construct certain on-site and off-site infrastructure improvements relative to the Project to enable the safe and responsible treatment of wastewater by the Town and to provide potable drinking water to the ultimate users of the Property, as well as other infrastructure; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. § 160A-372 and its Unified Development Ordinance, the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that it will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, the Town has enacted a subdivision control ordinance, pursuant to N.C.G.S. §160A-372 which provides for the orderly control of growth and development in the Town in general and on the Developer's parcel; and,

WHEREAS, the Town is authorized pursuant to N.C.G.S § 160A-311 et. seq. to operate and does in fact operate a water and sewer treatment enterprise and requires, pursuant to N.C.G.S. § 160A-317, the connection to the system by owners of developed lands located within the Town, for a cost set forth in the Town's annual budget; and,

WHEREAS, the Town is authorized to enter into this contract pursuant to N.C.G.S. §§ 160A-16, 160A-460.20 et seq. and may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160A-20.1 and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so.

WHEREAS, The Town Council of Holly Springs, after a duly advertised public hearing, approved this Development Agreement at its regularly scheduled meeting on December 3, 2019, upon motion by Councilperson O'Brien, second by Councilperson Kelly, upon unanimous vote.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree as follows:

ARTICLE I

I. Definitions: The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approved by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developer, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Comprehensive plan: The comprehensive plan, land-use plan, small area plans, neighborhood plans, transportation plan, capital improvement plan, official map, and any other plans regarding land use and development that have been officially adopted by the governing board.

c. Developer: Helix Ventures, LLC, the signatories hereto, and their heirs, successors and assigns.

d. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. 'Development', as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, 'development' refers to the planning for or the act of developing or to the result of development. Specifically in this agreement, the term "development" refers to the construction by the Developer of all building activities associated with the Plans.

e. Development permit: A building permit, zoning permit, subdivision approval, special exception or conditional use permit, variance, or any other official action of the Town having the effect of permitting the development of property.

f. Land development regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

g. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

h. NCDOT: the North Carolina Department of Transportation

i. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities not located on the Developer's site.

j. Onsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities located on the Property. Specifically included in this definition is a new gravity main designed to serve the new development and the specific drainage region as described in Exhibit C.

k. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

l. Plans: Those sketch plans attached hereto as Exhibit B.

m. Property: All real property shown or described in Exhibit A, which is subject to land-use regulation of the Town and includes any improvements or structures customarily regarded as a part of real property.

n. Project: The Developer's plan to develop the Property.

o. Representative: Trustwell Property Group, LLC shall serve as the Developer's agent and representative.

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. The legal description of the Property subject to this agreement and the names of its legal and equitable property owners are contained in Exhibit A.

2. TERM: The duration of the agreement is for twenty years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. Condition precedent to this Agreement are as follows:

a. Developer shall acquire in fee simple absolute the Property within 90 days of approval of Master Plan and Rezoning.

3. DEVELOPMENT PERMITTED USES: The development uses permitted on the Property and the location of those uses are shown on Exhibit B ("Sketch Site Plan" or "Plans").

a. The Plans indicate approximately 12.6 acres (the "Mixed Use Parcel") shall be acres apportioned to the Local Business Business/mixed Use ("LB") land use, and approximately 185.9 acres to Research and Technology District ("RT"). The line distinguishing the two land uses on the Plans may change in shape or location on a final plan or re-zoning application submitted during the term of this Agreement, so long as the percentage of land zoned for RT use does not fall below 93%. For clarification, the following definitions for the land uses shown on the Plans are as follows:

1. "MU" shall be that zoning definition of "Mixed Use" contained in the current form of Section 3.02(C) of the Town of Holly Springs Unified Development Ordinance, except that residential uses shall not be allowed as a permitted use. The mix of uses for this area shall be only a mix of commercial uses such as retail and office, as further described and limited in Exhibit D. b that zoning definition contained in the current form of Section 4.02 of the Town of Holly Springs Unified Development Ordinance.

b. The Town hereby agrees that the land use described herein and shown on Exhibit B is in the best interest of the Town, is in keeping with the land use plans, and agrees, subject to statutory requirements, to rezone the Property in conformance with this Agreement. The Town shall facilitate all necessary approvals with the Developer according to the proposed estimated Development Schedule listed below.

c. Exhibit B shall describe the Developer's right to construct a mixed use commercial center at the corner of Holly Springs New Hill Road and Green Oaks Parkway in an area not to exceed 12.6 acres. In consideration of this change to the town's Comprehensive Plan and zoning, the Developer shall acquire and add to the Property an

approximate 12.64 acre tract known as the "Harris Tract" as shown on Exhibit B, and such tract shall be zoned RT and made a contiguous part of the Property.

d. The Developer voluntarily offers certain zoning conditions ("Zoning Conditions") as a part of this Agreement and any subsequent rezoning requests for the Property. These Zoning Conditions shall apply to the Mixed Use Parcel, and are listed in Exhibit D.

e. In addition to Developer's obligation to incorporate the Harris Tract as discussed above, the Developer further agrees to incorporate as part of its Master Plan one (1) tract equal to or greater than fifty (50) acres in size and one (1) tract equal to or greater than thirty (30) acres in size and allow the Town's Economic Development Department to market these tracts for sale to one or more single users ("Employment Center Tracts"). The parties agree that the creation of these two Employment Center Tracts are in the mutual interest of the parties to encourage development of the Property, create job growth, and stimulate the local and regional economy. The parties understand that tracts of such size, location, and access to utilities are rare and valuable in the region and are needed for the recruitment of a large employer. The Developer agrees to hold these Employment Center Tracts open for sale and marketing by the Town for a period of not less than three (3) years from the completion of the sewer line discussed below. At least Ninety (90) days prior to the expiration of this period, provided the Town has fulfilled all its obligations under this Agreement and is actively marketing the property to a bona fide employer candidate, the Town may request from the Developer one (1) extension to this period of no more than twelve (12) months to be granted at the Developer's discretion which shall not be unreasonably withheld or delayed. Developer agrees to sell either or both Employment Center Tracts for a fair market value determined by an appraisal obtained by the Town at such time as an end user is identified. In the event that the Developer reasonably opposes the analysis used in the appraisal, the Developer may obtain a second appraisal. In the event that the parties cannot agree on the fair market value after 2 appraisals, the parties may share the cost for a third, and the average the three appraisals shall determine the fair market value.

4. SEWER CONSTRUCTION AND ACCESS: The Town and Developer agree that the most efficient method of sewer access is through the installation of a new sewer outfall along a route that is generally described on Exhibit C ("Sewer Analysis Map"), together with the necessary upgrades to the Holly Springs Business Park Pump Station to accommodate the new sewer line, together referred to as the "Sewer Improvements." In an effort to substantiate the pump station upgrades and extension of gravity sewer line (i.e, the Sewer Improvements), a preliminary engineering report, design, permitting, and construction drawings shall be submitted to the Town, and any other necessary parties within twelve (12) months from the date of execution of this agreement. Developer shall commence construction of the Sewer Improvements within six (6) months of receipt of all approvals needed to begin construction. Subsequently, the pump station upgrades and the gravity sewer line shall be installed within eighteen (18) months of the receipt by Developer of all such approvals. Time is of the essence with respect to the construction

of the Sewer Improvements, and in the event that Developer does not commence construction within six (6) months of the receipt of all such approvals, the Town shall have no further obligation of payment as discussed below, unless a written extension is given by the Town Manager. The Town Manager is authorized by the Town Council to grant one (1) extension for not more than six (6) months to the timeline for Sewer Improvements upon a showing of necessity for permit approvals from outside agencies. The design of and budget for the Sewer Improvements, and the acquisition or dedication of all land or easements necessary to construct the Sewer Improvements shall be in keeping with the terms of this Agreement. Following submittal by the Developer of the budget for the Sewer Improvements, approval of the budget shall be provided by the Town within 30 days of the approval of Master Plan for the Project and all site development approvals necessary to allow for the construction. All such approvals shall not be unreasonably withheld or delayed.

a. The Town shall facilitate the construction of the Sewer Improvements by contributing to the Developer an amount equal to five hundred thousand dollars ($500,000), which sum (the "Town Payment") has been approved and allocated by the Town, for Actual Construction Costs of the Sewer Improvements. The first One Hundred Thousand ($100,000.00) of these funds shall be placed into escrow by the Town within Thirty (30) days of the execution of this Agreement. The balance of these funds shall be placed into escrow by the Town within Thirty (30) days of the issuance of construction permits for the construction of the Sewer Improvements .

i) The Developer shall be entitled to this reimbursement of funding and land according to the following schedule subject to the provisions of Paragraph 11(f) below:

i. Upon approval of the construction drawings by the Town and granting of a Notice to Proceed with construction by the Town, the Town shall reimburse the Developer Actual Costs of any pre-construction costs up to $100,000 within thirty (30) days upon said approval and request by Developer.

ii. Upon acceptance by the Town of the completed sewer outfall and subsequent to receiving a warranty bond for one (1) year (unless by reason of necessity due to improper construction this bond is extended, then until such expiration of the bond) , the Town shall pay the remaining balance.

b. In consideration of: (1) the above described Town contribution to the sewer line construction does not fully reimburse the Developer for additional fees relating to the provision of sewer service; and (2) the Developer shall make available land for economic development purposes as a permitted use as described in Paragraph 3(d), the Town agrees to transfer to the Developer that Town-owned parcels approximately 0.36 acres and 2.07 acres in size adjacent to the Project, specifically Wake County Tax Parcel 0012998 and 0370123 and a sufficient acreage amount for the sewer outfall running through 0348268, which conveyance shall occur along with the payment pursuant to paragraph 4(a)(i) of this

Article II. These parcels are needed to facilitate the installation of the sewer and other infrastructure improvements as shown on Exhibit A, and provide or cause to be provided any easements, land acquisition or right of way required for either road access or sewer line installation.

c. Developer shall not be entitled to any certificates of occupancy for the Project until the completed sewer outfall has been accepted by the Town which shall not be unreasonably withheld or delayed.

d. In the event that the Developer fails to submit a preliminary engineering report, permit application, and proposed construction drawings for the Sewer Improvements to the Town and any other necessary parties within (twelve) 12 months of the execution of this agreement, or fails to commence construction within six (6) months of the date the Developer receives all such approvals necessary to commence construction, without otherwise obtaining an extension, from the Town, the Developer shall, upon election of the Town by written request:

1) Grant to the Town all easements on the Property necessary for installation of the Sewer Improvements and any other such easements, including temporary construction easements, that would be required for the Town's installation of the Sewer Line; and,
2) Grant to the Town all offsite easements that the Developer may have acquired in anticipation of the construction of the Sewer Improvements.
3) Transfer ownership to the Town without cost. any plans, reports, permits, drawings, surveys, studies, or the like relating to the Sewer Improvements; and,
4) Assist and cooperate in any way in the Town's efforts to install the Sewer Improvements.

5. TRANSPORTATION IMPROVMENTS:
The Town shall cooperate in approving curb cuts, additional infrastructure, and interior road configuration, and shall assist in securing NCDOT, Wake County and other third party funding for transportation infrastructure to the benefit of the Project as needed and as may be available from such sources.

6. ANNEXATION: The Parties agree that the Property shall be rezoned and annexed into the corporate limits of the Town through the approval of a petition for rezoning and voluntary annexation prior to the commencement of Town sewer service to the Property, in a zoning designation consistent with the covenants herein. The Developer shall submit a voluntary petition for rezoning and annexation of the Property at the same time as submission of the Master Plan. In the event that the Master Plan is not approved by the Town, the Developer shall be entitled to withdraw its rezoning and annexation petitions until such time as the Master Plan is approved, up to and including, the final consideration of the Master Plan by the Town Council. The Town shall schedule for approval the Master Plan, rezoning, and annexation petitions so that the Town Council hearings for these matters will occur 130 days of the earlier of the submittal by Developer

of such petition or the execution of this Agreement. Nothing herein obligates the Town to provide sewer or water service to the Property prior to its annexation. Master Plan approval must occur prior to rezoning, and rezoning must occur as a prerequisite to annexation.

7. RESERVATION OF LAND: A description of a reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property.

a. No publicly dedicated land is required by the Town. Developer shall maintain private drainage/retention as required by the Town according to site plans, which are to be developed as a part of the permitting process in the course of the development of the Property.

8. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developer shall secure all construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town shall aid Developer in securing all encroachment permits as required by the North Carolina Department of Transportation, and the North Carolina Department of Environment and Natural resources or other state or federal agencies, as required for roads, sewer, and water. The failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

9. TERMS REQUIRED FOR PUBLIC SAFETY: Description of any conditions, terms, restrictions, or other requirements determined to be necessary by the Town for the public health, safety, or welfare of its citizens.

a. Zoning of the Property by the Town of Holly Springs in a manner consistent with this Agreement.

10. HISTORIC STRUCTURES: Description of any provisions for the preservation and restoration of historic structures.

a. None

11. DEVELOPMENT SCHEDULE: Developer shall apply for preliminary site plan approval from the Town for the Property within twelve (12) months of the date this Agreement is approved by the Town, commence construction on the Onsite Public Infrastructure within 90 days after the Town approves the construction permit for the infrastructure improvements, and have the sewer outfall complete, operational, and in a condition ready for dedication and acceptance to the Town within twelve (12) months unless an extension to any of these stages is requested by the

Developer to which approval by the Town shall not be unreasonably denied or delayed. The Parties agree to use their best efforts to comply with the following schedule:

a. Begin Development Agreement Review by December 1, 2019

b. Development Agreement to be approved by Town on or before December 1, 2019

c. Zoning map and annexation to be approved by Town on or before 130 days from submittal of petition.

d. Master Plan and Site Permits (i.e., construction drawing approval) for the installation of the Sewer Improvements to be approved by Town on or before 108 days from submittal by Developer of final plans.

e. Development plan to be approved by Town on or before 101 days from submittal by Developer.

f. Developer to complete the installation of the sewer outfall line and submit it for operational approval on or before two (2) years from the commencement of construction or the Town shall be released from further payment of the Town Payment and the Mixed Use Parcel shall revert back to its prior zoning before the rezoning and, upon such reversion, Developer shall not apply for another rezoning of the Mixed Use Parcel back to MU until such time as the sewer outfall line is completed and approved for operation, which rezoning shall be granted by the Town at that time.

ARTICLE III
DEVELOPER'S DUTIES

1. For any offsite infrastructure constructed by the Developer, the Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, requirements of the Town, and requirements of the North Carolina Department of Environmental Quality (NCDEQ) and any other regulatory agency. For any land owned or controlled by the Developer, the Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by the Developer, the Town shall convey such land owned by the Town to the Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of the Developer's Duties.

2. The Developer shall construct in a workmanlike manner the Onsite Public Infrastructure according to the design specifications and criteria of the Town which are existing at the time of this agreement, as well as full compliance with any NCDENR requirements. Said infrastructure,

together with any and all appurtenances, easements, and equipment associated with the project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. The Developer shall construct the public infrastructure according to the plans and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. The Developer (or his successors, and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Developer shall be entitled to reimbursement of all Town levied fees associated with the sewer line installation for the Project in addition to the Town's contributions to the sewer project described in Section 4 of this Agreement, after completion of the sewer line installation. For any fee that is "credited" or "reimbursed" under this agreement, the Developer (or his successors, and/or assigns) shall pay the fee and request reimbursement against the credit from the Town's Director of Engineering by referencing this Agreement and using the agreement reimbursement form as shown in Exhibit F. Town shall reimburse all allowable requested fees to Developer within 30 Days of the receipt of request.

5. In the event that the Town in its sole discretion decides to install at its own cost the gravity sewer line described in this Agreement prior to the commencement of construction by Developer, Developer shall dedicate the necessary easements on the Property to the Town without additional compensation.

ARTICLE IV
GENERAL TERMS

1. All reimbursements, if any, for this project shall be provided on the basis of final documented actual costs, as approved by the Director of Engineering, in accordance with this agreement. Any opinions of project cost included in this agreement are based upon preliminary designs and are approximate.

2. The Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to insure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein

3. All fees, charges and payments related to the actual construction of each project shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except as set forth herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under permission to encroach onto a Town easement and shall hold the Town harmless.

5. The Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising directly out of the entry onto and performance of work on the easements of the Town. The Developer agrees to investigate, handle, provide defense for and respond to, any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

6. The Town agrees to protect, defend, indemnify and hold the Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the negligence or willful misconduct of the Developer, or its agents, employees or contractors, or any third party. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of the Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Developer shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement prior to construction drawing approval. Should the Developer be unable to obtain required easements after documented attempts to do so, the Town may utilize its eminent domain authority to obtain the necessary easements for the installation of such projects with all costs to be borne by the Developer associated with this legal process, including all amounts paid for the acquisition. The Developer shall substantiate its attempts to obtain the property through voluntary sale in the following manner within 90 days of this Agreement:

a. Developer shall provide a letter from property owners stating that he/she rejects all offers to purchase the easement. Said letter shall be signed by the landowner.

b. An affidavit, signed under oath by penalty of perjury, from the Developer's agent or designee describing in detail the conversation that took place with the landowner, and the result of said conversation.

11. In the event of a condemnation action, the Developer shall escrow sufficient funds for a deposit necessary under the applicable condemnation statute. The Town Attorney shall inform the Developer 30 days prior to filing the amount of said deposit, and the Developer shall deposit funds prior to commencement of the action. Upon payment of deposit, the Town will proceed with condemnation action subsequent to the Town Council, in its sole discretion passing a resolution of condemnation for each property as soon as practicable after the receipt of the deposit. The timeframe discussed herein is set forth with the goal of allowing access to the condemned property(ies) within 45 to 60 days. At all times during this judicial process, the Town retains all legal authority with respect to settlement, negotiation trial strategy, and opinions as to value.

12. In the event that the Development Agreement is not approved by the Town on or before December 1, 2019, Developer shall have the right to terminate this agreement without penalty and receive a refund of all municipal fees paid to date in accordance with this Agreement, if any.

ARTICLE V
OTHER

1. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of the Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

2. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice

sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

3. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

4. Notices under this agreement shall be to the following:

FOR THE TOWN:
Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference:

FOR THE DEVELOPER:
Cara Z. Hylton
Helix Ventures, LLC
3717 National Drive, Suite 209
Raleigh, NC 27612

5. This agreement shall be governed by and construed in accordance with the law of the State of North Carolina. The parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

6. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

7. This Settlement Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

8. This Contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

9. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Map of the Property
EXHIBIT B: Site Development Plan
EXHIBIT C: Sewer Analysis Map of New Outfall
EXHIBIT D: Zoning Conditions
EXHIBIT F: Town Fee Credit/Reimbursement Form

Exhibit D
Zoning Conditions

Oakview Innovation Park/Green Oaks Tech Center | Rezoning from RT to LB: Local Business

Recommended items for consideration to be included in the Conditional Use zoning request:

- Use restrictions- remove from Primary Uses (not allowed):
  - 1.a. Automotive Sales & Service
  - 1.e. Miscellaneous: Bed & Breakfast, Cottage Business/Residential, Cottage School, Tourist Home
  - 1.j. Residential
- Use restrictions- remove from Special Exception Uses (not allowed):
  - 2.a. Automotive Sales & Service
  - 2.c Communications/Utilities
  - 2.f. Miscellaneous: Mortuary/Funeral Home/Crematory, Tourist Home
  - 2.h. Residential
- Maximum Gross Main Floor Area of structures not restricted to Office/Professional Services- 100,000 sq ft
- Maximum Gross Main Floor Area for any non Office/Professional Service use shall be: 100,000 sq ft.
- Minimum Building Height/Stories: 25 feet
- Parking & Loading: No parking or loading areas shall be located between the front facade and the perimeter roads (Green Oaks Parkway and Holly Springs-New Hill Road)
- Mixed Use Option (Special Exception Use) regulations may be used, but no residential uses shall be permitted
- Architecture- all facades shall meet the primary façade design regulations
- Open Space- there shall be a public open space/green.

NORTH CAROLINA
SEAL
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5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
09/07/21	MASTER PLAN REVISION
07/07/22	MASTER PLAN REVISION
11/07/2023	MASTER PLAN REVISION
12/06/2023	MASTER PLAN REVISION

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

TIMMONS GROUP

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

JOB NO.
59797
SHEET NO.
C0.1

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OAKVIEW ARCHITECTURAL STANDARDS

OAKVIEW MASTER PLAN, HOLLY SPRINGS, NORTH CAROLINA

Trustwell Property Group
Invest. Develop. Manage.

Project Information

Project Name: Oakview Innovation Park

Purpose Statement

The purpose of these standards is to create a uniform look for the entries and campus thoroughfares within the park while still allowing the employers operating there to create the buildings and supporting improvements best suited to their uses.

Unifying elements:

a. Park entry (Holly Springs New Hill & Green Oaks Pkwy) and main entrances to each individual campus will be denoted by monument signage created of similar high quality and permanent base materials (including but not limited to masonry, metal panel, stone) on which the title of the park or insignia of the occupant will be displayed. Trademarked colors, fonts, and designs of the occupant's insignia or company branding will be encouraged to promote some diversity and visual interest and also improve wayfinding and direction within the park. All signs will be in accordance with the Holly Springs Unified Development Ordinance and a Master Sign Plan will be provided.

b. For each building within the Park, architectural elements will be added or varied to create a clearly identifiable pedestrian entrance, sense of place, and visual wayfinding from the visitor or main parking areas to direct pedestrian traffic in a visually attractive way. This can be accomplished by a variety of means including but not limited to;
   - a canopy or similar projecting element above the entrance
   - variation of materials,
   - change in wall or window plane,
   - recessed doors, archways, or cased openings
   - changes in the roofline, a tower, or other similar element
   - a unique architectural element above the entry,
   - placement of art or decorative detailing or architectural elements such as columns or decorative fixtures

c. All buildings will have masonry materials along frontages that directly face thoroughfares When two (2) or more materials are used on any building façade, the heavier material shall be placed below the lighter material (e.g., siding over brick) to give the sense of support and grounding. In all cases, all buildings shall meet the minimum requirements for architectural site design in the Holly Springs Unified Development Ordinance.

TRUSTWELL PROPERTY GROUP
3717 National Drive, Ste. 209
Raleigh, NC 27612

d. The architectural material and colors for the mixed-use parcel shall incorporate compatible materials and colors while still allowing for individual elements to differentiate it from the business park buildings and meet the minimum requirements for architectural site design in the Holly Springs Unified Development Ordinance.

e. The lighting fixture, other than street lighting, for the lots within the master plan shall use Black shoe box LED.

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5410 Trinity Road, Suite 102 | Raleigh, NC 27607
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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
09/07/21	MASTER PLAN REVISION
10/07/2022	MASTER PLAN REVISION
11/03/2023	MASTER PLAN REVISION
12/06/2023	MASTER PLAN REVISION

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

TIMMONS GROUP

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

JOB NO. 59797
SHEET NO. C0.2

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ADJACENT PARCELS

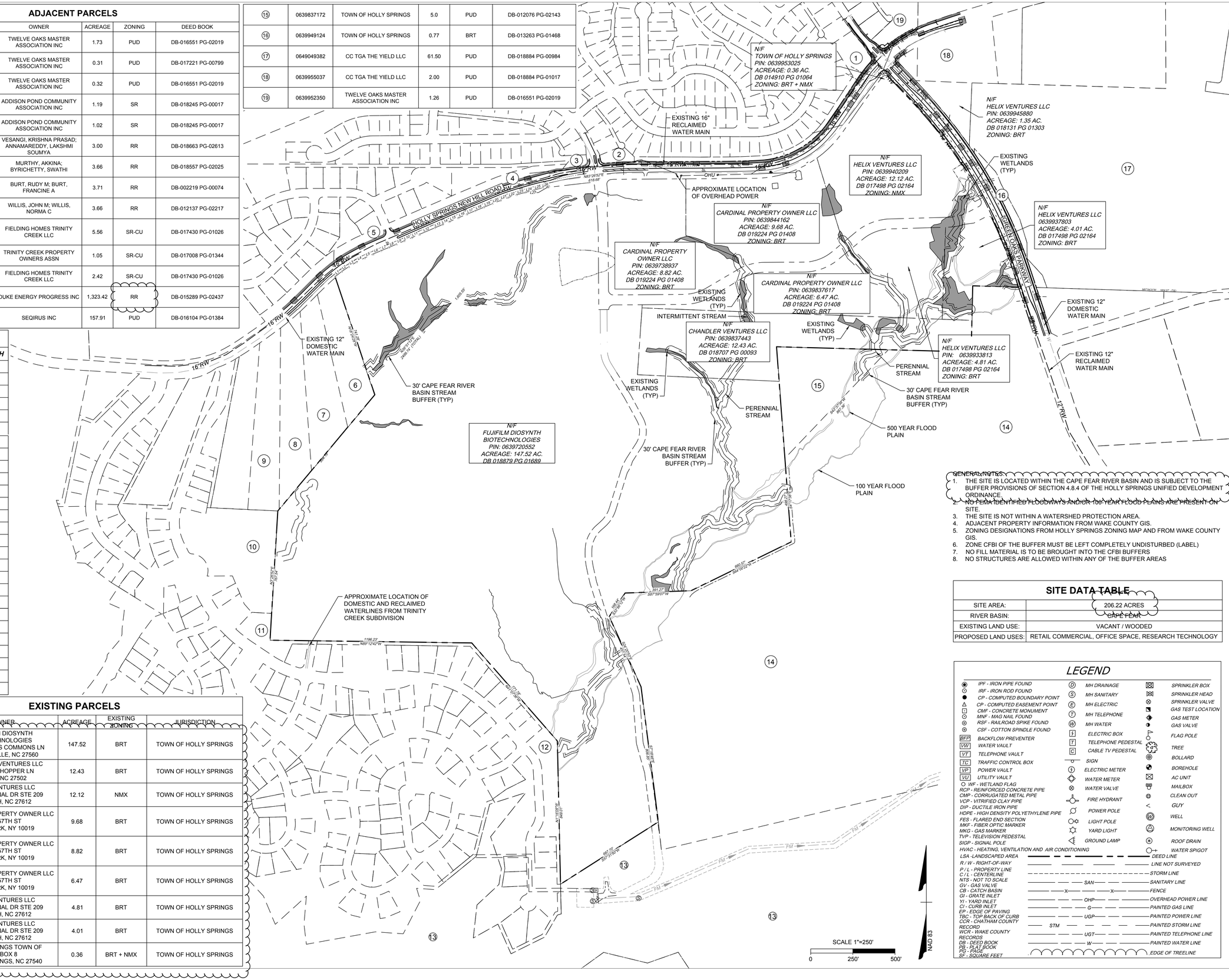
NUMBER	PIN	OWNER	ACREAGE	ZONING	DEED BOOK
①	0639847640	TWELVE OAKS MASTER ASSOCIATION INC	1.73	PUD	DB-016551 PG-02019
②	0639745498	TWELVE OAKS MASTER ASSOCIATION INC	0.31	PUD	DB-017221 PG-00799
③	0639743407	TWELVE OAKS MASTER ASSOCIATION INC	0.32	PUD	DB-016551 PG-02019
④	0639647236	ADDISON POND COMMUNITY ASSOCIATION INC	1.19	SR	DB-018245 PG-00017
⑤	0639538830	ADDISON POND COMMUNITY ASSOCIATION INC	1.02	SR	DB-018245 PG-00017
⑥	0639539380	VESANGI, KRISHNA PRASAD; ANNAMAREDDY, LAKSHMI SOUMYA	3.00	RR	DB-018663 PG-02613
⑦	0639538140	MURTHY, AKKINA; BYRICHETTY, SWATHI	3.66	RR	DB-018557 PG-02025
⑧	0639526998	BURT, RUDY M; BURT, FRANCINE A	3.71	RR	DB-002219 PG-00074
⑨	0639525817	WILLIS, JOHN M; WILLIS, NORMA C	3.66	RR	DB-012137 PG-02217
⑩	0639523135	FIELDING HOMES TRINITY CREEK LLC	5.56	SR-CU	DB-017430 PG-01026
⑪	0639515604	TRINITY CREEK PROPERTY OWNERS ASSN	1.05	SR-CU	DB-017008 PG-01344
⑫	0639618399	FIELDING HOMES TRINITY CREEK LLC	2.42	SR-CU	DB-017430 PG-01026
⑬	0638451225	DUKE ENERGY PROGRESS INC	1,323.42	RR	DB-015289 PG-02437
⑭	0639914852	SEQIRUS INC	157.91	PUD	DB-016104 PG-01384
⑮	0639837172	TOWN OF HOLLY SPRINGS	5.0	PUD	DB-012076 PG-02143
⑯	0639949124	TOWN OF HOLLY SPRINGS	0.77	BRT	DB-013263 PG-01468
⑰	0649049382	CC TGA THE YIELD LLC	61.50	PUD	DB-018884 PG-00984
⑱	0639955037	CC TGA THE YIELD LLC	2.00	PUD	DB-018884 PG-01017
⑲	0639952350	TWELVE OAKS MASTER ASSOCIATION INC	1.26	PUD	DB-016551 PG-02019

LINE TABLE

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

EXISTING PARCELS

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



GENERAL NOTES

1. THE SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN AND IS SUBJECT TO THE BUFFER PROVISIONS OF SECTION 4.8.4 OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
2. NO FEMA IDENTIFIED FLOODWAYS AND/OR 100 YEAR FLOOD PLAINS ARE PRESENT ON SITE.
3. THE SITE IS NOT WITHIN A WATERSHED PROTECTION AREA.
4. ADJACENT PROPERTY INFORMATION FROM WAKE COUNTY GIS.
5. ZONING DESIGNATIONS FROM HOLLY SPRINGS ZONING MAP AND FROM WAKE COUNTY GIS.
6. ZONE CFBI OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED (LABEL)
7. NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFBI BUFFERS
8. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS

SITE DATA TABLE

SITE AREA:	206.22 ACRES
RIVER BASIN:	CAPE FEAR
EXISTING LAND USE:	VACANT / WOODED
PROPOSED LAND USES:	RETAIL COMMERCIAL, OFFICE SPACE, RESEARCH TECHNOLOGY

LEGEND

IPF - IRON PIPE FOUND	MH DRAINAGE	SPRINKLER BOX
IRF - IRON ROD FOUND	MH SANITARY	SPRINKLER HEAD
CP - COMPUTED BOUNDARY POINT	MH ELECTRIC	SPRINKLER VALVE
CP - COMPUTED EASEMENT POINT	MH TELEPHONE	GAS TEST LOCATION
CMF - CONCRETE MONUMENT	MH WATER	GAS METER
MNF - MAG NAIL FOUND	CSF - COTTON SPINDLE FOUND	GAS VALVE
RSF - RAILROAD SPIKE FOUND	ELECTRIC BOX	FLAG POLE
BFP BACKFLOW PREVENTER	TELEPHONE PEDESTAL	TREE
VW WATER VAULT	CABLE TV PEDESTAL	BOLLARD
VT TELEPHONE VAULT	SIGN	BOREHOLE
TC TRAFFIC CONTROL BOX	ELECTRIC METER	AC UNIT
VP POWER VAULT	WATER METER	MAILBOX
VU UTILITY VAULT	WATER VALVE	CLEAN OUT
WF - WETLAND FLAG	FIRE HYDRANT	GUY
RCP - REINFORCED CONCRETE PIPE	POWER POLE	WELL
CMP - CORRUGATED METAL PIPE	LIGHT POLE	MONITORING WELL
VCP - VITRIFIED CLAY PIPE	YARD LIGHT	ROOF DRAIN
DIP - DUCTILE IRON PIPE	GROUND LAMP	WATER SPIGOT
HDPE - HIGH DENSITY POLYETHYLENE PIPE		
FES - FLARED END SECTION		
MKF - FIBER OPTIC MARKER		
MKG - GAS MARKER		
TVP - TELEVISION PEDESTAL		
SIGP - SIGNAL POLE		
HVAC - HEATING, VENTILATION AND AIR CONDITIONING		
LSA -LANDSCAPED AREA		DEED LINE
R / W - RIGHT-OF-WAY		LINE NOT SURVEYED
P / L - PROPERTY LINE		STORM LINE
C / L - CENTERLINE		SANITARY LINE
NTS - NOT TO SCALE		FENCE
GV - GAS VALVE		OVERHEAD POWER LINE
CB - CATCH BASIN		PAINTED GAS LINE
GI - GRATE INLET		PAINTED POWER LINE
YI - YARD INLET		PAINTED STORM LINE
CI - CURB INLET		PAINTED TELEPHONE LINE
EP - EDGE OF PAVING		PAINTED WATER LINE
TBC - TOP BACK OF CURB		EDGE OF TREELINE
CCR - CHATHAM COUNTY RECORD		
WCR - WAKE COUNTY RECORDS		
DB - DEED BOOK		
PB - PLAT BOOK		
PG - PAGE		
SF - SQUARE FEET		

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REVISION DESCRIPTION	DATE
MASTER PLAN REVISION	09/07/21
MASTER PLAN REVISION	05/06/2022
MASTER PLAN REVISION	11/07/2023
MASTER PLAN REVISION	12/06/2023

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

TIMMONS GROUP

OAKVIEW LOT C MASTER PLAN

WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS PLAN

JOB NO. 59797
SHEET NO. C1.0

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SITE DATA TABLE

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

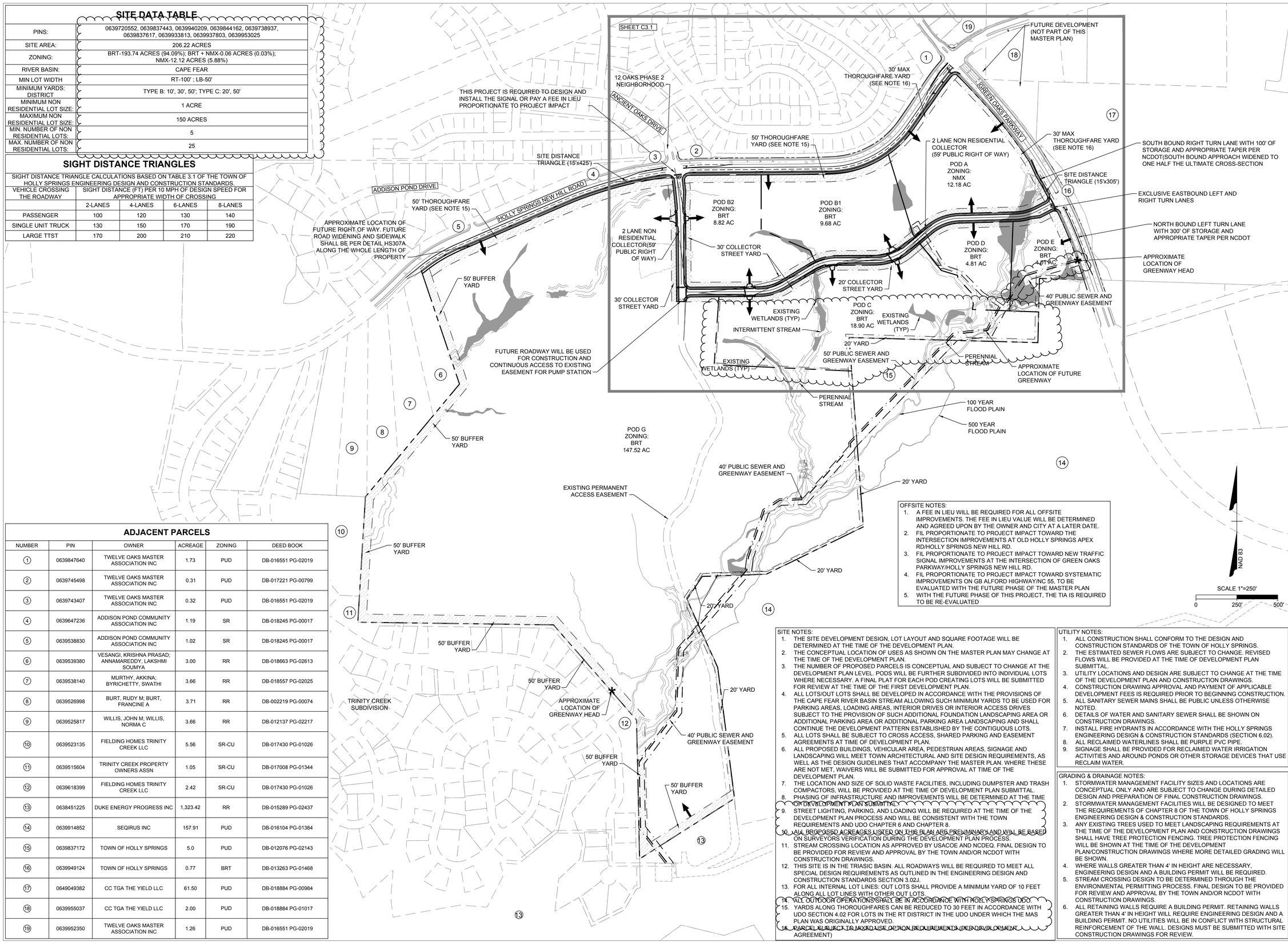
SIGHT DISTANCE TRIANGLES

SIGHT DISTANCE TRIANGLE CALCULATIONS BASED ON TABLE 3.1 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

VEHICLE CROSSING THE ROADWAY	SIGHT DISTANCE (FT) PER 10 MPH OF DESIGN SPEED FOR APPROPRIATE WIDTH OF CROSSING			
	2-LANES	4-LANES	6-LANES	8-LANES
PASSENGER	100	120	130	140
SINGLE UNIT TRUCK	130	150	170	190
LARGE TTST	170	200	210	220

ADJACENT PARCELS

NUMBER	PIN	OWNER	ACREAGE	ZONING	DEED BOOK
①	0639847640	TWELVE OAKS MASTER ASSOCIATION INC	1.73	PUD	DB-016551 PG-02019
②	0639745498	TWELVE OAKS MASTER ASSOCIATION INC	0.31	PUD	DB-017221 PG-00799
③	0639743407	TWELVE OAKS MASTER ASSOCIATION INC	0.32	PUD	DB-016551 PG-02019
④	0639647236	ADDISON POND COMMUNITY ASSOCIATION INC	1.19	SR	DB-018245 PG-00017
⑤	0639538830	ADDISON POND COMMUNITY ASSOCIATION INC	1.02	SR	DB-018245 PG-00017
⑥	0639539380	VESANGI, KRISHNA PRASAD; ANNAMAREDDY, LAKSHMI SOUMYA	3.00	RR	DB-018663 PG-02613
⑦	0639538140	MURTHY, AKKINA; BYRICHETTY, SWATHI	3.66	RR	DB-018557 PG-02025
⑧	0639526998	BURT, RUDY M; BURT, FRANCINE A	3.71	RR	DB-002219 PG-00074
⑨	0639525817	WILLIS, JOHN M; WILLIS, NORMA C	3.66	RR	DB-012137 PG-02217
⑩	0639523135	FIELDING HOMES TRINITY CREEK LLC	5.56	SR-CU	DB-017430 PG-01026
⑪	0639515604	TRINITY CREEK PROPERTY OWNERS ASSN	1.05	SR-CU	DB-017008 PG-01344
⑫	0639618399	FIELDING HOMES TRINITY CREEK LLC	2.42	SR-CU	DB-017430 PG-01026
⑬	0638451225	DUKE ENERGY PROGRESS INC	1,323.42	RR	DB-015289 PG-02437
⑭	0639914852	SEQIRUS INC	157.91	PUD	DB-016104 PG-01384
⑮	0639837172	TOWN OF HOLLY SPRINGS	5.0	PUD	DB-012076 PG-02143
⑯	0639949124	TOWN OF HOLLY SPRINGS	0.77	BRT	DB-013263 PG-01468
⑰	0649049382	CC TGA THE YIELD LLC	61.50	PUD	DB-018884 PG-00984
⑱	0639955037	CC TGA THE YIELD LLC	2.00	PUD	DB-018884 PG-01017
⑲	0639952350	TWELVE OAKS MASTER ASSOCIATION INC	1.26	PUD	DB-016551 PG-02019



OFFSITE NOTES:
1. A FEE IN LIEU WILL BE REQUIRED FOR ALL OFFSITE IMPROVEMENTS. THE FEE IN LIEU VALUE WILL BE DETERMINED AND AGREED UPON BY THE OWNER AND CITY AT A LATER DATE.
2. FIL PROPORTIONATE TO PROJECT IMPACT TOWARD THE INTERSECTION IMPROVEMENTS AT OLD HOLLY SPRINGS APEX RD/HOLLY SPRINGS NEW HILL RD.
3. FIL PROPORTIONATE TO PROJECT IMPACT TOWARD NEW TRAFFIC SIGNAL IMPROVEMENTS AT THE INTERSECTION OF GREEN OAKS PARKWAY/HOLLY SPRINGS NEW HILL RD.
4. FIL PROPORTIONATE TO PROJECT IMPACT TOWARD SYSTEMATIC IMPROVEMENTS ON GB ALFORD HIGHWAY/NC 55, TO BE EVALUATED WITH THE FUTURE PHASE OF THE MASTER PLAN
5. WITH THE FUTURE PHASE OF THIS PROJECT, THE TIA IS REQUIRED TO BE RE-EVALUATED

SITE NOTES:
1. THE SITE DEVELOPMENT DESIGN, LOT LAYOUT AND SQUARE FOOTAGE WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN.
2. THE CONCEPTUAL LOCATION OF USES AS SHOWN ON THE MASTER PLAN MAY CHANGE AT THE TIME OF THE DEVELOPMENT PLAN.
3. THE NUMBER OF PROPOSED PARCELS IS CONCEPTUAL AND SUBJECT TO CHANGE AT THE DEVELOPMENT PLAN LEVEL. PODS WILL BE FURTHER SUBDIVIDED INTO INDIVIDUAL LOTS WHERE NECESSARY. A FINAL PLAT FOR EACH POD CREATING LOTS WILL BE SUBMITTED FOR REVIEW AT THE TIME OF THE FIRST DEVELOPMENT PLAN.
4. ALL LOTS/OUT LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE CAPE FEAR RIVER BASIN STREAM ALLOWING SUCH MINIMUM YARDS TO BE USED FOR PARKING AREAS, LOADING AREAS, INTERIOR DRIVES OR INTERIOR ACCESS DRIVES SUBJECT TO THE PROVISION OF SUCH ADDITIONAL FOUNDATION LANDSCAPING AREA OR ADDITIONAL PARKING AREA OR ADDITIONAL PARKING AREA LANDSCAPING AND SHALL CONTINUE THE DEVELOPMENT PATTERN ESTABLISHED BY THE CONTIGUOUS LOTS.
5. ALL LOTS SHALL BE SUBJECT TO CROSS ACCESS, SHARED PARKING AND EASEMENT AGREEMENTS AT TIME OF DEVELOPMENT PLAN.
6. ALL PROPOSED BUILDINGS, VEHICULAR AREA, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MASTER PLAN. WHERE THESE ARE NOT MET, WAIVERS WILL BE SUBMITTED FOR APPROVAL AT TIME OF THE DEVELOPMENT PLAN.
7. THE LOCATION AND SIZE OF SOLID WASTE FACILITIES, INCLUDING DUMPSTER AND TRASH COMPACTORS, WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
8. PHASING OF INFRASTRUCTURE AND IMPROVEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
9. STREET LIGHTING, PARKING, AND LOADING WILL BE REQUIRED AT THE TIME OF THE DEVELOPMENT PLAN PROCESS AND WILL BE CONSISTENT WITH THE TOWN REQUIREMENTS AND UDO CHAPTER 6 AND CHAPTER 8.
10. ALL PROPOSED ACREAGES LISTED ON THIS PLAN ARE PRELIMINARY AND WILL BE BASED ON SURVEYORS VERIFICATION DURING THE DEVELOPMENT PLAN PROCESS.
11. STREAM CROSSING LOCATION AS APPROVED BY USACOE AND NCDEQ. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
12. THIS SITE IS IN THE TRIASIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
13. FOR ALL INTERNAL LOT LINES: OUT LOTS SHALL PROVIDE A MINIMUM YARD OF 10 FEET ALONG ALL LOT LINES WITH OTHER OUT LOTS.
14. ALL OUTDOOR OPERATIONS SHALL BE IN ACCORDANCE WITH HOLLY SPRINGS UDO.
15. YARDS ALONG THOROUGHFARES CAN BE REDUCED TO 30 FEET IN ACCORDANCE WITH UDO SECTION 4.02 FOR LOTS IN THE RT DISTRICT IN THE UDO UNDER WHICH THE MAS PLAN WAS ORIGINALLY APPROVED.
16. PARCEL SUBJECT TO MIXED USE OPTION REQUIREMENTS (PER DEVELOPMENT AGREEMENT)

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

GRADING & DRAINAGE NOTES:
1. STORMWATER MANAGEMENT FACILITY SIZES AND LOCATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AND PREPARATION OF FINAL CONSTRUCTION DRAWINGS.
2. STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO MEET THE REQUIREMENTS OF CHAPTER 8 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
3. ANY EXISTING TREES USED TO MEET LANDSCAPING REQUIREMENTS AT THE TIME OF THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS SHALL HAVE TREE PROTECTION FENCING. TREE PROTECTION FENCING WILL BE SHOWN AT THE TIME OF THE DEVELOPMENT PLAN/CONSTRUCTION DRAWINGS WHERE MORE DETAILED GRADING WILL BE SHOWN.
4. WHERE WALLS GREATER THAN 4' IN HEIGHT ARE NECESSARY, ENGINEERING DESIGN AND A BUILDING PERMIT WILL BE REQUIRED.
5. STREAM CROSSING DESIGN TO BE DETERMINED THROUGH THE ENVIRONMENTAL PERMITTING PROCESS. FINAL DESIGN TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWN AND/OR NCDOT WITH CONSTRUCTION DRAWINGS.
6. ALL RETAINING WALLS REQUIRE A BUILDING PERMIT. RETAINING WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN AND A BUILDING PERMIT. NO UTILITIES WILL BE IN CONFLICT WITH STRUCTURAL REINFORCEMENT OF THE WALL. DESIGNS MUST BE SUBMITTED WITH SITE CONSTRUCTION DRAWINGS FOR REVIEW.

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REVISION DESCRIPTION

DATE	
09/07/21	MASTER PLAN REVISION
10/07/2022	MASTER PLAN REVISION
11/07/2023	MASTER PLAN REVISION
12/06/2023	MASTER PLAN REVISION

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

TIMMONS GROUP

OAKVIEW LOT C MASTER PLAN

WAKE COUNTY - NORTH CAROLINA

OVERALL MASTER PLAN

JOB NO. 59797
SHEET NO. C3.0

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SITE NOTES:

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

EASEMENTS:

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

ANCIENT OAKS DRIVE

HOLLY SPRINGS NEW HILL ROAD

SHEET C3.2

ROAD WIDENING PER HS307A ALONG THE WHOLE LENGTH OF PROPERTY

12 OAKS PHASE 2 NEIGHBORHOOD

WEST BOUNDLEFT TURN LANE WITH 150' OF STORAGE AND APPROPRIATE TAPER PER NCDOT

50' THOROUGHFARE YARD (SEE NOTE 15 ON C3.0)

NORTHBOUND APPROACH TO WIDENED TO INCLUDE A SHARED LEFT-TURN/ THROUGH LANE AND AN EXCLUSIVE RIGHT TURN LANE.

SITE DISTANCE TRIANGLE (15'x425')

SITE DISTANCE TRIANGLE (15'x305')

POD B2
ZONING:
BRT
8.82 AC

2 LANE NON RESIDENTIAL COLLECTOR
(59' PUBLIC RIGHT OF WAY)

50' THOROUGHFARE YARD (SEE NOTE 15 ON C3.0)

ROAD WIDENING PER HS307A ALONG THE WHOLE LENGTH OF PROPERTY

50' THOROUGHFARE YARD
(SEE NOTE 15 ON C3.0)

30' MAX THOROUGHFARE YARD
(SEE NOTE 16 ON C3.0)

30' MAX THOROUGHFARE YARD
(SEE NOTE 16 ON C3.0)

FUTURE DEVELOPMENT
(NOT PART OF THIS MASTER PLAN)

SOUTH BOUND RIGHT TURN LANE WITH 100' OF STORAGE AND APPROPRIATE TAPER PER NCDOT(SOUTH BOUND APPROACH WIDENED TO ONE HALF THE ULTIMATE CROSS-SECTION

POD A
ZONING:
NMX
12.18 AC

SHEET C3.2

GREEN OAKS PARKWAY

8' WIDE SIDEWALK PER HS307D ROAD SECTION OF THE TOWN OF HOLLY SPRINGS UDO

SITE DISTANCE TRIANGLE (15'x305')

EXCLUSIVE EASTBOUND LEFT AND RIGHT TURN LANES

20' COLLECTOR STREET YARD

POD B1
ZONING:
BRT
9.68 AC

NORTH BOUND LEFT TURN LANE WITH 300' OF STORAGE AND APPROPRIATE TAPER PER NCDOT

50' THOROUGHFARE YARD

POD E
ZONING:
BRT
4.01 AC

APPROXIMATE LOCATION OF GREENWAY HEAD

30' COLLECTOR STREET YARD

2 LANE NON RESIDENTIAL COLLECTOR
(59' PUBLIC RIGHT OF WAY)

SITE DISTANCE TRIANGLE (15'x305')

SITE DISTANCE TRIANGLE (15'x305')

POD D
ZONING:
BRT
4.81 AC

SITE DISTANCE TRIANGLE (15'x305')

APPROXIMATE LOCATION OF FUTURE ACCESS POINTS, WILL BE FINALIZED WITH SPECIFIC DEVELOPMENT PLANS (TYP)

SITE DISTANCE TRIANGLE (15'x305')

SITE DISTANCE TRIANGLE (15'x305')

SITE DISTANCE TRIANGLE (15'x305')

30' COLLECTOR STREET YARD

30' COLLECTOR STREET YARD

40' PUBLIC SEWER AND GREENWAY EASEMENT

SITE DISTANCE TRIANGLE (15'x305')

SITE DISTANCE TRIANGLE (15'x305')

SITE DISTANCE TRIANGLE (15'x305')

FUTURE ROADWAY WILL BE USED FOR CONSTRUCTION AND CONTINUOUS ACCESS TO EXISTING EASEMENT FOR PUMP STATION

POD G
ZONING:RT
147.93 AC

POD C
ZONING:
BRT
18.90 AC

EXISTING WETLANDS (TYP)

EXISTING WETLANDS (TYP)

EXISTING WETLANDS (TYP)

EXISTING WETLANDS (TYP)

20' YARD

INTERMITTENT STREAM

PERENNIAL STREAM

20' YARD

EXISTING WETLANDS (TYP)

INTERMITTENT STREAM

EXISTING WETLANDS (TYP)

50' PUBLIC SEWER AND GREENWAY EASEMENT

APPROXIMATE LOCATION OF FUTURE GREENWAY

EXISTING PERMANENT ACCESS EASEMENT

PERENNIAL STREAM

20' YARD

NAD 83

SCALE 1"=100'

0 100' 200'

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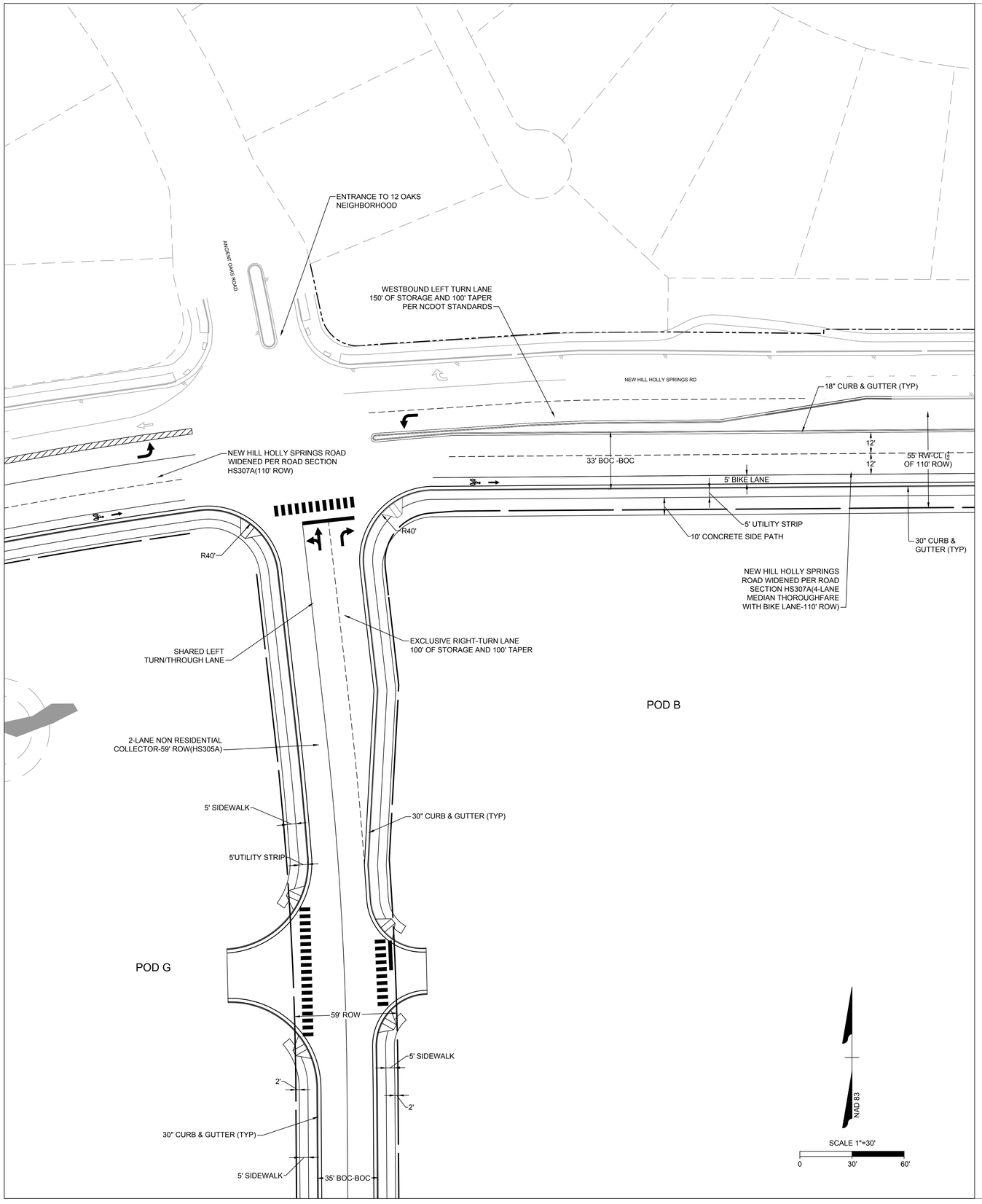
OAKVIEW LOT C MASTER PLAN

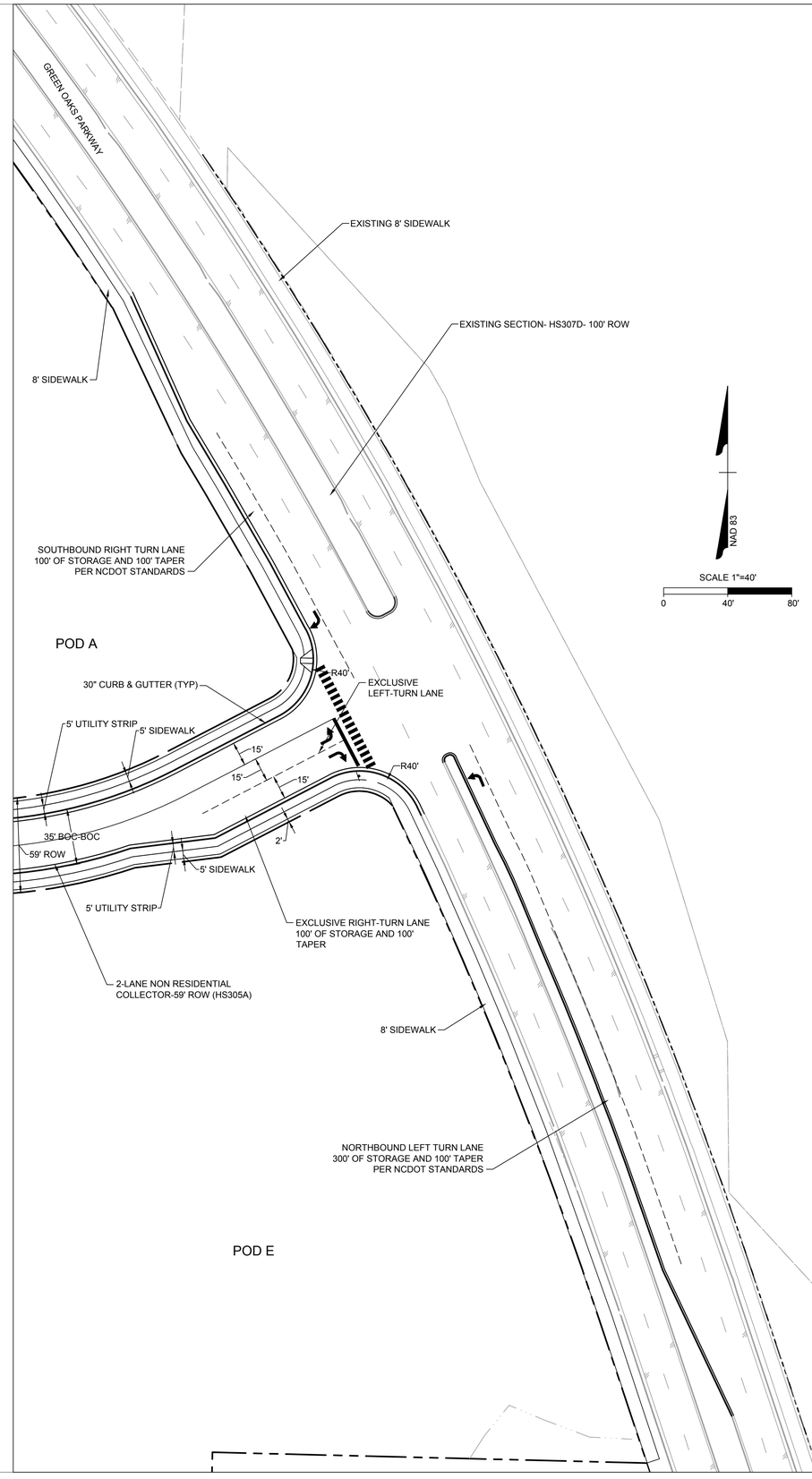
WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

JOB NO. 59797
SHEET NO. C3.1

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DATE *11/03/2023*
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DESIGNED BY *W ALTMAN*
CHECKED BY *B HALL*
SCALE *AS SHOWN*

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OAKVIEW LOT C MASTER PLAN

WAKE COUNTY - NORTH CAROLINA

MASTER PLAN

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SITE DATA TABLE

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

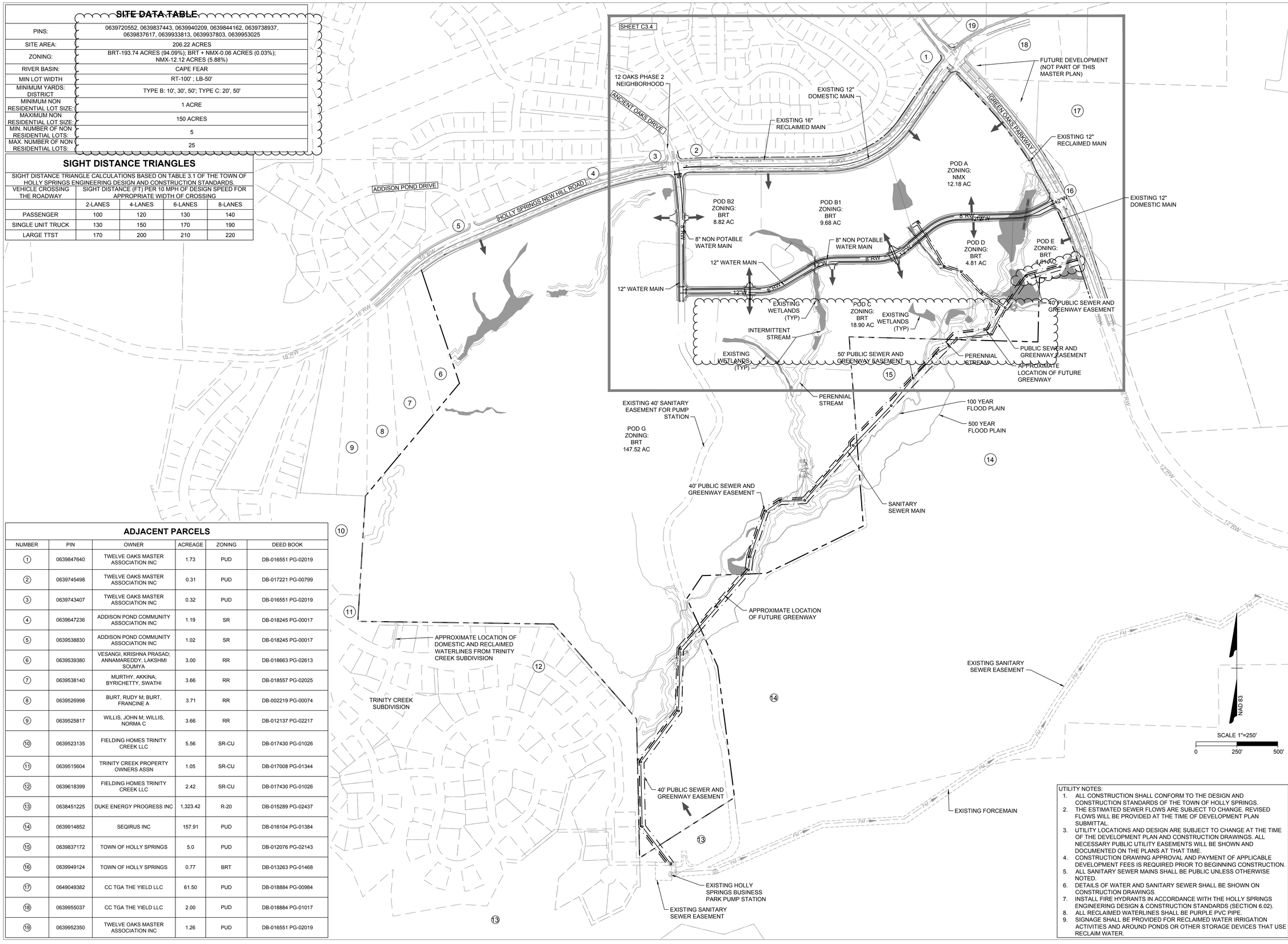
SIGHT DISTANCE TRIANGLES

SIGHT DISTANCE TRIANGLE CALCULATIONS BASED ON TABLE 3.1 OF THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

VEHICLE CROSSING THE ROADWAY	SIGHT DISTANCE (FT) PER 10 MPH OF DESIGN SPEED FOR APPROPRIATE WIDTH OF CROSSING			
	2-LANES	4-LANES	6-LANES	8-LANES
PASSENGER	100	120	130	140
SINGLE UNIT TRUCK	130	150	170	190
LARGE TTST	170	200	210	220

ADJACENT PARCELS

NUMBER	PIN	OWNER	ACREAGE	ZONING	DEED BOOK
①	0639847640	TWELVE OAKS MASTER ASSOCIATION INC	1.73	PUD	DB-016551 PG-02019
②	0639745498	TWELVE OAKS MASTER ASSOCIATION INC	0.31	PUD	DB-017221 PG-00799
③	0639743407	TWELVE OAKS MASTER ASSOCIATION INC	0.32	PUD	DB-016551 PG-02019
④	0639647236	ADDISON POND COMMUNITY ASSOCIATION INC	1.19	SR	DB-018245 PG-00017
⑤	0639538830	ADDISON POND COMMUNITY ASSOCIATION INC	1.02	SR	DB-018245 PG-00017
⑥	0639539380	VESANGI, KRISHNA PRASAD; ANNAMAREDDY, LAKSHMI SOUMYA	3.00	RR	DB-018663 PG-02613
⑦	0639538140	MURTHY, AKKINA; BYRICHETTY, SWATHI	3.66	RR	DB-018557 PG-02025
⑧	0639526998	BURT, RUDY M; BURT, FRANCINE A	3.71	RR	DB-002219 PG-00074
⑨	0639525817	WILLIS, JOHN M; WILLIS, NORMA C	3.66	RR	DB-012137 PG-02217
⑩	0639523135	FIELDING HOMES TRINITY CREEK LLC	5.56	SR-CU	DB-017430 PG-01026
⑪	0639515604	TRINITY CREEK PROPERTY OWNERS ASSN	1.05	SR-CU	DB-017008 PG-01344
⑫	0639618399	FIELDING HOMES TRINITY CREEK LLC	2.42	SR-CU	DB-017430 PG-01026
⑬	0638451225	DUKE ENERGY PROGRESS INC	1,323.42	R-20	DB-015289 PG-02437
⑭	0639914852	SEQIRUS INC	157.91	PUD	DB-016104 PG-01384
⑮	0639837172	TOWN OF HOLLY SPRINGS	5.0	PUD	DB-012076 PG-02143
⑯	0639949124	TOWN OF HOLLY SPRINGS	0.77	BRT	DB-013263 PG-01468
⑰	0649049382	CC TGA THE YIELD LLC	61.50	PUD	DB-018884 PG-00984
⑱	0639955037	CC TGA THE YIELD LLC	2.00	PUD	DB-018884 PG-01017
⑲	0639952350	TWELVE OAKS MASTER ASSOCIATION INC	1.26	PUD	DB-016551 PG-02019



UTILITY NOTES:

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

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12/06/2023	MASTER PLAN REVISION

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

TIMMONS GROUP

OAKVIEW LOT C MASTER PLAN

WAKE COUNTY - NORTH CAROLINA

OVERALL PREMILIMNARY UTILITY AND DRAINAGE PLAN

JOB NO. 59797
SHEET NO. C3.3

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SITE NOTES:

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

EASEMENTS:

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

ANCIENT OAKS DRIVE
12 OAKS PHASE 2 NEIGHBORHOOD
HOLLY SPRINGS NEW HILL ROAD
GREEN OAKS PARKWAY
FUTURE DEVELOPMENT (NOT PART OF THIS MASTER PLAN)
EXISTING 12" DOMESTIC MAIN
EXISTING 16" RECLAIMED MAIN
16"X8" TAPPING SLEEVE W/ GATE VALVES
12"X12" TAPPING SLEEVE
8" RECLAIMED WATERLINE
FIRE HYDRANT ASSEMBLY (TYP)
12" WATERLINE
EXISTING 12" RECLAIMED MAIN
EXISTING 12" DOMESTIC MAIN
12"X8" TAPPING SLEEVE W/ GATE VALVES
12"X12" TAPPING SLEEVE W/ GATE VALVES
POD A ZONING: NMX 12.18 AC
POD B2 ZONING: BRT 8.82 AC
POD B1 ZONING: BRT 9.68 AC
POD D ZONING: BRT 4.81 AC
POD E ZONING: BRT 4.01 AC
POD C ZONING: BRT 18.90 AC
POD G ZONING: BRT 147.52 AC
48" RCP STORM PIPE
SCM #1
8" RECLAIMED WATERLINE
FIRE HYDRANT ASSEMBLY (TYP)
2 48" RCP STORM PIPE
8"X4" TEE W/ GATE VALVES
12"X12" TEE W/ GATE VALVES
BLOW OFF VALVE ASSEMBLY (TYP.)
12" WATERLINE
40' PUBLIC SEWER AND GREENWAY EASEMENT
EXISTING WETLANDS (TYP)
INTERMITTENT STREAM
PERENNIAL STREAM
APPROXIMATE LOCATION OF FUTURE GREENWAY
50' PUBLIC SEWER AND GREENWAY EASEMENT
NAD 83
SCALE 1"=100'
0 100' 200'

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DESIGNED BY W ALTMAN
CHECKED BY B HALL
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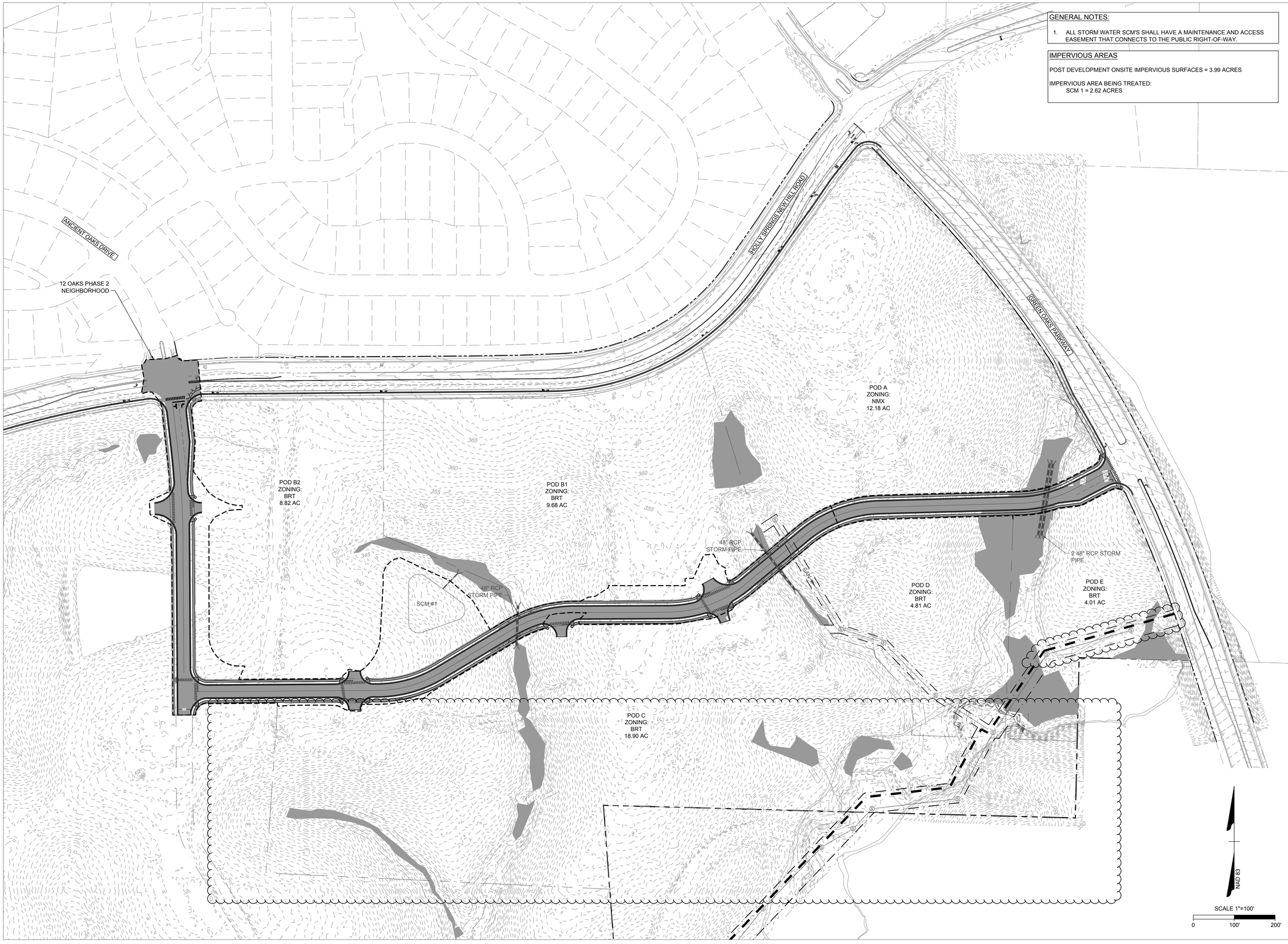
OAKVIEW LOT C MASTER PLAN

WAKE COUNTY - NORTH CAROLINA

PRELIMINARY UTILITY AND DRAINAGE PLAN

JOB NO. 59797
SHEET NO. C3.4

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GENERAL NOTES:

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

IMPERVIOUS AREAS

POST DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 3.99 ACRES

IMPERVIOUS AREA BEING TREATED:
SCM 1 = 2.62 ACRES

NORTH CAROLINA
SEAL
038616
ENGINEER
WILLIAM ALTMAN

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OAKVIEW LOT C MASTER PLAN

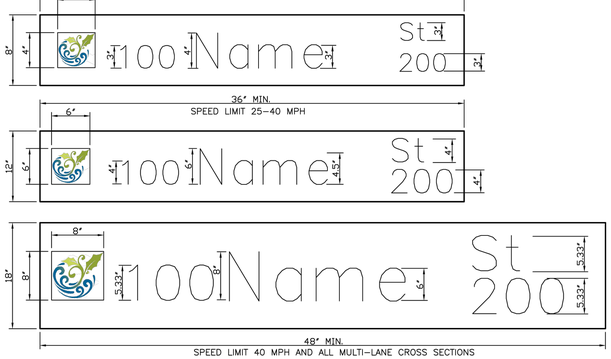
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DRAINAGE AREA MAP

JOB NO.
59797

SHEET NO.
C3.5

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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 CAPS ON SIGN WITH THE WORDS "PRIVATE STREET" IN BLACK.
4. BLADE THICKNESS: 2.0mm (36"–47.9"); 3.2mm (≥ 48").
5. GREEN RETROREFLECTIVE BACKGROUND WITH WHITE REFLECTIVE LETTERS.
6. THE TOWN LOGO (PICTOGRAPH) SHALL ALWAYS BE TO THE LEFT OF THE STREET NAME.
7. FONT SHALL BE: ARTISTIC SERIES B2000

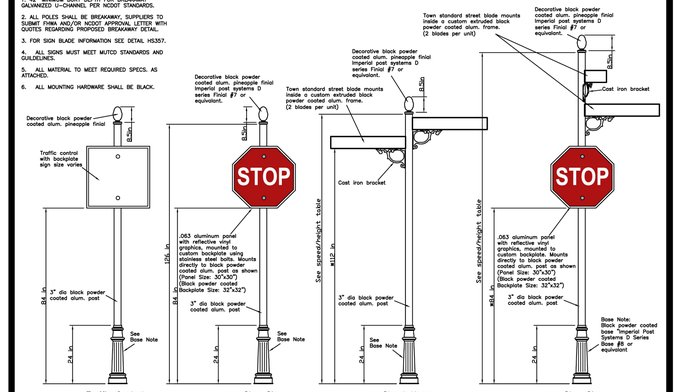
Private Street

DRAWING NOT TO SCALE

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE	STANDARD DETAIL NUMBER: HS357
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 4/5/19 — REVISIONS

HS 357

NOTES:
1. 42" MINIMUM BURY DEPTH FOR BREAKAWAY GALVANIZED U-CHANNEL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY. SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUILDELINES.
5. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
6. ALL MOUNTING HARDWARE SHALL BE BLACK.



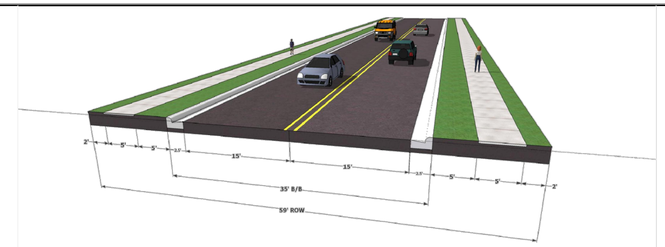
*Height varies depending on speed of road. See detail HS357 for blade sizes.

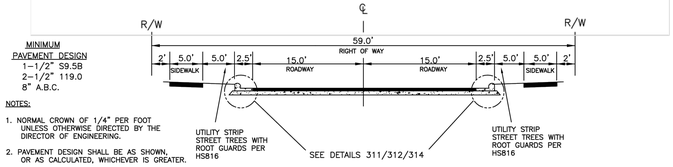
	#/Traffic Control	Blade only
– Local Road – 25 mph	162"	150"
– Speed Limit – 25–40 mph	170"	158"
– Speed Limit – 40+mph (or multi–lanes cross–section)	182"	182"

DRAWING NOT TO SCALE

UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS	STANDARD DETAIL NUMBER: HS361
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 1/8/20 — REVISIONS

HS 361 UPGRADED TRAFFIC CONTROL SIGN DETAIL





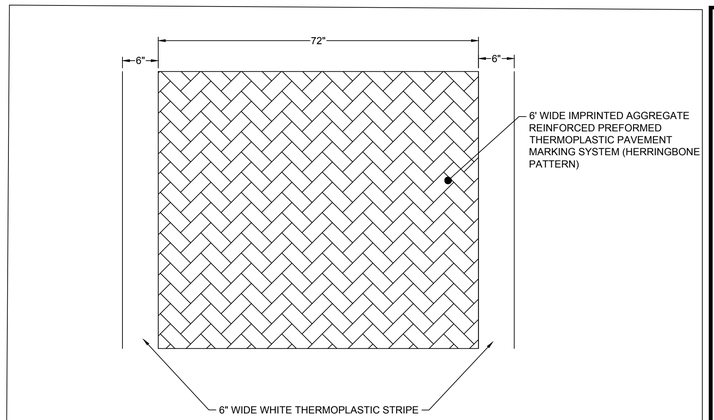
MINIMUM PAVEMENT DESIGN
1–1/2" S9.5B
2–1/2" 119.0
8" A.B.C.

NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.
3. ALL COLLECTORS SHALL BE NO LOAD.

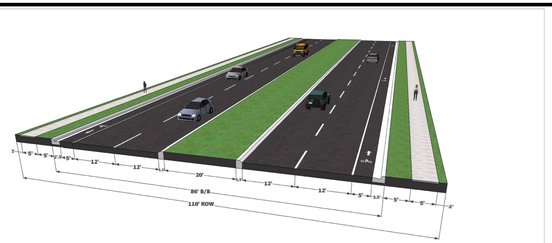
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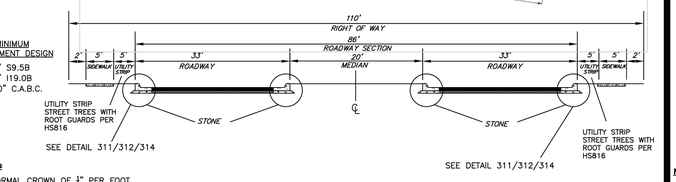
2 LANE NON RESIDENTIAL COLLECTOR 35' BTB ON 59' R/W	STANDARD DETAIL NUMBER: HS305A
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 12/4/18 — REVISIONS

PHASE 1



DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSWALK TREATMENT
NOT TO SCALE





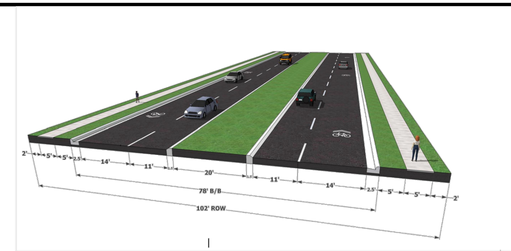
MINIMUM PAVEMENT DESIGN
3" S9.5B
4" I19.0B
10" C.A.B.C.

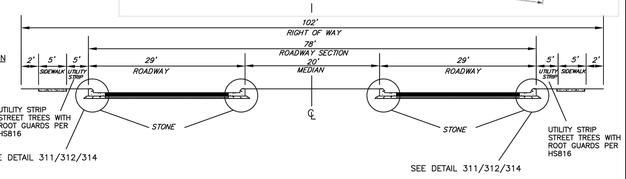
NOTES:
1. NORMAL CROWN OF ¼" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.

DRAWING NOT TO SCALE

4 LANE–MEDIAN THOROUGHFARE WITH BIKE LANES 86' BB ON 110' ROW	STANDARD DETAIL NUMBER: HS307A
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 12/4/18 — REVISIONS

HS 307A





MINIMUM PAVEMENT DESIGN
3" S9.5B
4" I19.0B
10" C.A.B.C.

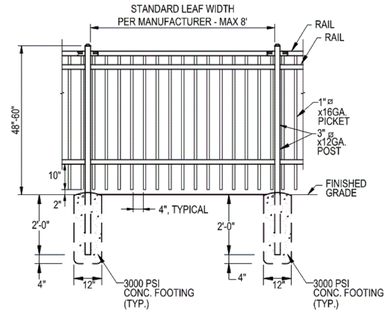
NOTES:
1. NORMAL CROWN OF ¼" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.

DRAWING NOT TO SCALE

4 LANE–MEDIAN THOROUGHFARE WITH SHARED BIKE LANES 78' BB ON 102' ROW	STANDARD DETAIL NUMBER: HS307B
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE 12/4/18 — REVISIONS

PHASE 2

GENERAL 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. THE PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT DESIGN WILL APPLY.



NOTES:
1. FENCE SHALL BE ALUMINUM POWER COATED WITH BLACK PAINT.
2. DIMENSIONS MAY VARY. MAX HEIGHT IS 60".

1 / MP-8.0 DECORATIVE FENCE
SCALE: NTS

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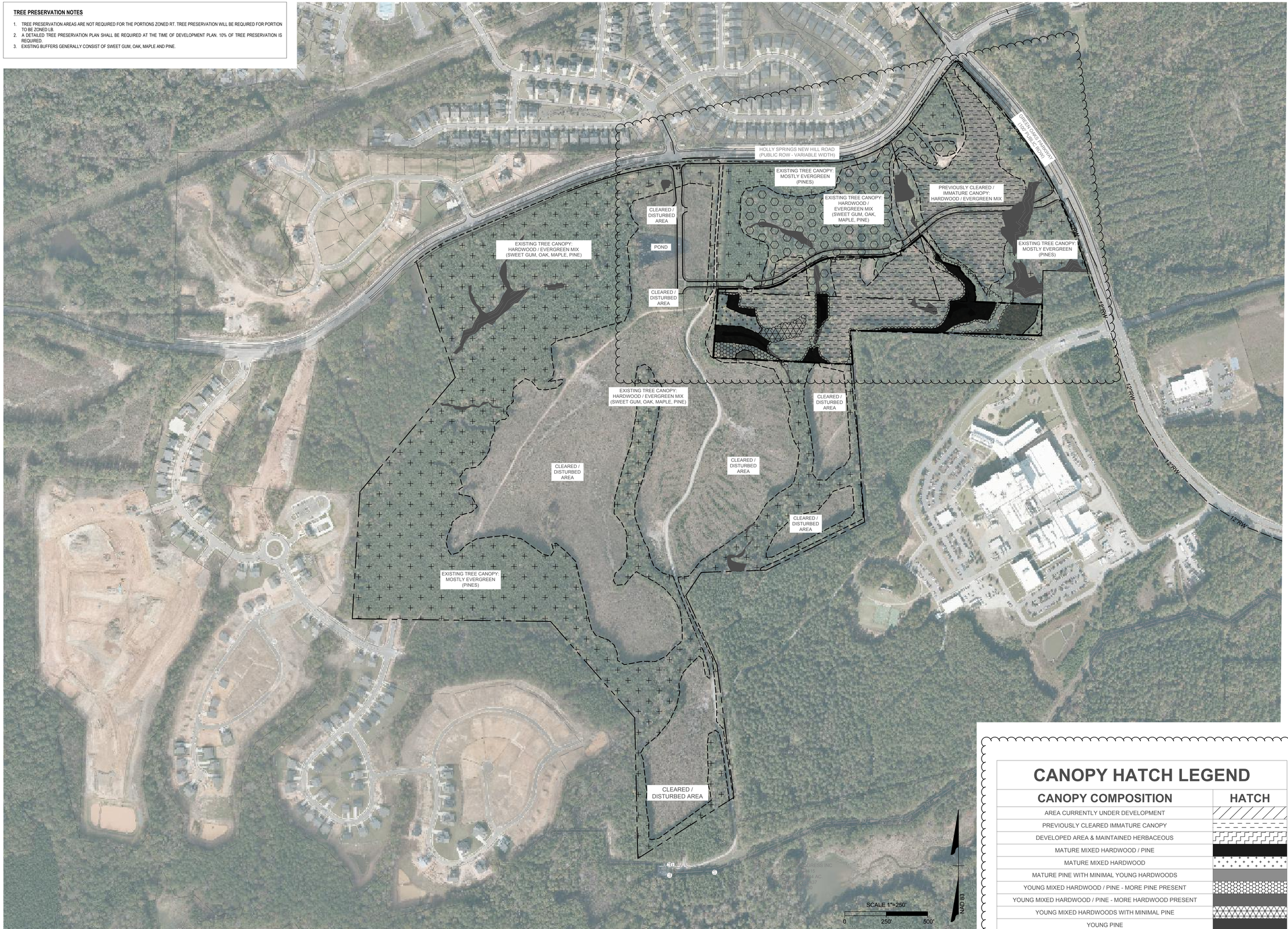
OAKVIEW LOT C MASTER PLAN
WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS

JOB NO. 59797
SHEET NO. C4.0

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TREE PRESERVATION NOTES

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



CANOPY HATCH LEGEND

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

NOT FOR CONSTRUCTION

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

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
MASTER PLAN REVISION	09/07/21

DATE: 08/03/21
DRAWN BY: W ALTMAN
DESIGNED BY: W ALTMAN
CHECKED BY: B HALL
SCALE: AS SHOWN

TIMMONS GROUP

OAKVIEW INNOVATION PARK

WAKE COUNTY - NORTH CAROLINA

TREE PRESERVATION PLAN

JOB NO. 45363
SHEET NO. L1.0

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LANDSCAPE NOTES

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

MAINTENANCE OF LANDSCAPING:

1. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   - 1.1. 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) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
   - 1.2. 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.
   - 1.3. THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
2. FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THE HOLY SPRINGS' UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10 -ENFORCEMENT.

PERIMETER YARD LANDSCAPING TABLE

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

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

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

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

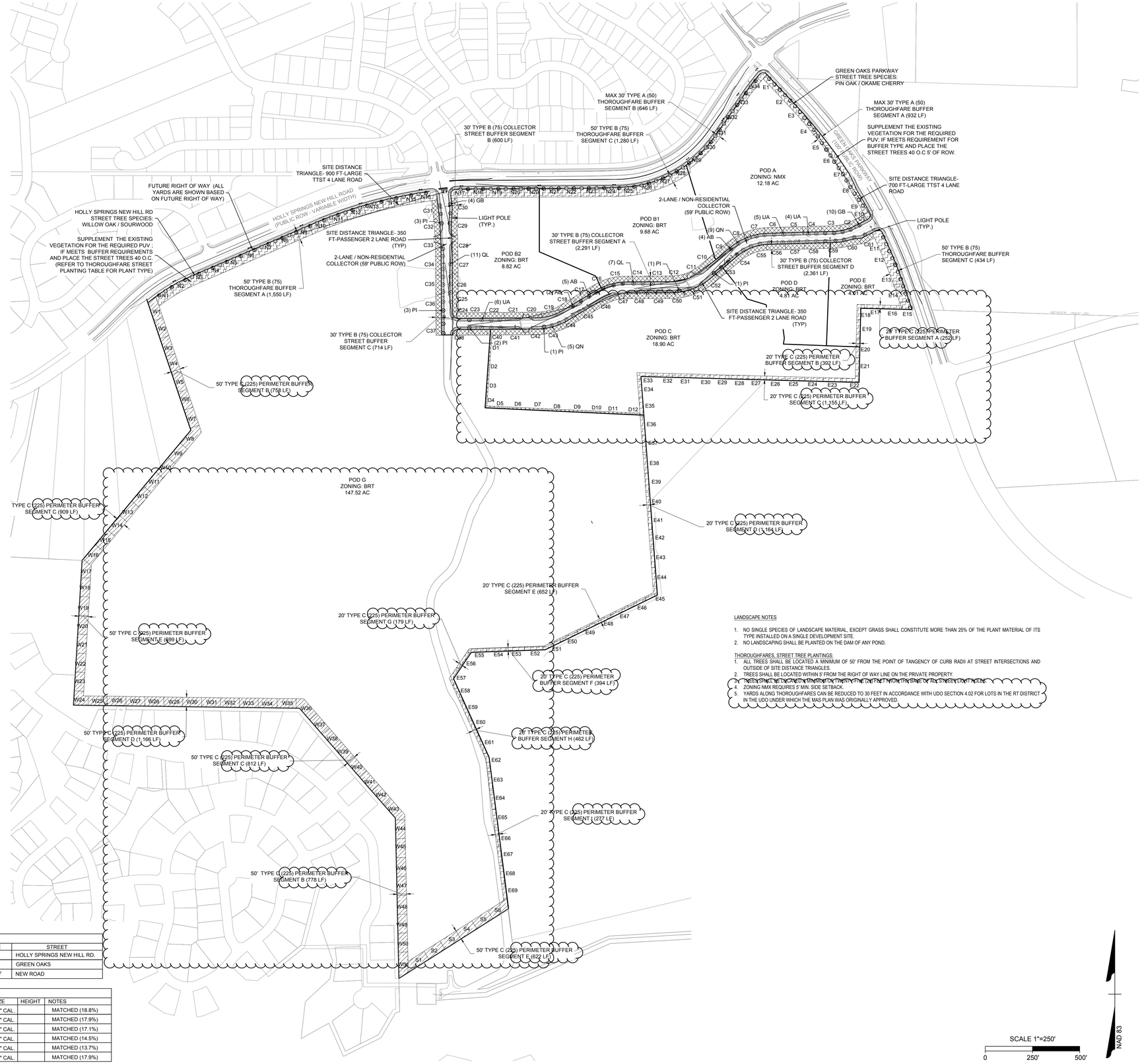
- **ARBORVITAE**
- **CRYTOMERIA**
- **AMERICAN HOLLY**
- **RED CEDAR**
- **DEODAR CEDAR**

THOROUGHFARE STREET TREE PLANT SCHEDULE

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

STREET TREE PLANT SCHEDULE

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



LANDSCAPE NOTES

1. NO SINGLE SPECIES OF LANDSCAPE MATERIAL, EXCEPT GRASS SHALL CONSTITUTE MORE THAN 25% OF THE PLANT MATERIAL OF ITS TYPE INSTALLED ON A SINGLE DEVELOPMENT SITE.
2. NO LANDSCAPING SHALL BE PLANTED ON THE DAM OF ANY POND.

THOROUGHFARES, STREET TREE PLANTINGS:

1. ALL TREES SHALL BE LOCATED A MINIMUM OF 50' FROM THE POINT OF TANGENCY OF CURB RADII AT STREET INTERSECTIONS AND OUTSIDE OF SITE DISTANCE TRIANGLES.
2. TREES SHALL BE LOCATED WITHIN 5' FROM THE RIGHT OF WAY LINE ON THE PRIVATE PROPERTY.
3. TREES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE BASE OF ALL STREET LIGHT POLES.
4. ZONING NMX REQUIRES 5' MIN. SIDE SETBACK.
5. YARDS ALONG THOROUGHFARES CAN BE REDUCED TO 30 FEET IN ACCORDANCE WITH UDO SECTION 4.02 FOR LOTS IN THE RT DISTRICT IN THE UDO UNDER WHICH THE MAS PLAN WAS ORIGINALLY APPROVED.

SCALE 1"=250'
0 250' 500'
NAD 83

NOT FOR CONSTRUCTION

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REVISION DESCRIPTION

DATE	
09/07/21	MASTER PLAN REVISION
05/27/22	MASTER PLAN REVISION
11/01/2023	MASTER PLAN REVISION
12/06/2023	MASTER PLAN REVISION

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

TIMMONS GROUP

OAKVIEW LOT C MASTER PLAN

WAKE COUNTY - NORTH CAROLINA

OVERALL LANDSCAPE PLAN

JOB NO. 59797
SHEET NO. L2.0

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TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
Supplement 18
March 2022

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

Petition Type:

☐ **Major Subdivision** (check all that apply)
☐ Residential ☐ Non-residential
☐ New ☐ Major Amendment* ☐ Minor Amendment*

☒ **Development Plan** (check all that apply)
☐ Residential ☐ Non-residential
☒ New ☐ Major Amendment* ☐ Minor Amendment*

☐ **Special Use Permit**
☐ New

** Specify purpose of amendment on Certificate of Plan Revisions*

For DS Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐Revised ☐ Final

Project Information:

Project Name: GeneSuites Lot C
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision _____ Shopping Center/Lot# _____
Project Location: South of Montesale Way
Use street address. If none, use the closest intersection
☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☒ Pending Annexation
PIN: 0639837443, 0639837617 Real Estate ID: _____
Project Acreage (rounded to nearest tenth): 18.9 acres Partial Parcel: ☐ No ☐ Yes (additional fee)
Current Zoning: RT Proposed Use (see UDO Table 3.2.A): Industrial, Warehouse, Office
Open Space *[See UDO Section 7.06(F)(4)]*: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/A
Waivers Requested: ☐ No ☐ Yes- Specify UDO Section Number(s): _____
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet
Sketch Plan Review (Pre-Submittal) Meeting Date: _____
If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

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

Project Applicant/Contact
(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____
Name Will Altman, PE Company Timmons Group
Mailing Address 5410 Trinity Road, Suite 102
City Raleigh State NC Zip 27607
Telephone # (919) 866-4938 E-Mail william.altman@timmons.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

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

Architect

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

Landscape Architect

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

Other: _____(any other contact that should receive comments and correspondence for this project)

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

Property Owner - *Required*

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

Certificate of Submittal Completion

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

Signature: _____ Date: 09-22-2023

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

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

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

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD MEETING REPORT

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

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

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

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

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

☐ Date of Notification Mailing: July 18, 2023

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

Summary of Issues:
N/A, there were no attendees other than the design team

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
N/A, there were no attendees other than the design team

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) _____ Date 11/1/23

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

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

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

SEQIRUS INC
475 GREEN OAKS PKWY
HOLLY SPRINGS NC 27540

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

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

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

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

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

RESIDENT/OCCUPANT
100 BIOTECHNOLOGY AVE
APEX, NC 27539

RESIDENT/OCCUPANT
101 BARABELLA WAY
APEX, NC 27539

RESIDENT/OCCUPANT
101 MONTESALE WAY
APEX, NC 27539

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

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

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

RESIDENT/OCCUPANT
151 MONTESALE WAY
APEX, NC 27539

RESIDENT/OCCUPANT
201 MONTESALE WAY
APEX, NC 27539

DEVELOPMENT PLAN:
GENESUITES - POD C

HOLLY SPRINGS, NORTH CAROLINA 27540

DEVELOPMENT PLAN: 23-DP-13/ PLDP202300259
MASTER PLAN: 20-MAS-02-A02

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

CERTIFICATION BLOCK:

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

SANITARY SEWER FLOW ESTIMATION
APPROVED MASTER PLAN FLOWS - 19.14 AC x 1,500 GPD = 28,710 GPD

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

UTILITY / MUNICIPALITY CONTACTS:

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

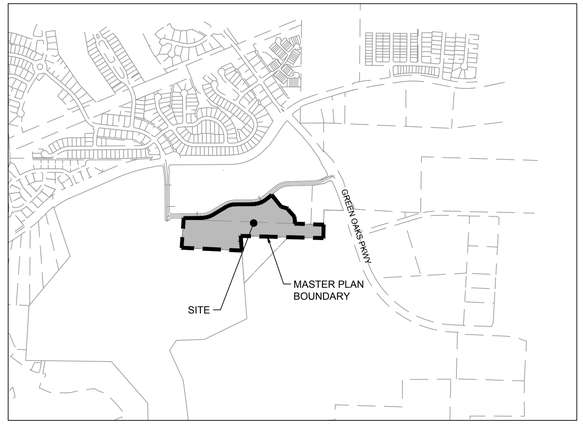
B. BURIED CABLE LOCATION
NC 811

C. DUKE ENERGY
(866) 582-6345

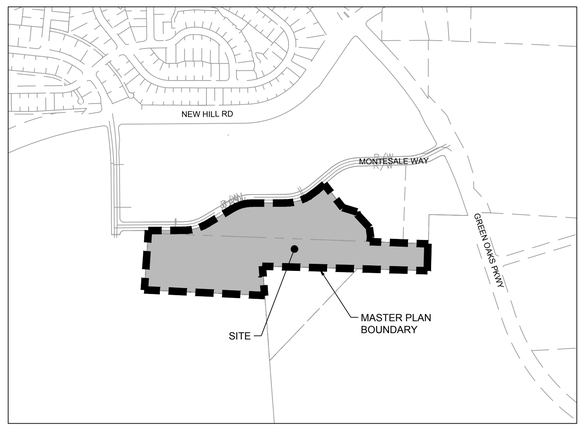
CONSULTANT CONTACTS:

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

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



VICINITY MAP
1" = 1000'



VICINITY MAP
1" = 500'

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

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

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

NORTH CAROLINA PROFESSIONAL SEAL 045892 ENGINEER WILLIAM P. ALTMAN
9/22/23
CONSTRUCTION

TIMMONS GROUP

GENESUITES - POD C
WAKE COUNTY, NORTH CAROLINA
COVER SHEET

JOB NO. 59797
SHEET NO. C0.0

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

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

MONTESALE WAY

MONTESALE WAY

WET POND C

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

C3.2

COURTYARD OPEN SPACE

107'

101'

73'

BUILDING C
177,936 SF

97'

40' SHARED PUBLIC GREENWAY AND SANITARY SEWER EASEMENT

50' SHARED PUBLIC GREENWAY AND SANITARY SEWER EASEMENT

WET POND A

WET POND B

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

C3.1, C4.1

C3.0, C4.0

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

NAD 83

SCALE 1"=60'
0 60' 120'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 WILLIAM P. ALTMAN 9/22/23

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TIMMONS GROUP

GENESUITES - POD C

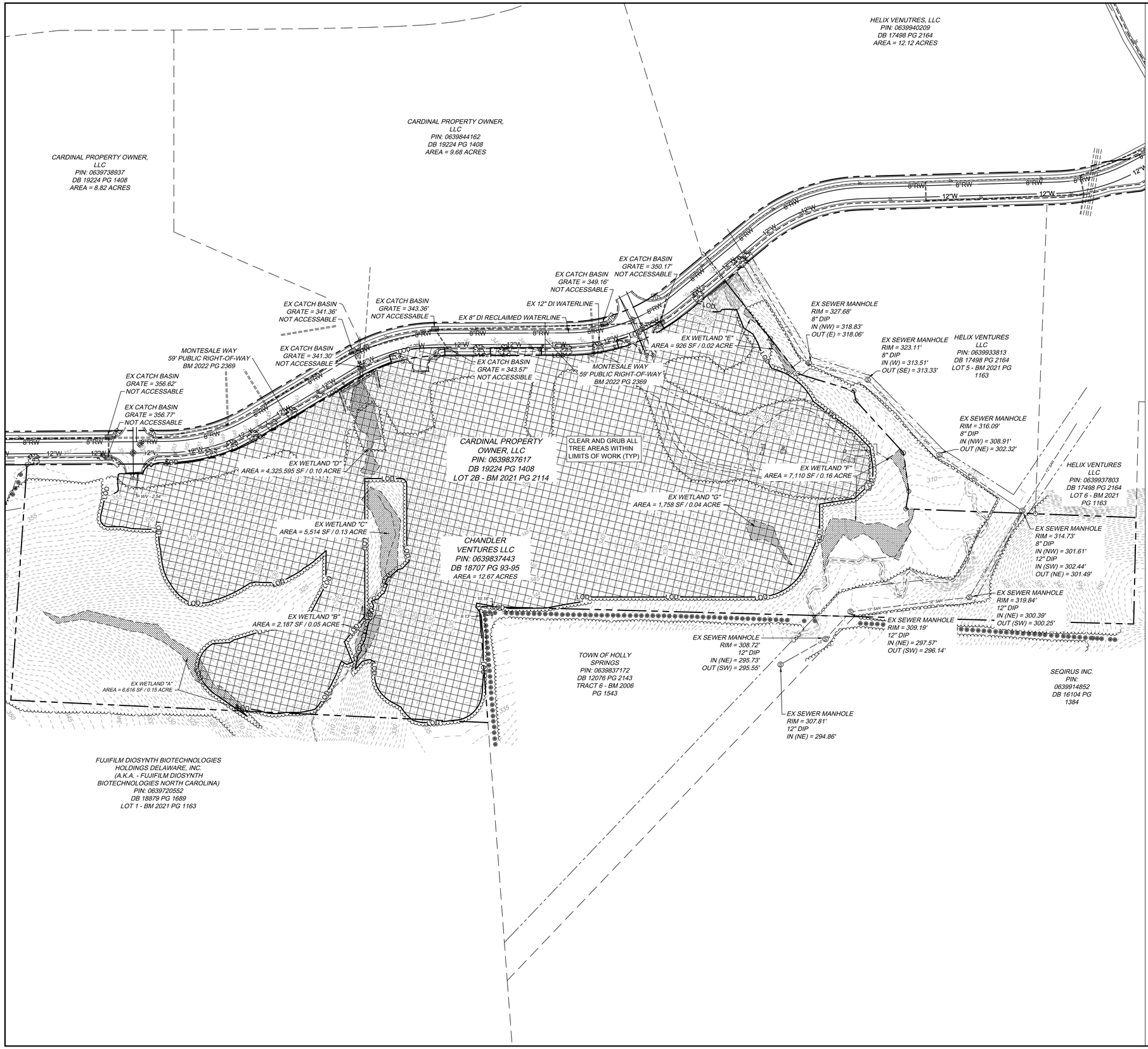
WAKE COUNTY, NORTH CAROLINA

KEY PLAN

JOB NO. 59797

SHEET NO. C0.1

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SURVEY NOTES:

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

DEMOLITION NOTES:

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

GENERAL NOTES:

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

LEGEND

NEW PROPERTY LINE	IPF - IRON PIPE FOUND
OLD LOT LINE	IRF - IRON ROD FOUND
LINE NOT SURVEYED	IRS- IRON ROD SET
FENCE	SANITARY MANHOLE
OHP OVERHEAD POWER LINE	TELEPHONE PEDESTAL
G PAINTED GAS LINE	CABLE TV PEDESTAL
UGP PAINTED POWER LINE	SIGN
UGT PAINTED TELEPHONE LINE	ELECTRIC METER
W PAINTED WATER LINE	POWER POLE
UCATV PAINTED CABLE TV LINE	LIGHT POLE
UTL UTILITY LINE	GAS TEST LOCATION
EASEMENT LINE	BOLLARD
RIGHT OF WAY LINE	MAILBOX
EDGE OF PAVEMENT	YARD LIGHT
GRAVEL ROAD	GUY

DEMOLITION LEGEND

REMOVE

— LOD — LIMITS OF DISTURBANCE

NORTH CAROLINA PROFESSIONAL SEAL 045892 ENGINEER MINGU LI P. E. 9/22/23

CONSTRUCTION

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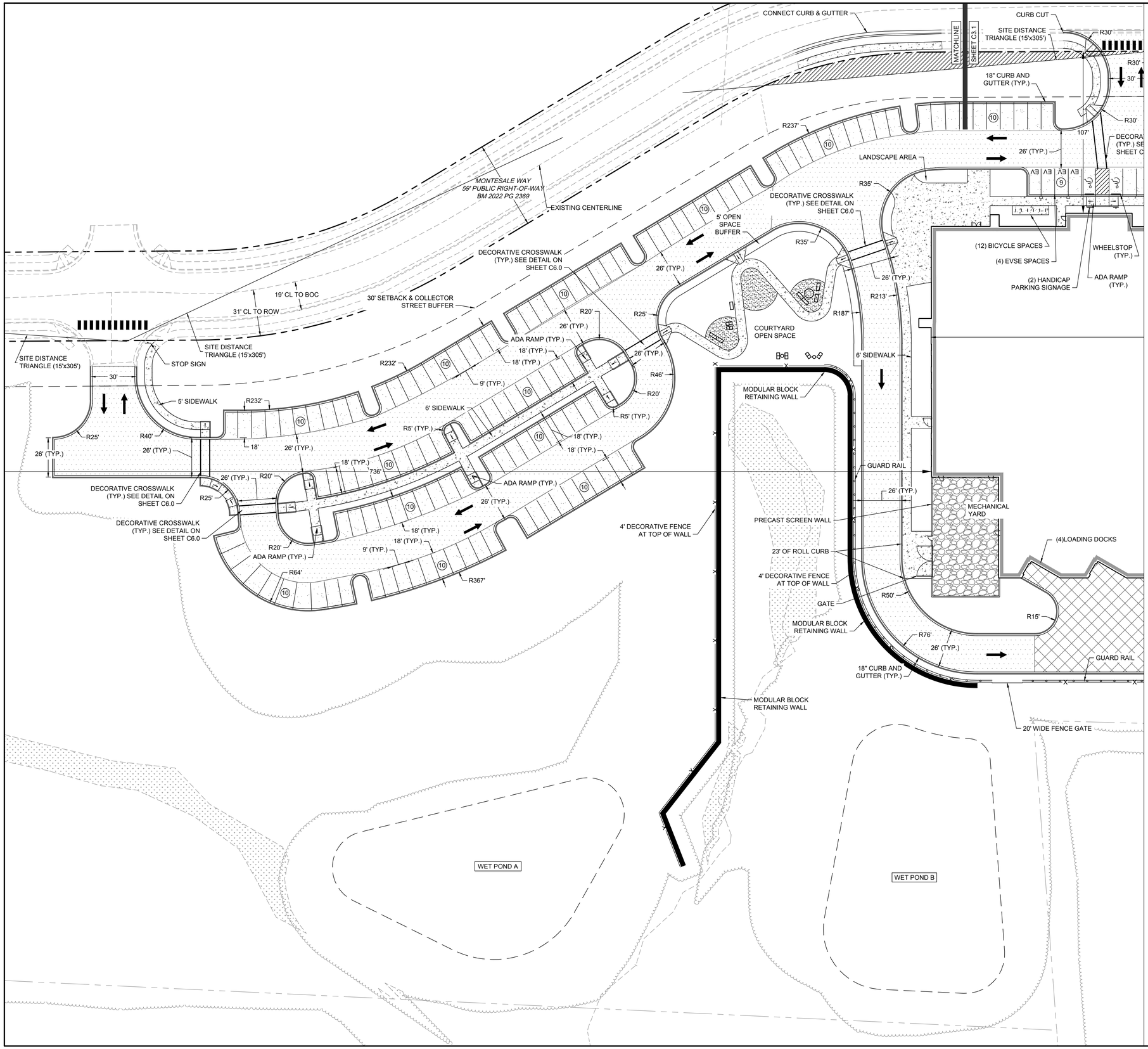
TIMMONS GROUP

GENESUITES - POD C
WAKE COUNTY, NORTH CAROLINA

EXISITING CONDITIONS AND DEMOLITION PLAN

JOB NO. 59797
SHEET NO. C1.0

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GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE TOWN OF HOLLY SPRINGS AND OSHA STANDARDS.
2. THE CONTRACTOR SHALL RECYCLE ALL PAVING MATERIALS REMOVED FROM THE SITE AND SHALL PROVIDE DOCUMENTATION THAT THE MATERIALS HAVE BEEN RECYCLED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
5. CURB RADII ARE DIMENSIONED FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. RAISE ALL STRUCTURES WITHIN THE AREAS TO BE OVERLAID OR PAVED WITH ASPHALT SUCH THAT THE TOP OF THE STRUCTURE EQUALS THE FINISH GRADE OF THE NEW ASPHALT.

FOR WORK WITHIN THE NCDOT RIGHT OF WAY:

7. ALL PAVING SHALL BE PERFORMED BY A NCDOT APPROVED CONTRACTOR.
8. ALL PAVEMENT MARKINGS SHALL BE PERFORMED BY A NCDOT APPROVED CONTRACTOR.
9. THIS PROJECT IS SUBJECT TO SUPERPAVE MIX REQUIREMENTS AND FILL IMPLEMENTATION OF THE QMS (QUALITY MANAGEMENT SYSTEM) SPECIFICATIONS FOR ALL ASPHALT PAVEMENTS.
10. THE CONTRACTOR MUST NOTIFY NCDOT 48 HOURS IN ADVANCE PRIOR TO BEGINNING WORK.
11. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS AND UTILITIES WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
12. ALL PARKING LOTS AND ROADWAYS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ARE PRIVATE.
13. BUILDING ADDRESS OR SUITE NUMBERS MUST BE AT LEAST 6" TALL.
14. MATERIALS OR PRODUCTS STORED WITHIN THE FENCED STORAGE AREA SHALL NOT EXCEED THE HEIGHT OF THE FENCE.

GENERAL SIGNAGE AND STRIPING NOTES

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

HATCHING LEGEND

- HEAVY DUTY ASPHALT
- CONCRETE SIDEWALK
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- GRAVEL

LEGEND

1. 2' WIDE PAINTED WHITE STOP BAR
2. PAINTED WHITE DIRECTION ARROWS
3. ACCESSIBLE SPACES SIGNS: HV = VAN ACCESSIBLE
4. NCDOT R1-1 STOP SIGN MOUNTED ON POST PER SPECIFICATIONS
5. 4" WIDE WHITE SOLID PAINT STRIPES, 2' ON CENTER AND ON A 45° ANGLE TO PARKING STRIPES.

NAD 83

SCALE 1"=30'
0 30' 60'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 WILLIAM P. ALTMAN 9/22/23

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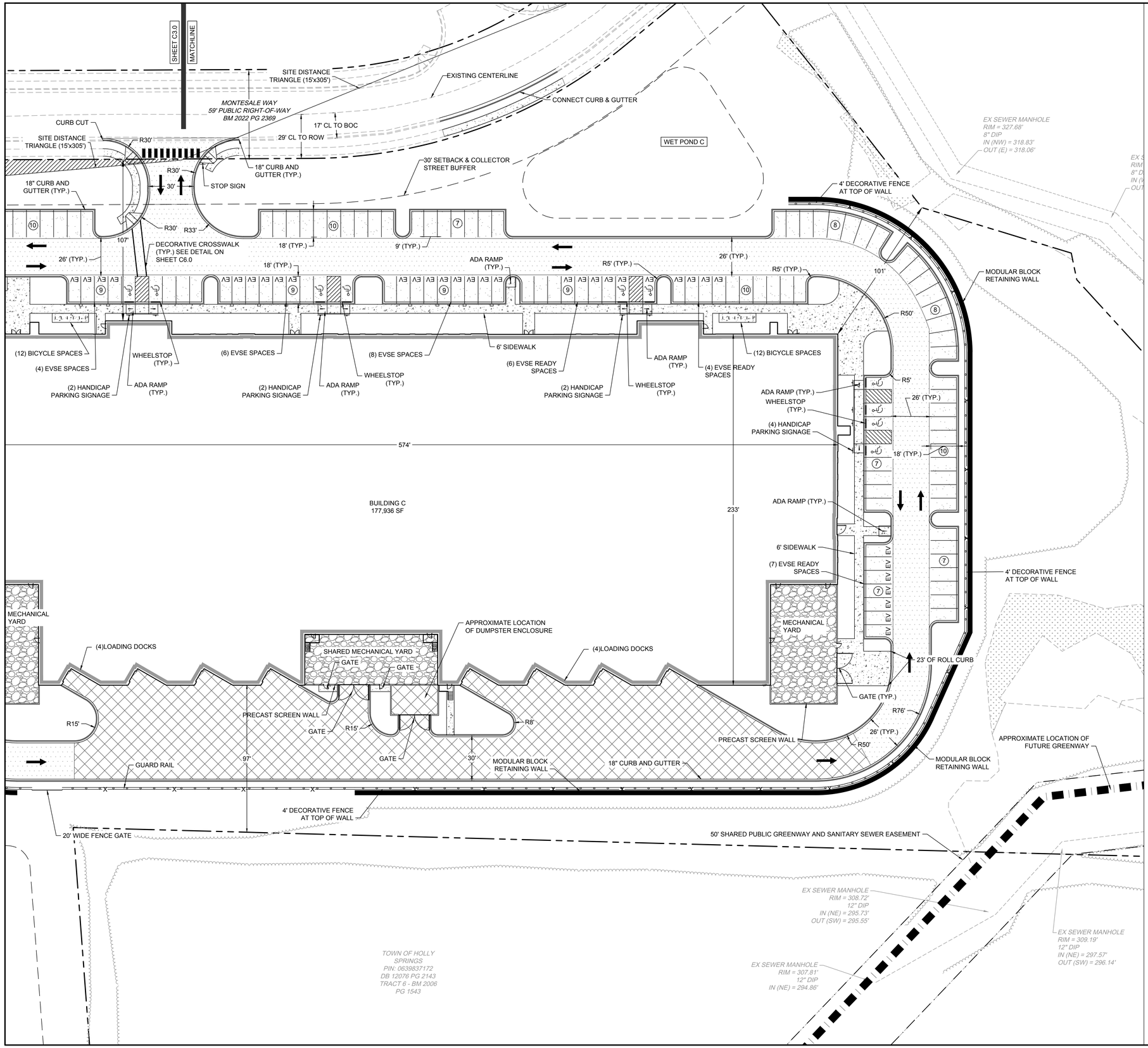
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DESIGNED BY CHALOUPECKY
CHECKED BY W. ALTMAN
SCALE AS SHOWN

TIMMONS GROUP

GENESUITES - POD C
WAKE COUNTY, NORTH CAROLINA
SITE PLAN

JOB NO. 59797
SHEET NO. C3.0

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4. NCDOT R1-1 STOP SIGN MOUNTED ON POST PER SPECIFICATIONS
5. 4" WIDE WHITE SOLID PAINT STRIPES, 2' ON CENTER AND ON A 45° ANGLE TO PARKING STRIPES.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 M. SCOTT ADAMS 9/22/23

CONSTRUCTION

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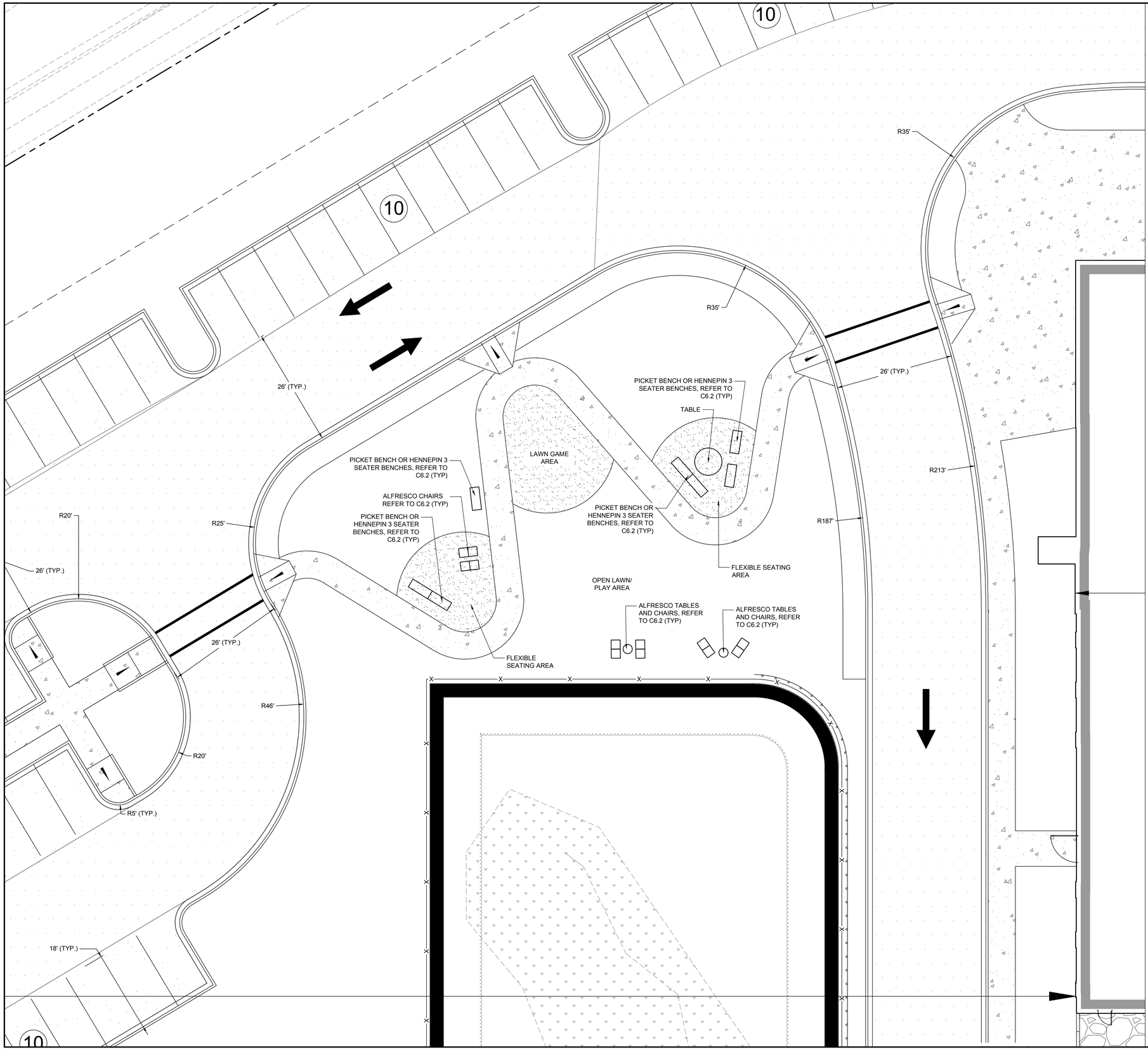
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CHECKED BY W. ALTMAN
SCALE AS SHOWN

TIMMONS GROUP

GENESUITES - POD C
WAKE COUNTY, NORTH CAROLINA
SITE PLAN

JOB NO. 59797
SHEET NO. C3.1

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GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE TOWN OF HOLLY SPRINGS AND OSHA STANDARDS.
2. THE CONTRACTOR SHALL RECYCLE ALL PAVING MATERIALS REMOVED FROM THE SITE AND SHALL PROVIDE DOCUMENTATION THAT THE MATERIALS HAVE BEEN RECYCLED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
5. CURB RADII ARE DIMENSIONED FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. RAISE ALL STRUCTURES WITHIN THE AREAS TO BE OVERLAID OR PAVED WITH ASPHALT SUCH THAT THE TOP OF THE STRUCTURE EQUALS THE FINISH GRADE OF THE NEW ASPHALT.

FOR WORK WITHIN THE NCDOT RIGHT OF WAY:

7. ALL PAVING SHALL BE PERFORMED BY A NCDOT APPROVED CONTRACTOR.
8. ALL PAVEMENT MARKINGS SHALL BE PERFORMED BY A NCDOT APPROVED CONTRACTOR.
9. THIS PROJECT IS SUBJECT TO SUPERPAVE MIX REQUIREMENTS AND FILL IMPLEMENTATION OF THE QMS (QUALITY MANAGEMENT SYSTEM) SPECIFICATIONS FOR ALL ASPHALT PAVEMENTS.
10. THE CONTRACTOR MUST NOTIFY NCDOT 48 HOURS IN ADVANCE PRIOR TO BEGINNING WORK.
11. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS AND UTILITIES WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
12. ALL PARKING LOTS AND ROADWAYS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ARE PRIVATE.
13. BUILDING ADDRESS OR SUITE NUMBERS MUST BE AT LEAST 6" TALL.
14. MATERIALS OR PRODUCTS STORED WITHIN THE FENCED STORAGE AREA SHALL NOT EXCEED THE HEIGHT OF THE FENCE.

GENERAL SIGNAGE AND STRIPING NOTES

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

HATCHING LEGEND

- HEAVY DUTY ASPHALT
- CONCRETE SIDEWALK
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- GRAVEL

LEGEND

1. 2' WIDE PAINTED WHITE STOP BAR
2. PAINTED WHITE DIRECTION ARROWS
3. ACCESSIBLE SPACES SIGNS: HV = VAN ACCESSIBLE
4. NCDOT R1-1 STOP SIGN MOUNTED ON POST PER SPECIFICATIONS
5. 4" WIDE WHITE SOLID PAINT STRIPES, 2' ON CENTER AND ON A 45° ANGLE TO PARKING STRIPES.

NAD 83

SCALE 1"=30'
0 30' 60'

NORTH CAROLINA PROFESSIONAL SEAL 045892 ENGINEER WINDELL P. ARMS
09/22/23
CONSTRUCTION

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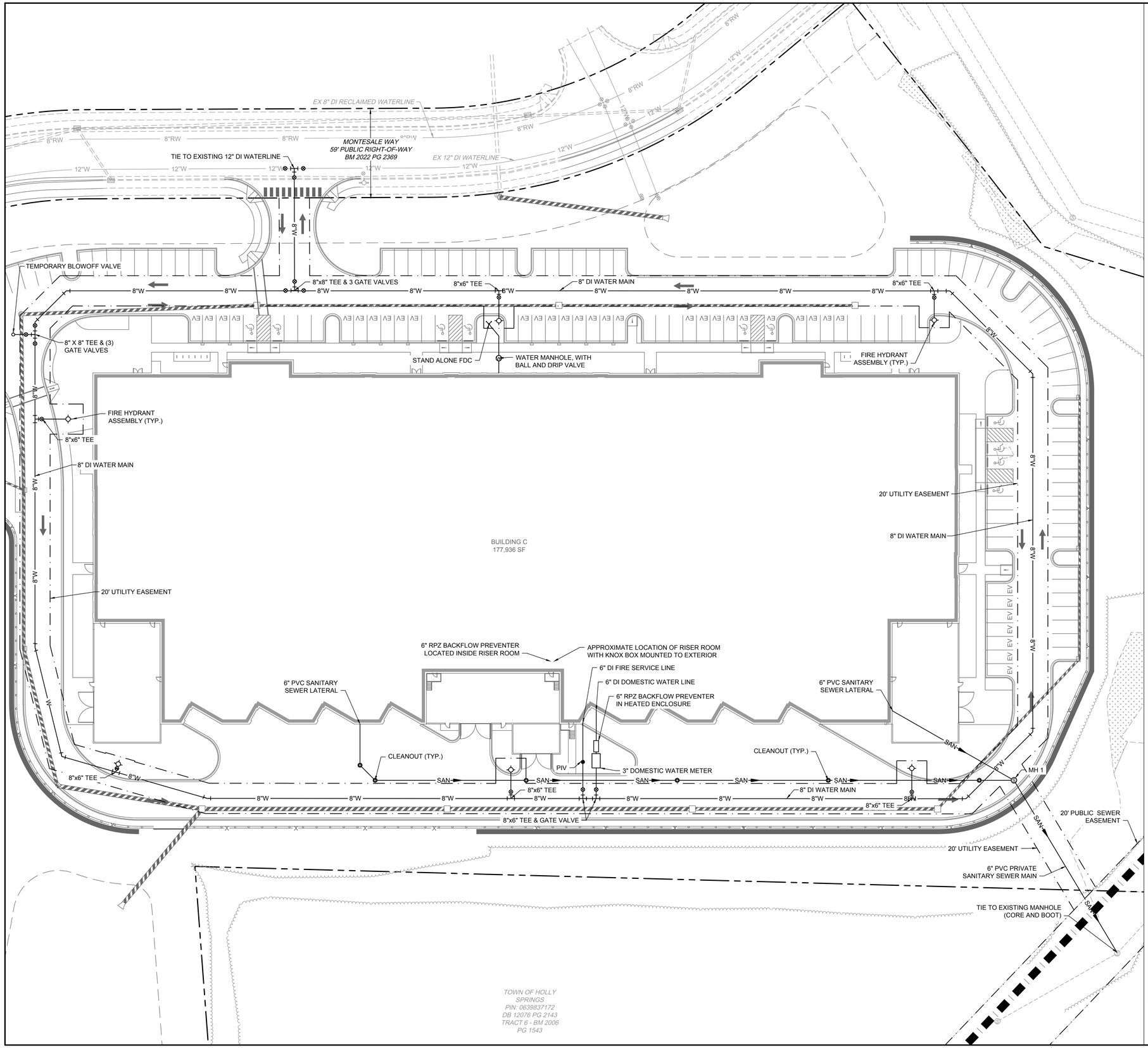
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WAKE COUNTY, NORTH CAROLINA

SITE PLAN

JOB NO. 59797
SHEET NO. C3.2

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GENERAL UTILITY NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL OSHA REQUIREMENTS AND TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
2. INSTALL WATERMAINS WITH A COVER OF NO LESS THAN 4-FT.
3. SANITARY SEWER IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH NCDEQ AND TOWN OF HOLLY SPRINGS REQUIREMENTS (INCLUDING STANDARD DETAILS AND SPECIFICATIONS)
4. ALL SANITARY SEWER SERVICES SHALL BE 4" OR 6" PVC (SCH 40) @1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 36".
5. CLEANOUTS ARE REQUIRED AT LEAST EVERY 50 FEET FOR FOUR-INCH SEWER SERVICES AND EVERY 100 FEET FOR SIX-INCH SEWER SERVICES AND AT ALL JUNCTIONS AND BENDS WHICH EXCEED 45 DEGREES. BENDS ARE REQUIRED AT ALL CHANGES IN DIRECTION.
6. INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 36-IN TO FINISH GRADE IN NON-TRAFFIC AREAS, 48-IN TO FINISH GRADE IN TRAFFIC AREAS.
7. SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 18-IN TO STORM DRAINAGE PIPES. INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
8. WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10-FT.
9. COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
10. VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
12. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
13. CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT- DOWNS WITH THE OWNER.
14. METALLIC LINES SHALL BE IDENTIFIED WITH DURABLE PRINTED PLASTIC WARNING TAPES, MINIMUM 3 INCHES WIDE WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
15. NON-METALLIC PIPES, OTHER THAN GAS LINES, SHALL BE IDENTIFIED BY DETECTABLE WARNING TAPE, MINIMUM 2 INCHES WIDE, WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
16. FOR PLASTIC SEWER PIPING, AN INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO AND OVER THE FULL LENGTH OF THE PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE AT THE CLEANOUT BETWEEN THE BUILDING DRAIN AND BUILDING SEWER. THE TRACER WIRE SIZE SHALL BE NOT LESS THAN 14 AWG AND THE INSULATION TYPE SHALL BE LISTED FOR DIRECT BURIAL.
17. AN INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVEGROUND AT THE END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18AWG AND THE INSULATION TYPE SUITABLE FOR DIRECT BURIAL.
18. ALL GATE VALVES NOT IN PAVEMENT REQUIRE A CONCRETE COLLAR.
19. GATE VALVES SHALL NOT BE INSTALLED IN GUTTER PAN.
20. UTILITIES CONTRACTOR TO NOTIFY INSPECTOR AT LEAST 48 HOURS BEFORE FLUSHING THE PROPOSED WATERLINE.
21. ALL EXISTING UTILITIES, SUCH AS VALVE BOXES, VAULT COVERS, AND MANHOLES, AFFECTED BY GRADING OR PAVING OPERATIONS MUST BE ADJUSTED TO FINAL GRADE AFTER CONSTRUCTION.
22. REFER TO PLUMBING DRAWINGS FOR SANITARY SEWER INVERTS OUT OF BUILDINGS
23. FIRE MARSHALL SHALL BE PRESENT ONSITE DURING WATER MAIN SHUTDOWN ON SCHOOL SITE.
24. FENCE POSTS SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS.
25. ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND.
26. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
27. 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.
28. THE ESTIMATED SEWER FLOWS SHOWN ARE BASED ON ASSUMED TENANT MIX AT THE TIME OF THE SUBMITTAL. THE ESTIMATED FLOWS WILL BE UPDATED WITH EACH DEVELOPMENT PLAN SUBMITTAL.
29. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
30. REFER TO C0.1 FOR ZONING CONDITIONS IN THE DEVELOPMENT AGREEMENT.
31. THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N=693,650.75' E=2,041,575.85' ELEV. =377.10'.

    THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID, TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN.
32. IF THERE IS A GEODETIC MONUMENT LOCATED ON THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.
33. INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO FIRST C.O. AND THAT ALL ADJACENT WILL BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
34. BLOW OFF VALVES ARE REQUIRED AT ALL AREAS WHERE THE UTILITY MAINS STOP AND/OR WILL BE EXTENDED IN THE FUTURE.
35. BUILDING ADDRESS OR SUITE NUMBERS MUST BE AT LEAST 6" TALL.
36. ALL FIRE HYDRANTS, PIVS, AND FDCS MUST HAVE A MINIMUM 5' CLEARANCE.

EASEMENTS:

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 WILLIAM P. ALTMAN 9/22/23

CONSTRUCTION

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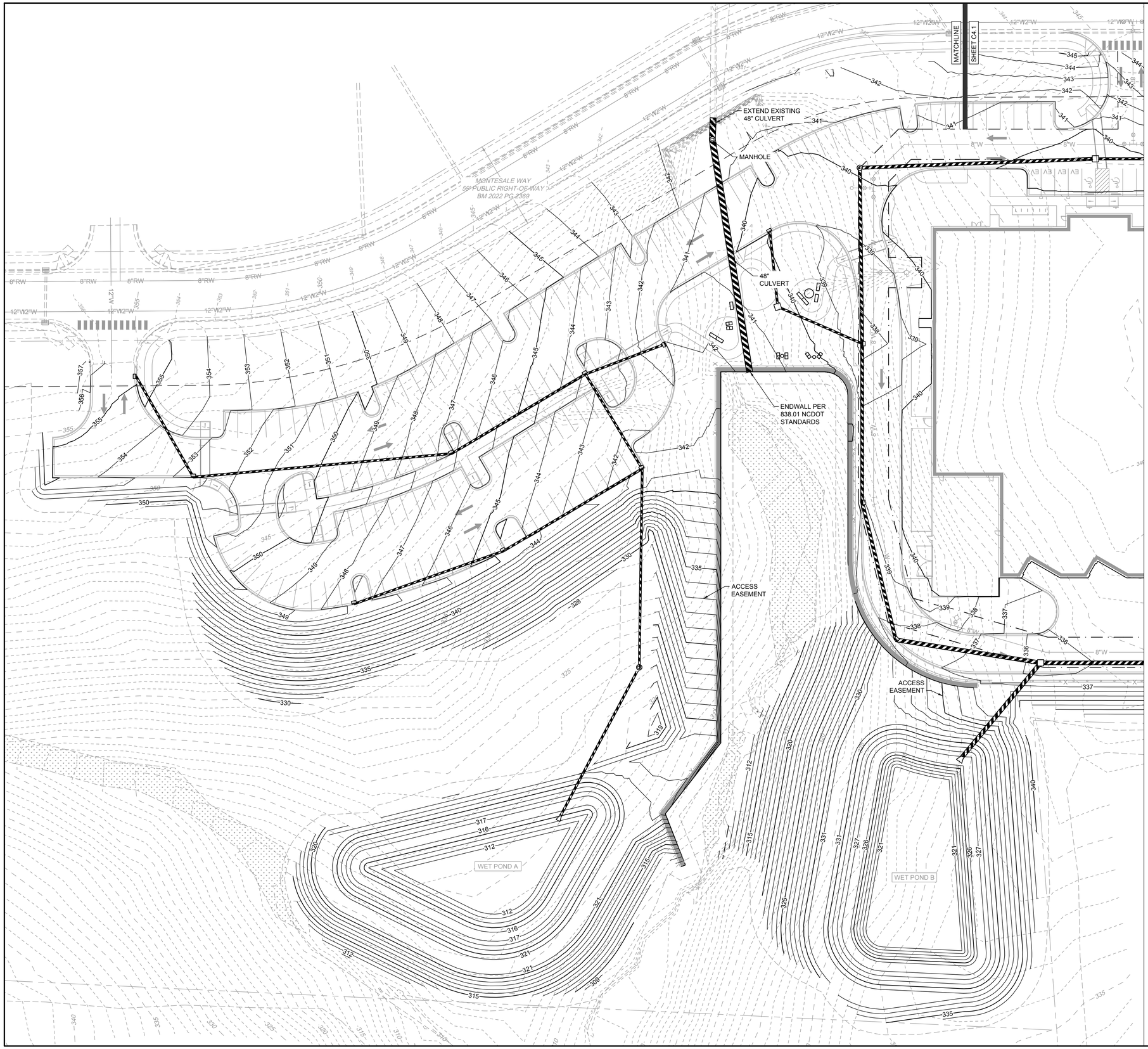
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CHECKED BY W. ALTMAN
SCALE AS SHOWN

TIMMONS GROUP

GENESUITES - POD C
WAKE COUNTY, NORTH CAROLINA
UTILITY PLAN

JOB NO. 59797
SHEET NO. C3.3

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GRADING AND STORM DRAINAGE NOTES

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 09/22/23 WILLIAM P. ALTMAN

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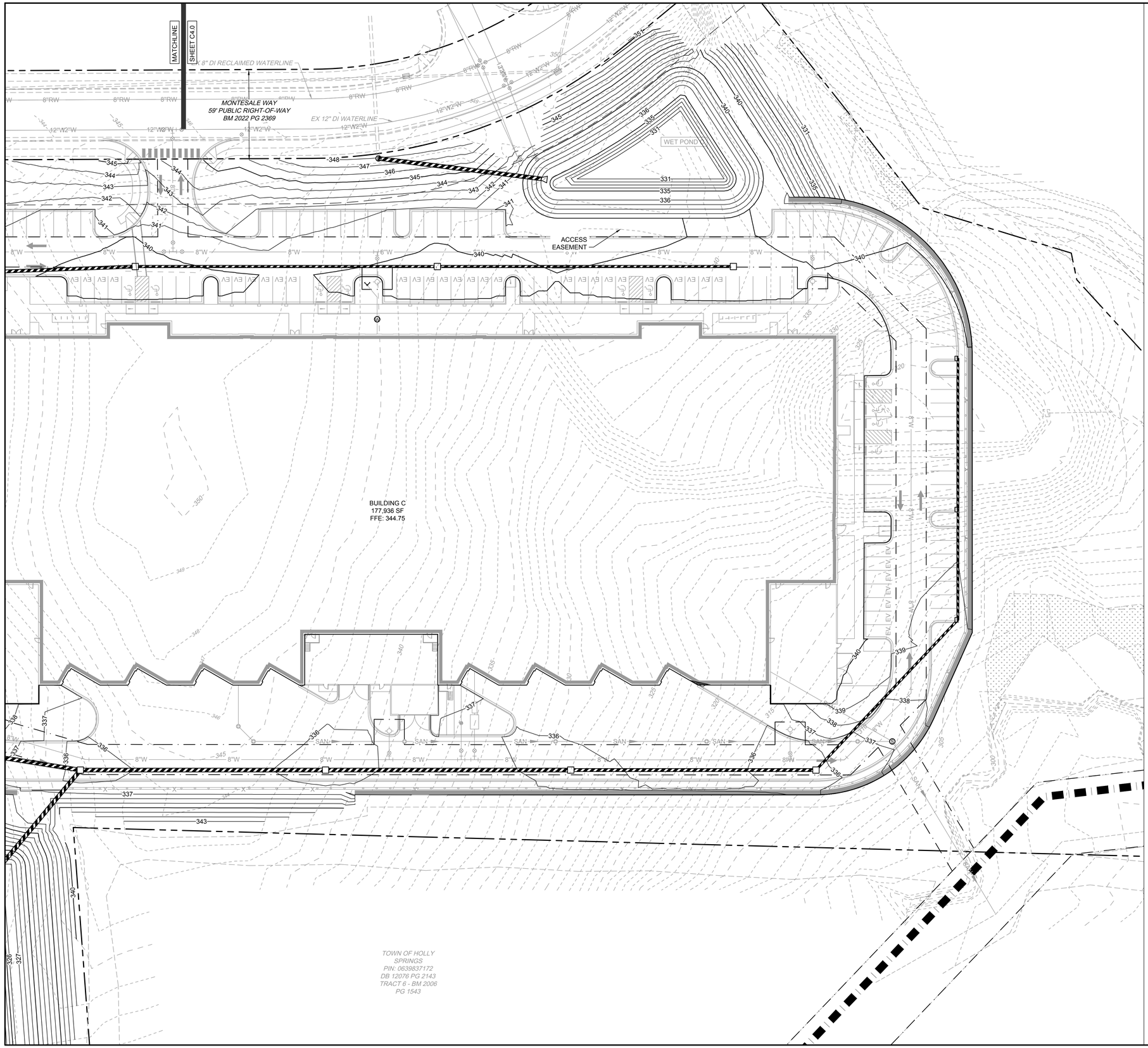
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WAKE COUNTY, NORTH CAROLINA

GRADING PLAN

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 MICHAEL P. ADAMS 9/22/23

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WAKE COUNTY, NORTH CAROLINA

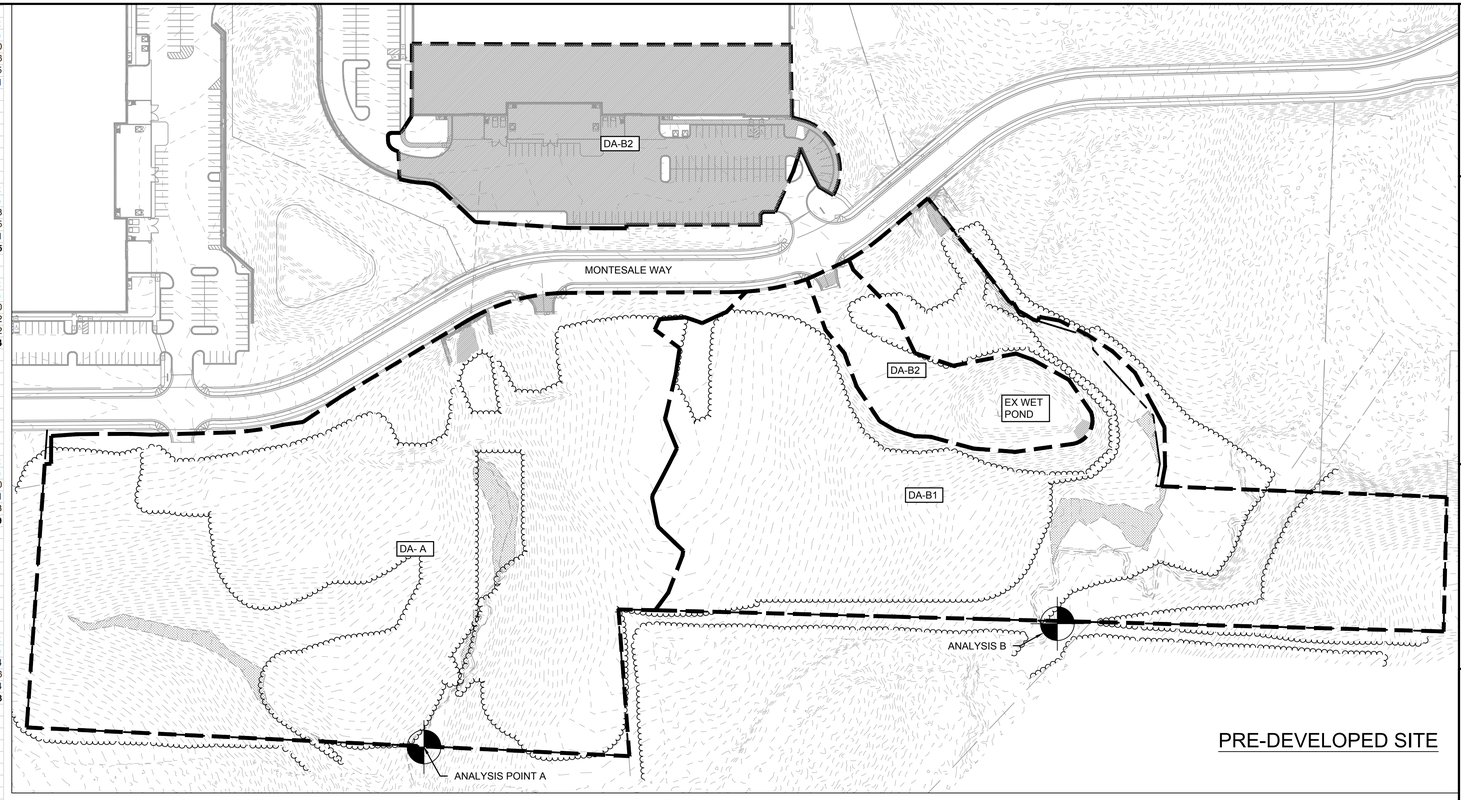
GRADING PLAN

JOB NO. 59797
SHEET NO. C4.1

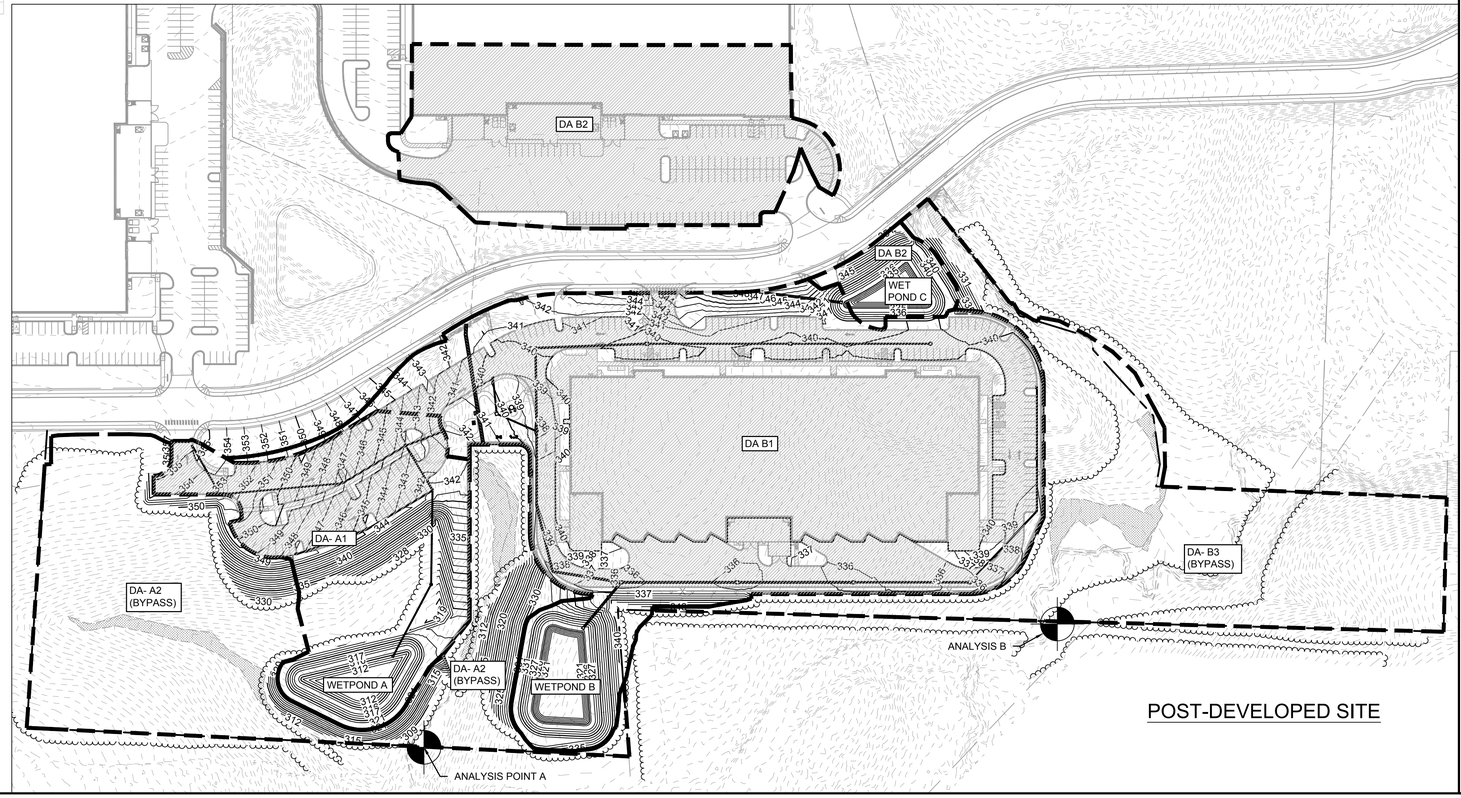
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Pre-Development			
DRAINAGE AREA A	**Area**	**Export Coeff**	**Export**
Type of Land Cover	**(acres)**	**(lbs/ac/yr)**	**(lbs/yr)**
Undisturbed open space (forest, unmown meadow)	9.07	0.6	5.44
Managed open space (grass, landscaping, etc.)	1.12	1.2	1.34
Impervious Area	0.06	21.2	1.27
TOTAL	**10.25**	**23.0**	**8.06**
N Load = Export / Area	**0.79**	lbs/ac/yr	
N Load controlled by BMP	8.06	lbs/yr	
DRAINAGE AREA B1	**Area**	**Export Coeff**	**Export**
Type of Land Cover	**(acres)**	**(lbs/ac/yr)**	**(lbs/yr)**
Undisturbed open space (forest, unmown meadow)	6.90	0.6	4.14
Managed open space (grass, landscaping, etc.)	0.94	1.2	1.13
Impervious Area	0.02	21.2	0.42
TOTAL	**7.86**	**23.0**	**5.69**
N Load = Export / Area	**0.72**	lbs/ac/yr	
N Load controlled by BMP	5.69	lbs/yr	
DRAINAGE AREA B2 (Existing Wetpond)	**Area**	**Export Coeff**	**Export**
Type of Land Cover	**(acres)**	**(lbs/ac/yr)**	**(lbs/yr)**
Undisturbed open space (forest, unmown meadow)	0.08	0.6	0.05
Managed open space (grass, landscaping, etc.)	1.18	1.2	1.42
Impervious Area	2.92	21.2	61.90
TOTAL	**4.18**	**23**	**63.37**
BMP removal efficiency	30.00%	*wetpond*	
N Load = Export / Area	**15.16**	lbs/ac/yr	
Amount controlled by BMP	4.55	lbs/ac/yr	
TN export from site	10.61	lbs/ac/yr	
N Load controlled by BMP	19.01	lbs/yr	
SUMMARY			
Total Area	**22.29**	acres	
Total Impervious Area	**3.00**	acres	
Total Nitrogen Load	**77.12**	lbs/yr	
Nitrogen Treated by BMPs	**19.01**	lbs/yr	
Cumulative removal efficiency	25%		

Post-Development			
DRAINAGE AREA A1 (Wetpond A)	**Area**	**Export Coeff**	**Export**
Type of Land Cover	**(acres)**	**(lbs/ac/yr)**	**(lbs/yr)**
Undisturbed open space (forest, unmown meadow)	0.00	0.6	0.00
Managed open space (grass, landscaping, etc.)	1.55	1.2	1.86
Impervious Area	0.96	21.2	20.35
TOTAL	**2.51**	**23**	**22.21**
BMP removal efficiency	30.00%	*wetpond*	
N Load = Export / Area	**8.85**	lbs/ac/yr	
Amount controlled by BMP	2.65	lbs/ac/yr	
TN export from site	6.19	lbs/ac/yr	
N Load controlled by BMP	6.66	lbs/yr	
DRAINAGE AREA A2 (Bypass)	**Area**	**Export Coeff**	**Export**
Type of Land Cover	**(acres)**	**(lbs/ac/yr)**	**(lbs/yr)**
Undisturbed open space (forest, unmown meadow)	3.47	0.6	2.08
Managed open space (grass, landscaping, etc.)	0.71	1.2	0.85
Impervious Area	0.01	21.2	0.21
TOTAL	**4.19**	**23**	**3.15**
DRAINAGE AREA B1 (Wetpond B)	**Area**	**Export Coeff**	**Export**
Type of Land Cover	**(acres)**	**(lbs/ac/yr)**	**(lbs/yr)**
Undisturbed open space (forest, unmown meadow)	0.00	0.6	0.00
Managed open space (grass, landscaping, etc.)	2.35	1.2	2.82
Impervious Area	5.77	21.2	122.32
TOTAL	**8.12**	**23**	**125.14**
BMP removal efficiency	30.00%	*wetpond*	
N Load = Export / Area	**15.41**	lbs/ac/yr	
Amount controlled by BMP	4.62	lbs/ac/yr	
TN export from site	10.79	lbs/ac/yr	
N Load controlled by BMP	37.54	lbs/yr	
DRAINAGE AREA B2 (Wetpond C)	**Area**	**Export Coeff**	**Export**
Type of Land Cover	**(acres)**	**(lbs/ac/yr)**	**(lbs/yr)**
Undisturbed open space (forest, unmown meadow)	0.00	0.6	0.00
Managed open space (grass, landscaping, etc.)	0.59	1.2	0.71
Impervious Area	2.90	21.2	61.48
TOTAL	**3.49**	**23**	**62.19**
BMP removal efficiency	30.00%	*wetpond*	
N Load = Export / Area	**17.82**	lbs/ac/yr	
Amount controlled by BMP	5.35	lbs/ac/yr	
TN export from site	12.47	lbs/ac/yr	
N Load controlled by BMP	18.66	lbs/yr	
DRAINAGE AREA B3 (BYPASS)	**Area**	**Export Coeff**	**Export**
Type of Land Cover	**(acres)**	**(lbs/ac/yr)**	**(lbs/yr)**
Undisturbed open space (forest, unmown meadow)	3.74	0.6	2.244
Managed open space (grass, landscaping, etc.)	0.05	1.2	0.06
Impervious Area	0.02	21.2	0.424
TOTAL	**3.81**	**23**	**2.73**
SUMMARY			
Total Area	**22.12**	acres	
Total Impervious Area	**9.66**	acres	
Total Nitrogen Load	**215.42**	lbs/yr	
Nitrogen Treated by BMPs	**62.86**	lbs/yr	
Cumulative removal efficiency	29%		
Total Nitrogen Load - Nitrogen Treated by BMP	152.55		
Total Nitrogen Loading Rate	9.74	lbs/ac/yr	
Total Nitrogen Loading Rate w/ BMP	6.90	lbs/ac/yr	
Nitrogen Export Standard	3.6	lb/ac/yr	
Buydown Loading (Total N Rate w/BMP - N Export Standard)	3.30	lb/ac/yr	
Buydown Price (Buydown*Total Acres*30yrs* $14.00)	$13,375.33		



PRE-DEVELOPED SITE



POST-DEVELOPED SITE

NAD 83

SCALE 1"=100'

0 100' 200'

LEGEND

IMPERVIOUS

DRAINAGE AREA

STORMWATER QUALITY CALCULATIONS

PRE DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 3.00 ACRES

IMPERVIOUS AREA BEING TREATED:
WET POND A = 1.14 ACRES (POND IS SIZED FOR ADDITIONAL 3.50 AC OF IMPERVIOUS)
WET POND B = 6.50 ACRES
WET POND C = 3.00 ACRES (INCLUDES THE DRAINAGE AREA FROM NORTH OF THE ROAD)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 9/22/23 M. T. P. ARMS

CONSTRUCTION

THIS DRAWING PREPARED AT THE
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5410 Trinity Road, Suite 112 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

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REVISION DESCRIPTION
SECOND SUBMITTAL DP
THIRD SUBMITTAL DP

DATE
11/3/2023
12/8/2023

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

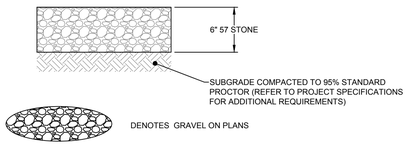
TIMMONS GROUP

GENESUITES - POD C
WAKE COUNTY, NORTH CAROLINA
STORMWATER COMPLIANCE PLAN

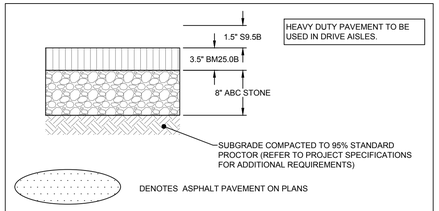
JOB NO. 59797
SHEET NO. C5.0

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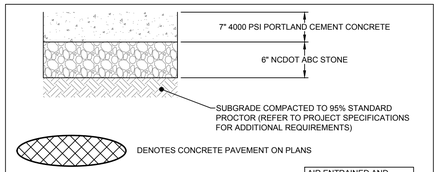
GENERAL NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. THE PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS-SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT DESIGN WILL APPLY.



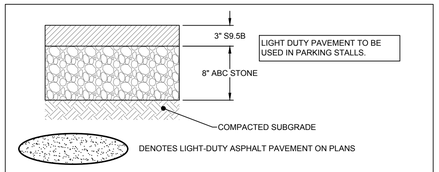
STONE MECHANICAL YARD
NO SCALE



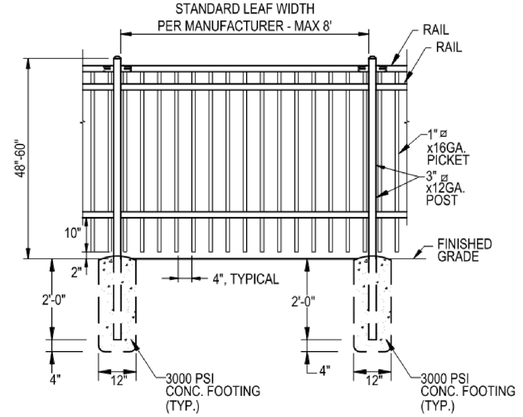
HEAVY DUTY ASPHALT
NO SCALE



CONCRETE PAVEMENT
NO SCALE



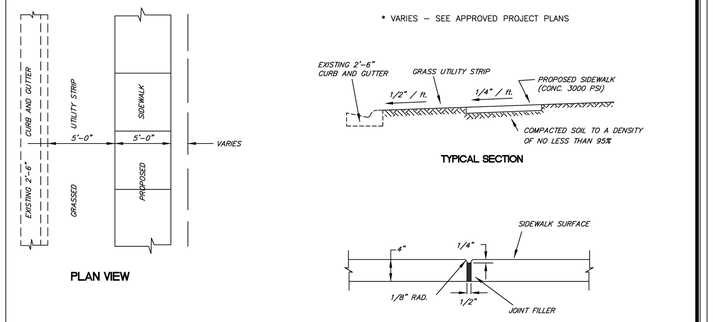
LIGHT-DUTY ASPHALT
NO SCALE



NOTES:
1. FENCE SHALL BE ALUMINUM POWER COATED WITH BLACK PAINT.
2. DIMENSIONS MAY VARY. MAX HEIGHT IS 60".

DECORATIVE FENCE
NO SCALE

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

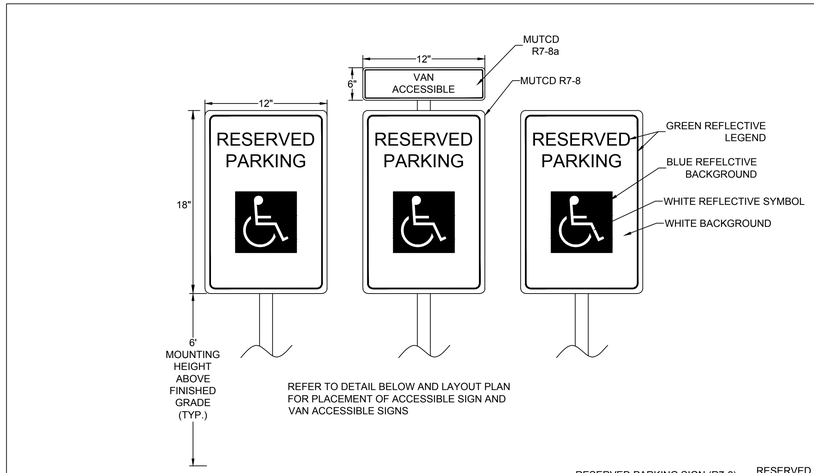


DRAWING NOT TO SCALE

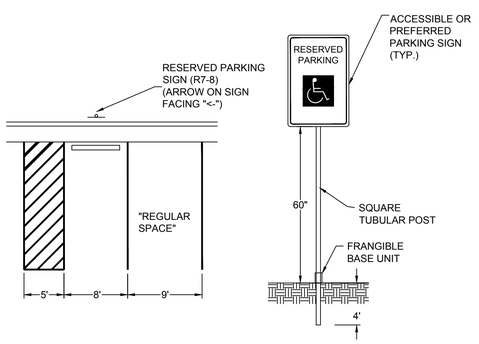
STANDARD CONCRETE SIDEWALK
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS327

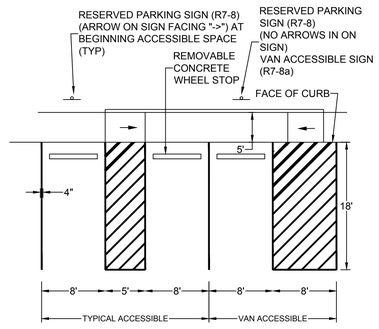
DATE	REVISIONS
2/8/16	



REFER TO DETAIL BELOW AND LAYOUT PLAN FOR PLACEMENT OF ACCESSIBLE SIGN AND VAN ACCESSIBLE SIGNS



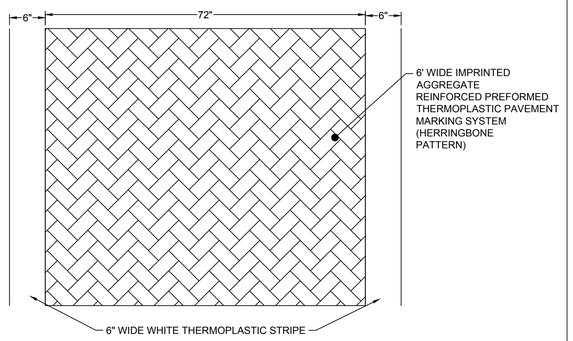
ACCESSIBLE & PREFERRED PARKING SIGN FOUNDATION
N.T.S.



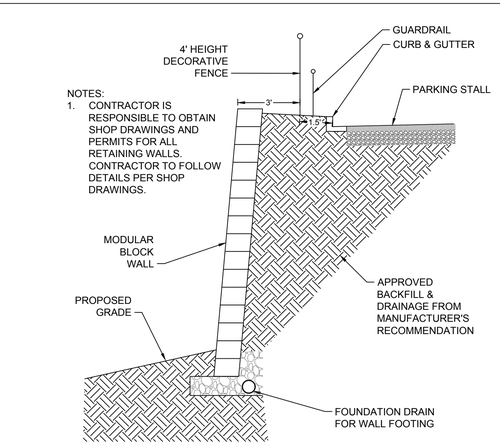
TYPICAL ACCESSIBLE SPACE LAYOUT

NOTE:
1. VERIFY WITH SITE PLANS FOR NON-TYPICAL ACCESSIBLE SPACES.
2. FOR SPACES LABELED 'VAN' PROVIDE MUTCD R7-8 SIGN AND ADDITIONAL R7-8a.

ACCESSIBLE PARKING SPACE MARKINGS AND SIGNAGE
NO SCALE

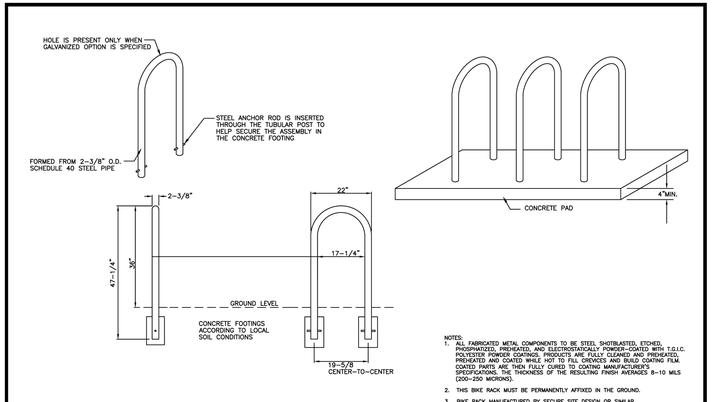


DECORATIVE IDENTIFIABLE PEDESTRIAN CROSSWALK TREATMENT
NOT TO SCALE



NOTES:
1. CONTRACTOR IS RESPONSIBLE TO OBTAIN SHOP DRAWINGS AND PERMITS FOR ALL RETAINING WALLS. CONTRACTOR TO FOLLOW DETAILS PER SHOP DRAWINGS.

TYPICAL MODULAR BLOCK WALL SECTION DETAIL
NO SCALE



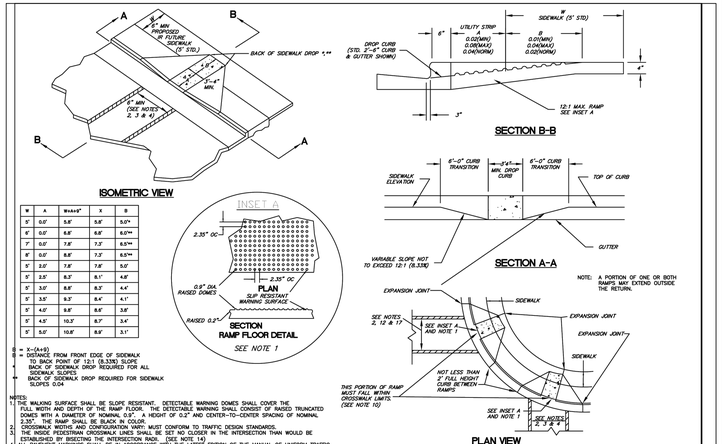
NOTES:
1. ALL FABRICATED METAL COMPONENTS TO BE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL GROOVES AND BUILD COATING FILM. COATED PARTS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

DRAWING NOT TO SCALE

STANDARD IN-GROUND MOUNT BIKE RACK
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS007

DATE	REVISIONS
8/23/18	



W	A	W+A+B*	X	B
5'	0.0'	5.8'	5.8'	5.0'*
6'	0.0'	6.8'	6.8'	6.0'**
7'	0.0'	7.8'	7.3'	6.5'**
8'	0.0'	8.8'	7.3'	6.5'**
4'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.9'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

B = X-(A+0)
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SLOPES 0.06
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04

NOTES:
1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOMES SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9, A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY; MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY BISECTING THE INTERSECTION RADII. (SEE NOTE 14)
4. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS331

DATE	REVISIONS
2/8/16	

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 WILLIAM P. ALTMAN 9/22/23

CONSTRUCTION

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

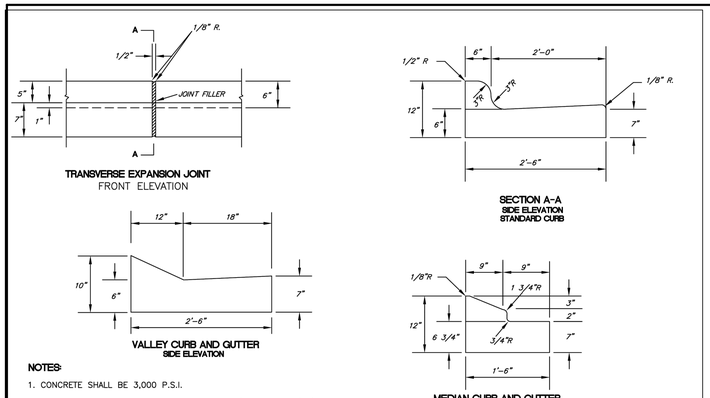
DATE 09/22/2023
DRAWN BY CHALOUPECKY
DESIGNED BY CHALOUPECKY
CHECKED BY W. ALTMAN
SCALE AS SHOWN

TIMMONS GROUP

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

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JOB NO. 59797
SHEET NO. C6.0



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.

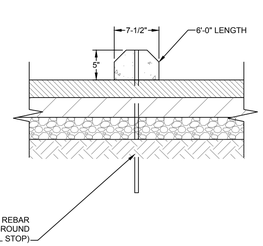
DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS321

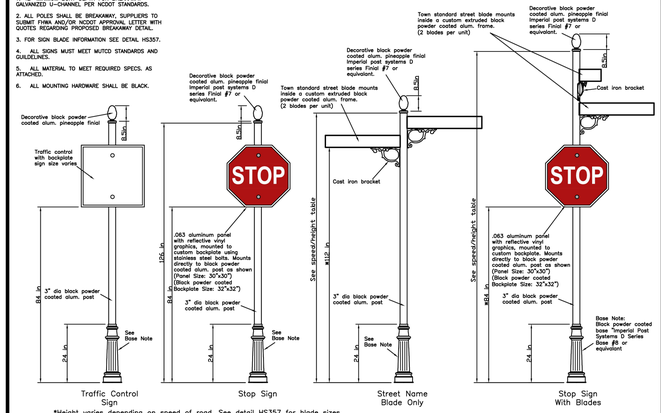
DATE	REVISIONS
2/8/10	



PRECAST BUMPER BLOCK

NO SCALE

NOTES:
1. 42" MINIMUM BURY DEPTH FOR BREAKAWAY GALVANIZED U-CHANNEL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY, SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUILDELINES.
5. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
6. ALL MOUNTING HARDWARE SHALL BE BLACK.



*Height varies depending on speed of road. See detail HS357 for blade sizes.

	w/Traffic Control	Blade only
– Local Road – 25 mph	162"	150"
– Speed Limit – 25–40 mph	170"	158"
– Speed Limit – 40+mph (or multi-lanes cross-section)	182"	182"

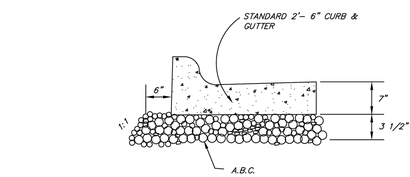
DRAWING NOT TO SCALE

UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS361

DATE	REVISIONS
1/9/20	



NOTES:

1. STONE IS REQUIRED UNDER ALL TYPES OF CURB AND GUTTER ON STREETS
2. STONE IS NOT REQUIRED ON PARKING LOTS

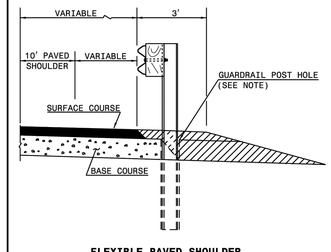
DRAWING NOT TO SCALE

A.B.C. UNDER CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS322

DATE	REVISIONS
2/8/10	



EARTH MATERIAL

NOTE:
WHEN WOODEN GUARDRAIL POSTS ARE USED, DRILL HOLES THROUGH EARTH MATERIAL AND BASE COURSE.THE POST MAY THEN BE DRIVEN TO THE PROPER DEPTH. DRILL THE HOLE OF SUFFICIENT SIZE TO ACCOMMODATE THE PARTICULAR POST BEING USED. BACKFILL AND TAMP HOLES USING THE EXCAVATED MATERIAL.

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

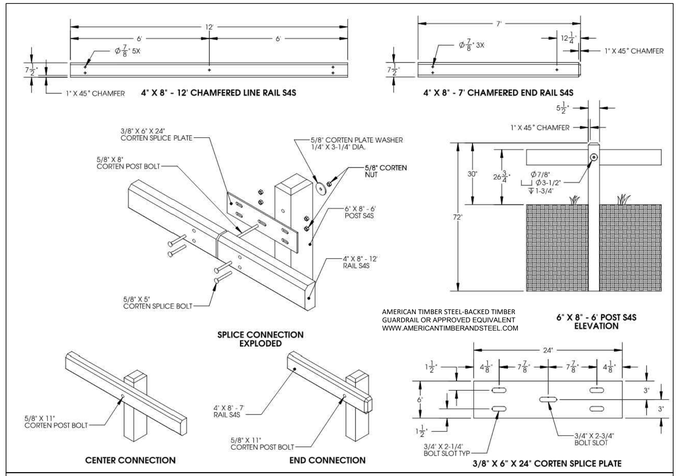
1-18

ROADWAY STANDARD DRAWING FOR

GUARDRAIL PLACEMENT

SHEET 10 OF 11

862.01



WOOD GUARD RAIL

TIMMONS GROUP
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 WILLIAM P. ARMP 9/22/23

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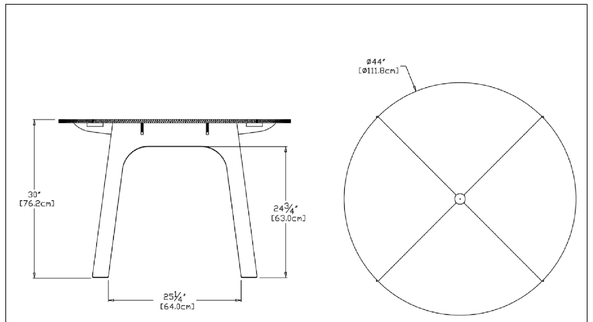
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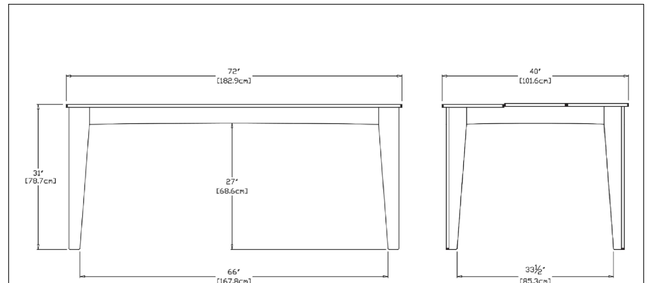
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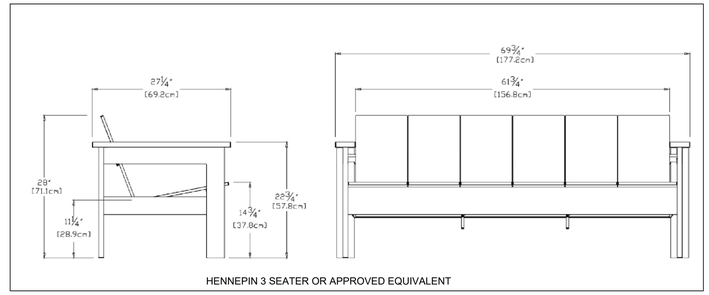
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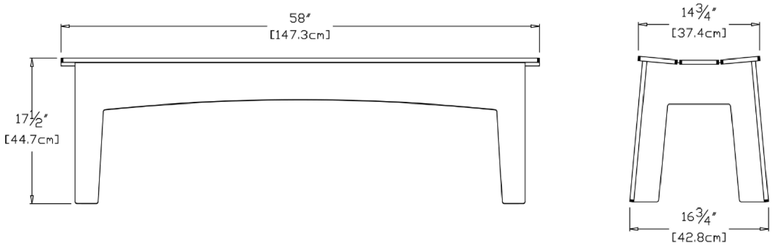
ALFRESCO ROUND TABLE OR APPROVED EQUIVALENT



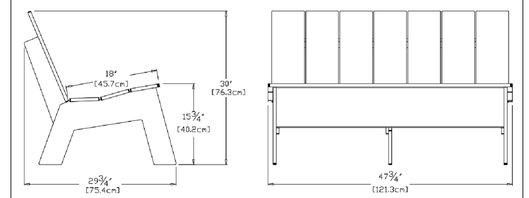
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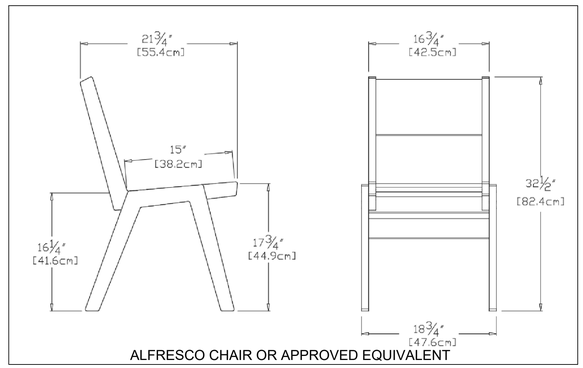
HENNEPIN 3 SEATER OR APPROVED EQUIVALENT



ALFRESCO BENCH OR APPROVED EQUIVALENT



PICKET BENCH OR APPROVED EQUIVALENT



ALFRESCO CHAIR OR APPROVED EQUIVALENT

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

NORTH CAROLINA PROFESSIONAL SEAL 045892 ENGINEER WILLIAM P. ALTMAN 9/22/23

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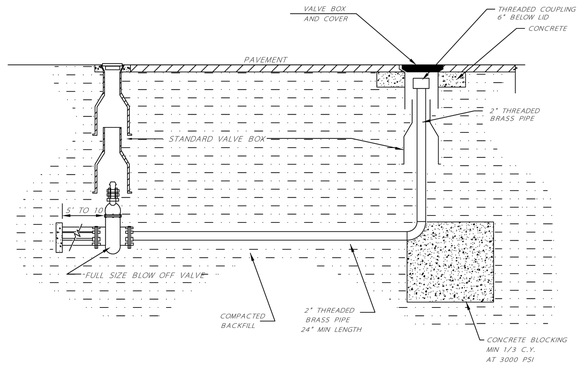
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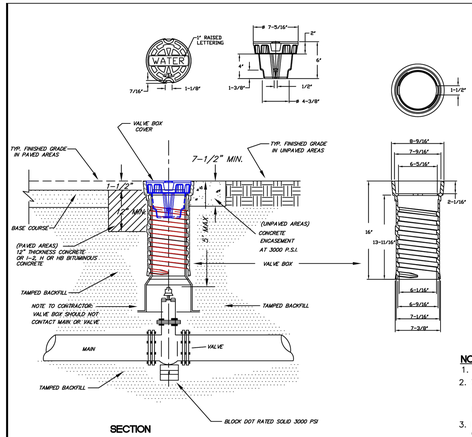
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TEMPORARY BLOW-OFF ASSEMBLY

STANDARD DETAIL NUMBER: HS605

DATE	REVISIONS
7/24/09	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



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.

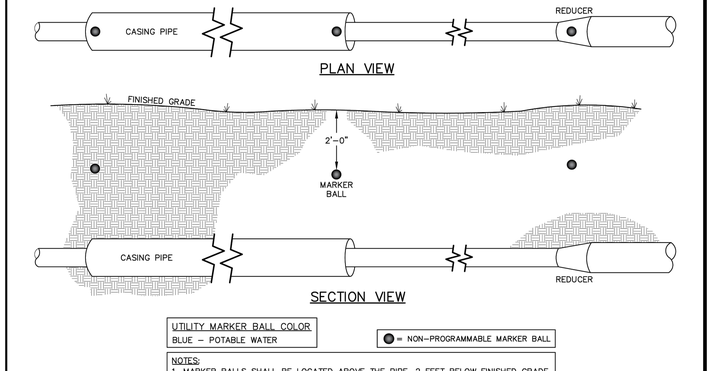
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STANDARD VALVE BOX INSTALLATION

STANDARD DETAIL NUMBER: HS601

DATE	REVISIONS
8/4/17	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



UTILITY MARKER BALL COLOR
BLUE – POTABLE WATER

● = NON-PROGRAMMABLE MARKER BALL

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

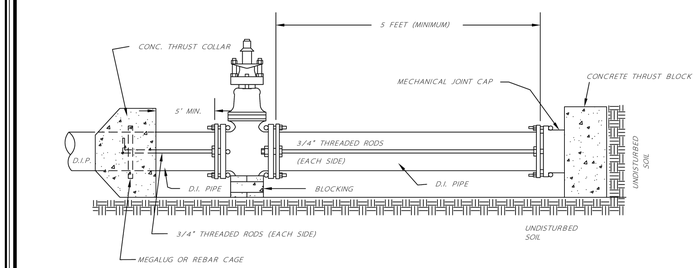
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STANDARD UTILITY MARKER BALL LOCATIONS FOR WATER MAINS

STANDARD DETAIL NUMBER: HS633

DATE	REVISIONS
1/15/19	

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

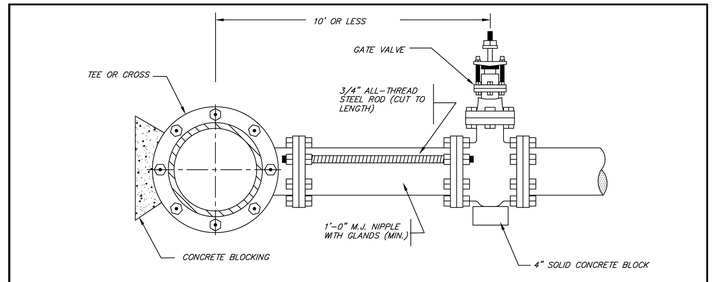
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STANDARD CAPPING DETAIL

STANDARD DETAIL NUMBER: HS604

DATE	REVISIONS
7/24/09	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



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.

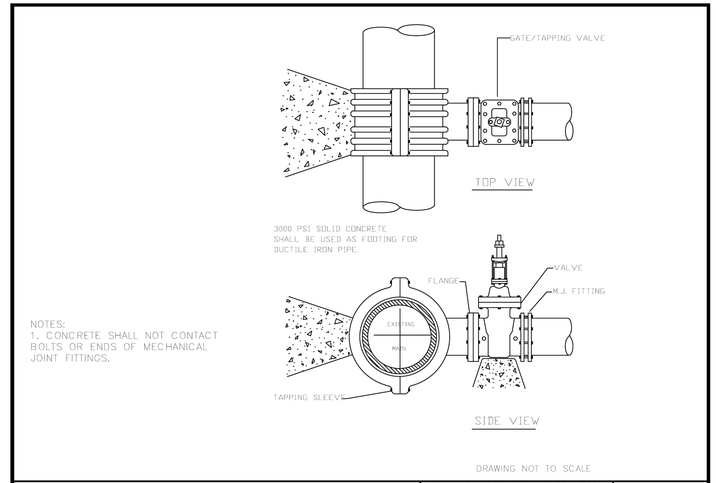
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STANDARD VALVE RODDING

STANDARD DETAIL NUMBER: HS603

DATE	REVISIONS
7/24/09	

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

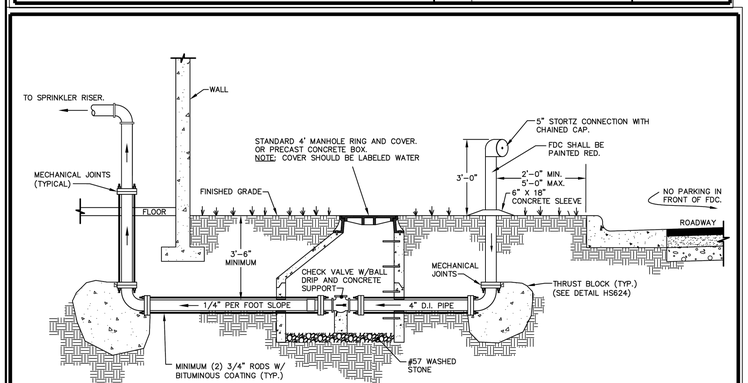
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4" – 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

STANDARD DETAIL NUMBER: HS628

DATE	REVISIONS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



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

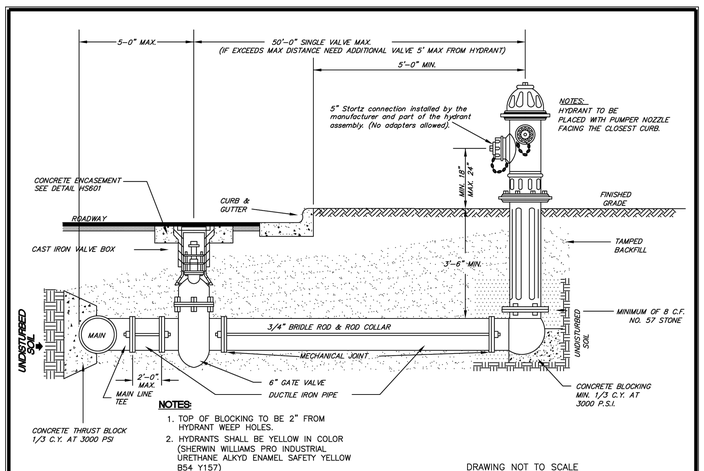
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STANDARD DETACHED FDC CONNECTION

STANDARD DETAIL NUMBER: HS625

DATE	REVISIONS
11/9/21	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:
1. TOP OF BLOCKING TO BE 2" FROM HYDRANT WEEP HOLES.
2. HYDRANTS SHALL BE YELLOW IN COLOR (SHERWIN WILLIAMS PRO INDUSTRIAL URETHANE ALKYD ENAMEL SAFETY YELLOW B54 Y157)

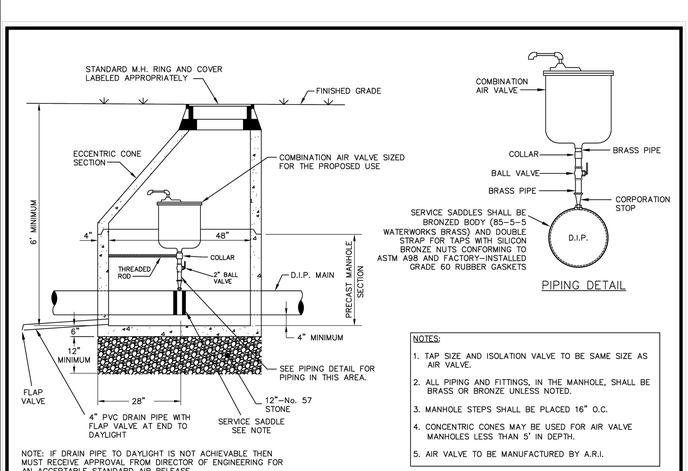
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STANDARD HYDRANT INSTALLATION

STANDARD DETAIL NUMBER: HS622

DATE	REVISIONS
11/9/21	

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:
1. TAP SIZE AND ISOLATION VALVE TO BE SAME SIZE AS AIR VALVE.
2. ALL PIPING AND FITTINGS, IN THE MANHOLE, SHALL BE BRASS OR BRONZE UNLESS NOTED.
3. MANHOLE STEPS SHALL BE PLACED 16" O.C.
4. CONCENTRIC CONES MAY BE USED FOR AIR VALVE MANHOLES LESS THAN 5' IN DEPTH.
5. AIR VALVE TO BE MANUFACTURED BY A.R.I.

DRAWING NOT TO SCALE

STANDARD COMBINATION AIR VALVE MANHOLE FOR WATER MAINS, TYPE 1

STANDARD DETAIL NUMBER: HS610

DATE	REVISIONS
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TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

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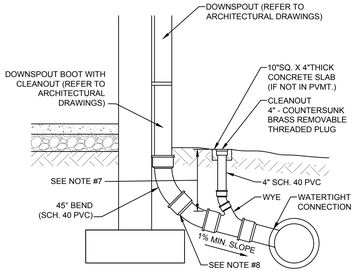
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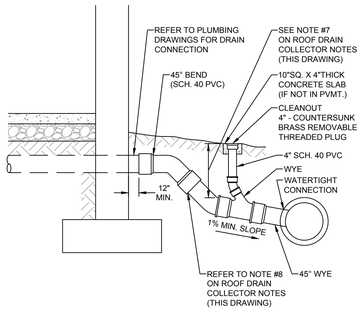
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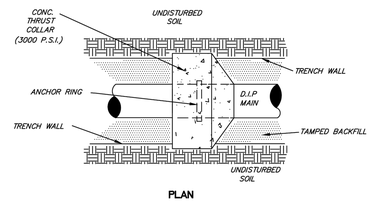
DOWNSPOUT COLLECTOR
NO SCALE



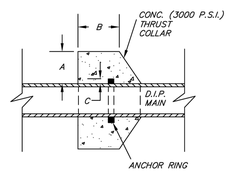
ROOF DRAIN COLLECTOR
NO SCALE

ROOF DRAIN COLLECTOR NOTES:

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



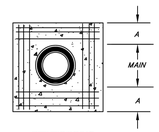
PLAN



SECTION

SCHEDULE				
PIPE DIAMETER	CONCRETE THRUST COLLAR		ANCHOR RING	RING REQUIRED
	A	B	C	
6",8",12"	1'-0"	1'-0"	2"	ONE
16"	1'-4"	1'-0"	2"	ONE
20"	1'-4"	1'-0"	3"	ONE
24"	1'-4"	1'-0"	3"	TWO
30"	1'-4"	1'-2"	4"	TWO
36"	1'-4"	1'-4"	4"	TWO

NOTES:
1. CONCRETE COLLAR TO PROTRUDE INTO SIDES AND BOTTOM OF UNDISTURBED TRENCH WALL MIN. OF 6".
2. MEGALUG OR CAGE IS ACCEPTABLE INSTEAD OF ANCHOR RING.



REINFORCING

NOTES:
6" TO 16" MAINS=12-NO.7 BARS
20" TO 36" MAINS=12-NO.8 BARS
BARS PLACED AS SHOWN

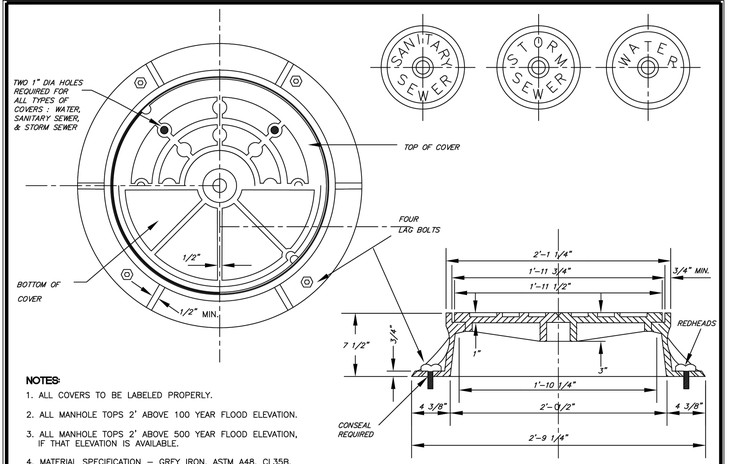
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STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS623

DATE	REVISIONS
7/24/08	



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.

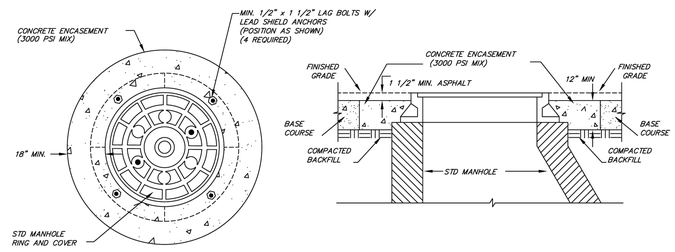
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STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS711

DATE	REVISIONS
7/24/08	



PLAN SECTION

NOTES:
1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H2O LOADING NCDOT NO 840.54.

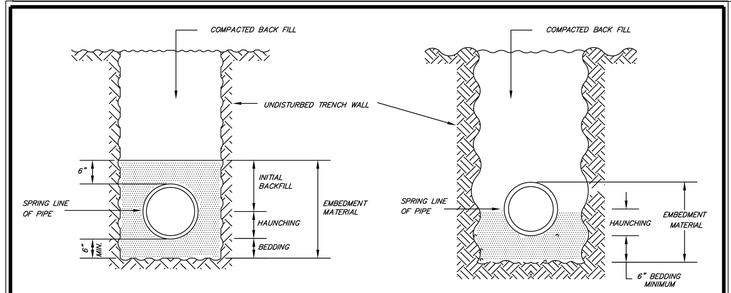
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STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS

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STANDARD DETAIL NUMBER: HS710

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7/24/08	



SPECIAL BEDDING FOR 14'-20' DEPTHS AND FOR PIPE 18" AND ABOVE IN SIZE

STANDARD BEDDING FOR 3' TO 14' DEPTHS

NOTES:
1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

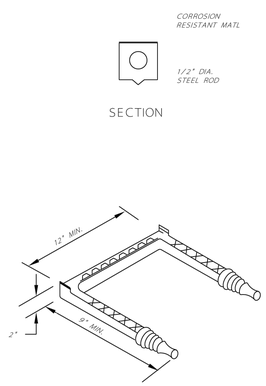
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BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE

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STANDARD DETAIL NUMBER: HS703

DATE	REVISIONS
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SECTION

ENCAPSULATED STEEL STEP

NOTES:
1. VERTICAL SPACING – 16" O.C.
2. STEPS TO PROTRUDE 5" FROM FACE OF STRUCTURE WALL, AND SHALL WITHSTAND A VERTICAL LOAD OF 400 LBS. AND A HORIZONTAL PULL OUT LOAD OF 1000 LBS.

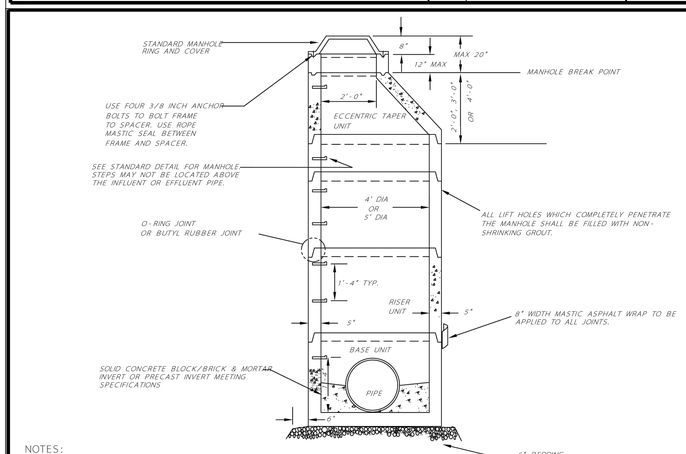
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MANHOLE STEPS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS709

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

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STANDARD PRECAST CONCRETE MANHOLE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS706

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 WILLIAM P. ALTMAN 9/22/23

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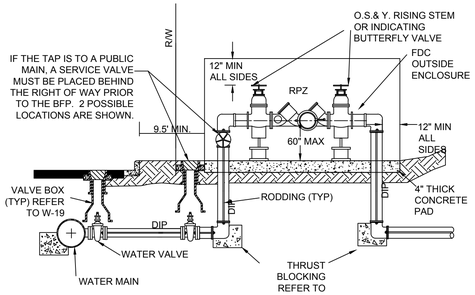
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SCALE AS SHOWN

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WAKE COUNTY, NORTH CAROLINA
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JOB NO. 59797
SHEET NO. C6.4

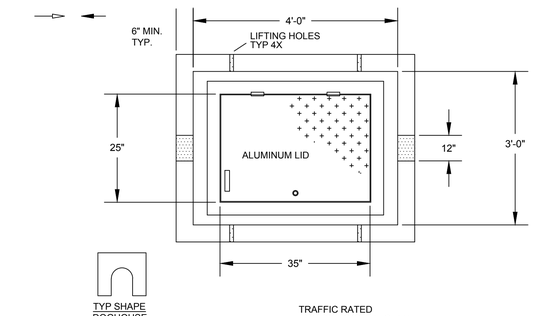
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1. ALL ABOVE GROUND ENCLOSURES MUST HAVE ADEQUATE DRAINAGE (TWICE THE DIAMETER OF THE SUPPLY PIPE) TO DAYLIGHT ABOVE GRADE.
2. REDUCED PRESSURE BACKFLOW PRESENTERS MAY BE LOCATED IN A BUILDING PROVIDED THERE ARE NO OTHER UNPROTECTED TAPS BETWEEN THE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

TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTER ASSEMBLY

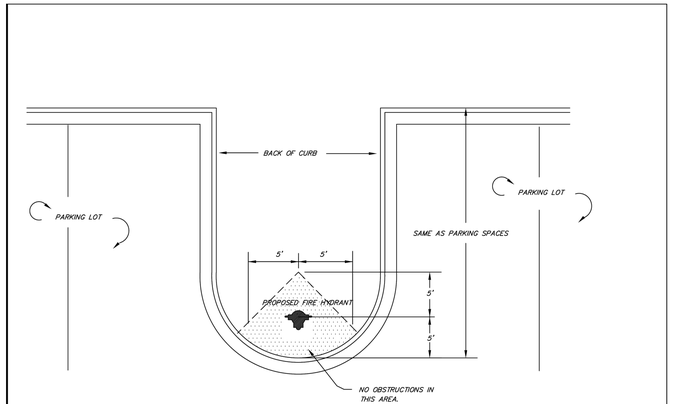
NOT TO SCALE



NOTES:
1) REINFORCEMENT: #4 @ 6" OCEW
2) CONCRETE: 4,000 PSI @ 28 DAYS
3) 6" OF #67 STONE SHALL BE PLACED IN BOTTOM OF VAULT
4) METER FLANGE SHALL BE PLACED 42 " BELOW FINISHED GRADE

TYPICAL 4" WATER METER VAULT

NOT TO SCALE



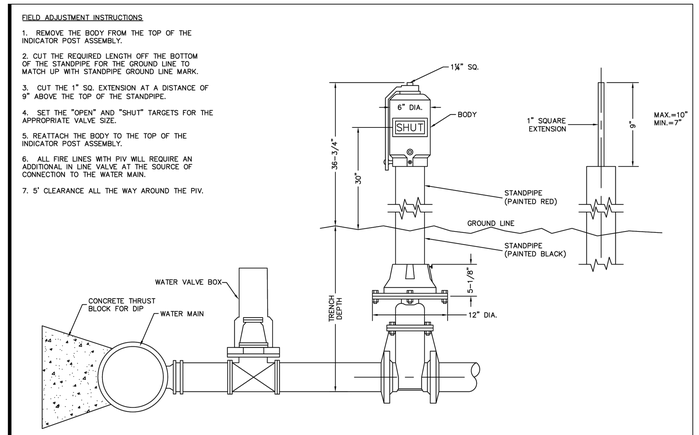
DRAWING NOT TO SCALE

STANDARD HYDRANT LOCATION (FOR PARKING LOT)

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS614

DATE	REVISIONS
11/9/21	



FIELD ADJUSTMENT INSTRUCTIONS

1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. REATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL FIRE LINES WITH PIV WILL REQUIRE AN ADDITIONAL IN LINE VALVE AT THE SOURCE OF CONNECTION TO THE WATER MAIN.
7. 5' CLEARANCE ALL THE WAY AROUND THE PIV.

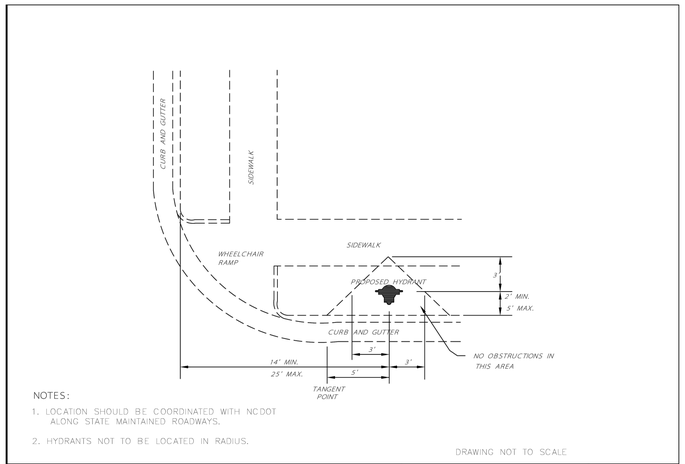
DRAWING NOT TO SCALE

POST INDICATOR VALVE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS627

DATE	REVISIONS
11/9/21	



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

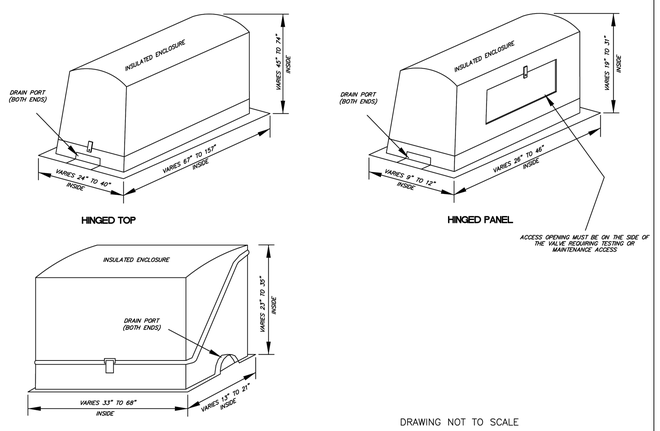
DRAWING NOT TO SCALE

STANDARD HYDRANT LOCATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS613

DATE	REVISIONS
1/16/15	



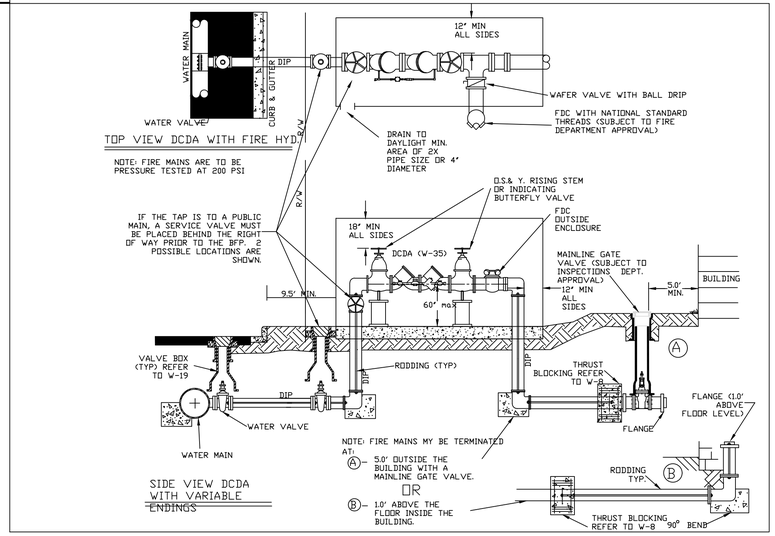
DRAWING NOT TO SCALE

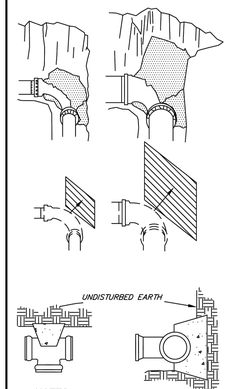
OUTDOOR RPZ SERVICES COVER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS619

DATE	REVISIONS
8/30/19	





MINIMUM CONCRETE BLOCKING (C.Y.)•

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

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

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

DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS624

DATE	REVISIONS
7/24/19	

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 MICHAEL P. ADAMS 9/22/23

CONSTRUCTION

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

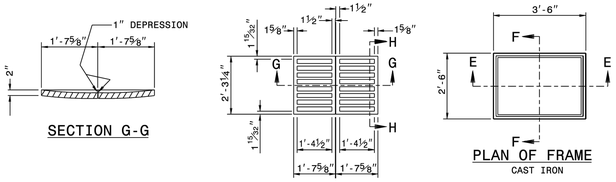
DATE 09/22/2023
DRAWN BY CHALOUPECKY
DESIGNED BY CHALOUPECKY
CHECKED BY W. ALTMAN
SCALE AS SHOWN

TIMMONS GROUP

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

JOB NO. 59797
SHEET NO. C6.5

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GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR. 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.

FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

CONSTRUCT WITH PIPE CROWNS MATCHING.

CHAMFER ALL EXPOSED CORNERS 1".

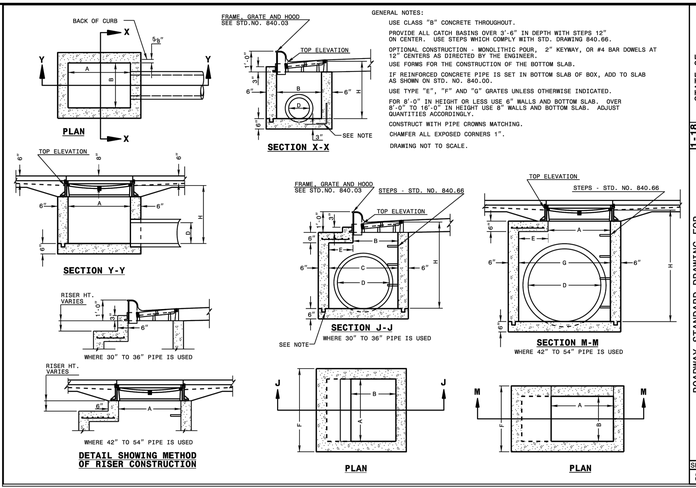
DRAWING NOT TO SCALE.

DIMENSIONS AND QUANTITIES FOR DROP INLET(BASED ON MIN. HEIGHT, H)								
DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX			DEDUCTIONS FOR ONE PIPE	
PIPE	SPAN	WIDTH	WIN. HEIGHT	BOTTOM SLAB	WALL PER FT. HT.	TOP SLAB (CONCRETE FOR MINIMUM COVER)	C.Y.	R.C.
D	A	B	H					
12"	3'-0"	2'-0"	2'-0"	0.222	0.222	0.592	0.015	0.026
15"	/	/	2'-3"	/	/	0.648	0.023	0.036
18"	/	/	2'-6"	/	/	0.703	0.033	0.049
24"	/	/	3'-0"	/	/	0.814	0.059	0.085
30"	3'-0"	2'-0"	3'-6"	0.222	0.222	0.925	0.092	0.127

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.	1-18

ROADWAY STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG.S 840.14 AND 840.15

SHEET 1 OF 1
840.16



GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.

FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

CONSTRUCT WITH PIPE CROWNS MATCHING.

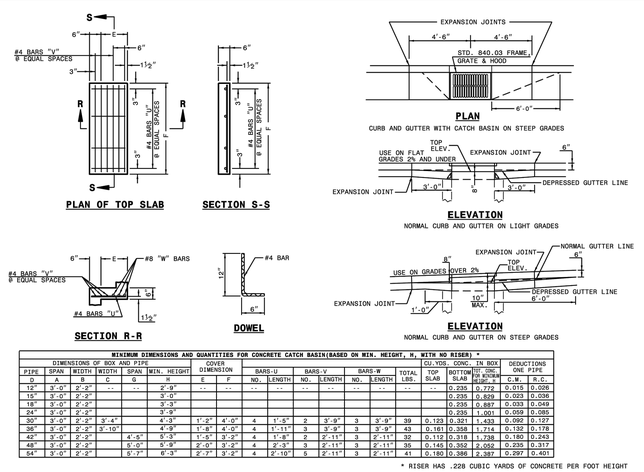
CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.	1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

SHEET 1 OF 2
840.02



MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIN. HEIGHT, H, WITH NO RISER)

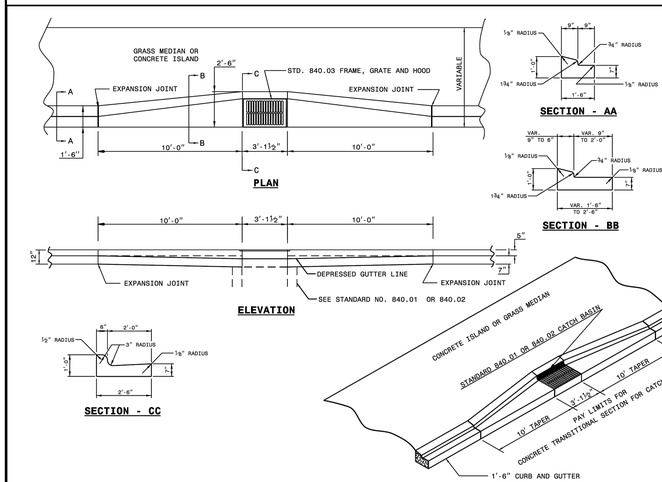
DIMENSIONS OF BOX AND PIPE						COVER		BARS-U		BARS-V		BARS-W			TOP SLAB	BOTTOM SLAB	CU.YDS. CONC. IN BOX TOT. CONC. FOR MIN. COVER	DEDUCTIONS ONE PIPE	
PIPE	SPAN	WIDTH	WIDTH	SPAN	MIN. HEIGHT	H	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	TOTAL LBS.			C.Y.	R.C.
D	A	B	C	-	H														
12"	3'-0"	2'-2"	--	--	2'-9"	--	--	--	--	--	--	--	--	--	--	0.235	0.772	0.015	0.026
15"	3'-0"	2'-3"			3'-0"											0.235	0.829	0.023	0.036
18"	3'-0"	2'-3"			3'-3"											0.235	0.887	0.033	0.049
24"	3'-0"	2'-2"			3'-9"											0.235	1.001	0.059	0.085
30"	3'-0"	2'-2"	3'-4"		4'-3"	1'-2"	4'-0"	4	1'-5"	2	3'-9"	3	3'-9"	39	0.123	0.321	1.433	0.092	0.127
36"	3'-0"	2'-2"	3'-10"		4'-9"	1'-8"	4'-0"	4	1'-11"	3	3'-9"	3	3'-9"	43	0.161	0.358	1.714	0.132	0.178
42"	3'-0"	2'-2"		4'-5"	5'-3"	1'-5"	3'-3"	4	1'-8"	2	2'-11"	3	2'-11"	32	0.112	0.318	1.738	0.180	0.243
48"	3'-0"	2'-2"		5'-0"	5'-9"		2'-0"	3'-2"	4	2'-3"	3	2'-11"	3	2'-11"	35	0.145	0.352	2.092	0.235	0.317
54"	3'-0"	2'-2"		5'-7"	6'-3"		2'-7"	3'-2"	4	2'-10"	5	2'-11"	3	2'-11"	41	0.180	0.386	2.387	0.297	0.401

* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.	1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

SHEET 2 OF 2
840.02



GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR 2" KEYWAY OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

CONSTRUCT WITH PIPE CROWNS MATCHING.

SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.

INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.

INSTALL STONE GRATING, OF A MINIMUM OF 1 CUBIC FOOT OF NO. 78M STONE IN A POROUS FABRIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.

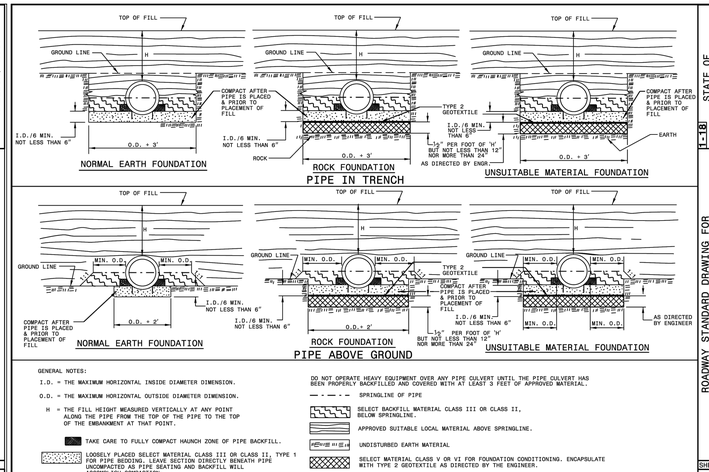
CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.	1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE

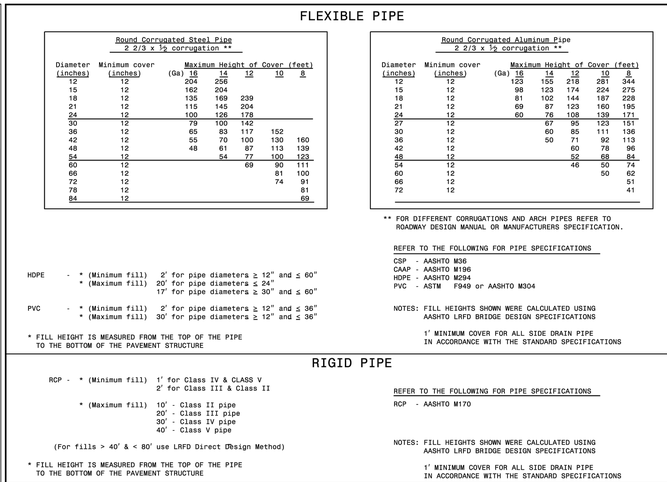
SHEET 1 OF 1
840.14



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.	1-18

ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

SHEET 1 OF 2
840.03



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.	1-18

ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

SHEET 2 OF 2
840.03

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.	1-18

ROADWAY STANDARD DRAWING FOR
MEDIAN CURB FOR CATCH BASIN
(FOR USE WITH 1'-6" CURB AND GUTTER)

SHEET 1 OF 1
852.05

GENERAL NOTES:

I.D. = THE MAXIMUM HORIZONTAL INSIDE DIAMETER DIMENSION.

O.D. = THE MAXIMUM HORIZONTAL OUTSIDE DIAMETER DIMENSION.

H = THE FILL HEIGHT MEASURED VERTICALLY AT ANY POINT ALONG THE PIPE FROM THE TOP OF THE PIPE TO THE TOP OF THE EMBANKMENT AT THAT POINT.

TAKE CARE TO FULLY COMPACT HAUNCH ZONE OF PIPE BACKFILL.

LOOSELY PLACED SELECT MATERIAL CLASS III OR CLASS II, TYPE 1 FOR PIPE BEDDING. LEAVE SECTION DIRECTLY BENEATH PIPE UNCOMPACTED AS PIPE SEATING AND BACKFILL WILL ACCOMPLISH COMPACTION.

DO NOT OPERATE HEAVY EQUIPMENT OVER ANY PIPE CULVERT UNTIL THE PIPE CULVERT HAS BEEN PROPERLY BACKFILLED AND COVERED WITH AT LEAST 3 FEET OF APPROVED MATERIAL.

SPRINGLINE OF PIPE

SELECT BACKFILL MATERIAL CLASS III OR CLASS II, BELOW SPRINGLINE.

APPROVED SUITABLE LOCAL MATERIAL ABOVE SPRINGLINE.

UNDISTURBED EARTH MATERIAL

SELECT MATERIAL CLASS V OR VI FOR FOUNDATION CONDITIONING. ENCAPSULATE WITH TYPE 2 GEOTEXTILE AS DIRECTED BY THE ENGINEER.

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ROADWAY STANDARD DRAWING FOR
METHOD OF PIPE INSTALLATION
RIGID PIPE

SHEET 2 OF 3
300.01

FLEXIBLE PIPE

Round Corrugated Steel Pipe
2 2/3 x ½ corrugation **

Diameter (inches)	Minimum cover (inches)	(Ga)	Maximum Height of Cover (feet) 16	14	12	10	8
12	12		204	256			
15	12		162	204			
18	12		135	169	239		
21	12		115	145	204		
24	12		100	126	178		
30	12		79	100	142		
36	12		65	83	117	152	
42	12		55	70	100	130	160
48	12		48	61	87	113	139
54	12			54	77	100	123
60	12				69	90	111
66	12					81	100
72	12					74	91
78	12						81
84	12						69

Round Corrugated Aluminum Pipe
2 2/3 x ½ corrugation **

Diameter (inches)	Minimum cover (inches)	(Ga)	Maximum Height of Cover (feet) 16	14	12	10	8
12	12		123	155	218	281	344
15	12		98	123	174	224	275
18	12		81	102	144	187	228
21	12		69	87	123	160	195
24	12		60	76	108	139	171
27	12			67	95	123	151
30	12			60	85	111	136
36	12			50	71	92	113
42	12				60	78	96
48	12				52	68	84
54	12				46	60	74
60	12					50	62
66	12						51
72	12						41

** FOR DIFFERENT CORRUGATIONS AND ARCH PIPES REFER TO ROADWAY DESIGN MANUAL OR MANUFACTURERS SPECIFICATION.

REFER TO THE FOLLOWING FOR PIPE SPECIFICATIONS

CSP - AASHTO M36
CAAP - AASHTO M196
HDPE - AASHTO M294
PVC - ASTM F949 or AASHTO M304

NOTES: FILL HEIGHTS SHOWN WERE CALCULATED USING AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

1' MINIMUM COVER FOR ALL SIDE DRAIN PIPE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS

HDPE - * (Minimum fill) 2' for pipe diameters ≥ 12" and ≤ 60"
* (Maximum fill) 20' for pipe diameters ≤ 24"
17' for pipe diameters ≥ 30" and ≤ 60"

PVC - * (Minimum fill) 2' for pipe diameters ≥ 12" and ≤ 36"
* (Maximum fill) 30' for pipe diameters ≥ 12" and ≤ 36"

* FILL HEIGHT IS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT STRUCTURE

RIGID PIPE

RCP - * (Minimum fill) 1' for Class IV & CLASS V
2' for Class III & class II

* (Maximum fill) 10' - Class II pipe
20' - Class III pipe
30' - Class IV pipe
40' - Class V pipe

(For fills > 40' & < 80' use LRFD Direct Design Method)

* FILL HEIGHT IS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT STRUCTURE

REFER TO THE FOLLOWING FOR PIPE SPECIFICATIONS

RCP - AASHTO M170

NOTES: FILL HEIGHTS SHOWN WERE CALCULATED USING AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

1' MINIMUM COVER FOR ALL SIDE DRAIN PIPE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.	1-18

ROADWAY STANDARD DRAWING FOR
METHOD OF PIPE INSTALLATION
FILL HEIGHT TABLES

SHEET 3 OF 3
300.01

PROFESSIONAL ENGINEER SEAL 045892 NORTH CAROLINA 9/22/23

CONSTRUCTION

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

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

TIMMONS GROUP

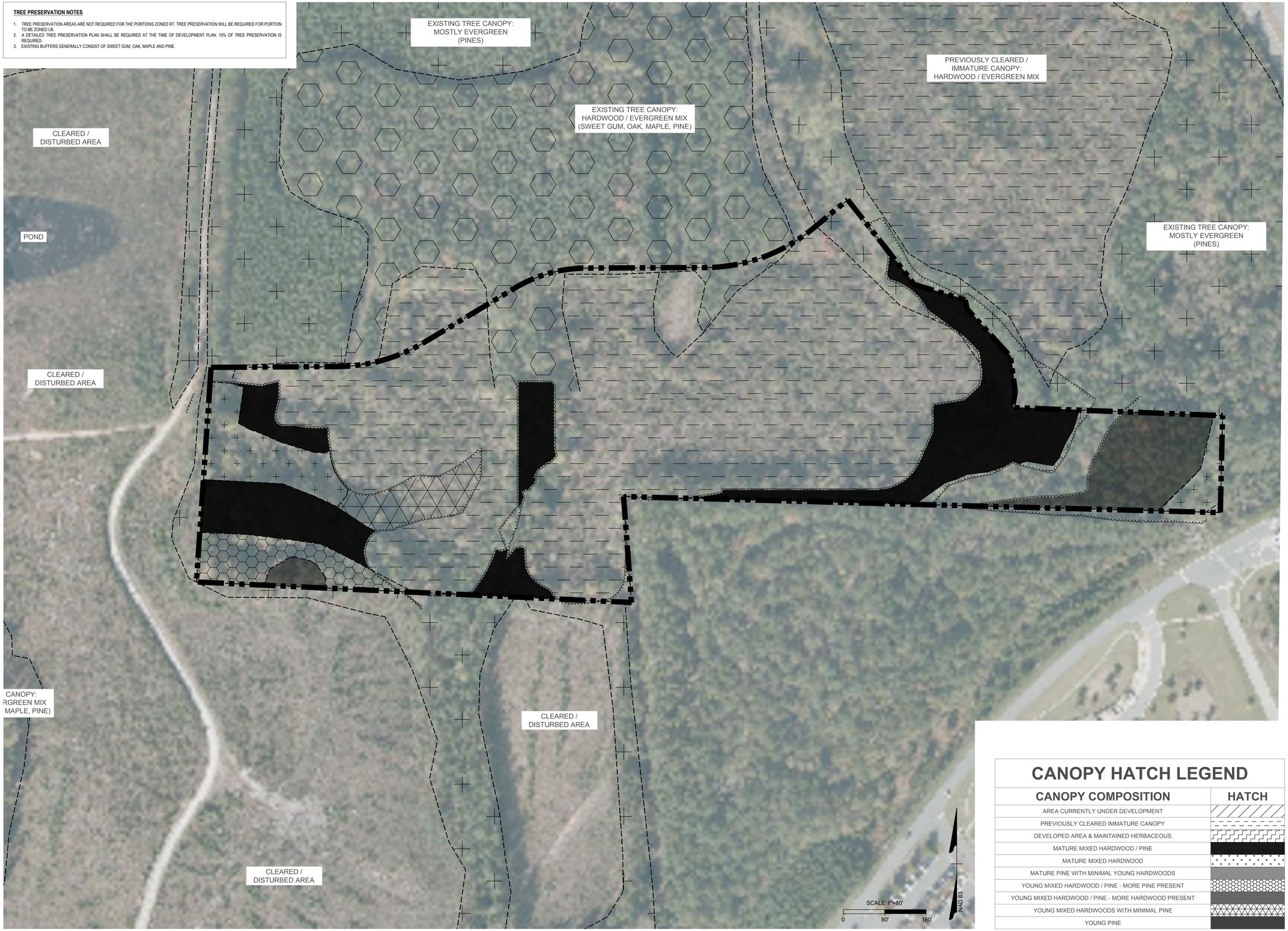
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WAKE COUNTY, NORTH CAROLINA
NOTES AND DETAILS

JOB NO.
59797
SHEET NO.
C6.6

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TREE PRESERVATION NOTES

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



CANOPY HATCH LEGEND

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 WILLIAM P. ALTMAN 9/22/23

CONSTRUCTION

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

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

TIMMONS GROUP

GENESUITES - POD C
WAKE COUNTY, NORTH CAROLINA
TREE PRESERVATION PLAN

JOB NO. 59797
SHEET NO. L1.0

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT KEVIN T. BARNES
04/12/24
1251
SEAL
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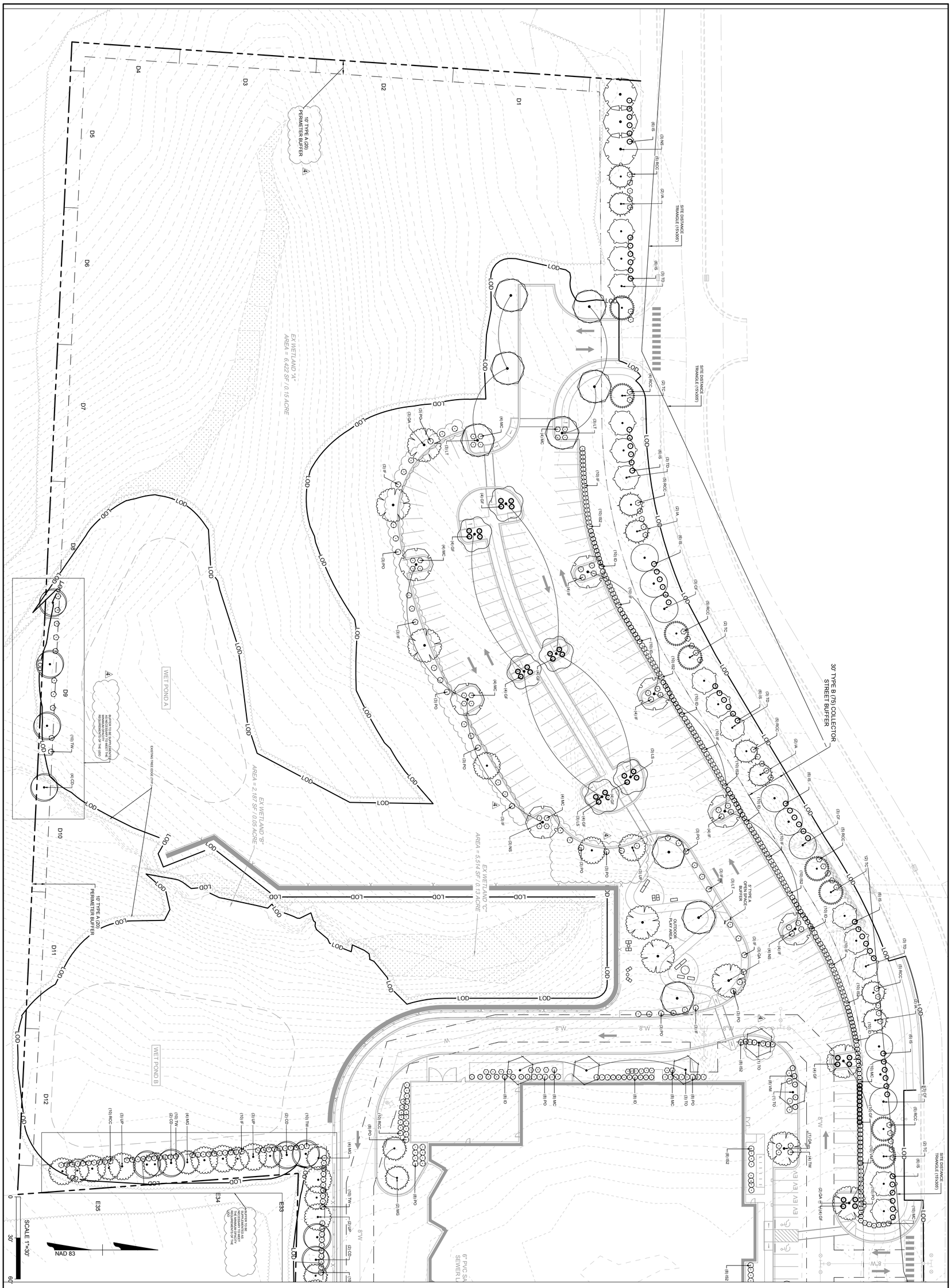
DATE 09/22/2023
DRAWN BY S.FANTAYE
DESIGNED BY S.FANTAYE
CHECKED BY K. BARNES
SCALE AS SHOWN

TIMMONS GROUP

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

JOB NO. 59797
SHEET NO. L1.1

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GENESUITES - POD C

WAKE COUNTY, NORTH CAROLINA

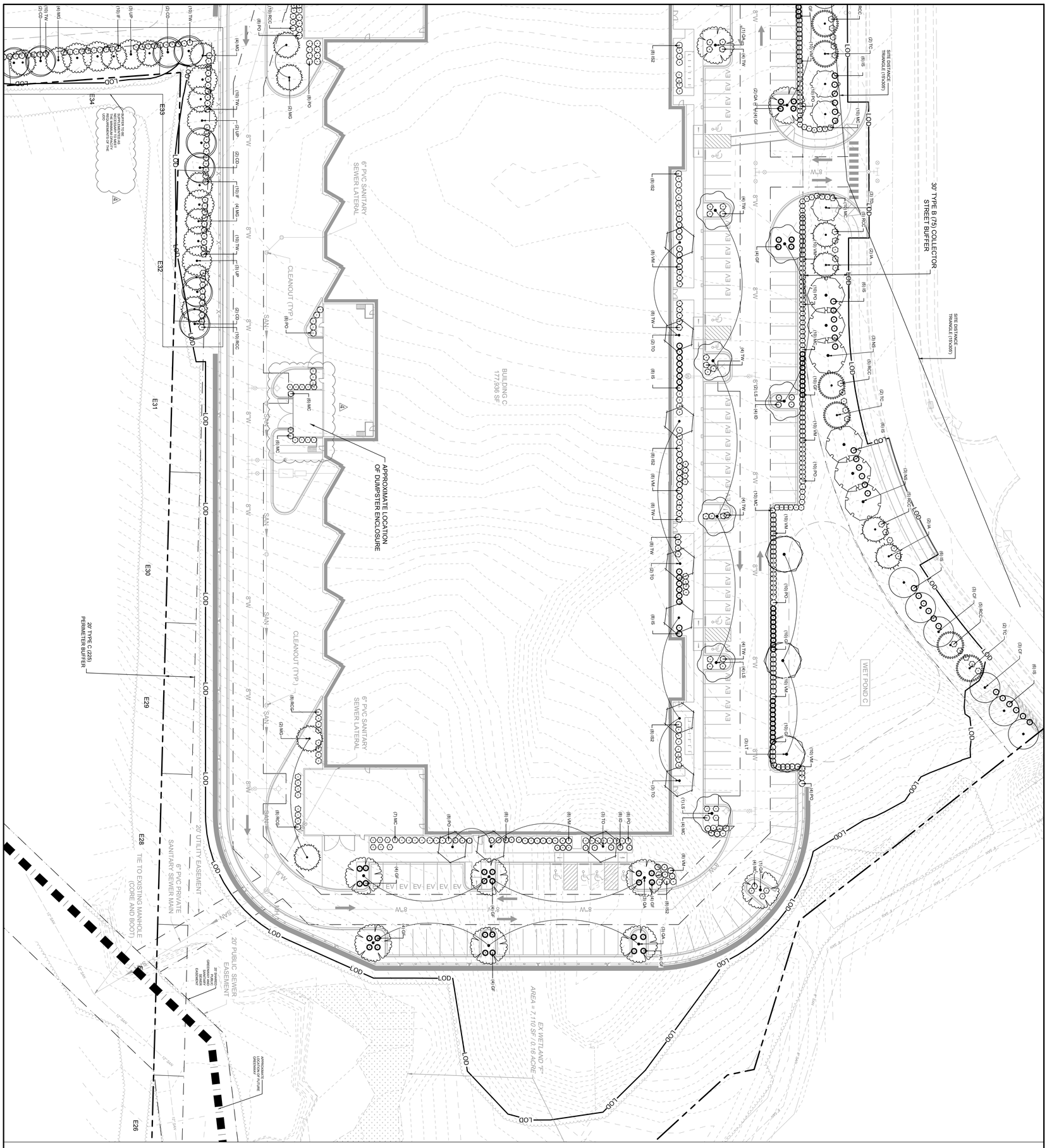
LANDSCAPE PLAN

JOB NO.	SHEET NO.
59797	L2.0

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

DATE	REVISION DESCRIPTION
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12/8/2023	THIRD SUBMITTAL DP
4/12/2024	4 FOURTH SUBMITTAL DP

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0 30' 60'
SCALE 1"=30'

NAD 83

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GENESUITES - POD C

WAKE COUNTY, NORTH CAROLINA

LANDSCAPE PLAN

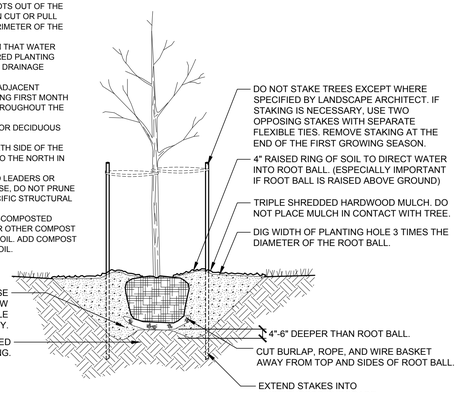
JOB NO.	SHEET NO.
59797	L2.1

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AS SHOWN	K. BARNES	S.FANTAYE	S.FANTAYE	09/22/2023

DATE	REVISION DESCRIPTION
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12/8/2023	THIRD SUBMITTAL DP
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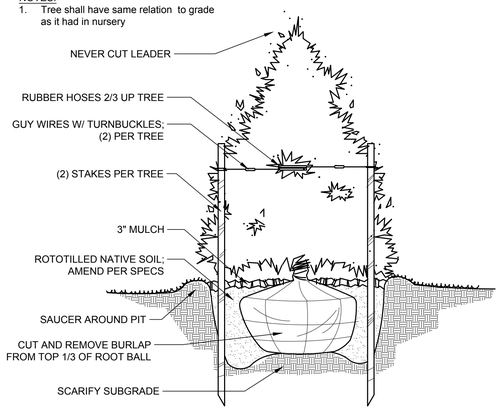
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NOTES:
1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" (10-15CM) OVER THE ENTIRE AREA.
2. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATE DRAINAGE SYSTEM AS REQUIRED.
4. THOROUGHLY SOAK ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
6. DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
7. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING, OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS
8. BEFORE PLANTING, ADD 3-4" OF WELL-COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL SOIL.

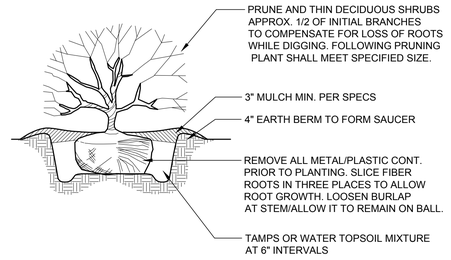


1 TREE PLANTING
NTS

NOTES:
1. Tree shall have same relation to grade as it had in nursery



2 EVERGREEN PLANTING
NTS



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

3 SHRUB PLANTING
NTS

UB 24-2 Specifications
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 manufactured by DeepRoot Partners, L.P. located at 1721 20th St. #4 San Francisco, CA (800-458-7600), 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 material 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 at a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral protrusions at the bottom of the panel, 2" (50.8mm) chord of 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 stood 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")

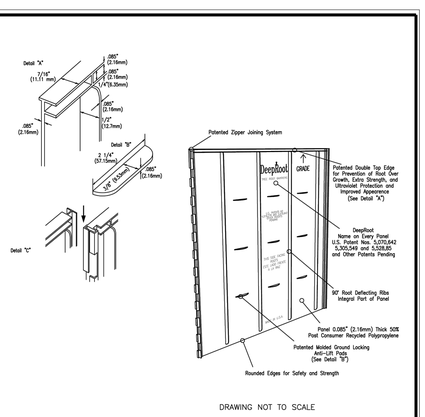
2.The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield — Mpa	D638	3,204 PSI
Tensile strength @ yield — Mpa	D638	3,846 PSI
Yield Elongation — Mpa	D638	7.44%
Yield Elongation — Mpa	D638	7.01%
Flexural Modulus	D790B	119,825 PSI
Notched Izod Impact — Mpa	D256A	3.04 (ft-lbs)
Rockwell Hardness — scale — Mpa	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 tree. The panels shall be placed 2" (50.8mm) to 3" (76.2mm) 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	STANDARD DETAIL NUMBER: HS817
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS

NOTES:
1. Typical spacing "X" noted on plan as on center (OC) dimensions.

5 GROUNDCOVER PLANTING
NTS

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

6 PLANTING SOIL PROFILE
NTS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT KEVIN T BARNES SEAL 1251
04/12/24
NOT FOR CONSTRUCTION

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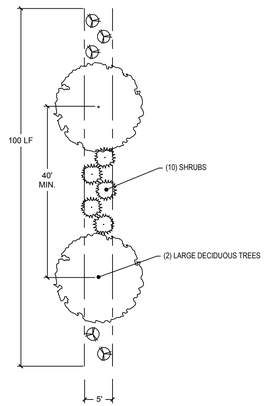
DATE 09/22/2023
DRAWN BY S.FANTAYE
DESIGNED BY S.FANTAYE
CHECKED BY K. BARNES
SCALE AS SHOWN

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

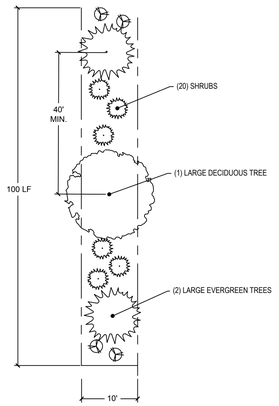
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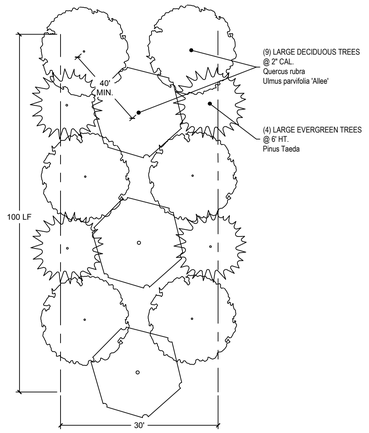
1 5 ' TYPE A - PERIMETER BUFFER

1" = 1'-0"

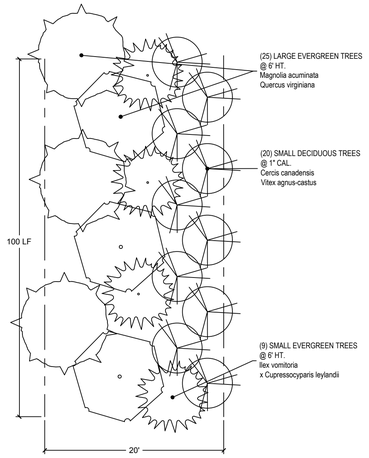


2 10' TYPE A-20 - PERIMETER BUFFER

1" = 1'-0"



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



20' TYPE C-225: OPAQUE BUFFER
NTS

PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	
TREES					%
CF	15	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" CAL.	**14.85%**
LS	13	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5" CAL.	**12.87%**
LT	12	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL.	**11.88%**
NS	16	NYSSA SYLVATICA	TUPELO	2.5" CAL.	**15.84%**
QA	16	QUERCUS ALBA	WHITE OAK	2.5" CAL.	**15.84%**
TD	15	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL.	**14.85%**
UP	14	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2.5" CAL.	**13.86%**
EVERGREEN TREES					
CD	12	CEDRUS DEODARA	DEODAR CEDAR	6` HT. MIN.	**17.91%**
IA	12	ILEX OPACA	AMERICAN HOLLY	6` HT. MIN.	**17.91%**
MG	16	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6` HT. MIN.	**23.88%**
TO	15	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6` HT. MIN.	**22.39%**
TC	12	TSUGA CAROLINIANA	CAROLINA HEMLOCK	6` HT. MIN.	**17.91%**
SHRUBS					
GF	100	GARDENIA JASMINOIDES 'FROSTPROOF'	FROSTPROOF GARDENIA	36" HT./SPRD.	**9.79%**
IS	94	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	36" HT./SPRD.	**9.21%**
ID	96	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	36" HT./SPRD.	**9.40%**
IF	104	ILLICIUM PARVIFLORUM 'FLORIDA SUNSHINE'	FLORIDA SUNSHINE ANISE TREE	36" HT./SPRD.	**10.19%**
IS2	98	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY® SWEETSPIRE	36" HT./SPRD.	**9.60%**
MC	103	MYRICA CERIFERA	WAX MYRTLE	36" HT./SPRD.	**10.09%**
PO	127	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	36" HT./SPRD.	**12.44%**
RCC	105	RHODODENDRON CATAWBIENSE 'CHIONOIDES'	CHIONOIDES RHODODENDRON	36" HT./SPRD.	**10.28%**
TW	94	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD ARBORVITAE	36" HT./SPRD.	**9.21%**
VM	100	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	36" HT./SPRD.	**9.79%**

4

PERIMETER YARD LANDSCAPING TABLE

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

4

LANDSCAPE CALCULATION

PERIMETER BUFFER

* SOUTH: 200LF

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

SHRUBS 5/100LF
REQUIRED 10 PROVIDED 10

*SOUTH EAST: 350LF

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

REQUIRED 32 PROVIDED 32

SHRUBS 20/100LF
REQUIRED 70 PROVIDED 80

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

4

STREET YARD

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

SHRUBS 10/100LF
REQUIRED 125 PROVIDED 137

5' TYPE A OPEN BUFFER

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

SHRUBS 5/100LF
REQUIRED 30 PROVIDED 45

4

DUMPSTER ENCLOSURE SCREENING

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

FOUNDATION PLANTING

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

SHRUBS 1 LARGE / 5'
REQUIRED 110 PROVIDED 120

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

SHRUBS 1 LARGE / 5'
REQUIRED 48 PROVIDED 50

4

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

SHRUBS 1 LARGE / 5'
REQUIRED 45 PROVIDED 48

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

SHRUBS 1 LARGE / 5'
REQUIRED 45 PROVIDED 48

STREET TREE INSTALLATION

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

MAINTENANCE

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

STREET TREE NOTES

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT KEVIN T. BARNES
04/12/24
1251
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SECOND SUBMITTAL DP	11/3/2023
THIRD SUBMITTAL DP	1/8/2024
FOURTH SUBMITTAL DP	4/12/2024

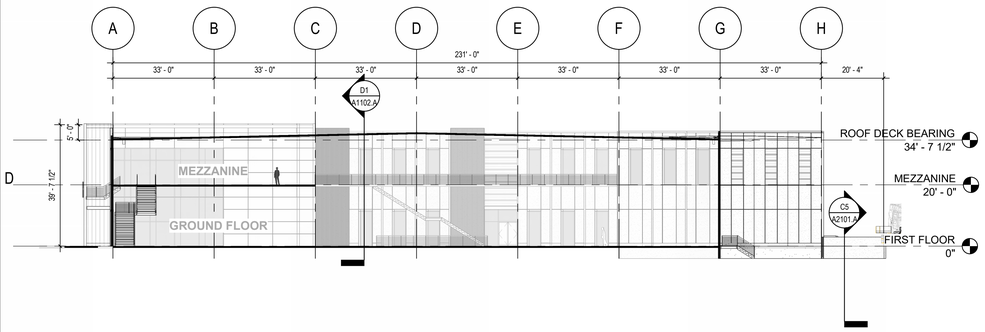
DATE 09/22/2023
DRAWN BY S.FANTAYE
DESIGNED BY S.FANTAYE
CHECKED BY K. BARNES
SCALE AS SHOWN

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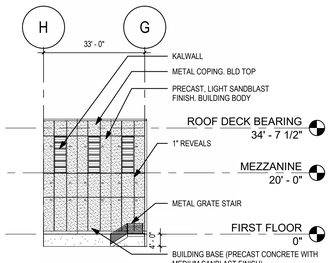
GENESUITES - POD C
WAKE COUNTY, NORTH CAROLINA
PLANTING NOTES AND DETAILS

JOB NO. 59797
SHEET NO. L2.3

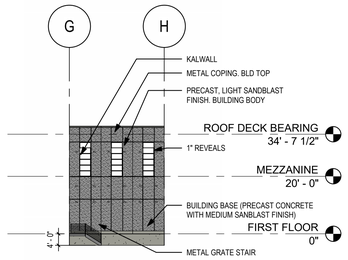
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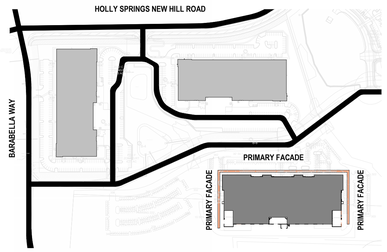
D4 A1101.A **NS- BUILDING SECTION**
1" = 20'-0"



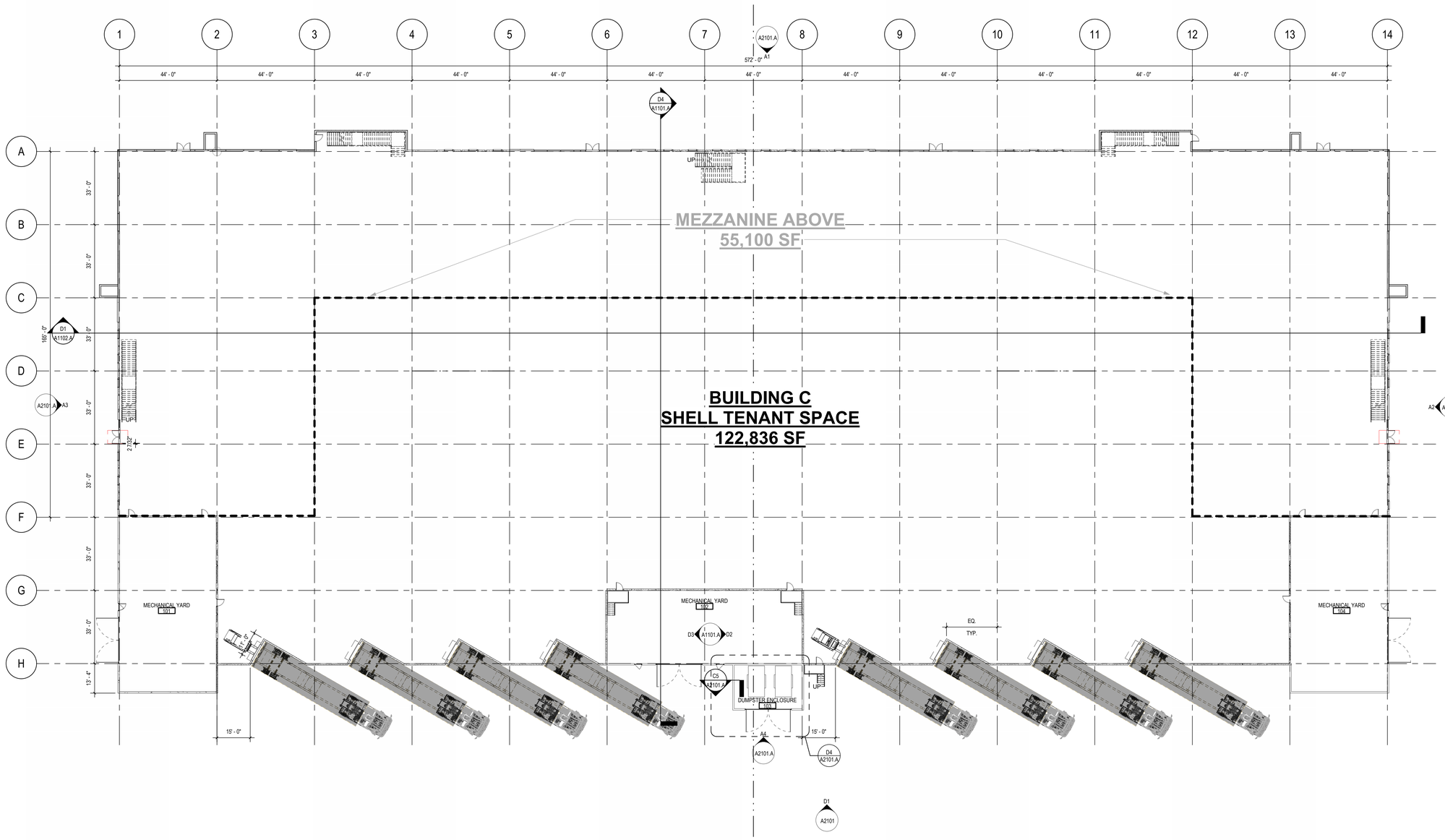
D3 A1101.A **MECHANICAL YARD ELEVATION A**
1" = 20'-0"



D2 A1101.A **MECHANICAL YARD ELEVATION B**
3/64" = 1'-0"



D1 A1101.A **SITE PLAN DIAGRAM**
1" = 300'-0"



A1 A1101.A **01 FIRST FLOOR**
1" = 20'-0"

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11/02/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	DEVELOPMENT 2ND SUBMISSION	11/03/23

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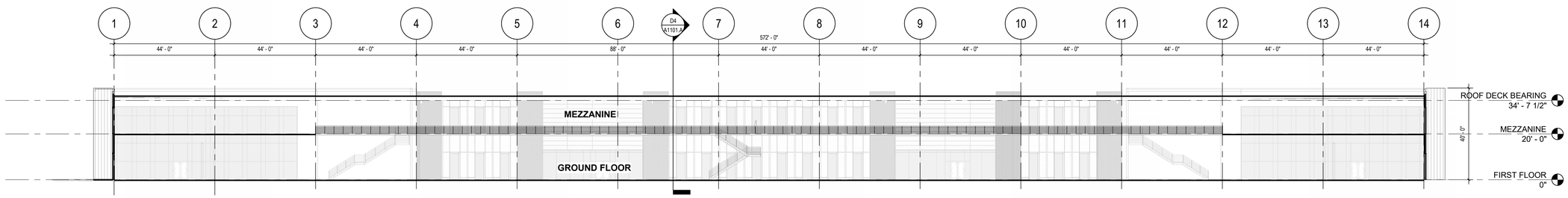
GENESUITES - POD C
HOLT SPRINGS
2023016

ISSUED SETS

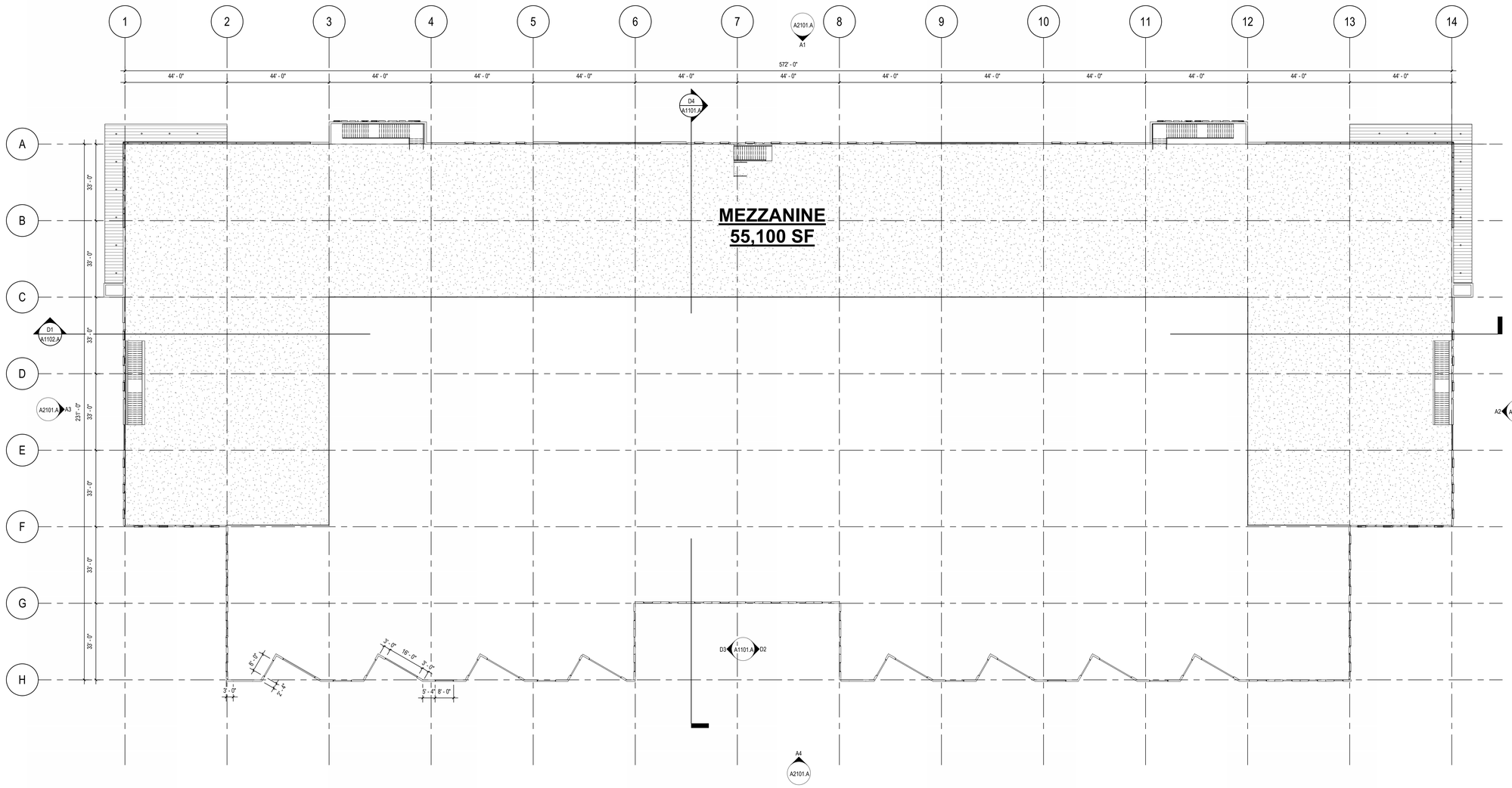
SITE PLAN SUBMITTAL	09/22/2023

Drawn By MJ
Project No. 2023016

A1101.A
FIRST FLOOR PLAN



D1 A1102.A **EW BUILDING SECTION**
1" = 20'-0"



A1 A1102.A **MEZZANINE**
1" = 20'-0"

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11/02/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	DEVELOPMENT 2ND SUBMISSION	11/03/23

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GENESUITES - POD C
HOLLY SPRINGS
2023016

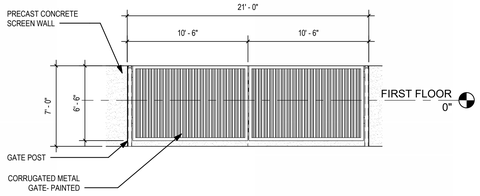
ISSUED SETS

SITE PLAN SUBMITTAL	09/22/2023

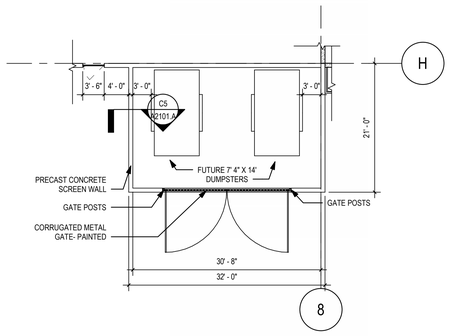
Drawn By MJ
Project No. 2023016

A1102.A

MEZZANINE FLOOR PLAN



D5 A2101.A **MECH YARD/ DUMPSTER GATE**
3/16" = 1'-0"



D4 A2101.A **EP- DUMPSTER ENCLOSURE**
1" = 10'-0"

MATERIAL CALCULATIONS: BUILDING C

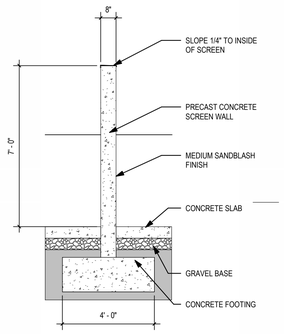
WEST ELEVATION (PRIMARY)		EAST ELEVATION (PRIMARY)		NORTH ELEVATION (PRIMARY)		SOUTH ELEVATION	
TRANSPARENCY CALCULATIONS:		**TRANSPARENCY CALCULATIONS:**		**TRANSPARENCY CALCULATIONS:**		**TOTAL AREA OF PRIMARY FACADE**	**20,127 SF**
TOTAL AREA OF PRIMARY FACADE	9,325 SF	TOTAL AREA OF PRIMARY FACADE	9,325 SF	TOTAL AREA OF PRIMARY FACADE	23,039 SF	GLAZING NOT REQUIRED	
GLAZING (10% REQUIRED)	933 SF	GLAZING (10% REQUIRED)	933 SF	GLAZING (10% REQUIRED)	2,303 SF	PRIMARY BUILDING MATERIAL	(82%) 16,568 SF
(24% PROVIDED)	**2,232 SF**	**(24% PROVIDED)**	**2,232 SF**	**(40% PROVIDED)**	**9,215 SF**	TRANSLUCENT FIBER GLASS	(18%) 3,569 SF
MATERIAL CALCULATIONS		**MATERIAL CALCULATIONS**		**MATERIAL CALCULATIONS**			
PRIMARY FACADE MINUS GLAZING	7,093 SF	PRIMARY FACADE MINUS GLAZING	7,093 SF	PRIMARY BLD FACADE MINUS GLAZING	13,524 SF		
PRIMARY BUILDING MATERIAL (PRECAST)		PRIMARY BUILDING MATERIAL (PRECAST)		(PRIMARY BLD MATERIAL50% REQUIRED)	6,762 SF		
(50% REQUIRED)	3,547 SF	(50% REQUIRED)	3,547 SF	**(50% PROVIDED)**	**6,826 SF**		
(67 % PROVIDED)	**4,781 SF**	**(67 % PROVIDED)**	**4,781 SF**	**MATERIAL BREAKDOWN OF SECONDARY/ACCENT MATERIALS**			
MATERIAL BREAKDOWN		**MATERIAL BREAKDOWN**		ARCH. METAL PANEL	5,762 SF		
ARCH. METAL PANEL	1,245 SF	ARCH. METAL PANEL	1,245 SF	PHENOLIC WOOD	1,020 SF		
PHENOLIC WOOD	1,067 SF	PHENOLIC WOOD	1,067 SF				

PRIMARY BUILDING MATERIALS	PRECAST CONCRETE. (TYPE 1) LIGHT SANDBLAST FINISH.BUILDING BODY	PRECAST CONCRETE. (TYPE 1) MEDIUM SANDBLAST FINISH. BUILDING BASE	PRECAST CONCRETE. (TYPE 1) DENSE VERTICAL FORMLINER FINISH
SECONDARY BUILDING MATERIALS	TRANSLUCENT FIBER GLAS PANELS (TYPE 2)	PHENOLIC WOOD PANEL FINISH (TYPE 2)	ARCHITECTURAL METAL PANEL (TYPE 3)

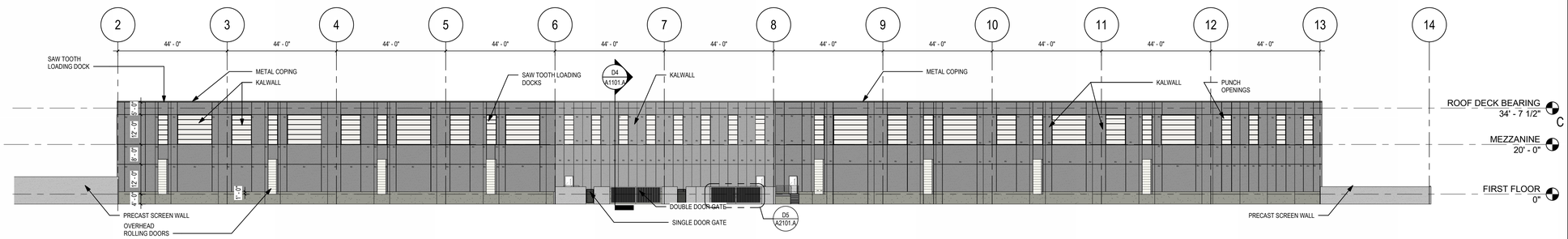
HUMAN SCALE ELEMENTS

PUNCH OPENINGS
1" REVEALS ON ALL CONCRETE PANELS W/ LIGHT SANDBLAST FINISH
6" VERTICAL REVEAL BETWEEN PANELS
1' WATER TABLE W/ MEDIUM SANDBLAST FINISH
PRE-FABRICATED AND ARCHITECTUREAL METAL PANEL CANOPIES FRAMING ENTRANCES (SHADING DEVICES)
SIGNAGE
METAL TRIM CAP
PUNCH OPENINGS METAL PANEL INFILL REVEAL

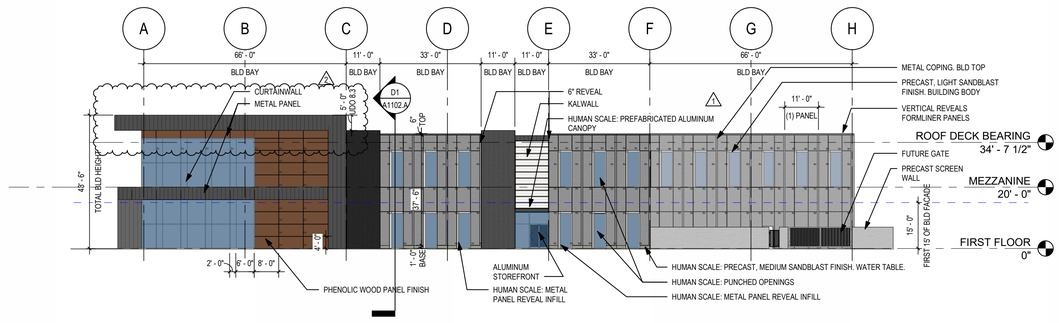
NOTES:
1- REVEALS
2- PANEL JOINT



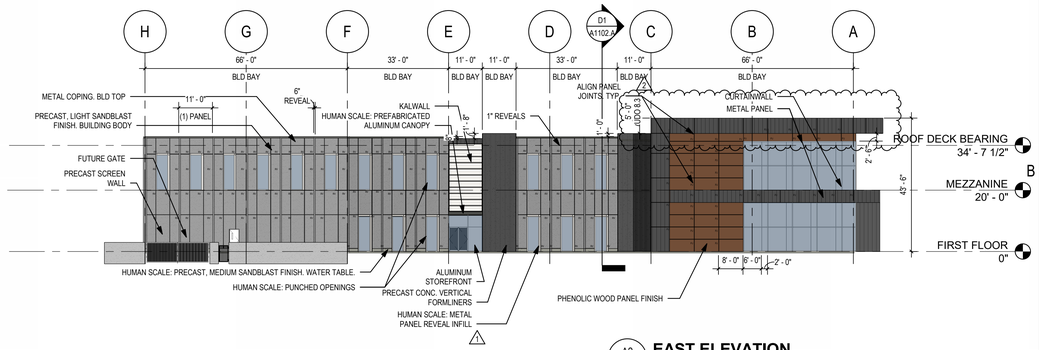
C5 A2101.A **WALL SECTION- SCREEN WALL TYP.**
3/8" = 1'-0"



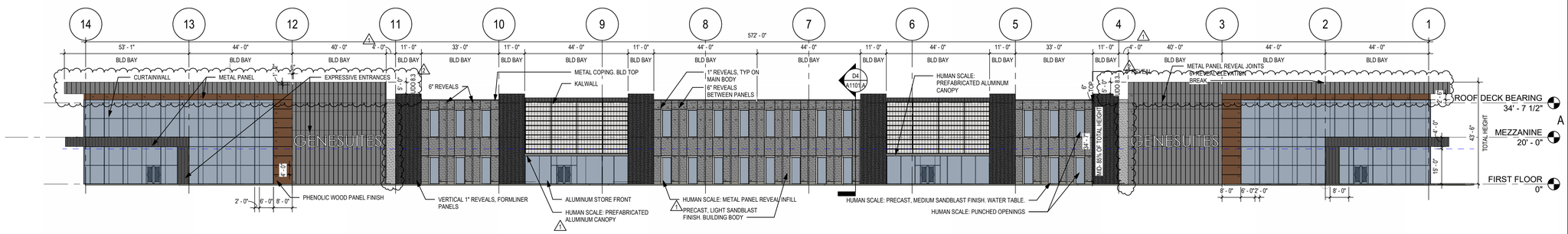
A4 A2101.A **SOUTH ELEVATION**
1" = 20'-0"



A3 A2101.A **WEST ELEVATION**
1" = 20'-0"



A2 A2101.A **EAST ELEVATION**
1" = 20'-0"



A1 A2101.A **NORTH ELEVATION**
1" = 20'-0"

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12/04/2023

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REV #	DESCRIPTION	DATE
1	DEVELOPMENT 2ND SUBMISSION	11/03/23
2	DEVELOPMENT 3RD SUBMISSION	12/08/23

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HOLLY SPRINGS
2023016

ISSUED SETS

SITE PLAN SUBMITTAL	09/22/2023

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A2101.A
BUILDING ELEVATIONS



BUILDING C- NORTH WEST ENTRANCE

DRAWING NOT TO SCALE

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REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	DEVELOPMENT 2ND SUBMISSION	11/03/23

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ISSUED SETS

SITE PLAN SUBMITTAL	09/22/2023

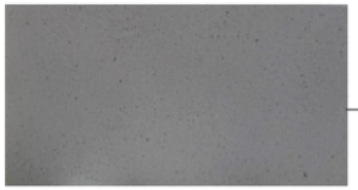
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Project No. 2023016

A2102.A

RENDERING

PRIMARY BUILDING MATERIALS



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



ARCHITECTURAL PRECAST CONCRETE.
WITH FORMLINERS.



ARCHITECTURAL PRECAST CONCRETE.
MEDIUM SANDBLAST FINISH.
(BUILDING BASE)

ACCENT MATERIALS



METAL PANEL

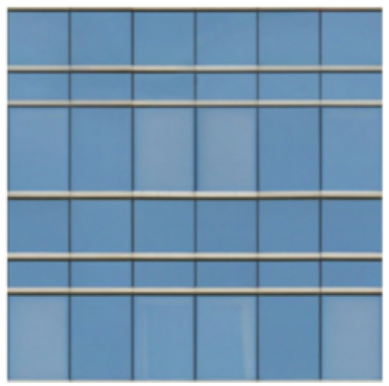


PHENOLIC WOOD PANEL

GLAZING



KALWALL



ARCHITECTURAL GLAZING

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11/02/2023

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	DEVELOPMENT 2ND SUBMISSION	11/03/23

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GENESUITES - POD C
HOLLY SPRINGS
2023016

ISSUED SETS

SITE PLAN SUBMITTAL	09/22/2023

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Project No. 2023016

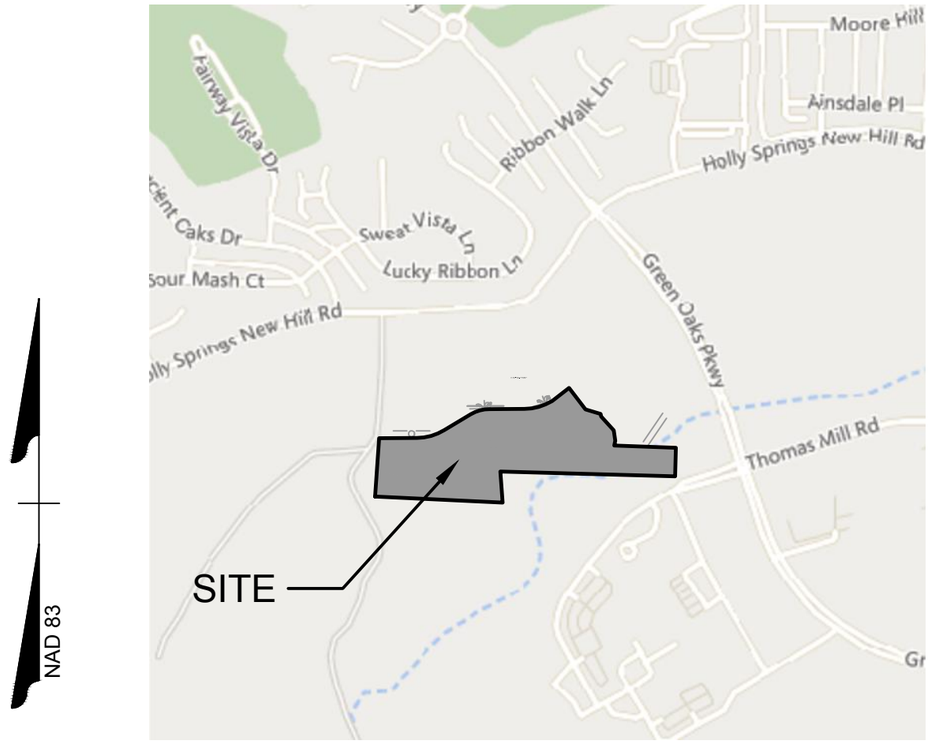
A2103.A

MATERIAL PALETTE

IMPACT MAPS:
GENESUITES LOT C

WAKE COUNTY,
HOLLY SPRINGS, NC 27540

Sheet List Table	
Sheet Number	**Sheet Title**
EX0.0	COVER
EX1.0	OVERALL IMPACT MAP
EX1.1	IMPACT MAP TABLE
EX1.2	IMPACT MAPS
EX1.3	IMPACT MAPS
EX1.4	DETAILS
EX2.0	OVERALL TURN TEMPLATE
EX2.1	TURN TEMPLATE
EX2.2	TURN TEMPLATE
EX3.0	OPEN SPACE EXHIBIT



VICINITY MAP
1" = 1000'

DELINEATION COMPLETED BY TIMMONS GROUP ON 05/09/2022.
INFORMAL CONFIRMATION EMAIL RECEIVED FROM THE USACE ON 09/27/2022.
BUFFER DETERMINATION RECEIVED FROM NCDEQ ON 11/16/2022.

WETLAND AND STREAM IMPACT DATA TABLE	
TOTAL SITE ACREAGE	19.14 ACRES
TOTAL WETLAND AREA	0.65 ACRES
TOTAL STREAM AREA	0.01 ACRES

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REVISION DESCRIPTION | DATE

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DRAWN BY: CHALOUPECKY
DESIGNED BY: CHALOUPECKY
CHECKED BY: W ALTMAN
SCALE: AS SHOWN

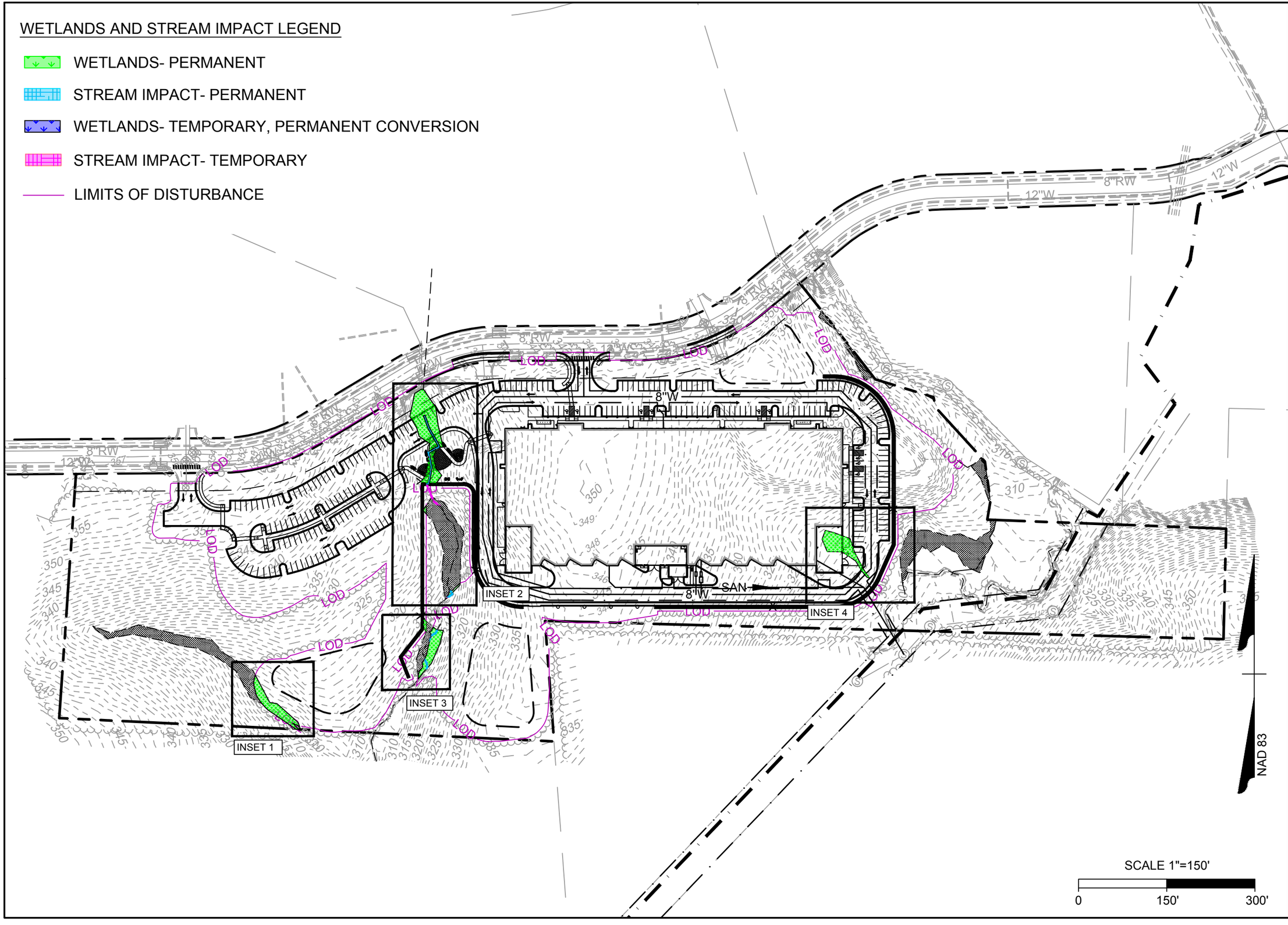
GENESUITES - LOT C
HOLLY SPRINGS, NORTH CAROLINA
COVER

JOB NO. 59797
SHEET NO. EX0.0

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WETLANDS AND STREAM IMPACT LEGEND

- WETLANDS- PERMANENT
- STREAM IMPACT- PERMANENT
- WETLANDS- TEMPORARY, PERMANENT CONVERSION
- STREAM IMPACT- TEMPORARY
- LIMITS OF DISTURBANCE



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DATE: 09-20-23
DRAWN BY: CHALOUPECKY
DESIGNED BY: CHALOUPECKY
CHECKED BY: W ALTMAN
SCALE: AS SHOWN

GENESUITES - LOT C

HOLLY SPRINGS, NORTH CAROLINA

OVERALL IMPACT MAP

JOB NO. 59797
SHEET NO. EX1.0

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WETLAND AND STREAM IMPACTS													
MAP SHEET	INSET NUMBER	IMPACT NUMBER	IMPACT TYPE	WETLAND IMPACT				STREAM IMPACT					
				PERMANENT		TEMPORARY, PERMANENT CONVERSION		PERMANENT			TEMPORARY		
				(SF)	(AC)	(SF)	(AC)	(LF)	(SF)	(AC)	(LF)	(SF)	(AC)
EX1.2	1	1	SITE GRADING & DEVELOPMENT	1505	0.035	--	--	--	--	--	--	--	--
EX1.2	2	2	SITE GRADING & DEVELOPMENT	3937	0.090	--	--	--	--	--	--	--	--
EX1.2	2	3	SITE GRADING & DEVELOPMENT	--	--	--	--	136	976	0.0224	--	--	--
EX1.2	2	4	SITE GRADING & DEVELOPMENT	--	--	--	--	--	--	--	41	123	0.002824
EX1.2	2	5	SITE GRADING & DEVELOPMENT	41	0.001	--	--	--	--	--	--	--	--
EX1.2	2	6	SITE GRADING & DEVELOPMENT	--	--	--	--	17	49	0.0011	--	--	--
EX1.2	2	7	SITE GRADING & DEVELOPMENT	2676	0.0614	--	--	--	--	--	--	--	--
EX1.3	3	8	SITE GRADING & DEVELOPMENT	--	--	--	--	21	63	0.0014	--	--	--
EX1.3	3	9	SITE GRADING & DEVELOPMENT	1096	0.0252	--	--	--	--	--	--	--	--
EX1.3	3	10	SITE GRADING & DEVELOPMENT	--	--	--	--	18	53	0.0012	--	--	--
EX1.3	4	11	SITE GRADING & DEVELOPMENT	1758	0.0404	--	--	--	--	--	--	--	--
TOTAL				11013	0.253	0	0.000	192	1141	0.026	41	123	0.003

WETLAND AND STREAM IMPACT DATA TABLE	
TOTAL SITE ACREAGE	19.14 ACRES
TOTAL WETLAND AREA	0.65 ACRES
TOTAL STREAM AREA	0.01 ACRES

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REVISION DESCRIPTION | DATE

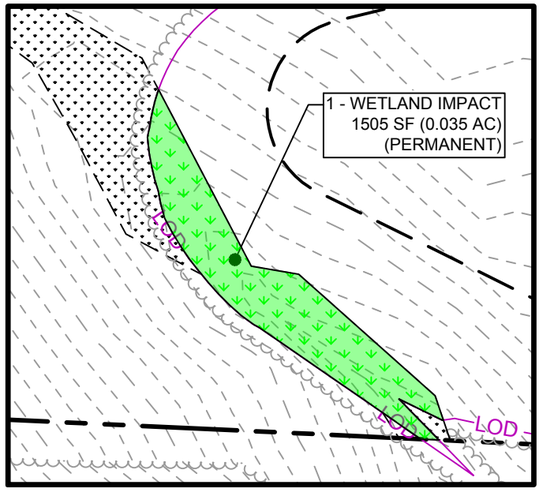
DATE 09-20-23
DRAWN BY CHALOUPECKY
DESIGNED BY CHALOUPECKY
CHECKED BY W ALTMAN
SCALE AS SHOWN

TIMMONS GROUP

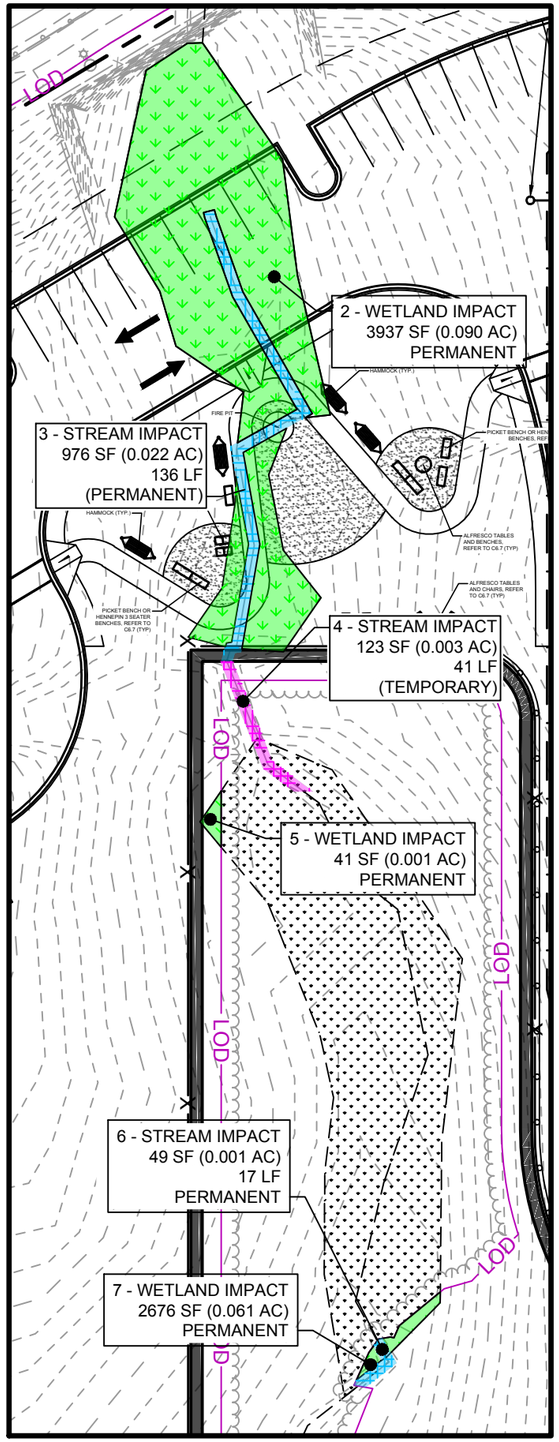
GENESUITES - LOT C
HOLLY SPRINGS, NORTH CAROLINA
IMPACT MAP TABLE

JOB NO. 59797
SHEET NO. EX1.1

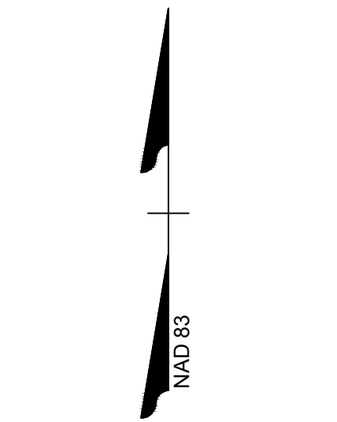
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INSET 1



INSET 2



SCALE 1"=40'

0 40' 80'

CONSTRUCTION SEQUENCE:

1. CONTRACTOR SHALL NOTIFY THE TOWN OF HOLLY SPRINGS 48-HRS IN ADVANCE OF START OF WORK DURING A PERIOD OF TIME WITH NO RAIN IN THE FORECAST
2. PRIOR TO START OF WORK, CONTRACTOR SHALL HAVE ALL MATERIALS AND EQUIPMENT ON-SITE. FOR UTILITY CROSSINGS WITH CASINGS, THE CARRIER PIPE SHALL BE INSTALLED WITHIN THE CASING PIPE PRIOR TO ANY OPEN CUT ACTIVITIES
3. CONTRACTOR SHALL RESTORE THE WETLAND AREAS WITH TEMPORARY IMPACT OR PERMANENT CONVERSION IMPACT TO PRE-CONSTRUCTION CONTOURS AND PLANT AN APPROPRIATE WETLAND OR RIPARIAN SEED MIX.

WETLANDS AND STREAM IMPACT LEGEND

- WETLANDS- PERMANENT
- STREAM IMPACT- PERMANENT
- WETLANDS- TEMPORARY, PERMANENT CONVERSION
- STREAM IMPACT- TEMPORARY
- LIMITS OF DISTURBANCE

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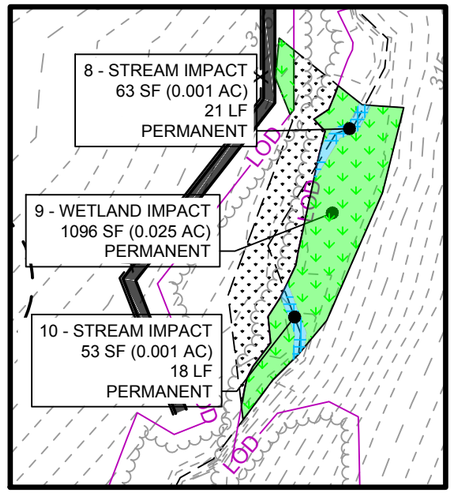
REVISION DESCRIPTION | DATE

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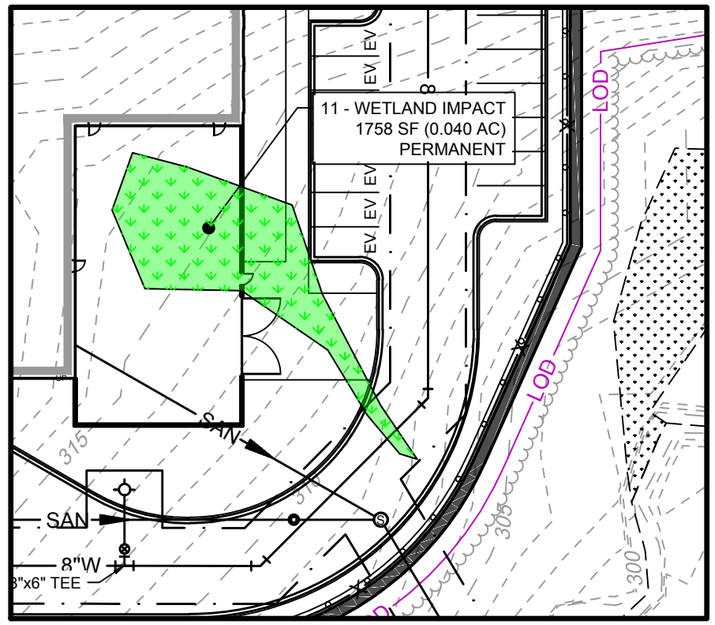
GENESUITES - LOT C
HOLLY SPRINGS, NORTH CAROLINA
IMPACT MAPS

JOB NO. 59797
SHEET NO. EX1.2

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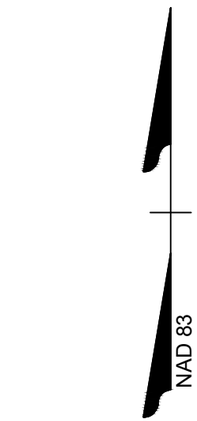
INSET 3

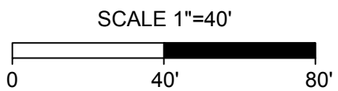


INSET 4

CONSTRUCTION SEQUENCE:

1. CONTRACTOR SHALL NOTIFY THE TOWN OF HOLLY SPRINGS 48-HRS IN ADVANCE OF START OF WORK DURING A PERIOD OF TIME WITH NO RAIN IN THE FORECAST
2. PRIOR TO START OF WORK, CONTRACTOR SHALL HAVE ALL MATERIALS AND EQUIPMENT ON-SITE. FOR UTILITY CROSSINGS WITH CASINGS, THE CARRIER PIPE SHALL BE INSTALLED WITHIN THE CASING PIPE PRIOR TO ANY OPEN CUT ACTIVITIES
3. CONTRACTOR SHALL RESTORE THE WETLAND AREAS WITH TEMPORARY IMPACT OR PERMANENT CONVERSION IMPACT TO PRE-CONSTRUCTION CONTOURS AND PLANT AN APPROPRIATE WETLAND OR RIPARIAN SEED MIX.





WETLANDS AND STREAM IMPACT LEGEND

- WETLANDS- PERMANENT
- STREAM IMPACT- PERMANENT
- WETLANDS- TEMPORARY, PERMANENT CONVERSION
- STREAM IMPACT- TEMPORARY
- LIMITS OF DISTURBANCE

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GENESUITES - LOT C
HOLLY SPRINGS, NORTH CAROLINA
IMPACT MAPS

JOB NO. 59797
SHEET NO. EX1.3

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Shrub (recommended)
Pawpaw
Alder
Blackberry
Elderberry

Livestakes (recommended)
Black Willow
Silky Dogwood

Herb (recommended)
Nodding sedge
Boneset
Wool Grass
Jewelweed

PLANTING SCHEDULE FOR MAJOR
STREAM BANK RESTORATIONS

Table 6.10a
Temporary Seeding Specifications
for Winter and Early Spring

Seeding Mixture Spedes	Rate (lb/acre)
Rye Grain	30

Seeding Dates

Mountains >2500 ft.	15-Feb to	15-May
<2500 ft.	1-Feb to	1-May
Piedmont	1-Jan to	1-May
Coastal Plain	1-Dec to	15-Apr

Soil Amendments
Follow recommendations of soil tests or apply 2 ton/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting or a mulch anchoring tool. Use 400 gallons of tack per acre or straw covered with pinned netting.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or damage.

Table 6.10a Temporary Seeding Specifications for Summer

Seeding Mixture Spedes	Rate (lb/acre)
German Millet	15

In the Piedmont and Mountains, a small-stemmed sundangrass may be substituted at a rate of 50lb/acre.

Seeding Dates

Mountains	15-May to	15-Aug
Piedmont	1-May to	15-Aug
Coastal Plain	15-Apr to	15-Aug

Soil Amendments
Follow recommendations of soil tests or apply 2 ton/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting or a mulch anchoring tool. Use 400 gallons of tack per acre or straw covered with pinned netting.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or damage.

Table 6.10a Temporary Seeding Specifications for Fall

Seeding Mixture Spedes	Rate (lb/acre)
Rye Grain	30

In the Piedmont and Mountains, a small-stemmed sundangrass may be substituted at a rate of 50lb/acre.

Seeding Dates

Mountains	15-Aug to	15-Dec
Coastal Plain and Piedmont	15-Aug to	30-Dec

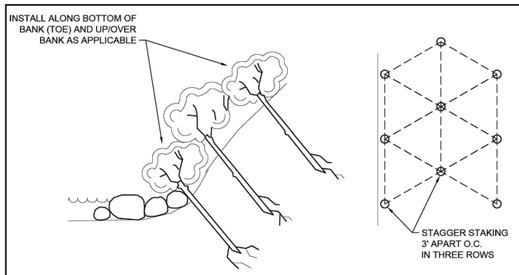
Soil Amendments
Follow recommendations of soil tests or apply 2 ton/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer

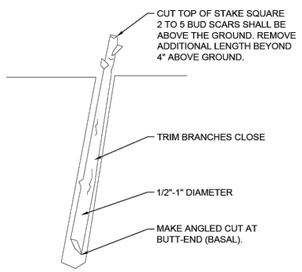
Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting or a mulch anchoring tool. Use 400 gallons of tack per acre or straw covered with pinned netting.

Maintenance
Repair and refertilize damaged areas immediately. Topdress with 50lb/acre of nitrogen in March. If it is necessary to extent temporary cover beyond June 15, overseed with 50lb/acre Kobe (Piedmont and Coastal Plain)
late February or early March

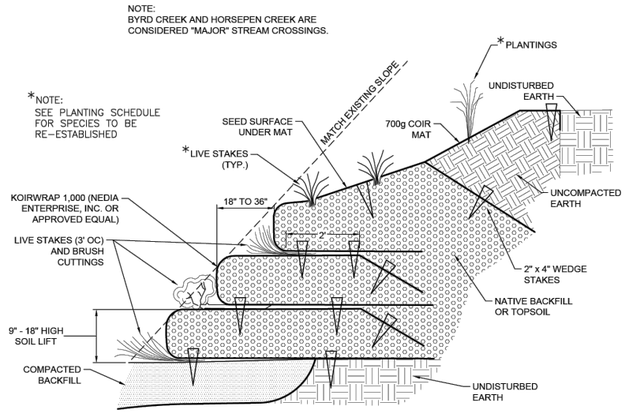
PERMANENT SEED MIX ERNST CONSERVATION SEEDS NC PIEDMONT FACW MIX OR APPROVED EQUAL BY DESIGNER APPLICATION RATE 20 LBS/AC. TO BE PLANTED IN ALL DISTURBED WETLAND AND RIPARIAN AREAS.

PLASTIC NETTING SHOULD NOT BE USED WITHIN WETLANDS OR STREAMS





LIVE STAKING (MULTIPLE ROW)
SPACING DETAIL FOR MAJOR
STREAM BANK RESTORATIONS
NOT TO SCALE



REINFORCED SOIL LIFT DETAIL FOR
MAJOR STREAM BANK RESTORATIONS
NOT TO SCALE

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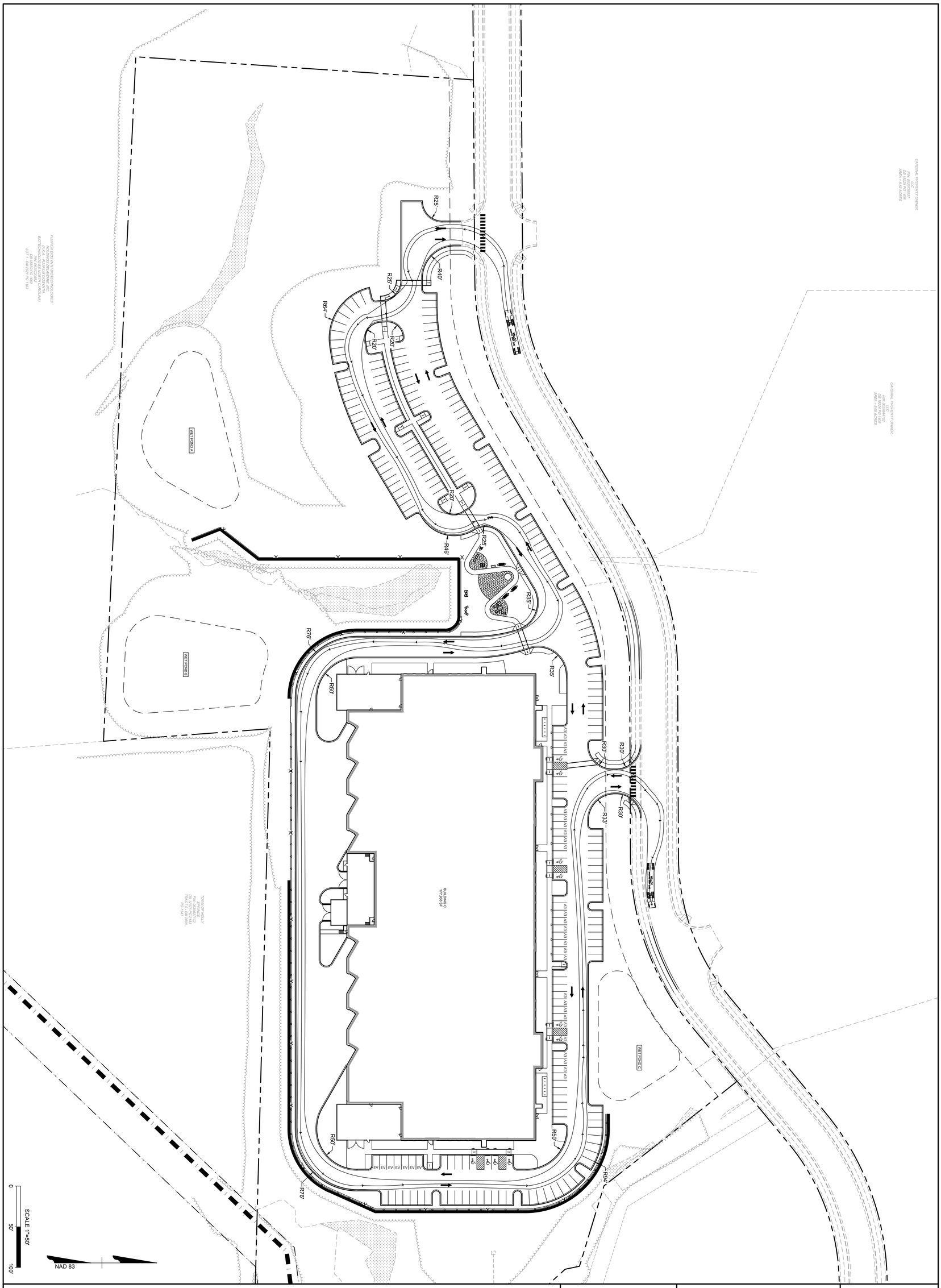
REVISION DESCRIPTION	DATE

DATE 09-20-23
DRAWN BY CHALOUPECKY
DESIGNED BY CHALOUPECKY
CHECKED BY W ALTMAN
SCALE AS SHOWN

GENESUITES - LOT C
HOLLY SPRINGS, NORTH CAROLINA
IMPACT MAP DETAILS

JOB NO. 59797
SHEET NO. EX1.4

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CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045582 JOSHUA P. ANDERSON

GENESUITES - POD C

WAKE COUNTY, NORTH CAROLINA

TURN TEMPLATE

JOB NO.	SHEET NO.
59797	EX2.0

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

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

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LEGEND

- TREE PRESERVATION/FLEX SPACE - BUILDING C
- ACTIVE RECREATION AREA - BUILDING C

OPEN SPACE BREAKDOWN

TOTAL SITE AREA	19.14 AC
REQUIRED OPEN SPACE (3% OF TOTAL PROJECT SPACE)	0.60 AC (ACTIVE SPACE - .4 AC, TREE PRESERVATION/FLEX SPACE - 0.2 AC)
PROVIDED OPEN SPACE (ACTIVE RECREATION AREA)	0.43 AC
PROVIDED OPEN SPACE (TREE PRESERVATION & FLEX SPACE)	5.69 AC

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

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

HELIX VENUTRES, LLC
PIN: 0639940209
DB 17498 PG 2164
AREA = 12.12 ACRES

EX 12" DI WATERLINE

EX 8" DI RECLAIMED WATERLINE

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

HELIX VENTURES LLC
PIN: 0639937803
DB 17498 PG 2164
LOT 6 - BM 2021 PG 1163

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

SEQIRUS INC.
PIN: 0639914852
DB 16104 PG 1384

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

NAD 83

SCALE 1"=80'
0 80' 160'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045892 WILLIAM P. ALTMAN
9/22/23

CONSTRUCTION

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REVISION DESCRIPTION
SECOND SUBMITTAL DP
THIRD SUBMITTAL DP

DATE
1/3/2023
12/8/2023

DATE
09/22/2023

DRAWN BY
CHALOUPECKY

DESIGNED BY
CHALOUPECKY

CHECKED BY
W. ALTMAN

SCALE
AS SHOWN

GENESUITES - POD C

WAKE COUNTY, NORTH CAROLINA

OPEN SPACE EXHIBIT

JOB NO.
59797

SHEET NO.
EX3.0

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Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

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

Action(s):

- Conduct Quasi-Judicial Public Hearing.
- Adopt Resolution 25-16 to make and accept the Findings of Fact for consideration of and to approve / deny / defer Major Subdivision 24-MAS-01 for Cass Holt Crossing with the conditions stated in the attachment.
- Approve / deny / defer Utility Allocation Request for Cass Holt Crossing.
- Approve / deny / defer Development Agreement.

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.
- A new Development Agreement is proposed with this Major Subdivision which includes the following terms:
    - A commitment by the Town to complete the construction of the sewer outfall associated with Eagles Landing Park (ELP) by January 1, 2026.
    - A commitment by the developer to pay a fee-in-lieu of $750,000 toward utility infrastructure associated with ELP that will be mutually beneficial to both projects.
    - A commitment by the Town to take the Subdivision Plan to the Planning Board and Town Council no later than June 30, 2025.
    - A commitment by the Town to approve Civil Construction drawings within 3 months of submittal provided they are in compliance with state and local codes and engineering principles. This commitment further ensures timely delivery of infrastructure complimentary to and necessary for ELP.
    - A commitment by the Town to allocate utility service for up to 106 residential units.

Staff Recommendation: Approve Major Subdivision, Utility Allocation Request, and Development Agreement

Planning Board Recommendation: Approve (8-0) (1 absent)
A summary of the Planning Board discussion is in the Planning Board Action Report.

Background:

- The Cass Holt Crossing Conditional District Rezoning (22-REZ-15) was approved by Town Council on November 21, 2023.
- A Development Agreement was approved with 22-REZ-15 that included conditions holding the developer responsible for the construction of a sidewalk connection on the South side of Honeycutt Road to the intersection with Cass Holt Road. This condition has not been modified by the proposed additional Development Agreement for Infrastructure Construction and Fee Reimbursement associated with the sewer outfall construction.

Funding Source(s):
N/A

Attachment(s):
1. 24MAS01_CassHoltCrossing_StaffReport
2. 24MAS01_CassHoltCrossing_Resolution
3. 24MAS01_CassHoltCrossing_PlanningBoardReport
4. 24MAS01_CassHoltCrossing_Application
5. 24MAS01_CassHoltCrossing_Plans
6. Cass Holt - Development Agreement_061025

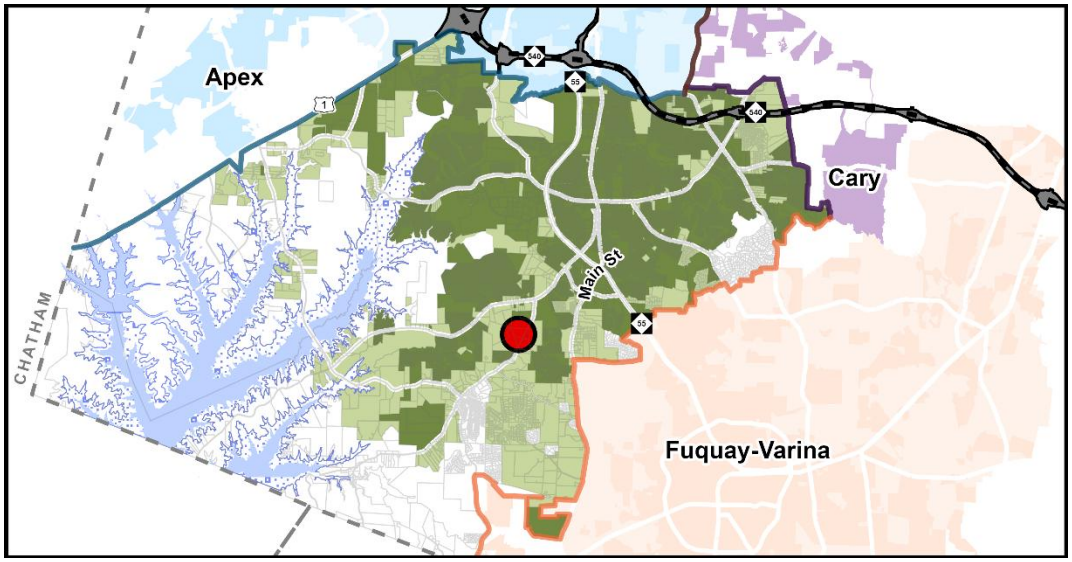
Project Type: Major Subdivision Plan

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

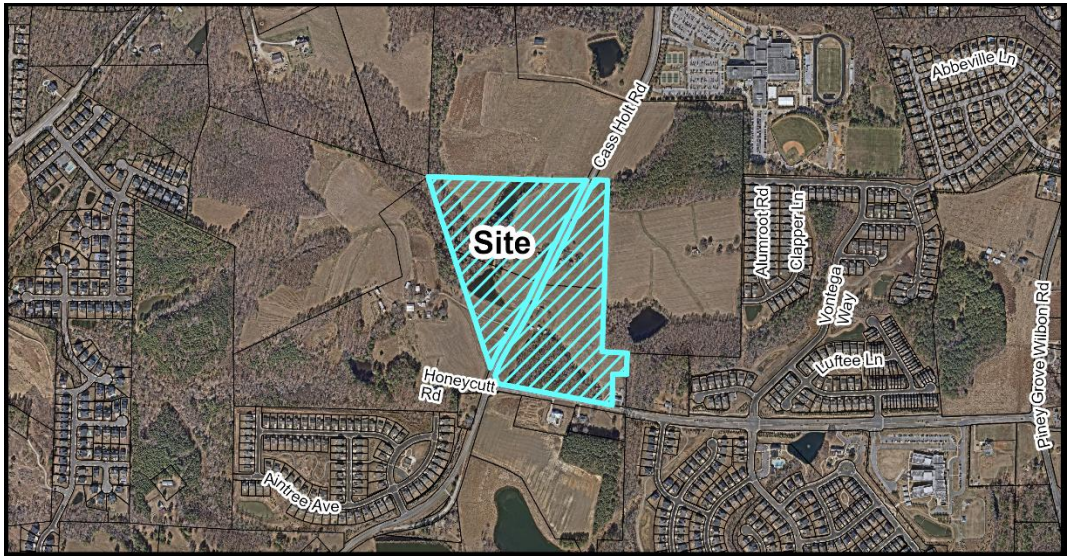
Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 6
Parks, Recreation & Greenways Information	Page 8
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:

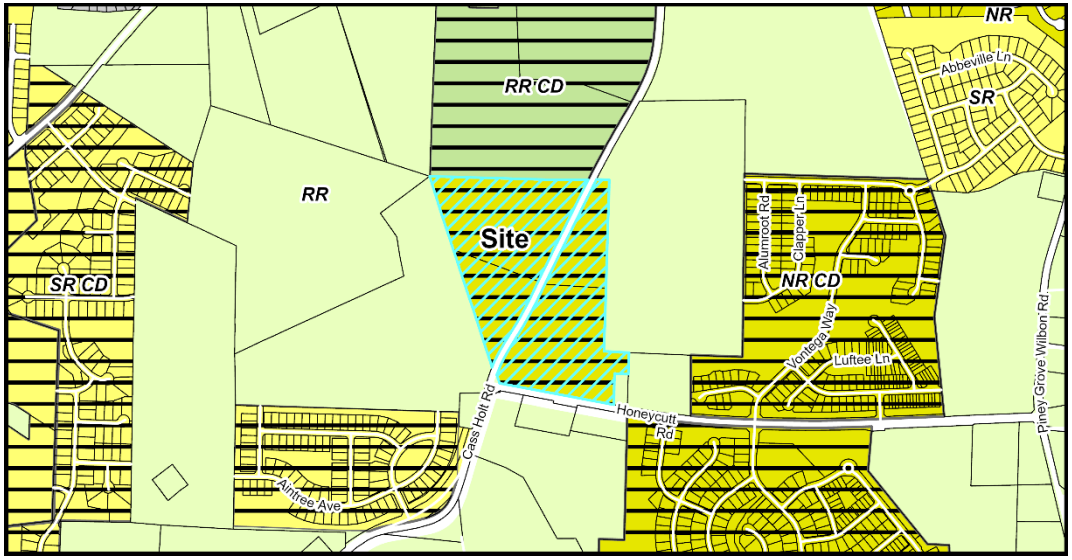
The NR Neighborhood Residential is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

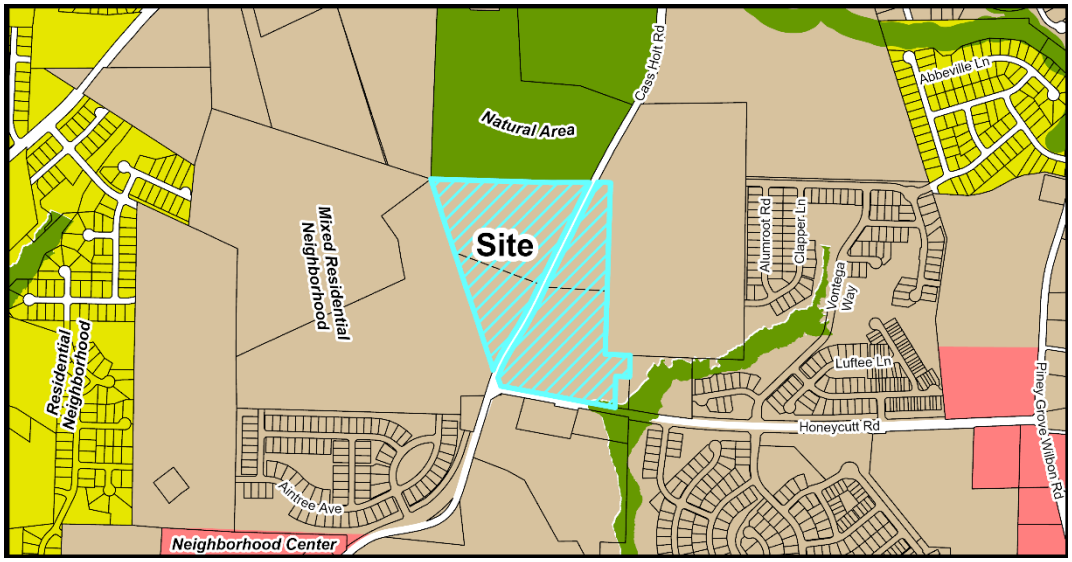
Land Use & Character Information

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

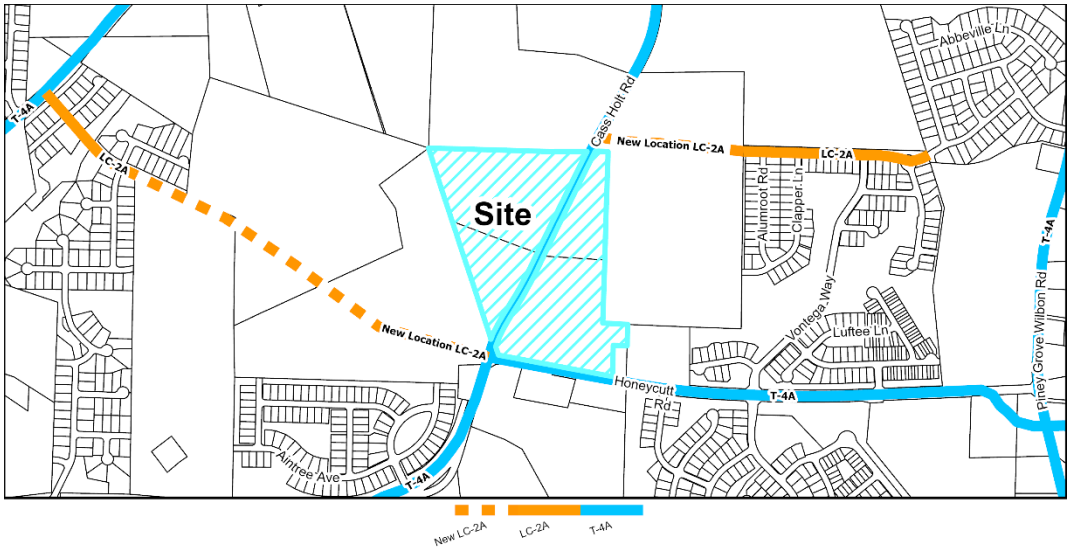
The proposed subdivision displays many characteristics of a Mixed Residential Neighborhood, including a mix of housing types, sidewalks, variable setbacks, and sensitivity to natural resources. While the subdivision does not fully meet the characteristic calling for the avoidance or mitigation of front-facing 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:

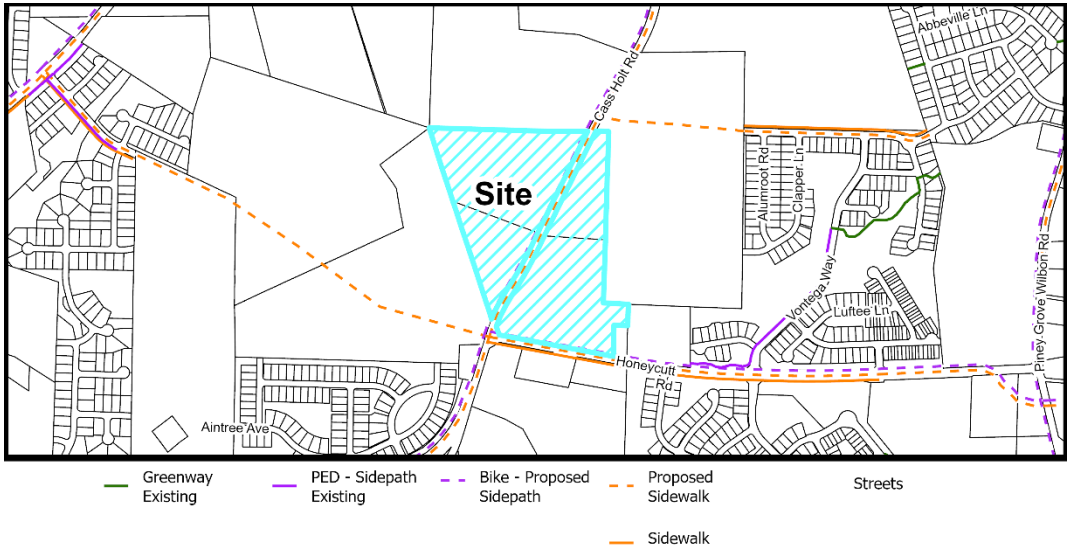
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

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

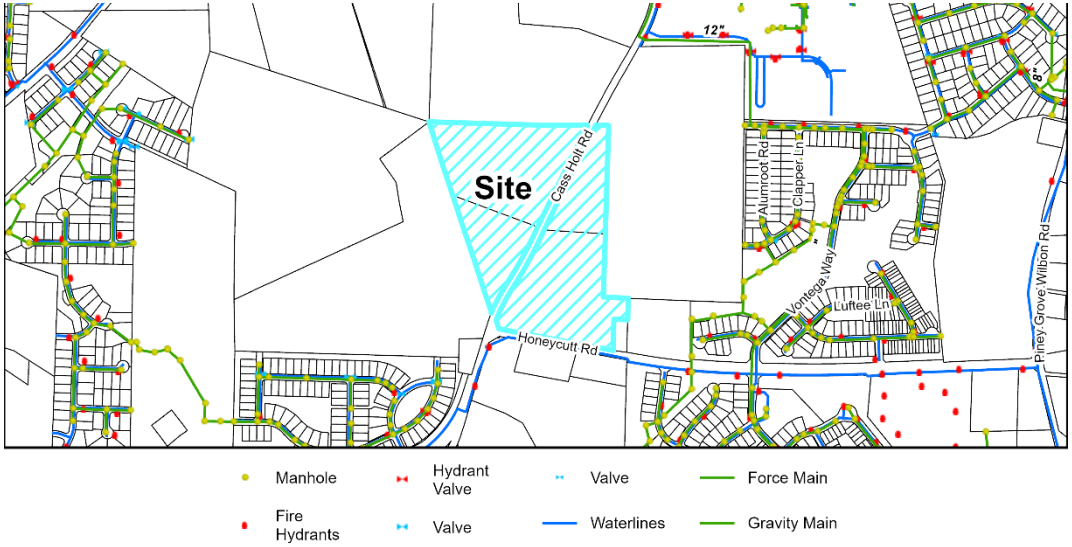
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

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:

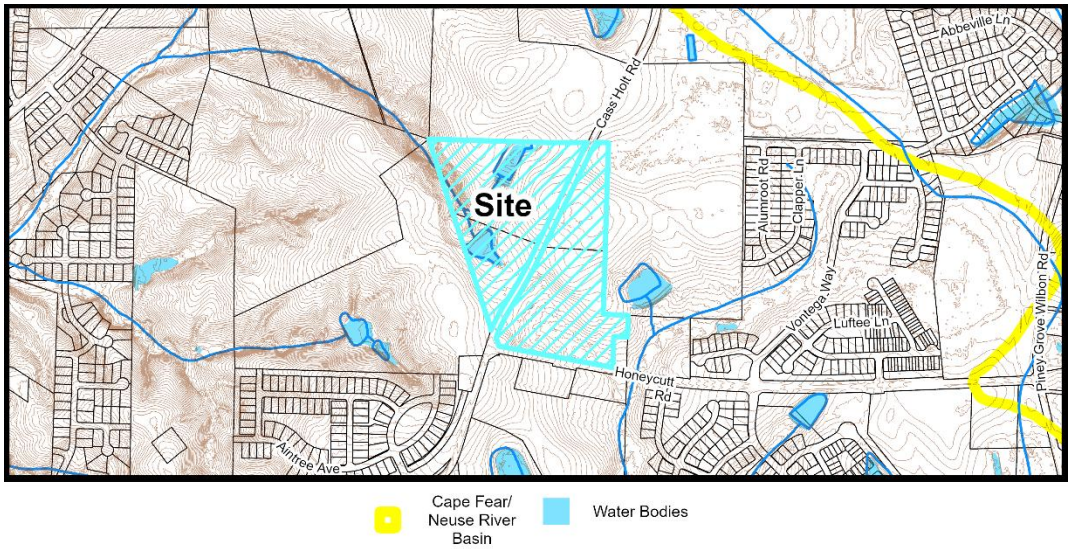
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

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'

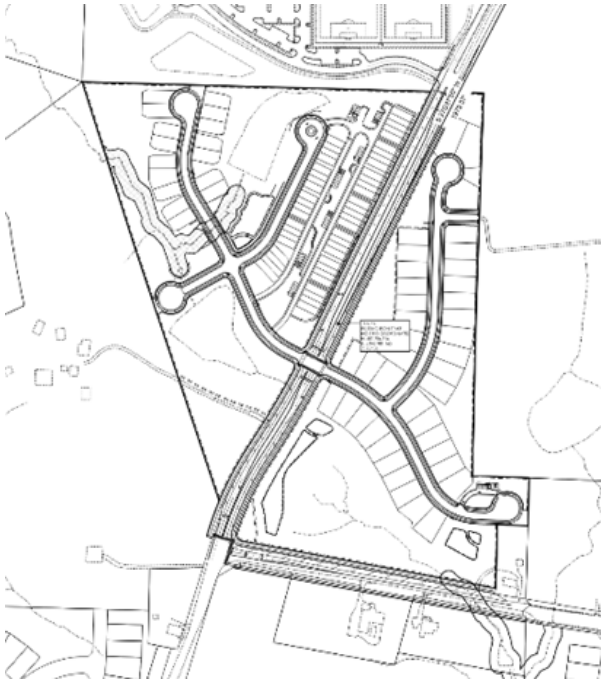
Landscaping (UDO Section 5):

	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

Major Subdivision Plan 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

Planning Board Meeting Date: 5/27/2025

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

Town Council Consideration & Action

Quasi-Judicial Public Hearing

Prior to the Quasi-Judicial Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

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

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.

Potential Major Subdivision Plan Petition Motion
Adopt Resolution #25-16 to make and accept Findings of Fact for and to approve / deny Major Subdivision Plan 24-MAS-01 for Cass Holt Crossing with the conditions listed below:

Conditions of Approval:

1. A 5' Type A buffer extending around the perimeter of all active recreation areas must be shown with the 1st Construction Drawing Submittal.
2. Prior to Construction Drawing Approval, the following items must be addressed:
   a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
3. At time of petitioning for the first Final Plat for this subdivision:
   a. Homeowner's Association covenants shall be submitted for review prior to recording.
4. Prior to being scheduled for Town Council, any proposed Development Agreement associated with this major subdivision plan must be finalized.
5. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
6. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the Traffic Study unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
7. If build out exceeds the anticipated time frame in the approved Traffic Study, an update of the Traffic Study will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
8. Thoroughfares, collectors, and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
9. Offsite right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
10. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
11. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing approval.
12. Offsite Sewer Infrastructure Incomplete: If any offsite sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.

13. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
14. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
15. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
16. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
17. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
18. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project. (Residential)
19. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
20. Realignment of existing water line in Honeycutt Rd to create a 90-degree tee with 3 valves will be required to be shown with the first Construction Drawing submittal.
21. Establish and maintain ongoing coordination with the Evans property regarding improvements and potential realignment of Cass Holt Road, then ensure coordination with Town Staff during the Construction Drawing review process to revise the proposed roadway widening plans accordingly.
22. Approval is conditioned upon verification that the length of residential driveways meets the minimum requirement of 25 feet for both single and double width driveways, measured from the right-of-way, with typical detail to be provided with the first Construction Drawing submittal.
23. Verify there is not an existing well onsite in conflict with proposed utilities. If there is a well, please indicate whether it is public or private and revise proposed utilities to avoid.
24. Please ensure there are no trees proposed to be within 10' of any utilities or within utility easements with the first Construction Drawing submittal.

Official Action Notice will be sent to the petitioner as indicated on the official review schedule.

Motion to Approve Utility Allocation for Cass Holt Crossing (24-MAS-01).

Resolution No. 25-16
Date Submitted: June 17, 2025
Date Adopted: June 17, 2025

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR AND TO APPROVE WITH CONDITIONS MAJOR SUBDIVISION PLAN (24-MAS-01); FOR CASS HOLT CROSSING

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

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

Major Subdivision Plan Findings of Fact:
The Town Council shall consider the following review criteria in determining whether to approve, approve with conditions, or deny a Development Plan.

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

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

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

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

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

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

Major Subdivision Plan (24-MAS-01): Cass Holt Crossing

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

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact and to approve with conditions (Exhibit B) Major Subdivision Plan (24-MAS-01) for Cass Holt Crossing; as submitted by William Daniel.

Adopted by the Holly Springs Town Council on this, the 17th day of JUNE, 2025.

Town of Holly Springs by **ATTEST**:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk

RESOLUTION EXHIBIT A

MAJOR SUBDIVISION PLAN (24-MAS-01) FINDINGS OF FACT SUBMITTED BY APPLICANT

Condition 1: 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.

Condition 2: 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.

Condition 3: 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.

Condition 4: 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.

Condition 5: 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.

RESOLUTION EXHIBIT B

MAJOR SUBDIVISION PLAN (24-MAS-01) CONDITIONS OF APPROVAL

1. A 5’ Type A buffer extending around the perimeter of all active recreation areas must be shown with the 1st Construction Drawing Submittal.
2. Prior to Construction Drawing Approval, the following items must be addressed:
    a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
3. At time of petitioning for the first Final Plat for this subdivision:
    a. Homeowner’s Association covenants shall be submitted for review prior to recording.
4. Prior to being scheduled for Town Council, any proposed Development Agreement associated with this major subdivision plan must be finalized.
5. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
6. ALL recommendations from the Traffic Study and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This must be finalized prior to this project being scheduled for Planning Board and Town Council.
7. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer’s sole responsibility to construct all of the background improvements included in the Traffic Study unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
8. If build out exceeds the anticipated time frame in the approved Traffic Study, an update of the Traffic Study will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
9. Thoroughfares, collectors, and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
10. Offsite right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
11. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
12. All Special Studies must be finalized prior to being scheduled for Planning Board.
13. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing approval.
14. Offsite Sewer Infrastructure Incomplete: If any offsite sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing

approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.

15. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
16. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
17. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
18. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
19. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
20. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project. (Residential)
21. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
22. Realignment of existing water line in Honeycutt Rd to create a 90-degree tee with 3 valves will be required to be shown with the first Construction Drawing submittal.
23. Establish and maintain ongoing coordination with the Evans property regarding improvements and potential realignment of Cass Holt Road, then ensure coordination with Town Staff during the Construction Drawing review process to revise the proposed roadway widening plans accordingly.
24. Approval is conditioned upon verification that the length of residential driveways meets the minimum requirement of 25 feet for both single and double width driveways, measured from the right-of-way, with typical detail to be provided with the first Construction Drawing submittal.
25. Verify there is not an existing well onsite in conflict with proposed utilities. If there is a well, please indicate whether it is public or private and revise proposed utilities to avoid.
26. Please ensure there are no trees proposed to be within 10' of any utilities or within utility easements with the first Construction Drawing submittal.

RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

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

The Town Council made the following additional findings:

X No additional findings

RESOLUTION EXHIBIT D

ADDITIONAL CONDITIONS OF APPROVAL

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

X No additional conditions of approval

Planning Board Meeting Date: 5/27/2025

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

Planning Board Decision Type: Advisory Decision

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

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

The Planning Board discussed the following issues and concerns:

- Roadway improvements that will be completed and if they are to remain consistent with the improvements that adjacent properties are completing.
- The diversity of the housing that will be constructed with a focus on the lot and home sizes.

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

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

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

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

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

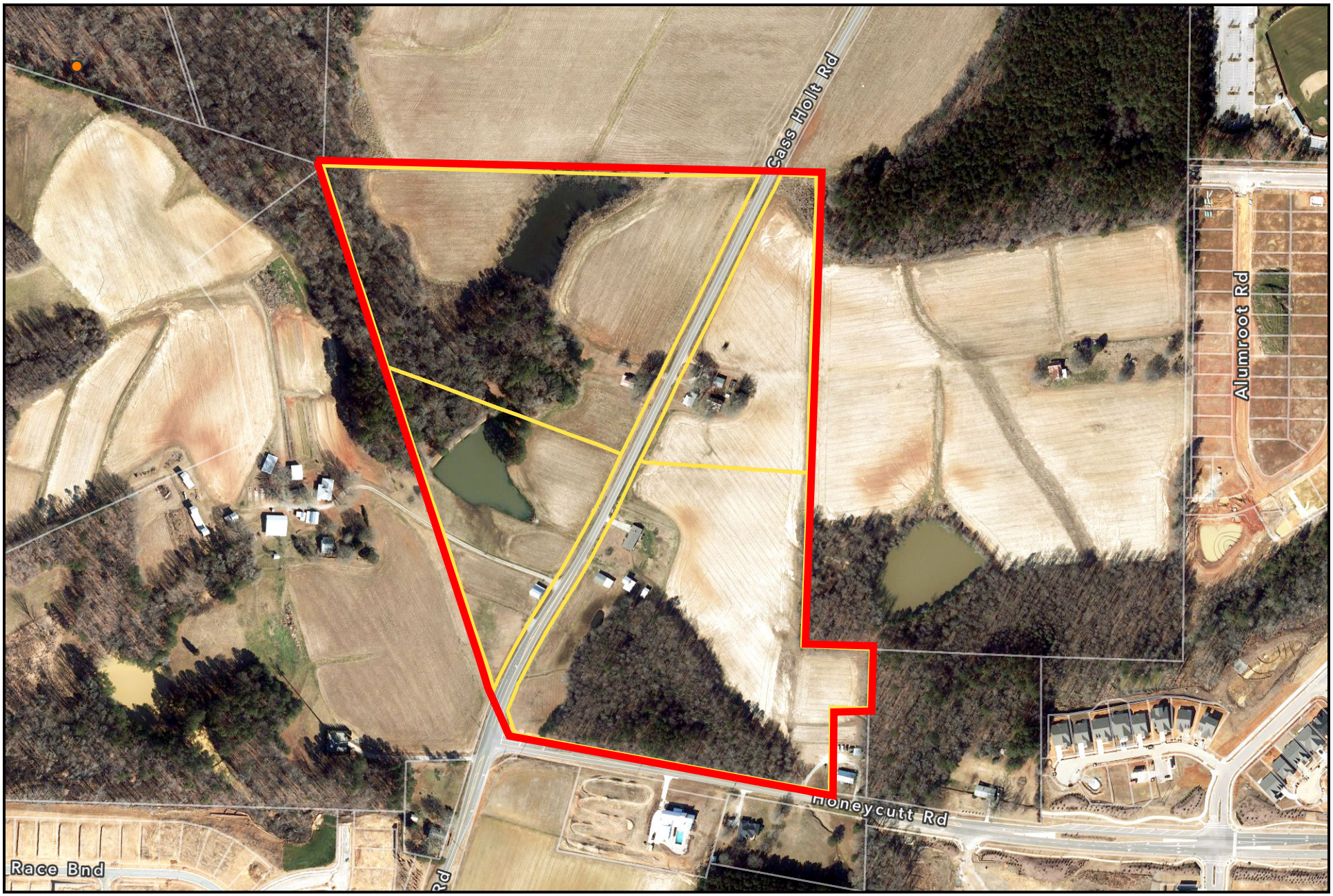
Applicant(s): Milestone Developments, LLC

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

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

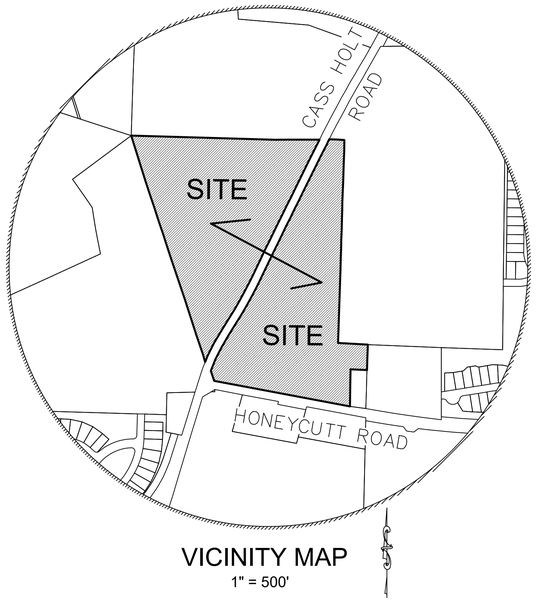
• The layout of the project's vehicular access infrastructure includes conventional streets within the single family areas and rear alleys within the townhomes area. With the exception of lots abutting the proposed sewer outfall, all utilities and metering facilities will be installed along these readily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

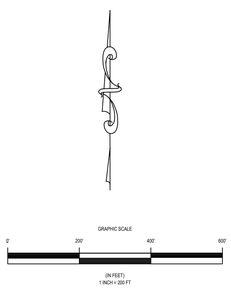
APPLICANT: MILESTONE DEVLOPMENTS, LLC
142 TOWERVIEW COURT
CARY NC 27519
919.417.4429
CONTACT: COLEN DAVIDSON
colen@milestone-developments.com

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

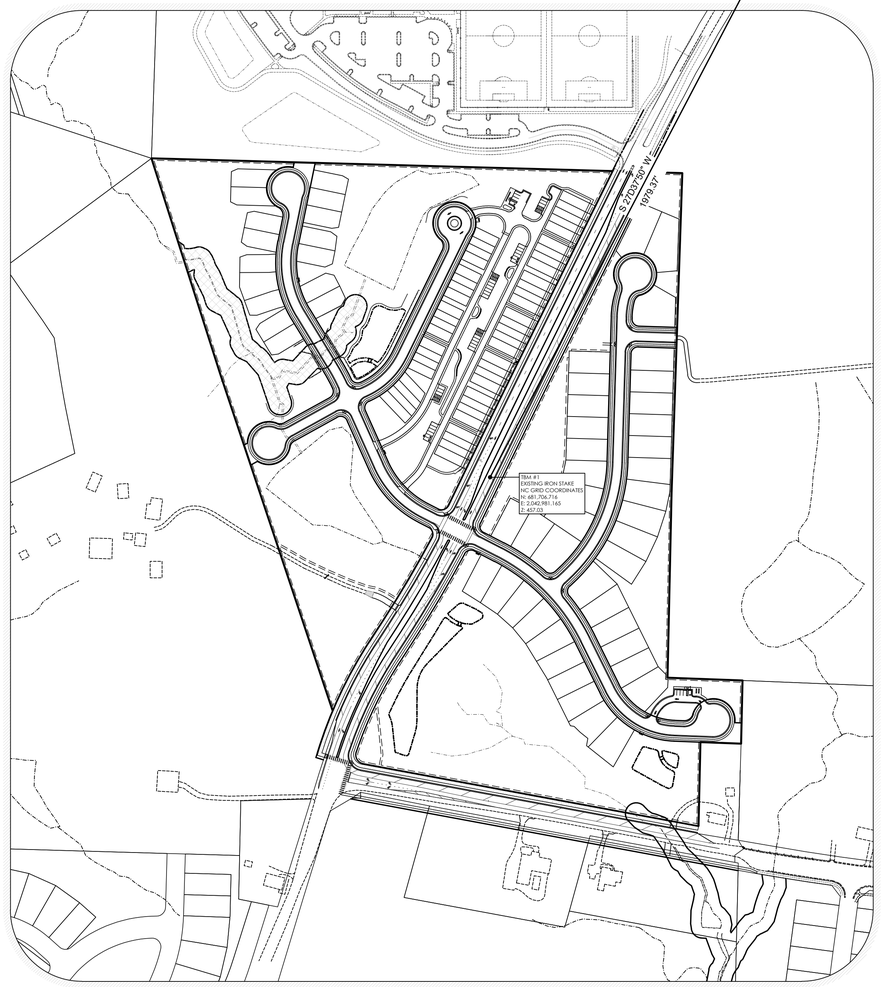
NOTES:
A. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
B. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.



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

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

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'

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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

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: 0648.25 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 PARAVATH, 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. STREAM

EX. CENTERLINE

PROP SCM

PROP GAZEBO

TOT LOT

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 (+/-) 5

FUTURE 100 YR FLOODPLAIN (+/-) 5

EX. 100 YR FLOODPLAIN (+/-) 5

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'
MINIMUM 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'.

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

Wm. G. Daniel & Assoc.
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4/11/2025

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

Preliminary

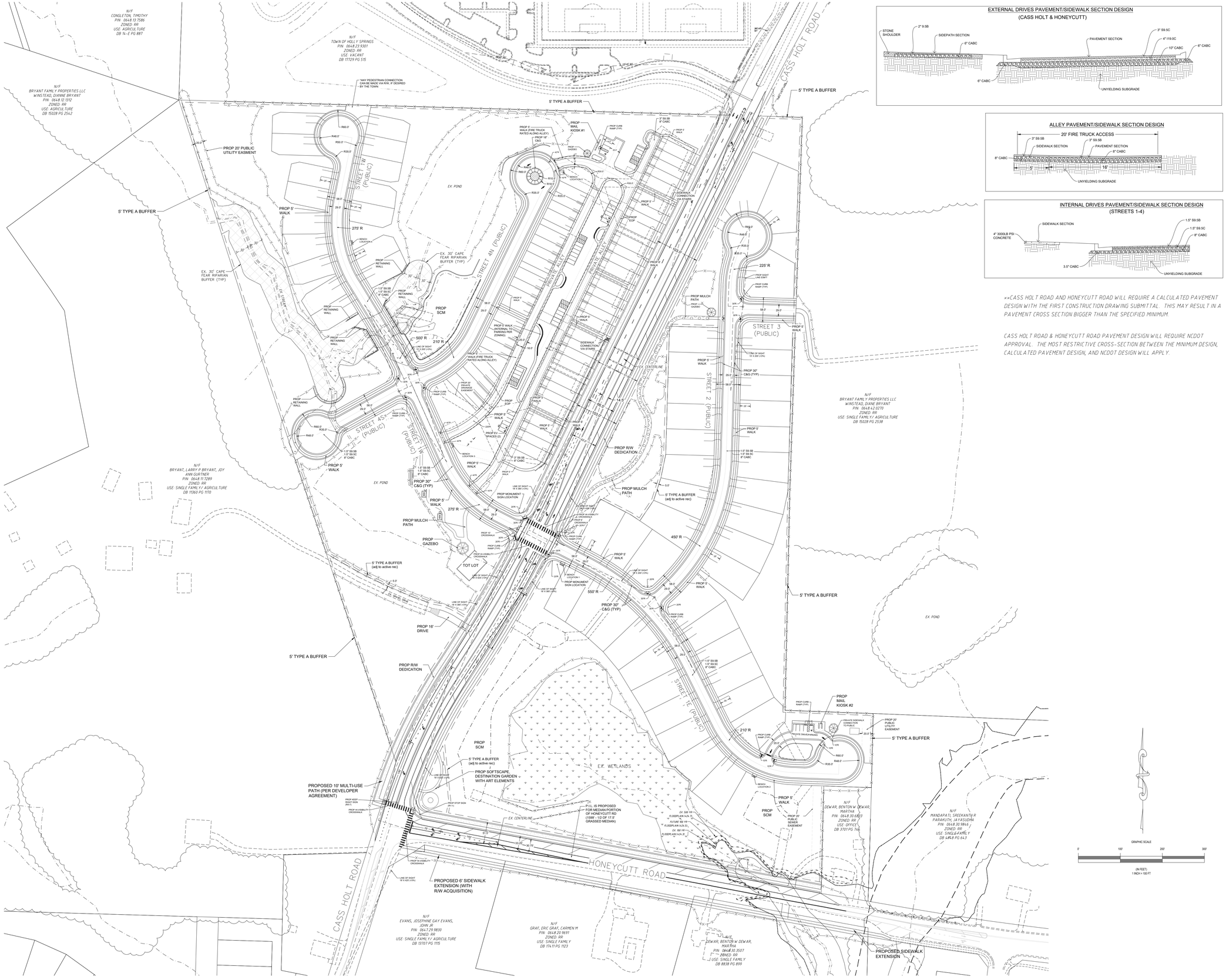
Project
Cass Holt Crossing

Subdivision Plan

Date
October 11, 2024

Scale
1" = 100'

Sheet
3



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

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

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%)

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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

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	420.00	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	416.80
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	409.91	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

Wm. G. Daniel & Assoc.
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C-0329

NORTH CAROLINA PROFESSIONAL SEAL 7498 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

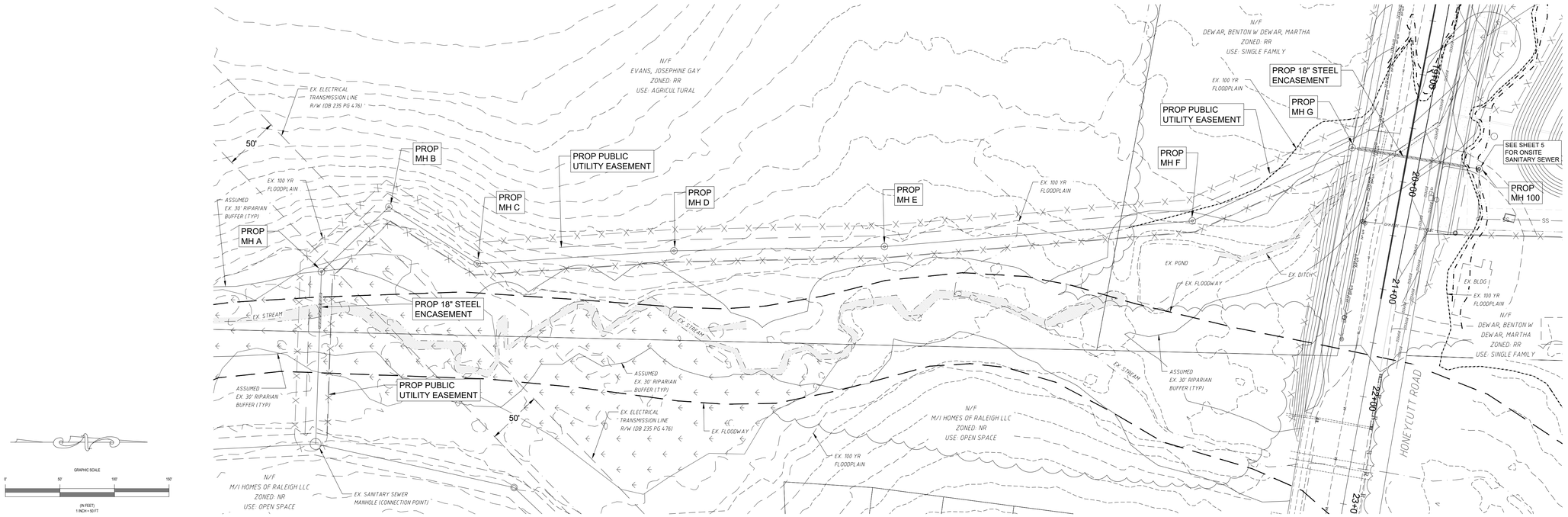
Project
Cass Holt Crossing

Utility Plan

Date
October 11, 2024

Scale
1" = 100'

Sheet
5



Sanitary Sewer Outfall B - Honeycutt Farm

Wm. G. Daniel & Assoc.
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NORTH CAROLINA PROFESSIONAL SEAL 7498 ENGINEER WILLIAM G. DANIEL
4/11/2025

Revisions
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3.14.25 Per ToHS review
4.11.25 Per ToHS review

Preliminary

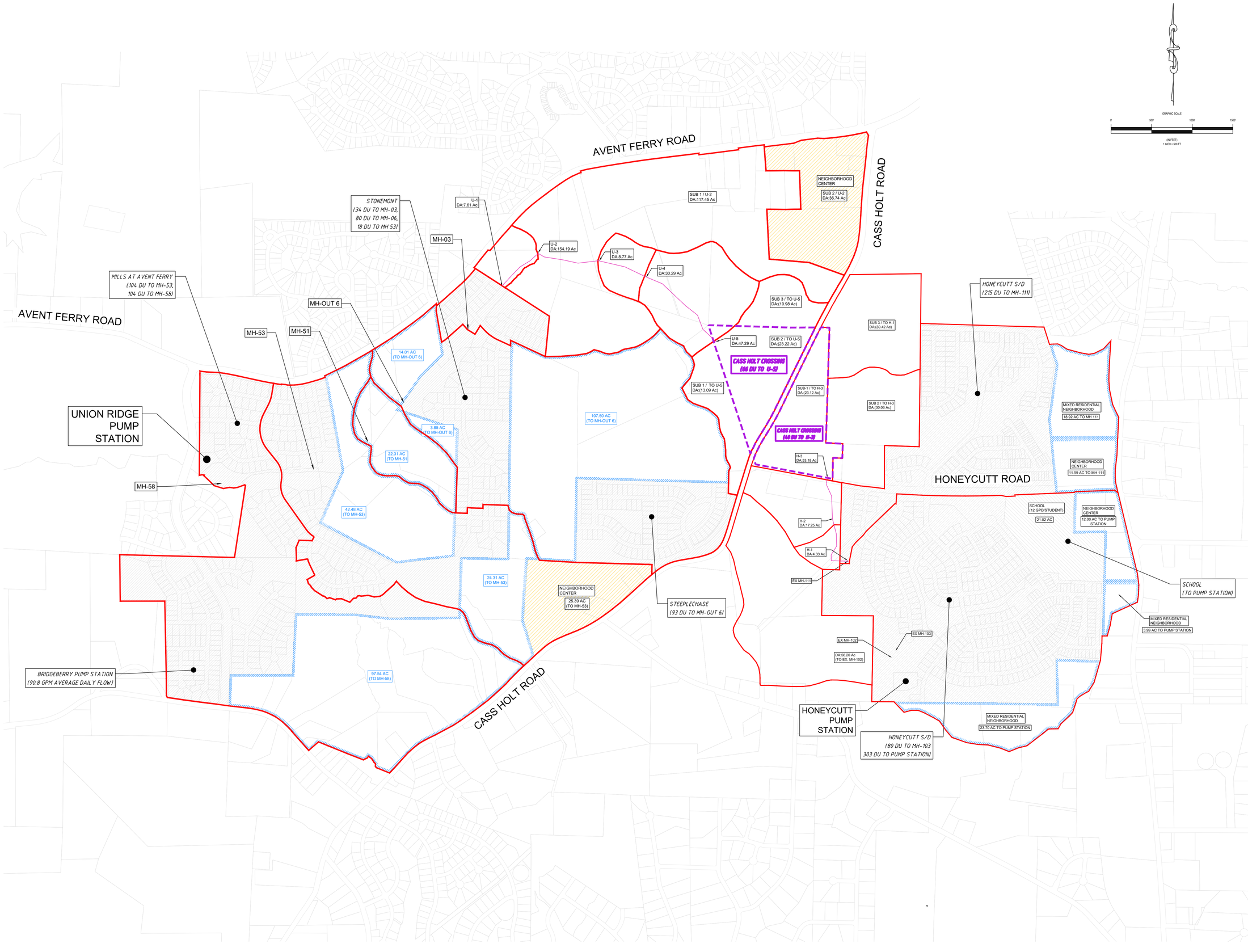
Project
Cass Holt Crossing

Sanitary Sewer
Outfall B

Date
October 11, 2024

Scale
1" = 50'

Sheet
5a



Wm. G. Daniel & Assoc.
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NORTH CAROLINA PROFESSIONAL SEAL 7498 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

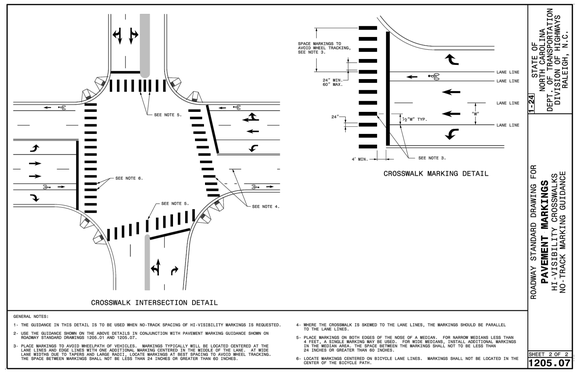
Upstream Contributory Sewer Basin Plan

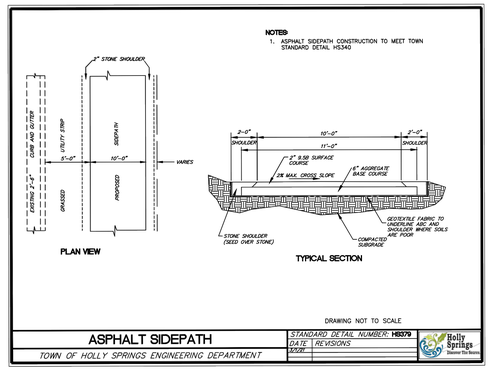
Date
October 11, 2024

Scale
1" = 500'

Sheet
5b


N/F
CONGLETON, TIMOTHY
PIN: 0648.13.7516
ZONED: RR
USE: AGRICULTURE
DB 16-E PG 867
N/F
TOWN OF KELLY SPRINGS
PIN: 0648.23.9301
ZONED: RR
USE: VACANT
BB 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 470
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
DEWAR, BENTON W DEWAR, MARTHA
PIN: 0644.20.6823
ZONED: RR
USE: SINGLE
DB 3701 PG 746
N/F
MANDAPATI, SREEKANTH S PARKRITH, JAYASUDHA
PIN: 0644.20.5914
ZONED: RR
USE: SINGLE FAMILY
DB 6418 PG 643
N/F
EVANS, JOSEPHINE GAY EVANS, JOHN III
PIN: 0647.29.5939
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: 0644.30.3537
ZONED: RR
USE: SINGLE FAMILY
DB 8838 PG 899
EX. POND
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 RETAINING WALL #5 (TYP RAILING)
PROP SCM ACCESS & MAINTENANCE EASEMENT
PROP SCM ACCESS & MAINTENANCE EASEMENT
PROPOSED AMENITY
PROPOSED AREA (TYP)
PROP 10' PRIVATE ACCESS EASEMENT
PROP 30' ACCESS & MAINTENANCE EASEMENT
PROP SCM ACCESS & MAINTENANCE EASEMENT
PROP SCM ACCESS & MAINTENANCE EASEMENT
PROP SCM





CASS HOLT ROAD / HONEYCUTT ROAD PROPOSED SECTION

T-4A

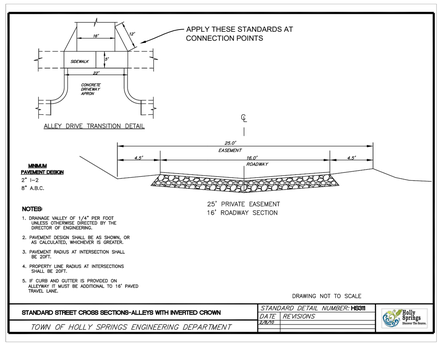
Thoroughfare | 4 Lanes

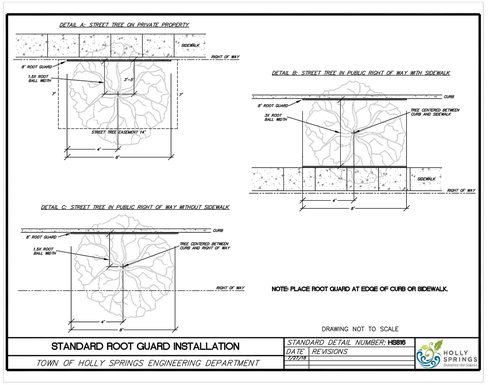
T-4A Minimum



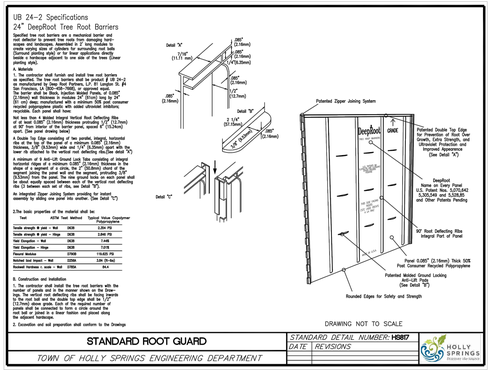
T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix I for cross-section elements to be included for a given project.*







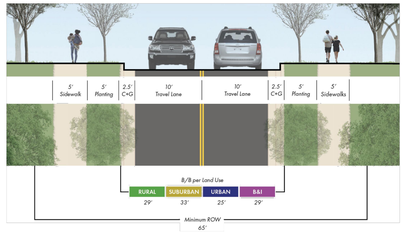


INTERNAL ROADWAYS (STREET 1E, 1W, 2, 3, 4N,& 4S)

LC-2A

Local/Neighborhood Connector or Collector | 2 Lanes

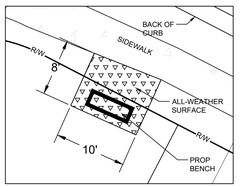
LC-2A Minimum

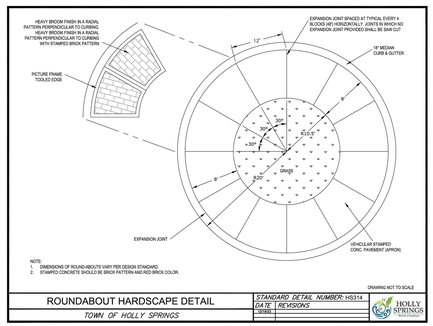


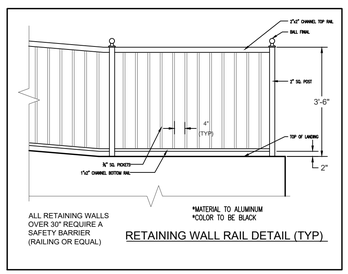
L-2A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb *(B/B)*	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	Varies	-	-	Informal Parking	-	-
Sidepath	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*		Included in Travel Lanes			

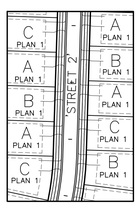
PER TOWN OF HOLLY SPRINGS STAFF (ELIZABETH GOODSON) ON 11.19.2024

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*



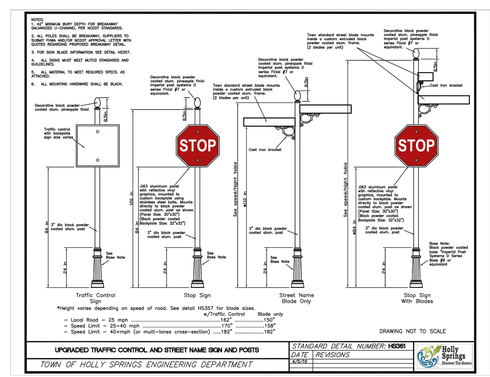


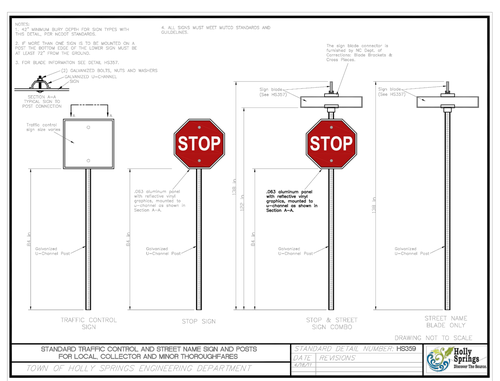




Anti-Monotony Statement/Detail within Single-Family Detached Areas

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. Homes with identical front elevations shall only be permitted when they are located according to the diagram where 'A', 'B', and 'C' represent different front elevations for the same floor plan offered. Further, the same color scheme will not be repeated on adjacent lots or homes directly across the street from one another.





FOR USE AT CASS HOLT ROAD INTERSECTION

FOR USE AT ALL OTHER INTERSECTIONS

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NORTH CAROLINA PROFESSIONAL SEAL 7498 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

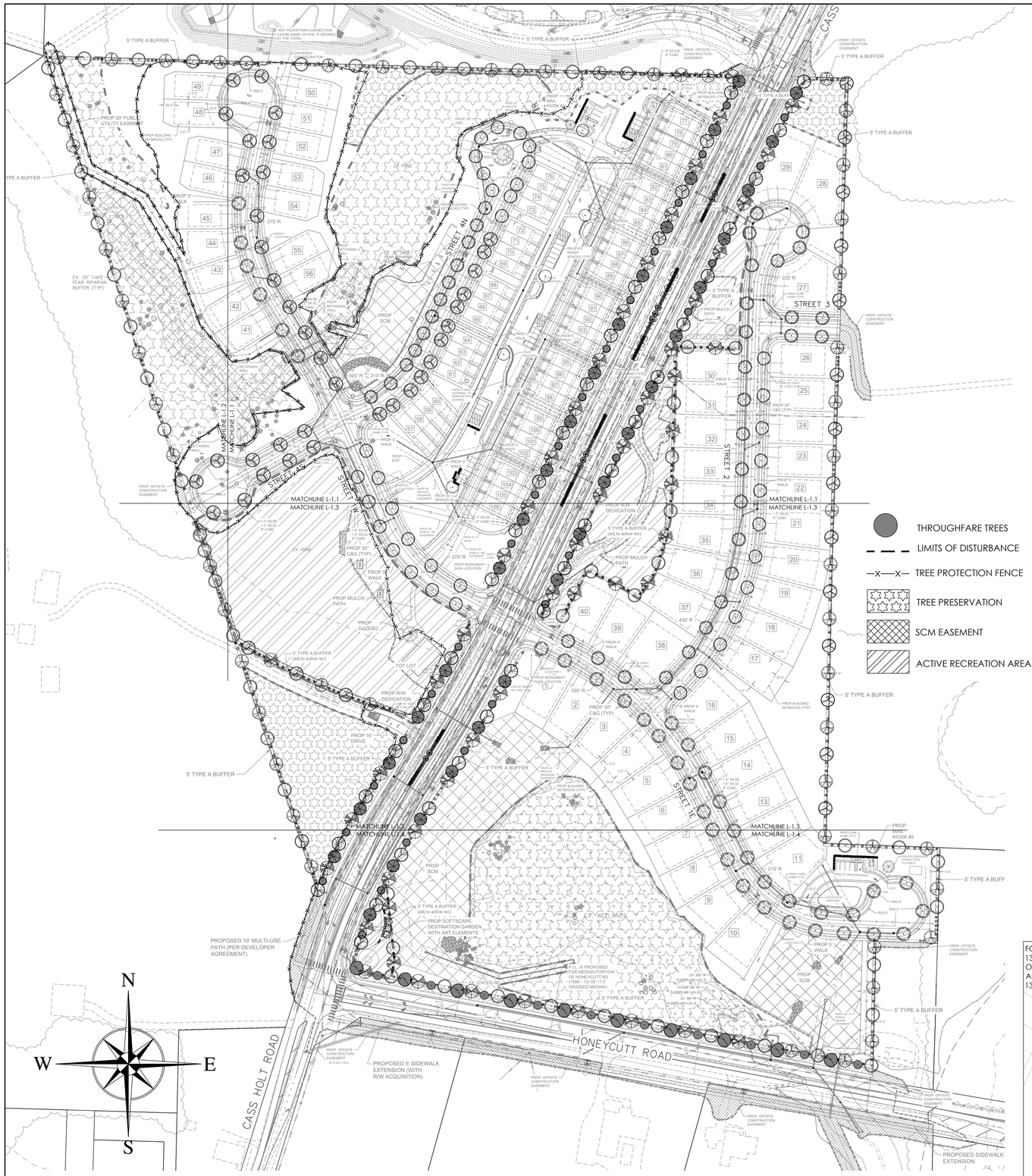
Project
Cass Holt Crossing

Details

Date
October 11, 2024

Scale
No Scale

Sheet
8



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).

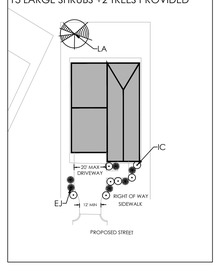
MEDIAN LANDSCAPE - CASS HOLT RD MEDIAN
EDCS DETAIL HS823 HAS TO BE FOLLOWED LANDSCAPING ACCORDING TO EDCS DETAIL HS823 OPTION A HAS BEEN PROVIDED.

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

PLANT SCHEDULE

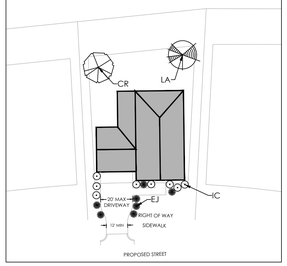
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	COMMENTS	MIN. CALIPER	MIN. HEIGHT	ROOT	SPECIES %
STREET TREES								
UP	37	ULMUS PARVIFLORA	CHINESE ELM	-	2.5"	8'	B&B	25%
QR	37	QUERCUS RUBRA	NORTHERN RED OAK	-	2.5"	8'	B&B	25%
MG	37	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	-	2.5"	8'	B&B	25%
GB	37	GINKGO BILOBA '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



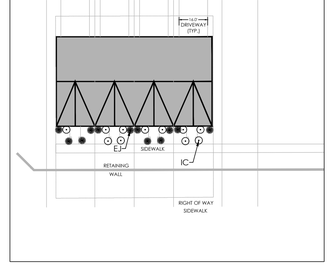
SF DETACHED <10,000SF

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
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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

MATCHLINE L-1.1

MATCHLINE L-1.3

N

W E

S

1 / L-1.1 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
TREE PROTECTION FENCE

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

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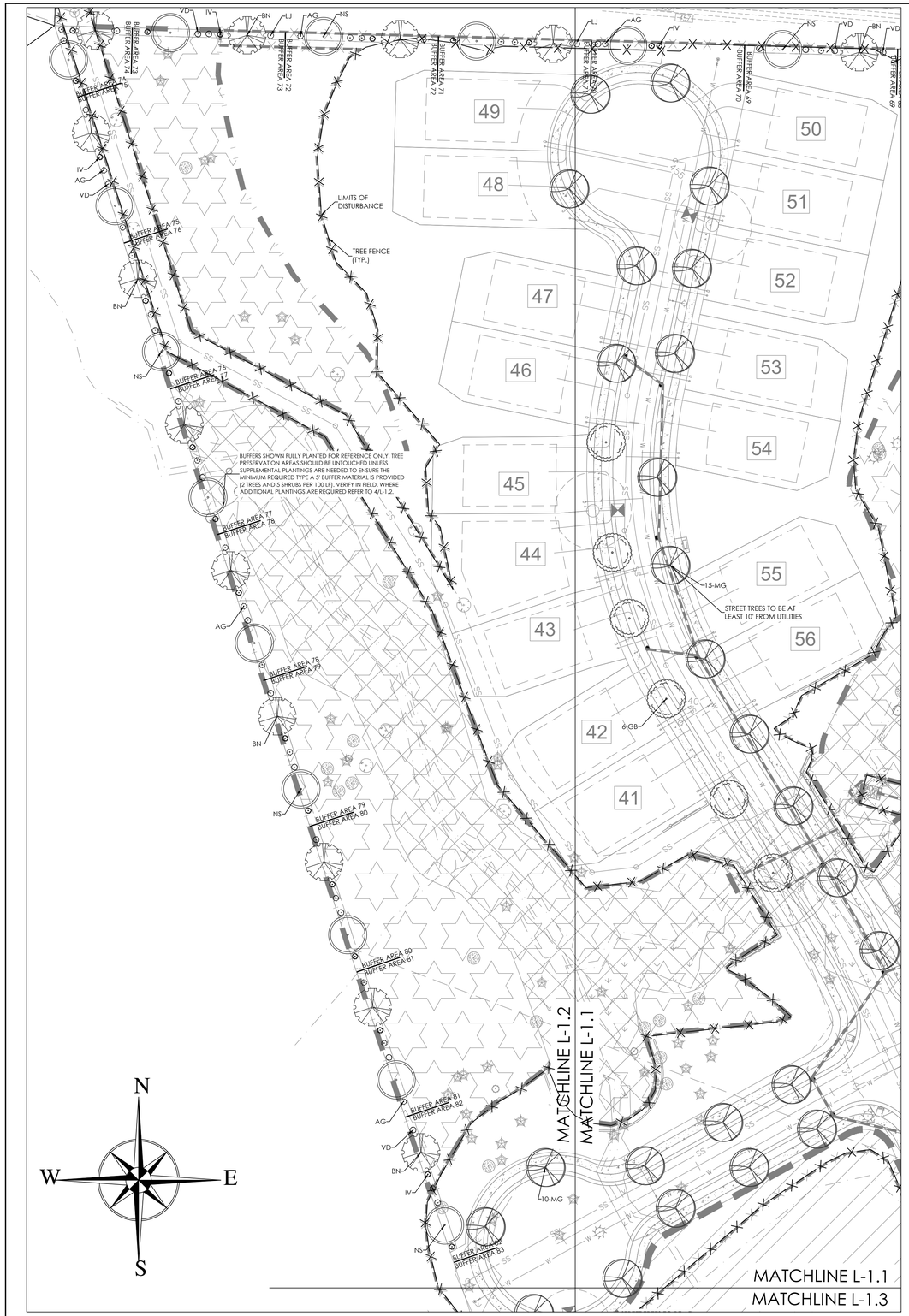
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 PAMELA M. PORTER 03/13/2025

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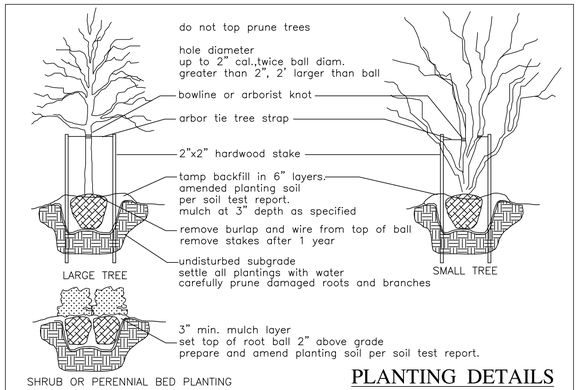
LANDSCAPE PLAN ENLARGEMENT
CASS HOLT CROSSING
CASS HOLT ROAD
HOLLY SPRINGS, NC 27540

SCALE: AS NOTED
DRAWN BY: MK, MA
PROJECT # 24103
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OF 5



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

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

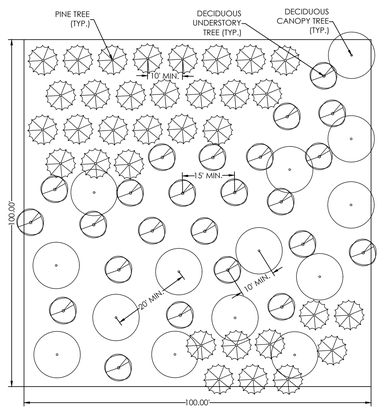


PLANTING DETAILS

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

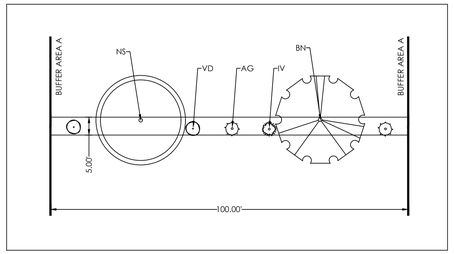
LANDSCAPE PLAN NOTES

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

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

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

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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-1.2
OF 5

MATCHLINE L-1.1
MATCHLINE L-1.3

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

1.5" S9.5B
1.5" S9.5C
8" CABC

ONE TREE FROM BUFFER AREA 83 MOVED TO BUFFER AREA 84

EX. POND

PROP 30" C&G (TYP)

PROP 5' WALK

LIMITS OF DISTURBANCE

PROP MULCH PATH

PROP GAZEBO

WOOD FINISH GAZEBO RE 1/L-2.

TREE FENCE (TYP.)

5' TYPE A BUFFER (adj to active rec)

RECREATION BUFFER 2 LENGTH 364.2

TOT LOT

EX. GRAVEL DRIVE

PROP R/W DEDICATION

PROP 16' DRIVE

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.

PROP EV SPACES (2)

PROP 20' PUBLIC SS EASEMENT

PROP 20' PUBLIC W/L EASEMENT

PROP 5' WALK

PROP MONUMENT SIGN LOCATION

275' R

LINE OF SIGHT 15' X 425' (<3%)

LINE OF SIGHT 18' X 385' (<3%)

BENCH LOCATION 1

PROP MONUMENT SIGN LOCATION

550' R

PROP 30" C&G (TYP)

PROP 20' PRIVATE DRAINAGE EASEMENT

PROP BUILDING SETBACKS (TYP)

MEDIAN LANDSCAPE TO FOLLOW EDCS DETAIL HSB23

PROP R/W DEDICATION

5' TYPE A BUFFER (adj to active rec)

PROP MULCH PATH

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

450' R

PROP 5' WALK

PROP CURB RAMP (TYP)

PROP BUILDING SETBACKS (TYP)

STREET TREES TO BE AT LEAST 10' FROM UTILITIES

STREET 1E

1.5" S9.5B
1.5" S9.5C
8" CABC

MATCHLINE L-1.3
MATCHLINE L-1.4

5' TYPE A BUFFER

5' TYPE A BUFFER

5' TYPE A BUFFER

MATCHLINE L-1.1
MATCHLINE L-1.3

1.5" S9.5B
1.5" S9.5C
8" CABC

PROP BUILDING SETBACKS (TYP)

MATCHLINE L-1.3
MATCHLINE L-1.4

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

SCALE: 1" = 40'

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

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

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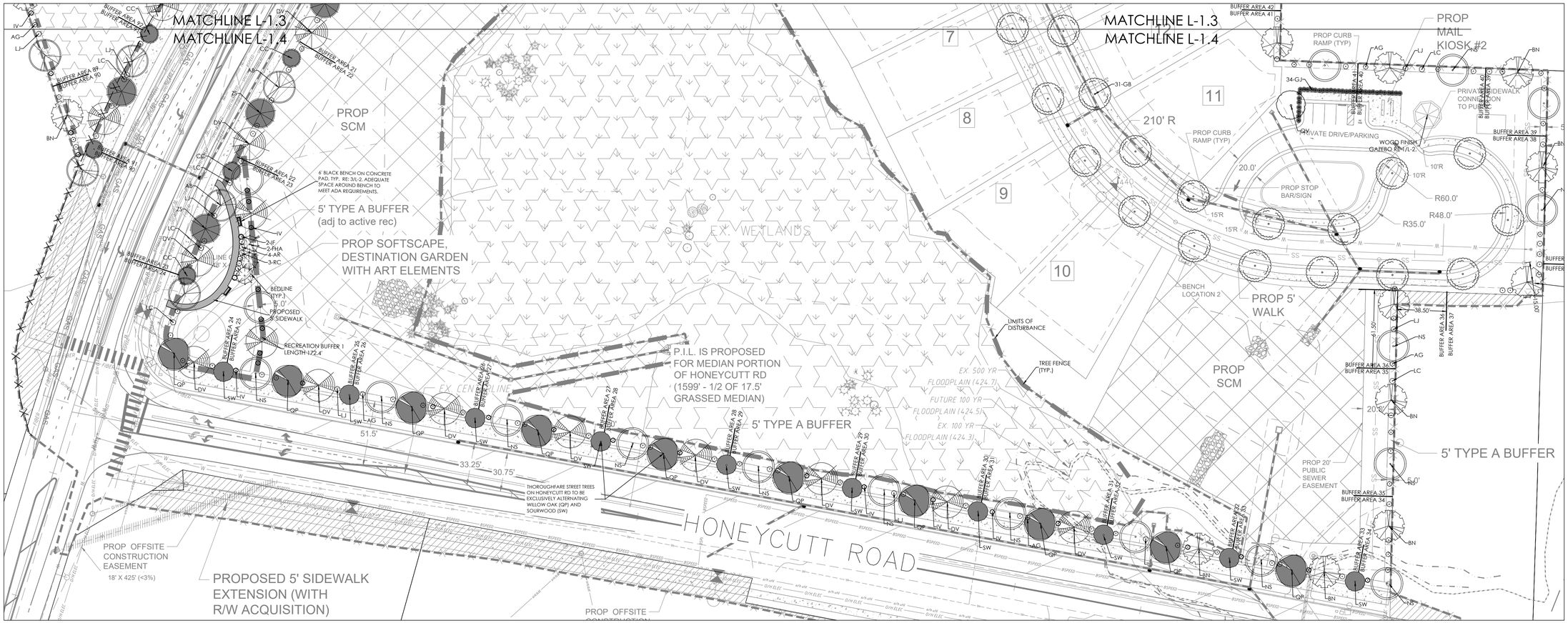
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LANDSCAPE PLAN ENLARGEMENT
CASS HOLT CROSSING
CASS HOLT ROAD
HOLLY SPRINGS, NC 27540

SCALE: AS NOTED
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OF 5



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

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

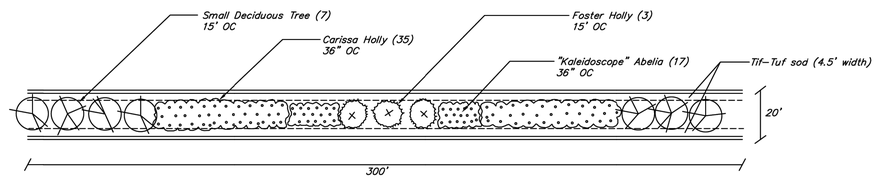
- TREE PRESERVATION
- SCM EASEMENT
- ACTIVE RECREATION AREA
- THROUGHFARE PLANTINGS
- LIMITS OF DISTURBANCE
- —x—x— TREE PROTECTION FENCE

N W E S

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

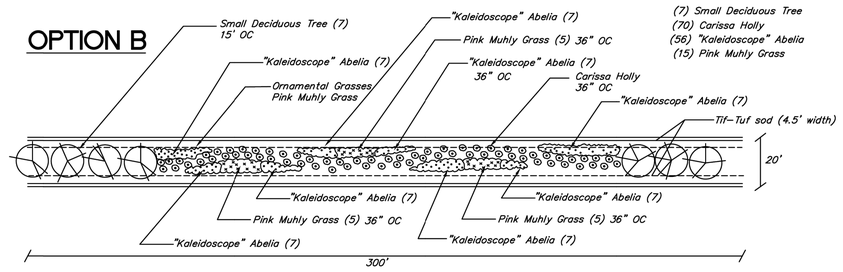
OPTION A

(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

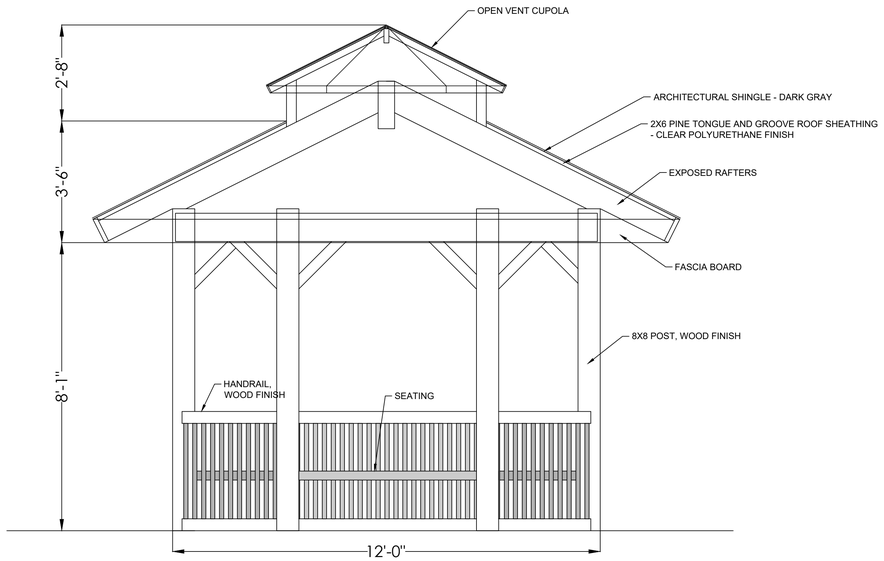
PRELIMINARY NOT FOR CONSTRUCTION

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

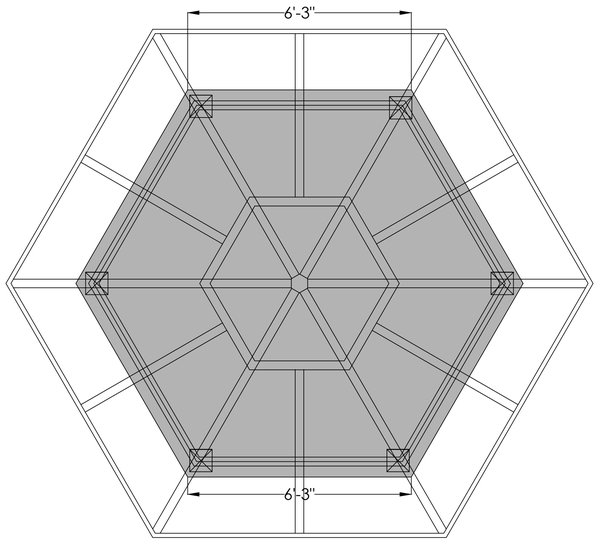
LANDSCAPE PLAN ENLARGEMENT
CASS HOLT CROSSING
CASS HOLT ROAD
HOLLY SPRINGS, NC 27540

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

SHEET L-1.4 OF 5

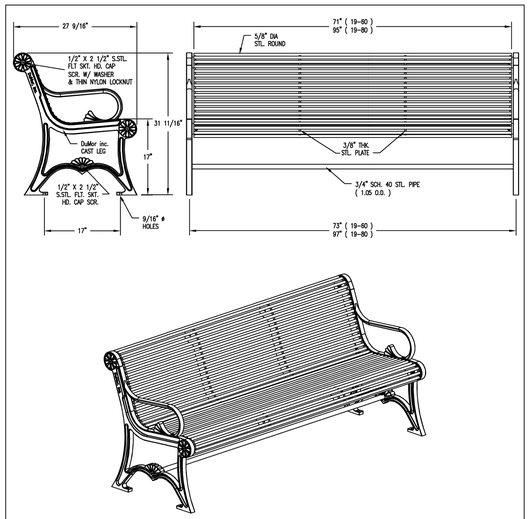


1 / L-2 PROPOSED GAZEBO EXAMPLE - ELEVATION
SCALE: 1/2"=1'



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

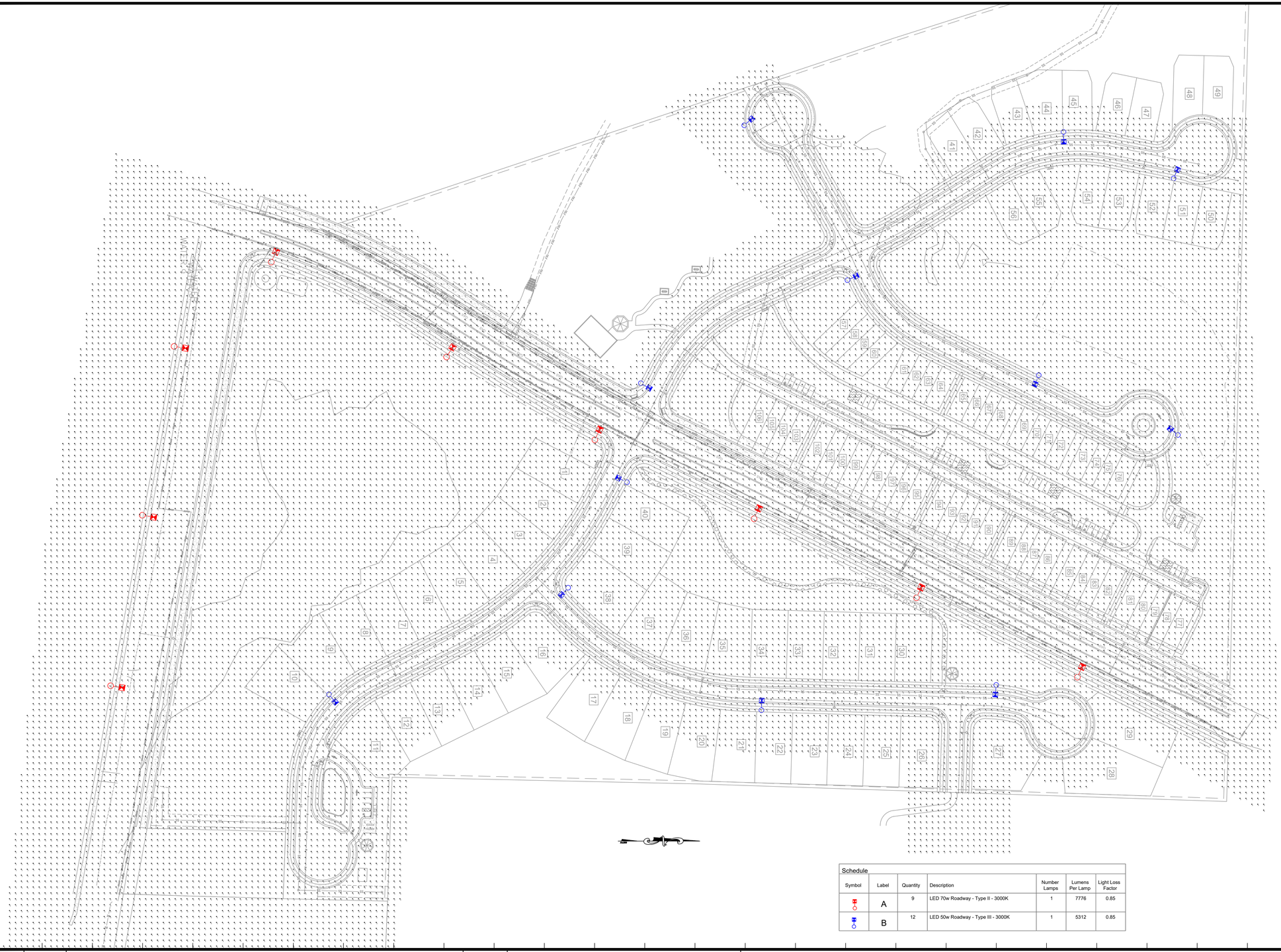
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 03/13/2025 1706 PAMELA M. PORTER

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
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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

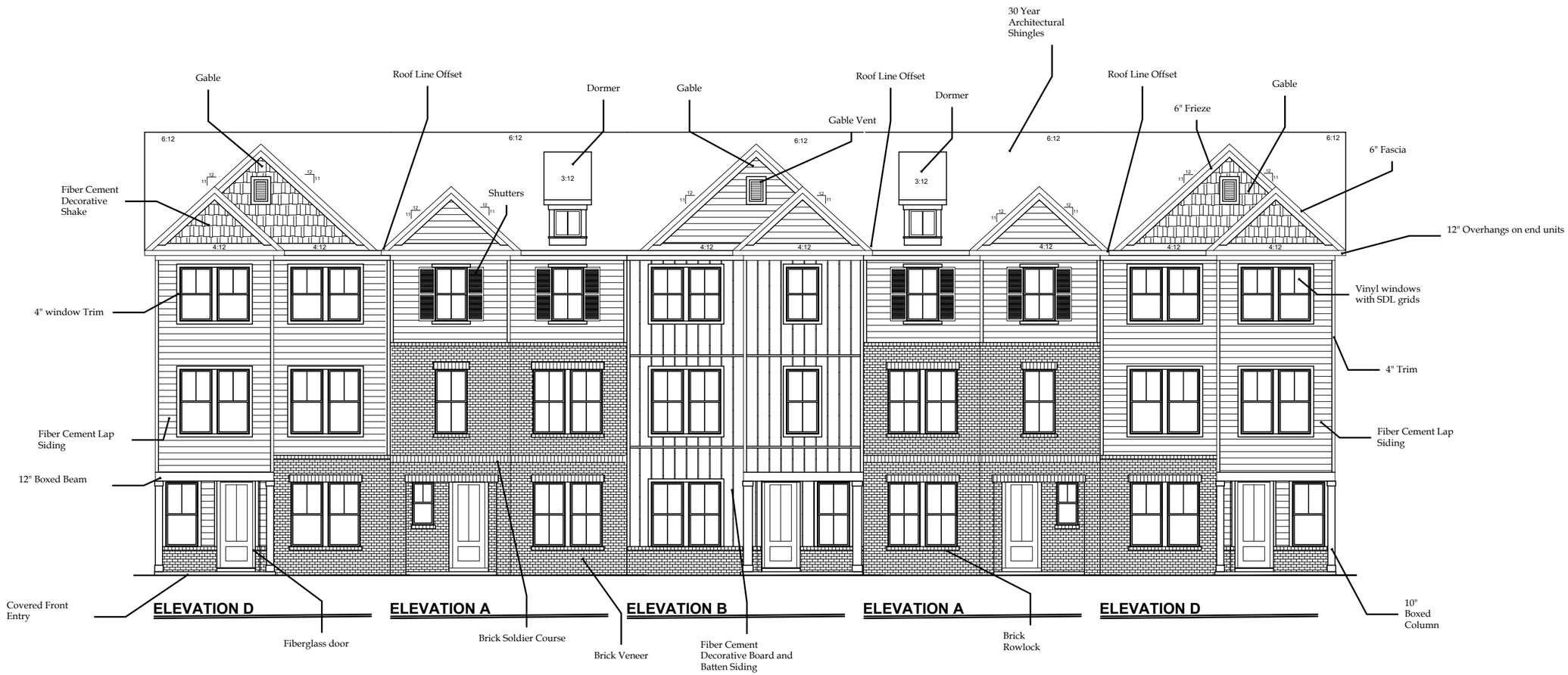
Project
Cass Holt Crossing

Architectural Sheets

Date
October 11, 2024

Scale
NTS

Sheet
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DAVIDSON HOMES

DAVIDSON HOMES, LLC
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ALPHARETTA, GEORGIA 30005

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APPROVED BY:

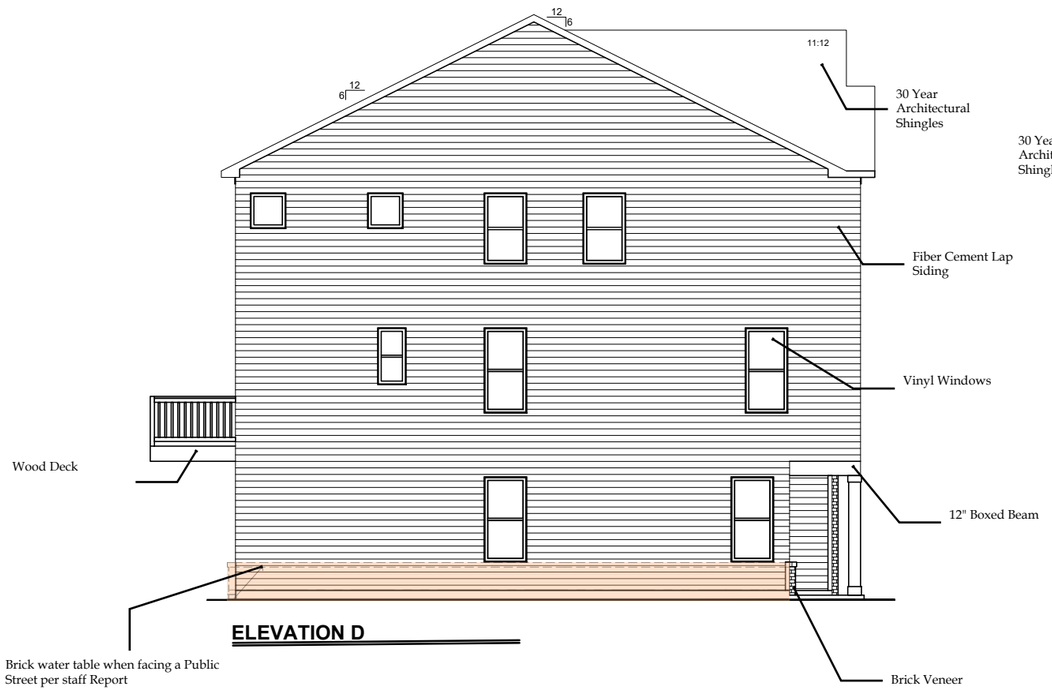
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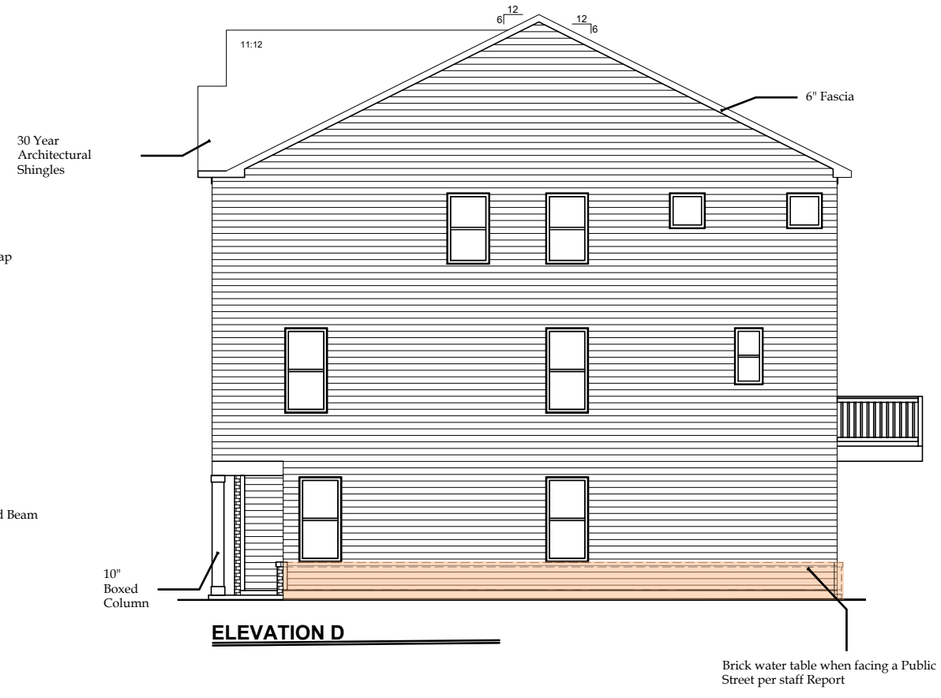
PLAN NAME: 22' TH 5-Unit Front Elevation

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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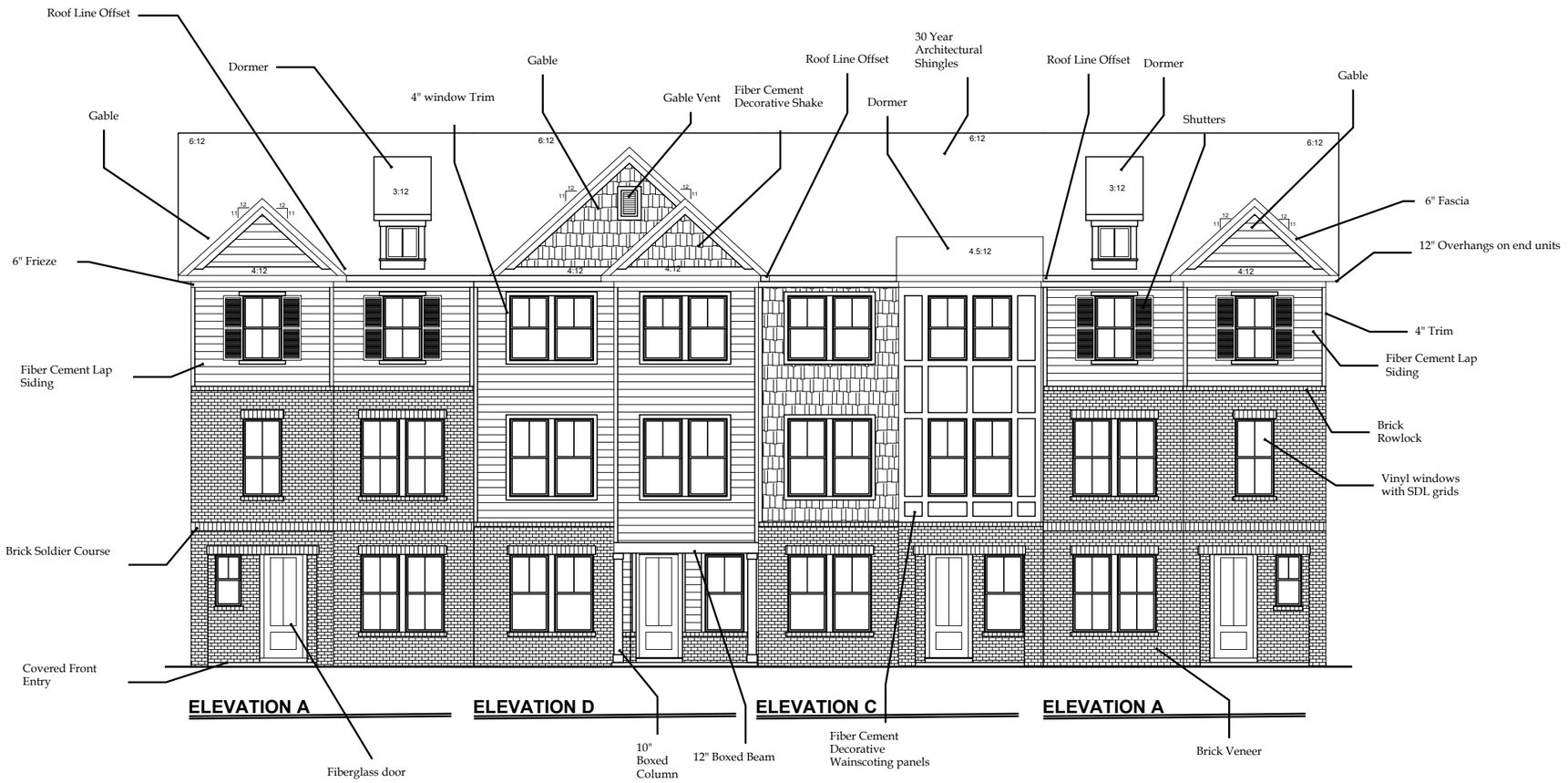
APPROVED BY:

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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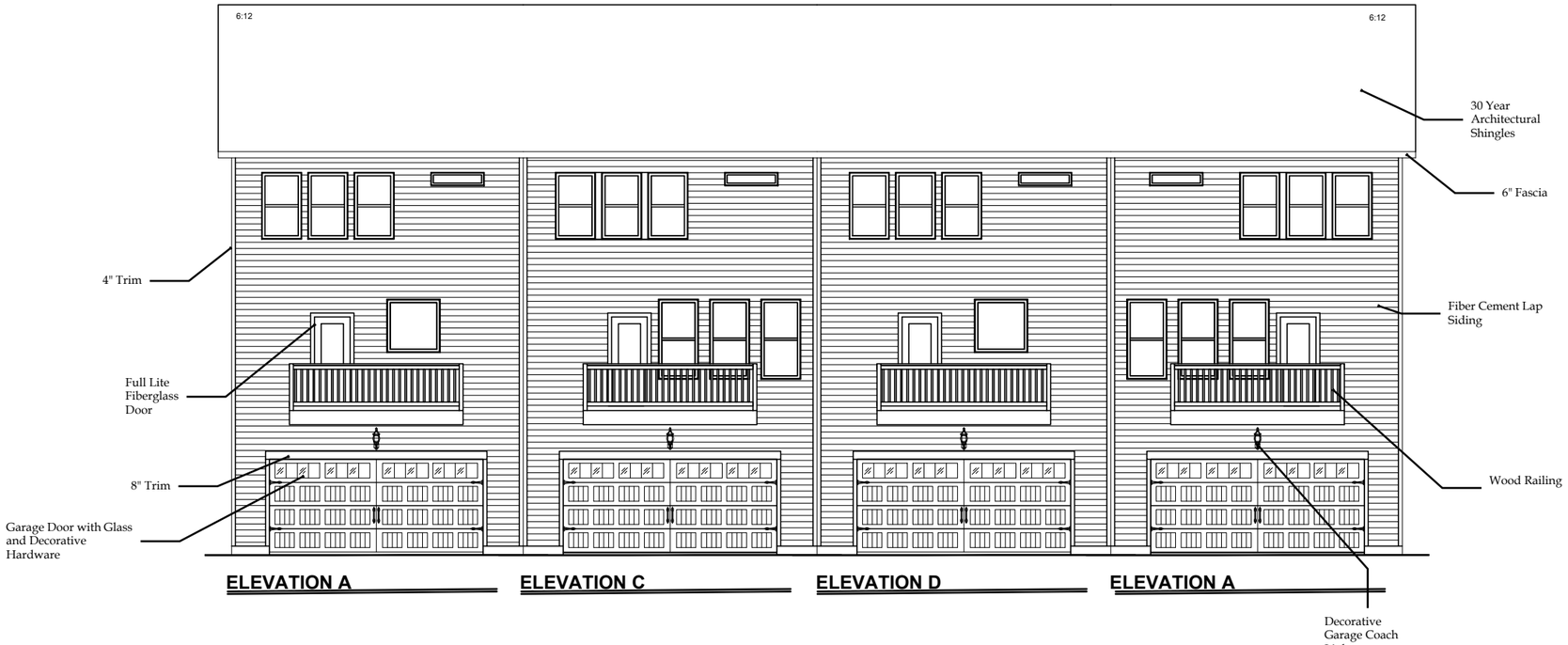
APPROVED BY:

DATE:

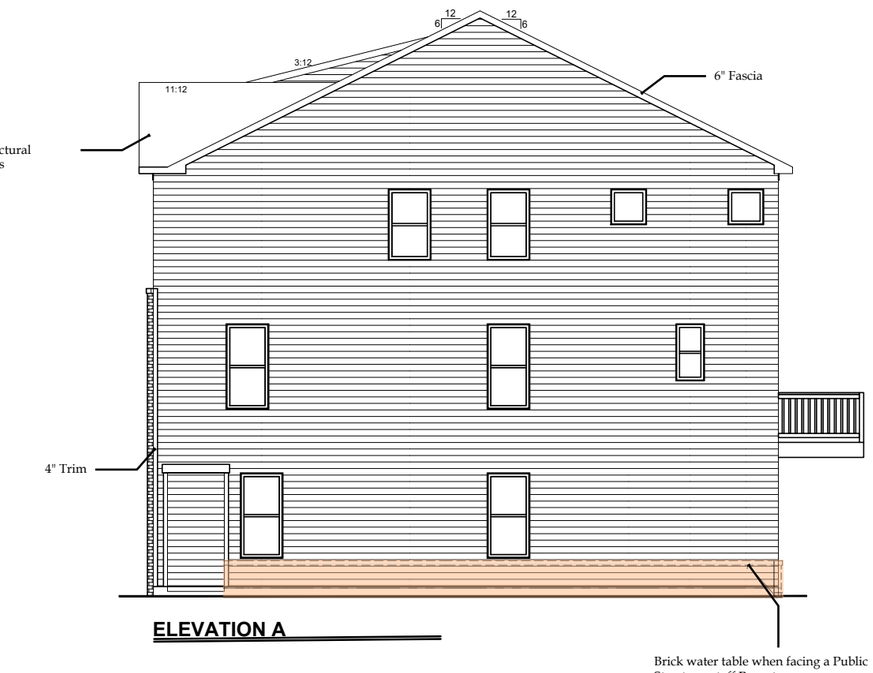
PLAN NAME: 22' TH 4-Unit Front Elevation

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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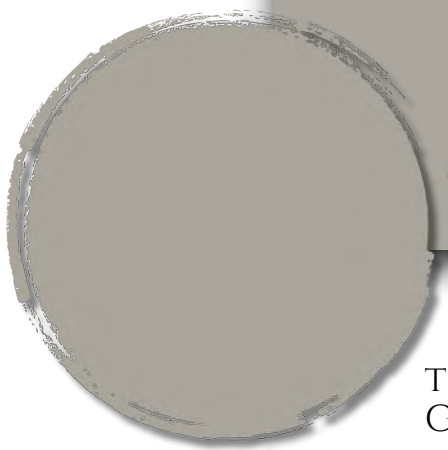
APPROVED BY:
DATE:

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

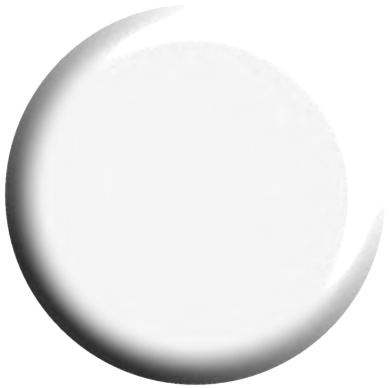


TRIM –
PURE
WHITE
SW7005



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

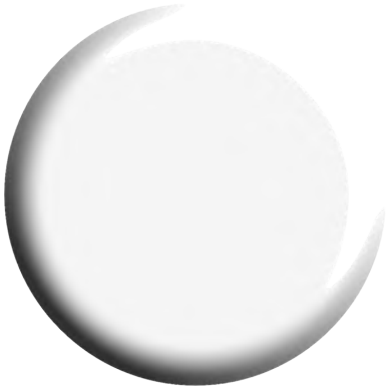


TRIM –
PURE
WHITE
SW7005



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)



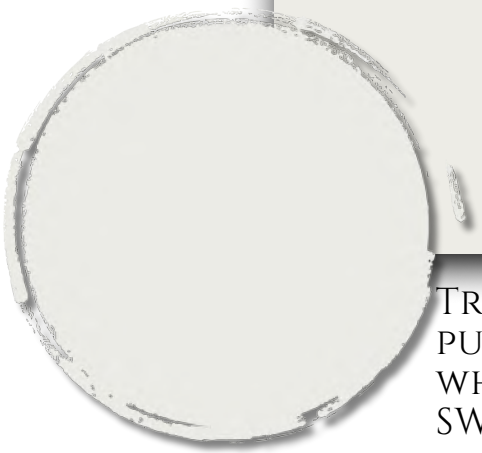
SHUTTERS –
TUXEDO GREY

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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

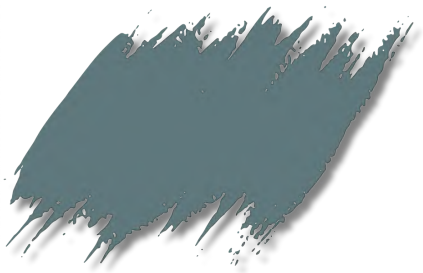


BRICK - CORTEZ

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

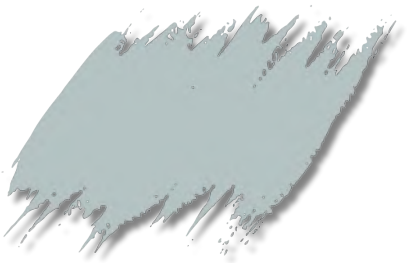


BRICK -
CLAYTON
FALLS

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

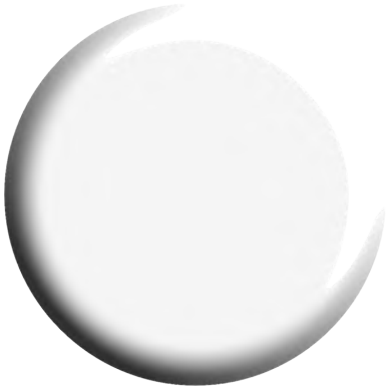


TRIM –
PURE
WHITE
SW7005



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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PREPARED BY AND AFTER RECORDING RETURN TO:

JASON BARRON
MORNINGSTAR LAW GROUP
434 FAYETTEVILLE STREET, SUITE 2200
RALEIGH, NC 27601

STATE OF NORTH CAROLINA

COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160D-1001 *et seq.*)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

And

MILESTONE DEVELOPMENTS, LLC

THIS AGREEMENT (the "Agreement"), made and entered into, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **MILESTONE DEVELOPMENTS, LLC**, a North Carolina limited liability company, hereafter referred to as the "Developer." The Town and Developer are collectively referred to herein as the "Parties."

WHEREAS, Developer, or its affiliate, is the contract purchaser of those certain tracts of land located in Wake County, North Carolina with an approximate total acreage of 45.96 acres and further identified as follows: (a) PIN 0648228106 owned by the Estate of Leonard A. Weatherspoon (the "Weatherspoon Tract"); and (b) PIN 0648310294 owned by Evelyn B. Dewar (the "Dewar Tract") (the Weatherspoon Tract and the Dewar Tract are collectively, the "Property" or the "Site") and as more specifically described on Exhibit A attached hereto and incorporated herein, which Developer, or its affiliate, intends to develop;

WHEREAS, by ordinance adopted November 21, 2023 the Town Council rezoned the Site to NR-CD Neighborhood Residential Conditional Zoning District as part of Holly Springs Rezoning Case No. 22-REZ-15 (the "Rezoning"), to permit development of the Property for the residential uses described therein; and,

WHEREAS, the Site is not currently served by adequate Town potable water and sewer service; and,

WHEREAS, the Developer desires careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, the Town is in the process of securing permits for development of Eagles Landing Park (the "Park") on property located at 5420 Cass Holt Road, having Wake County Parcel Identification No. 0648-33-3740 (the "Town Property"); and,

WHEREAS, as part of development of the Park, the Town will be constructing and installing waterlines and sanitary sewer lines a portion of which will serve the Property; and,

WHEREAS, the Parties desire to enter into a cost sharing arrangement for the Town's construction and installation of the waterlines and sanitary sewer lines that will be serving each of the Town Property and the Property; and,

WHEREAS, the Town has enacted a subdivision control ordinance and a comprehensive zoning ordinance which are codified in a Unified Development Ordinance ("UDO"), pursuant to N.C.G.S. §160D-801 which provides for the orderly control of growth and development in the Town in general and on the Site; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. §160D and UDO the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, the Town has enacted a Water Resource Management Policy (see. https://www.hollyspringsnc.gov/DocumentCenter/View/44266/3_00_WaterResourceManagementPolicy_Sup20) (the "WRMP") to ensure the adequate water and sewer supply for the Town generally and the Property specifically, and Developer consents to abide by this policy; and,

WHEREAS, the Rezoning was submitted prior to the effective date of the WRMP and, per the terms of the WRMP, the Property is not subject to the terms of the WRMP so long as the number of buildable lots does not exceed 106; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §160A-20, §160D-1001(b), and §160D-1003, and may contract with Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit and other permits and approvals, said fees being listed in the Town's annual budget and Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) except as provided for herein , hereby agrees to timely pay all normal and customary fees to the extent applicable to Developer in connection with its development of the Site at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, pursuant to N.C.G.S. §160D-1005, on _____the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town's execution of the same; and,

WHERAS, the parties have previously entered into a Development Agreement dated October 31, 2024 which remains in full force and effect and unmodified unless expressly changed by the terms herein,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and Developer agree as follows:

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of Developer for the administration of a separate construction contract, or any project construction contingency. Any such costs which hereinafter are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Concept Plan: Concept Plan as used in this Agreement refers to the Conditional District Master Plan and Design Guidebook approved as part of the Rezoning for the Development.

c. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.

d. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the Development of property.

e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

g. NCDOT: the North Carolina Department of Transportation.

h. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, and other Town-owned equipment or facilities not located on the Site.

i. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

j. Property: The parcel of land described in Exhibit A that is the subject of this Agreement. Also referred to as the "Site." Any subsequent annexation of parcels by Developer other than descried herein would constitute a major modification of this Agreement and require an additional public hearing.

k. Public Infrastructure or Public Infrastructure Improvements: Road improvements, sidewalk improvements, sewer and water improvements, or any other improvements which are now or shall be in the future publicly dedicated to the Town of Holly Springs or another governmental entity, as described herein.

l. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by Developer, the retention and addition of local jobs, an increase in commercial/life science uses, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.

m. Project: Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process.

n. Site: See "Property."

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the Property subject to this agreement and the names of

its legal and equitable property owners are contained in **Exhibit A**. The obligations and rights contained in this Agreement apply only to the Development of the Site.

2. TERM: The duration of the Agreement is seven (7) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by Developer either prior to or within 15 days of ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 180 days of the execution of the foregoing (the "Conditions Precedent.") Any obligation to reimburse funds contained herein, if any, not demanded within seven years of the execution of the foregoing shall be void and given no effect.

3. PHASING: It is anticipated that the Project will be constructed in _____ phases. Phasing of the Project and associated development levels may be administratively approved by Town staff as development plans are submitted and traffic studies updated.

4. TOWN'S CONSTRUCTION OF SEWER LINE.

a. **Sewer Line Construction**. The Town shall construct and install a gravity sewer line from the southwest corner of the Park to the Stonemont subdivision (the "Sewer Line"), as shown on the exhibit attached hereto as **Exhibit B** and incorporated herein (the "Survey"). The Town shall complete construction of the Sewer Line by January 1, 2026. Upon completion of the Sewer Line Developer shall have the right to connect and use the Sewer Line for the benefit of the Project.

b. **Water Line Construction**. The Town shall construct and install a waterline to serve the Project and Eagles Landing Park, terminating at the Town's property line, as shown on **Exhibit B** (the "Water Line"). Upon completion of the Water Line, Developer shall have the right to connect the Project thereto.

c. **Cost of Construction**. Developer shall pay to the Town the sum of Seven Hundred and Fifty Thousand and 00/100 Dollars ($750,000.00) (the "Fee-in-Lieu") for construction of the Sewer Line and the Water Line, which payment shall be due and payable to the Town upon the later of (i) the first plat recordation of the Project the preconstruction meeting described in 5(b), below (ii) 12 months from approval of civil construction documents by the Town.

5. TOWN COMMITMENTS: In exchange for Developer's obligations herein, the Town agrees as follows:

a. **Development Plan Approval**. The Town shall maintain an approval process schedule for the Project such that the Development Plan for Cass Holt Crossing shall be approved by both the Planning Board and the Council no later than June 30, 2025 if such plan is in compliance with the requirements of the Town's UDO, development procedures, and Engineering Design and Construction Standards.

b. **Construction Drawing Approval**. . Developer shall endeavor to provide complete and accurate civil construction drawings at each submittal plainly satisfying all applicable state and local code, as well as sound civil engineering principles. The Town shall approve such construction drawings within three (3 months) of submittal if and only if the final version of such drawings, plans, and specifications comply with state and local code and sound civil engineering principles. Upon final completion of civil construction plans and specifications, the Town agrees to schedule a preconstruction meeting within seven (7) working days of the approval at the first available time.

c. **Permit Issuance**. In the event that there are other permits required by the Town that in the ordinary course of development should have been approved in the process described in subparagraph (b), above, but were not through no fault of Developer, the Town agrees to expediate such permits so that they are issued by the Town prior to September 15, 2025, if they are otherwise grantable.

d. **Water and Sewer Allocation**. The Town shall allocate water and sewer to serve the Project at full build-out so long as the number of residental lots does not exceed 106.

e. **Annexation**. The Town shall complete the annexation of the Property into the Town of Holly Springs through the approval of a petition for voluntary annexation. Nothing contained herein shall bind the Town Council on the legislative decision of annexation. The Town shall schedule the Annexation Petition for public hearing and approval within 45 days of the execution of this Agreement and submittals of all necessary materials with the annexation petition.

f. **Easements**. The Town shall assist Developer with the acquisition of easements necessary for the Development of the Project, including condemnation, over real property located in Wake County and identified as PIN 0647299830 which is currently owned by Josephine Gay Evans (the "Evans Property"). The anticipated location of this easement is shown on the **Exhibit B**. The developer will be responsible for reimbursing the town for any cost associated with easement aquisition.

g. **Self Help**. In the event of an uncured delay by the Town in construction of the Sewer Line where (i) such delay directly threatens services being available when needed to serve the Development; (ii) the Developer is ready, willing, and able to proceed with its Project; and (iii) the Developer is not in default of this Agreement or in violation of any Town code, then Developer shall have the right after providing thirty (30) days written notice, but not the obligation, to step into the shoes of the Town and complete construction and installation of such improvements. Any costs incurred by Developer in construction of such Sewer Line and/or Water Line, including mobilization, shall be charged against the Town.

7. FEE-IN-LIEU: Developer shall pay the Fee-in-Lieu for its proportionate share of the following Infrastructure Improvements as set forth below. The Fee-in-Lieu shall be paid as provided in Sec. 5 hereinabove.

	Description	FIL Amount
a.	Construction of Sewer Line and Water Line	$750,000.00

8. DEVELOPMENT PERMITTED USES: The Site may be used consistent with the uses and subject to the restrictions and other development obligations of the Rezoning.

9. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developer shall secure all special use permits, construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town shall use best efforts to assist the Developer in securing all encroachment permits as required by the NCDOT, the North Carolina Department of Environmental Quality, or other state or federal agencies, as required for roads, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve Developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

10. TERMS REQUIRED FOR PUBLIC SAFETY: Developer shall provide sufficient egress and ingress to the Site through the Site or other public rights of way to satisfy the requirements of the Town's Fire Chief and Police Chief, as indicated by their approval in the development review process.

11. HISTORIC STRUCTURES: There are no known historic structures on the Site.

12. DEVELOPMENT SCHEDULE:

a. Development of the Project and any Public Infrastructure shall commence prior to the expiration of any required permits for the same.

b. In consideration of the covenants contained herein, Developer shall be allowed to submit construction drawings for review to the Town staff prior to Town Council approval of a development plan for the Site. Developer understands that doing so is entirely at the risk of Developer for any subsequent changes to such plans and drawings that may be made necessary as a result of Town council approval of a development plan.

13. **Powerlines**. Development Plan shall be conditioned on Developer burying the existing power lines along Cass Holt Road which border Developer's Property. The estimated cost of this obligation is Two Hundred and Eighty-One Thousand and 00/100 Dollars ($281,000.00).

ARTICLE III
DEVELOPER'S OTHER DUTIES

1. For any offsite infrastructure constructed by Developer, Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, applicable requirements of the Town, and applicable requirements of the North Carolina Department of Environmental Quality (NCDEQ) and applicable requirements of any other regulatory agency. For any land owned or controlled by Developer, Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by Developer, the

Town shall convey such land owned by the Town to Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of Developer's Duties set out in this Article III.

2. Except for the Public Infrastructure to be constructed by the Town at the Town's costs pursuant to Section 5 of Article II of this Agreement, Developer shall construct in a workmanlike manner the public infrastructure located on the Site according to the design specifications and criteria of the Town which are existing at the time of this Agreement, as well as full compliance with any applicable NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the Project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. Developer shall construct the public infrastructure according to the plans, the terms of this Agreement, and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not apply. Developer shall not be required to make a payment-in-lieu of street construction costs or pay a fee in lieu of greenway construction costs.

ARTICLE IV
GENERAL TERMS

1. All of Developer's obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Rezoning, the Annexation Petition, and all required Site Plans and Building Permits.

2. All reimbursements, if any, for this Project shall be provided on the basis of final documented Actual Costs, as approved by the Director Development Services, in accordance with this agreement. Any opinions of Project cost included in this agreement are based upon preliminary designs and are approximate.

3. Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, Developer shall operate under a direct contract with the Town and shall hold the Town harmless.

5. Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character arising directly out of the entry onto and performance of work completed by Developer within easements owned by the Town.

6. The Town agrees to protect, defend, indemnify and hold Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the gross negligence or willful misconduct of Developer, or its agents, employees or contractors,. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of Developer to ensure that all regulatory approvals for the project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

11. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

12. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

13. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of

the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

14. Developer is a sophisticated business entity. It hereby, for itself, its successors and/or assigns, expressly hereby agrees to waive its right to participate in any class action against the Town with respect to any term or condition of this Agreement or any requirement, obligation, right, or duty created herein. Each party has had the opportunity to have this Agreement reviewed by counsel of its choosing and is entering into this agreement freely and aware of any of the rights, obligations, and duties each may enjoy.

15. Notices under this agreement shall be to the following:

FOR THE TOWN:

Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference:

FOR DEVELOPER:

Milestone Developments, LLC
1213 Montvale Ridge Dr.
Cary, NC 27519

With copy to:
Morningstar Law Group
Attn: Jason Barron
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601

16. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

17. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

18. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

19. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

20. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Property Description
EXHIBIT B: Survey

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(*Town Seal*) BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the __ day of _____

_____
Notary Public

My Commission Expires:_____

DEVELOPER

MILESTONE DEVELOPMENTS, LLC

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Consented to by:
LANDOWNER

THE ESTATE OF LEONARD A. WEATHERSPOON

By: _____
Its: Executor

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Consented to by:
LANDOWNER

_____

EVELYN B. DEWAR

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Exhibit A

Legal Description

EXHIBIT B

Survey

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

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

Action(s):

- Conduct Legislative Public Hearing.
- Approve / deny / defer Annexation Ordinance A25-04.

Explanation:

- The Town has received a petition for voluntary annexation of +/- 49.365 acres.
- The property is located at 5608 Cass Holt Rd. and is owned by Evelyn B. Dewar and Leonard A. Weatherspoon heirs.
- The parcel is contiguous to town limits.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- Annexation is desired prior to development associated with the Cass Holt Crossing subdivision, with intent to connect to Town utilities and have Town services.

Staff Recommendation: Approve Annexation

Background:

- The property is contiguous with town limits.
- The property meets all statutory requirements for annexation.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- The determination of sufficiency was made on May 20, 2025.

Funding Source(s):
N/A

Attachment(s):
1. A25-04 map
2. 25-12 Resolution of Sufficiency of A25-04
3. A25-04 - 5608 Cass Holt Rd - Ordinance - Draft

Annexation Information

Annexation Number

A25-04

Total Acres

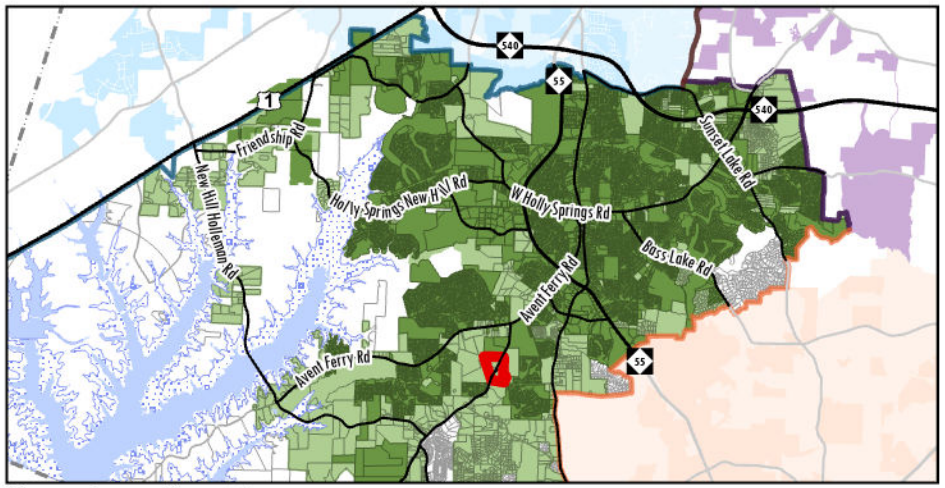
49.36 | Deed Acres

Property Address

5608 Cass Holt Rd

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits ETJ

Apex
Town Limits ETJ

Fuquay-Varina
Town Limits ETJ

Cary
Town Limits ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris

Future Lake Level

Parcels

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sean Mayefskie, Mayor

ATTEST:

Linda C. McKinney, Town Clerk

Annexation Ordinance No.: **A25-04**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

An Ordinance to Extend the Corporate Limits of the Town of Holly Springs, North Carolina

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HOLLY SPRINGS, NORTH CAROLINA:

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 17th day of June, 2025.

Being that area of land marked Annexation Area as shown on the map recorded in Book of Maps 2025, Page ____ in the Wake County Register of Deeds office and described as follows:

Commencing at the Town of Holly Springs control monument "Seagraves # 5" having NC Grid coordinates of N – 690,714.392 & E – 2,045,932.457:
Thence South 17 degrees 23 minutes 02 seconds West – 8,543.80 feet to a point in the centerline of NCSR # 1116 (Cass Holt Road), the point of BEGINNING:
Thence South 88 degrees 24 minutes 50 seconds East – 138.71 feet to an existing iron pipe;
Thence South 01 degrees 54 minutes 50 seconds West – 892.79 feet to an existing iron stake at a bent axle;
Thence South 01 degrees 15 minutes 02 seconds West – 518.52 feet to an existing concrete monument;
Thence South 87 degrees 51 minutes 43 seconds East – 209.74 feet to an existing iron pipe;

Thence South 01 degrees 20 minutes 25 seconds West – 176.56 feet to an existing iron stake;
Thence North 87 degrees 51 minutes 43 seconds West – 113.57 feet to an existing iron stake;
Thence South 01 degrees 20 minutes 25 seconds West – 287.13 feet to a point in the centerline of NCSR # 1126 (Honeycutt Road);
Thence along said centerline North 79 degrees 25 minutes 01 seconds West – 788.92 feet to a point in said centerline;
Thence leaving said centerline North 88 degrees 38 minutes 59 seconds West – 170.59 feet to an iron stake;
Thence crossing NCSR # 1116 (Cass Holt Road), ,North 18 degrees 27 minutes 16 seconds West – 1231.14 feet to an existing iron stake;
Thence North 17 degrees 40 minutes 03 seconds West – 631.97 feet to a existing iron stake;
Thence South 88 degrees 24 minutes 50 seconds East – 1345.29 feet to a point in the centerline of NCSR # 1116 (Cass Holt Road), the point of BEGINNING, containing 49.365 acres and being the property described in Deed Book 889 Page 470, Deed Book 1186 Page 37, Deed Book 2934 Page 450 and Deed Book 3101 Page 961 as recorded in the Wake County Register of Deeds.

Adopted this, the 17th day of June, 2025.

ATTEST TO:

_____ _____
Linda C. McKinney, Town Clerk Sean Mayefskie, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held June 17, 2025, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 17th day of June, 2025.

_____
Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

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

Action(s):

- Conduct legislative Public Hearing.
- Approve / deny / defer Annexation Ordinance A24-03.

Explanation:

- The Town has received a petition for voluntary annexation of +/- 1.99 acres.
- The property is located at 0 Green Oaks Parkway and is owned by Helix Venture, LLC.
- The parcel is contiguous to town limits.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- This parcel was unintentionally left out of previous annexations for Oakview Innovation Park, creating a 'donut-hole'.
- In accordance with G.S. 160A-31 (f), the area proposed for annexation includes the unannexed portions of the street right-of-way of Green Oaks Parkway extending approximately 140 +/- feet north/northwest and along Holly Springs New Hill Road approximately 120 +/- feet east/northeast.

Staff Recommendation: Approve Annexation

Background:

- The property is contiguous with town limits.
- The property meets all statutory requirements for annexation.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- The determination of sufficiency was made on May 20, 2025.

Funding Source(s):
N/A

Attachment(s):
1. A24-03 0 Green Oaks Pkwy map
2. 25-11 Resolution of Sufficiency of A24-03
3. A24-03 Ordinance - draft

Annexation Information

Annexation Number

A24-03

Total Acres

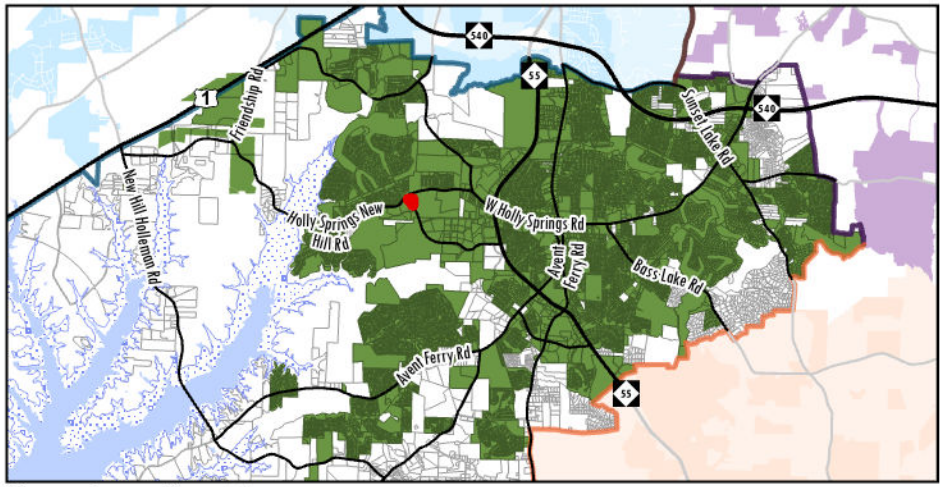
1.99 +/- | Deed Acres

Property Address

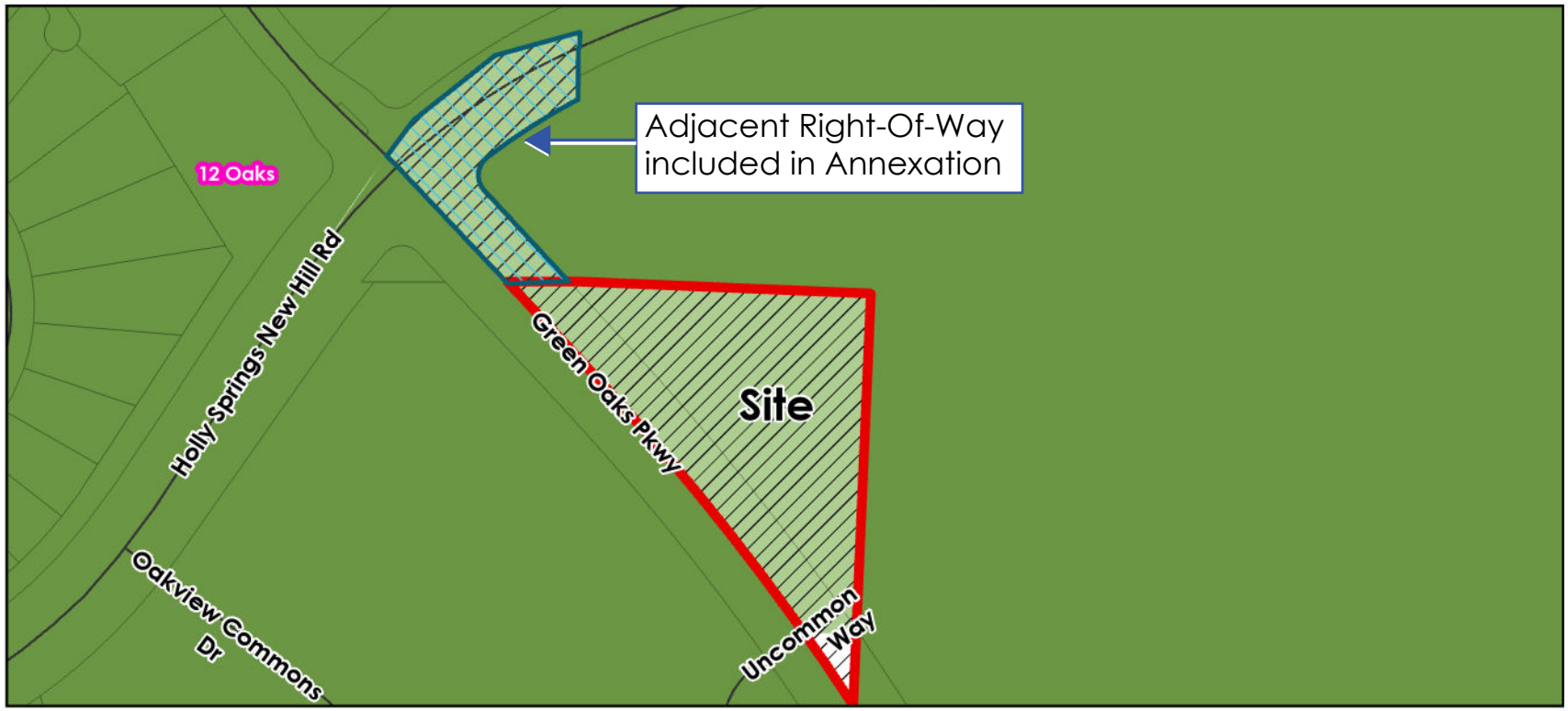
0 Green Oaks Pkwy

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits
ETJ

Apex
Town Limits
ETJ

Fuquay-Varina
Town Limits
ETJ

Cary
Town Limits
ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris

Future Lake Level

Parcels

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Adopted this 20th day of May, 2025.

Sean Mayefskie, Mayor

ATTEST:

Linda C. McKinney Town Clerk

Annexation Ordinance No.: **A24-03**

Please mail after recordation to:
Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

An Ordinance to Extend the Corporate Limits of the Town of Holly Springs, North Carolina

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31; and

WHEREAS, in accordance with G.S. 160A-31(f), the area proposed for annexation includes the unannexed portions of the street right-of-way of Green Oaks Parkway extending approximately 140 +/- feet north/northwest along Green Oaks Parkway and along Holly Springs New Hill Road extending approximately 120 +/- feet east/northeast.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HOLLY SPRINGS, NORTH CAROLINA:

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 17th day of June 2025.

Being that area of land marked Annexation Area as shown on the map recorded in Book of Maps _____ Page _____ in the Wake County Register of Deeds office and described as follows:

Commencing on NGS Monument Alford 33, having North Carolina State Plane Coordinates of N: 693,650.75', E: 2,041,575.85'; thence North 59°54'45" West, 2,557.67 feet to the **Point of Beginning,** being a Computed Point along the Eastern right-of-way of Green Oaks Parkway, having North Carolina State Plane Coordinates of N: 694,932.73', E: 2,039,362.88'; thence along and with the proposed annexation line the following courses and distances:
Thence North 89°52'02" East, 9.19 feet to an IRF; South 87°38'36" East, 25.29 feet to an IRF;

South 2°27'53" West, 371.78 feet to a 1/2” IPF, said point also being along the Eastern right-of-way of Green Oaks Parkway;
South 2°27'53" West, 84.16 feet to a Computed Point, said point being in the centerline of Green Oaks Parkway;
Thence along and with a curve to the left, having a radius of 2,751.22 feet, an arc length of 467.36 feet and a chord bearing and distance of North 38°09'03" West, 466.80 feet to a point; North 42°51'32" West, 92.35 feet to a Computed Point: North 43°06'13" West, 46.47 feet to a Computed Point;
North 89°52'02" East, 68.33 feet to a 5/8” IRF, said point being the **Point Of Beginning**, containing 86,557 square feet or 1.99 acres, more or less.

Adopted this, the 17th day of June 2025.

ATTEST TO:

_____
Linda C. McKinney, Town Clerk

_____
Sean Mayefskie, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held June 17, 2025, at 7 o’clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 17th day of June, 2025.

_____
Linda C. McKinney, Town Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 16.

Public Hearings
Title: 24-REZ-02 4500 Old Holly Springs Apex Road Rezoning and Development Agreement - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct the previously continued Legislative Public Hearing.
- Adopt Rezoning Ordinance RZ25-03 to approve / deny / defer the Plan Consistency Statement, Statement of Reasonableness for 24-REZ-02.
- Approve / deny / defer Utility Allocation Request for 4500 Old Holly Springs Apex Road.
- Approve / deny / defer Development Agreement.

Explanation:

- The Town has received a Conditional District Rezoning request for Attached Dwellings, Apartment Dwellings, and Commercial at 4500 Old Holly Springs Apex Road, 1300 and 1316 Holly Springs New Hill Road.
- The proposed rezoning area consists of 20.24 acres.
- The applicant has proposed 298 dwelling units (15 units/acre) and 7,500sf of Commercial space with 12 fuel pumps.
- A Development Agreement has been drafted with the following terms that includes:
    - Phasing of road improvements if the commercial tract moves forward before the residential portion.
    - Outline commitments associated with the Water Resource Management Policy and Transportation Mitigation Agreement
- This Rezoning case follows the former legislative review process in place prior to the 2024 Unified Development Ordinance amendment, in which the Town Council Public Hearing follows the Planning Board Recommendation.

Staff Recommendation: Approve Rezoning, Utility Allocation Request, and Development Agreement

Note: Staff recommendation has changed following Planning Board review and recommendation. Following the Planning Board meeting, the applicant met with staff to discuss outstanding concerns. The applicant provided a revised plan set, design manual, and zoning conditions that adequately addressed areas of Comprehensive Plan inconsistency and allowed staff to revise the recommendation from deny to approve. It is recommended that the Town

Council discuss whether the application has proposed sufficient connectivity with adjacent uses for multi-modal transportation. See proposal updates below.

Planning Board Recommendation: Deny (8-1)
A summary of the Planning Board discussion is in the Planning Board Action Report.

- In response to feedback at the Planning Board meeting, the applicant made some revisions to their application to address staff and Planning Board comments, as noted below:
    - Added reclaimed water main extensions within proposed public streets as required by Engineering Design and Construction Standards.
    - Commitment to the Water Resource Management Policy.

Proposal Updates
This proposed rezoning was on the May 20th Agenda, where the applicant requested their proposal to be continued to address feedback from Planning Board, Town Staff, and conversations with Town Council. Following the May 20th meeting, the applicant has revised their application to reflect some of the feedback. These revisions include:

- Provided a detailed concept plan as part of the submittal, showing land uses, building footprints, amenity locations. The site plan and referenced land uses, building footprints, and amenity locations will become a condition of approval with the rezoing. If approved, substantial modifications could not be made without a new rezoning application.
- Removed Attached Dwellings fronting Old Holly Springs Apex Road, and replaced with Open Space. This modification was also made to the proposed Development Agreement.
- Eliminated the Commercial/Apartments Pod.
- Clarified apartments would be interior accessed only.
- Modified Drive-Through Uses with additional standards.
- Enhanced open spaces.
- Removal of the proposed roundabout.

Following these proposal updates, staff recommendation has been changed from Deny to Approve.

Background:

- 1316 Holly Springs New Hill Road was rezoned in 2022 from R:10 Residential to Community Business Conditional Use, with an approved Development Agreement.
- With the adoption of the 2022 Unified Development Ordinance, Conditional Use districts were converted to Conditional Zoning Districts.

Funding Source(s):
N/A

Attachment(s):
1. 24REZ02_4500OHSA_StaffReport
2. 24REZ02_Ordinance
3. 24REZ02_4500OHSA_PBActionReport
4. 24REZ02_4500OHSA_WakeCoSchoolImpactLtr
5. 24REZ02_4500OHSA_Application

6. 24REZ02_4500OHSA_Plans
7. 24REZ02_4500OHSA_DesignManual
8. Fusion Land Management LLC - 4500 Old Holly Springs Apex Road - Development Agreement Town Council Version

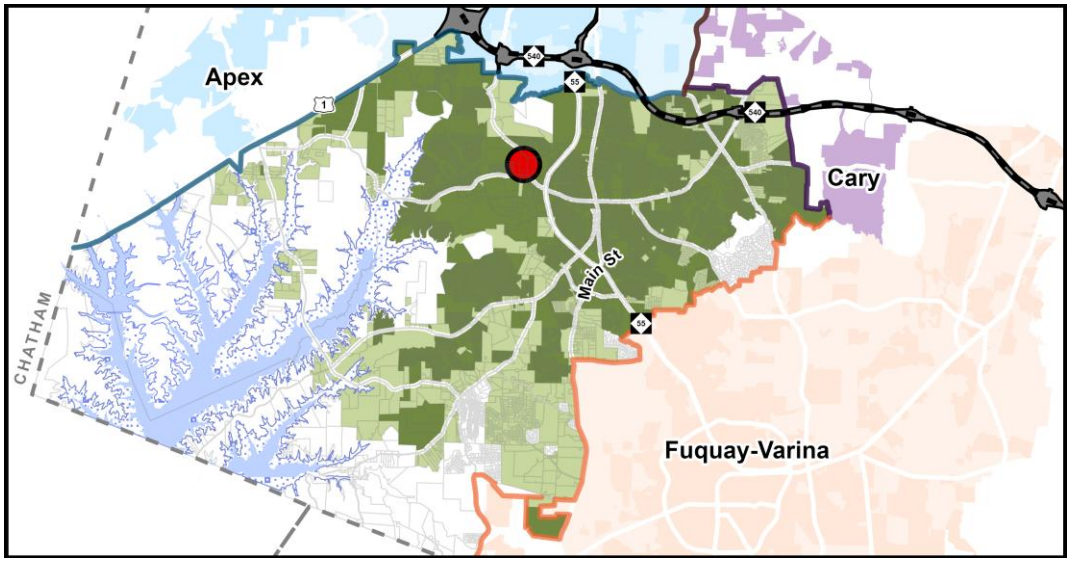
Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Laura Holloman - McAdams

Property Addresses: 4500 Old Holly Springs Apex Road, 1300 & 1316 Holly Springs New Hill Road

Property Area: 20.24 ac.



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

Project Summary:

A rezoning of 20.24 acres from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District at 4500 Old Holly Springs Apex Road, 1300 & 1316 Holly Springs New Hill Road, to allow for 298 Apartment Dwellings and a commercial parcel with up to 12 fuel pumps.

Requested Action:

Legislative Decision: The Town Council must hold a legislative public hearing to receive public comments regarding the proposal and make a determination on whether or not to approve the policy or modification.

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Decision-Making Information	Page 22

Case Summary

Current Zoning:
HI Heavy Industrial
NR Neighborhood Residential
CB Community Business*
☒ Conditional Zoning District *

Proposed Zoning:
CB: Community Business
☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed-Use Center

Staff Analysis:

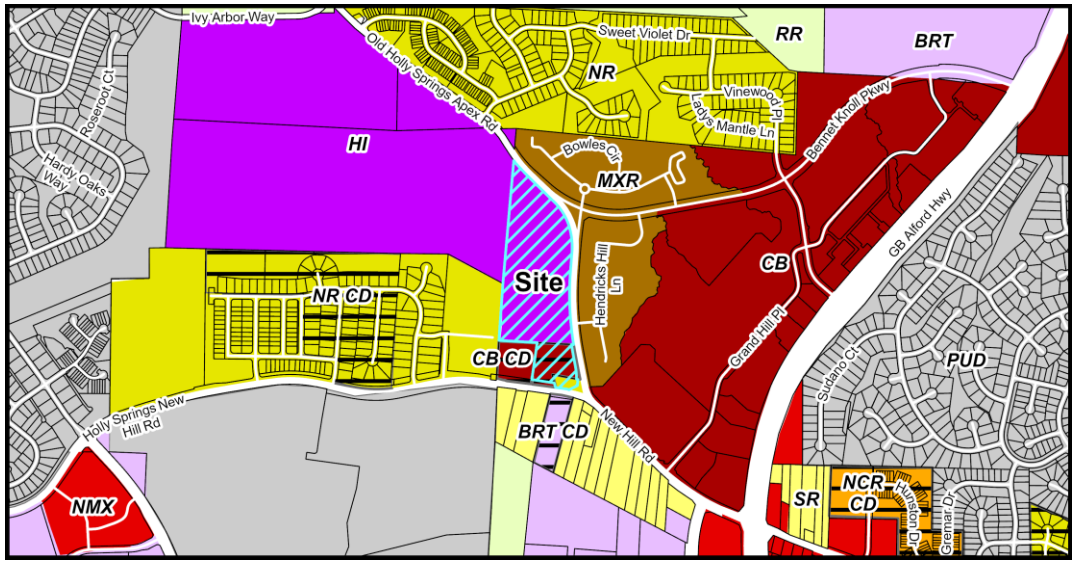
The requested Zoning Map Amendment is: ☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

The Land Use & Character Plan identifies this site as both an "Area to Transform" and a Mixed-Use Center. Together, these designations indicate areas of development where moderate to significant change should occur through a mixture of uses, while serving the broader needs of the community. Demonstrating these designations, the proposed CB-CD Community Business Conditional Zoning District, which includes 298 Apartment Dwellings and a 12-pump Fueling Station with 7,500sf Convenience Store, can provide additional housing in an appropriate setting, and a fueling station where strongly desired by the community. While the proposed Conditional Zoning District does not meet all the characteristics of a Mixed-Use Center or elements of the Comprehensive Plan, the provided application materials indicate building, site, and streetscape design expected of the character area. While staff is able to recommend approval of the application, it is recommended that the Town Council discuss whether the application has proposed sufficient connectivity with adjacent uses for multi-modal transportation.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0649361536	HI	17.36
0649353581	NR	0.45
0649352730	CB-CD	2.43
	Total Area:	**20.24**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	HI-Heavy Industrial, NR-Neighborhood Residential, CB-CD Community Business Conditional Zoning District	Vacant
North	MXR – Mixed-Use Residential	Apartment Dwellings
South	SR – Suburban Residential, BRT-CD – Business & Research Technology Conditional Zoning District	Detached Dwellings, Self-Storage Facility
East	MXR – Mixed-Use Residential	Apartment Dwellings
West	HI – Heavy Industrial, NR – Neighborhood Residential	Closed Landfill, Thales Academy

Parcel Rezoning History

Rezoning Number: 21-REZ-01
Original Zoning: R-10: Residential
Approved Zoning: CB-CD Community Business Conditional Zoning District
Approval Date: 1/4/2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Mixed-Use Center

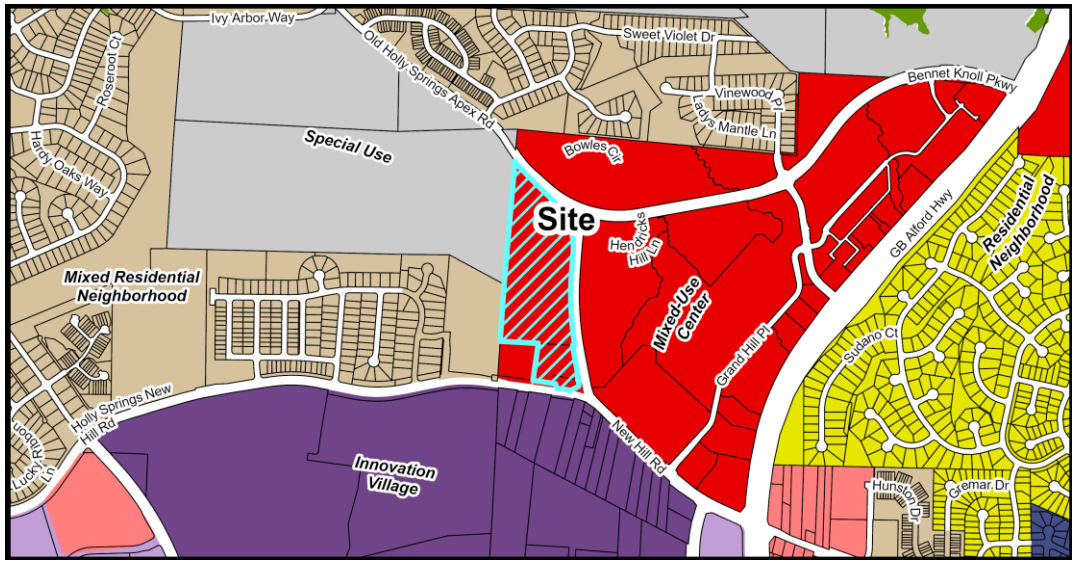
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

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

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

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



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

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

Future Land Use: **Mixed-Use Center**
A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

Key Characteristics of a Mixed-Use Center include:

- Redevelopment and new development in these areas will utilize formal small block patterns and relocate parking to the interior of blocks.
- Parking between the street and the building should be limited.
- These areas include a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens. The linear nature can provide opportunities for greenway links to other parts of the Town.
- Front setbacks are variable, but in new development should be as small as possible. Side and rear setbacks are variable.
- Multi-dwelling housing in a Mixed-Use Center should be stacked over ground floor retail in the core of the development, or interspersed on small blocks within the larger development so that all multi-dwelling buildings are within short walking distance of a community green or block with non-residential uses.
- Multi-dwelling housing in a Mixed-Use Center should not extend more than two consecutive blocks in any direction unless included in a vertical mixed-use building.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

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

The Comprehensive Plan provides 8 important themes as high-priority principles for transforming the Town from a bedroom community to a self-sustaining community. Two Key Themes are important to this proposal, "Establish Mixed-Use Activity Centers Throughout Holly Springs" and "Suburban Remix." Together, these themes advocate for enhancing activity centers throughout the community, highlighting the importance of mixed-use, walkable development areas. Integrating uses that create places where people live, work, shop, and play as a cohesive community begin to move development patterns away from clearly separated uses and building types, a lack of street connectivity, and a population increasingly reliant on automobiles. Mixed-use development in activity centers furthers the economic vitality and sustainability of the area, the efficiency of utilities and transportation serving the area, and the sense of community experienced by residents, business owners, and visitors to the area. Community Character Recommendations CC-6 Promote Compact Mixed-Use Development in Appropriate Character Areas, CC-8 Increase Walkability, and CC-9 Enhance Character and Walkability by Orienting All Buildings to the Street, further support these themes in the Land Use & Character Plan.

In the context of the Land Use & Character Plan, "Mixed-Use Center" typically refers to vertically integrated buildings, with non-residential uses such as office or retail on the lower floors, and residential units above (similar to Main Street Square). However, in certain contexts, a "Mixed-Use Center" may be more appropriate as a "mixture-of-uses" without vertical integration of uses. This type of development may not fit neatly in the traditional mixed-use style, but it can be considered with relevant context and overall community needs.

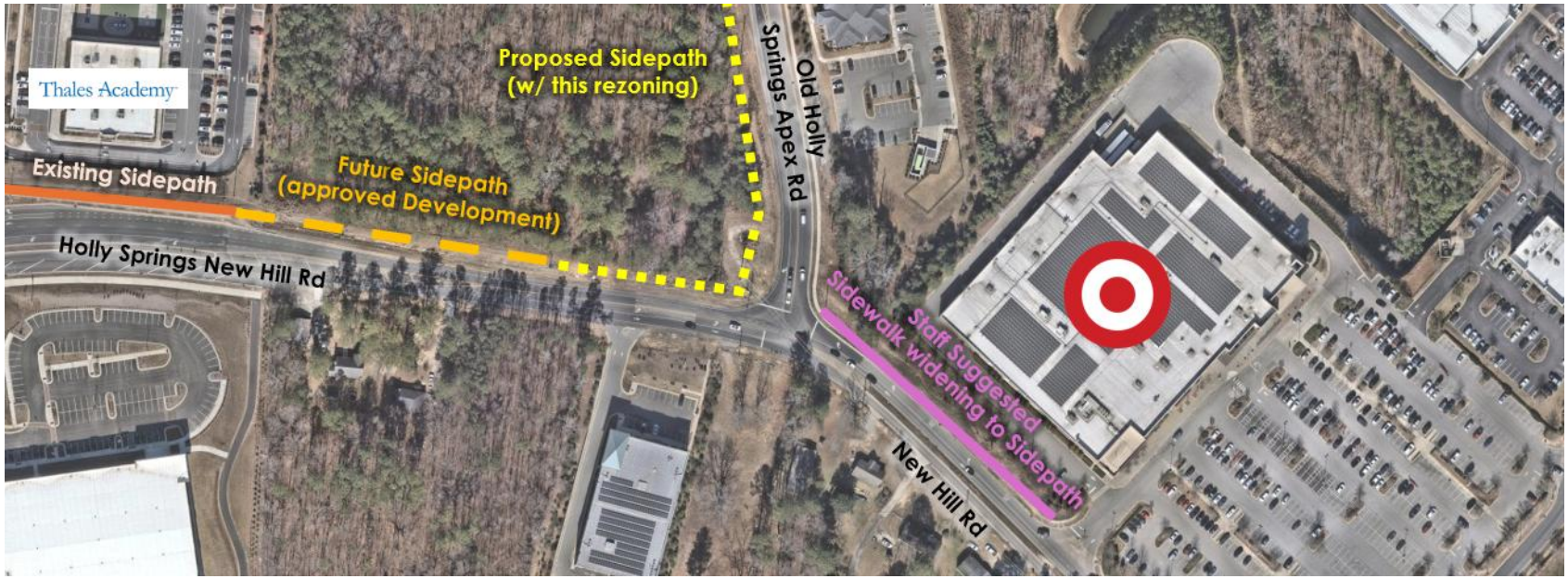
The location of the subject site may be one such location where a non-vertical "mixture-of-uses" is the most appropriate development style. The Old Holly Springs Apex Road corridor adjacent to the site is predominantly apartment dwellings, and the Holly Springs Town Center provides the area with a variety of non-residential uses to support adjacent neighborhoods. Apartment and Commercial uses could be consistent with the character of the area if proposed to be well-integrated, both internally and to the surrounding neighborhood. Overall site integration provides support as an "Area to Transform," as described by the Comprehensive Plan.

At a high level, the proposed Conditional Zoning District supports goals for providing a "mixture-of-uses" with development. The project master plan displays 2 separate Commercial and Apartment "pods", the key components of mixed-use places. A proposed interior public street runs through the site, providing access onto both frontages of Old Holly Springs Apex Road, and open space locations provided throughout provide potential opportunities for place-making. In addition to this master concept plan, the applicant has included an illustrative site plan. The illustrative site plan is more specific, providing the general layout of both the commercial and apartment pods has indicated on the concept plan. Together, these plan sheets provide several details that include necessary context for demonstrating Mixed-Use Center characteristics.

The site plan details the proposed Apartment Dwelling location and context within the site. Each structure's layout is provided, with the majority of structures fronting the internal street. Each building has direct connections and views to on-site active open space. While

the Apartment Dwellings do not front the thoroughfare of Old Holly Springs Apex Road, the layout of the dwellings internal to the site may create a less suburban-style streetscape envisioned by the Mixed-Use Center character area.
A proposed fueling station, with 7,500sf convenience store and 12 fuel pumps are also shown on the site plan. The building is shown up to Holly Springs New Hill Road, with direct pedestrian access to the street, both elements of expected mixed-use development. In the permitted proposed use table, the applicant has included a drive-through as an accessory use. Drive-in/Drive-Through uses are permitted within the base Community Business zoning district, however, are not typically compatible with a walkable, mixed-use setting. As a form of mitigation, the applicant has proposed conditions that limit a possible drive-through to not include any drive-through lanes between the building and the street, similar to standards for the NMX – Neighborhood Mixed Use zoning district. This proposed standard helps meet some characteristics of the Mixed-Use Center character area by mitigating the impacts of auto-oriented uses (recommendation CC-10).

One area of the application where staff continues to have concern is multi-modal connectivity to adjacent commercial uses. While the site provides adequate sidewalk connections to Holly Springs Town Center, staff suggested the applicant consider widening a portion of 5-foot sidewalk, between the proposed project and the entrance to the Target parking lot, to a sidepath. This addition would provide a safer and more direct connection for bicyclists who would otherwise be required to travel using the eastbound lane of New Hill Road. The eastbound lane of New Hill Road is not widened to the ultimate cross section and can be unsafe for bicyclists. Staff believe this addition could further enhance connectivity and increase consistency with the Land Use & Character Plan.



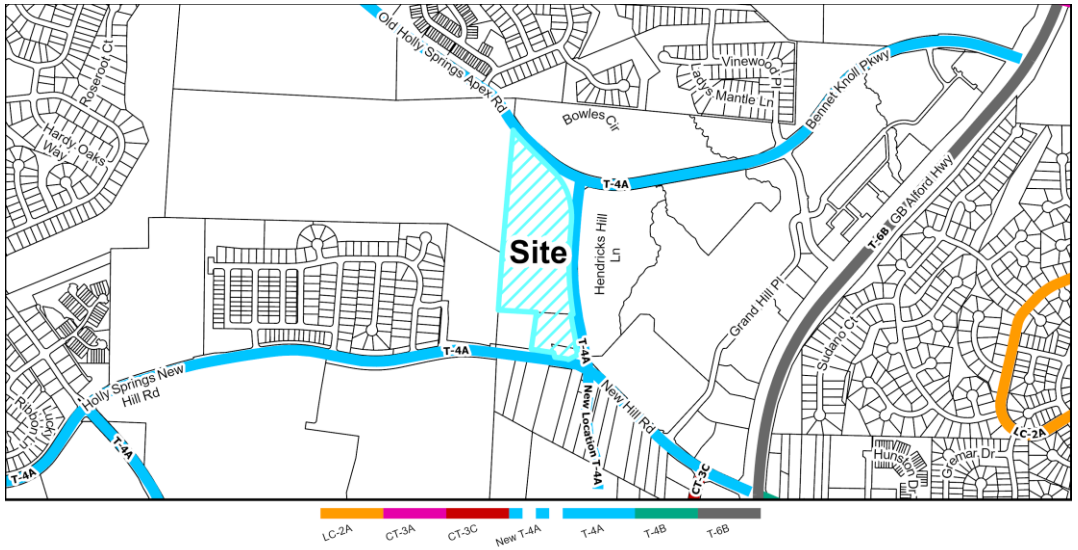
Despite some elements not meeting expectations of the Mixed-Use Center, or several recommendations of the Land Use & Character Plan, the application is able to demonstrate compliance with other significant goals, themes, and recommendations of the plan. Overall, staff have found the proposed Conditional Zoning District consistent with the Land Use & Character Plan.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:

In accordance with the Unified Development Ordinance (UDO) and the Comprehensive Transportation Plan (CTP), road widening is required across the property frontages of Old Holly Springs Apex Road and Holly Springs New Hill Road to meet ½ of the ultimate cross section, which in each case is a 4-lane median-divided thoroughfare with a 10' sidepath. The development proposes two driveway accesses along Old Holly Springs Apex Rd (north/south) and one driveway access along Old Holly Springs Apex Rd (east/west). The applicant is proposing to construct these improvements in phases.

New Location Roadways:

There are no new CTP roadways impacting this property. However, the proposed internal road network consists of a public collector street, private drive aisles, and connection to the existing stub at Thales. The public collector street is proposed through the site with a portion of the right-of-way running parallel within 10 feet of Old Holly Springs Apex Road, with access points along the north and east frontages of Old Holly Springs Apex Road.

Hotspot/Safety Study Location:

There are no Hotspot Studies directly adjacent to this property. However, there is one nearby at the interaction of New Hill Rd and Grand Hill Pl. This development is proposing a proportionate fee-in-lieu for the long-term improvement of channelization of that intersection to right-in/ right-out/ left-in.

Improvement Prioritization:

N/A

Transportation Information (cont.)

Traffic Study Policy

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

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

Phase 1 Improvements
Old Holly Springs Apex Road at Holly Springs New Hill Road:

- Contribute a proportional Fee-in-Lieu towards construction of an exclusive westbound -turn lane with a minimum of 400 feet of full width storage and appropriate deceleration and taper.
- Contribute a proportional Fee-in-Lieu towards signal modifications to accommodate the recommended geometric modifications at this intersection.

New Hill Road at Grand Hill Place:

- Contribute proportional FIL towards intersection conversion to directional crossover.

Old Holly Springs Apex Road (N/S) at Hendrick Hill Lane/Proposed Site Access #1 (Full Access):

- Provide stop control on the eastbound approach of the proposed site driveway.
- Construct an exclusive northbound left-turn lane with a minimum of 150 feet of full width storage and appropriate deceleration and taper.
- Restripe westbound Hendricks Hill Lane as an exclusive left turn lane and a shared through/ right turn lane.
- Construct an exclusive southbound right-turn lane on Old Holly Springs Apex Rd with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Transportation Information (cont.)

Holly Springs New Hill Road at Proposed Site Access #4 (Right-in/ Right-out):

- Construct an exclusive eastbound right-turn lane with 100 feet of full width storage on Holly Springs New Hill Road if not already constructed.

Phase 2

Old Holly Springs Apex Road at Holly Springs New Hill Road:

- Contribute a proportional Fee-in-Lieu towards construction of an exclusive westbound -turn lane with a minimum of 400 feet of full width storage and appropriate deceleration and taper.
- Contribute a proportional Fee-in-Lieu towards signal modifications to accommodate the recommended geometric modifications at this intersection.

New Hill Road at Grand Hill Place:

- Contribute proportional FIL towards intersection conversion to directional crossover.

Old Holly Springs Apex Road (N/S) at Hendrick Hill Lane/Proposed Site Access #1 (Full Access):

- Construct an additional southbound through lane striped as a through/right-turn lane at this intersection as part of the required frontage widening of Old Holly Springs Apex Road.

Old Holly Springs Apex Road (N/S) at Proposed Site Access #2 (Right-in/ Right-out):

- Provide stop control on the eastbound approach of the proposed site driveway.
- Construct an exclusive southbound right turn lane with 100 feet of full width storage and appropriate deceleration and taper.

Old Holly Springs Apex Road (E/W) at Proposed Site Access #3 (Full Access):

- Construct an additional eastbound through lane striped as a through/right-turn lane at this intersection as part of the required frontage widening of Old Holly Springs Apex Road.
- Construct exclusive westbound left-turn lane with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Transportation Information (cont.)

Transportation Staff Analysis:

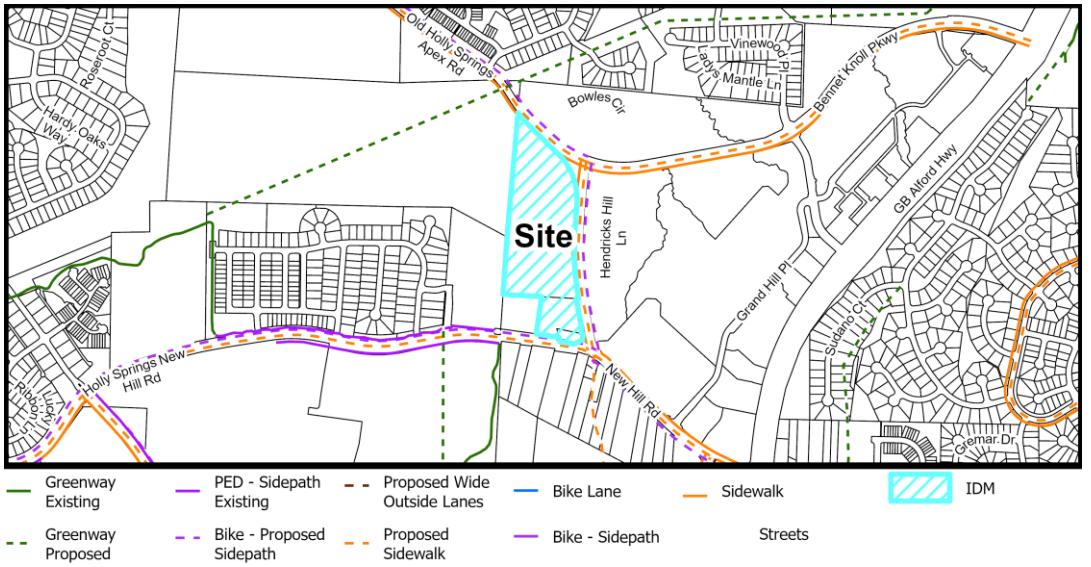
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan

The applicant has added several beneficial enhancements to the proposed internal public street, including a raised crosswalk and on-street parking. However, staff retain concerns surrounding the proposed public street layout, located approximately 10 feet from the Old Holly Springs Apex Rd corridor, which may create driver confusion. Staff would seek to mitigate these concerns with the applicant in a Major Subdivision Plan, where greater detail is required (if rezoning approved). Overall, the Traffic Study and associated mitigation improvements are consistent with the Traffic Study policy and the Town's Comprehensive Transportation Plan.

Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

A 10' sidepath is required along each property frontage as part of the Comprehensive Transportation Plan's ultimate cross-section widening.

Parks, Recreation, & Greenways Summary

A 10' sidepath is proposed on Holly Springs New Hill Road and Old Holly Springs Apex Road as part of the ultimate cross-section widening. No greenways are indicated on site as part of the Active Transportation Plan.

Parks, Recreation, & Greenways Staff Analysis:

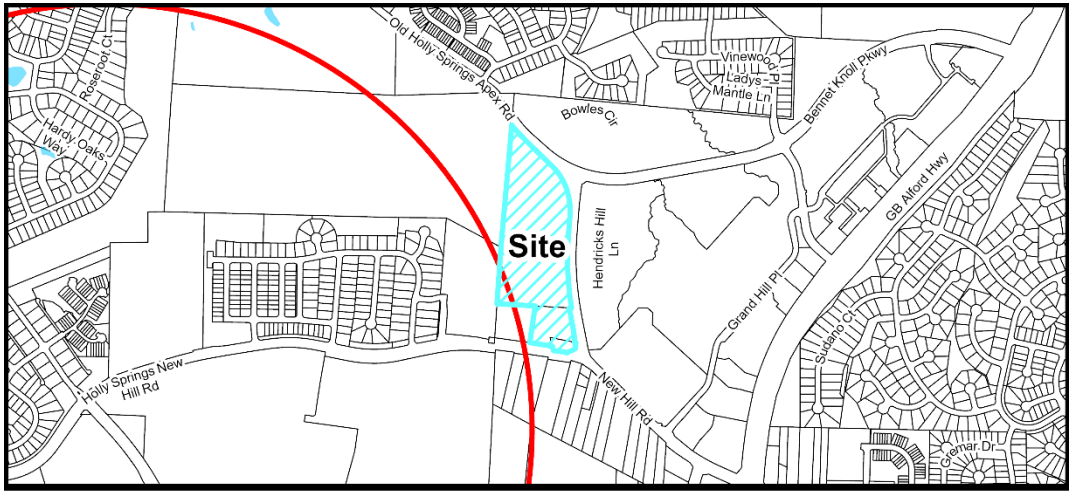
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan

The site is not within a Park Search Area; therefore, public park land dedication is not required. The applicant has proposed a sidepath along Holly Springs New Hill Road and Old Holly Springs Apex Road along its frontages. The requested Conditional Zoning District is consistent with the Parks, Recreation, & Greenways Master Plan.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



Community Facilities Map

WCPSS Coordination

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

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

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

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

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

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

☐ Elementary ☐ Middle ☐ High School

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

Community Facilities Staff Analysis:

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

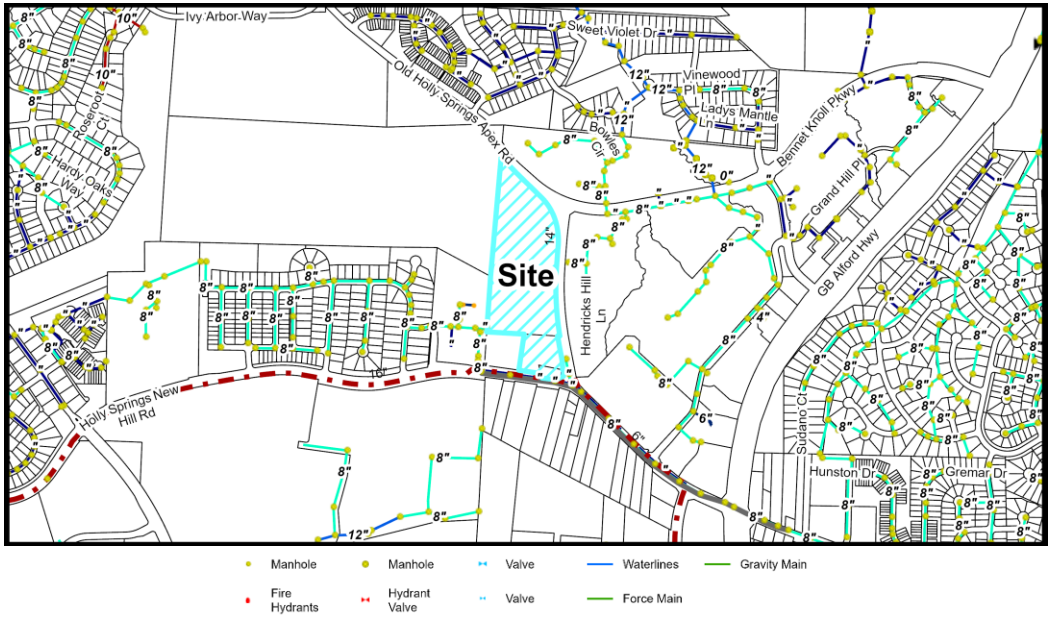
The requested Conditional Zoning District lies just outside of a Police/Fire Search Area, and WCPSS expects school capacity to be sufficient for the site. The proposal is Consistent with the Town's Community Facilities Plan.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

There is existing public water infrastructure located within Old Holly Springs Apex Road and New Hill Holly Springs Road along the property frontages. The project proposes to tie to and extend Town water facilities throughout the site to serve the proposed development. The waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

There is existing public sanitary sewer located within the adjacent Holly Springs Place Apartments. The project proposes an extension of the gravity sewer network ultimately draining to the existing 12 Oaks Pump Station.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed and concluded that the existing pump station has adequate capacity but that several downstream sewer pipes exceed the Town standard for capacity. This project contributes a negligible amount of flow to these pipes and no additional improvements are proposed.

Reclaim:

There is existing public reclaimed water infrastructure located within Old Holly Springs Apex Road and New Hill Holly Springs Road along the property frontages. The project proposes to tie to and extend Town reclaimed water facilities throughout the site to serve the proposed development. The reclaimed waterlines will be installed by the developer in accordance with Town Polices.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

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

Water Resource Management Policy Summary
This project is subject to the Water Resource Management Policy and has provided a Utility Allocation Request of an additional 38,525 gallons per day (gpd). 4,921 gpd was previously allocated with the Holly Springs New Hill Medical Office Building project for the proposed commercial area.

Utility Allocation Summary

Priority Level: Priority Level #2
Total Flow Demand: 43,446 GPD
Previously Approved Allocation: 4,921 gpd (Nonresidential – approved with Holly Springs New Hill Medical Office Building project)
Additional Allocation Needed: 38,525 GPD
Allocation Assignment: Residential – Attached
Allocation Elements: (1) Earn National Green Building Standards Certification or equivalent; (2) Increase of at least 25% Active recreation Space

Staff Determination: There is sufficient allocation remaining within the Residential – Attached assignment to support this development.

Infrastructure & Utility Staff Analysis:

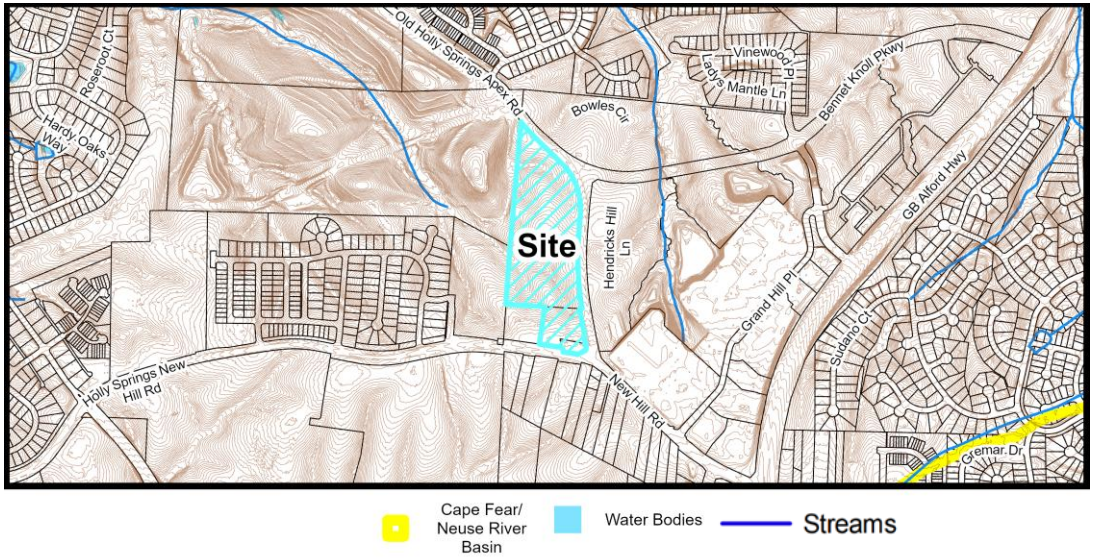
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan

The proposed extensions of water, reclaimed water, and sanitary sewer are consistent with the UDO. Additionally, the provided Utility Allocation Request is consistent with the Water Resource Management Policy.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**15% or 3.04 ac.**
Tree Preservation Area	10% or 2.03 ac.
Active Recreation Area	2% or 0.4 ac.
Urban Civic Space	0.5% or 0.1 ac.
Flexible Space	2.5% or 0.5 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has provided sufficient Tree Preservation areas on the site. No significant Specimen Trees appear to be identified on the provided Tree Sample that would require site specific areas to be preserved. The applicant has also included an extensive list for Active Recreation amenities, including courts, fields, and a swimming pool. The Urban Civic Space elements include a plaza with seating areas and landscaping. The required Flexible Space is typically required as additional Active Recreation or Tree Preservation, but was not indicated at this stage. Flexible Space may be determined at Development Plan.

Stormwater:

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

Natural Resources & Open Space Staff Analysis:

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

The proposed Natural Resource and Open Space Standards have been found to be generally consistent with the Comprehensive Plan and the Unified Development Ordinance, however specific civic and active open space details have not been shown. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features.

Conditional Zoning District Standards Information

Unified Development Ordinance

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

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

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

Conditional Zoning District Summary

Development Standards (UDO Section 2):

Development Density	UDO Standard	Proposed Standard
Maximum Gross Density (Units/Acre)	15/acre	14.98/acre

Building Placement	UDO Standard	Proposed Standard
Thoroughfare Setback	25' minimum	20' minimum (Commercial Only)
Front Setback Minimum	30'	10' Interior Buildings 20' Holly Springs New Hill Road
Side/Rear Setbacks	5'	10' minimum - Residential None – Commercial
Side Corner Setbacks	30'	10' minimum
Setbacks to Adjacent to NR	50'	20'

Building Placement	UDO Standard	Proposed Standard
Maximum Building Setback	N/A	25'

Building Height	UDO Standard	Current CB-CD (21-REZ-01 - 1316 Holly Springs New Hill Road – Commercial Pod Only)	Proposed Standard
Minimum Building Height	25'	20'/2 stories	Commercial Pod: 20' with element at 25'
Maximum Building Height	60' All Structures	55'	60' All Other Structures

Permitted Uses (UDO Section 3):

	Current CB-CD (21-REZ-01 - 1316 Holly Springs New Hill Road – Commercial Pod Only)	Proposed Standard
Permitted Uses	All CB Uses except: Motorcycle/Scooter Sales Self Service Laundry/Costume Retail Public Utility/Substation Bed & Breakfast Bus Station Agricultural Seed Sales Neighborhood Recycling Collection Point Automobile Parts Sales (new) Quick Oil Change Facility Car Wash (automatic or self) Gasoline Service Station without repair	Hotel Business Services Medical Office Office Use Personal Services Veterinary Clinic/Hospital Food/Restaurant Uses Retail Assembly
Permitted Uses with Standards	Drive-Through as Special Exception Use Permit Only (Special Use Permit)	Apartment Dwelling Childcare Center Civic Building Fueling Station Drive-In/Drive-Through (Accessory, following NMX Standards)

Landscaping (UDO Section 5):

Perimeter Buffers	UDO Standard	Proposed Standard
North Buffer (Thoroughfare)	10' Type B	10' Type A (Residential)
East Buffer (Thoroughfare)	10' Type B	10' Type A
West Buffer	5' Type A / 20' Type C	5' Type A / 20' Type C (Partially Adjacent to HI)

Additional Standards:

Façade Standards	Proposed Standard
Residential Façade Standards	• At least 3 distinct colors, textures, and finishes • Units within 100' of OHSA with Sound Transmission Coefficient Rating of 35 or greater • Minimum of 50% of roof-mounted HVAC equipment • Primary Apartment roofs will have either a low-pitch roof or flat roof with parapet • Interior Apartments: No tuck-under level permitted
Residential Façade Standards Adjacent to Old Holly Springs Apex Rd	• 60' Maximum Building Height • No Parking between building and OHSA Right-of-Way • Minimum of 1 street-facing pedestrian entrance facing OHSA • Additional level permitted on building side furthest from OHSA on downhill side.
Commercial Building Standards	• Accent Lighting • Light Fixtures and poles shall be finished in black, dark brown, or architectural bronze • Gas canopies shall be a predominantly dark, neutral, or muted color

Conditional Zoning District Standards Staff Analysis

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with Conditional Zoning District Standards

Section 2.4 of the Unified Development Ordinance outlines the purpose and intent of Conditional Zoning Districts. These Districts are intended to provide a project that goes above and beyond what is expected in the base zoning district, in exchange for flexibility of development standards as outlined in the Unified Development Ordinance (UDO). The applicant has proposed several standards modifications through the Design Manual, Concept Plan, and Site Plan, which all provide clarity and context to the proposed district. Through these provided materials, staff have found the applicant to meet the intent of Conditional Zoning Districts.

By right, the base Community Business zoning district permits Apartment Dwellings only in vertically integrated buildings, with a non-residential use on the ground floor, and apartments above. A Conditional Zoning District permits Apartment Dwellings in alternate

locations and configurations, if meeting the intent of these districts as outlined in the UDO. The layout of these apartments are indicated on the site plan, with proposed design elements included in their Design Manual. Commitments include context around a more current apartment style, rather than the garden-style apartments in the vicinity. For example, these include interior-access only for the units, as well as a low-pitch or flat roof instead of the higher pitch with shingles.

Outside of the request to rezone from the base districts of Heavy Industrial and Neighborhood Residential, the applicant has also proposed rezoning 1316 Holly Springs New Hill Road from CB-CD Community Business Conditional Zoning District to part of this new CB-CD Community Business Conditional Zoning District. The existing CB-CD zoning was applied in 2022 prior to the new UDO, however many of the allowed uses under Community Business remain the same. The 2021 Conditional Zoning District applied specific height requirements to the commercial buildings and restricted permitted uses to exclude use such as car washes, quick oil change businesses, and fueling stations without full service and repair. These approved restrictions are more consistent with the Mixed-Use Center character area designation than the modifications proposed with this current CB-CD application.

Under the proposed Conditional Zoning District, many of the proposed land use restrictions would contribute favorably to the development of the Mixed-Use Center such as Apartment Dwellings, Hotel, Business Services, Office Use, Personal Services, Food/Restaurant Uses and Retail. Land Use restrictions typically less favorable to the development of the Mixed-Use Center include the fueling station with a convenience store and drive-through uses, which were restricted under the current 2022 zoning for a portion of the site. With the inclusion of the illustrative site plan, and the applicant's commitment to 7,500sf of commercial space with 12 fuel pumps, the fueling station appears to be the likely use. However, without a repair component attached to the fueling station, this would indicate a less restrictive use type than what is currently permitted.

With the addition of the site plan to the application, the proposed fueling station location and design commitments may contribute to the "above and beyond" the base district requirements for a fueling station at this corner. Design elements such as dark, muted colors for the canopy and light fixtures could help avoid the negative aesthetic elements of a typical fueling station. Setback adjustments for this building also place the building closer to the street, working towards creating the street presence intended by the Comprehensive Plan. Other proposed modifications include a decreased minimum building height of 25' to 20'. While this 20' requirement is the same as the current zoning district, the proposed district permits one-story buildings, while the current district approved in 2022 requires a two-story building (except for daycare uses). In exchange, applicant has proposed at least one building element of 25'as a measure of mitigation, which may help create the presence intended with the base Community Business zoning district standards.

Staff have found the proposed district to have no significant conflict with the Unified Development Ordinance.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

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

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

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

☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans
☒ Reasonable and in the Public Interest ☐ Not Reasonable and in the Public Interest

The Land Use & Character Plan identifies this site as both an "Area to Transform" and a Mixed-Use Center. Together, these designations indicate areas of development where moderate to significant change should occur through a mixture of uses, while serving the broader needs of the community. Demonstrating these designations, the proposed CB-CD Community Business Conditional Zoning District, which includes 298 Apartment Dwellings and a 12-pump Fueling Station with 7,500sf Convenience Store, can provide additional housing in an appropriate setting, and a fueling station where strongly desired by the community. While the proposed Conditional Zoning District does not meet all the characteristics of a Mixed-Use Center or elements of the Comprehensive Plan, the provided application materials indicate building, site, and streetscape design expected of the character area. While staff is able to recommend approval of the application, it is recommended that the Town Council discuss whether the application has proposed sufficient connectivity with adjacent uses for multi-modal transportation.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion
The LUAC discussed the initial concept for this project on August 6, 2024
Planning Board Representatives: Roger Bess, Josh Prizer
Town Council Representatives: Mayor Sean Mayefskie, Mayor Pro Tem Daniel Berry

The following topics were discussed at the August 6, 2024, Land Use Advisory Committee Meeting:

- The importance of associated road improvements
- Traffic concerns adjacent to Thales Academy
- The importance of open Space layout and integration between uses
- A request for details on pedestrian/cyclist connectivity onsite and to adjacent properties
- Retail and Restaurant uses were encouraged
- The importance of an activated street frontage along Old Holly Springs Apex Road, including details on building façade design
- The possible inclusion of affordable housing
- The design of apartments and a request of a more urban apartment design preferred (flat roof, interior elevator)
- Reception to a Fueling Station was positive, however it was emphasized that design details would be an important consideration

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

Meeting #1 Date: 12/13/2023

Summary of Issues:

- 4 Attendees
- Applicant Summary of Project,
- Attendees asked for applicant Contact Information to keep informed, and to be able to share the meeting recording

Meeting #2 Date: 9/4/2024

Summary of Issues:

- No Attendees

Planning Board Action

Planning Board Meeting Date: 3/18/2025

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

Town Council Consideration & Action

Legislative Public Hearing

Prior to the Legislative Public Hearing:

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

Zoning Map Amendment Plan Consistency Statement, Statement of Reasonableness, & Zoning Map Amendment Decision

Per NCGS 160D-605, when adopting or rejecting any Zoning Map Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of the proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Town Council Decision Type: Legislative Decision

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

Potential Zoning Map Amendment Petition Motion(s)
Adopt Ordinance #RZ25-03 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve/deny/defer rezoning.

Motion to Approve/Deny Utility Allocation for 4500 Old Apex Holly Springs Road.

Ordinance No. RZ25-03
Date Submitted: May 20, 2025
Date Adopted: June 17, 2025

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP; AND ADOPT THE ZONING MAP AMENDMENT PLAN CONSISTENCY STATEMENT & STATEMENT OF REASONABLENESS REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D-605

WHEREAS, the Town of Holly Springs Town Council adopted Vision Holly Springs: Town of Holly Springs Comprehensive Plan in November 2007; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated Vision Holly Springs: Town of Holly Springs Comprehensive Plan by adopting Section 1: Land Use & Character Plan in 2019; Section 2: Comprehensive Transportation Plan in 2022, and Section 3: Parks, Recreation and Greenways Master Plan in 2021; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 20.30 acres of Wake County PINs 06949361536, 0649353581, and 0649352730 from HI-Heavy Industrial, NR-Neighborhood Residential, and CB-CD Community Business Conditional Zoning District to CB-CD Community Business Conditional Zoning District; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Mixed-Use Center; and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on March 25, 2025 and recommended denial by a vote of 8-1; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on May 20, 2025 and June 17, 2025 to consider the proposed changes to the Official Zoning Map; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council adopts the following Zoning Map Amendment Plan Consistency Statement as required by NCGS §160D-605:

SUPPORTING APPROVAL

The requested Zoning Map Amendment from HI – Heavy Industrial, NR –

Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan as it meets the characteristics of a Mixed-Use Center and provides a mix of residential and commercial uses.

SUPPORTING DENIAL

The requested Zoning Map Amendment from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan as it does not meet the expectations for a Mixed-Use Center, including commercial and residential use integration.

WHEREAS, the Town of Holly Springs Town Council adopts the following Statement of Reasonableness as required by as required by NCGS §160D-605:

SUPPORTING APPROVAL

The requested Zoning Map Amendment from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District is reasonable and in the public interest as it provides the necessary housing and commercial uses in an appropriate layout and Town location.

SUPPORTING DENIAL

The requested Zoning Map Amendment from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District is not reasonable nor in the public interest as it fails to adequately provide an adequate and desired amount of commercial uses as part of a Mixed-Use Center where needed by the Town.

IF VOTE TO APPROVE

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the proposed Zoning Map Amendment is **APPROVED,** and the Unified Development Ordinance of the Town is amended as follows:

Amend Unified Development Ordinance Section 1.7 Official Zoning Map with the following rezoning request: 24-REZ-02 to change the zoning of PINs 06949361536, 0649353581, and 0649352730 from HI-Heavy Industrial, NR-Neighborhood Residential, and CB-CD Community Business Conditional Zoning District to CB-CD Community Business Conditional Zoning District.

The properties are subject to all the conditions listed in the Rezoning Master Plan and Design Manual, both dated 06/11/25, by McAdams and to include the condition that the property owner/Developer enters into a Transportation Mitigation Agreement with the Town.

Part 1:

REPEAL OF CONFLICTING ORDINANCES
All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 2:
INCLUSION IN UDO
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

IF VOTE TO DENY

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the that the proposed Zoning Map Amendment is **DENIED**.

Part 3:
SEVERABILITY
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance, or application of this Ordinance to any one parcel or group of parcels is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance or application of this Ordinance to other parcels and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 4:
EFFECTIVE DATE
The provisions of this ordinance shall become effective JUNE 17, 2025 in accordance with the laws of the State of North Carolina.

Adopted this, the 17th day of JUNE, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Planning Board Meeting Date: 3/25/2025

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

Planning Board Decision Type: Advisory Decision

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

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

The Planning Board discussed the following issues and concerns:
- Sewer infrastructure, downstream improvements, sewer study
- Parking locations and their relationship to the proposed buildings
- Comprehensive Plan compatibility
- Confirmation of a fueling station want/need in neighborhood
- Fueling station proximity to apartments, access for fuel trucks and customers
- Road improvements, hotspot study, future improvements to New Hill Road/Grand Hill Place
- Project density in this location could be too high, mostly regarding traffic concerns
- Proposed housing as potentially necessary adjacent to Holly Springs Town Center and other apartments, and for workers at new employment centers around Town
- Ratio of commercial to residential, may be lower than desired for this Mixed Use Center

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

The Planning Board adopted the following Plan Consistency Statement (8 - 1)

> The requested Zoning Map Amendment from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District is inconsistent with the Vision Holly

Springs Comprehensive Plan and not reasonable nor in the public interest as the proposed Conditional Zoning District does not meet the building, site, and street network expectations for a Mixed-Use Center and does not comply with the Town's adopted ordinances.

Those voting against the motion:

- Ms. Holder – Stated housing is needed in this location for affordability and workforce housing

Zoning Map Amendment Petition Motion
The Planning Board recommends the Town Council deny Zoning Map Amendment #24-REZ-02 to change the zoning of 20.24 acres of Wake County PINs #0649361536, 0649353581, and 0649352730 from HI – Heavy Industrial, NR – Neighborhood Residential, and CB-CD – Community Business Conditional Zoning District to CB-CD – Community Business Conditional Zoning District, as submitted by Laura Holloman of McAdams.

The Planning Board voted in favor of the recommendation (8 - 1)

Those voting against the motion:

- Ms. Holder – Stated housing is needed in this location for affordability and workforce housing

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Office of Student Assignment
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

February 10, 2025

Chris Hills, AICP
Director, Development Services
Town of Holly Springs
Chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: 03/06/2025
- Name of development: 4500 Old Holly Springs Apex Road
- Address of rezoning: 4500 Old Holly Springs Apex Road; 1300/1316 New Hill Road (PINs) 0649361536; 0649352730; 0649353581
- Total number of proposed residential units: 298 units
- Type(s) of residential units proposed: Apartment Dwellings

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

- ☒ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.
- ☐ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

  ☐ Elementary ☐ Middle ☐ High

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

- ☒ Not applicable – existing school capacity is anticipated to be sufficient.
- ☐ School expansion or construction within the next five years is not anticipated to address concerns.
- ☐ School expansion or construction within the next five years may address concerns at these grade levels:

  ☐ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* **Applicant and Financially Responsible Party will need to register for an account on the Portal.**	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: Laura Holloman, AICP	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919.613.5000	E-Mail: holloman@mcadamsco.com
Design Professional	
Name: Johnathan Balderson, PE	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919.613.5000	E-Mail: balsderson@mcadamsco.com
Developers	
Name: Danielle Weaver & Rehab Hamad	Company: Fusion Ventures LLC & New Hill 1300 LLC & Fusion 1300 LLC
Mailing Address: 213 W Ballentine Street & 4400 Triland Way & 8004 Country Haven Ln	
City, State, Zip: Holly Springs NC 27540-8518 & Cary NC 27518-2777 & New Hill NC 27562-8987	
Telephone: 919.669.6895, 919.971.4286	E-Mail: fusiondevelopmentnc@gmail.com & rhamad@trilandproperty.com
Architect	
Name: David Brown, PLA LEED AP	Company: Cline Design
Mailing Address: 125 N Harrington Street	
City, State, Zip: Raleigh NC 27603	
Telephone: 919.833.6413	E-Mail: davidb@clinedesignassoc.com
Landscape Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Financially Responsible Party (REQUIRED)	
Name:	Company: Fusion Ventures, LLC & New Hill 1300 LLC & Fusion 1300 LLC
Mailing Address: 213 W Ballentine Street & 4400 Triland Way & 8004 Country Haven Ln	
City, State, Zip: Holly Springs NC 27540-8518 & Cary NC 27518-2777 & New Hill NC 27562-8987	
Telephone: 919.669.6895, 919.971.4286	E-Mail: fusiondevelopmentnc@gmail.com & rhamad@trilandproperty.com
Property Owner (REQUIRED)	
Name:	Company: Fusion Ventures, LLC & New Hill 1300 LLC & Fusion 1300 LLC
Mailing Address: 213 W Ballentine Street & 4400 Triland Way & 8004 Country Haven Ln	
City, State, Zip: Holly Springs NC 27540-8518 & Cary NC 27518-2777 & New Hill NC 27562-8987	
Telephone: 919.669.6895, 919.971.4286	E-Mail: fusiondevelopmentnc@gmail.com & rhamad@trilandproperty.com

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
☐	Zoning Map Change – General Use District
☑	Zoning Map Change – Conditional Zoning District ☐ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) ☑ Option 2 Plan: Master Plan
☐	Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Map Amendment ☐ Small Area Plan Map Amendment
☐	UDO Text Amendment – UDO Section:

PROJECT INFORMATION **https://www.hollyspringsnc.gov/742/Maps**	
Project Name	4500 Old Holly Springs Apex Road Mixed Use
Project Location *Use street address. If none, use closest intersection*	4500 Old Holly Springs Apex Road & 1300, 1316 New Hill Road
	☑Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	06949361536, 0649353581, 0649352730
Real Estate ID	0065323, 00031660, 0047145
Project Acreage	20.30 Partial Parcel? ☐ Yes ☑ No
Current Zoning	Heavy Industrial, Community Business Conditional District, Neighborhood Residential
Proposed Zoning	Community Business-Conditional District (CB-CD). Maximum commercial space: 7,500 sf
Current Future Land Use Designation	Mixed Use Center
Proposed Future Land Use Designation	Mixed Use Center
Small Area Plan Designation *(if applicable)*	n/a
Special Study Scoping Meeting Dates	10.26.2023 (TIA) 01.12.2024 (sewer study)
Sketch Plan Review *(pre-submittal)* Meeting Date:	01/11/2024
Neighborhood Meeting Date:	12/13/2023 and 09/04/2024

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

Plan Consistency Statement
4500 Old Holly Springs Apex Road
Project Number PLRZ202400061/24REZ02

Executive Summary

The quality of life the Town offers makes Holly Springs a sought after place to raise a family and plant roots. At the same time, Holly Springs has cornered the western Wake County market in attracting economic engines like Fuji and Amgen. The combination of these factors has created a housing demand and housing shortage in Holly Spring like the town has never experienced. Just around the corner from these major employers, the proposed rezoning is driven by this market demand for housing. This proposed development will provide key living opportunities for young professionals living in Holly Springs for the first time, as well as employees and executives relocating to this market and seeking high quality short-term apartment living while looking for a home in one of Holly Springs' lovely neighborhoods.

As conditioned, this development will provide high quality living in a thoughtfully crafted design incorporating open green spaces just a short walk or bike to Holly Springs Towne Center and the services it offers. This community will afford residents the opportunity to live near major employers, raise their families, age-in-place, and maintain neighborhood ties.

In addition, the proposed rezoning will allow for multifamily units as a part of this mixed-use development. This will increase housing stock and choice for the growing population of Holly Springs, as new professionals move into the Town for employment opportunities. This development aligns with the Mixed-Use Center Future Land Use Designation as outlined in the Comprehensive Plan by fostering a compact, walkable environment, promoting a mix of uses, and enhancing connectivity to adjacent areas. Importantly, the design of the site includes a round-a-bout and strong pedestrian network that will ensure safety of pedestrians and motorists while at the same time promoting walkability from the site to the goods and services offered at Holly Springs Towne Center, a large scale commercial development that still has not finished building out its retail and commercial offering.

The Future Land Use Map ("FLUM") designates the project site as Mixed-Use Center. The FLUM description and characteristics of Mixed-Use Center specifically call for development of a compact, walkable environment and mix of residential and non-residential uses that supports multiple modes of transportation. These areas include a variety of shared public open spaces throughout a walkable, activated environment. The proposed rezoning request from Heavy Industrial (HI) to Community Business Conditional Use (CB-CD) will allow for a vibrant, compact, and walkable community consistent with the FLUM Designation. The Community Business District accommodates mixed-use centers along major corridors, making it an ideal zoning classification for this location.

This allows for a mix of residential (multi-family) uses providing housing options within the heart of a Mixed-Use center providing a compact, walkable environment. Based upon this, the applicant submits that the zoning request of CB-CD is the ideal zoning classification for the subject property.

The Community Business District accommodates locations along major corridors for moderate to high volume and intensity commercial and mixed-use centers. As such, the proposed zoning district is ideal for this site.

Section 1: Future Land Use and Community Character

The Town's Land Use and Character Plan implements a vision that preserves the character of the Town while embracing growth such that the quality of life for all citizens is improved and protected. The FLUM illustrates preferred development types and locations within the Town, while the Character Areas focus on shape and form, including but not limited to, site design, land use and density, all supporting the long-term goals for Holly Springs.

A. FUTURE LAND USE

The following specifically addresses Future Land use objectives this proposed rezoning will satisfy.

1) "Establish a series of pedestrian friendly neighborhoods that will enable the town to maintain a "small town" character as it grows and changes."

Over the years, the Town of Holly Springs has taken an active role in creating a framework within its UDO to ensure this character is preserved through every new development constructed. This "small town" feel can be recognized in the walkability made available through private streets and ample sidewalks within the communities and connecting to the public realm and other neighborhoods.

The proposed development will offer a mix of residential (multi-family) uses providing housing options within the heart of a Mixed-Use center providing a compact, walkable environment. In addition, future residents will enjoy a variety of uses, and increased density that aligns this community with the vision for Holly Springs established in the Comprehensive Plan.

Through the Conditional District Design Guidelines, the developer is committed to providing a community that speaks to the quality and small town feel of the area. This commitment will result in a development that will exhibit the small-town charm the Town expects to preserve for years to come.

The proposed CB-CD zoning district is described in Section 2.1.1 of the UDO to be a district that accommodates locations along major corridors for mixed-use centers coordinated to facilitate pedestrian, bicycle, and vehicular access from nearby Residential Use Districts. The proposed development satisfies these recommendations as it offers a mix of uses that will expand housing choices for a variety of income levels allowing residents to grow and age within their own neighborhood, maintaining strong neighborhood ties. The residential proposed by the development will help address the continued need for more housing in Holly Springs, especially given the proximity of the site to the business park. Further, the gas and convenience store will provide a much needed use in this part of town, one that residents have long been demanding.

In addition, the Master Plan provides a robust pedestrian network including a round-a-about that will ensure the safety of pedestrians and motorists while promoting walkability from the site to the many retail, food and beverage and service offerings at Holly Springs Towne Center. In that regard, the proposed development is highly complementary to the surrounding commercial land uses.

2) “Ensure that new housing is appropriate in type, location and density to minimize environmental impacts and maintain community character.”

The project area is currently zoned Heavy Industrial (HI). Allowing the rezoning to CB-CD will allow for much-needed housing to support the Town’s growing population and workforce. The proposed rezoning will provide a mix of residential (multi-family) and non-residential uses, while preserving the natural environment and keeping with the character of the area. The FLUM designates this area as a Mixed-Use Center for which the proposed CB-CD rezoning is consistent according to Table 2.1 Zoning – Future Land Use Designations in the Town’s Unified Development Ordinance, (“UDO”). The proposed use will provide a neighborhood that is complimentary to the existing community character by delivering a compact, walkable community that provides connectivity to nearby shopping, dining, and other key locations embracing the long-term vision for the Town.

3) “Accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums, and apartments.”

The proposed rezoning will provide a residential multifamily product in an area that contains housing stock that is primarily single family, allowing residents greater choice in housing to support the Town’s growing workforce. The density provided by this proposed multifamily residential and non-residential provides for much needed housing which will create a compact, walkable community, that provides connectivity to nearby shopping, dining, and other key locations. It encourages walkability through private streets and ample sidewalks within the communities and connecting to the public realm and other neighborhoods, which is a goal of the Comprehensive plan. This goal is also mentioned in the Executive Summary above.

4) “Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively.”

Sprawl, often characterized by non-connected low-density zoning that results in greater construction costs of both road and utility infrastructure is not the character of the proposed development. This proposed development is intended to provide a cohesive 21st century mixed-use center that will provide internal connectivity to existing and future development, reducing the impacts of sprawl through density and design. Additionally, the siting of this use could not be more ideal. In addition to being located near significant employment, the site enjoys easy access to NC540 and the NCHWY 55 By-pass via Old Holly Springs Apex Road and Bennett Knoll Parkway, respectively. By locating higher density in this strategic location, the proposed rezoning helps to prevent sprawl.

B. COMMUNITY CHARACTER

The following specifically addresses Community Character objectives this proposed rezoning will satisfy.:

1) “To accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums and apartments.”

The proposed development will provide much needed housing for the Town and include a variety of housing types targeted toward professionals, young families, and empty nesters. The development will provide a compact, walkable, vibrant community for residents to enjoy.

2) “To preserve and protect, where appropriate, agricultural land, green space, woodland and the natural environment.”

Mixed-use developments are required to provide open space areas in the form of linear parks, courtyards, and pocket parks. Specifically, this project proposes several plaza, parklet, and courtyard areas throughout the development, as well a community amenity center for residents. The open spaces and plaza areas will be connected via sidewalk, providing pedestrian connectivity and access across the development. These open space amenities will create a sense of place and encourage social interaction throughout the development.

The proposed rezoning request meets both the current and proposed long term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods, retail and services, makes this residential development at the proposed density a welcomed part of Holly Springs fostering a sense of place and community.

Section 2: Transportation /Comprehensive Transportation Plan

As growth occurs, the traffic impact becomes more and more critical. The Town’s engineering department and the NCDOT work together to investigate potential traffic impacts through a Traffic Impact Analysis. The CTP endeavors to balance land use and effective transportation within the Town.

The CTP outlines the same goals or objectives as the transportation section of the Comprehensive Plan. The project proposes a multimodal transportation network, fostering healthy growth in the surrounding environment. This is done through three elements: roadway, bicycle and pedestrian, and transit. Old Holly Springs Apex Road is shown as four-lane thoroughfare with a side path in the CTP. This project shall incorporate its design of the road segment within its property only, and, at time of development plan, shall confirm that the remaining extension shall be constructible in the future.

The bicycle and pedestrian element will be achieved through the integrated pedestrian network via sidewalks throughout the development.

The transit element is dependent upon future transit service in the area. Currently there are no nearby transit stops and the nearest bus stop is located at Ting Park. As part of the development plan, staff will evaluate the need for an additional shelter adjacent to the project. If it is determined one is necessary, it be constructed at the cost of the developer.

Further, the developer agrees to design and construct the mitigation improvements set forth in the TIA and transportation mitigation agreement, as well as provide access stubs to adjacent properties as required by the UDO. Overall, the proposed rezoning enhances multimodal connectivity to nearby shopping, dining, and other neighborhoods and incorporates improvements consistent with the CTP.

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

The purpose of the Parks & Recreation Master Plan is to focus on the importance of providing open space and active opportunities for all Town residents. The Master Plan provides guidance on the following Comprehensive Plan objectives:

1) “To physically unite the Town by connecting existing trails, sidewalks, and open spaces.”

The project is aligned with the Parks & Recreation Master Plan as it proposes several recreational and open space areas as a part of the development including sidewalks, civic gathering spaces, play areas, and an amenity center located throughout the site. Residents will have convenient access to these amenities that offer a range of recreational activities for them to enjoy. In addition, the project proposes to meet active open space requirements by providing plazas and programmed amenities throughout the development. In addition, the project will be required to meet all NC ADA requirements. The proposed project will also be installing multiple EV charging stations, consistent with the new UDO, ensuring that the site will meet updated technology needs.

Section 4: Community Facilities

Community facilities focus on the need for increased demand for public services as the Town experiences growth. Community facilities include fire, police, EMS, and public schools. The Comprehensive Plan addresses several objectives, and this rezoning request achieves the following Comprehensive Plan objectives:

1) “Inform developers when proposing new subdivisions – of the need for residents’ access to community facilities and the importance to plan appropriately to enable this access.”

Developers plan for community facilities such as police, fire and EMS when designing a development. Drive aisles are designed to accommodate the largest emergency response vehicle. A turning-move template is reviewed by staff to ensure vehicles can safely maneuver through all access points and parking areas. Emergency response facilities exist within reasonable proximity to the subject site and no issues are perceived with regards to insufficient response time.

Section 5: Infrastructure and Utilities

The Comprehensive Plan endeavors to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications, etc. with respect to new development will adequately handle new growth. This rezoning request is consistent with the following Comprehensive Plan objectives:

1) “Provide infrastructure to meet the needs of residents and development while protecting the environment.”

The proposed development will extend public utilities to the site consistent with the recommendations of the sewer study that has been performed for the development as agreed to by the parties in a developers agreement. The developer agrees to design and construct the mitigation improvements set forth in the sewer study, as well as provide water and sewer stubs to adjacent properties as required by the UDO. In addition, it is noted that a fire flow analysis is required at Major Subdivision plan. In addition, the developer will include a reclaim waterline extension. The developer will be providing an additional 25% active recreation space and is committed to buildings being constructed to National Green Building Standards as part of the Water Resource Management Policy.

Section 6: Natural Resources

The Town is challenged with finding a balance between preserving the natural environment and the development of the Town's future. This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Balance development with conservation."

The Town uses several tools throughout the development process to ensure this balance has been thoughtfully approached in the protection of streams and environmental features and a newly adopted tree protection ordinance.

On March 1, 2023, the town adopted a new UDO. As part of that ordinance, a tree preservation section must be adhered to and include tree preservation requirements. This will allow residents the ability to enjoy the natural environment throughout the community. The development adheres to the Comprehensive Plan's objective to create a balance development with conservation minimizing environmental impacts through sustainable practices.

Zoning Compatibility Statement

The Town has experienced tremendous success in generating jobs, which job growth has created the demand for the residences and services offered by the proposed rezoning. Town staff and officials have prioritized managing this growth thoughtfully and diligently, with a careful focus on maintaining density that aligns with the surrounding community.

The proposed project associated with this rezoning request is currently zoned as Heavy Industrial (HI), while the Future Land Use Map envisions this area as a Mixed-Use Center. By rezoning the property to a Community Business Conditional District (CB-CD), we aim to meet the needs of Holly Springs' growing population by expanding the housing stock and enhancing choices for incoming professionals drawn by the town's employment opportunities.

This rezoning proposes a compact, walkable, vibrant community that not only provides much-needed housing but also prioritizes tree preservation. The development plan includes active recreational amenities and multimodal connectivity, creating a neighborhood that is consistent with the Town's long-term vision. This neighborhood would be a welcomed part of Holly Springs.

4500 Old Holly Springs Apex Road: Design Goals Narrative

1. **The incorporation of existing natural features such as wooded areas and slopes into the design of new development as to preserve the site's natural character:**

   This project does not propose significantly altering the slope and will therefore ensure natural topography will be preserved. Tree preservation and open space will be provided throughout the site to enhance the experience with green space and nature.

2. **The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns:**

   The project will bring development and housing to a rapidly growing part of town that will encourage growth in a manner that complements the existing, surrounding environment. The site is in close proximity to existing commercial and employment centers. The development is envisioned to serve as a welcoming and accessible transition from the higher intensity, existing developments along GB Alford Highway. In addition, the site is currently zoned for Heavy Industrial uses, the proposed rezoning would be a down-zoning to allow for greater commercial and residential development that are more compatible with the development surrounding this property and within the vicinity of the area.

3. **Development of pedestrian-oriented communities and development of traditional style neighborhoods:**

   The Comprehensive Plan encourages a variety of housing types across town. The project proposes multi-family units. These denser housing types paired with the commercial uses and the variety of connected open spaces encourage pedestrian connectivity within and around the development. The commercial uses and plaza areas will be accessible through a system of interconnected sidewalks to adjacent development. Open spaces will be connected by sidewalks and paths, providing ample pedestrian access throughout the development. The gathering areas and architectural standards for the site will help to foster an inviting pedestrian-scaled development to experience.

4. **Development of communities that are visually and functionally connected to one another:**

   This project's design places a high priority on mixed-use development and pedestrian connectivity. Open space areas will be linked via pedestrian paths throughout the development. Additionally, roadway connections are proposed to enable interconnected growth in the future. This project will complete the visual and functional connections currently fractured by this undeveloped property at the southwest quadrant of the intersection with Old Holly Springs Apex Road and Bennet Knoll Parkway. The development will serve as an inviting transition from the higher intensity developments along GB Alford Highway to the residential uses and help to establish this intersection as something other than the backside of the existing shopping center.

5. **Protection of significant watershed areas in order to preserve water quality:**

   As part of the master plan process, an environmental scientist is retained by the developer to perform any needed delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is performed, the agency will then issue an official determination letter that is valid for a period of five years (if no development of the property occurs). This letter must be submitted to Town staff to verify that all environmental features on-site have been accounted for and protected accordingly. This site is not within a critical watershed and no wetlands have been identified on the site.

6. Creativity and imagination in the process of development:

The proposed development consists of multi-family and commercial uses, and a variety of open spaces across the site. Stand-alone and ground-floor retail space will be prominent along the site's frontage on Old Holly Springs Apex Road. Multi-family uses will be located on the upper stories of the mixed-use buildings and toward the center of the site. Open space will be distributed throughout the site, giving all residents and users convenient access to green space for gathering and recreating. A centralized plaza area will be created to anchor development. The neighborhood-scale commercial uses provide space for local businesses and increased variety.

7. Unique architecture or sustainable design:

Emphasized entrances and varied architectural features and materials will break up the façade and contribute to creating an apt human and pedestrian scale throughout the development. As new development continues emphasis will be placed on high quality architecture as outlined in the Design Manual. Green Stormwater Infrastructure will be incorporated throughout the development to allow for sustainable design.

8. Efficient, aesthetic, and desirable use of open space:

The project includes a centralized village green area, parklets, plazas, and an amenity center for residents. The variety and dispersion of the open spaces on site will provide users with ample access to outdoor areas for recreating, socializing, and building community. These open spaces will provide an accessible green space, permitting uses to engage organically.

9. Variety in housing types and physical development patterns:

The project incorporates a multi-family residential development and commercial uses into the site. This type of mixed-use, walkable development is desirable and provides needed housing development. The establishment of a walkable, mixed-use community will encourage pedestrian activity in and around this project. Furthermore, this project will enhance the existing residential and commercial development in the area, by increasing pedestrian connectivity along the Old Holly Springs Apex Road area, which is currently underserved by pedestrian facilities given the pre-dominantly industrial zoning in this part of Town, which does not align with the Future Land Use Plan.

10. Special considerations for property with a unique history or outstanding physical features:

The subject property does not contain any existing historic structures or outstanding physical features. An environmental analysis has been performed on-site and observed that no wetlands are located on site.

TOWN OF HOLLY SPRINGS
ZONING PETITION

NEIGHBORHOOD MEETING REPORT

DPM Appendix #A.02
Supplement 18
March 2022

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

☐ Neighborhood Meeting Date: December 13, 2023
Time: 6:00pm to 7:00pm
Location: Virtual

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

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

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

☒ Date of Notification Mailing: November 28, 2023

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

Summary of Issues:
See meeting summary attached.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
The feedback we received from the neighborhood meeting was generally positive and supportive of the project as proposed. We anticipate some changes to the site plan as we continue to work through the rezoning process.

Attach Additional Sheets as needed

Additional attachments required for the report:
☑ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☑ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) _____ Date March 6, 2024

Jason Barron | Partner
421 Fayetteville Street | Suite 530
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: November 28, 2023

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Old Holly Springs Apex Road with Parcel Identification Number (PIN) 0649361536 (the "Property"). The Property approximately 17.36 acres, depicted on the attached Context Map.

We are counsel for Fusion Land Management, LLC, a developer that is considering rezoning the above-captioned Property for a mixed use development in the Town of Holly Springs. The Property is located at 4500 Old Holly Springs Apex Road and is depicted here:



Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property. The subject property and all properties within 500 ft of the Property are highlighted in yellow on the context map included with this mailing.

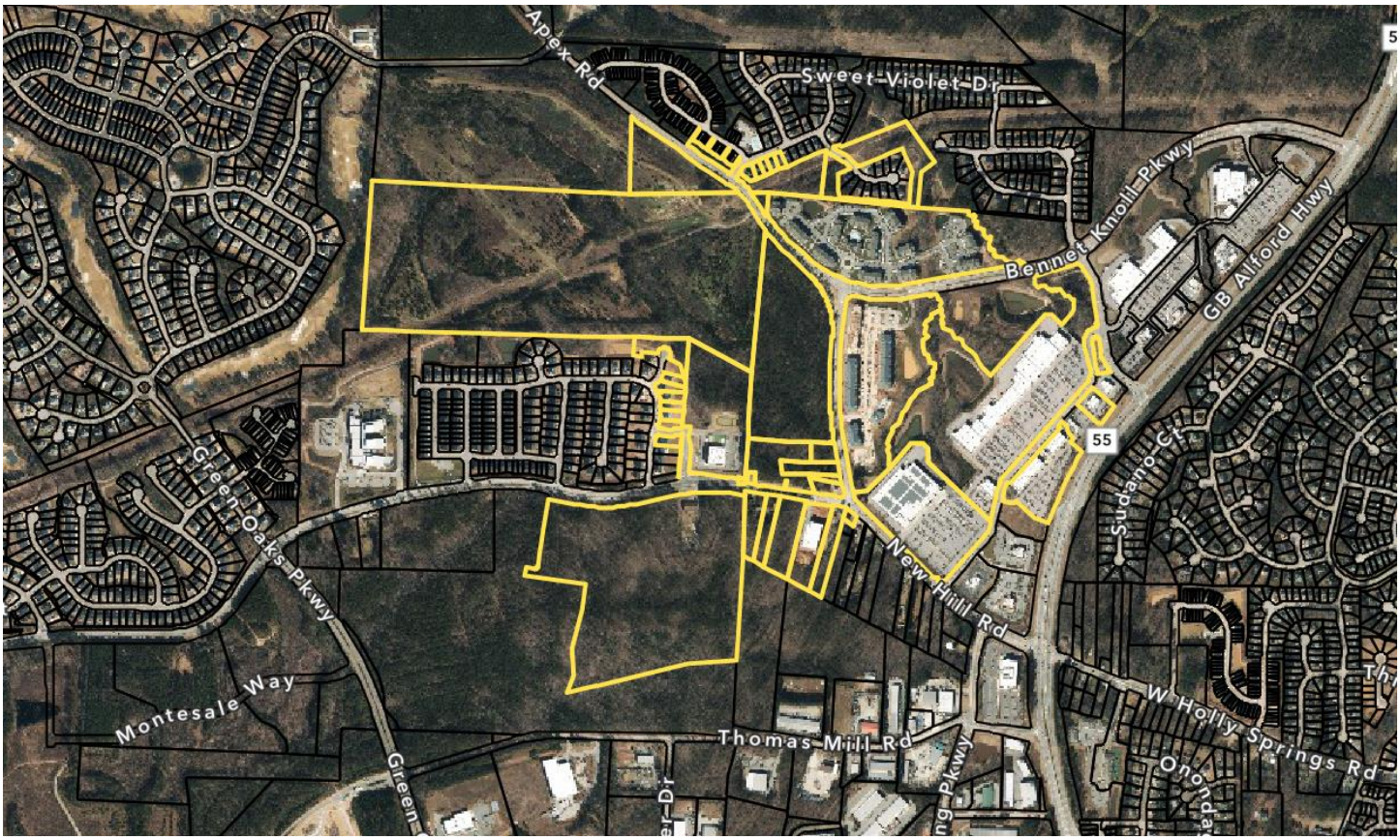
The Property currently is zoned Heavy Industrial (HI) and the proposed development intends to rezone to Community Business Conditional District (CB-CD) to facilitate a mixed use multifamily and commercial development. The concept plan enclosed herewith provides the overall concept associated with this proposed development.

We will hold a virtual neighborhood meeting on **Wednesday, December 13, 2023 from 5:30 p.m. – 6:30 p.m.** via Zoom to discuss the rezoning. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed rezoning and can share comments and questions they may have.

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map


Apex Rd
Sweet Violet Dr
Bennet Knolll Pkwy
GB Alford Hwy
55
Sudano Ct
Green Oaks Pkwy
New Hill Rd
Montesale Way
Thomas Mill Rd
W Holly Springs Rd

Owner	Mailing Ad	Mailing Ad	Mailing Address 3
JONES, RIC	105 FORES	HOLLY SPRINGS	NC 27540-4414
PARLOW, J	205 FORES	HOLLY SPRINGS	NC 27540-4410
HOLLY SPR	TOWN ATT	PO BOX 8	HOLLY SPRINGS NC 27540-0008
KRG NEW	30 S MERII	INDIANAPOLIS	IN 46204-3565
BAGADE, S	412 MOOF	HOLLY SPRINGS	NC 27540-5443
TARGET CC	PROPERTY	PO BOX 94	MINNEAPOLIS MN 55440-9456
LESLIE, LIS	PO BOX 57	HOLLY SPRINGS	NC 27540-0574
HOLLY SPR	REPUBLIC	PO BOX 29	PHOENIX AZ 85038-9246
MCNEIL, B	1335 NEW	HOLLY SPRINGS	NC 27540-6102
NGUYEN, I	209 FORES	HOLLY SPRINGS	NC 27540-4410
FOREST SP	RESOURCE	PO BOX 18	PITTSBORO NC 27312-1866
COOK, BRY	103 FORES	HOLLY SPRINGS	NC 27540-4414
FUSION VE	213 W BAI	HOLLY SPRINGS	NC 27540-8518
NEW HILL	4400 TRIL/	CARY	NC 27518-2777
CC TGA TH	CRESCENT	601 S TRYC	CHARLOTTE NC 28202-1841
TRIANGLE	PO BOX 71	SALT LAKE CITY	UT 84171-0870
THALES AC	4641 PARA	RALEIGH	NC 27616-3406
RAMOS, D	500 MOOF	HOLLY SPRINGS	NC 27540-5445
MATIAS, A	408 MOOF	HOLLY SPRINGS	NC 27540-5443
WUNNAV/	404 MOOF	HOLLY SPRINGS	NC 27540-5443
FUSION 13	213 W BAI	HOLLY SPRINGS	NC 27540-8518
BHATTACH	104 BECKL	HOLLY SPRINGS	NC 27540-5444
MCDONAL	213 FORES	HOLLY SPRINGS	NC 27540-4410
SCRAP IRO	9707 WELI	RALEIGH	NC 27617-8572
HOLLY SPR	AMZAK HC	980 N FED	BOCA RATON FL 33432-2744
SPRING OA	397 MARK	APEX	NC 27523-5586
NEW HILL	1000 CRES	CARY	NC 27518-8117
KRATZKE, I	400 MOOF	HOLLY SPRINGS	NC 27540-5443
HENSLEY H	1401 SUNI	RALEIGH	NC 27607-5173
UPPERMA	103 PLAZA	GARNER	NC 27529-2725
VANDELOC	100 BECKL	HOLLY SPRINGS	NC 27540-5444
FOREST SP	RESOURCE	PO BOX 18	PITTSBORO NC 27312-1866
BURWELL,	1237 NEW	HOLLY SPRINGS	NC 27540-9109
FOREST SP	1210 TRIN	CARY	NC 27513-6245
CURRENT `	128 GRAN	HOLLY SPRINGS	NC 27540
CURRENT `	100 GRAN	HOLLY SPRINGS	NC 27540
CURRENT `	1341 HOLL	HOLLY SPRINGS	NC 27540
CURRENT `	0 OLD HOL	HOLLY SPRINGS	NC 27540
CURRENT `	4300 OLD	HOLLY SPRINGS	NC 27540
CURRENT `	1325 HOLL	HOLLY SPRINGS	NC 27540
CURRENT `	98 WOODI	HOLLY SPRINGS	NC 27540
CURRENT `	4500 OLD	HOLLY SPRINGS	NC 27540
CURRENT `	1340 NEW	HOLLY SPRINGS	NC 27540
CURRENT `	11313 HOI	HOLLY SPRINGS	NC 27540
CURRENT `	1309 NEW	HOLLY SPRINGS	NC 27540
CURRENT `	11244 HOI	HOLLY SPRINGS	NC 27540

CURRENT · 0 SOCRATI HOLLY SPRINGS NC 27540
CURRENT · 1300 NEW HOLLY SPRINGS NC 27540
CURRENT · 9000 COLE HOLLY SPRINGS NC 27540
CURRENT · 1000 HENI HOLLY SPRINGS NC 27540
CURRENT · 11213 HOI HOLLY SPRINGS NC 27540
CURRENT · 1338 NEW HOLLY SPRINGS NC 27540
CURRENT · 4528 OLD HOLLY SPRINGS NC 27540
CURRENT · 4544 OLD HOLLY SPRINGS NC 27540
CURRENT · 0 OLD HOL HOLLY SPRINGS NC 27540
CURRENT · 109 BECKL HOLLY SPRINGS NC 27540
CURRENT · 1303 NEW HOLLY SPRINGS NC 27540
CURRENT · 101 FORES HOLLY SPRINGS NC 27540
CURRENT · 1233 NEW HOLLY SPRINGS NC 27540
CURRENT · 109 BEACC HOLLY SPRINGS NC 27540

4500 OLD HOLLY SPRINGS APEX ROAD
NEIGHBORHOOD MEETING MINUTES
DECEMBER 13, 2023

1. Discussed Holly Springs Rezoning Process.
2. Discussed current and proposed Zoning.
3. Discussed the Comprehensive Plan and the Future Land Use Designation.
4. Discussed the Town's Vision.
5. Discussed the Concept Plan.
6. Discussed the Conditional Rezoning.
7. Discussed architectural requirements.
8. Participant asked if we could share the recording. Response: Yes
9. Participant noted this looks like a nice plan.

Neighborhood Meeting Minutes for 4500 Old Holly Springs Apex Road

Date: December 13, 2023

IN ATTENDANCE FROM DEVELOPMENT TEAM: Laura Holloman, Kate Murdoch, Tish Shapiro,

ATTENDEES: Mary Hazuka, Luis Espinal, Rehab Hamad, Ryan Van de Bosche

Sign In: see attached

MEETING BEGAN: 5:30 p.m.

Meeting Ended: 6:00 p.m.

Laura Holloman began the meeting at 5:30pm. She provided an overview of the project, including the location of the site, the rezoning process, current zoning and future land-use designations for the property, and the proposed development to the site.

PRESENTATION AND SLIDES. The rezoning petition will take about 6-9 months for staff review, before moving to the Planning Board, and Town Council and Public Hearing. If successful, it will then go through the development plan process for an additional 8-9 months, including Planning Board, Town Council, and neighborhood meetings again. Then Construction Drawings are reviewed by staff. This will be a two (2)-year process before a shovel is in the ground.

PROVIDING CONTEXT TO THE LOCATION. The project is approximately 17 acres. The site is currently vacant and zoned heavy industrial. Allowable uses currently permit such uses as major vehicle repair, heavy equipment sales, heavy manufacturing, and self-storage.

TOWN'S VISION IS FOR MIXED USE. The vision here does not include large-scale (big-boxes) development, but rather more small-scale uses and services, maybe a gas station.

PROCESS FOR ESTABLISHING WHAT IS NEEDED. This is concept from the letter and the team has built the zoning request around this main street concept. The project and access points were further described through presentation illustrations. The main street concept includes on-street parking, street trees, an activated pedestrian network, and pockets of open space dispersed throughout. The apartments will have an amenity area. Although not locked into this plan, it shows ground-level commercial square footage. These two (2) projects flow together, by carefully designed transitions. Although in the early stages, looking at 380 units of apartments. The zoning request establishes a street network, access points, and land uses. The site will be designed so that the space and place interactions are inviting. The zoning will establish buffers, noting the adjacent school. The Design Manual will establish architectural standards for the development, such as no vinyl siding, minimum masonry and window elements, first-floor transparency (glass) is favored, and open space programming.

The Open Space programming includes landscaping, activated bocce courts, and apartment pool and clubhouse.

The zoning process requires two (2) special studies, a Traffic Impact Analysis (TIA) and a Sewer (capacity) Study. The TIA is complete, and traffic counts were taken while school was in session. Site Access is not signalized. Once the petition is submitted, it [TIA] will become public record, sewer study as well. The Sewer Study will evaluate the Twelve Oaks Pump Station and evaluate if capacity remains or if upgrades are needed.

We will add contact information to chat.

Questions:

- Can we share a recording of the meeting? *Yes.*
- Can we share contact information? *Yes. Laura shared hers. Tish and I also shared ours.*

NEIGHBORHOOD MEETING REPORT

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

☒ Neighborhood Meeting Date: September 4, 2024
Time: 5:30-6:30 p.m.
Location: Virtual

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

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

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

☒ Date of Notification Mailing: August 23, 2024

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

Summary of Issues: No attendees present.

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance. No attendees present.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) _____ Date September 5, 2024

MORNINGSTAR LAW GROUP

Jason Barron | Partner
434 Fayetteville Street | Suite 2200
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: August 23, 2024

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Old Holly Springs Apex Road and Holly Springs New Hill Road, with Parcel Identification Numbers (PINs) 0649361536, 0649352730, and 0649353581 (the "Property"). The Property approximately 20.24 acres, is depicted on the attached Context Map.

We are counsel for Fusion Land Management, LLC, a developer that is considering rezoning the above-captioned Property for a mixed use development in the Town of Holly Springs.

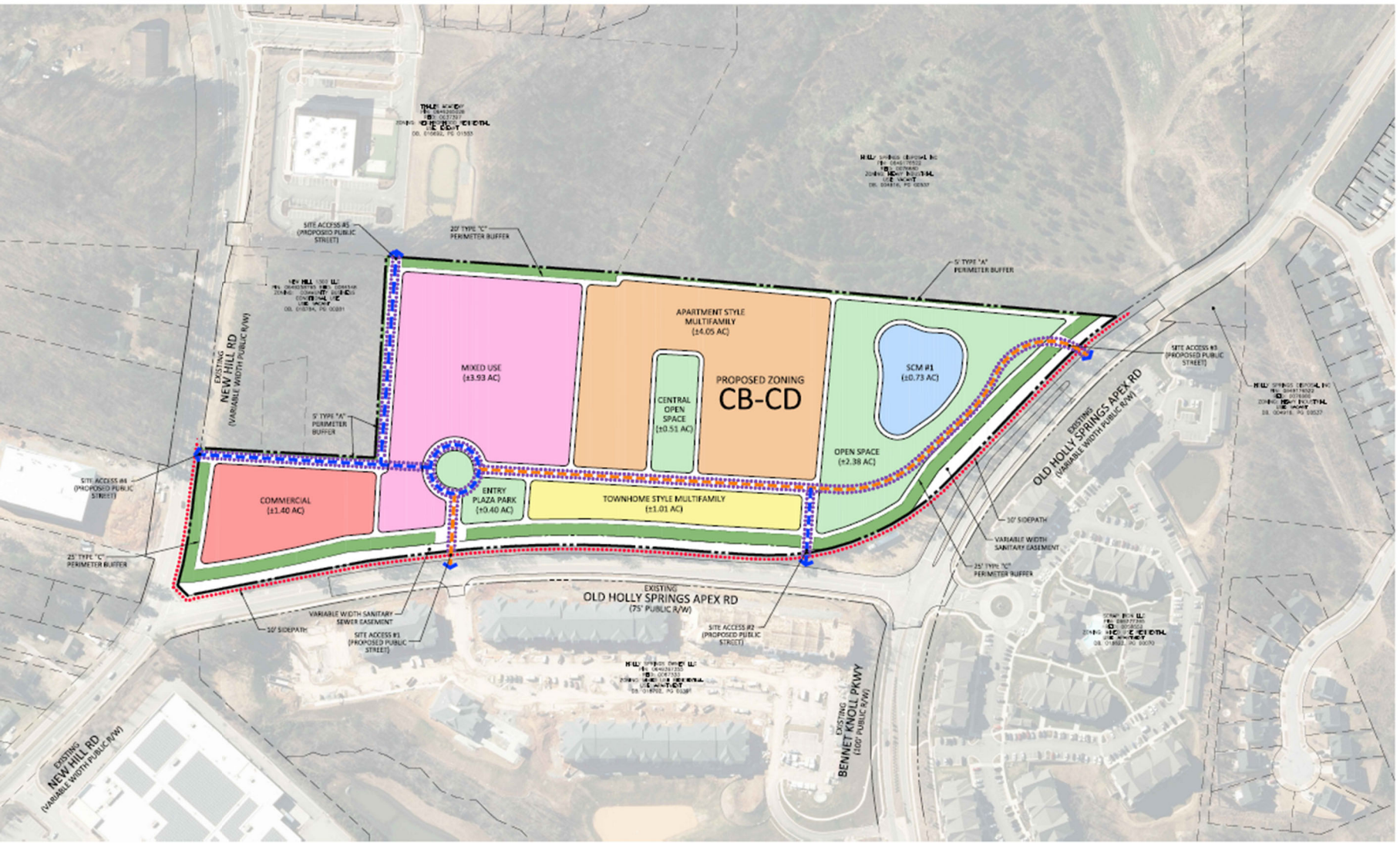
The Property currently is zoned Heavy Industrial (HI), Community Business Conditional District (CB-CD), and Neighborhood Residential (NR). The proposed development intends to rezone to Community Business Conditional District (CB-CD) to facilitate a mixed use multifamily and commercial development. The concept plan enclosed herewith provides the overall concept associated with this proposed development.

A neighborhood meeting regarding the property was held on December 13, 2023, to discuss the potential rezoning. We are conducting a second meeting due to the length of time that has passed between the first meeting and our anticipated submittal date of September 6, 2024. In addition, Parcel Identification Numbers (PINs) 0649352730 and 0649353581 have been added to this proposed rezoning. Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property.

We will hold a virtual neighborhood meeting on **Wednesday, September 4, 2024, from 5:30 p.m. – 6:30 p.m.** via Zoom to discuss the rezoning. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed rezoning and can share comments and questions they may have.

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.



LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICLE CIRCULATION 58' RIGHT-OF-WAY
- PROPOSED VEHICLE CIRCULATION 86' RIGHT-OF-WAY W/ ANGLED PARKING
- ACTIVE OPEN SPACE
- BUFFER/PASSIVE OPEN SPACE
- APARTMENT STYLE MULTIFAMILY
- MIXED USE
- TOWNHOME STYLE MULTIFAMILY
- PROPOSED SCM
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK

GRAPHIC SCALE

1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

FUSION DEVELOPMENT
213 W. BALLENTINE ST
HOLLY SPRINGS, NC 27540
PHONE: 919. 669. 6895

FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX RD

MASTER PLAN

4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	SPDC-23412
FILENAME	SPDC23412-S1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

CONCEPT PLAN

C2.00

Mailing Address 1	Mailing Address 2
105 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4414
205 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4410
521 KIMLOCH DR	GARNER NC 27529-5121
TOWN ATTORNEY	PO BOX 8
30 S MERIDIAN ST STE 1100	INDIANAPOLIS IN 46204-3565
412 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443
PROPERTY TAX DEPT T-2785	PO BOX 9456
PO BOX 574	HOLLY SPRINGS NC 27540-0574
REPUBLIC SERVICES PROPERTY TAX	PO BOX 29246
REPUBLIC SERVICES PROPERTY TAX	PO BOX 29246
1335 NEW HILL RD	HOLLY SPRINGS NC 27540-6102
RESOURCE PROPERTY MANAGEMENT	PO BOX 1866
209 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4410
RESOURCE PROPERTY MANAGEMENT	PO BOX 1866
103 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4414
213 W BALLENTINE ST	HOLLY SPRINGS NC 27540-8518
CRESCENT COMMUNITIES LLC	601 S TRYON ST STE 800
PO BOX 71870	SALT LAKE CITY UT 84171-0870
8004 COUNTRY HAVEN LN	NEW HILL NC 27562-8987
4641 PARAGON PARK RD	RALEIGH NC 27616-3406
4641 PARAGON PARK RD	RALEIGH NC 27616-3406
4400 TRILAND WAY	CARY NC 27518-2777
213 FOREST HAVEN DR	HOLLY SPRINGS NC 27540-4410
100 BECKLOW RIDGE LN	HOLLY SPRINGS NC 27540-5444
500 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5445
408 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443
404 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443
104 BECKLOW RIDGE LN	HOLLY SPRINGS NC 27540-5444
9707 WELBURY CT	RALEIGH NC 27617-8572
K E ANDREWS	2424 RIDGE RD
397 MARKHAM PLANTATION	APEX NC 27523-5586
964 HIGH HOUSE RD # 4305	CARY NC 27513-3574
400 MOORE HILL WAY	HOLLY SPRINGS NC 27540-5443
1401 SUNDAY DR STE 109	RALEIGH NC 27607-5173
1210 TRINITY RD STE 102	CARY NC 27513-6245
1237 NEW HILL RD	HOLLY SPRINGS NC 27540-9109
1213 NEW HILL RD	HOLLY SPRINGS NC 27540-9109
1221 NEW HILL RD	HOLLY SPRINGS NC 27540-9109
8012 MOURNING DOVE RD	RALEIGH NC 27615-3012
1237 NEW HILL RD	HOLLY SPRINGS NC 27540-9109
100 VISTA BROOKE DR	MORRISVILLE NC 27560-9712
1303 NEW HILL RD	HOLLY SPRINGS NC 27540
128 GRAND HILL PL	HOLLY SPRINGS NC 27540

100 GRAND HILL PL	HOLLY SPRINGS NC 27540
1341 HOLLY SPRINGS NEW HILL RD	HOLLY SPRINGS NC 27540
0 OLD HOLLY SPRINGS APEX RD	HOLLY SPRINGS NC 27540
4300 OLD HOLLY SPRINGS APEX RD	HOLLY SPRINGS NC 27540
101 FOREST HAVEN DR	HOLLY SPRINGS NC 27540
98 WOODLARK LN	HOLLY SPRINGS NC 27540
4500 OLD HOLLY SPRINGS APEX RD	HOLLY SPRINGS NC 27540
11401 HOLLY SPRINGS NEW HILL RD	HOLLY SPRINGS NC 27540
1309 NEW HILL RD	HOLLY SPRINGS NC 27540
1300 NEW HILL RD	HOLLY SPRINGS NC 27540
11244 HOLLY SPRINGS NEW HILL RD	HOLLY SPRINGS NC 27540
0 SOCRATIC WAY	HOLLY SPRINGS NC 27540
1316 NEW HILL RD	HOLLY SPRINGS NC 27540
9000 COLEWAY DR	HOLLY SPRINGS NC 27540
11213 HOLLY SPRINGS NEW HILL RD	HOLLY SPRINGS NC 27540
1338 NEW HILL RD	HOLLY SPRINGS NC 27540
109 BECKLOW RIDGE LN	HOLLY SPRINGS NC 27540
109 BEACONWOOD LN	HOLLY SPRINGS NC 27540
1225 NEW HILL RD	HOLLY SPRINGS NC 27540
1223 NEW HILL RD	HOLLY SPRINGS NC 27540
0 NEW HILL RD	HOLLY SPRINGS NC 27540

4500 OLD HOLLY SPRINGS APEX ROAD

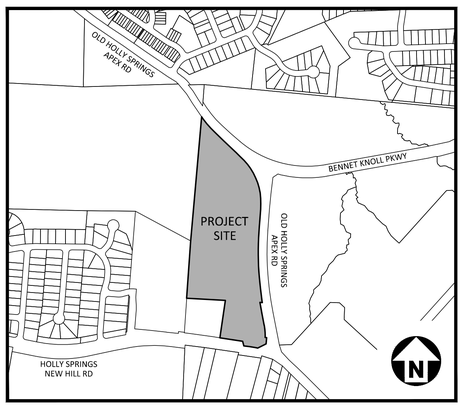
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NORTH CAROLINA, 27540

MASTER PLAN

PROJECT NUMBER: SPEC-23412
REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
DATE: MARCH 7, 2024
REVISED: JUNE 11, 2025

SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	CONCEPT PLAN
C2.01	TRANSPORTATION PLAN
C2.02	OPEN SPACE & PRESERVATION PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
L5.00	LANDSCAPE PLAN
APPENDIX	ILLUSTRATIVE BINDER



VICINITY MAP
N.T.S.

GENERAL NOTES

1. SIDEWALKS, GREENWAY MUTU-USE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY SHOWN PER SURVEY BY THE JOHN R. MCADAMS COMPANY.
5. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
6. CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.
7. ALL RECOMMENDED IMPROVEMENTS IN THE TIA WILL BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT.
8. THE DEVELOPMENT WILL PROVIDE THE FOLLOWING WATER MANAGEMENT ALLOCATION ELEMENTS: BUILDINGS SHALL MEET GREEN BUILDING STANDARDS AND DEVELOPMENT SHALL PROVIDE AN ADDITIONAL 25% ACTIVE RECREATION SPACE.

SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	FUSION VENTURES LLC		0649361536	0065323
	NEW HILL 1300 LLC		0649352730	0047145
	FUSION 1300 LLC		0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT			
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL			
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)			
SITE AREA	GROSS AREA: 20.30 AC R/W DEDICATION: 0.73 AC NET AREA: 19.57 AC			
RIVER BASIN	NEUSE			
WATERSHED OVERLAY	LOWER NEUSE RIVER			
EXISTING USE	VACANT			
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE THROUGH (ACCESSORY USE ONLY, TO COMPLY WITH NMX STANDARDS)			
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"		
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS		
	EAST	10' TYPE "A" - ADJACENT TO ACTIVE OPEN SPACE USE 5' TYPE "A" - ADJACENT TO COMMERCIAL USE		
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS		
THOROUGHFARE BUFFERS (RESIDENTIAL)	EAST	10' TYPE "A" - ALONG THOROUGHFARE		
DENSITY	ALLOWABLE	15 DU/AC MAXIMUM		
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC		
OPEN SPACE	REQUIRED	3.04 AC (15%)		
	PROVIDED	3.08 AC MIN.		
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)		
	PROVIDED	2.05 AC MIN.		
ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)		
	PROVIDED	0.5 AC MIN. (25% ADDITIONAL REC SPACE INCLUDED PER WRMP)		
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)		
	PROVIDED	0.1 AC MIN.		
FLEXIBLE SPACE ***	REQUIRED	0.5 AC (2.5%)		
	PROVIDED	0.5 AC MIN.		
MAXIMUM BUILDING SETBACK	25'****			
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT		10' MINIMUM**	
	SIDE AND REAR		10'**	
	SIDE-CORNER		10' MINIMUM**	
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY		20' MINIMUM	
	ADJACENT TO COMMERCIAL ZONING		5' MINIMUM	
	ADJACENT TO THOROUGHFARE		20' MINIMUM 25' MAXIMUM	
	ADJACENT TO ROW		20' MINIMUM	
BUILDING HEIGHT (RESIDENTIAL)	OVERALL BUILDING HEIGHT		60' MAXIMUM	
GROUND FLOOR HEIGHT	LEASING OFFICE/AMENITY BUILDINGS		11' MINIMUM	
	RESIDENTIAL BUILDINGS		9' MINIMUM	
EXTERIOR BUILDING SETBACKS (COMMERCIAL)	THOROUGHFARE SETBACK		20' MINIMUM	
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*	
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM**	
	SIDE AND REAR		NO MINIMUM**	
	SIDE-CORNER		10' MINIMUM**	
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE		
THOROUGHFARE BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ALONG THOROUGHFARE		
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS		

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.
** WHERE APPLICABLE , BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL, STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A.
*** FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE.
**** WHERE APPLICABLE, BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL. STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A. SETBACK MAXIMUM SHALL NOT APPLY WHERE THERE IS CIVIC SPACE BETWEEN THE STREET AND THE BUILDING.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT
LAURA HOLLOMAN
holloman@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT
FUSION DEVELOPMENT
213 W. BALLENTINE ST
HOLLY SPRINGS, NC 27540
PHONE: 919. 669. 6895

PROJECT DIRECTORY
OWNERS
FUSION VENTURES LLC
213 W BALLENTINE ST
HOLLY SPRINGS, NC 27540

NEW HILL 1300 LLC
4400 TRILAND WAY
CARY, NC 27518

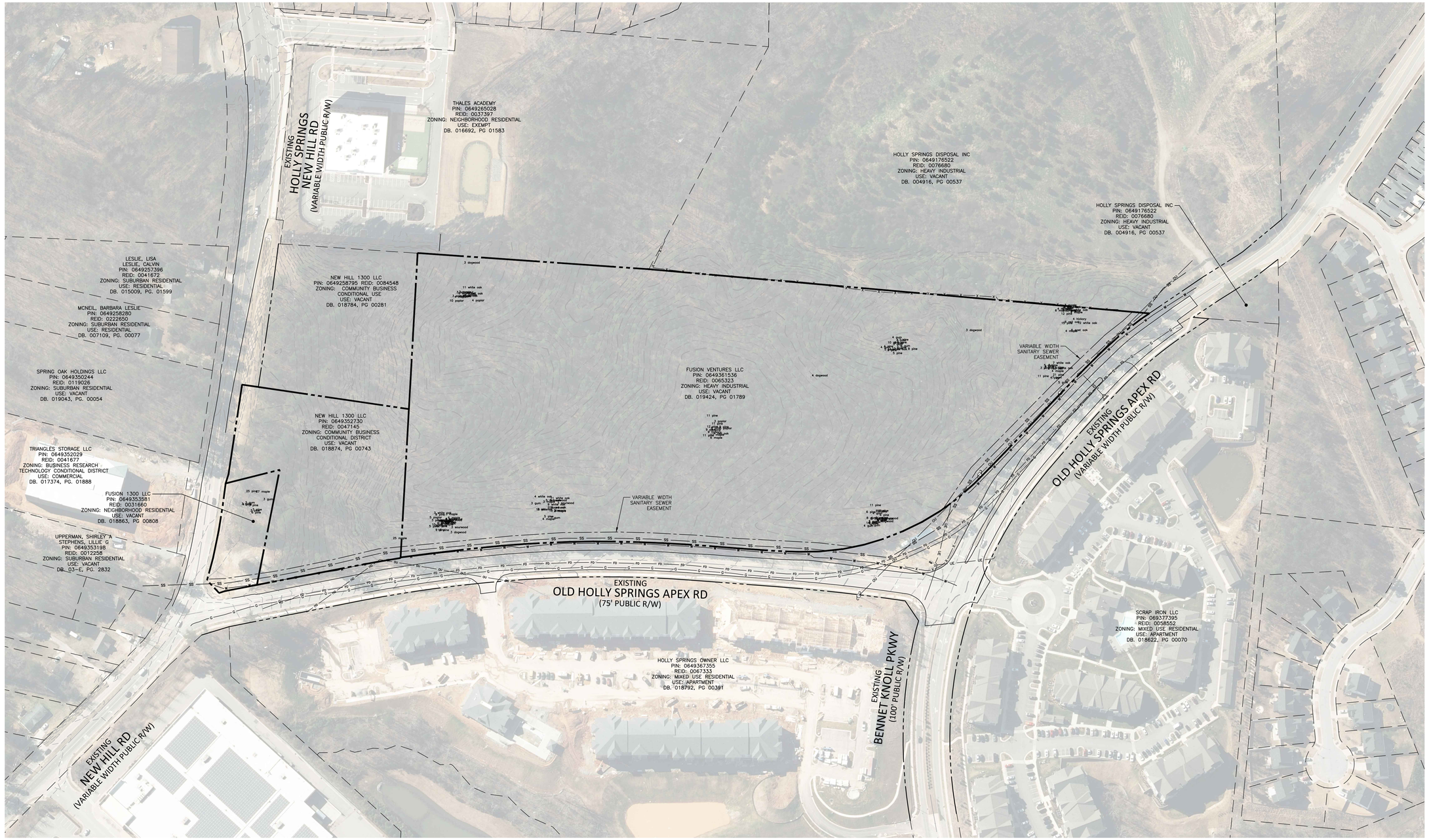
FUSION 1300 LLC
8004 COUNTRY HAVEN LN
NEW HILL, NC 27562

REVISIONS

NO.	DATE	
2	10. 11. 2024	PER TOWN COMMENTS
3	11. 08. 2024	PER TOWN COMMENTS
4	12. 13. 2024	PER TOWN COMMENTS
5	01. 17. 2025	PER TOWN COMMENTS
6	02. 14. 2025	PER TOWN COMMENTS
7	03. 21. 2025	PER TOWN COMMENTS
8	06. 05. 2025	PER TOWN COMMENTS
9	06. 11. 2025	PER TOWN COMMENTS

MASTER PLAN FOR:
4500 OLD HOLLY SPRINGS APEX ROAD
HOLLY SPRINGS, NC 27540
PROJECT NUMBER: SPEC-23412

M:\Projects\SPEC\SPEC 2023\SPEC23412 4500 Old Holly Springs Apex Rd 00\04-Production\Planning and LA\Master Plan\Current Drawings\SPEC23412-CS.dwg, 6/11/2025 10:22:07 AM, Cody James



SURVEY LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — FENCE LINE
- TREE LINE
- GUARDRAIL
- WETLANDS

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 669. 6895

FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

NO.	DATE	
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7	03. 21. 2025	PER TOWN COMMENTS
8	06. 05. 2025	PER TOWN COMMENTS
9	06. 11. 2025	PER TOWN COMMENTS

PLAN INFORMATION

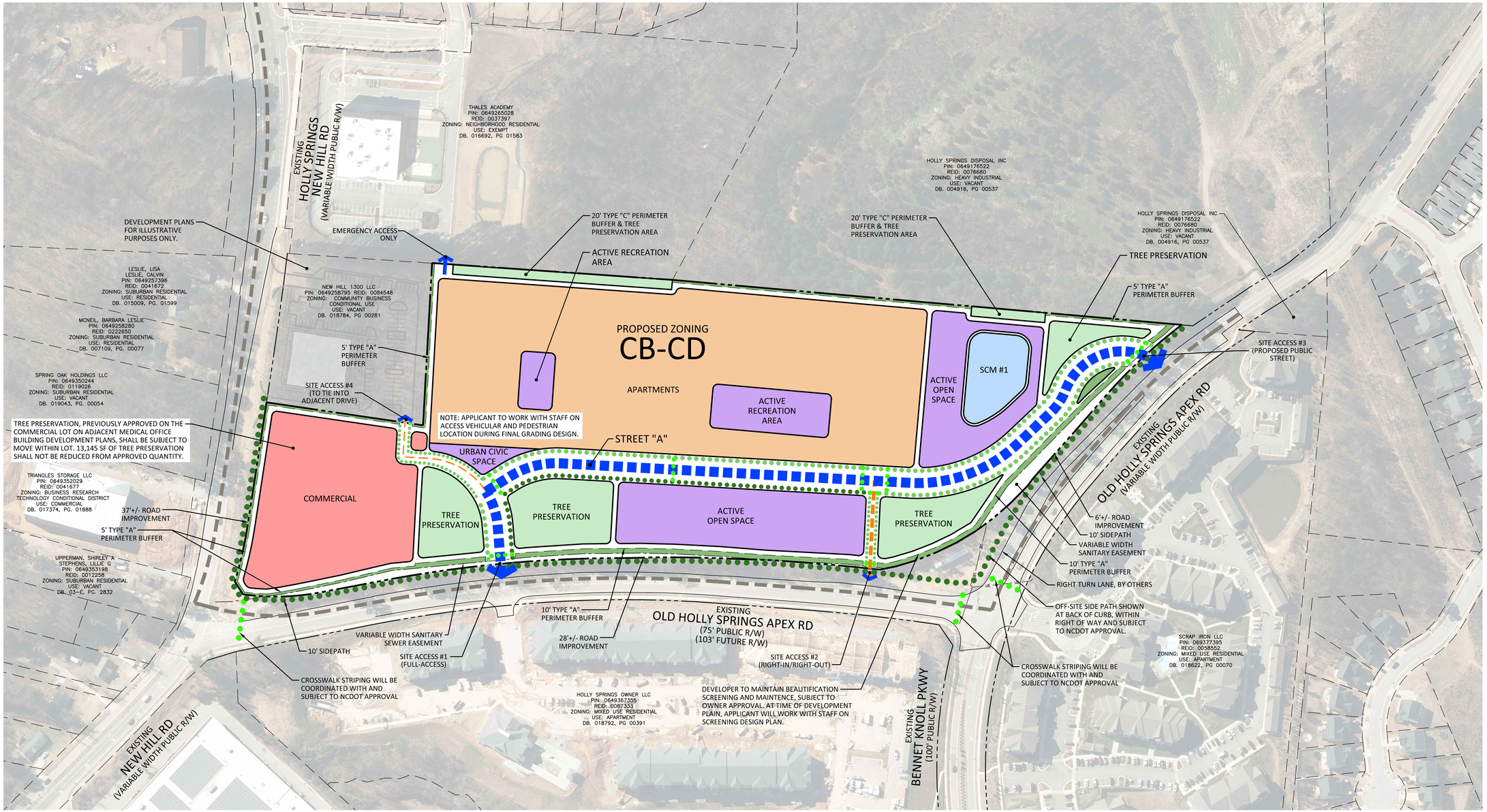
PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-XC1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

EXISTING CONDITIONS

C1.00

M:\Projects\SPEC\SPEC 2023\SPEC23412 4500 Old Holly Springs Apex Rd DD\04-Production\Planning and LA\Master Plan\Current Drawings\SPEC23412-XC1.dwg, 6/10/2025 8:47:03 PM, Cody James



SITE DATA

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	NEW HILL 1300 LLC	0649352730	0047145
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	PROVIDED	0.5 AC MIN.	
MAXIMUM BUILDING SETBACK	25'****		
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		10'**
	SIDE-CORNER		10' MINIMUM**
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY		20' MINIMUM
	ADJACENT TO COMMERCIAL ZONING		5' MINIMUM
	ADJACENT TO THOROUGHFARE		20' MINIMUM 25' MAXIMUM
	ADJACENT TO ROW		20' MINIMUM
BUILDING HEIGHT (RESIDENTIAL)	OVERALL BUILDING HEIGHT		60' MAXIMUM
GROUND FLOOR HEIGHT	LEASING OFFICE/AMENITY BUILDINGS		11' MINIMUM
	RESIDENTIAL BUILDINGS		9' MINIMUM

EXTERIOR BUILDING SETBACKS (COMMERCIAL)	THOROUGHFARE SETBACK		20' MINIMUM
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		NO MINIMUM**
	SIDE-CORNER		10' MINIMUM**
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
THOROUGHFARE BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ALONG THOROUGHFARE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.
** WHERE APPLICABLE , BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL, STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A.
*** FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE.
**** WHERE APPLICABLE, BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL. STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A. SETBACK MAXIMUM SHALL NOT APPLY WHERE THERE IS CIVIC SPACE BETWEEN THE STREET AND THE BUILDING.

CONCEPT PLAN NOTES:

1. DEVELOPMENT PODS ARE APPROXIMATE AND SUBJECT TO CHANGE AT TIME OF DEVELOPMENT PLAN PENDING DETAILED DESIGNS.
2. TREE PRESERVATION AREA PER APPROVED MEDICAL OFFICE BUILDING DEVELOPMENT PLANS.
3. TREE PRESERVATION AMOUNT TO BE CONSTANT BUT LOCATION TO BE FLEXIBLE, SUBJECT TO FINAL ROADWAY DESIGN.
4. ADDITIONAL PHASING POSSIBLE AT TIME OF DEVELOPMENT PLAN.
5. THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE, PENDING DEVELOPMENT PLAN REVIEW. ACTUAL YIELD WILL VARY DUE TO AVERAGE UNIT SIZE AND UNIT MIX SELECTED. THE FINAL CONFIGURATION OF OPEN SPACE, STORMWATER MANAGEMENT, AND TREE CONSERVATION SHALL BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL.
6. BUILDINGS MAY BE LOCATED WITHIN OPEN SPACE AREAS SO LONG AS MINIMUM OPEN SPACE TOTALS ARE MET.

LEGEND

- PROPOSED SITE ACCESS
- 2-LANE COLLECTOR (LC-2A ALT 2) WITH ON STREET PARKING
- 4-LANE THOROUGHFARE (T-4A ALT)
- MINIMUM 26' DRIVE AISLE ACCESS
- TREE PRESERVATION
- ACTIVE OPEN SPACE/URBAN CIVIC SPACE
- BUFFER/PASSIVE OPEN SPACE
- APARTMENTS
- PROPOSED SCM
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- CROSSWALK

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

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9	06. 11. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-S1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

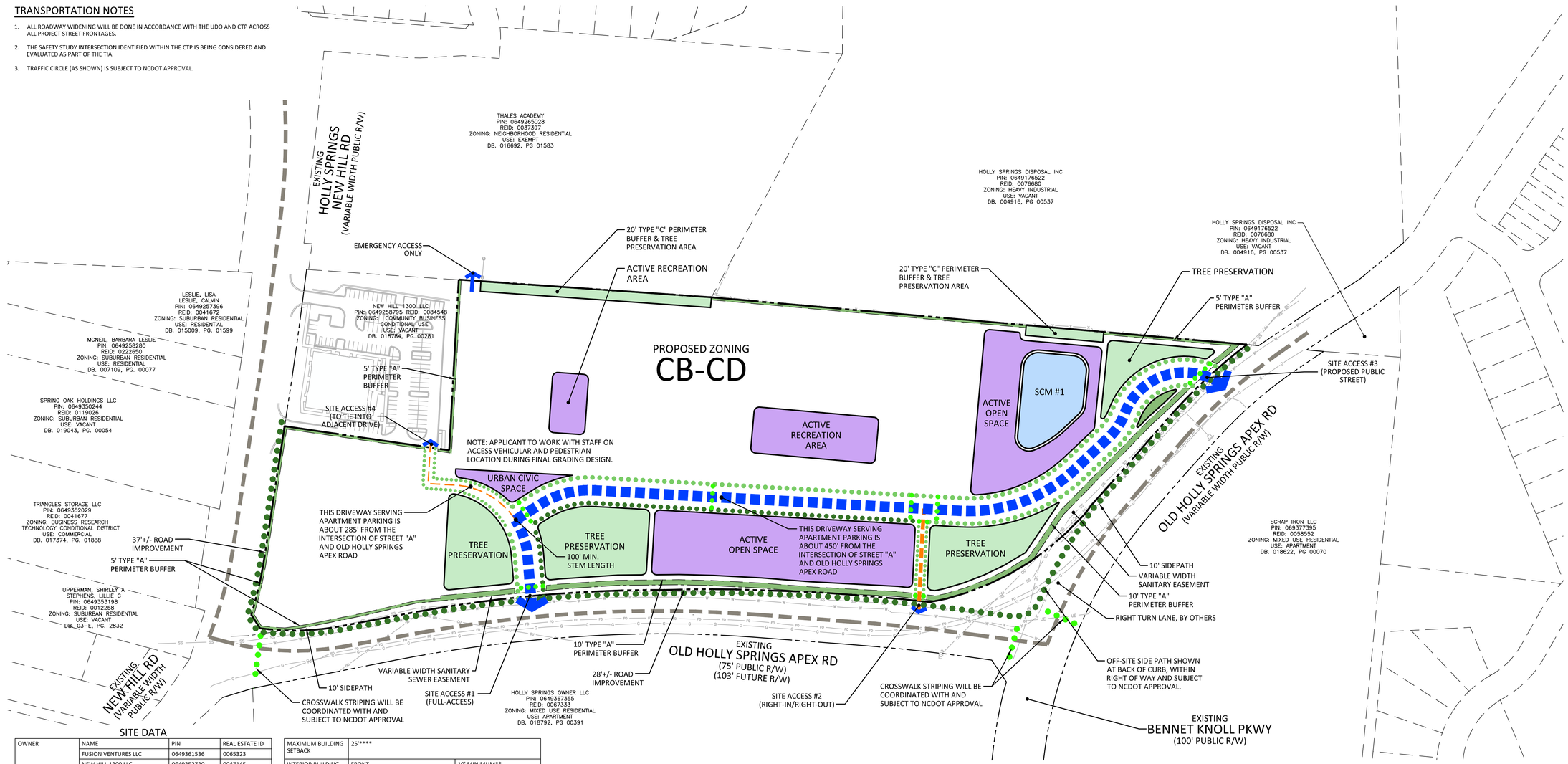
CONCEPT PLAN

C2.00

M:\Projects\SPEC\SPEC 2023\SPEC23412 4500 Old Holly Springs Apex Rd DD\04-Production\Planning and LA\Master Plan\Current Drawing\SPEC23412-S1.dwg, 6/11/2025 11:00:34 AM, Cody James

TRANSPORTATION NOTES

1. ALL ROADWAY WIDENING WILL BE DONE IN ACCORDANCE WITH THE UDO AND CTP ACROSS ALL PROJECT STREET FRONTAGES.
2. THE SAFETY STUDY INTERSECTION IDENTIFIED WITHIN THE CTP IS BEING CONSIDERED AND EVALUATED AS PART OF THE TIA.
3. TRAFFIC CIRCLE (AS SHOWN) IS SUBJECT TO NCDOT APPROVAL.



SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT		
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL		
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)		
SITE AREA	GROSS AREA:	20.30 AC	
	R/W DEDICATION:	0.73 AC	
	NET AREA:	19.57 AC	
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE THROUGH (ACCESSORY USE ONLY, TO COMPLY WITH NMX STANDARDS)		
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"	
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
	EAST	10' TYPE "A" - ADJACENT TO ACTIVE OPEN SPACE USE 5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
THOROUGHFARE BUFFERS (RESIDENTIAL)	EAST	10' TYPE "A" - ALONG THOROUGHFARE	
DENSITY	ALLOWABLE	15 DU/AC MAXIMUM	
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC	
OPEN SPACE	REQUIRED	3.04 AC (15%)	
	PROVIDED	3.08 AC MIN.	
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)	
	PROVIDED	2.05 AC MIN.	
ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)	
	PROVIDED	0.5 AC MIN. (25% ADDITIONAL REC SPACE INCLUDED PER WRMP)	
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)	
	PROVIDED	0.1 AC MIN.	
FLEXIBLE SPACE ***	REQUIRED	0.5 AC (2.5%)	
	PROVIDED	0.5 AC MIN.	

MAXIMUM BUILDING SETBACK	25*****		
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT	10' MINIMUM**	
	SIDE AND REAR	10'**	
	SIDE-CORNER	10' MINIMUM**	
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY	20' MINIMUM	
	ADJACENT TO COMMERCIAL ZONING	5' MINIMUM	
	ADJACENT TO THOROUGHFARE	20' MINIMUM 25' MAXIMUM	
	ADJACENT TO ROW	20' MINIMUM	
BUILDING HEIGHT (RESIDENTIAL)	OVERALL BUILDING HEIGHT	60' MAXIMUM	
GROUND FLOOR HEIGHT	LEASING OFFICE/AMENITY BUILDINGS	11' MINIMUM	
	RESIDENTIAL BUILDINGS	9' MINIMUM	
EXTERIOR BUILDING SETBACKS (COMMERCIAL)	THOROUGHFARE SETBACK	20' MINIMUM	
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD	20' MINIMUM*	
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT	10' MINIMUM**	
	SIDE AND REAR	NO MINIMUM**	
	SIDE-CORNER	10' MINIMUM**	
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
THOROUGHFARE BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ALONG THOROUGHFARE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.

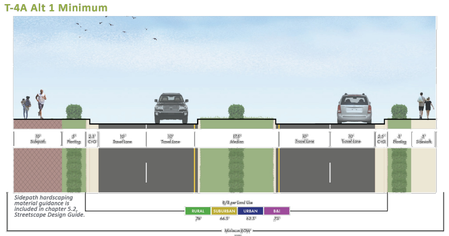
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*** FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE.

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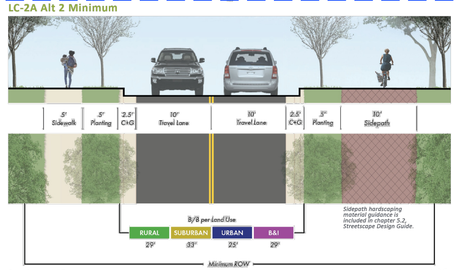
OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS NEW HILL RD

T-4A Alt 1 Minimum



T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

LC-2A Alt 2 Minimum



Supplement #7 The Network Visualized 106

L-2A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb *(B/B)*	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	Varies	-	-	Informal Parking	-	-
Sidepath	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*		Included in Travel Lanes			

LEGEND

- PROPOSED SITE ACCESS
- 2-LANE COLLECTOR (LC-2A ALT 2) WITH ON STREET PARKING
- 4-LANE THOROUGHFARE (T-4A ALT)
- MINIMUM 26' DRIVE AISLE ACCESS
- TREE PRESERVATION
- ACTIVE OPEN SPACE/URBAN CIVIC SPACE
- BUFFER/PASSIVE OPEN SPACE
- PROPOSED SCM
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- CROSSWALK

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

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PLAN INFORMATION

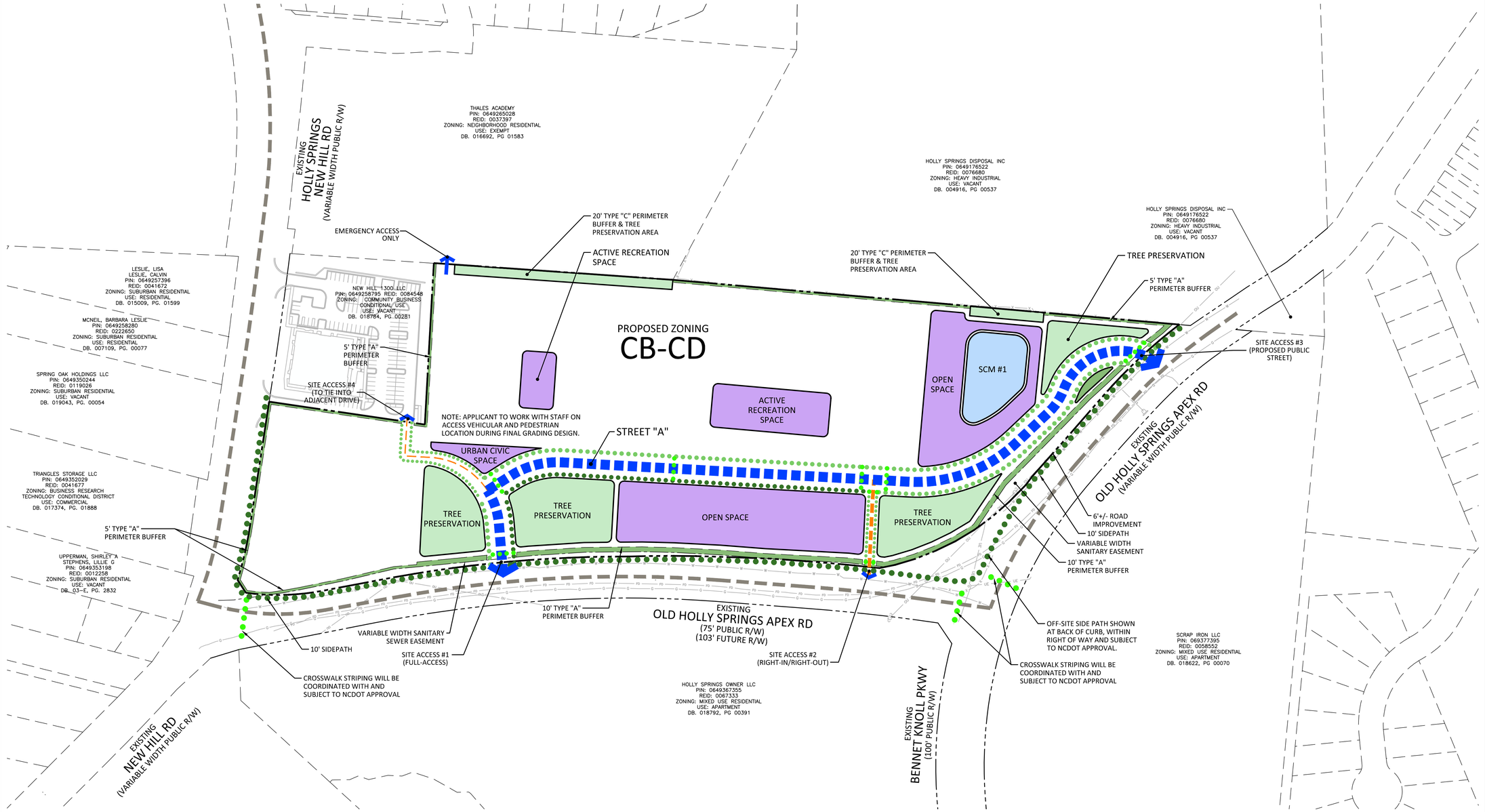
PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-T1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

TRANSPORTATION PLAN

C2.01

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SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT		
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL		
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)		
SITE AREA	GROSS AREA: 20.30 AC R/W DEDICATION: 0.73 AC NET AREA: 19.57 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE THROUGH (ACCESSORY USE ONLY, TO COMPLY WITH NMX STANDARDS)		
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"	
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
	EAST	10' TYPE "A" - ADJACENT TO ACTIVE OPEN SPACE USE 5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
THOROUGHFARE BUFFERS (RESIDENTIAL)	EAST	10' TYPE "A" - ALONG THOROUGHFARE	

DENSITY	ALLOWABLE	15 DU/AC MAXIMUM	
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC	
OPEN SPACE	REQUIRED	3.04 AC (15%)	
	PROVIDED	3.08 AC MIN.	
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)	
	PROVIDED	2.05 AC MIN.	
ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)	
	PROVIDED	0.5 AC MIN. (25% ADDITIONAL REC SPACE INCLUDED PER WRMP)	
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)	
	PROVIDED	0.1 AC MIN.	
FLEXIBLE SPACE ***	REQUIRED	0.5 AC (2.5%)	
	PROVIDED	0.5 AC MIN.	
MAXIMUM BUILDING SETBACK	25'****		
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT	10' MINIMUM**	
	SIDE AND REAR	10'**	
	SIDE-CORNER	10' MINIMUM**	
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY	20' MINIMUM	
	ADJACENT TO COMMERCIAL ZONING	5' MINIMUM	
	ADJACENT TO THOROUGHFARE	20' MINIMUM 25' MAXIMUM	
	ADJACENT TO ROW	20' MINIMUM	
BUILDING HEIGHT (RESIDENTIAL)	OVERALL BUILDING HEIGHT	60' MAXIMUM	
GROUND FLOOR HEIGHT	LEASING OFFICE/AMENITY BUILDINGS	11' MINIMUM	
	RESIDENTIAL BUILDINGS	9' MINIMUM	

EXTERIOR BUILDING SETBACKS (COMMERCIAL)	THOROUGHFARE SETBACK		20' MINIMUM
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		NO MINIMUM**
	SIDE-CORNER		10' MINIMUM**
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
THOROUGHFARE BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ALONG THOROUGHFARE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.

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TREE PRESERVATION NOTE

TREE PRESERVATION, PREVIOUSLY APPROVED ON THE COMMERCIAL LOT ON ADJACENT MEDICAL OFFICE BUILDING DEVELOPMENT PLANS, SHALL BE SUBJECT TO MOVE WITHIN LOT. AMOUNT OF TREE PRESERVATION SHALL NOT BE REDUCED FROM APPROVED QUANTITY.

LEGEND

- PROPOSED SITE ACCESS
- 2-LANE COLLECTOR (LC-2A ALT 2) WITH ON STREET PARKING
- 4-LANE THOROUGHFARE (T-4A ALT)
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GRAPHIC SCALE
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1 inch = 100 ft.

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MASTER PLAN

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PLAN INFORMATION

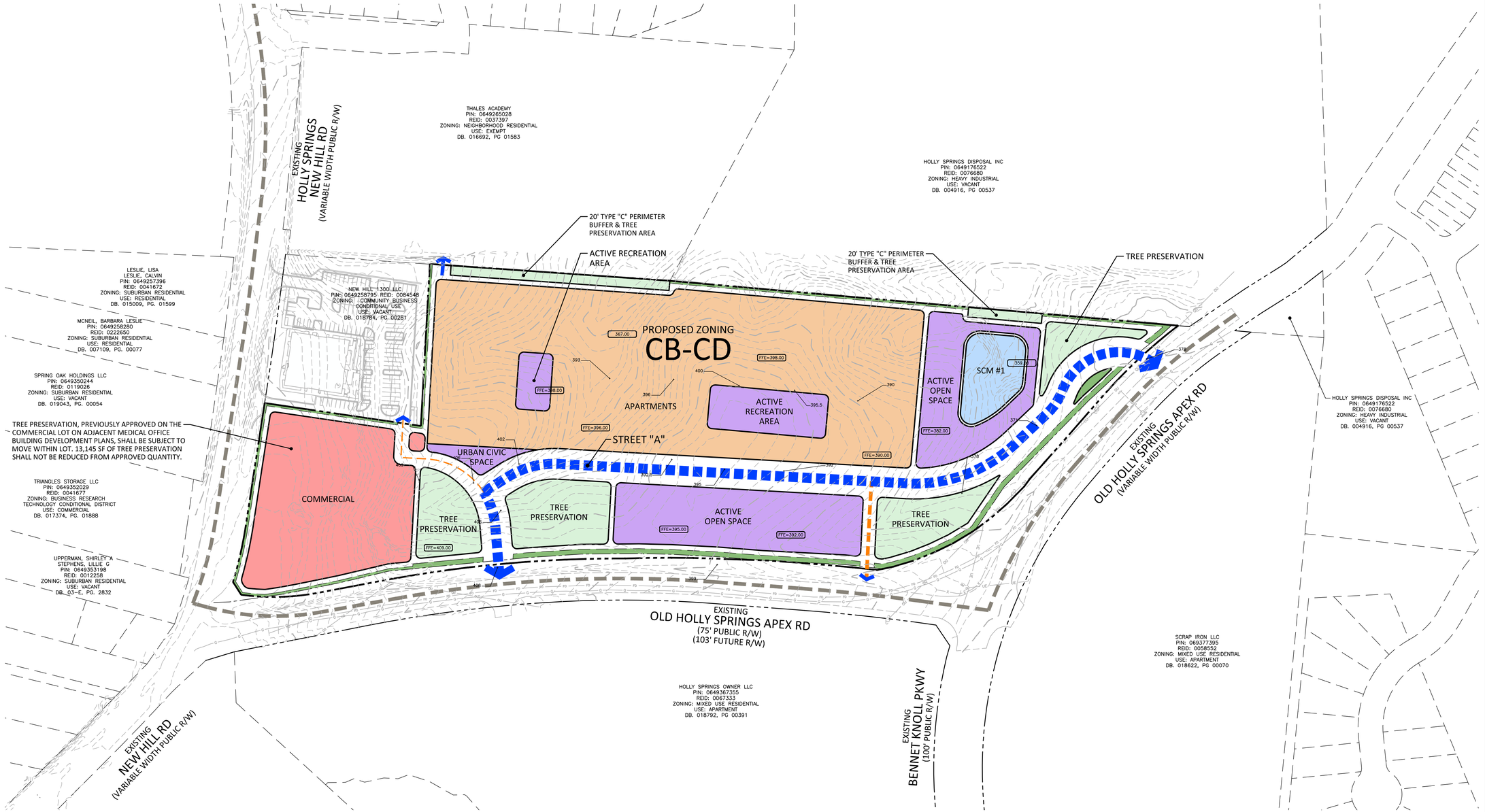
PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-S1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

OPEN SPACE & PRESERVATION PLAN

C2.02

M:\Projects\SPEC\SPEC 2023\SPEC23412 4500 Old Holly Springs Apex Rd DD\04-Production\Planning and LA\Master Plan\Current Drawing\SPEC23412-S1.dwg, 6/11/2025 11:02:28 AM, Cody James



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	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
	EAST	10' TYPE "A" - ADJACENT TO ACTIVE OPEN SPACE USE 5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
THOROUGHFARE BUFFERS (RESIDENTIAL)	EAST	10' TYPE "A" - ALONG THOROUGHFARE	

DENSITY	ALLOWABLE	15 DU/AC MAXIMUM	
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC	
OPEN SPACE	REQUIRED	3.04 AC (15%)	
	PROVIDED	3.08 AC MIN.	
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)	
	PROVIDED	2.05 AC MIN.	
ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)	
	PROVIDED	0.5 AC MIN. (25% ADDITIONAL REC SPACE INCLUDED PER WRMP)	
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)	
	PROVIDED	0.1 AC MIN.	
FLEXIBLE SPACE ***	REQUIRED	0.5 AC (2.5%)	
	PROVIDED	0.5 AC MIN.	
MAXIMUM BUILDING SETBACK	25'****		
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT	10' MINIMUM**	
	SIDE AND REAR	10'**	
	SIDE-CORNER	10' MINIMUM**	
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY	20' MINIMUM	
	ADJACENT TO COMMERCIAL ZONING	5' MINIMUM	
	ADJACENT TO THOROUGHFARE	20' MINIMUM 25' MAXIMUM	
	ADJACENT TO ROW	20' MINIMUM	
BUILDING HEIGHT (RESIDENTIAL)	OVERALL BUILDING HEIGHT	60' MAXIMUM	
GROUND FLOOR HEIGHT	LEASING OFFICE/AMENITY BUILDINGS	11' MINIMUM	
	RESIDENTIAL BUILDINGS	9' MINIMUM	

EXTERIOR BUILDING SETBACKS (COMMERCIAL)	THOROUGHFARE SETBACK		20' MINIMUM
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		NO MINIMUM**
	SIDE-CORNER		10' MINIMUM**
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
THOROUGHFARE BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ALONG THOROUGHFARE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.

** WHERE APPLICABLE , BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL, STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A.

*** FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE.

**** WHERE APPLICABLE, BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL. STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A. SETBACK MAXIMUM SHALL NOT APPLY WHERE THERE IS CIVIC SPACE BETWEEN THE STREET AND THE BUILDING.

LEGEND

- PROPOSED SITE ACCESS
- 2-LANE COLLECTOR (LC-2A ALT 2) WITH ON STREET PARKING
- 4-LANE THOROUGHFARE (T-4A ALT)
- MINIMUM 26' DRIVE AISLE ACCESS
- TREE PRESERVATION
- ACTIVE OPEN SPACE/URBAN CIVIC SPACE
- BUFFER/PASSIVE OPEN SPACE
- APARTMENTS
- PROPOSED SCM
- +250.60 SPOT ELEVATION

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
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CLIENT

FUSION DEVELOPMENT
213 W. BALLENTINE ST
HOLLY SPRINGS, NC 27540
PHONE: 919. 669. 6895

FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

NO.	DATE	
3	11. 08. 2024	PER TOWN COMMENTS
4	12. 13. 2024	PER TOWN COMMENTS
5	01. 17. 2025	PER TOWN COMMENTS
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8	06. 05. 2025	PER TOWN COMMENTS
9	06. 11. 2025	PER TOWN COMMENTS

PLAN INFORMATION

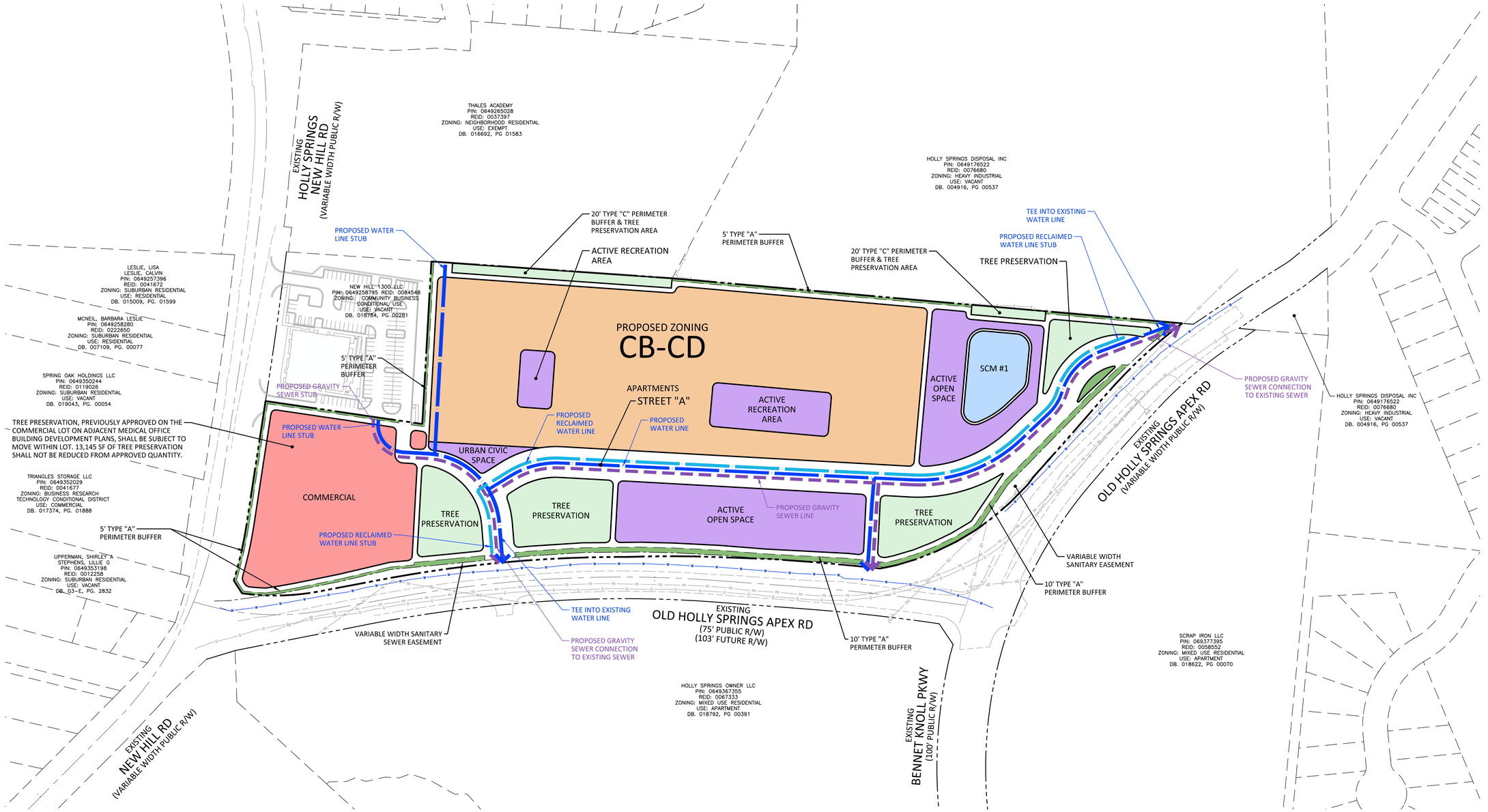
PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-G1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

GRADING PLAN

C3.00

M:\Projects\SPEC\SPEC 2023\SPEC23412 4500 Old Holly Springs Apex Rd DD\04-Production\Planning and LA\Master Plan\Current Drawing\SPEC23412-G1.dwg, 6/11/2025 11:02:37 AM, Cody James



SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT		
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL		
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)		
SITE AREA	GROSS AREA:	20.30 AC	
	R/W DEDICATION:	0.73 AC	
	NET AREA:	19.57 AC	
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE THROUGH (ACCESSORY USE ONLY, TO COMPLY WITH NMX STANDARDS)		
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"	
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
	EAST	10' TYPE "A" - ADJACENT TO ACTIVE OPEN SPACE USE 5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
THOROUGHFARE BUFFERS (RESIDENTIAL)	EAST	10' TYPE "A" - ALONG THOROUGHFARE	

DENSITY	ALLOWABLE	15 DU/AC MAXIMUM	
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC	
OPEN SPACE	REQUIRED	3.04 AC (15%)	
	PROVIDED	3.08 AC MIN.	
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)	
	PROVIDED	2.05 AC MIN.	
ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)	
	PROVIDED	0.5 AC MIN. (25% ADDITIONAL REC SPACE INCLUDED PER WRMP)	
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)	
	PROVIDED	0.1 AC MIN.	
FLEXIBLE SPACE ***	REQUIRED	0.5 AC (2.5%)	
	PROVIDED	0.5 AC MIN.	
MAXIMUM BUILDING SETBACK	25'****		
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT	10' MINIMUM**	
	SIDE AND REAR	10'**	
	SIDE-CORNER	10' MINIMUM**	
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY	20' MINIMUM	
	ADJACENT TO COMMERCIAL ZONING	5' MINIMUM	
	ADJACENT TO THOROUGHFARE	20' MINIMUM 25' MAXIMUM	
	ADJACENT TO ROW	20' MINIMUM	
BUILDING HEIGHT (RESIDENTIAL)	OVERALL BUILDING HEIGHT	60' MAXIMUM	
GROUND FLOOR HEIGHT	LEASING OFFICE/AMENITY BUILDINGS	11' MINIMUM	
	RESIDENTIAL BUILDINGS	9' MINIMUM	

EXTERIOR BUILDING SETBACKS (COMMERCIAL)	THOROUGHFARE SETBACK	20' MINIMUM
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD	20' MINIMUM*
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT	10' MINIMUM**
	SIDE AND REAR	NO MINIMUM**
	SIDE-CORNER	10' MINIMUM**
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE
THOROUGHFARE BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ALONG THOROUGHFARE
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.

** WHERE APPLICABLE , BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL, STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A.

*** FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE.

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LEGEND

- PROPOSED GRAVITY SEWER LINE
- PROPOSED WATER LINE
- RECLAIMED WATER LINE
- TREE PRESERVATION
- ACTIVE OPEN SPACE/URBAN CIVIC SPACE
- BUFFER/PASSIVE OPEN SPACE
- APARTMENTS
- PROPOSED SCM

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD

MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

NO.	DATE	
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7	03. 21. 2025	PER TOWN COMMENTS
8	06. 05. 2025	PER TOWN COMMENTS
9	06. 11. 2025	PER TOWN COMMENTS

PLAN INFORMATION

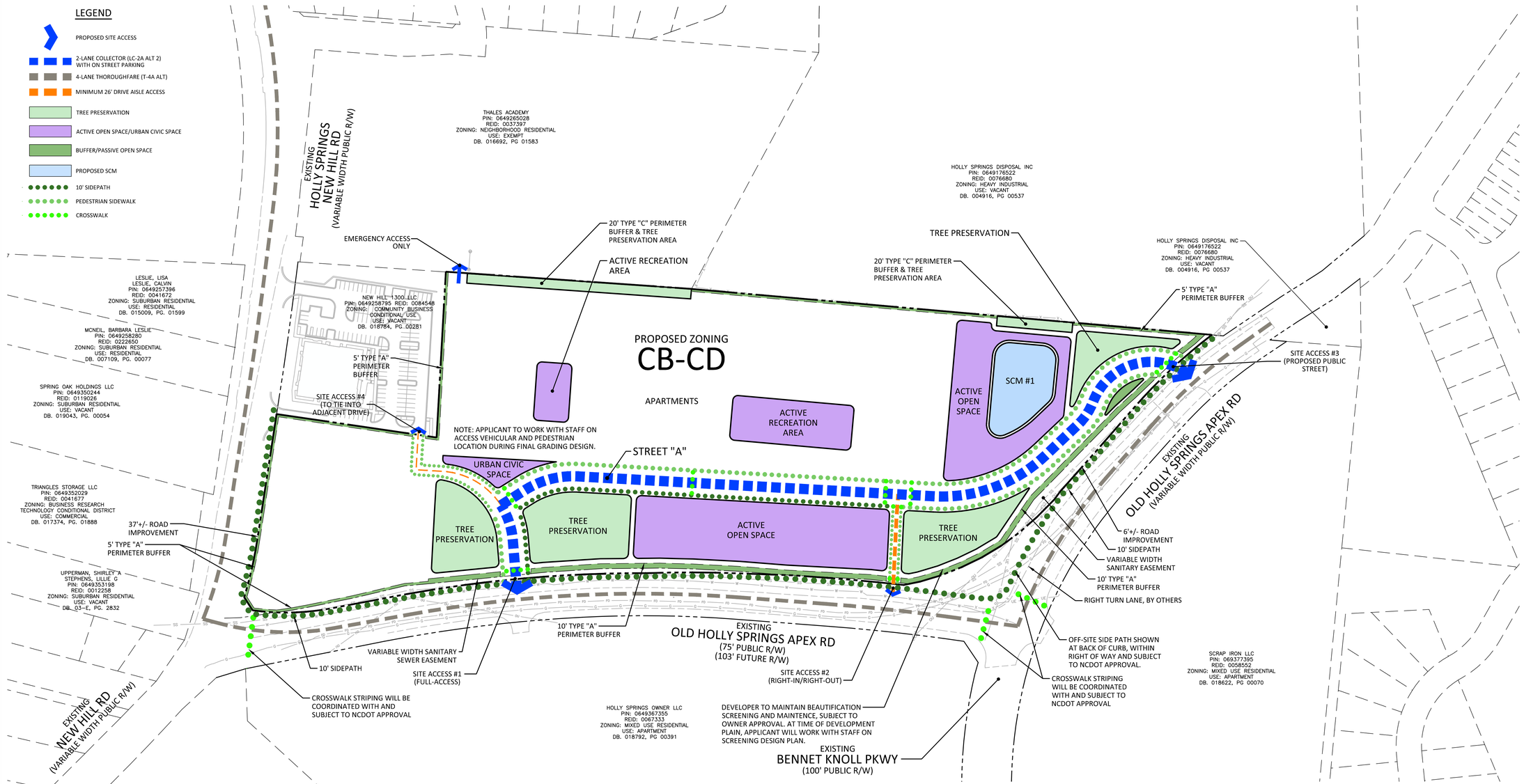
PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-U1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

UTILITY PLAN

C4.00

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SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT		
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL		
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)		
SITE AREA	GROSS AREA: 20.30 AC R/W DEDICATION: 0.73 AC NET AREA: 19.57 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE THROUGH (ACCESSORY USE ONLY, TO COMPLY WITH NMX STANDARDS)		
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"	
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
	EAST	10' TYPE "A" - ADJACENT TO ACTIVE OPEN SPACE USE 5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
THOROUGHFARE BUFFERS (RESIDENTIAL)	EAST	10' TYPE "A" - ALONG THOROUGHFARE	

DENSITY	ALLOWABLE	15 DU/AC MAXIMUM	
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC	
OPEN SPACE	REQUIRED	3.04 AC (15%)	
	PROVIDED	3.08 AC MIN.	
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)	
	PROVIDED	2.05 AC MIN.	
ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)	
	PROVIDED	0.5 AC MIN. (25% ADDITIONAL REC SPACE INCLUDED PER WRMP)	
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)	
	PROVIDED	0.1 AC MIN.	
FLEXIBLE SPACE ***	REQUIRED	0.5 AC (2.5%)	
	PROVIDED	0.5 AC MIN.	
MAXIMUM BUILDING SETBACK	25'****		
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT	10' MINIMUM**	
	SIDE AND REAR	10'**	
	SIDE-CORNER	10' MINIMUM**	
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY	20' MINIMUM	
	ADJACENT TO COMMERCIAL ZONING	5' MINIMUM	
	ADJACENT TO THOROUGHFARE	20' MINIMUM 25' MAXIMUM	
	ADJACENT TO ROW	20' MINIMUM	
BUILDING HEIGHT (RESIDENTIAL)	OVERALL BUILDING HEIGHT	60' MAXIMUM	
GROUND FLOOR HEIGHT	LEASING OFFICE/AMENITY BUILDINGS	11' MINIMUM	
	RESIDENTIAL BUILDINGS	9' MINIMUM	

EXTERIOR BUILDING SETBACKS (COMMERCIAL)	THOROUGHFARE SETBACK		20' MINIMUM
BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		NO MINIMUM**
	SIDE-CORNER		10' MINIMUM**
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
THOROUGHFARE BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ALONG THOROUGHFARE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.

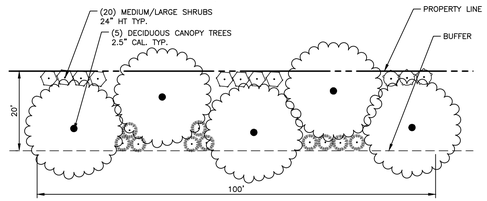
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*** FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE.

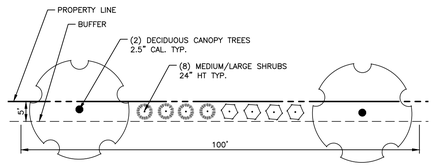
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TREE PRESERVATION NOTE

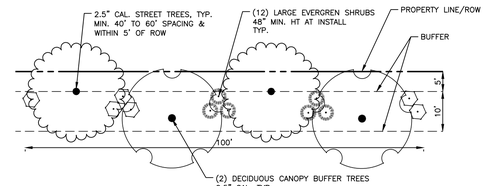
TREE PRESERVATION, PREVIOUSLY APPROVED ON THE COMMERCIAL LOT ON ADJACENT MEDICAL OFFICE BUILDING DEVELOPMENT PLANS, SHALL BE SUBJECT TO MOVE WITHIN LOT. AMOUNT OF TREE PRESERVATION SHALL NOT BE REDUCED FROM APPROVED QUANTITY.



20' TYPE 'C' BUFFER
N.T.S.
(FOR REFERENCE ONLY)



5' TYPE 'A' BUFFER
N.T.S.
(FOR REFERENCE ONLY)



10' TYPE 'A' ENHANCED BUFFER AND STREET TREES PLANTING
N.T.S.
(FOR REFERENCE ONLY)

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MASTER PLAN

REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
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PLAN INFORMATION

PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-LS1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

LANDSCAPE PLAN

L5.00

M:\Projects\SPEC\SPEC 2023\SPEC23412 4500 Old Holly Springs Apex Rd DD\04-Production\Planning and LA\Master Plan\Current Drawing\SPEC23412-LS1.dwg, 6/11/2025 11:02:49 AM, Cody James



SITE DATA:

SITE:

- ± 17.35 ACRES GROSS LAND AREA
- DENSITY TRANFER FROM ADJACENT RETAIL SITE

COMMERCIAL:

- ADJACENT COMMERCIAL OUTPARCEL AND OFFICE

RESIDENTIAL:

- ± 298 DWELLING UNITS PROPOSED
  - MULTI-FAMILY APARTMENTS
  - ± 460 PARKING SPACES
  - 1.5 SPACES/DU
- ± 8,000 SF CLUB/LEASING/RESIDENT AMENITIES
- ACTIVATED RECREATION PARK FOR RESIDENTS

THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE, PENDING DEVELOPMENT PLAN REVIEW.

ACTUAL YIELD WILL VARY DUE TO AVERAGE UNIT SIZE AND UNIT MIX SELECTED.

THE FINAL CONFIGURATION OF OPEN SPACE, STREET CROSS SECTION, STORMWATER MANAGEMENT, TREE CONSERVATION, AND BUILDING LAYOUT SHALL BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL.

cline | McADAMS | FUSION DEVELOPMENT

4500 Old Holly Springs Apex Road

Holly Springs, North Carolina

0’ 60’ 120’

Illustrative Site Plan

024221 | June 05, 2025

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LA.01



CROSSWALKS

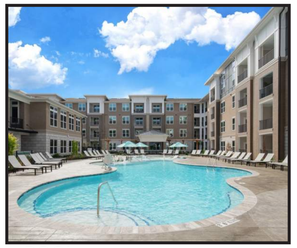




ACTIVE OPEN SPACE



MULTI-FAMILY BUILDING



POOL

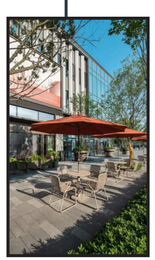


ACTIVE RECREATION SPACE



ACTIVATED SMC







URBAN CIVIC SPACE





CLUB



OPEN SPACE

0’ 60’ 120’

Program Imagery

024221 | June 05, 2025

cline MCADAMS FUSION DEVELOPMENT

4500 Old Holly Springs Apex Road

Holly Springs, North Carolina

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LA.02

PEDESTRIAN CONNECTIVITY
- DIRECT PEDESTRIAN CONNECTIVITY SHALL BE PROVIDED BETWEEN COMMERCIAL, RESIDENTIAL, AND OPEN SPACE AREAS

BUILDING FACADES
- APARTMENT BUILDING FACADES SHALL COMPLY WITH T.O.H.S. UDO SECTION 8.0. NO DESIGN ALTERNATES ARE PROPOSED
- ACCENT FACADE MATERIALS SHALL BE LIMITED TO 3 MATERIALS

PARKING DESIGN STANDARDS
- NO PARKING SPACES SHALL BE ALLOWED BETWEEN THE STREET A RIGHT-OF-WAY LINE AND A BUILDING ELEVATION
- SHALL NOT PROHIBIT A PASSENGER DROP-OFF FEATURE OR A DRIVEWAY ACCESS TO A BUILDING GARAGE ENTRANCE
- WHERE PARKING IS LOCATED ADJACENT TO STREET A AND TO THE SIDE OF A BUILDING FACING STREET A, SPACES SHALL BE SET NO LESS THAN TEN FEET (10') BEHIND THE WALL PLANE ESTABLISHED BY AN ADJACENT BUILDING ELEVATION

RELATIONSHIP OF BUILDINGS VS. PARKING
- NO PARKING SHALL BE ALLOWED BETWEEN A RESIDENTIAL BUILDING AND THE PUBLIC RIGHT-OF-WAY OF STREET A



COMMERCIAL DESIGN COMMITMENTS
- PRIMARY COMMERCIAL FACADES SHALL PROVIDE NO LESS THAN 60% TYPE 1 MATERIALS
- PRIMARY COMMERCIAL FACADE STANDARDS SHALL APPLY TO ALL BUILDING ELEVATIONS FACING A PUBLIC STREET RIGHT-OF-WAY
- SECONDARY COMMERCIAL FACADES MAY INCORPORATE BOTH TYPE 1 AND TYPE 2 MATERIALS

RELATIONSHIP OF BUILDING TO STREET A
- WHERE PARKING IS LOCATED ADJACENT TO STREET A AND TO THE SIDE OF A BUILDING FACING STREET A, SPACES SHALL BE SET NO LESS THAN TEN FEET (10') BEHIND THE WALL PLANE ESTABLISHED BY AN ADJACENT BUILDING ELEVATION

CLUBHOUSE PROGRAM
- RESIDENT AMENITIES
- LEASING OFFICE
- MAIL AND PACKAGE ROOM

RELATIONSHIP OF BUILDINGS TO OLD HOLLY SPRINGS APEX ROAD
- NO PARKING SHALL BE ALLOWED BETWEEN A RESIDENTIAL BUILDING AND THE PUBLIC RIGHT-OF-WAY OF OLD HOLLY SPRINGS APEX ROAD
- PROVIDE TYPE A BUFFER ALONG OLD HOLLY SPRINGS APEX ROAD

OPEN SPACE CONFIGURATION
- THE FINAL CONFIGURATION OF OPEN SPACE, STORMWATER MANAGEMENT, AND TREE CONSERVATION SHALL BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL

0' 60' 120'

cline | McADAMS | FUSION DEVELOPMENT

4500 Old Holly Springs Apex Road

Holly Springs, North Carolina

Design Standards and Commitments

024221 | June 05, 2025

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LA.03

4500 Old Holly Springs Apex Road

Development and Design Manual







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4500 Old Holly Springs Apex Road

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1 Introduction

PURPOSE

4500 Old Holly Springs Apex Road is located at a key gateway into Holly Springs, at the intersection of Old Holly Springs Apex Road, Bennet Knoll Parkway and New Hill Road. This mixed-use community will allow for high-quality multifamily housing and a neighborhood-scale commercial option. This Design Manual utilizes conceptual images to properly convey design elements which speak to: caliber of design, overall quality of materials, and the type, character, and relationship of design elements that may be used and combined to create a unique sense of place. As a result, the actual design will naturally vary from the Town's architectural standards with the overall design including materials and design elements substantially similar to those pictured and described in this Design Manual to achieve a high quality development.

This Manual is also designed to provide the developer with opportunities for flexibility and creativity in achieving the committed level of design and quality. The pictures and descriptions in this Manual are conceptual examples of the high quality of materials and caliber of design envisioned for 4500 Old Holly Springs Apex Road. The materials, architectural features, fixtures, hardscape, and landscape components depicted ("design elements") are i) not intended to be exclusive, (ii) not exhaustive examples of design elements that will meet the level of quality required, and (iii) not required to be duplicated in the design or construction of 4500 Old Holly Springs Apex Road. Instead, these design elements are intended to be used as examples of acceptable building massing and articulation, street level architecture, fenestration and materials, lighting and art, landscaping, and gathering and open spaces (together "Guideline elements"). Guideline elements are intended to be applied in a manner that promotes variability and variation, in order to achieve the overall goal of creating 4500 Old Holly Springs Apex Road as a high quality development all its own.

VISION

Generally, 4500 Old Holly Springs Apex Road will accomplish the design objectives by:

- Including a high level of sophistication in style, character, and design throughout 4500 Old Holly Springs Apex Road, in a manner that accentuates the individual uses while weaving an overall blended fabric that speaks to the project's unique amenities and architecture;
- Designing each building in a manner to present the building in a distinguished and appealing way, consistent with the overall development;
- Thoughtfully integrating attractive hardscaping and performance landscaping throughout well-designed community gathering spaces; and
- Utilizing high quality materials to construct the buildings, architectural features, fixtures, hardscaping, and landscaping.

APPLICATION

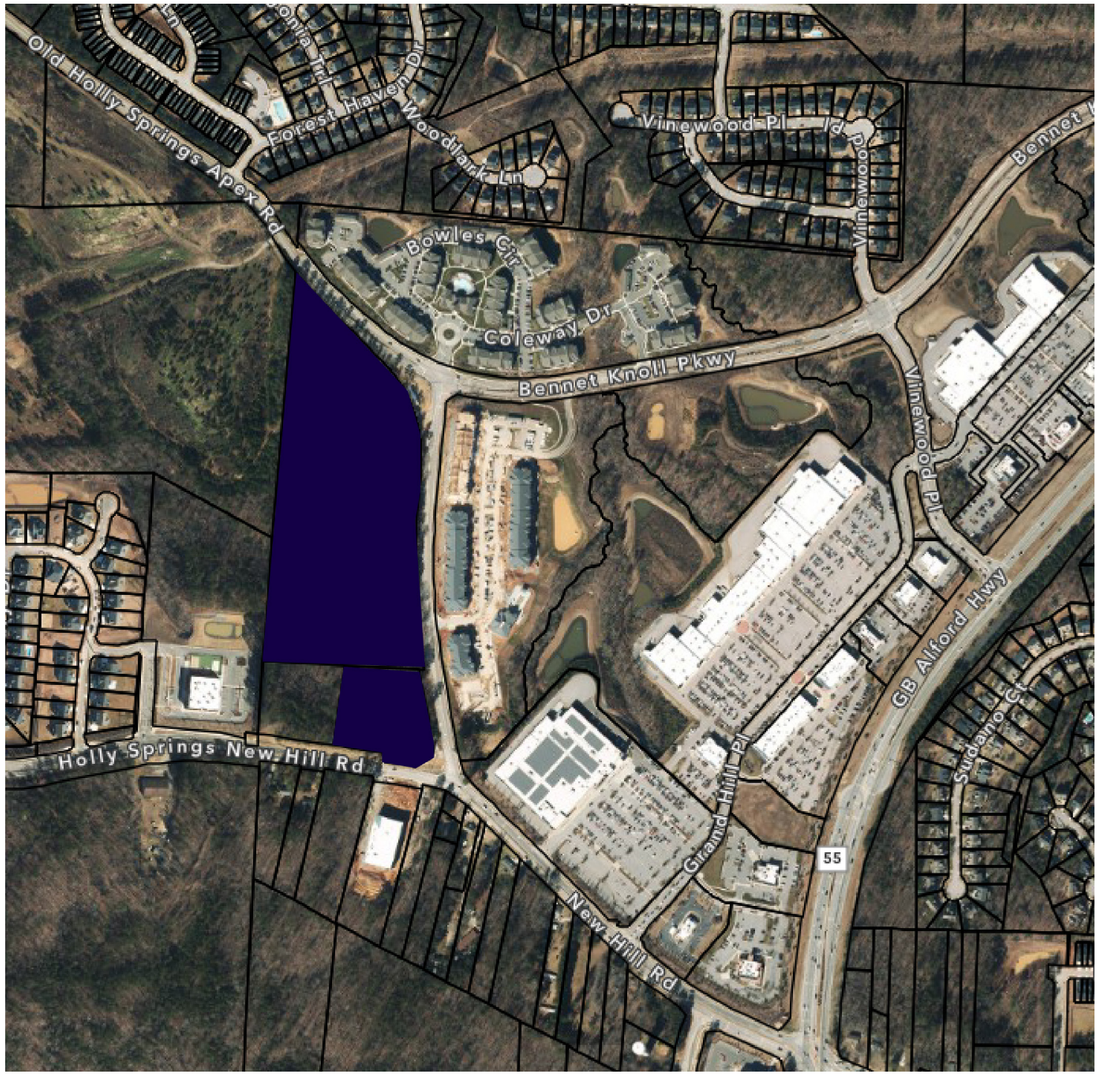
This Design Manual was developed for the 4500 Old Holly Springs Apex Road rezoning as a zoning condition for the project to help facilitate the development as a high quality, mixed use development. The purpose of this Design Manual is to ensure that 4500 Old Holly Springs Apex Road is developed with a higher level of quality and an overall higher caliber of design than would otherwise be required by the Town of Holly Springs' existing building & design standards which are contained in the Town's Unified Development Ordinance ("UDO").

The Manual pursues these purposes by identifying specific types of design elements and then illustrating the level of quality required for 4500 Old Holly Springs Apex Road This Design Manual utilizes pictures to convey the caliber of design, overall quality of materials, and the type,character, and relationship of design elements that may be used and combined to create a unique and special sense of place for 4500 Old Holly Springs Apex Road.

1 Introduction

VICINITY MAP

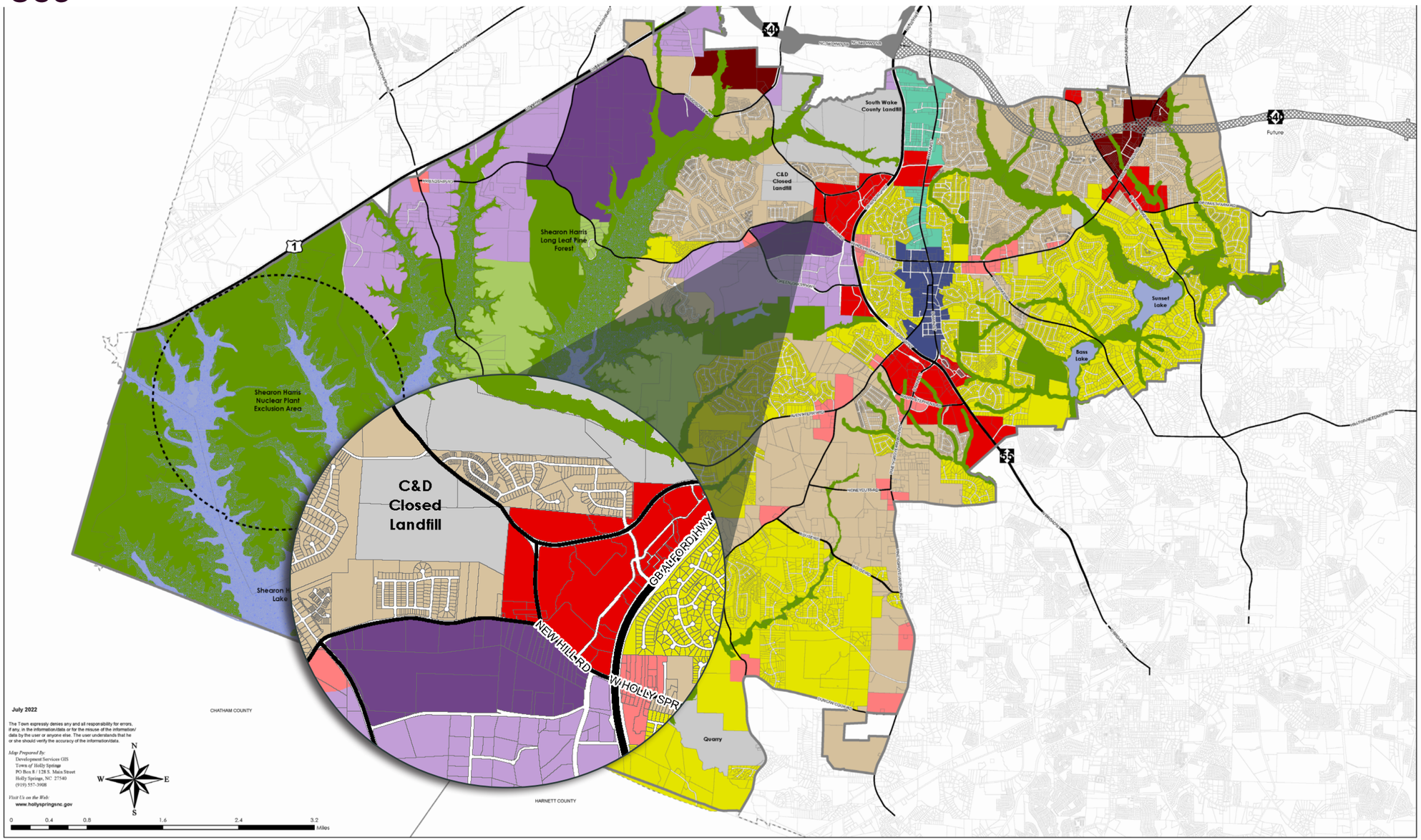
dated October 2023



2 Land Use

The proposed rezoning to Community Business - Conditional District (CB-CD) from Heavy Industrial is aligned with Town's Comprehensive Plan. The Comprehensive Plan Future Land Use Map has identified this site as a Mixed-Use Center. The proposed rezoning to CB-CD will allow for a mix of uses to be developed on this site, in close proximity to larger scale commercial centers, schools, and existing residential and mixed-use areas along Old Holly Springs Apex Road. A blend of neighborhood scaled commercial uses and multi-family units will create a vibrant development that enhances housing choice and commercial space in a growing community. A fueling station is contemplated on the southern portion of the property along Holly Springs New Hill Road which will serve as the primary commercial center of this development.

dated July, 2022



PLACES TO PRESERVE
- Natural Area
- Water
- High Lake Level

PLACES TO ENHANCE
- Conservation Neighborhood
- Residential Neighborhood
- Mixed Residential Neighborhood
- Business & Industrial
- Special Use

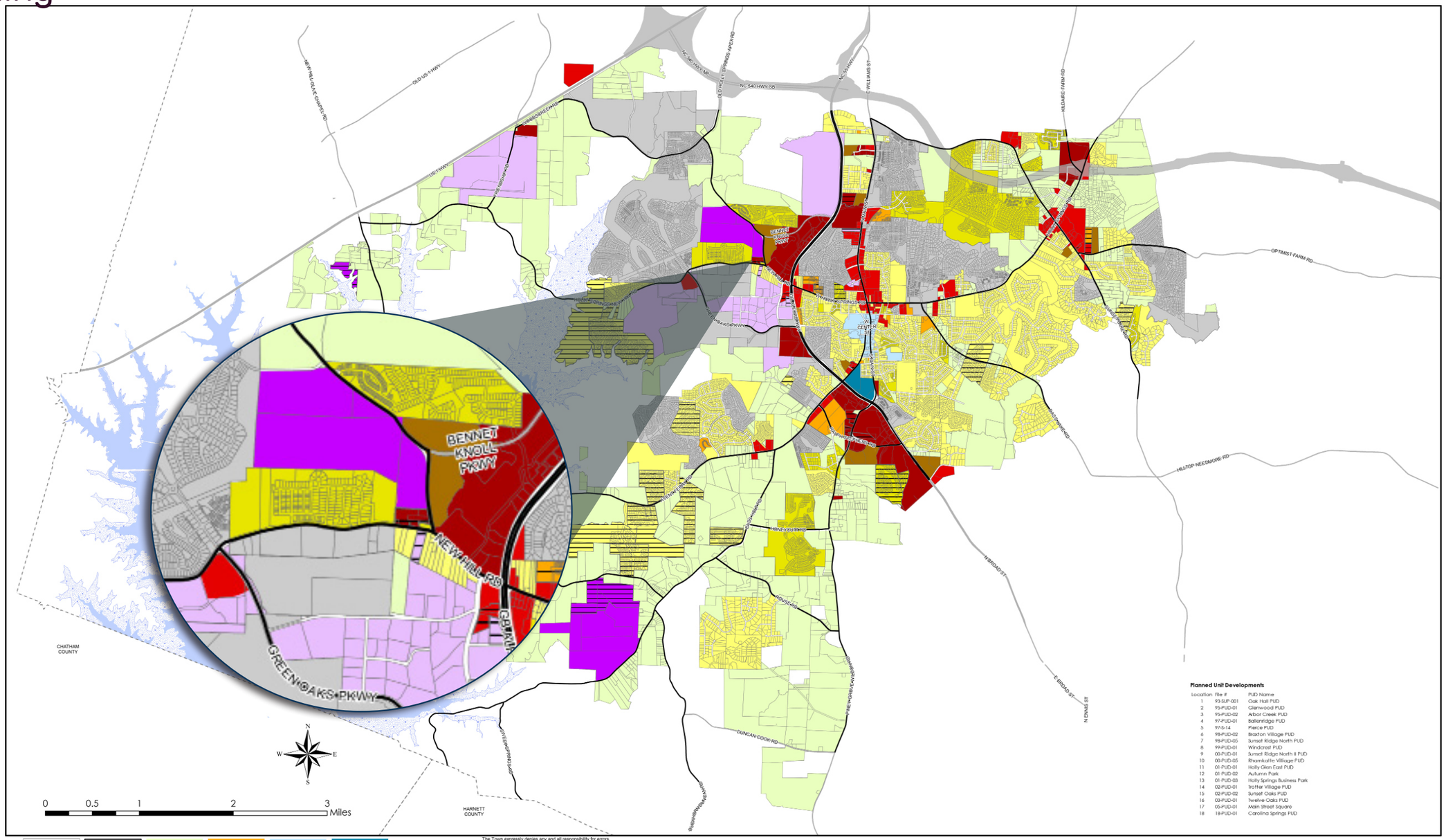
PLACES TO TRANSFORM
- Neighborhood Center
- N. Main Street District
- Downtown Village District
- Mixed-Use Center
- Regional Center
- Innovation Village

Vision Holly Springs
Land Use & Character Plan

Future Land Use

3 Zoning

dated March 2022



Parcels
Conditional Use
Shearon Harris Lake
Proposed Shearon Harris Lake Level

RR Rural Residential
SR Suburban Residential
NR Neighborhood Residential
NCR Neighborhood Center Res
MXR Mixed Use Residential
NMX Neighborhood Mixed Use
DMX Downtown Mixed Use
PUD Planned Unit Development
CB Community Business
SP CU Special District
BRT Business Research Technology
HI Heavy Industrial

Updated: March 22, 2022

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

Map Prepared By:
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Visit Us on the Web:
www.hollyspringsnc.gov

Town *of* Holly Springs

Zoning Map

3 Zoning

The proposed rezoning to Community Business - Conditional District (CB-CD) is compatible with both the Comprehensive Plan and the surrounding developments. A CB-CD zoning would allow for a mix of multi-family residential uses along with appropriate neighborhood scale commercial uses to develop at the site, which will complement the larger-scale commercial center to and the Mixed-Use Residential areas east of the site, directly across Old Holly Springs Apex Road. The proposed development will consist of apartment dwellings and a fueling station is contemplated on the southern portion of the property along Holly Springs New Hill Road which will serve as the primary commercial center of this development. There is a need for continued residential and neighborhood commercial needs west of GB Alford Highway. The emergence of the Amgen, Fuji, and Green Oaks Tech Center will bring many professionals needing readily available, convenient housing. This development will create a lively and welcoming community center for folks to live, work, and play.

PERMITTED USE TABLE

The uses listed in the permitted use table shall be the only uses permitted as part of this development.

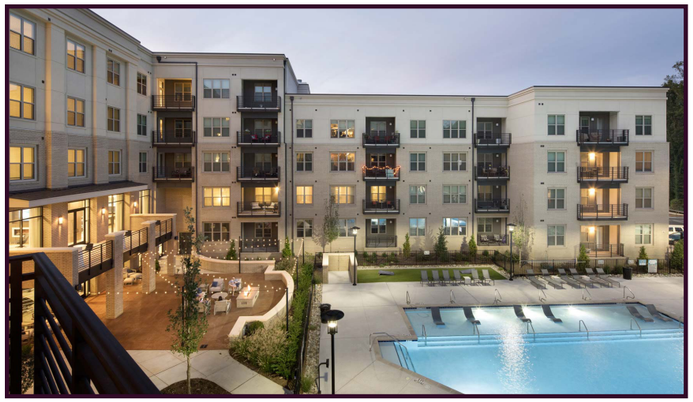
Use	
Apartment Dwelling	PS
Hotel	P
Business Services	P
Childcare Center	PS
Medical Office	P
Office Use	P
Personal Services	P
Veterinary Clinic/Hospital	P
Food/Restaurant Uses	P
Retail Uses	P
Civic Building	PS
Assembly	P
Fueling Station	PS
Drive-In/Drive-Through*	A
P = Permitted, PS= Permitted with additional standards	

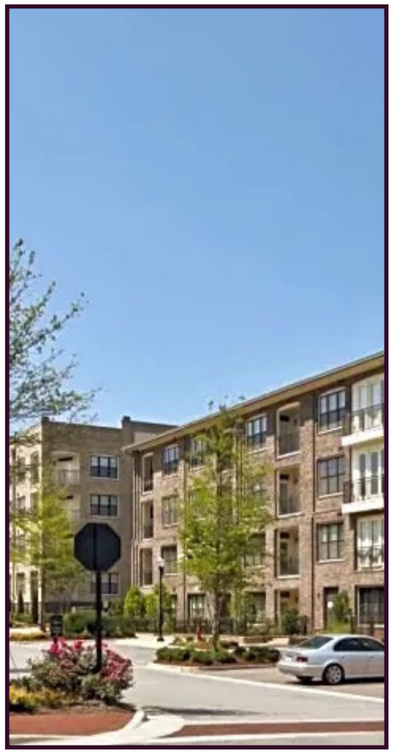
*Drive-in/Drive-through shall comply with additional NMX standards per the Holly Springs UDO.

4 Proposed Development

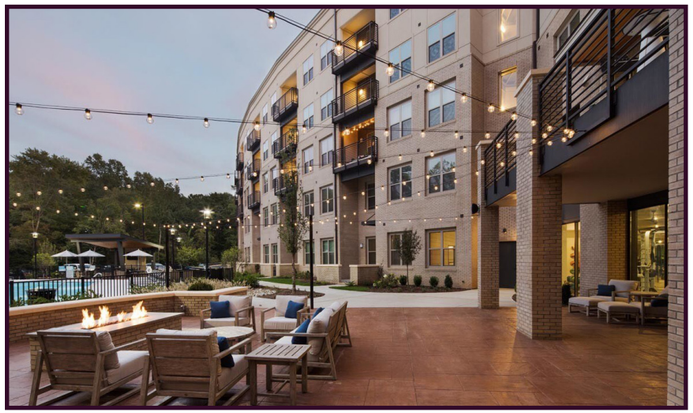
The proposed development will consist of both multi-family and commercial uses, as well as a variety of open spaces across the site. Open space will be distributed throughout the site, giving all residents and users convenient access to green space for gathering and recreating. A central plaza area will be located near the center of the site. A vehicle fuel service station and convenience market are contemplated on the southern portion of the site along Holly Springs New Hill Road. The development will serve as an inviting and welcoming transition from the higher intensity developments along GB Alford Highway.

Proposed Uses	Units/Square Footage
Commercial	7500 sf + 12 fuel pumps
Apartment Dwellings	298 units
Open Space	15%



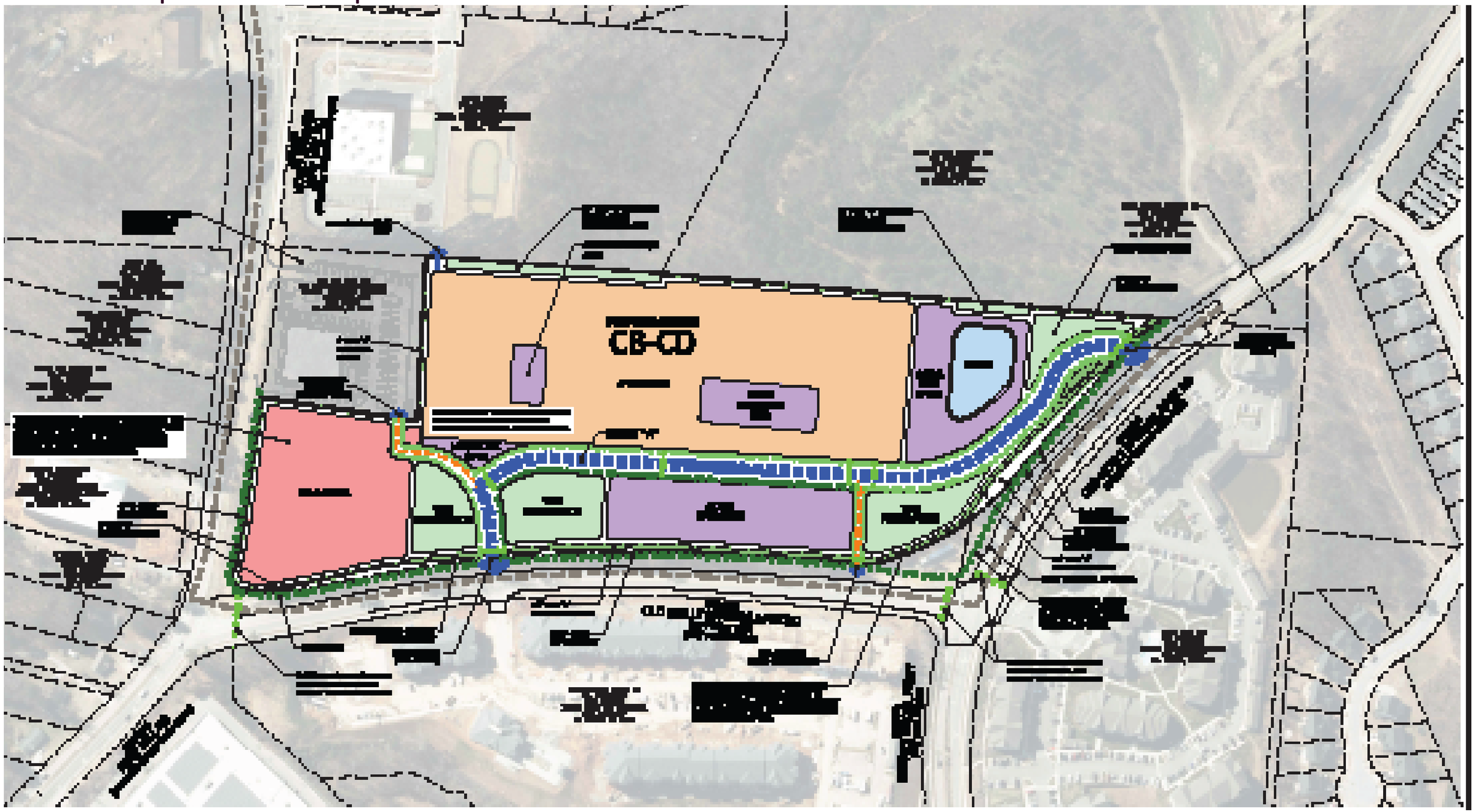








4 Proposed Development



4 Proposed Development

DEVELOPMENT STANDARDS- RESIDENTIAL

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Sections 3,4,and 5, except as modified in this section:

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	15 units/acre	14.98 units/acre
Maximum Gross Floor Area		
Floor Area: Ground Floor Story Allowed	no max	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required**	15%	15%
Exterior Building Setbacks - All Structures (ft)		
Exterior Setback to Adjacent All Other Residential Districts (minimum)	50′	20′
Exterior Setback to Adjacent Commercial	5′	5′
Adjacent to Thoroughfare	25′	Min: 20′
Interior Building Setbacks*		
Front	30′	Min: 10′ Max: 25′
Side and Rear	5′	10′
Side Corner	30′	Min: 10′
Buffers		
CB(CD) Buffer	10′ Type B	5′ Type A
HI Buffer	5′ Type A	5′ Type A
NR Buffer	20′ Type C	20′ Type C
Thoroughfare Buffer	5′ Type B	Residential: 10′ Type A
Building Height		
All Primary Structures (minimum)	25′	20′*
Primary Structures - Minimum number of stories	1	1
Primary Structures - Maximum Height	60′	60′
Accessory Structures (maximum)	n/a	n/a
Building Length		
Maximum Building Wall Length	250′	275′
All other applicable development standards not listed here shall follow UDO standards and requirements.		

* Where applicable, building setbacks shall be measured from the perimeter boundary property line of the parcel. Street A shall be considered a primary street. Building setbacks shall be measured from the right-of-way of Street A. Setback maximum shall not apply where there is Civic Space between the street and the building.
**Open space is calcuated and required for the overall site.

DEVELOPMENT STANDARDS- COMMERCIAL

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Sections 3,4,and 5, except as modified in this section:

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Floor Area		
Floor Area: Ground Floor Story Allowed	no max	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required**	15%	15%
Exterior Building Setbacks - All Structures (ft)		
Exterior Setback to Adjacent All Other Residential Districts (minimum)	50′	20′
Exterior Setback to Adjacent Commercial	5′	5′
Exterior Thoroughfare Setback	25′	20′
Interior Building Setbacks*		
Front	30′	Min: 10′
Side and Rear	5′	No Minimum
Side Corner	30′	Min: 10′
Buffers		
CB(CD) Buffer	10′ Type B	5′ Type A
HI Buffer	5′ Type A	5′ Type A
NR Buffer	20′ Type C	20′ Type C
Thoroughfare Buffer	5′ Type B	Commercial: 5′ Type A
Building Height		
Minimum Building Height	25′	20′***
All other applicable development standards not listed here shall follow UDO standards and requirements.		

* Where applicable, building setbacks shall be measured from the perimeter boundary property line of the parcel. Street A shall be considered a primary street. Building setbacks shall be measured from the right-of-way of Street A
**Open space is calcuated and required for the overall site.
***One element of the commercial building shall be a minimum of 25', however the overall building shall be a minimum of 20'.

PUBLIC ART

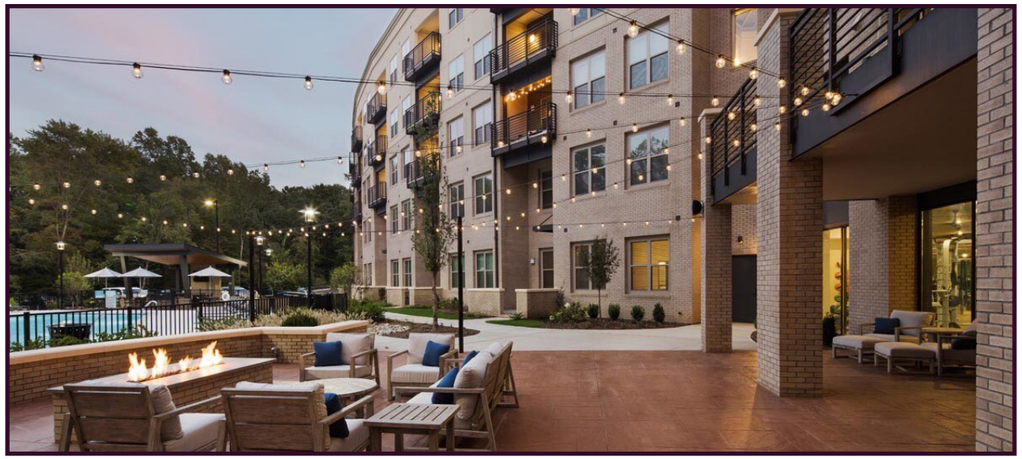
Public art shall be provided on site. The location of the art shall be coordinated and determined at time of site plan. This shall not apply to the portion of the site where the fueling station will be located.

PARKING STANDARDS

The following shall apply to all proposed residential and commercial buildings within the development. Parking Standards shall be in accordance with UDO section: 6 and No parking spaces shall be allowed between the Street A right of way line and a building elevation. This condition shall not prohibit a passenger drop-off feature or a driveway access to a building garage entrance. Where Vehicle Parking area (VPA) is located adjacent to Street A and to the side of a building facing Street A, the VPA spaces shall be set no less than ten feet (10') behind the wall plane established by an adjacent building elevation.

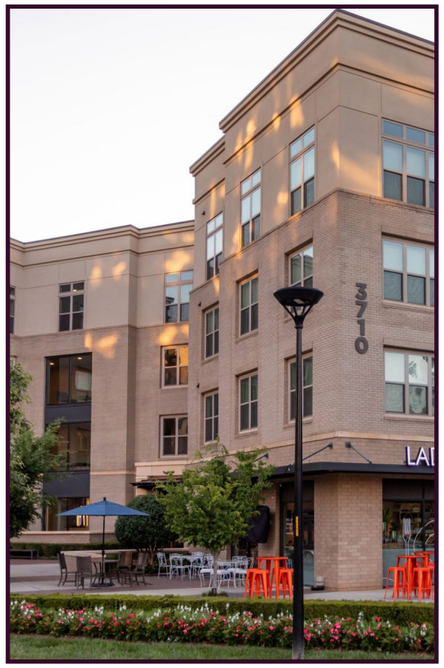
4 Proposed Development (Apartment Dwelling)

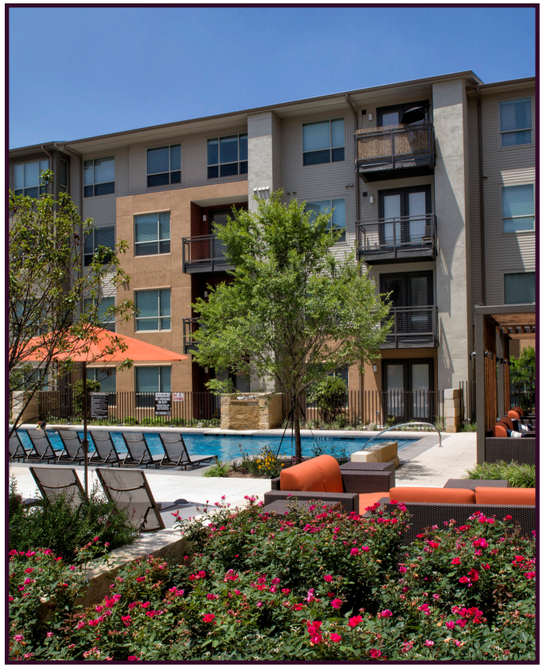
Precedent imagery are for demonstration purposes only.















4 Proposed Development (Commercial)

Precedent imagery are for demonstration purposes only.







5 Building Design Standards

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

VERTICAL VARIATIONS

Building walls shall consist of a building bay or structural building system visually established by architectural features including but not limited to columns, ribs, pilasters or piers, changes in plane, or an equivalent element that subdivides the wall into human scale proportions. Minimum changes shall be two (2) inches in depth. The maximum spacing for a vertical variation shall be no greater than thirty-six (36) feet. In lieu of vertical variations either material changes or balconies may be utilized to meet this requirement.

BUILDING HEIGHT (ALL BUILDINGS)

The current (October 2023) Town of Holly Springs definition of building height shall be referenced for conformance with height restrictions for the subject property:

- *The vertical distance measured from the average elevation of the proposed finished grade at the front of the building or structure to the uppermost eave line, provided, however, appurtenances such as chimneys, spires, cupolas, steeples, parapet walls, antenna attached to a building or structure shall not be included in the calculation of building height. The extension of a roof line beyond the vertical wall of a building.*

OLD HOLLY SPRINGS APEX ROAD:

Apartment buildings located adjacent to Old Holly Springs Apex Road shall be limited in height and provide enhanced design standards as follows:

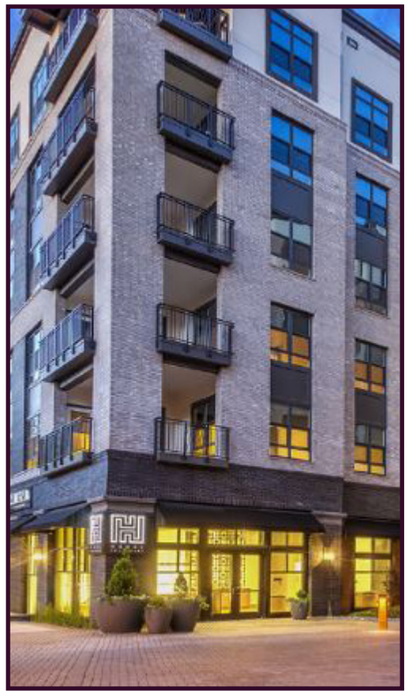
- 60' Maximum Building Height.
- No parking shall be allowed between a residential building and the public right-of-way of Old Holly Springs Apex Road as well as on Street A as depicted on the Master Plan.
- A minimum of one (1) street-facing pedestrian entrance facing Old Holly Springs Apex Road shall be provided.
- Where the topography falls away from the Old Holly Springs Apex Road public right of way, an additional level shall be allowed on the downhill side of the building. Building height shall be measured/established on the street-facing elevation.

INTERIOR APARTMENT BUILDINGS:

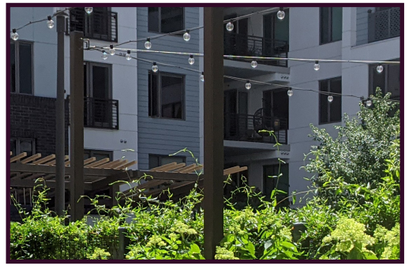
Buildings located within the interior of the property and not fronting on Old Holly Springs Apex Road shall be limited in height as follows:

- No additional tuck-under level shall be allowed.











5 Building Design Standards

The following standards shall apply to all proposed apartment dwelling buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

APARTMENT DWELLING FACADE STANDARDS

PRIMARY FACADES

» Shall comply with UDO Section 8.

SECONDARY FACADES

» Shall comply with UDO Section 8.

ACCENTS

» Shall comply with UDO Section 8.

ADDITIONAL APARTMENT DWELLING STANDARDS

» To create architectural interest, no less than three (3) distinct colors, textures, and finishes shall be incorporated into the building design.

» Building materials and colors shall be cohesive and complimentary for all buildings within the development.

» Decks, patios, and balconies may incorporate concrete, lightweight concrete, treated wood, composite decking (ie. Trex), or similar decking.

» All units shall be interior accessed.

» Building footprint plan off-sets shall be a minimum of six (6) inches.

» Building soffits may incorporate wood, synthetic wood, fiber cement, or metal.

» Residential dwellings located within 100' of the Old Holly Springs Apex Road right of way shall provide windows and doors with a Sound Transmission Coefficient Rating of 35 or greater. These standards shall not apply to a service door (i.e. - sprinkler riser room, maintenance room, etc.) or to a vehicle garage door.

» A minimum of 50% of HVAC equipment shall be roof-mounted.

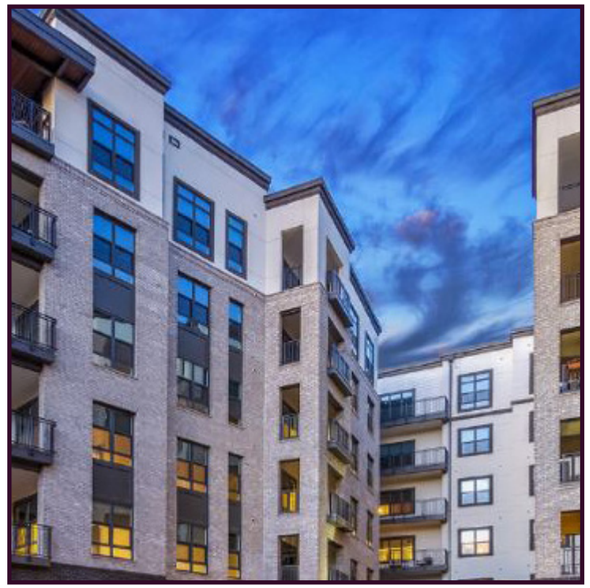
» A centralized village area will be created as a focal point of development intended to elevate the human experience in activated spaces.

» The primary roof of an apartment building shall incorporate either a low-pitch roof (equal to or less than a 4:12 pitch) or a flat roof with a parapet. This standard shall not apply to incidental roofs for gables, stoops, porches, or similar building features.

» All multi-family units constructed on site shall obtain National Green Building Standard (NGBS) Certification.

» There shall be a minimum 50% building facade frontage requirement along Street A as shown on the Master Plan.









5 Building Design Standards

The following shall be in place of UDO Section 8.2.G.4.a in order to create an urban character that aligns with the surrounding areas:

COMMERCIAL FACADE STANDARDS

PRIMARY FACADES

» Minimum 60% Type 1 Materials.
» Building(s) shall be designed with primary facades along all street intersections

SECONDARY FACADES

» Type 2 Materials. Secondary facades are defined as facades not facing the primary public road (Old Holly Springs Apex Road) or the internal Main Street.

ACCENTS

» Maximum 10% Type 3 Materials.

ADDITIONAL COMMERCIAL/MIXED-USE STANDARDS

» Wood, synthetic wood, metal or fiber cement soffits;
» Commercial/Mixed Use buildings less than 25,000sf shall have a minimum 40% transparency at the ground-floor commercial spaces up to 10' above the finish floor to maintain the urban character of the development.
» Building design shall incorporate architectural accent lighting (eg. goose neck lights, wall sconces, etc)
» Lighting fixtures shall be compatible with the principal building and adjacent areas of the development.
» Light fixtures and poles shall be finished in black, dark brown, or architectural bronze.
» Gas canopies shall be predominantly a dark, neutral, or muted color.
» The fueling station will comply with the requirements of UDO section 3.3.5 G.









5 Design Standards

LANDSCAPE DESIGN

KEY ELEMENTS

» Plant species shall be selected that offer strong, bold seasonal colors and a variety of textures.
» Placemaking shall be encouraged in commercial areas, which may contain decorative pavers, benches, trash receptacles, as well as supplemental plantings.
» Whenever foundation landscaping is not feasible along commercial buildings, potted planters shall be installed along the front building facade. Final pot design and placement shall be approved by Development Services.
» Concrete, concrete paver, or brick paver accents at walkways.

NATIVE PLANTS

» The Planting Plan for any proposed community on the property shall feature native plants to provide habitat for insects, pollinators, birds, and wildlife. The plant list may include non-native plants, but native plant species shall comprise no less than seventy-five percent (75%) of proposed plantings. (Native Plant species shall be selected in accordance with published criteria provided by the Town of Holly Springs and North Carolina State University, or similar institution.)

GREEN STORMWATER INFRASTRUCTURE

» Planting design and stormwater management design shall be integrated for any proposed above ground surface stormwater management facilities. Any new site plan for the property shall provide no less than three (3) Green Stormwater Infrastructure (GIS) features. The features may be the same type or be composed of a variety of different features including but not limited to: bioretention basin, rain garden, vegetated swale, planter box, or other GIS measure; subject to approval by Town of Holly Springs Stormwater Review Staff.

TURF LAWN GRASS:

» Proposed turf lawn grass shall be selected to minimize the use of chemical treatments and to minimize the use of irrigation. Warm season turf species (such as Zoysia, Centipede, St. Augustine, etc.) shall be specified; exceptions for shade dominant areas and for temporary erosion control shall be allowed. Lawn turf grass selection shall incorporate guidance from North Carolina State University Extension Service.



Native plantings provide a habitat for local wildlife



Planters create visual interest



Pollinator species protect endangered wildlife

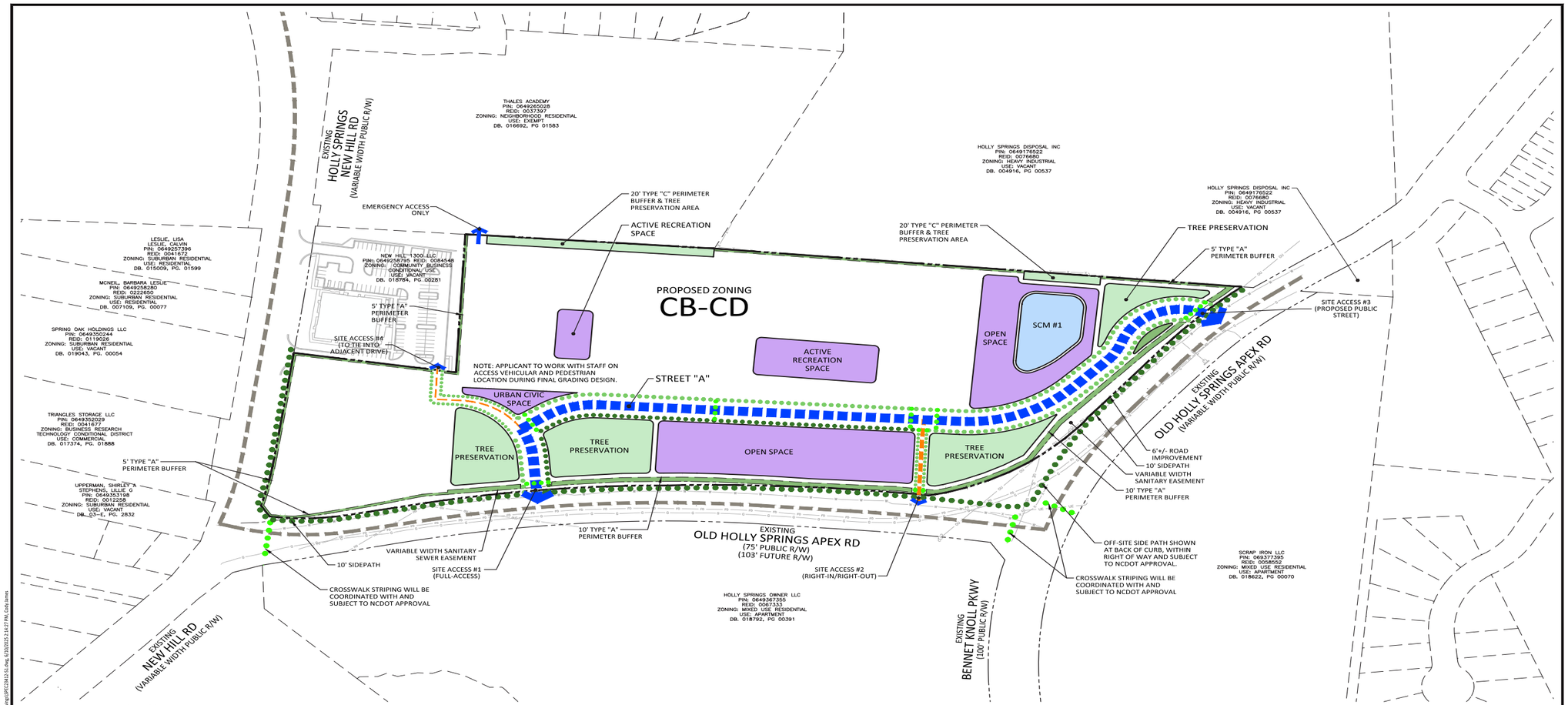


Green Stormwater Devices mitigate runoff



Supplemental plantings enhance the sense of place

5 Design Standards
Gathering and Open Space



SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	FUSION VENTURES LLC	0649361536	0065323
	NEW HILL 1300 LLC	0649352730	0047145
	FUSION 1300 LLC	0649353581	0031660
DEVELOPER	FUSION DEVELOPMENT		
EXISTING ZONING	HEAVY INDUSTRIAL, COMMUNITY BUSINESS CONDITIONAL DISTRICT, NEIGHBORHOOD RESIDENTIAL		
PROPOSED ZONING	COMMUNITY BUSINESS CONDITIONAL ZONING DISTRICT (CB-CD)		
SITE AREA	GROSS AREA: 20.30 AC R/W DEDICATION: 0.73 AC NET AREA: 19.57 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	LOWER NEUSE RIVER		
EXISTING USE	VACANT		
PERMITTED USES	APARTMENT DWELLING, HOTEL, BUSINESS SERVICES, CHILDCARE CENTER, MEDICAL OFFICE, OFFICE USES, PERSONAL SERVICES, VETERINARY CLINIC/HOSPITAL, FOOD/RESTAURANT USES, RETAIL USES, CIVIC BUILDING, ASSEMBLY, FUELING STATION, DRIVE-IN/DRIVE THROUGH (ACCESSORY USE ONLY, TO COMPLY WITH NMX STANDARDS)		
PERIMETER BUFFERS (RESIDENTIAL)	NORTH	10' TYPE "A"	
	WEST	20' TYPE "C" - ADJACENT TO THALES ACADEMY 5' TYPE "A" - ADJACENT TO INDUSTRIAL ZONING 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
	EAST	10' TYPE "A" - ADJACENT TO APARTMENTS USE	
	SOUTH	5' TYPE "A" - ADJACENT TO COMMERCIAL USE 5' TYPE "A" - ADJACENT TO COMMUNITY BUSINESS	
DENSITY	ALLOWABLE	15 DU/AC MAXIMUM	
	PROPOSED	298 UNITS / 19.85 AC = 14.98 DU/AC	

OPEN SPACE	REQUIRED	3.04 AC (15%)	
	PROVIDED	3.08 AC MIN.	
TREE PRESERVATION AREA	REQUIRED	2.03 AC (10%)	
	PROVIDED	2.05 AC MIN.	
ACTIVE RECREATION AREA	REQUIRED	0.4 AC (2%)	
	PROVIDED	0.5 AC MIN.	
URBAN CIVIC SPACE	REQUIRED	0.1 AC (0.5%)	
	PROVIDED	0.1 AC MIN.	
FLEXIBLE SPACE ***	REQUIRED	0.5 AC (2.5%)	
	PROVIDED	0.5 AC MIN.	
MINIMUM BUILDING SETBACK	25'****		
INTERIOR BUILDING SETBACKS (RESIDENTIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		10'**
	SIDE-CORNER		10' MINIMUM**
EXTERIOR BUILDING SETBACKS (RESIDENTIAL)	ADJACENT TO THALES ACADEMY		20' MINIMUM
	ADJACENT TO COMMERCIAL ZONING		5' MINIMUM
	ADJACENT TO THOROUGHFARE		20' MINIMUM 25' MAXIMUM
	ADJACENT TO ROW		20' MINIMUM
BUILDING HEIGHT (RESIDENTIAL)	OVERALL BUILDING HEIGHT		60' MAXIMUM
GROUND FLOOR HEIGHT	LEASING OFFICE/AMENITY BUILDINGS		11' MINIMUM
	RESIDENTIAL BUILDINGS		9' MINIMUM
EXTERIOR BUILDING SETBACKS (COMMERCIAL)	THOROUGHFARE SETBACK		20' MINIMUM

BUILDING HEIGHT (COMMERCIAL)	C-STORE ALONG NEW HILL HOLLY SPRINGS ROAD		20' MINIMUM*
INTERIOR BUILDING SETBACKS (COMMERCIAL)	FRONT		10' MINIMUM**
	SIDE AND REAR		NO MINIMUM**
	SIDE-CORNER		10' MINIMUM**
PERIMETER BUFFERS (COMMERCIAL)	EAST	5' TYPE "A" - ADJACENT TO COMMERCIAL USE	
COMMERCIAL SQUARE FOOTAGE	MAXIMUM	7,500 SF + 12 FUEL PUMPS	

* ONE ELEMENT OF THE COMMERCIAL BUILDING SHALL BE A MINIMUM OF 25'. HOWEVER THE OVERALL BUILDING SHALL BE A MINIMUM OF 20'.
** WHERE APPLICABLE , BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL, STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A.
*** FLEXIBLE OPEN SPACE LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH THE UDO STANDARD FOR OPEN SPACE.
**** WHERE APPLICABLE, BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER BOUNDARY PROPERTY LINE OF THE PARCEL, STREET A SHALL BE CONSIDERED A PRIMARY STREET. BUILDING SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY OF STREET A. SETBACK MAXIMUM SHALL NOT APPLY WHERE THERE IS CIVIC SPACE BETWEEN THE STREET AND THE BUILDING.

TREE PRESERVATION NOTE

TREE PRESERVATION, PREVIOUSLY APPROVED ON THE COMMERCIAL LOT ON ADJACENT MOB DEVELOPMENT PLANS, SHALL BE SUBJECT TO MOVE WITHIN LOT. AMOUNT OF TREE PRESERVATION SHALL NOT BE REDUCED FROM APPROVED QUANTITY.

LEGEND

- PROPOSED SITE ACCESS
- 2-LANE COLLECTOR (LC-2A ALT 2) WITH ON STREET PARKING
- 4-LANE THOROUGHFARE (T-4A ALT)
- MINIMUM 26' DRIVE AISLE ACCESS
- TREE PRESERVATION
- ACTIVE OPEN SPACE/URBAN CIVIC SPACE
- BUFFER/PASSIVE OPEN SPACE
- APARTMENTS
- PROPOSED SCM
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- CROSSWALK

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

FUSION DEVELOPMENT
213 W. BALLENTINE ST
HOLLY SPRINGS, NC 27540
PHONE: 919. 669. 6895

FUSION DEVELOPMENT

4500 OLD HOLLY SPRINGS APEX ROAD
MASTER PLAN
REZONING CASE NUMBER: 24-REZ-02/PLRZ202400061
4500 OLD HOLLY SPRINGS APEX RD
HOLLY SPRINGS, NC, 27540

REVISIONS

NO.	DATE	
3	11. 08. 2024	PER TOWN COMMENTS
4	12. 13. 2024	PER TOWN COMMENTS
5	01. 17. 2025	PER TOWN COMMENTS
6	02. 14. 2025	PER TOWN COMMENTS
7	03. 21. 2025	PER TOWN COMMENTS
8	06. 05. 2025	PER TOWN COMMENTS
9	06. 10. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC-23412
FILENAME	SPEC23412-S1
CHECKED BY	LH
DRAWN BY	CJ
SCALE	1"=100'
DATE	03. 07. 2024

SHEET

OPEN SPACE & PRESERVATION PLAN
C2.02

K:\Projects\SPEC\SPEC-23312\SPEC23412-S1.dwg, 6/7/2025 2:14:27 PM, Cody Jones

5 Design Standards

GATHERING & OPEN SPACE

KEY ELEMENTS

» Open spaces shall be calculated for the entirety of the site but will only be located on the residential portion.
» Urban civic space shall be met by introducing plaza areas that will be available for all residents and business patrons alike. These plaza areas shall contain the following elements: benches, trash receptacles, decorative pavers and supplemental planters.
» Activated open spaces shall include:
- Tot Lots
- Athletic Fields
- Outdoor courts (Pickleball)
- Indoor Courts
- Swimming Pools
- Greenway Trails
- Meeting or Activity Rooms
- Community Gardens
- Play Apparatus

» Urban Civic Spaces:
- Patio/plaza Places
- Shelter Structures
- Benches
- Tables
- Landscape Planters

OPEN SPACE SITE DATA TABLE		
Total Site Area: 20.3 acres	UDO Standard	Proposed Standard
Total On-site Private Open Space	**15%**	**15%**
Active Recreation Area	2%	2.5%
Urban Civic Space	.5%	.5%
Tree Preservation	10%	10%
Flex Space	n/a	2.5%



Open spaces dispersed across the project area



Balance of hardscape and landscape



Benches, seating and other amenities will activate open spaces



Supplemental plantings and varied planters add visual interest



Pedestrian connections



Variation assures interest is maintained within the gathering space

6 Streetscape and Mobility Standards

Streetscapes

» All streets external to the site, shall comply with all UDO and CTP standards.
» All interior drives and drive aisles will comply with UDO and Fire Code standards.

Walkability

» Pedestrian connectivity and walkability have been prioritized in the design of the site, providing sidewalks and sidepaths throughout the site to ensure key connections within the site and beyond are made.
» Crosswalks will be provided at both of the site's proposed intersections along Old Holly Spring Apex Road.
» An enhanced pedestrian crossing will be provided across Street A (shown on the master plan) to provide access to the active open space area for residents.

» Crosswalk Precedents

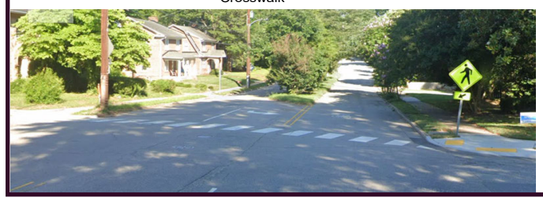




Crosswalk


Table Top Intersection Street View





PREPARED BY AND AFTER RECORDING RETURN TO:

JASON BARRON
MORNINGSTAR LAW GROUP
434 FAYETTEVILLE STREET, SUITE 2200
RALEIGH, NC 27601

STATE OF NORTH CAROLINA

COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160D-1001 *et seq.*)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and

FUSION VENTURES LLC, FUSION 1300 LLC and NEW HILL 1300 LLC

THIS AGREEMENT (the "Agreement"), made and entered into, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **FUSION VENTURES LLC**, a North Carolina limited liability company, ("Fusion Ventures"), **FUSION 1300 LLC**, a North Carolina limited liability company ("Fusion 1300"), and **NEW HILL 1300 LLC**, a North Carolina limited liability company ("New Hill 1300") (Fusion Ventures, Fusion 1300, and New Hill 1300 are hereafter collectively referred to as "Developer"). The Town and Developer are collectively referred to herein as the "Parties."

WHEREAS, Agreement shall regulate the development of three parcels in the manner hereinafter described.

Parcel "A" - Fusion Ventures is the fee simple owner of a tract of land held in common for development, known by the following Wake County PIN: 0649361536, totaling approximately **17.36** acres in size, as more particularly described on **Exhibit A** attached hereto and incorporated

herein (the "Fusion Ventures Parcel"); and,

Parcel "B" - Fusion 1300 is the fee simple owner of a tract of land held in common for development, known by the following Wake County PIN: 0649353581, totaling approximately **.45** acres in size, as more particularly described on Exhibit A (the "Fusion 1300 Parcel") (the Fusion Ventures Parcel and Fusion 1300 Parcel are hereinafter collectively referred to as the "Property" or the "Site); and,

Parcel "C" - New Hill 1300 is the fee simple owner of a tract of land held in common for development, known by the following Wake County PIN: 0649352730, totaling approximately **2.43** acres in size, as more particularly described on Exhibit A (the "New Hill 1300 Parcel") (the Fusion Ventures Parcel, Fusion 1300 Parcel, and New Hill 1300 Parcel are hereinafter collectively referred to as the "Property" or the "Site); and,

WHEREAS, the Town Council rezoned the Site to **CB-CD Community Business Conditional Zoning District** (the "Rezoning") on **_____, 2025**, which Rezoning bears Town of Holly Springs case number 24-REZ-02, to facilitate the Property's uses to be consistent with the Town's comprehensive plan (the "Comprehensive Plan") by permitting the development of a mix of residential and commercial uses as more specifically described in the materials associated with the Rezoning; and,

WHEREAS, the Site is not currently served by adequate Town potable water and sewer service; and,

WHEREAS, the Developer desires careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, the Town has enacted a subdivision control ordinance and a comprehensive zoning ordinance which are codified in a Unified Development Ordinance ("UDO"), pursuant to N.C.G.S. §160D-801 which provides for the orderly control of growth and development in the Town in general and on the Site; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. §160D and UDO the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, the Town has enacted a Water Resource Management Policy (see. https://www.hollyspringsnc.gov/DocumentCenter/View/44266/3_00_WaterResourceManagementPolicy_Sup20) (the "WRMP") to ensure the adequate water and sewer supply for the Town generally and the Property specifically, and Developer consents to abide by this policy; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §160A-20, §160D-1001(b), and §160D-1003, and may contract with Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit and other permits and approvals, said fees being listed in the Town's annual budget and Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) except as provided for herein , hereby agrees to timely pay all normal and customary fees to the extent applicable to Developer in connection with its development of the Site at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, pursuant to N.C.G.S. §160D-1005, on **_____, 2025** the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town's execution of the same.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and Developer agree as follows:

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of Developer for the administration of a separate construction contract, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. INTENTIONALLY DELETED.

c. Concept Plans: Concept Plan as used in this Agreement refers to the Conditional District Master Plan for the Development previously submitted by Developer to the Town as part of the Rezoning.

d. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.

e. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the Development of property.

f. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

g. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

h. NCDOT: the North Carolina Department of Transportation.

i. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, and other Town-owned equipment or facilities not located on the Site.

j. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

k. Property: The parcel of land described in Exhibit A that is the subject of this Agreement. Also referred to as the "Site." Any subsequent annexation of parcels by Developer other than descried herein would constitute a major modification of this Agreement and require an additional public hearing.

l. Public Infrastructure or Public Infrastructure Improvements: Road improvements, sidewalk improvements, sewer and water improvements, or any other improvements which are now or shall be in the future publicly dedicated to the Town of Holly Springs or another governmental entity, as described herein.

m. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by Developer, the retention and addition of local jobs, an increase in commercial/life science uses, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.

n. Project: Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process.

o. Site: See "Property."

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the property subject to this agreement and the names of

its legal and equitable property owners are contained in **Exhibit A**. The obligations and rights contained in this Agreement apply only to the Development of the Site.

2. TERM: The duration of the Agreement is **seven** (7) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by Developer either prior to or within 15 days of ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 180 days of the execution of the foregoing (the "Conditions Precedent"). Any obligation to reimburse funds contained herein, if any, not demanded within **seven (7)** years of the execution of the foregoing shall be void and given no effect.

3. REZONING: The Parties hereby acknowledge that the current zoning of the Property surrounding infrastructure is inadequate to support the Project. Following approval of the Rezoning, certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Site, its future residents, and the residents of the surrounding area that may be affected by the Project. While the Project's proposed rezoning to **CB-CD Community Business Conditional Zoning District** is consistent with the Town's long-range planning documents, the current infrastructure is inadequate and therefore the Town would not ordinarily grant zoning approval, Project Permits, such approvals as the Master Plan, Concept Plan, Development plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are adequate to accommodate the residents or invitees of the Project. Developer wishes to accelerate the Town's approval through the covenants herein and provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Site. Consistent with the requirements of the UDO, development plan(s) shall be submitted to the Town for review and approval consistent with the terms of this Development Agreement and the requirements of Rezoning and Unified Development Ordinance, which Developer understands may require Town Council approval.

4. PHASING OF ROAD IMPROVEMENTS: The road improvements for the Development are contemplated to occur in two (2) phases as reflected in the Transportation Mitigation Agreement ("TMA") attached hereto as **Exhibit B** and incorporated herein by reference. At the Developer's request the TMA may be administratively amended by the Director of Development Services from time-to-time during the review and approval for each phase of the Development and shall not require Town Council approval. The Developer may Develop Parcels B & C separately as a commercial use (a 7,500 gas station) which would require the Developer to install frontage improvements only along parcels B & C ("Phase 1") prior to building permits on such parcels. In the event Parcel A is developed prior to Parcels B & C, all frontage improvements shall be done prior to building permit issuance on any phase.

5. ROAD IMPROVEMENTS: Notwithstanding the Phasing described above, the Road improvements for the Project are described in the approved Traffic Mitigation Agreement ("TMA") attached hereto as Exhibit D.

6. INTENTIONALLY DELETED.

7. PRIOR DEVELOPMENT AGREEMENT FOR 1338 NEW HILL ROAD PARCEL AMENDED. New Hill 1300 previously entered into a development agreement with the Town for property located at 1338 New Hill Road, which agreement is recorded at Book 18901, Page 2357 of the Wake County Registry (the "Prior Development Agreement"). Upon approval of this Development Agreement and payment of the fee in lieu of intersection realignment of $234,000, the Town and New Hill 1300 agree to execute a termination of the Prior Development with respect solely to Parcel C. Development pursuant to the Prior Development Agreement is in progress with respect to the 1338 New Hill Road parcel, which parcel is planned for a medical office building. New Hill 1300 and the Town hereby agree that the "Developer's Share of Acquired Parcel ROW Costs" (as such term is defined in Article II, Paragraph 3 of the Prior Development Agreement) has been satisfied and is no longer required to be paid. The Fee-in-Lieu (as described in Article II, Paragraph 3 of the Prior Development Agreement) shall remain in full force and effect subject to the terms and conditions of the Prior Development Agreement.

8. INTENTIONALLY DELETED.

9. WATER AND SEWER ALLOCATION. Developer is advised to read and understand the Town's Water Resource Management Policy ("WRMP.") Developer hereby includes the following water and sewer allocation elements in the Project to satisfy the criteria of Section 3.5.2 of the WRMP:

a. Sustainable Design – earn National Green Building Standards Certification for one or more of the buildings containing apartment dwellings
b. Open Space/Tree Preservation – Increase of at least 25% Active Recreation Space within the Fusion Ventures Parcel from UDO requirements for the same. The increased Active Recreation Space shall be as described below:

OPEN SPACE SITE DATA TABLE		
Total Site Area: 20.3 acres	UDO Standard	Proposed Standard
Total On-site Private Open Space	**15%**	**15%**
Active Recreation Area	2%	2.5%
Urban Civic Space	.5%	.5%
Tree Preservation	10%	10%
Flex Space	n/a	2.5%

10. FEES-IN-LIEU: At the time of development of the Fusion Ventures Parcel, Fusion Ventures shall pay a FIL for its proportionate share of the following Infrastructure Improvements as set forth below. FIL shall be paid prior to civil construction drawing for the Fusion Ventures Parcel.

	Description	FIL Amount
a.	Old Holly Springs Apex Road and Holly Springs New Hill Road / New Hill Road Phase I improvements as described in Sec. 6(c).	$3,484.50

b.	New Hill Road and Grand Hill Place Phase I improvements as described in Sec. 6(d).	$1,594.56
c.	Old Holly Springs Apex Road and Holly Springs New Hill Road / New Hill Road Phase II improvements as described in Sec. 6 (h).	$922.70
d.	New Hill Road and Grand Hill Place Phase II improvements as described in Sec. 6(i).	$422.24

11. DEVELOPMENT PERMITTED USES: The Site may be used consistent with the uses and subject to the restrictions and other development obligations of the Rezoning.

12. ANNEXATION: In the event that the Site is not currently annexed, it shall be annexed at the discretion of the town council, through the approval of a petition for voluntary annexation prior to the commencement of any construction or recordation of a plat. Nothing contained herein shall bind the Town Council on the legislative decision of annexation. The Town shall schedule the Annexation Petition for public hearing and approval within 45 days of the execution of this Agreement.

13. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developer shall secure all special use permits, construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town shall aid Developer in securing all encroachment permits as required by the NCDOT, the North Carolina Department of Environmental Quality ("NCDEQ"), or other state or federal agencies, as required for roads, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve Developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

14. PARKS AND RECREATION LAND DEDICATION: The Parties acknowledge that the Town's UDO requires Developer of a residential tract to dedicate parks and recreation land or amenity for the use of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the tax value of the tract of the Site at the time of Development, which town staff has calculated as _____ per acre, which produced under ordinary methods of calculation for the Project's unit count of _____, a fee in lieu amount of _____per unit of residential use. Notwithstanding anything to the contrary that may be approved by the Town, the Parks and Recreation Fee due and owing for the Development or any part thereof shall be calculated based upon the attached **Exhibit D**, subject to the Developer's permit choice rights under N. C. Gen. Stat. Sec. 160D-108.

15. TERMS REQUIRED FOR PUBLIC SAFETY: Developer shall provide sufficient egress and ingress to the Site through the Site or other public rights of way to satisfy the requirements of the Town's Fire Chief and Police Chief, as indicated by their approval in the development review process.

16. HISTORIC STRUCTURES: There are no known historic structures on the Site.

17. DEVELOPMENT SCHEDULE:

a. Development of the Project and any Public Infrastructure shall commence prior to the expiration of any required permits for the same.

b. In consideration of the covenants contained herein, Developer shall be allowed to submit construction drawings for review to the Town staff prior to Town Council approval of a development plan for the Site. Developer understands that doing so is entirely at the risk of Developer for any subsequent changes to such plans and drawings that may be made necessary as a result of Town council approval of a development plan.

ARTICLE III
DEVELOPER'S OTHER DUTIES

1. For any offsite infrastructure constructed by Developer, Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, applicable requirements of the Town, and applicable requirements of the North Carolina Department of Environmental Quality (NCDEQ) and applicable requirements of any other regulatory agency. For any land owned or controlled by Developer, Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by Developer, the Town shall convey such land owned by the Town to Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of Developer's Duties set out in this Article III.

2. Except for the Public Infrastructure to be constructed by the Town or others at the such party(s)' costs pursuant to Sections 6 and 10 of Article II of this Agreement, Developer shall construct in a workmanlike manner the public infrastructure located on the Site according to the design specifications and criteria of the Town which are existing at the time of this Agreement, as well as full compliance with any applicable NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the Project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. Developer shall construct the public infrastructure according to the plans, the terms of this Agreement, and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via

an Economic Development Agreement this provision shall not apply. Developer shall not be required to make a payment-in-lieu of street construction costs or pay a fee in lieu of greenway construction costs.

ARTICLE IV
GENERAL TERMS

1. All of Developer's obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Rezoning, the Annexation Petition, and all required Site Plans and Building Permits.

2. All reimbursements, if any, for this Project shall be provided on the basis of final documented Actual Costs, as approved by the Director Development Services, in accordance with this agreement. Any opinions of Project cost included in this agreement are based upon preliminary designs and are approximate.

3. Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, Developer shall operate under a direct contract with the Town and shall hold the Town harmless.

5. Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character arising directly out of the entry onto and performance of work completed by Developer within easements owned by the Town.

6. The Town agrees to protect, defend, indemnify and hold Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the gross negligence or willful misconduct of Developer, or its agents, employees or contractors,. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of Developer to ensure that all regulatory approvals for the project are in place before beginning construction.

9. As necessary in order for the Town to fulfill its obligations hereunder the Town Manager is authorized on behalf of the Town to make decisions in regard to approvals, including changes to this Agreement that require Town Approval in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

11. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

12. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

13. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

14. Developer is a sophisticated business entity. It hereby, for itself, its successors and/or assigns, expressly hereby agrees to waive its right to participate in any class action against the Town with respect to any term or condition of this Agreement or any requirement, obligation, right, or duty created herein. Each party has had the opportunity to have this Agreement reviewed by counsel of its choosing and is entering into this agreement freely and aware of any of the rights, obligations, and duties each may enjoy.

15. Notices under this agreement shall be to the following:

FOR THE TOWN:	FOR DEVELOPER:
Randy J. Harrington Town Manager PO Box 8 Holly Springs, NC 27540 Reference:	Fusion Ventures LLC 213 W Ballentine Street Holly Springs, NC 27540 Fusion 1300 LLC

213 W Ballentine Street
Holly Springs, NC 27540

New Hill 1300 LLC
4400 Triland Way
Cary, NC 27518-8117

With copy to:
Morningstar Law Group
Attn: Jason Barron
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601

16. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

17. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

18. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

19. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

20. Any amendments or modifications that may be proposed or required from time-to-time during the Term shall not prevent development activity occurring consistent with the terms hereof.

~~21.~~

~~22.~~21. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Property Description
EXHIBIT B: Transportation Mitigation Agreement
EXHIBIT C: INTENTIONALLY DELETED
EXHIBIT D: Parks and Recreation Fee Calculation

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(*Town Seal*)

BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the __ day of _____

_____
Notary Public

My Commission Expires:_____

DEVELOPER

FUSION VENTURES LLC

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

DEVELOPER

FUSION 1300 LLC

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

DEVELOPER

NEW HILL 1300 LLC

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

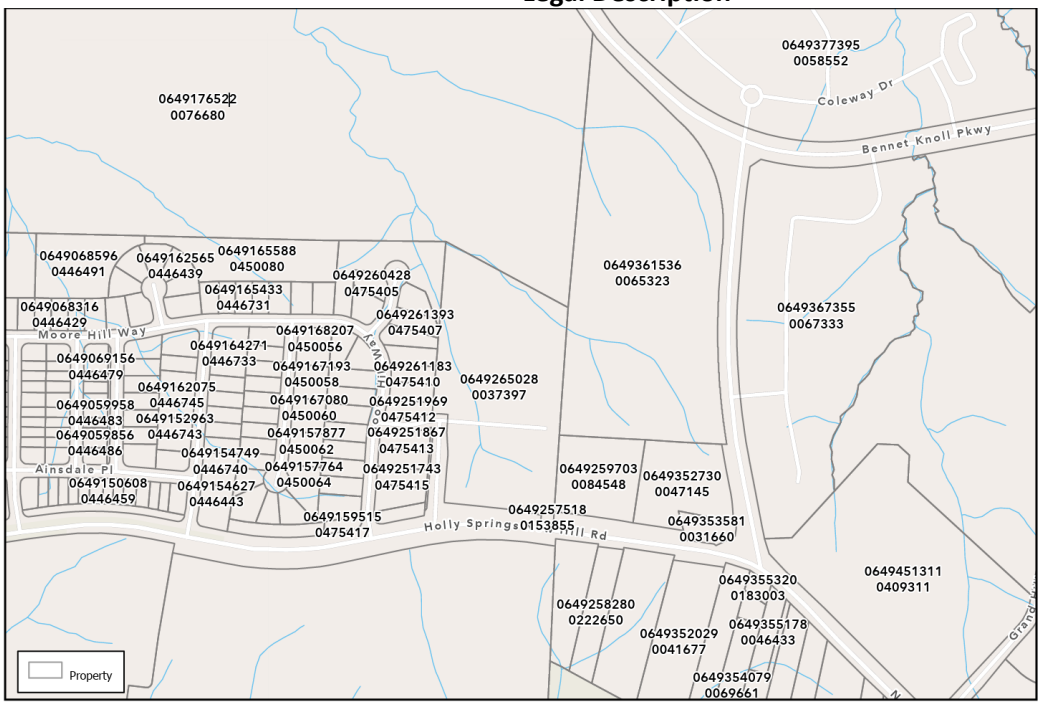
I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Exhibit A

Legal Description



Fusion 1300/New Hill 1300

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.*

Exhibit A

Legal Description

PARCEL A

FUSION VENTURES LLC

BEGINNING at a point 30 feet south of the center line of County Road #1153 in C.P. and S.W. Holleman's line, runs thence South 8 degrees 15 minutes West with Holleman's line 1065 feet to an iron pipe, Holleman's and Lipscomb's corner; thence South 6 degrees West with said Lipscomb's line 500 feet to an iron pipe, a new corner for Julius Hodge in said Lipscomb's line; thence South 84 degrees East a new line for said Hodge 641 feet to a point in the western right of way of County Road #1153; thence parallel with the center line of said road and 30 feet therefrom the following courses and distances: North 1 degree 15 minutes West 437 feet; North 7 degrees East 426.2 feet; North 8 degrees 15 minutes West 198 feet; North 22 degrees 45 minutes West 150.4 feet and North 41 degrees 15 minutes West 588 feet to the point of beginning, containing 17.36 acres, more or less, according to survey of L.C. Smith, March 6, 1961, as approved by E.C. Smith, R.L.S.

PARCEL B

FUSION 1300 LLC

BEGINNING at an iron axle on the East edge *of* SR 1153, said axle being Lucas' corner, and runs thence along the eastern edge of said road South 8 degs 30' East 50 feet to an iron pipe and oak pointer, said Lucas' corner; thence South 23 degs East 155 feet to a nail and cap in said road; thence North 39 degs West 68 feet to a nail and cap in said road; thence alOl"lg SR 11-52, New Hill Road, North 75 degs West 305 feet to a point located *6 feet* North of the center line *of* said road, Julius Hodge' s new corner; -thence North 9 degs 30' West 141 feet to an iron pipe, said Hodge's new corner; thence another new line with said Hodge South 75 degs 15' East 305 feet to the point of BEGINNIG, Containing .93 of an Acre, more or less, according to survey of E. C. Smith, RL':), March 26, 1970.

Less & Except that area conveyed to the North Carolina Department of Transportation in Deed Book 4496, Page 404, Wake County Registry, reference to which is made for greater certainty of description.

AND ALSO Less & Except that property conveyed to the Town of Holly Springs pursuant to the that certain Memorandum of Action recorded in Book 19502, Page 1832 of the Wake County Registry (the "MOA").

PARCEL C

NEW HILL 1300 LLC

BEGINNING at the Southeast corner of the John Lipton property on the North side of the New Hill Road: runs thence North 6 deg. 15' East 100 feet to an iron stake: runs thence South 81 deg. 37' East 60 feet: runs thence South 6 deg. 15' West 100 feet to an iron stake on the Northern edge in the New Hill Road: runs thence along the Northern edge of the New Hill Road North 81 deg. 37' West 60 feet to the point and plat of BEGINNING.

EXHIBIT B

Transportation Mitigation Agreement

MCADAMS

621 Hillsborough Street
Suite 500
Raleigh, NC 27603
919. 361. 5000

SPEC23412

December 14, 2024

Town of Holly Springs
Development Services
128 South Main Street
Holly Springs, North Carolina 27540

Transportation Mitigation Agreement

The following Draft Transportation Mitigation Agreement (TMA) is provided based on the improvements included in the 4500 Old Holly Springs Apex Road Traffic Impact Analysis (TIA) Update submitted on February 14, 2025. The following improvements are committed as part of this development:

Phase 1

Old Holly Springs Apex Road (North/South) Frontage Widening

- Construct one-half of the roadway's ultimate cross-section (4-lane median divided) to provide an additional southbound through lane across the site frontage from proposed Site Access #1 to terminate as a left-turn lane at the intersection of Old Holly Springs Apex Road and Holly Springs New Hill Road / New Hill Road.
  - Note: This site's portion of the overall development frontage does not extend past Site Access #1. Continued frontage widening of Old Holly Springs Apex Road (North/South) is expected to be completed as part of Phase 2.

Old Holly Springs Apex Road and Hendricks Hill Lane / Proposed Site Access #1

- Construct Site Access #1 as the eastbound approach with one (1) ingress and two (2) egress lanes striped as an exclusive left-turn and a shared through/right-turn lane.
  - Note: 175 feet of Internal Protected Stem (IPS) should be provided for this approach.
- Provide stop-control for the eastbound approach of the proposed site driveway.
- Construct an exclusive southbound right-turn lane with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
  - Note: It is expected that this turn-lane will be converted to a shared through-right lane with the associated frontage widening improvements expected as part of full buildout of the development.
- Construct an exclusive northbound left-turn lane on Old Holly Springs Apex Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper.
  - Note: It is expected that this turn lane will share taper and deceleration with the southbound left-turn lane at the intersection of Holly Springs New Hill Road / New Hill Road and Old Holly Springs Apex Road.
- Restripe the westbound approach of Hendricks Hill Lane to that of an exclusive left-turn lane and a shared through-right lane.

Old Holly Springs Apex Road and Holly Springs New Hill Road / New Hill Road

- Contribute a proportional Fee-In-Lieu (FIL) towards construction of an exclusive westbound u-turn lane with a minimum of 400 feet of full width storage and appropriate deceleration and taper along with associated signal modifications necessary to accommodate this geometric modification.
  - Our calculations propose a total FIL of $4,407.20 for this improvement.

- Our calculations propose approximately $3,484.50 of this FIL amount shall be paid by Phase 1 of the development.

New Hill Road and Grand Hill Place

- Contribute a proportional Fee-In-Lieu (FIL) towards conversion of this intersection to a left-in/right-in-right-out.
  - Our calculations propose a total FIL of $2,016.80 for this improvement.
    - Our calculations propose approximately $1,594.56 of this FIL amount shall be paid by Phase 1 of the development.

Holly Springs New Hill Road and Proposed Site Access #4

The following Improvements are recommended if not already previously constructed by others:

- Construct Site Access #4 as the southbound approach with one (1) ingress lane and one (1) egress lane.
  - Note: This intersection will be restricted to right-in/right-out (RIRO) operations.
  - Note: 150 feet of Internal Protected Stem (IPS) should be provided for this approach.
- Provide stop control on the southbound approach of the proposed site driveway.
- Provide for an exclusive westbound right-turn lane with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Full Buildout

Old Holly Springs Apex Road (North/South) Frontage Widening

- Construct one-half of the roadway's ultimate cross-section (4-lane median divided) to provide an additional southbound through lane across the site frontage from Bennet Knoll Parkway / Woodlark Lane to tie into the previous Phase 1 frontage widening as a shared through/right-turn lane at the proposed Site Access #1.

Old Holly Springs Apex Road (East/West) Frontage Widening

- Construct one-half of the roadway's ultimate cross-section (4-lane median divided) to provide an additional eastbound through lane across the site frontage to terminate as a right-turn lane at the intersection of Old Holly Springs Apex Road and Bennet Knoll Parkway / Woodlark Lane.

Old Holly Springs Apex Road and Holly Springs New Hill Road / New Hill Road

- Contribute a proportional Fee-In-Lieu (FIL) towards construction of an exclusive westbound u-turn lane with a minimum of 400 feet of full width storage and appropriate deceleration and taper.
  - Our calculations propose a total FIL of $4,407.20 for this improvement.
    - Our calculations propose the remaining $922.70 of this FIL amount shall be paid by Phase 2 of the development.

New Hill Road and Grand Hill Place

- Contribute a proportional Fee-In-Lieu (FIL) towards conversion of this intersection to a left-in/right-in-right-out.
  - Our calculations propose a total FIL of $2,016.80 for this improvement.
    - Our calculations propose the remaining $422.24 of this FIL amount shall be paid by Phase 2 of the development.

Old Holly Springs Apex Road and Hendricks Hill Lane / Proposed Site Access #1

- Construct an additional southbound through lane striped as a through-right lane at this intersection as part of the required frontage widening of Old Holly Springs Apex Road.
  - Note: This improvement is expected to tie into the exclusive right-turn lane expected to be previously constructed as part of Phase 1 of the development at this intersection.

Old Holly Springs Apex Road and Proposed Site Access #2

- Construct Site Access #2 as the eastbound approach with one (1) ingress lane and one (1) egress lane.
  - Note: This intersection will be restricted to right-in/right-out (RIRO) operations.
  - Note: 100 feet of Internal Protected Stem (IPS) should be provided for this approach.
- Provide stop control on the eastbound approach of the proposed site driveway.
- Construct an additional southbound through lane as part of the required frontage widening of Old Holly Springs Apex Road.
- Construct an exclusive southbound right-turn lane with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Old Holly Springs Apex Road and Proposed Site Access #3

- Construct Site Access #3 as the northbound approach with one (1) ingress lane and two (2) egress lanes striped as an exclusive left-turn and a right-turn lane, respectively.
  - Note: 100 feet of Internal Protected Stem (IPS) should be provided for this approach.
- Provide stop control on the northbound approach of the proposed site driveway.
- Construct an additional eastbound through lane striped as a through/right-turn lane at this intersection as part of the required frontage widening of Old Holly Springs Apex Road.
  - Note: This improvement is expected to extend approximately 150 feet west of this intersection and tie into the committed future eastbound right turn lane at the intersection of Old Holly Springs Apex Road and Bennet Knoll Parkway / Woodlark Lane.
- Construct an exclusive westbound left-turn lane with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Acceptance

Town of Holly Springs: _____ Applicant: _____

EXHIBIT D

PARKS AND REC FEE CALCULATION

4.7.2 **Public Park Land Dedication or Fee-in-Lieu Calculation.**

A. **Calculation Method.**

1. **Public Park Land Dedication. Where it is determined that Public Park Land dedication is appropriate to satisfy the requirements of this UDO, the amount of the Public Park Land to be dedicated shall be calculated as follows:**

Table 4.7-A - Public Park Land Dedication Calculation				
Number of Dwelling Units (by Residential Use)	X	Required Acres/Unit	=	Total Public Park Land Dedication Required (acres)
Residential Uses		Required Acres/Unit		
Detached Dwelling (except Detached Dwelling – Cottage) Attached Dwelling - Townhome		0.0363		

Detached Dwelling – Cottage Attached Dwelling (except Attached Dwelling – Townhome) Apartment Dwelling	0.0163

2. Fee-in-Lieu. Where it is determined that a fee-in-lieu is appropriate to satisfy the requirements of this UDO, the amount of the Public Park fee-in-lieu shall be calculated as follows:

Table 4.7-B - Fee-in-Lieu of Public Park Land Dedication Calculation				
Total Public Park Land Dedication Required (acres) (N1)	X	Land Value per acre (N2)	=	Total Fee-in-Lieu of Public Park Land Dedication
Notes: N1: Refer to Table 4.7-A N2: Applicant shall provide the pre-development appraised land value of the land prior to development Project/Subdivision activity or site construction pursuant to the most current property records from the Wake County Assessor.				

3. Improvement Cost. In addition to the Public Park Land dedication and/or fee-in-lieu requirement, a fee-in-lieu of improvement cost shall be required and shall be calculated as follows:

Table 4.7-C – Improvement Cost Calculation				
Total Public Park Land Dedication Required (acres) (N1)	X	$41,394	=	Total Improvement Cost
Notes: N1: Refer to Table 4.7-A				

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 17.

Public Hearings
Title: 25-REZ-03 4016 Berman Edge Rd Rezoning - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Conor Ryan, Development Services, Elliot Blonshine, Development Services

Action(s):

- Conduct Legislative Public Hearing.

Explanation:

- The legislative public hearing process (receive public comments regarding the proposal) for Type 6 (Legislative Action) Reviews, including Zoning Map Amendments, is prior to the Planning Board review and recommendation. Following the public hearing, the proposed amendments will be forwarded to the Planning Board for review and recommendation.
- The Town has received a Rezoning request to rezone a 1-acre site at 4016 Berman Edge Road from RR Rural Residential to SR Suburban Residential to allow for a two-lot subdivision.
- The request is for a general-use rezoning from one Unified Development Ordinance (UDO) zoning district to another and not a Conditional Zoning District, which allows modified standards. Future subdivision and development of the site will adhere to all UDO requirements.

Background:

- The Town Council adopted an amendment to the Unfied 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, June 17 - Town Council Public Hearing
    - Tuesday, June 24 - Planning Board review and recommendation
    - Tuesday, July 15 - Town Council consideration and decision
- The site zoning was reassigned from R-20 Residential to RR Rural Residential as part of the UDO zoning district updates (March 1, 2022).

Funding Source(s):

N/A

Attachment(s):

1. 25REZ03_4016BermanEdge_StaffReport
2. 25REZ03_4016BermanEdge_Application
3. 25REZ03_4016BermanEdge_Plans

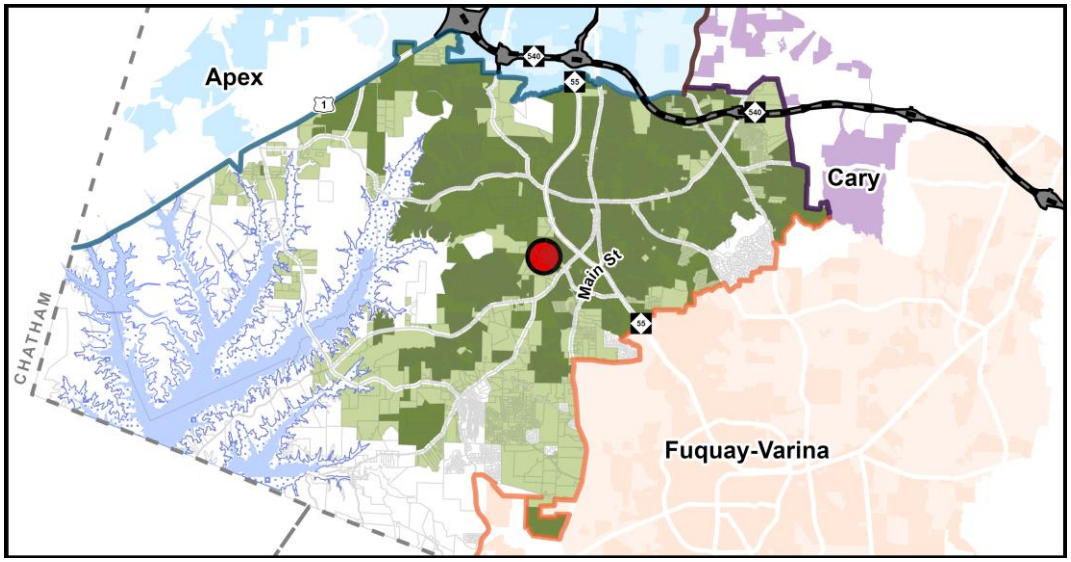
Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
John Teel
150 Collins Crossing Rd
Holly Springs, NC 27540

Property Address: 4016 Berman Edge Rd

Property Area: 1.00 ac.



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

Project Summary:
A rezoning of 1 acre from RR – Rural Residential to SR – Suburban Residential located at 4016 Berman Edge Rd, adjacent to the Bluffs at Morgan Park subdivision, with the intent to create 1 additional lot for a detached residential dwelling.

Requested Action:
Public Hearing: The Town Council must hold a legislative public hearing to receive public comments regarding the proposal prior to Planning Board consideration.

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Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 6
Parks, Recreation, & Greenways Information	Page 8
Community Facilities Information	Page 9
Utility & Infrastructure Information	Page 10
Natural Resources & Open Space Information	Page 11
Conditional Zoning District Information	Page 12
Decision-Making Information	Page 14

Case Summary

Current Zoning:
RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:
SR Suburban Residential

☐ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Residential Neighborhood

Staff Analysis:

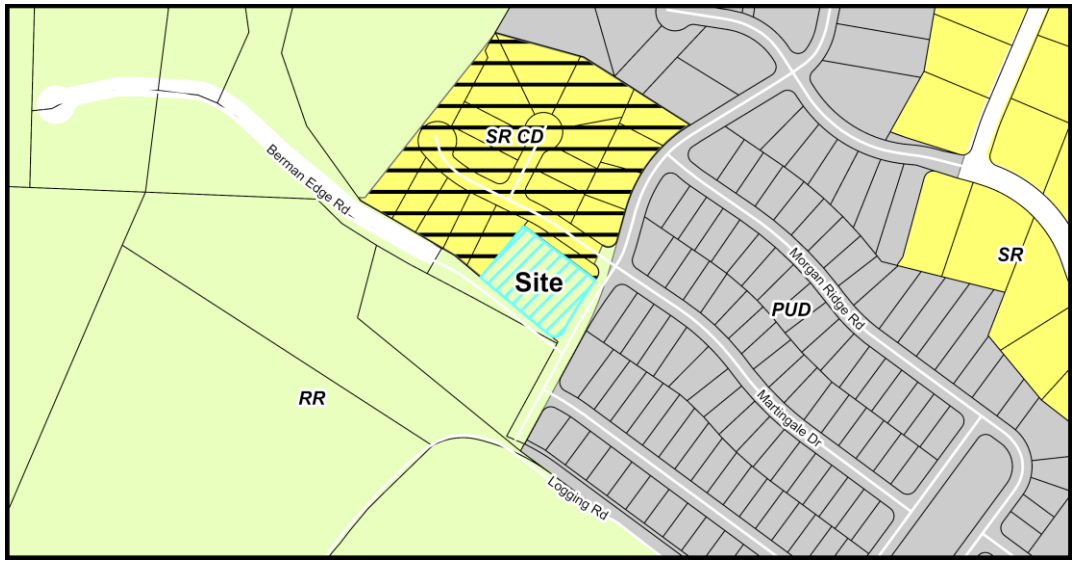
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The proposed SR zoning district is consistent with the Residential Neighborhood Future Land Use designation. The proposed use of the property, single-family detached dwellings, is consistent with the goals of the Residential Neighborhood Future Land Use Designation, as well as the themes of the Comprehensive Plan as a whole, including the need for context-sensitive infill development. The proposed rezoning will allow for the construction of new housing consistent with the existing development around it, as well as a continuation of elements that are present in the adjacent development, including a 20' undisturbed perimeter buffer extending along Lot 17's property line adjacent to Berman Edge Rd.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0648488641	RR	1.00 ac.
	Total Area	**1.00 ac.**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR	Single Family Detached
North	SR-CD	Single Family Detached
South	RR & PUD	Single Family Detached
East	SR-CD & PUD	Single Family Detached
West	SR-CD & RR	Single Family Detached

Parcel Rezoning History

Rezoning Number: 22-REZ-01
Original Zoning: R-20 Residential
Approved Zoning: RR
Approval Date: 3/1/2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Residential Neighborhood

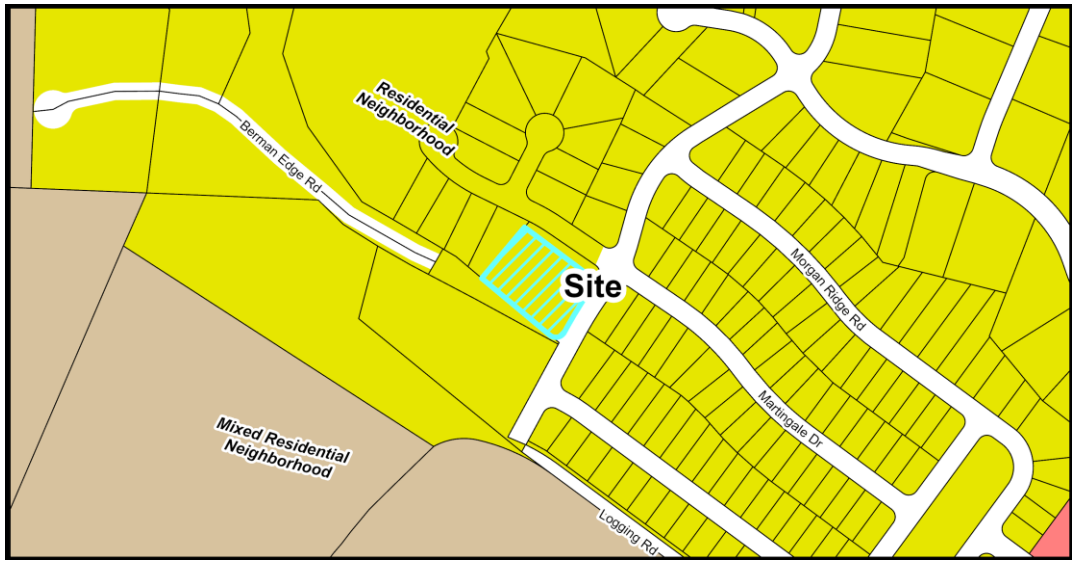
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

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

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

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



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

Theme	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: Residential Neighborhood
A Residential Neighborhood area includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units.

Key Characteristics Include:

- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the facade of the building.
- Residential building types are limited to single dwelling detached residential, including accessory dwelling units, in a variety of sizes. Single dwelling attached and multi-dwelling are not allowed.
- Buildings may be up to 3 stories in height.

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

The applicant has proposed the SR zoning district, which is consistent with the adjacent parcels and the existing development abutting the property. The proposed use, single-family detached dwellings, is compatible with the land use expectations of the Residential Neighborhood Future Land Use designation, incorporates smaller-scale detached housing adjacent to an existing neighborhood, and provides an undisturbed buffer to help transition to the low-density residential uses adjacent to the property.

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 is on the corner of Martingale Drive and Utley Bluffs Drive, which are residential neighborhood streets. These streets were constructed with the adjacent subdivisions and do not require widening per the Comprehensive Transportation Plan.

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

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

Improvement Prioritization:
N/A

Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary
The rezoning did not warrant a traffic study per the Town's Traffic Study Policy.

Transportation Staff Analysis:

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

The proposed rezoning is consistent with the Comprehensive Transportation Plan and Traffic Study Policy.

Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☒ Yes ☐ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☐ Sidepath

There are no active transportation improvements required for this project per the Parks, Recreation & Greenways Master Plan.

Parks, Recreation, & Greenways Summary

The project is in a park search area. Due to project's small scale, a fee-in-lieu for parkland dedication will be collected at time of Final Plat.

Parks, Recreation, & Greenways Staff Analysis:

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

The project is consistent with the Parks, Recreation, & Greenways Master Plan.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



No identified Facilities

Community Facilities Map

WCPSS Coordination

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

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

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

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

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

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

☐ Elementary ☐ Middle ☐ High School

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

Community Facilities Staff Analysis:

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

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

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

The project has direct access to watermains within Martingale Drive and Utley Bluffs Drive to provide water service.

Sanitary Sewer:

The project has direct access to sewer mains within Martingale Drive to provide sewer service.

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
This project is subject to the Water Resource Management Policy and has provided a Utility Allocation Request to be considered by Town Council. This development has committed to two allocation elements as required by the Policy as a Priority Level 2. The first is Sustainable Design, which includes energy efficient building elements added to the homebuilding such as energy efficient windows and insulation. The second is Open Space and Tree Preservation, with a commitment to increase tree preservation area by 25% by providing a 20' Undisturbed Buffer across the rear of the new lot.

Utility Allocation Summary

Priority Level: Priority Level 2
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.

Infrastructure & Utility Staff Analysis:

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

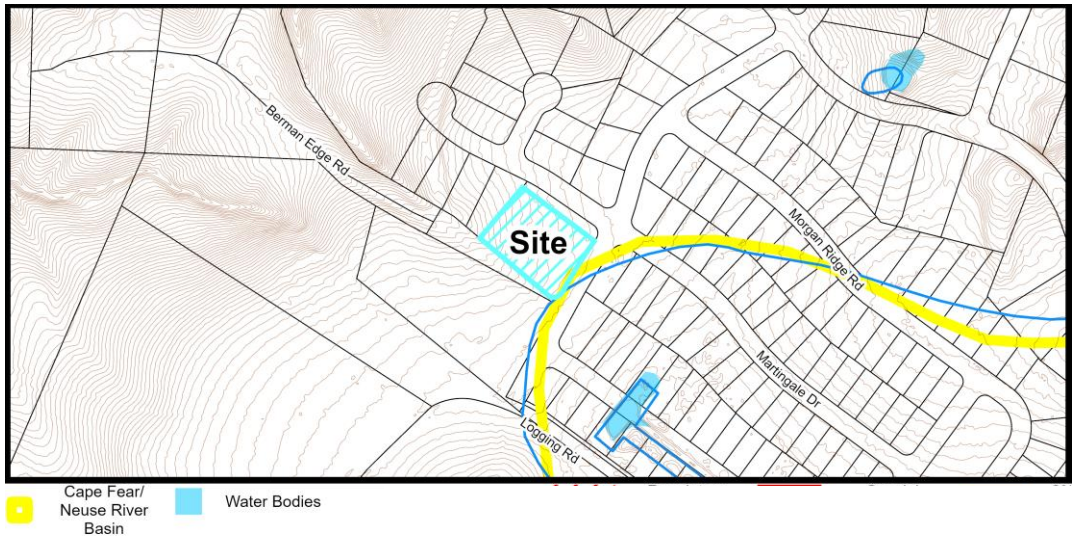
The project has direct access to water and sewer utilities for service. The allocation elements selected and committed by the applicant are proportionate with the scale of the project and are consistent with the intent of the Water Resource Management Policy.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space*	**30% (.3 ac.)**
Tree Preservation Area	25% (.25 ac.)
Active Recreation Area	0%
Flexible Space	5% (.05 ac)

** The lot area requirements for the SR District would only permit the creation of 1 additional residential dwelling lot, which can be created through a minor subdivision process. A minor subdivision does not require dedicated open space.*



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant is voluntarily providing a 20' undisturbed perimeter buffer along the rear lot line of the parcel that is to be created. Per * The lot area requirements for the SR District would only permit the creation of 1 additional residential dwelling lot, which can be created through a minor subdivision process. A minor subdivision does not require dedicated open space. UDO Section 4.1.2.C.2, Minor Residential Subdivisions and individual Buildings not a part of a larger Project or Subdivision (e.g., infill Project on previously subdivided Lot) with 4 or fewer units (i.e., quadplex/small multifamily Building) are exempt from all On-Site Private Open Space requirements.

Stormwater:

This project will disturb less than 1-acre and therefore does not require stormwater control measures to treat impervious surfaces per NPDES permit requirements. The project will be responsible for erosion control during construction.

Natural Resources & Open Space Staff Analysis:

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

The project is not required to provide any on-site private open space and is voluntarily including a 20' undisturbed buffer through the use of an easement on the Final Plat to aid use transitions and preserve existing tree canopies.

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 ☒ Not Applicable

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 proposed SR zoning district is consistent with the Residential Neighborhood Future Land Use designation. The use of the property, single-family detached dwellings, is consistent with the goals of the Residential Neighborhood Future Land Use Designation, as well as the themes of the Comprehensive Plan as a whole, including the need for context-sensitive infill development. The proposed rezoning will allow for the construction of new housing consistent with the existing development around it, as well as a continuation of elements that are present in the adjacent development, including a 20' undisturbed perimeter buffer extending along Lot 17's property line adjacent to Berman Edge Rd. The proposed rezoning is reasonable and in the public interest since the proposed zoning district fulfills the Future Land Use Designation, allows for the creation of infill housing not possible under the current zoning district, and the proposed use and design will complement and remain consistent with the existing development pattern in the area.

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: 2/13/2025
Summary of Issues: None

Legislative Public Hearing

Legislative Public Hearing

Prior to the Legislative Public Hearing:

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

Town Council Decision: Legislative Decision

Legislative Decision:

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

Action #1: Hold Legislative Public Hearing

Action #2: Zone Map Amendment (Rezoning)

Zone Map Amendment 25-REZ-03 (Rezoning) for 4016 Berman Edge Rd will be forwarded to the Planning Board for review and recommendation.

Next Steps

Planning Board Consideration & Recommendation

Advisory Decision

The Planning Board will review the proposed Zone Map Amendment (Rezoning) at the 6/24/2025 meeting and make a recommendation to the Town Council.

Anticipated Town Council Consideration and Decision: 7/22/2025

HOLLY SPRINGS
North Carolina

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* **Applicant and Financially Responsible Party will need to register for an account on the Portal.**	
Project Applicant Check One: ☒ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other	
Name: Jeff Rider	Company: Sire Development LLC
Mailing Address: 5509 Den Heider Way	
City, State, Zip: Raleigh, NC, 27606	
Telephone:	E-Mail: jrider1@nc.rr.com
Design Professional	
Name: Michael Stewart	Company: Stewart-Proctor PLLC
Mailing Address: 319 Chapanoke Road	
City, State, Zip: Raleigh, NC, 27603	
Telephone: 919-779-1855	E-Mail: stewartpe@aol.com
Developer	
Name: Jeff Rider	Company: Sire Development LLC
Mailing Address: 5509 Den Heider Way	
City, State, Zip: Raleigh, NC 27606	
Telephone:	E-Mail: jrider1@nc.rr.com
Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Financially Responsible Party (REQUIRED)	
Name: Jeff Rider	Company: Sire Development LLC
Mailing Address: 5509 Den Heider Way	
City, State, Zip: Raleigh, NC 27606	
Telephone:	E-Mail: jrider1@nc.rr.com
Property Owner (REQUIRED)	
Name: Jeff Rider	Company: Sire Development LLC
Mailing Address: 5509 Den Heider Way	
City, State, Zip: Raleigh, NC 27606	
Telephone:	E-Mail: jrider1@nc.rr.com

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
☑	Zoning Map Change – General Use District
☐	Zoning Map Change – Conditional Zoning District ☐ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) ☐ Option 2 Plan: Master Plan
☐	Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Map Amendment ☐ Small Area Plan Map Amendment
☐	UDO Text Amendment – UDO Section:

PROJECT INFORMATION https://www.hollyspringsnc.gov/742/Maps	
Project Name	Sire Development LLC
Project Location *Use street address. If none, use closest intersection*	4016 Berman Edge Rd
	☐Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0648488641
Real Estate ID	0358983
Project Acreage	1.00 Partial Parcel? ☐ Yes ☒ No
Current Zoning	RR Rural Residential
Proposed Zoning	SR Suburban Residential
Current Future Land Use Designation	*RESIDENTIAL NEIGHBORHOOD*
Proposed Future Land Use Designation	*RESIDENTAIL NEIGHBORHOOD*
Small Area Plan Designation *(if applicable)*	N/A
Special Study Scoping Meeting Dates	N/A
Sketch Plan Review *(pre-submittal)* Meeting Date:	NOVEMBER 6, 2024
Neighborhood Meeting Date:	FEBRUARY 13, 2025

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: [signature] Date: 1/26/25

SUBMITTAL CHECKLIST: ZONING MAP CHANGE – GENERAL USE DISTRICT

A copy of this checklist and the following items must be submitted with the Rezoning Petition to be deemed a complete submittal:

Initial or N/A	Requirement
MS	Complete Petition Form. Applicant, all design professionals and financially responsible party must be completed.
MS	Vicinity Map
MS	Owner Affidavit
N/A	Affidavit of Owner Notification *Required if Applicant is not the property owner*
MS	Property Survey including legal description *(required only if the request does not include the entire tax parcel)* in PDF and WORD format.
N/A	Plan Consistency Statement
Scheduled 2-13-25	Neighborhood Meeting report
N/A	Statement of Comprehensive Plan – Future Land Use Plan Compatibility *If the proposed Zone Map Change is inconsistent with the Future Land Use designation of the property*
N/A	Certificate of Plan Revisions if submitting a revision to approved plans

~ The remainder of this page is intentionally left blank ~

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner;

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID No.: 0358983

and PIN: 0648-48-9641

located at: 4016 BERMAN EDGE ROAD

Existing Zoning District: RR

Proposed Zoning District: SR

The public hearing before the Holly Springs Town Council on the matter will be heard on _____(date) at 7:00 PM.

Additional information can be obtained by contacting Holly Springs Development Services Planning Division at (919)557-3111 or email DSIntake@hollyspringsnc.gov.

Thank you,

_____ 1/24/25

Applicant Signature Date

Applicant Printed Name: JEFF RIDER

Company: SIRE DEVELOPMENT LLC

Mailing Address: 5509 DEN HELDER WAY RALEIGH N.C. 27606

Telephone Number: _____

E-Mail: jrider@nc.rr.com

HOLLY SPRINGS
North Carolina

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared JEFF RIDER 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:

PIN: 0648-43-8641	
REID: 0358983	

and does hereby authorize MICHAEL STEWART to act

(name of representative/applicant)

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

Signature of Owner

Print Name
Address
City, State, Zip

Sworn to or affirmed and subscribed before me this 27th day of January, 2025.

NOTARY PUBLIC:

Karen H Davis
Official Signature of Notary

(Official Seal)

KAREN H DAVIS
NOTARY
PUBLIC
WAKE COUNTY, NC

KAREN H. DAVIS, Notary Public
Print Name

My commission expires: 4/25/25

AFFIDAVIT OF OWNER NOTIFICATION

The following Affidavit of owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for the property(s) they do not own at the time of the petition submission.

This form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

AFFIDAVIT

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID: 0358983 and PIN: 0649-48-8641 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

Signature of Applicant

<Print Name>

<Entity Name>

<Address>

<City, State Zip>

Sworn to or affirmed and subscribed before me this 27th day of January, 2025.

NOTARY PUBLIC:

Karen H. Davis
Official Signature of Notary

(Official Seal)

KAREN H. DAVIS, Notary Public
Print Name

My commission expires: 4/25/2025

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

The executive summary provides goals and objectives for new growth. The request is consistent with those goals.
The 1 ac tract is already bordered by existing development with town streets and utilities. This prevents increased urban sprawl. The property is bordered on 3 sides by town limits and would not require new infrastructure to be developed.

SECTION 1: LAND USE & CHARACTER

The zoning request is consistent with the adjoining neighborhood that is developed and which this tract would become a part. This makes a consistent contiguous neighborhood which is the goal of the comprehensive plan.

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

The request is consistent with the transportation plan.
No new street would be required. The existing streets were developed to town standards.
This project could be looked at as an infill project that best uses the existing infrastructure.

SECTION 3: PARKS, RECREATION

Green ways were dedicated previously to meet future requirements of the tract.

SECTION 4: COMMUNITY FACILITIES

The plan is consistent in as much it meets the access needs of the community facilities. Roadways and sidewalks are in place and designed to meet the fire, police and EMS access.

SECTION 5: INFRASTRUCTURE & UTILITIES

This site has direct access to water and sewer without extending main lines.
The site impact on existing lines is insignificant to the capacities of those existing lines.

SECTION 8: NATURAL RESOURCES

This development would make 2 lots out of the 1 ac.
This would be considered a low density.
The project would minimize grading and work with existing topographic and save mature trees as much as feasible.

STATEMENT OF REASONABLENESS

This project conforms to existing and future land plans.
The size of the project limits the expansion to 1 additional lot and best conforms to the existing subdivision which it will join.

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.

This project by bing annexed will benefit the town by gaining tax base for the property that is already using town infrastructure.
Environmentally looking at the project it would remove an existing septic and well from use and thereby reduce possible soil and water contamination.

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 6, 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: 02/19/2025
- Name of development: 4016 Berman Edge Road Rezoning
- Address of rezoning: 4016 Berman Edge Rd (PIN) 0648488641
- Total number of proposed residential units: 1
- Type(s) of residential units proposed: Single-family detached

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

HOLLY SPRINGS
North Carolina

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

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:	February 13, 2025
Meeting Time:	6pm
Meeting Location:	4016 Berman Edge Road

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:

1 Neighbor attended - asked about existing lot commitment to private rd. upkeep

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

None

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: Michael Stevens Date: 2/17/25

Stewart-Proctor, PLLC
319 Chapanoke Rd, #106
Raleigh, NC 27603
919-779-1855

JOB _____
SHEET NO _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

FEB 13

NEIGHBORHOOD MTG.

	NAME	EMAIL
1)	MIKE STEWART	STEWARTPE@AOL.COM
2)	CHUCK PHELAN	cdpfly@aol.com

STEWART-PROCTOR
ENGINEERING & SURVEYING

May 12, 2025

Dear Neighbor:

Sire Development LLC is proposing to rezone and create two lots as shown on the map from an existing parcel at the intersection of Berman Edge Road and Utley Bluffs Drive (4016 Berman Edge Rd.). The project will include the construction of one new single-family residence. If you have any questions, please reach out to me at 919-779-1855.

Best regards,

Michael Stewart, P.E.
STEWART-PROCTOR, PLLC

319 CHAPANOKE ROAD, SUITE 106, RALEIGH, NC 27603 PHONE 919-779-1855 FAX 919-779-1661

STEWART-PROCTOR
ENGINEERING & SURVEYING

May 12, 2025

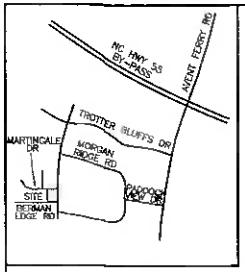
Dear Neighbor:

Sire Development LLC is proposing to rezone and create two lots as shown on the map from an existing parcel at the intersection of Berman Edge Road and Utley Bluffs Drive (4016 Berman Edge Rd.). The project will include the construction of one new single-family residence. If you have any questions, please reach out to me at 919-779-1855.

Best regards,

Michael Stewart, P.E.
STEWART-PROCTOR, PLLC

319 CHAPANOKE ROAD, SUITE 106, RALEIGH, NC 27603 PHONE 919-779-1855 FAX 919-779-1661



VICINITY MAP NTS

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	474.50'	60.40'	7°17'35"	60.36'	S 59°07'04"E
C-2	25.00'	39.28'	90°02'44"	35.36'	S 08°50'50"E
C-3	1024.99'	143.08'	7°59'52"	142.96'	S 32°47'03"W
C-4	25.00'	44.17'	101°14'45"	38.64'	S 79°26'35"W

COURSE	BEARING	DISTANCE
L-1	N 40°05'25"E	19.33'
L-2	S 35°44'55"W	6.95'
L-3	S 28°49'47"W	14.60'

Certificate of Review Officer:
State of North Carolina
County of Wake

I, _____, Review Officer of Wake County, certify that that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ Review Officer _____ Date

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA, AND THAT THE FILING FEE OF $_____ HAS BEEN PAID, AND THAT THIS MAP IS DULY APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

_____ SUBDIVISION ADMINISTRATOR _____ DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF HOLLY SPRINGS AND THAT I HEREBY ADOPT THIS PLAN OF OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, AND WATER LINES TO THE TOWN OF HOLLY SPRINGS.

_____ (COMPANY/LLC NAME)

_____ _____ (SIGNATURE) DATE

_____ _____ (PRINT NAME) TITLE

NOTARY STATEMENT

SWORN TO AND SUBSCRIBED TO ME THE _____ DAY OF _____, 20____ NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA.

MY COMMISSION EXPIRES: _____

_____ / _____
NOTARY PUBLIC PRINTED

NOTES

AREA BY COORDINATES
NC GRID COORDINATES OBTAINED USING A SPECTRA PRECISION SP80 GPS UNIT, REFERENCED TO NAD 83(2018) IN FEET.
ALL DISTANCES GROUND HORIZONTAL UNLESS NOTED OTHERWISE.

THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS ONE MAY DISCLOSE.
PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND UTILITIES AND/OR EASEMENTS.
CALL 811 BEFORE ANY DIGGING OR CONSTRUCTION.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP #3720084800K. EFF. DATE: 7/19/2022 ZONE X

CURRENTLY ZONED RR – HOLLY SPRINGS
PROPOSED ZONING SR – HOLLY SPRINGS

EXISTING SEPTIC SYSTEM TO BE ABANDONDED PRIOR TO FINAL PLAT APPROVAL.

EXISTING SHEDS TO BE MOVED OR REMOVED PRIOR TO FINAL PLAT APPROVAL.

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN _____, PAGE _____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS _____ AND THAT THE GLOBAL NAVIGATIONAL SATELLITE SYSTEM(GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

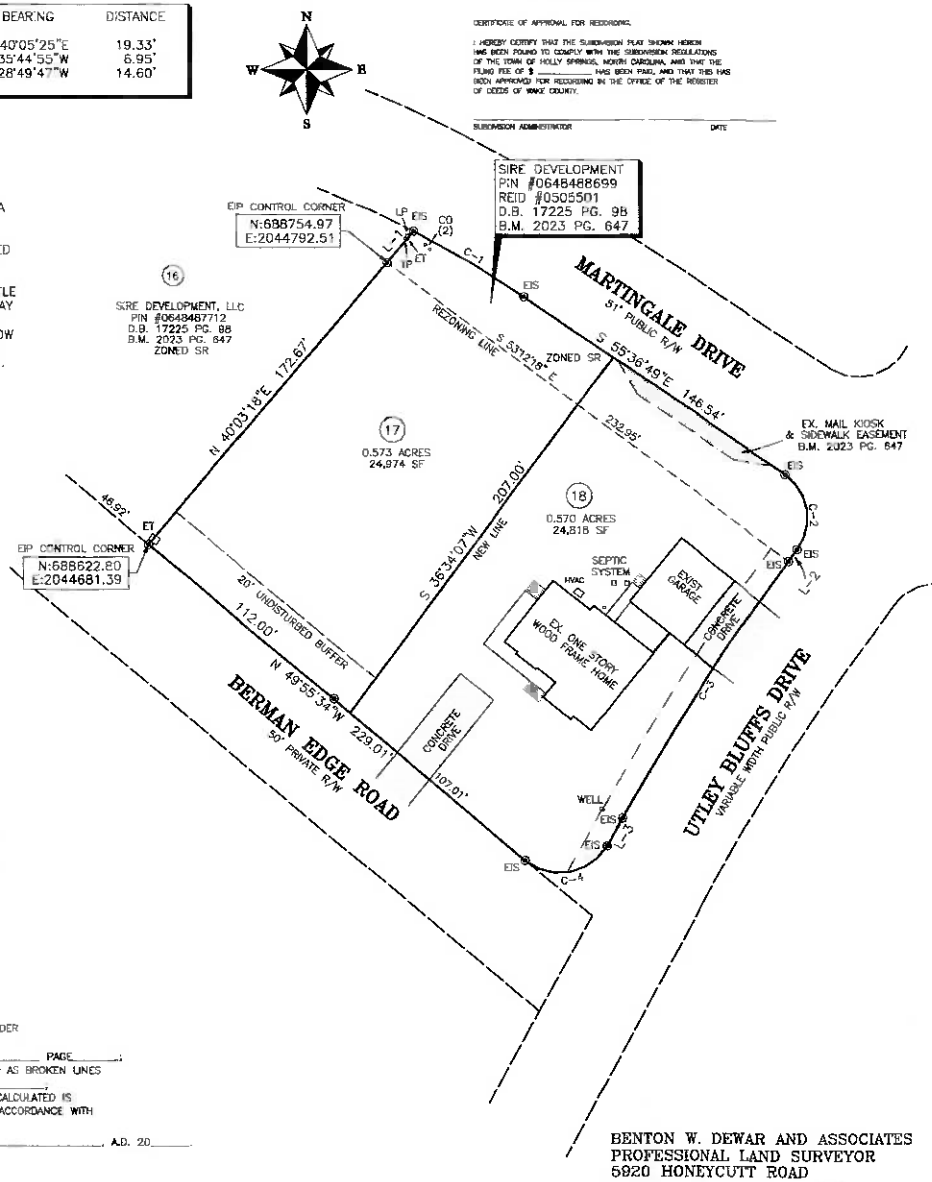
CLASS OF SURVEY: _____
POSITIONAL ACCURACY: _____
TYPE OF GPS FIELD PROCEDURE: _____
DATUM/EPOCH: _____
DATES OF SURVEY: _____
PUBLISHED/FIXED-CONTROL USE: _____
GEOID MODEL: _____
COMBINED GRID FACTOR: _____
UNITS: _____

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY: THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

_____
BENTON W. DEWAR, NCPLS – 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK _____ PAGE _____ MAP #_____ PAGE _____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS _____, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D. 20____

_____
BENTON W. DEWAR, NCPLS – 3040



LEGAL DESCRIPTION

Being Lot 1 of the Hockaday property, recorded in Book of Maps 2007 Page 1228; having Wake County Pin #0648488641; and being more particularly described as follows:

Beginning at an EIP, being the Southeastern corner of Lot 16 the Bluffs at Morgan Park, having NC Grid Coordinates N – 688622.80' E – 2044681.39'; and being the Point and place of beginning;

THENCE North 40 degrees 03 minutes 18 seconds East for a distance of 172.67 feet along the Eastern line of Lot 16 to an EIP;
THENCE South 53 degrees 12 minutes 18 seconds East for a distance of 232.97 feet to an EIS on the Right of Way of Utley Bluffs Drive;
THENCE along a curve to the left having a radius of 1024.99 feet and an arc length of 143.08 feet, being subtended by a chord of South 32 degrees 47 minutes 03 seconds West for a distance of 142.96 feet along said Right of Way to an EIS;
THENCE South 28 degrees 49 minutes 47 seconds West for a distance of 14.60 feet along said Right of Way to an EIS at the turnout with Berman Edge Road;
THENCE along a curve to the right having a radius of 25.00 feet and an arc length of 44.17 feet, being subtended by a chord of South 79 degrees 26 minutes 35 seconds West for a distance of 38.64 feet to an EIS on the Right of Way of Berman Edge Road;
THENCE North 49 degrees 55 minutes 34 seconds West for a distance of 229.01 feet along said Right of Way to the Point and Place of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.00 acres more or less.

AREA CHART
PIN #0648488641
REID #0358883
D.B. 19582 PG. 2370
B.M. 2007 PG. 1228
AREA
1.000 ACRES
43,542 SF

OWNER/DEVELOPER
SIRE DEVELOPMENT, LLC
5509 DEN HEDDER WAY
RALEIGH, NC 27606

40 0 20 40 80 160

PLAT OF REZONNING FOR:

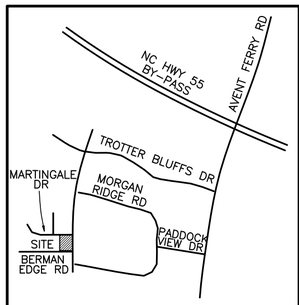
SIRE DEVELOPMENT, LLC
4016 BERMAN EDGE ROAD – HOLLY SPRINGS, NC 27540

LOT 1 – BOOK OF MAPS 2007 PAGE 1228
DEED BOOK 19582 PAGE 2370
HOLLY SPRINGS TOWNSHIP
WAKE COUNTY – NORTH CAROLINA

PIN #0648488641
REID #0358383
SCALE: 1" = 40'
DATE: JUNE 4, 2024
24-44L
RIDER24/24/650

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919) 552-9813
FAX # (919) 557-2255

RECORDED IN BOOK OF MAPS 2024 PAGE_____ WAKE COUNTY REG.



VICINITY MAP NTS

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C–1	474.50'	60.40'	7°17'35"	60.36'	S 59°07'04"E
C–2	25.00'	39.28'	90°02'44"	35.36'	S 08°50'50"E
C–3	1024.99'	143.08'	7°59'52"	142.96'	S 32°47'03"W
C–4	25.00'	44.17'	101°14'45"	38.64'	S 79°26'35"W

COURSE	BEARING	DISTANCE
L–1	N 40°05'25"E	19.33'
L–2	S 35°44'55"W	6.95'
L–3	S 28°49'47"W	14.60'

Certificate of Review Officer:
State of North Carolina
County of Wake

I, _____, Review Officer of Wake County, certify that that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ Review Officer

_____ Date

CERTIFICATE OF APPROVAL FOR RECORDING.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA, AND THAT THE FILING FEE OF $ _____ HAS BEEN PAID, AND THAT THIS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

_____ _____
SUBDIVISION ADMINISTRATOR DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERY SHOWN AND DESCRIBED HERON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF HOLLY SPRINGS AND THAT I HEREBY ADOPT THIS PLAN OF OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, AND WATER LINES TO THE TOWN OF HOLLY SPRINGS.

_____
(COMPANY/LLC NAME)

_____ _____
(SIGNATURE) DATE

_____ _____
(PRINT NAME) TITLE

NOTARY STATEMENT

SWORN TO AND SUBSCRIBED TO ME THE_____DAY OF_____, 20_____. NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA.

MY COMMISSION EXPIRES:_____

_____/_____
NOTARY PUBLIC PRINTED

NOTES

AREA BY COORDINATES
NC GRID COORDINATES OBTAINED USING A SPECTRA PRECISION SP80 GPS UNIT, REFERENCED TO NAD 83(2018) IN FEET.
ALL DISTANCES GROUND HORIZONTAL UNLESS NOTED OTHERWISE.

THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS ONE MAY DISCLOSE.
PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND UTILTIES AND/OR EASEMENTS.
CALL 811 BEFORE ANY DIGGING OR CONSTRUCTION.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP #3720064800K. EFF. DATE: 7/19/2022 ZONE X

CURRENTLY ZONED RR – HOLLY SPRINGS
PROPOSED ZONING SR – HOLLY SPRINGS

EXISTING SEPTIC SYSTEM TO BE ABANDONDED PRIOR TO FINAL PLAT APPROVAL.

EXISITNG SHEDS TO BE MOVED OR REMOVED PRIOR TO FINAL PLAT APPROVAL.

THE MAIL KIOSK AND SIDEWALK EASEMENT IS TO BE DEEDED TO THE BLUFFS AT MORGAN PARK HOA. THE BLUFFS AT MORGAN PARK HOA IS TO BE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENT.

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN_____ PAGE_____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS _____ AND THAT THE GLOBAL NAVIGATIONAL SATELLITE SYSTEM(GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY_____
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TYPE OF GPS FIELD PROCEDURE_____
DATUM/EPOCH_____
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PUBLISHED/FIXED–CONTROL USE_____
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UNITS_____

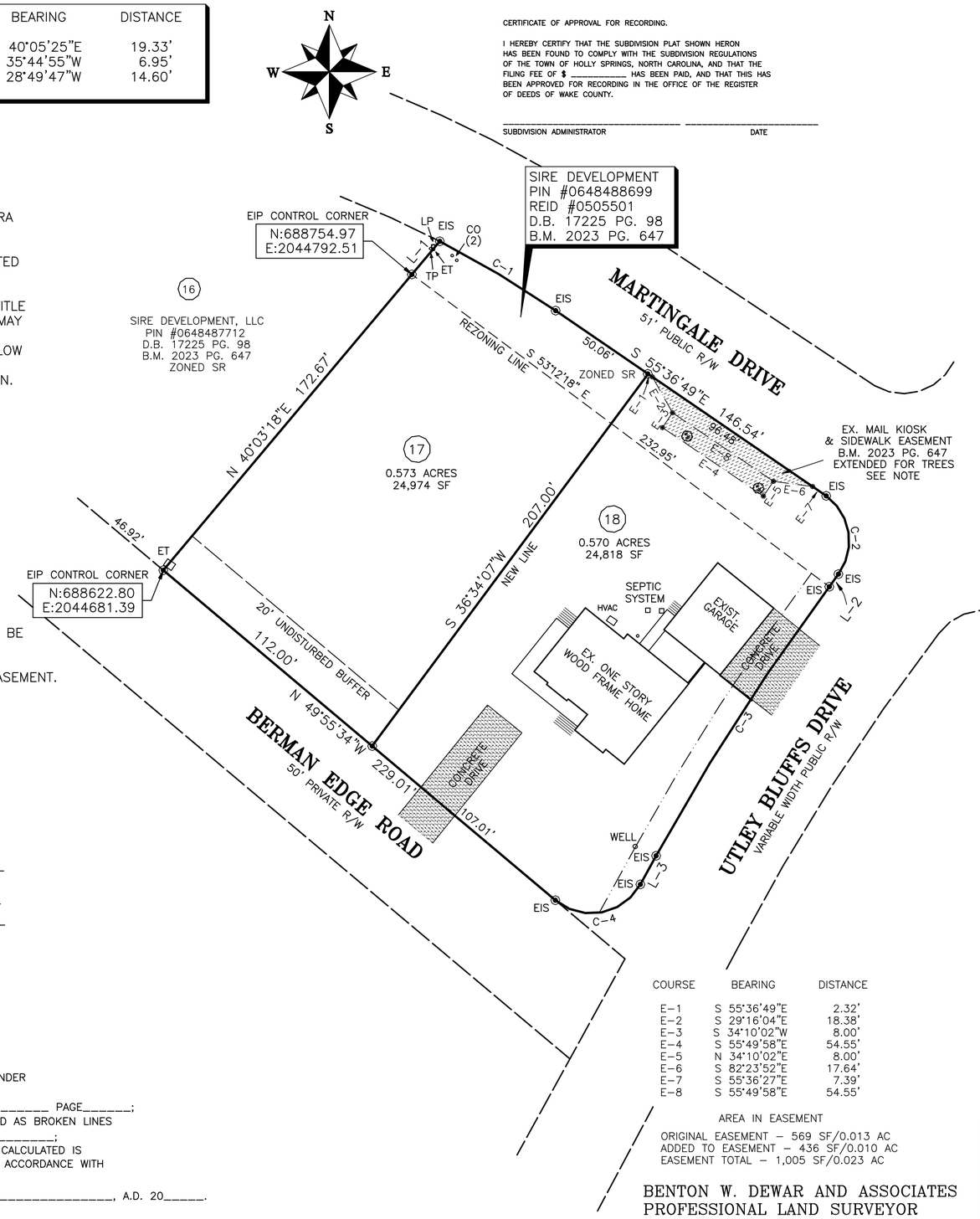
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THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT–ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

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BENTON W. DEWAR, NCPLS – 3040

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_____
BENTON W. DEWAR, NCPLS – 3040

RECORDED IN BOOK OF MAPS 2024 PAGE_____ WAKE COUNTY REG.



COURSE	BEARING	DISTANCE
E–1	S 55°36'49"E	2.32'
E–2	S 29°16'04"E	18.38'
E–3	S 34°10'02"W	8.00'
E–4	S 55°49'58"E	54.55'
E–5	N 34°10'02"E	8.00'
E–6	S 82°23'52"E	17.64'
E–7	S 55°36'27"E	7.39'
E–8	S 55°49'58"E	54.55'

AREA IN EASEMENT
ORIGINAL EASEMENT – 569 SF/0.013 AC
ADDED TO EASEMENT – 436 SF/0.010 AC
EASEMENT TOTAL – 1,005 SF/0.023 AC

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919) 552–9813
FAX # (919) 557–2255

L E G A L D E S C R I P T I O N

Being Lot 1 of the Hockaday property, recorded in Book of Maps 2007 Page 1228; having Wake County Pin #0648488641; and being more particularly described as follows:

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PIN #0648488641
REID #0358983
D.B. 19582 PG. 2370
B.M. 2007 PG. 1228

AREA
1.000 ACRES
43,542 SF

OWNER/DEVELOPER

SIRE DEVELOPMENT, LLC
5509 DEN HEIDER WAY
RALEIGH, NC 27606

40 0 20 40 80 160

PLAT OF REZONNING FOR:

SIRE DEVELOPMENT, LLC
4016 BERMAN EDGE ROAD – HOLLY SPRINGS, NC 27540

LOT 1 – BOOK OF MAPS 2007 PAGE 1228
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HOLLY SPRINGS TOWNSHIP
WAKE COUNTY – NORTH CAROLINA

PIN #0648488641
REID #0358983
SCALE: 1" = 40'
DATE: JUNE 4, 2024
24–44L
RIDER24/24/650

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 18.

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

Action(s):

- Adopt Rezoning Ordinance RZ25-04 to approve / deny / defer the Plan Consistency Statement, Statement of Reasonableness for 25-REZ-01.
- Approve / deny / defer Utility Allocation Request for 1220 N. Main Street (Overlook).
- Approve / deny / defer Development Agreement.

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 9.86 acres located at 1200 N Main Street.
- The applicant has proposed 237 apartments within two buildings and a two-story commercial building.
- The site is located across the street from Ting Park and Ting Stadium. Earlier this year, the Town Council 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.
- A final development agreement is included with this agenda item. The draft agreement was reviewed at the May 20, 2025, Town Council Public Hearing.
- The 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
- Town Council will take action on both the rezoning case and the associated Development Agreement.

Staff Recommendation: Approve Development Plan, Utility Allocation Request, and Development Agreement

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 for the proposed Rezoning and Development Agreement.
- A summary of the issues raised at the public hearing and feedback provided to the applicant is included in the staff report.

Planning Board Recommendation: Deny (7-2)
A summary of the Planning Board discussion can be found in the Planning Board Action Report.

Proposal Updates
The applicant proposed supplemental zoning conditions to address public comment and feedback from Town Council and Planning Board members related to the small amount of commercial proposed in a Mixed Use Center development, pedestrian safety and connectivity to surrounding areas, and transportation impacts from the proposed density. These conditions include:

- Increase the square footage of the proposed commercial building from 12,890 sf to a minimum of 15,000 sf within the project's first phase. A maximum of 17,000 sf commercial space is set for the project. The additional commercial will be enclosed space added to the second story (rooftop).
- Install upgraded safety measures for the existing crosswalk along Anchor Creek Way near the Cobalt Creek Way intersection. Specific improvements will be determined at the time of Construction Drawing review.
- Improve the existing N Main Street pedestrian crossing with a pedestrian refuge subject to approval by the NC Department of Transportation and if the improvement can be made without requiring changes to the existing laneage at the intersection. Specific improvements will be determined at the time of Construction Drawing review.
- Provide a fee-in-lieu for a bus shelter for the Ting Park park and ride transit stop. The current stop on the Ting Park side of Sportsmanship Way does not have a bus shelter and the applicant has proposed installing the bus shelter to support transit ridership. Staff has learned that the existing stop may be moved to the N Main Street frontage of Ting Park in a few years. Rather than installing a shelter that may need to be removed, the applicant is providing $17,000 towards the purchase and installation of a shelter at the future location.

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 has and 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_06172025TC
2. 25REZ01_PlanningBoardActionReport
3. 25REZ01_RZ25-04RezoningOrdinance
4. 25REZ01_1220NMain_Application
5. 25REZ01_1220NMain_Plans
6. 25REZ01_1220NMain_WakeCoSchoolImpactLtr
7. Capitol Broadcasting Company- Overlook at Main - Development Agreement TOWN COUNCIL VERSION
8. 25REZ01_ Supplemental Conditions_REV_trackchanges
9. 25REZ01_Supplemental Conditions_Revised

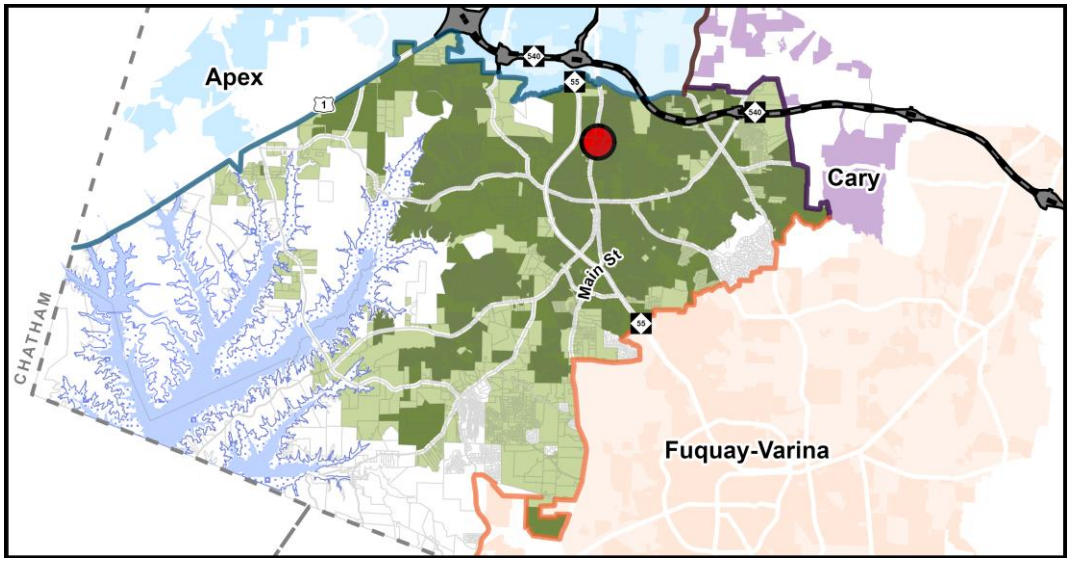
Project Type: Zoning Map Amendment (Rezoning)
Option 1 Development Plan

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.

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 8
Parks, Recreation, & Greenways Information	Page 11
Community Facilities Information	Page 12
Utility & Infrastructure Information	Page 13
Natural Resources & Open Space Information	Page 15
Conditional Zoning District Information	Page 16
Decision-Making Information	Page 21

Case Summary

Current Zoning:
NMX Neighborhood Mixed-Use
☐ Conditional Zoning District

Proposed Zoning:
CB: Community Business
☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed-Use Center

Staff Analysis:

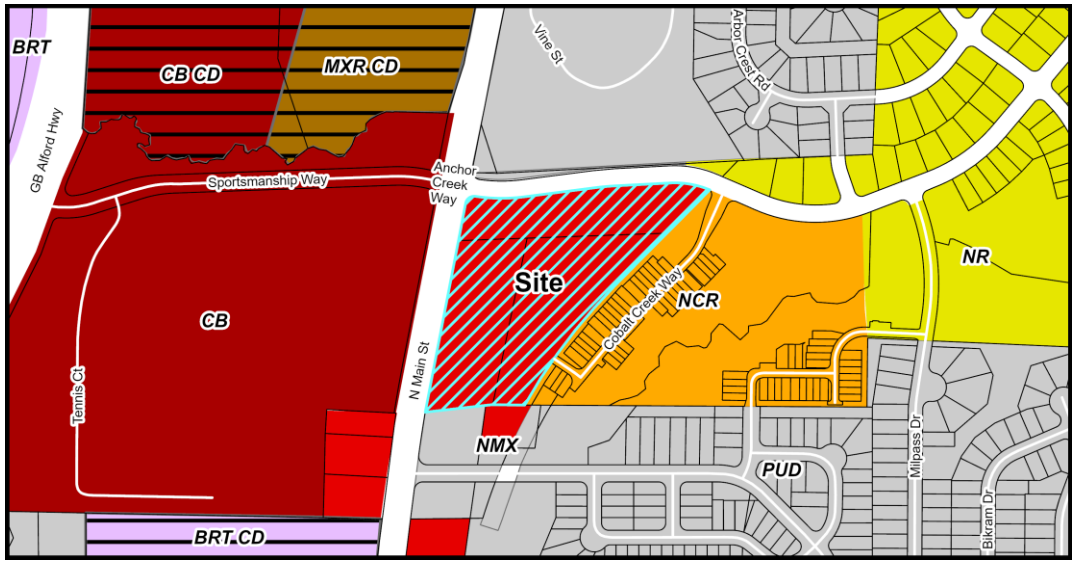
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Land Use & Character Plan designates specific focus areas in Holly Springs that provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. The area surrounding Ting Park is one such "Area to Transform." The proposed Conditional Zoning District for CB-CD Community Business Conditional Zoning District includes a mix of commercial uses and apartments within a Mixed-Use Center that will guide such transformation. These uses build upon existing parks, entertainment uses, and residential development within and near the project, bringing more activity, housing choices, and services to the Center. To support the "Areas to Transform," the Comprehensive Plan encourages public and private investment to add density and infrastructure capacity, improve access from nearby neighborhoods, and invest in the public realm. Staff finds that the proposed rezoning, including the land uses, density, pedestrian connectivity, infrastructure enhancements, and open spaces, to be largely consistent with this goal.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0649981185	NMX Neighborhood Mixed-Use	3.22 acres
0649984283	NMX Neighborhood Mixed-Use	3.69 acres
0649985564	NMX Neighborhood Mixed-Use	2.95 acres
	Total Area	**9.86 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	NMX Neighborhood Mixed-Use	Vacant
North	PUD Planned Unit Development (Arbor Creek PUD)	Apartments, Detached Single Family Dwellings
South	PUD Planned Unit Development (Windcrest PUD) and NMX Neighborhood Mixed Use	Manufactured Home, Vacant
East	NCR Neighborhood Center Residential	Attached Dwellings (Townhomes), Detached Single Family Dwellings
West	Community Business	Ting Park and Stadium

Parcel Rezoning History

Rezoning Number: 22-REZ-01(UDO Update Zoning Reassignment)
Original Zoning: LB Local Business
Reassigned Zoning: NMX Neighborhood Mixed-Use
Approval Date: March 1, 2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Mixed-Use Center

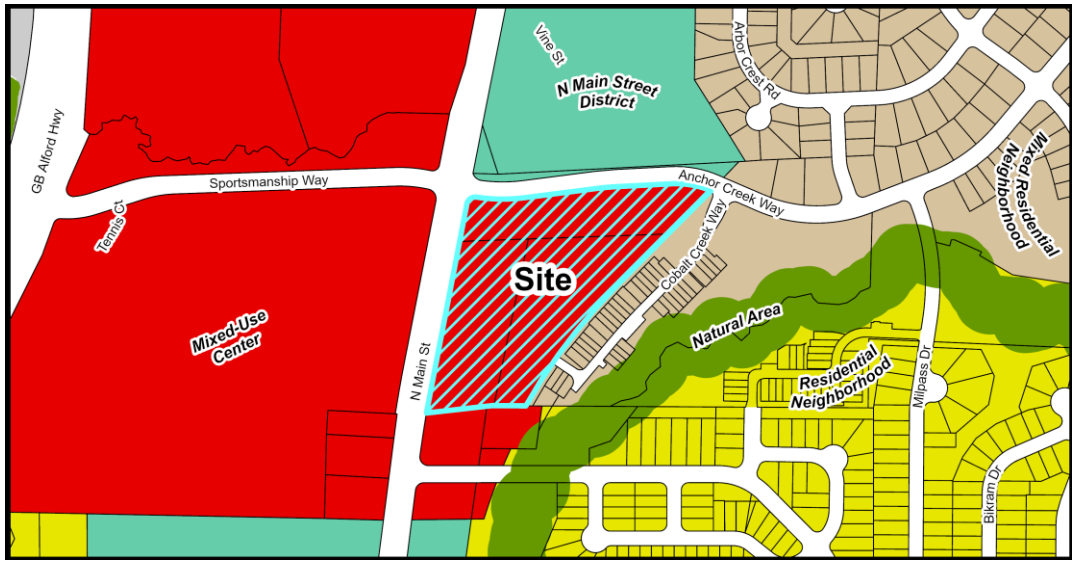
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

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

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

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



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

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

Future Land Use: Mixed-Use Center
A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between buildings. Residential units of office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

A large-scale, Mixed-Use Center may be surrounded by one or more residential neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

Key Characteristics Include:

- Parking between the street and the building should be limited.
- Provide a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens.
- Grading of topography and clearing of vegetation may be necessary to achieve the higher density and compact development desired in the center.
- Front setbacks are variable, but in new development should be as small as possible.
- Multi-dwelling housing should be stacked over ground floor retail in the core or interspersed on small blocks so all buildings are within a short walking distance of a community green or non-residential uses.
- Buildings should be 3 to 5 stories along the corridor but may be 2 to 3 stores in transitional areas.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

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

Right-sizing Holly Springs for a successful future will be a careful balance between community character, available infrastructure, quality-of-life, and continued economic vitality. It demands a diversified development strategy that geographically organizes the community into places for preservation, enhancement, and transformation, which guides Town decision-making in a manner that is purposeful and reinforcing of the community's vision for future growth and conservation.

The Land Use & Character Plan designates specific focus areas in Holly Springs that provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. The area surrounding Ting Park is one such "Area to Transform." More recently, the Town Council has held visioning and charrette exercises that support the transformation around Ting Park into a potential Sports & Entertainment District that capitalizes on the success of the park to provide more amenities and active uses to the park area. Developing this site will improve the Mixed-Use Center at the intersection of N Main Street and Sportsmanship 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:

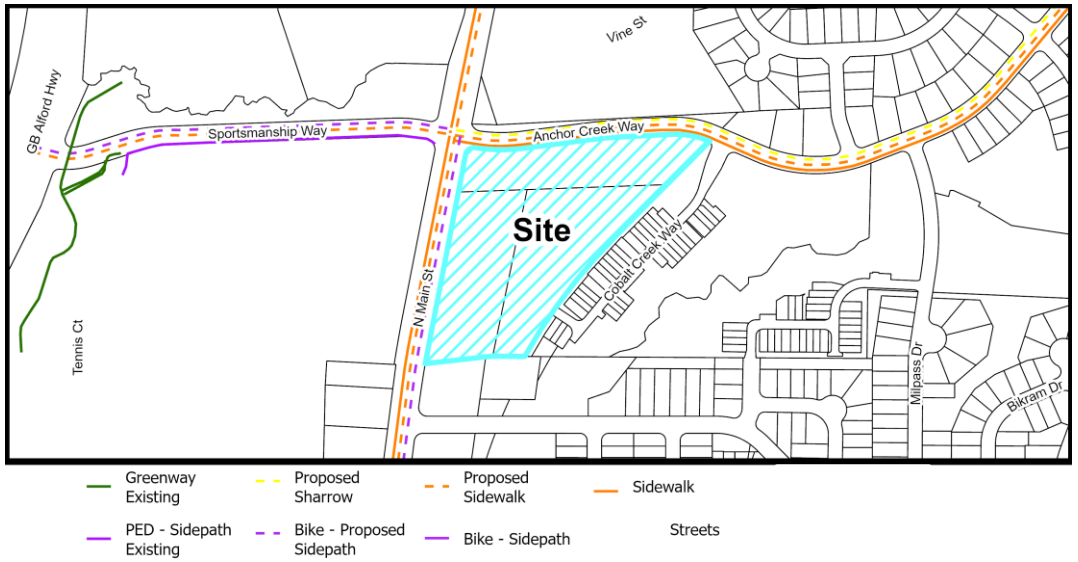
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

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:

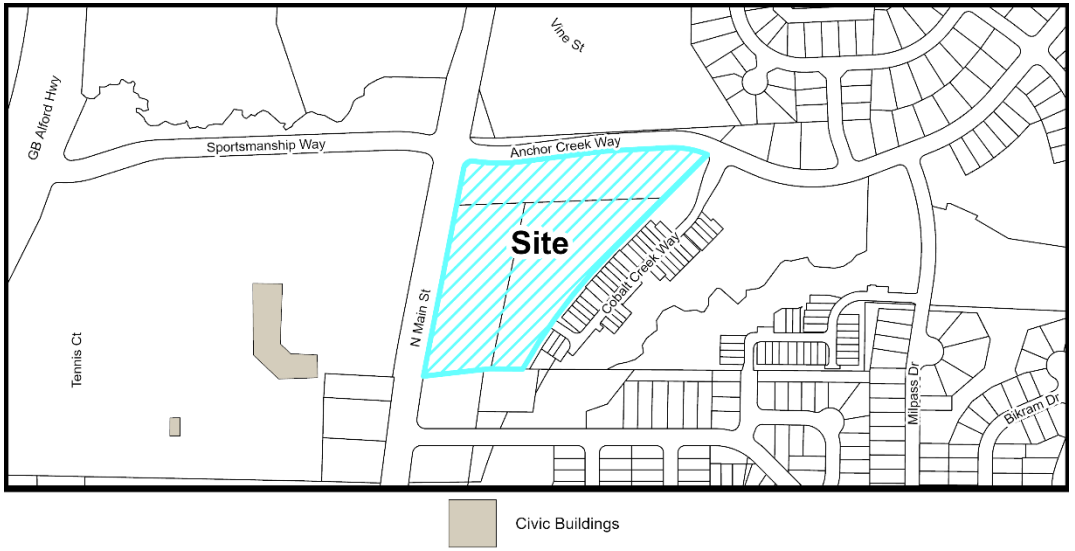
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

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

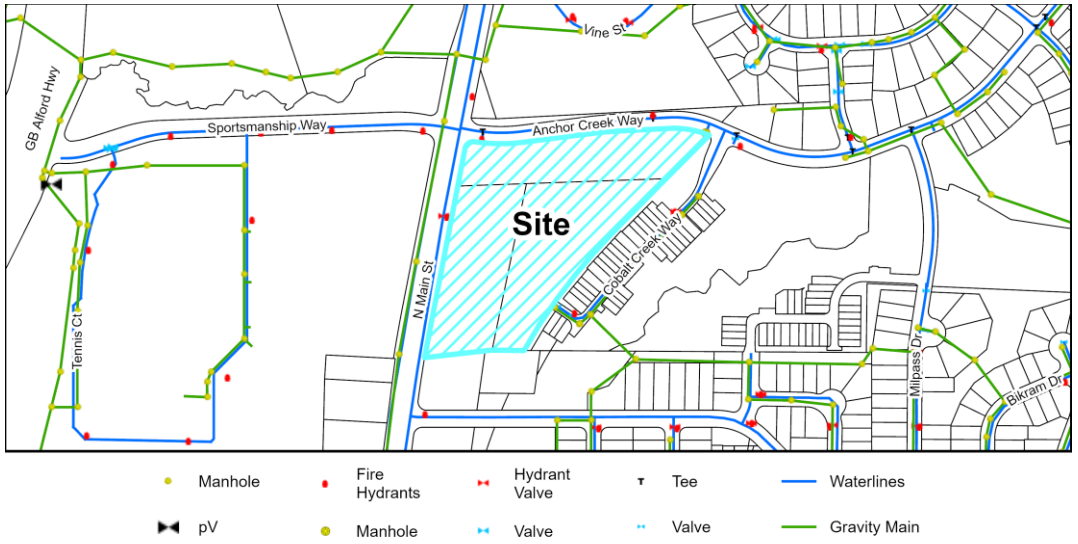
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

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:

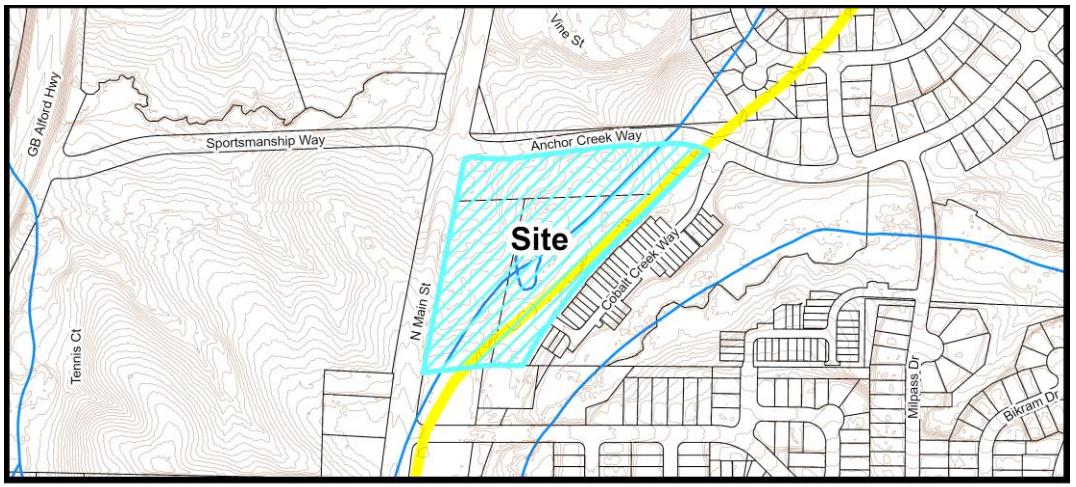
The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

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

Planning Board Meeting Date: 5/27/2025

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

Town Council Consideration & Action

Zoning Map Amendment Plan Consistency Statement, Statement of Reasonableness, & Zoning Map Amendment Decision

Per NCGS 160D-605, when adopting or rejecting any Zoning Map Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of the proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Town Council Decision Type: Legislative Decision

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

Potential Zoning Map Amendment Petition Motion(s)
Adopt Ordinance #RZ25-04 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve rezoning.

Motion to Approve Utility Allocation for 1220 N Main (Overlook at Main Street).

Planning Board Meeting Date: 5/27/2025

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

Planning Board Decision Type: Advisory Decision

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

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

The Planning Board discussed the following issues and concerns:

- The development needs more commercial space and vertical integration to align with a Mixed-Use Center.
- With other projects approved/being constructed along the Main Street corridor (120 N Main, Main Street Vista, 1317 N Main & Sportsmanship Crossing on the north side of Sportsmanship Way), there are concerns with the proposed density (24 units/acre) and the additional traffic that will be generated along the corridor.
- No additional transportation improvements are being proposed along the Main Street corridor that would help to alleviate the traffic impacts. This amount of density and traffic is the type of project that frustrates residents due to the impacts with no mitigation.
- The proposal does not include any improvements to the existing crosswalk on Main Street connecting the site to Ting Park to address the increased traffic.
- There were few overall layout changes from plan presented at the Land Use Advisory Committee (LUAC) to current design addressing LUAC comments regarding additional commercial and vertical integration.
- Five stories is going to look out of place at this location and four stories should be considered to fit in better.
- Suggestion to include some safe, enclosed areas for families with children to play or gather.
- The little bit of commercial and additional vehicle trips generated by this many units does not create a public benefit.
- There is a growing desire for public art; it is suggested some is included in the project.
- With additional jobs coming to Holly Springs, this project brings a different type of housing product for young professionals.
- Adding the density near the existing park and ride is appropriate, and adding commercial within walking distance could lead to a reduction in traffic.
- This type of development creates a new destination in town.
- The vision is meant to be a sports entertainment district and the residential density within walking distance will support more commercial in the future.

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

The Planning Board adopted the following Plan Consistency Statement (6 - 3)
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.

Those voting against the motion due to lack of adequate commercial square footage and vertical mixed use:

- Roger Bess
- Van Crandall
- Rick Madoni

Zoning Map Amendment Petition Motion
The Planning Board recommends the Town Council deny Zoning Map Amendment 22-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.

The Planning Board voted against the recommendation (7 - 2) thereby voting to recommend denial.

Those voting against the motion:
- Roger Bess – ratio of residential to commercial is too large
- Van Crandall – needs more retail/commercial and less residential
- Joe Cuccurullo – density is too high, amenities not there for community benefit, density offsets proposed infrastructure improvements
- Sara Kempin – needs more traffic mitigation and increased walkability within the site, across the street, and to downtown
- Rick Madoni – reasons stated
- Josh Prizer – reason stated
- Thomas Urquhart – needs more commercial and less residential

Ordinance No. RZ25-04
Date Submitted: May 20, 2025
Date Adopted: June 17, 2025

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP AND ADOPT THE ZONING MAP AMENDMENT PLAN CONSISTENCY STATEMENT & STATEMENT OF REASONABLENESS REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D-605

WHEREAS, the Town of Holly Springs Town Council adopted Vision Holly Springs: Town of Holly Springs Comprehensive Plan in November 2007; and

WHEREAS, the Town of Holly Springs Town Council has maintained and updated Vision Holly Springs: Town of Holly Springs Comprehensive Plan by adopting Section 1: Land Use & Character Plan in 2019; Section 2: Comprehensive Transportation Plan in 2022, and Section 3: Parks, Recreation and Greenways Master Plan in 2021; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 9.86 acres of Wake County PIN 0649981185, 0649984283, and 0649985564 from NMX: Neighborhood Mixed Use to CB-CD: Community Business Conditional Zoning District; and

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcels on the *Future Land Use Map* as Designation; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on May 20, 2025 to consider the proposed changes to the Official Zoning Map; and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on May 27, 2025 and recommended denial by a vote of 7-2; and

WHEREAS, the Town Council has considered a Waiver of Sign Regulations requested concurrently with the Conditional Zoning District and has made positive findings of fact (Exhibit A) in support of said waiver; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council adopts the following Zoning Map Amendment Plan Consistency Statement as required by NCGS §160D-605:

SUPPORTING APPROVAL

The requested Zoning Map Amendment from 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.

SUPPORTING DENIAL

The requested Zoning Map Amendment from NMX Neighborhood Mixed Use to CB-CD Community Business Conditional Zoning District is inconsistent 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 and because the proposal does not include adequate commercial square footage to support a mix of uses, the uses are not vertically integrated, and the overall design is not pedestrian oriented.

WHEREAS, the Town of Holly Springs Town Council adopts the following Statement of Reasonableness as required by as required by NCGS §160D-605:

SUPPORTING APPROVAL

The requested 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.

SUPPORTING DENIAL

The requested rezoning is not reasonable and in the public interest because it does not include the mix and vertical integration of commercial uses at a level that supports the transformation of a Mixed Use Center or fully address the impacts of the project on surrounding areas and infrastructure.

IF VOTE TO APPROVE

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the proposed Zoning Map Amendment is **APPROVED,** and the Unified Development Ordinance of the Town is amended as follows:

Amend Unified Development Ordinance Section 1.7 Official Zoning Map with the following rezoning request: 25-REZ-01 to change the zoning of PINs 0649981185, 0649984283, and 0649985564 from NMX: Neighborhood Mixed Use to CB-CD: Community Business Conditional Zoning District.

The property/properties is/are subject to all the conditions listed in the Rezoning Detailed Development Plan 4/18/2025 by McAdams and Supplemental Zoning Conditions and to include the condition that the property owner/Developer enters into a Transportation Mitigation Agreement with the Town.

Part 1:
REPEAL OF CONFLICTING ORDINANCES
All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 3:
INCLUSION IN UDO
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

IF VOTE TO DENY

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the that the proposed Zoning Map Amendment is **DENIED**.

Part 4:
SEVERABILITY
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance, or application of this Ordinance to any one parcel or group of parcels is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance or application of this Ordinance to other parcels and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 5:
EFFECTIVE DATE
The provisions of this ordinance shall become effective June 17, 2025 in accordance with the laws of the State of North Carolina.

Adopted this, the 17th day of June, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

ORDINANCE EXHIBIT A

WAIVER OF SIGN REGULATIONS FINDINGS OF FACT SUBMITTED BY THE APPLICANT

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 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-learning elements in reference to the stadium across the street and as a nod to the metal truss factory that was once housed on the 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 the 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.

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* **Applicant and Financially Responsible Party will need to register for an account on the Portal.**	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: Laura Holloman	Company: McAdams
Mailing Address: 621 Hillsborough Street, Ste 500,	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-361-5000	E-Mail: holloman@mcadamsco.com
Design Professional	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Developer	
Name: Matt Honeycutt	Company: CBC Real Estate
Mailing Address: 300 Blackwell Street, Ste. 104	
City, State, Zip: Durham, NC, 27701	
Telephone: 919-744-3553	E-Mail: matt@cbc-realestate.com
Architect	
Name: Matt Imperato	Company: J. Davis Architects
Mailing Address: 510 S. Wilmington Street	
City, State, Zip: Raleigh, NC 27601	
Telephone: 919-835-1500	E-Mail: matti@jdavisarchitects.com
Landscape Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Financially Responsible Party (REQUIRED)	
Name: Matt Honeycutt	Company: CBC Real Estate
Mailing Address: 300 Blackwell Street, Ste. 104	
City, State, Zip: Durham, NC, 27701	
Telephone: 919-744-3553	E-Mail: matt@cbc-realestate.com
Property Owner (REQUIRED)	
Name: ROUSSEAU, WILLIAM A TRUSTEE ROUSSEAU, CLAIRE M TRUSTEE	Company: n/a
Mailing Address: 6236 Lake Terrace Drive	
City, State, Zip: Holly Springs, NC, 27540	
Telephone:	E-Mail:

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
☐	Zoning Map Change – General Use District
☑	Zoning Map Change – Conditional Zoning District ☑ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) ☐ Option 2 Plan: Master Plan
☐	Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Map Amendment ☐ Small Area Plan Map Amendment
☐	UDO Text Amendment – UDO Section:

PROJECT INFORMATION **https://www.hollyspringsnc.gov/742/Maps**	
Project Name	1220 N. Main
Project Location *Use street address. If none, use closest intersection*	1220 Main Street
	☑Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0649981185, 0649985564, 0649984283
Real Estate ID	0371953, 0314180, 0168869
Project Acreage	9.54 acres Partial Parcel? ☐ Yes ☑ No
Current Zoning	Neighborhood Mixed Use
Proposed Zoning	Community Business- Conditional Use
Current Future Land Use Designation	Mixed-Use Center
Proposed Future Land Use Designation	Mixed- Use Center
Small Area Plan Designation *(if applicable)*	n/a
Special Study Scoping Meeting Dates	
Sketch Plan Review *(pre-submittal)* Meeting Date:	November 21, 2024
Neighborhood Meeting Date:	December 18, 2024

CERTIFICATE OF COMPLETION

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

Signature of Applicant: *Laura Holloman* Date: 01/02/2025

PLAN CONSISTENCY STATEMENT

Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.
You must respond to each section. Please use additional sheets as needed.

PLAN CONSISTENCY STATEMENT

In accordance with NCGS §160D-605 when adopting or rejecting any Zoning Map Amendment or UDO Text Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of a proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Please provide detailed documentation to assist the Council in making their determination.

EXECUTIVE SUMMARY

See attached

SECTION 1: LAND USE & CHARACTER

See attached

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

See attached

SECTION 3: PARKS, RECREATION

See attached

SECTION 4: COMMUNITY FACILITIES

See attached

SECTION 5: INFRASTRUCTURE & UTILITIES

See attached

SECTION 8: NATURAL RESOURCES

See attached

STATEMENT OF REASONABLENESS

See attached

PUBLIC BENEFITS STATEMENT

A written statement that demonstrates how the proposed Project provides sufficient benefits to the general public. Public benefit may include:

1. Infrastructure improvements such as improvements to existing Streets, intersections, medians, Sidewalks, greenways, sidepaths, pedestrian crossings, and public utilities.
2. Publicly accessible Open Space such as Parks and Playgrounds, dog parks, Urban Civic Spaces, Plazas, Squares, public art, and similar outdoor amenities.
3. Sustainable design and/or architecture such as adaptive reuse of existing buildings, preservation of significant on-site environmental features, on-site renewable energy generation, compliance with established standards such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, etc., or other actions that further sustainability of the project.
4. Additional public benefits not listed above may be considered by the decision-making body.

See attached

Plan Consistency Statement

Executive Summary

Holly Springs has cornered the western Wake County market in attracting economic engines like Fuji and Amgen, bringing major economic development to a town that always has been a great place to raise a family and plant roots. With these incredible successes has come a demand for additional housing and housing types, especially with young professionals. The proposed request meets this demand by adding supply in a key strategic location. This mixed use apartment community and commercial development will bring rental opportunities and neighborhood oriented commercial together in a well thought out planned development that is located near existing transit stops and Ting Park, providing access to recreational opportunities and the Town as a whole.

The Future Land Use Map ("FLUM") designates the project site as Mixed-Use Center. The FLUM description and characteristics of Mixed-Use Center specifically call for development of a compact, walkable environment and mix of residential and non-residential uses that supports multiple modes of transportation. These areas include a variety of shared public open spaces throughout a walkable, activated environment. The proposed rezoning request to Community Business Conditional Use (CB-CD) is consistent with this designation and provides the ideal use for this location.

This allows for a mix of residential (multi-family) uses delivering housing options within the heart of a Mixed-Use center providing a compact, walkable environment. The Community Business District accommodates locations along major corridors for moderate to high volume and intensity commercial and mixed-use centers. As such, the proposed zoning district is ideal for this site, given it's location along N. Main Street and proximity to NC-55 and Ting Park.

In this regard, as described below and as depicted on the development plan and associated materials, the proposed development furthers the following specific recommendations of the Future Land Use Plan:

a. FLU-1 Encourage Use of the Land Use & Character Plan in Everyday Decision Making
b. FLU-5 Encourage Infill Development & Redevelopment Inside Town Limits
c. SI-4 Improve the Land Use-Transportation Connection
d. SI-12 Adequate Long-Term Water and Wastewater Planning
e. CC-1 Establish a Discernible Neighborhood Structure
f. CC-2 Provide Attention to Building Transitions
g. CC-3 Improve Parking Design
h. CC-6 Promote Compact Mixed-Use in Appropriate Character Areas
i. CC-8 Improve Walkability
j. CC-11 Be Bold; Set a New Precedent for Architecture and Design

Land Use and Character

The rezoning request and proposed development are consistent with the land use designation for the site as shown on the Future Land Use Map. The FLUM identified this site as a Mixed-Use Center. The proposed development and rezoning will allow for a mix of residential and commercial uses in a pedestrian friendly environment, with convenient access to Ting Park.

The rezoning request is consistent with the Comprehensive Plan Objectives:

1. **"Establish a series of pedestrian friendly neighborhoods that will enable the town to maintain a "small town" character as it grows and changes."**

The proposed development prioritizes pedestrian connectivity both within the site itself and to the broader Holly Springs community. Sidewalks and breezeways will be incorporated into the development to ensure ease of access throughout the site. In addition, a sidepath will be constructed on the site's frontage along N. Main Street, which will encourage safer pedestrian access to Ting Park across the street and to the rest of Holly Springs. The proposed development will offer a mix of residential (multi- family) and commercial uses providing housing options within the heart of a Mixed-Use center providing a compact, walkable environment. In addition, future residents will enjoy a variety of uses, and increased density that aligns this community with the vision for Holly Springs established in the Comprehensive Plan. The proposed development complements the surrounding uses and encourages connectivity to the public realm and other neighborhoods. Residents will enjoy the character of the area while enjoying the development's active recreation areas and commercial uses, as well as the neighboring Ting Park.

The site design proposes a pattern of development that locates parking, where feasible, to the back of buildings and away from the right-of-way. Further, the buildings are coordinated and massed so that the multi-family dwellings are withing short walking distance to the primary outdoor courtyard located along N. Main Street. The verticality achieved with the development furthers the Comprehensive Plan's goals of providing for higher more intense uses along the major roads as you transition to the existing townhome and single family neighborhoods to the east of the site.

1. **Accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums, and apartments."**

The proposed rezoning will provide a residential multifamily product in an area that contains housing stock that is primarily single family, allowing residents to grow and age in place and support the Town's growing workforce. The density provided by this proposed multifamily residential and non-residential provides for much needed housing which will create a compact, walkable community, which is a goal of the Comprehensive plan.

2. **Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively.**

Sprawl, often characterized by non-connected low-density zoning that results in greater construction costs of both road and utility infrastructure is not the character of the proposed development. This proposed development is intended to provide a cohesive 21st century mixed-use center that will provide internal connectivity to existing and future development, reducing the impacts of sprawl through density and design by providing residential uses in close, walkable proximity to commercial, recreational, and employment uses.

3. **"To accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums and apartments."**

The proposed development will provide much needed housing for the Town and include a variety of housing types targeted toward professionals, young families, and empty nesters. The development will provide a compact, walkable community for residents to enjoy, with access to amenities, commercial uses, and the recreation areas associated with Ting Park, establishing a mixed-use center that is part of

the community as a whole, rather than one that stands alone.

Comprehensive Transportation Plan

The rezoning request is consistent with the Comprehensive Plan Objectives. The proposed development will not only improve pedestrian accessibility within the site by designing it to include wide sidewalks and breezeways, but also provide greater pedestrian connectivity to the Town as a whole, through the construction of a multimodal sidepath along N. Main Street. Additionally, the site is located in close proximity to transit stops at Ting Park, providing residents with greater access to commercial, residential, and recreational uses via transit. The development will also improve the roadways along the site's frontage in accordance with the Comprehensive Transportation Plan as well as the recommendations outlined in the Traffic Impact Analysis (TIA) report.

Parks and Recreation

The proposed rezoning is not located within a park search area and is located directly across the street from the existing Ting Park complex. Residents will have convenient and safe access to a significant recreation area, with opportunities to play and view sporting events as a community. Additionally, parkgoers will have safe access to commercial uses that are proposed as part of this development, ensuring a robust and welcoming community atmosphere. Additionally, residents will have access to on-site recreation facilities including a pool and amenity center.

Community Facilities

This rezoning request is consistent with the following Comprehensive Plan objectives:

1. "Inform developers when proposing new subdivisions – of the need for residents' access to community facilities and the importance to plan appropriately to enable this access."

The development is designed with natural preservation, active recreation areas and flex spaces throughout the development for residents to enjoy. In addition, the developer also plans for community facilities such as police, fire, and EMS when designing development. Interior streets are required to accommodate the largest emergency response vehicle. Staff reviews the submittal to ensure that the vehicle can safety maneuver through all access points and amenity parking areas. Further, Wake County Public Schools require all proposed residential development to submit a residential notification form that outlines the number of units and the year breakdown that they will be completed.

Infrastructure and Utilities

This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Provide infrastructure to meet the needs of residents and development while protecting the environment."

The proposed development will extend public utilities to the site. The project will provide water and sewer stubs to adjacent properties as required by the UDO. In addition, it is noted that a fire flow analysis is required at Major Subdivision plan. This project is subject to the WRMP as a Priority Level 2, and will commit to two allocation elements.

Natural Resources

This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Balance development with conservation."

The Town uses several tools throughout the development process to ensure this balance has been thoughtfully approached in the protection of streams and environmental features and a newly adopted tree protection ordinance. The proposed development provides for preservation of stream and perimeter buffers along with surrounding open space that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town's tree protection ordinance. Moreover, development of higher density in strategic locations such as this site allows for the Town to absorb growth and focus conservation efforts in similar strategic locations.

Statement of Reasonableness

The proposed rezoning and associated development are reasonable and in the public interest. The rezoning and conditions proffered as part of the rezoning align with the goals and vision for the Town, as outlined in the Comprehensive Plan and Future Land Use Map. The rezoning will allow for a mixed-use development that is of a high quality in both design and substance, as well as being compatible with the surrounding developments.

The current zoning of the property allows by-right a number of far less desirable outcomes for the site. For instance, the property could develop for exclusively commercial uses in an outparcel fashion catering more to motorists than pedestrians. Additionally, the conditional district rezoning requested ensures a higher quality mixed use development than the town would otherwise achieve through a by-right development of the site. The architectural finishes and cohesive design principles embodied in the proposed development are achieved only with the conditional district rezoning requested herein.

Further, and consistent with Section 2.4.3.B of the UDO, the proposed development provides significant public benefits by locating a desirable and complimentary mixed use development within close proximity to Town park resources, while incorporating publicly accessible plaza(s) that will be an amenity to existing residents and future residents alike, along with visitors to Ting Park.

The project will provide increased housing opportunities as the Town of Holly Springs continues to grow, especially with the arrival of employment centers such as Amgen and Fujifilm. The close proximity of the development to Ting Park will help to enhance the connectivity and accessibility of the Town as a whole, by ensuring that residents have easy and safe access, via transit, car, or walk, to recreation facilities, commercial uses, and residences.

Public Benefits Statement

This proposal will provide significant public benefit to the Town of Holly Springs and its residents. The proposed development will not only improve pedestrian accessibility within the site by designing it to include wide sidewalks and breezeways, but also provide greater pedestrian connectivity to the Town as a whole, through the construction of a multi-modal sidepath along N. Main Street. Additionally, the site is located in close proximity to transit stops at Ting Park, providing residents with greater access to commercial, residential, and recreational uses via transit. The development will also improve the roadways along the site's frontage in accordance with the Comprehensive Transportation Plan as well as the recommendations outlined in the Traffic Impact Analysis (TIA) report.

The proposed development complements the surrounding uses and encourages connectivity to the public realm and other neighborhoods. Residents will enjoy the character of the area while enjoying the development's active recreation areas and commercial uses, as well as the neighboring Ting Park. The provision of ample outdoor gathering spaces on site as part of the retail area will create a welcoming and engaging space for the community to gather.

The project will provide increased housing opportunities as the Town of Holly Springs continues to grow, especially with the arrival of employment centers such as Amgen and Fujifilm. The close proximity of the development to Ting Park will help to enhance the connectivity and accessibility of the Town as a whole, by ensuring that residents have easy and safe access, via transit, car, or walk, to recreation facilities, commercial uses, and residences.

Residents will have convenient and safe access to a significant recreation area, with opportunities to play and view sporting events as a community. Additionally, parkgoers will have safe access to commercial uses that are proposed as part of this development, ensuring a robust and welcoming community atmosphere.

UDO SECTION 7.03: WAIVER OF SIGN REGULATIONS
FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The Proposed Signs are Harmonious with the buildings and sites they occupy:**

We are requesting a waiver to section 9.3.P of the Holly Springs UDO to allow for allow a roof sign. The project is located on Main Street, opposite Ting Park. The roof-mounted lettering on the primary building reinforces the spirit of this innovative mixed-use district. The design of the project incorporates industrial-leaning elements in reference to the stadium across the street and as a nod to the metal truss factory that was once housed on this site.

(2) **The Proposed Signs will not create a hazard to motorists or pedestrians resulting from the sign location, size or configuration:**

As the sign is mounted on the roof, it will not interfere with vehicular or pedestrian traffic.

(3) **The Proposed Signs will not increase the total combined sign surface area allowed for the front sign zone, interior sign zone and building signs on the lot, out lot, integrated center, business park, industrial park, subdivision or building served by the proposed signs:**

The entirety of the sign package has not yet been designed. The sign package will meet the allowable sign surface area.

(4) **The Proposed Signs will result in an overall pattern of signs for the lot, out lot, integrated center, business park, industrial park, subdivision or building which is equivalent or superior to that achievable under the applicable regulations:**

The entirety of the sign package has not yet been designed. It is the intention of the design and development team that the sign package will reinforce and enhance the vision of the site and buildings, while following the intent of the Holly Springs UDO.

(5) **The proposed signs will be compatible with and will enhance the use or value of area properties.**

The roof-mounted lettering on the primary building reinforces the spirit of this innovative mixed-use district. The design of the project incorporates industrial-leaning elements in reference to the stadium across the street and as a nod to the metal truss factory that was once housed on this site.

(6) **The proposed signs are consistent with the intent of the *Comprehensive Plan*:**

The proposed roof-mounted sign on the primary building reinforces the character of this innovative mixed-use district.

(7) **The proposed signs are consistent with the intent and purpose of this UDO:**

The proposed roof-mounted sign on the primary building reinforces the spirit of this innovative mixed-use district.

Certificate of Completion

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

Signature: Amber Lewis, AIA Date: 2/6/25

NEIGHBORHOOD MEETING REPORT

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

Notification of Owners:

1. The Petitioner (or agent) shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the petition within a 500' radius of the subject property. Mailing notices shall include surrounding property owners and property owner's association (or equivalent), and the Town of Holly Springs (Attn: Development Services). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to all addresses of the property itself, including apartment or suite addresses.
2. The notice shall include the date, time and location of the Neighborhood Meeting, the name of the Petitioner and the location of the proposed request (address, tax property, identification number or metes and bounds description), and an explanation of the nature of the request.
3. The notice shall be mailed not less than ten (10) days nor more than twenty-five (25) days before the date of the Neighborhood Meeting.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	December 18, 2024
Meeting Time:	5:30pm
Meeting Location:	Virtually via Zoom

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

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

Summary of Issues:

See attached report.

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

See attached report.

Additional attachments required:

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

Preparer's Signature: *Laura Holloman* Date: 01/02/2025

McAdams
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
919. 361. 5000

SPEC2458

January 2, 2025

Neighborhood Meeting Report

The neighborhood meeting for the proposed Overlook at Main Mixed-Use rezoning was held on December 18, 2024 at 5:30pm. The meeting was held virtually on zoom. Eight (8) neighbors were in attendance, in addition to the development team.

Meeting Summary

- The meeting began at 5:30pm. Eight (8) members of the public were present.
- Jason Barron of Morningstar Law Group and Laura Holloman of McAdams presented on the existing conditions on site, the history of the site and previous development proposals for it before going over the proposed site plan and rezoning for this project.

Q+A

- What kind of protections are in place to preserve trees and limit impacts to the adjacent properties?
    - There will be buffers along the border of the property which will include both preserved trees and additional plantings. These buffers are required and have been enhanced in some places to better screen the proposed project from the existing development adjacent to it.
- How will noise be limited on the property?
    - The Town of Holly Springs has a noise ordinance that they enforce. Additionally, the buffer should help to reduce noise pollution from the proposed development.
- Concerns were raised about litter and light pollution, as well as the presence of apartments in general.
    - It was emphasized that the proposed project will be professionally managed and maintained. Additionally, it was noted that the target users for these units are young professionals and seniors- who are traditionally a quiet and calm group of people.
- Concerns were raised about wildlife on-site, specifically coyotes.
    - It was noted as a concern and will continue to be monitored. It was noted that the coyotes will likely move to other natural habitats as this site develops.

- Concerns were raised about wildlife on-site, specifically coyotes. A participant asked how will this project affect Cobalt Creek Way? We do not plan to connect to the existing stub road or modify Cobalt Creek Way.
- A participant asked about buffers and the townhomes.
    - We are preserving existing trees and providing a 30-foot landscape buffer between the parking area and the townhomes.
- A participant expressed concern about the noise level right behind thetownhomes as this will be 240 units behind a community of 38 houses.
    - Certainly, we understand your concerns. The buffer we have provided, along with setbacks, is designed to mitigate noise and visibility between the uses. Additionally, the town enforces a noise ordinance applicable to all properties, including the apartments, ensuring compliance.
- A participant asked why apartments instead of townhomes or condos?

- The Town of Holly Springs continues to experience strong demand for apartment living due to its ongoing economic development and job creation. This influx of residents requires additional housing to support the town's growth.

> A participant discussed the existing wildlife including coyotes, how will you handle that.

- Concerns about wildlife are frequently raised. When developments like these occur, wildlife typically relocates, similar to what happened when your community was built. While we do not have a specific plan to predict wildlife movements, including potential coyotes, we anticipate that they will naturally find new habitats.

> A participant asked about the type of parking lot lighting along the back of the property and by pool.

- We adhere to strict lighting regulations to prevent light spillage into adjacent residential areas. The town will conduct inspections to verify compliance. Additionally, the pool area will be equipped with screening and fencing to mitigate noise.

> A participant expressed concern about litter as residents from the apartments on the other side come over and litter leaving beer cans. Can you guarantee that won't get worse?

- In my experience with newer apartment communities, the demographic typically includes young professionals and retirees who are committed to maintaining a clean environment. Although I cannot guarantee the absence of litter, such as a stray beer can, the likelihood is low given the responsible nature of the residents. The apartments are designed with internal access, similar to a hotel, ensuring secure entry. Only residents have access to the building, enhancing the community's safety and cleanliness.

> A participant asked about the landscape.

- The plan involves preserving healthy vegetation within the 30-foot buffer along the property line, enhancing it where necessary to meet the town's planting standards.

Meeting Attendee List

Attendee Report

Report Generated: 2/6/2025 14:58

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration
1220 N Main Street Rezoning	871 5738 0274	12/18/2024 17:18	73	15	0	9	19	9	Yes

Host Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Jason Barron	jbarron@Morningstarlawgroup.com	12/18/2024 17:18	12/18/2024 18:31	73	No	United States

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Adam Pike	pike@mcadamsco.com	12/18/2024 17:28	12/18/2024 18:31	63	Yes	United States
Yes	James Teza (Matt Honeycutt)	matt@cbc-realestate.com	12/18/2024 17:27	12/18/2024 18:31	64	Yes	United States
Yes	Eric Peterson (Matt Honeycutt)	matt@cbc-realestate.com	12/18/2024 17:29	12/18/2024 18:31	63	Yes	United States
Yes	Matt Honeycutt	matt@cbc-realestate.com	12/18/2024 17:29	12/18/2024 18:31	62	Yes	United States
Yes	Laura Holloman	Holloman@mcadamsco.com	12/18/2024 17:24	12/18/2024 18:31	68	Yes	United States
Yes	Kate Murdoch (Laura Holloman)	Holloman@mcadamsco.com	12/18/2024 17:28	12/18/2024 18:31	64	Yes	United States

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minu	Is Guest	Country/Region Name
Yes	John Boesch	John	Boesch	jmb.boesch@gmail.com	12/10/2024 13:29	approved	12/18/2024 17:30	12/18/2024 18:18	48	Yes	United States
No	Bridget	Bridget	Corcoran	becorc01@gmail.com	12/10/2024 20:47	approved	--	--	--	--	
Yes	Birgit Hering	Birgit	Hering	bhering366@gmail.com	12/11/2024 6:55	approved	12/18/2024 17:32	12/18/2024 18:21	49	Yes	United States
No	Evelyn	Evelyn	Roper	clonmel29@gmail.com	12/11/2024 17:25	approved	--	--	--	--	
Yes	Steven Brooks	Steven	Brooks	steven.j.brooks@icloud.com	12/11/2024 19:58	approved	12/18/2024 17:30	12/18/2024 18:20	51	Yes	United States
No	Rachid	Rachid	El yasti	relyasti12@gmail.com	12/12/2024 8:23	approved	--	--	--	--	
Yes	Rosemarie Porto	Rosemarie	Porto	rosemarie9600@yahoo.com	12/12/2024 15:10	approved	12/18/2024 17:56	12/18/2024 18:17	21	Yes	United States
No	Carl	Carl	Lundoy	CjLundoy@gmail.com	12/15/2024 19:25	approved	--	--	--	--	
No	Nicolle	Nicolle	Flynn	nicoleleaflynn@yahoo.com	12/16/2024 9:28	approved	--	--	--	--	
Yes	Sarah Dematteo	Sarah	Dematteo	sarahdematteo@yahoo.com	12/17/2024 7:17	approved	12/18/2024 17:31	12/18/2024 17:53	23	Yes	United States
Yes	Sarah Dematteo	Sarah	Dematteo	sarahdematteo@yahoo.com			12/18/2024 17:54	12/18/2024 18:19	26	Yes	United States
Yes	Harrison Qu	Harrison	Qu	harrisonqu09@gmail.com	12/17/2024 9:37	approved	12/18/2024 17:30	12/18/2024 17:34	5	Yes	United States
Yes	Harrison Qu	Harrison	Qu	harrisonqu09@gmail.com			12/18/2024 17:35	12/18/2024 18:18	44	Yes	United States
No	William	William	Rousseau	barroom@mindspring.com	12/17/2024 16:55	approved	--	--	--	--	
No	Nathalia	Nathalia	Henriquez	henriqueznathalia@gmail.com	12/18/2024 9:46	approved	--	--	--	--	
Yes	John Nelson	John	Nelson	jnelson@cbc-raleigh.com	12/18/2024 17:25	approved	12/18/2024 17:30	12/18/2024 18:31	62	Yes	United States
Yes	Branden Foster	Branden	Foster	bfoster@morningstarlawgroup.com	12/18/2024 17:26	approved	12/18/2024 17:30	12/18/2024 17:33	4	No	United States
Yes	Branden Foster	Branden	Foster	bfoster@morningstarlawgroup.com			12/18/2024 17:33	12/18/2024 18:31	58	No	United States

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
16319874424	12/18/2024 17:30	12/18/2024 18:20	51	Yes	United States

Notification Mailing List

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
AMF HOLDINGS INC	10440 MARKLEIN AVE	MISSION HILLS CA 91345-2412	
KOLPAKOV, ALEKSANDR KALEDINA, MARIA	116 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
AMH 2014-3 BORROWER LLC	23975 PARK SORRENTO FL 3	CALABASAS CA 91302-4015	
AMH 2014-3 BORROWER LLC	23975 PARK SORRENTO FL 3	CALABASAS CA 91302-4015	
DVM SERVICES REALTY LLC	4935 RALEIGH ROAD PKWY W	WILSON NC 27896-9701	
KARR, MARK M	122 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
DUBBELMAN, PETER J DUBBELMAN, BRENDA L	621 VILLAGE COMMONS LN	APEX NC 27502-8406	
HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008
HOLLY SPRINGS TOWN OF	TOWN ATTORNEY	PO BOX 8	HOLLY SPRINGS NC 27540-0008
SMITH, JASON	104 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
BANARI, ANDREI BANARI, MARIANA	115 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
SMITH, CHRISTOPHER D	112 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
RIVAS, GLORIBEL N	7 GAS LIGHT CT	GAITHERSBURG MD 20879-3273	
DAVIS, DONALD E	PO BOX 575	HOLLY SPRINGS NC 27540-0575	
ARBOR CREEK HOMEOWNERS ASSN	348 ARBOR CREST RD	HOLLY SPRINGS NC 27540-7503	
DU, JINHUI ZHANG, YUJIAO	1226 CREEKSIDE WAY	MILPITAS CA 95035-7985	
VANHOOREBECK, JEREMY VANHOOREBECK, TORI	104 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
MO, YINING	106 IVYSHAW RD	CARY NC 27519-1501	
LUTKIEWICZ, GREGORY A LUTKIEWICZ, AIYANA D	100 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
COLESCOTT, RHONA	144 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
LU, JIANHUI QU, HONGGUO	106 IVYSHAW RD	CARY NC 27519-1501	
RUDD, JODI A	132 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
MURARISETTY, SRINIVASA RAO MURARISETTY, SUJATHA	301 FINCASTLE DR	CARY NC 27513-6267	
HUSEIN, TAMER MOHAMED ADEL IBRAHIM, MAY MOHAMED MOSTAFA	108 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
HUBBARD, BRANDY L HUBBARD, JOHN W	156 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
AHMAD, EL AMIN, EL AMIN, TIFFANY N	321 TRAYESAN DR	HOLLY SPRINGS NC 27540-9439	
HUSSEINI, AHMAD	212 TRAYESAN DR	HOLLY SPRINGS NC 27540-9436	
MILLSAP, NATHANIEL T JR MILLSAP, TANISHA S	105 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
MATHENY, BRYAN W MATHENY, JEANNE R	105 ANCHOR CREEK WAY	HOLLY SPRINGS NC 27540-7057	
FOUANA, VALENTIN	144 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
TRELLIS POINTE LLC	701 EXPOSITION PL STE 101	RALEIGH NC 27615-3356	
SMITH, CHRISTIAN L	21259 SUMMERBROOK DR	CORNELIUS NC 28031-8542	
SHPARGEL, KARL B SHPARGEL, TARAH P	352 ARBOR CREST RD	HOLLY SPRINGS NC 27540-7503	
GOLDSTON, JAMES D JR GOLDSTON, WILLIAM	13100 OLD CREEDMOOR RD	RALEIGH NC 27613-7420	
ALZHANOV, DENIS KARMANOVA, MARINA	132 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
OTAL, KAMALJIT S OTAL, RUPINDER K	9719 PARMER CT	HOUSTON TX 77064-8821	
BOESCH, JOHN MICHAEL	119 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
HARGROVE, MARK E HARGROVE, TARA E	356 ARBOR CREST RD	HOLLY SPRINGS NC 27540-7503	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
AHMED, SABIR YEASMIN, NILUFAR	100 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
BAKER, JOHN	109 TRAYESAN DR	HOLLY SPRINGS NC 27540-9435	
HARRISON, GREGORY M HARRISON, CYNTHIA KEATON	113 ANCHOR CREEK WAY	HOLLY SPRINGS NC 27540-7057	
BURKE, DANIEL M BURKE, KELLY A	104 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
EL, YASTI RACHID	105 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
MOUDNIB, RACHID	2740 CROPSEY AVE APT 3H	BROOKLYN NY 11214-6843	
AMH 2014-3 BORROWER LLC	23975 PARK SORRENTO FL 3	CALABASAS CA 91302-4015	
MANLO ENTERPRISES LLC	7232 VINTAGE GLEN WAY	FUQUAY VARINA NC 27526-7369	
NURINDA, HUMBERTO A NURINDA, MARIA ANGELA	109 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
ROGERS, JAMES O JR HEIRS	YOLANDA C ROGERS	3509 MILKY WAY	RALEIGH NC 27604-4164
OMARY, MUFEED OMARY, WAFICA S	120 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
TAN, CHENG SUN TAN, SIEW CHIN	128 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
AMMAR, MARGARET	220 MADDEN ROSE LOOP	GARNER NC 27529-2419	
JONES, WANDA G	105 TRAYESAN DR	HOLLY SPRINGS NC 27540-9435	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
BRIDGEWATER HOLLY SPRINGS HOMEOWNERS ASSN INC	201 SHANNON OAKS CIR STE 120	CARY NC 27511-5570	
ASSADI, ELJYLALY NAKIRI, KHADIJA	109 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
BONAROS, PAUL BONAROS, MARIE B	352 TRAYESAN DR	HOLLY SPRINGS NC 27540-9438	
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
ESKINTAN, ADIL ESKINTAN, ZEHRA	112 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
BRIDGEWATER WEST II HOMEOWNERS ASSOCIATION INC	117 CENTREWEST CT	CARY NC 27513-2015	
BRIDGEWATER WEST II HOMEOWNERS ASSOCIATION INC	117 CENTREWEST CT	CARY NC 27513-2015	
SECURITY SELF STORAGE INC	SECURITY SELF STORAGE CORPORATE	3628 TRYON RD STE A	RALEIGH NC 27606-4202
DURAND, JAMES DURAND, LESLIE N	5508 LAKE EDGE DR	HOLLY SPRINGS NC 27540-9343	
SABO, STEVE L SABO, MARNIE C	200 STEEDMONT DR	HOLLY SPRINGS NC 27540-9443	

FLYNN, NICOLE L	142 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
LEIFER, DARYL T ORTIZ, MAYRA MEDINA	136 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
MARTIN, DAVID L MARTIN, MARJORIE S	152 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
AMH NC PROPERTIES LP LIMITED PARTNERSHIP	PROPERTY TAX DEPT	23975 PARK SORRENTO FL 3	CALABASAS CA 91302-4015
RUSCHE, JOSEPH NATHANIEL	209 TRAYESAN DR	HOLLY SPRINGS NC 27540-9437	
RUSCHE, JOSEPH NATHANIEL	209 TRAYESAN DR	HOLLY SPRINGS NC 27540-9437	
MANLO ENTERPRISES LLC	7232 VINTAGE GLEN WAY	FUQUAY VARINA NC 27526-7369	
MANLO ENTERPRISES LLC	7232 VINTAGE GLEN WAY	FUQUAY VARINA NC 27526-7369	
SPRINGFIELD PROPERTIES LLC	100 VISTA BROOKE DR	MORRISVILLE NC 27560-9712	
SPRINGFIELD PROPERTIES LLC	100 VISTA BROOKE DR	MORRISVILLE NC 27560-9712	
LOXTON, JAIME H	164 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
WOODS, CALEB ANDREW WOODS, KIMBERLY ANNE	317 TRAYESAN DR	HOLLY SPRINGS NC 27540-9439	
BAUGHMAN, RICHARD	127 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
ITZKOWITZ, BRAD ITZKOWITZ, LAURA	112 ARBOR TREE CT	HOLLY SPRINGS NC 27540-7532	
GOLDSTON, JAMES D JR GOLDSTON, WILLIAM	13100 OLD CREEDMOOR RD	RALEIGH NC 27613-7420	
GOLD SPRINGS LLC	13100 OLD CREEDMOOR RD	RALEIGH NC 27613-7420	
RENGARAJAN, KASTURI NARAYANAN, SOWMYA	9104 COBALT RIDGE WAY	CARY NC 27519-9396	
CSHP ONE, LP	C/O RYAN LLC	PO BOX 4900	SCOTTSDALE AZ 85261-4900
ULANDAY, RIZALINO B	104 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
TEFERA, BELAYNEH HAGOS, FASIKA	140 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
CHEN, HENRY LIN WANG, JIAHONG	JIAHONG WANG	6388 MOUNTAIN SKY RD	FRISCO TX 75036-1211
MALKAN, DAXAY MALKAN, MAMTA D	205 VISTA BROOKE DR	MORRISVILLE NC 27560-9711	
WEBB, WILLIAM LOYD IV WEBB, TALLA	525 S CHURCH ST APT 2305	CHARLOTTE NC 28202-3325	
RAY, KEVIN EVERHART, BROOKE	304 STEEDMONT DR	HOLLY SPRINGS NC 27540-9445	
SPRINGSFIELD PROPERTIES LLC	100 VISTA BROOKE DR	MORRISVILLE NC 27560-9712	
VICTORIA, CHRISTOPHER R. CATARROJA-VICTORIA, CLARISA	113 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
ROPER, EVELYN A	255 GINGKO CREEK DR	HOLLY SPRINGS NC 27540-6015	
STONE, EZELL HEIRS	BRENDELL STEELE	PO BOX 244	HOLLY SPRINGS NC 27540-0244
GILKEY, MELANIE LYNETTE GILKEY, DIANA LYNN	208 STEEDMONT DR	HOLLY SPRINGS NC 27540-9443	
HENDERSON, PHILLIP WEAVER	253 GINGKO CREEK DR	HOLLY SPRINGS NC 27540-6015	
2018-4 IH BORROWER LP	C/O RYAN LLC	PO BOX 4900	SCOTTSDALE AZ 85261-4900
DAWSON, JONATHAN DANIEL DAWSON, CARLA	308 STEEDMONT DR	HOLLY SPRINGS NC 27540-9445	
WINDCREST COMMUNITY ASSN INC	PO BOX 99149	RALEIGH NC 27624-9149	
IMAM, IMTIAZ IMAM, ASIYA	1848 APPLE VALLEY DR	WAUCONDA IL 60084-1418	
LUNDOY, CARL J	104 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
BEARMARKET INVESTMENTS LLC	128 MARTINGALE DR	HOLLY SPRINGS NC 27540-4451	
MILLER, NORMAN ROY JR MILLER, LISA MARIE	113 TRAYESAN DR	HOLLY SPRINGS NC 27540-9435	
INAGAKI, ERIN SCHAEFER	121 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
BUSH, JENNIFER M	135 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
MENDEZ, ANTONIO MENDEZ, CAROLINE BRANSON	348 TRAYESAN DR	HOLLY SPRINGS NC 27540-9438	
DALBA, MICHAEL B MARTUCCIO, MEREDITH A	108 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
DAVIS, BRADLEY A WILLIAMS, BAILEY M	65 BUCKHAVEN CT	HOLLY SPRINGS NC 27540-4531	
CHECCHIA, ERIKA CHECCHIA, ANTONIO	512 CANTERWOOD DR	APEX NC 27539-7803	
CHECCHIA, ERIKA CHECCHIA, ANTONIO	512 CANTERWOOD DR	APEX NC 27539-7803	
PATEL, DHARMESH M PATEL, ULPA H	205 ANCHOR CREEK WAY	HOLLY SPRINGS NC 27540-7054	
GOINS, RYAN	200 HIDDEN RUN LN	HOLLY SPRINGS NC 27540-5000	
BROOKS, STEVEN	110 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
BREMER, RAFAEL SANCHEZ-BREMER, VANESSA	114 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
LAYTHAM, SARAH WOODWARD	201 TRAYESAN DR	HOLLY SPRINGS NC 27540-9437	
GREGORIO, LYNNE GREGORIO, JOSEPH	133 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
STASIAK, JENNIFER STASIAK, GRZEGORZ	1220 DEXTER RIDGE DR	HOLLY SPRINGS NC 27540-7665	
JIMENEZ, NICOLAS ANTHONY	212 STEEDMONT DR	HOLLY SPRINGS NC 27540-9443	
LONG, TANNER NOLAN CLAWSON, MALLORY NICOLE	124 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
HANNIGAN, MICHAEL FENG, MIN	2221 FAWKES CREEK DR	APEX NC 27539-9208	
LEMONS, KYLE T LEMONS, KATIE Y ZHU	213 TRAYESAN DR	HOLLY SPRINGS NC 27540-9437	
CAGLE, DAVID ANDREW CAGLE, ASHLEY SHERRILL	420 GOOSEBERRY DR	HOLLY SPRINGS NC 27540-7552	
DUNCAN, JORDANA B	202 HIDDEN RUN LN	HOLLY SPRINGS NC 27540-5000	
ARYAL, GOVINDA	5700 EAGLE CREST DR	SUMMERFIELD NC 27358-9391	
VASSEL, MICHAEL JOSEPH	131 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
WALLACE, WILLIAM ANDREW WALLACE, JESSICA PAIGE SMITH	125 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
ADKINS, CHRISTOPHER LEE ADKINS, LEANNE B	200 TRAYESAN DR	HOLLY SPRINGS NC 27540-9436	
WINDCREST COMMUNITY ASSOCIATION INC	PO BOX 99149	RALEIGH NC 27624-9149	
RIVAS, JESSE RIVAS, MIRLA P	129 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
HERING, GUENTHER HERING, BIRGIT	4716 WOODED RIDGE RD	RALEIGH NC 27606-4354	
ROUSSEAU, WILLIAM A TRUSTEE ROUSSEAU, CLAIRE M TRUSTEE	6236 LAKE TERRACE DR	HOLLY SPRINGS NC 27540-7813	
ROUSSEAU, WILLIAM A TRUSTEE ROUSSEAU, CLAIRE M TRUSTEE	6236 LAKE TERRACE DR	HOLLY SPRINGS NC 27540-7813	
ALZUBI, NOOR ALDEEN OMARY, HANA MUFEED	100 ROSE HILL DR	HOLLY SPRINGS NC 27540-6506	
SEABROOK BUILDERS LLC	781 ANCIENT OAKS DR	HOLLY SPRINGS NC 27540-8350	
PATEL, HARSHADBHAI PATEL, JAYABEN	102 BIGBEE TRL	MORRISVILLE NC 27560-9102	

BRIDGEWATER WEST TOWNHOME ASSOCIATION INC	8305 FALLS OF NEUSE RD STE 200	RALEIGH NC 27615-3547	
ROUSSEAU, WILLIAM A TRUSTEE ROUSSEAU, CLAIRE M TRUSTEE	6236 LAKE TERRACE DR	HOLLY SPRINGS NC 27540-7813	
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
SRL INVESTMENTS LLC	7008 COPPERLEAF PL	CARY NC 27519-1563	
SMITH, BRYAN L SMITH, MARIAH J	108 SANCHEZ CT	HOLLY SPRINGS NC 27540-9440	
DEMATTEO, WAYNE L JR DEMATTEO, SARAH M	107 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
HOLLY RIVER LLC	114 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
JONES, PALMER CHRISTIAN JONES, MALLORY CLAYTON	120 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
ROTHSTEIN, MARTA J	144 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
HENRIQUEZ, NATHALIA	251 GINGKO CREEK DR	HOLLY SPRINGS NC 27540-6015	
MARK HOUSES LLC	912 UPROCK DR	CARY NC 27519-2602	
FUESTER, MATTHEW G FUESTER, VONICE N	125 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
PHAM, SUONG THI	123 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
CARRY, BENJAMIN CARRY, MEGAN BRITT	200 PALMDALE CT	HOLLY SPRINGS NC 27540-9494	
PORTO, ROSEMARIE TRUSTEE TRUSTEE OF ROSEMARIE PORTO TRUST	116 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
KULAT, PRASHANT D KULAT, SONALI PRASHANT	128 PALMDALE CT	HOLLY SPRINGS NC 27540-9471	
OWEN, ROBERT OWEN, KARI	344 TRAYESAN DR	HOLLY SPRINGS NC 27540-9438	
HALES, MATTHEW HALES, LINDSEY FRYE	340 TRAYESAN DR	HOLLY SPRINGS NC 27540-9438	
WALLACE, KRISTIN L	3818 W END AVE	NASHVILLE TN 37205-2474	
IMAM, IMTIAZ IMAM, ASIYA	1848 APPLE VALLEY DR	WAUCONDA IL 60084-1418	
SULLIVAN, JOHNATHAN BRADLEY	124 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
CORCORAN, BRIDGET	111 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5980	
WILSON, EARL T JR WILSON, TINIKA M	101 TRAYESAN DR	HOLLY SPRINGS NC 27540-9435	
DEISS, JUSTIN P DEISS, DINA S	237 HIDDEN STREAM DR	APEX NC 27539-7761	
LEONARD, MATTHEW FOARD	108 TRAYESAN DR	HOLLY SPRINGS NC 27540-9434	
PROGRESS RESIDENTIAL 2015-2 BORROWER LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090	
TRAN, TU V HONG, LOAN T	109 ANCHOR CREEK WAY	HOLLY SPRINGS NC 27540-7057	
MALGICHEVA, ELENA MALGICHEV, KIRILL	118 ORVIS DR	HOLLY SPRINGS NC 27540-9681	
GIBERMESKEL, FIKER	108 COBALT CREEK WAY	HOLLY SPRINGS NC 27540-5979	
MADALA, KAVITHA	5821 FRYAR LN	CARY NC 27519-7323	
ARYA REAL PROPERTY INVESTMENTS, LLC	917 DOMINION HILL DR	CARY NC 27519-9348	
FORTUNES, CHRISTOPHER M FORTUNES, APRIL R	475 BEAR TREE CRK	CHAPEL HILL NC 27517-7632	
CURRENT TENANT	300 STEEDMONT DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	100 TRAYESAN DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	124 TRAYESAN DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1050 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	160 PALMDALE CT	HOLLY SPRINGS NC 27540	
CURRENT TENANT	101 SPORTSMANSHIP WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	100 SPORTSMANSHIP WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	105 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1121 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	168 PALMDALE CT	HOLLY SPRINGS NC 27540	
CURRENT TENANT	136 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	121 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	130 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1000 VINE ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	204 STEEDMONT DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	100 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	106 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 ORVIS DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 ORVIS DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	152 TRAYESAN DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	140 TRAYESAN DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1100 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1113 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	136 TRAYESAN DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 PALMDALE CT	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	120 ORVIS DR	HOLLY SPRINGS NC 27540	
CURRENT TENANT	207 HIDDEN RUN LN	HOLLY SPRINGS NC 27540	
CURRENT TENANT	1101 N MAIN ST	HOLLY SPRINGS NC 27540	
CURRENT TENANT	140 COBALT CREEK WAY	HOLLY SPRINGS NC 27540	
CURRENT TENANT	100 SANCHEZ CT	HOLLY SPRINGS NC 27540	
CURRENT TENANT	0 TRAYESAN DR	HOLLY SPRINGS NC 27540	

CURRENT TENANT	1104 STEEDMONT DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 GINGKO CREEK DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	204 HIDDEN RUN LN	HOLLY SPRINGS NC 27540
CURRENT TENANT	204 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	126 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	112 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	123 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	1124 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	148 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	104 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	128 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	137 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	133 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	139 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	206 HIDDEN RUN LN	HOLLY SPRINGS NC 27540
CURRENT TENANT	116 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	127 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	137 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	135 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 STEEDMONT DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	138 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	1220 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	122 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	208 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	208 HIDDEN RUN LN	HOLLY SPRINGS NC 27540
CURRENT TENANT	101 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	0 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	200 SPORTSMANSHIP WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	1317 N MAIN ST	HOLLY SPRINGS NC 27540
CURRENT TENANT	112 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	126 ORVIS DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	117 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	205 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	101 SANCHEZ CT	HOLLY SPRINGS NC 27540
CURRENT TENANT	148 PALMDALE CT	HOLLY SPRINGS NC 27540
CURRENT TENANT	109 COBALT CREEK WAY	HOLLY SPRINGS NC 27540
CURRENT TENANT	132 TRAYESAN DR	HOLLY SPRINGS NC 27540
CURRENT TENANT	1129 N MAIN ST	HOLLY SPRINGS NC 27540

Jason Barron | Partner
434 Fayetteville Street | Suite 2200
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: December 6, 2024

Re: Notice of neighborhood meeting to discuss the potential rezoning for certain property located at the intersection of Anchor Creek Way and N. Main Street, with PINs 0649984283, 0649985564, and 0649981185 containing approximately 9.86 acres, as depicted on the Concept Map below (the "Property")

We are counsel for Capitol Broadcasting Company, which is considering rezoning the above-captioned Property in the Town of Holly Springs, (the "Town). Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property. The subject property is highlighted in yellow on the context map included with this mailing.

The purpose of the rezoning is to facilitate the development of a mixed use apartment community and commercial development that will bring rental opportunities and neighborhood oriented commercial together in a well thought out planned development. The Conditional District Development Plan enclosed herewith provides the overall concept associated with this proposed community. Currently, the Property is zoned Neighborhood Mixed Use (NMX). We are contemplating rezoning the Property to Community Business Conditional District (CB-CD).

We will hold a virtual neighborhood meeting on Wednesday, December 18, 2024, 5:30 p.m. – 6:30 p.m. via Zoom to discuss the rezoning. CBC has an established track record for delivering high quality mixed use developments and is excited about the opportunity to talk with you about their plans for this area.

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions prior to the meeting. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about the rezoning process in general, you may also visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map


Sportsmanship Way
Anchor Creek Way
Anchor Creek Way
Vine St
Arbor Crest Rd
Bennet Knoll Pkwy
GB Alford Hwy
Ting Park
N Main St
Steedmont Dr
Steedmont Dr
Trayesan Dr
Crossway Ln
Palmdale Ct
Millpass Dr
Hidden Run Ln
Muree Mill Ct
Bonhurst Dr
55
55
55

How to Participate in the December 18, 2024 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/12182024-2 to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)
    - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
    - To participate by phone,
    - Dial one of the following numbers:
        - +1 929 436 2866
        - +1 301 715 8592
        - +1 305 224 1968
        - +1 312 626 6799
        - +1 646 931 3860
        - +1 719 359 4580
        - +1 253 205 0468
        - +1 253 215 8782
        - +1 346 248 7799
        - +1 360 209 5623

    REGISTRATION QR CODE

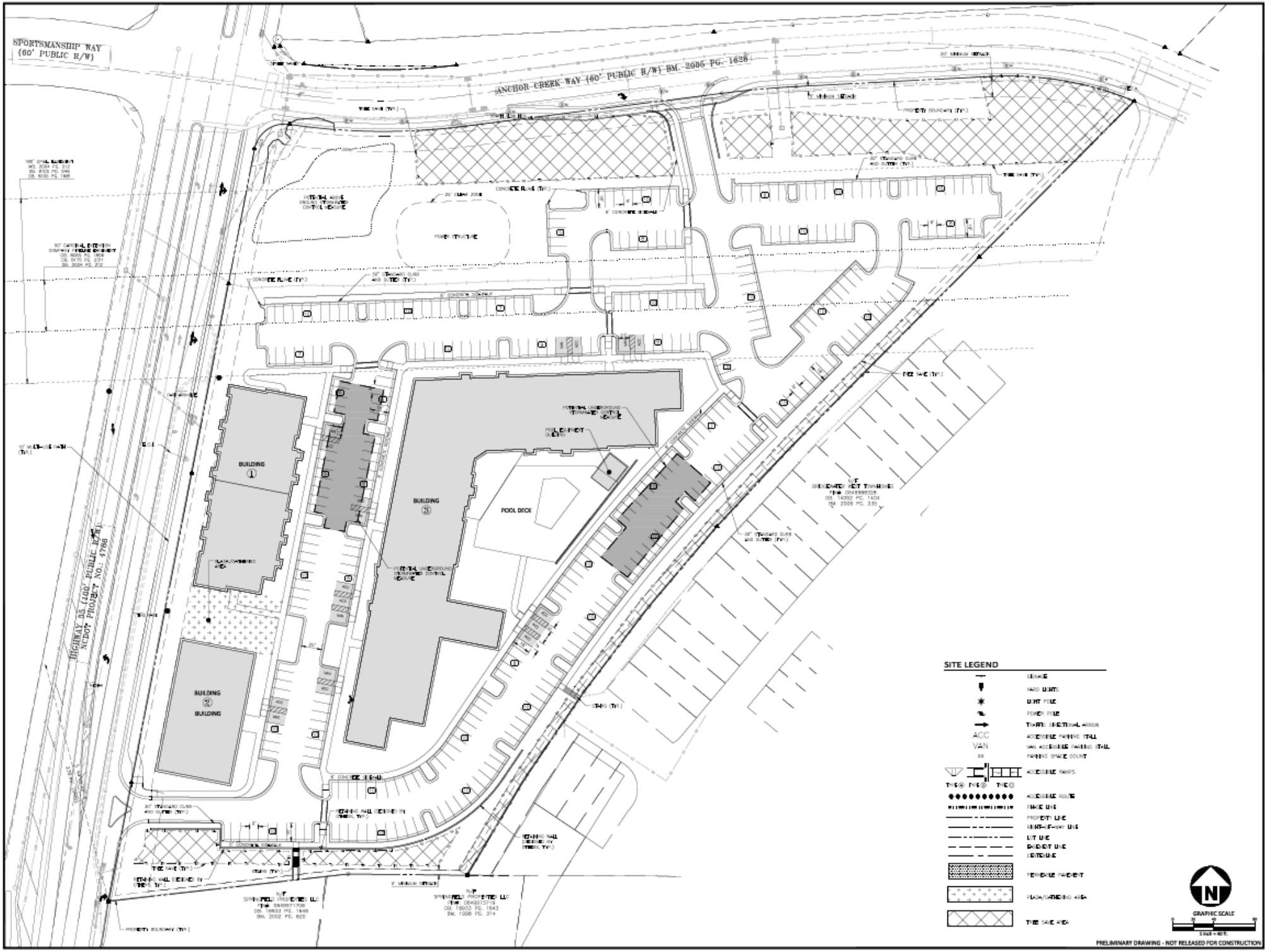
    - Webinar ID: 871 5738 0274
    - Passcode: 995565
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0366** or email **tshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **tshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e., only the presenters will be visible.

If you are participating via your computer, iPhone, or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **tshapiro@morningstarlawgroup.com**.


SPORTSMANSHIP WAY
(60' PUBLIC R/W)
ANCHOR CREEK WAY (60' PUBLIC R/W) BM. 2005 PG. 1628
HIGHWAY 35 (100' PUBLIC R/W)
NCDOT PROJECT NO.: 4788
BUILDING 1
BUILDING 2
BUILDING 3
POOL DECK
SITE LEGEND
SEWER
YARD LIGHTS
LIGHT POLE
POWER POLE
TRAFFIC DIRECTIONAL ARROW
ACC
ACCESSIBLE PARKING STALL
VAN
VAN ACCESSIBLE PARKING STALL
XX
PARKING SPACE COUNT
ACCESSIBLE RAMPS
TYPE A
TYPE B
TYPE C
ACCESSIBLE ROUTE
FENCE LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
PAVEMENT LINE
CENTERLINE
PERVIOUS PAVEMENT
PAVER/GRASSING 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.

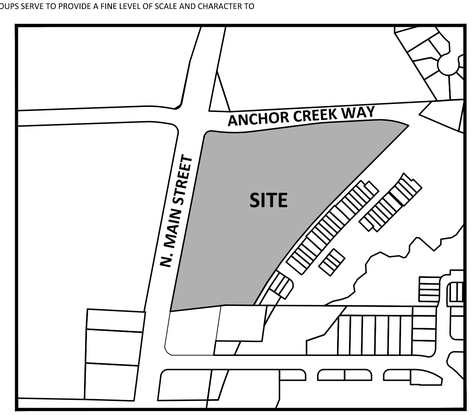
Estimated Sewer Flows - Overlook at Main 12/30/2024

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

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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)
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LP1.02	ENLARGED LANDSCAPE PLAN	
LP1.03	ENLARGED LANDSCAPE PLAN	
LP1.04	ENLARGED LANDSCAPE PLAN	
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LP2.02	OPEN SPACE ENLARGEMENT	
LP2.03	OPEN SPACE ENLARGEMENT	
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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)
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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

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fax 919. 361. 2269
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300 BLACKWELL STREET, SUITE 104
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CLIENT

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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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04. 18. 2025

REVISIONS

NO.	DATE	
1	02. 07. 2025	REVISED PER TOHS 1ST DP REVIEW
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3	04. 18. 2025	REVISED PER TOHS 3RD DP REVIEW
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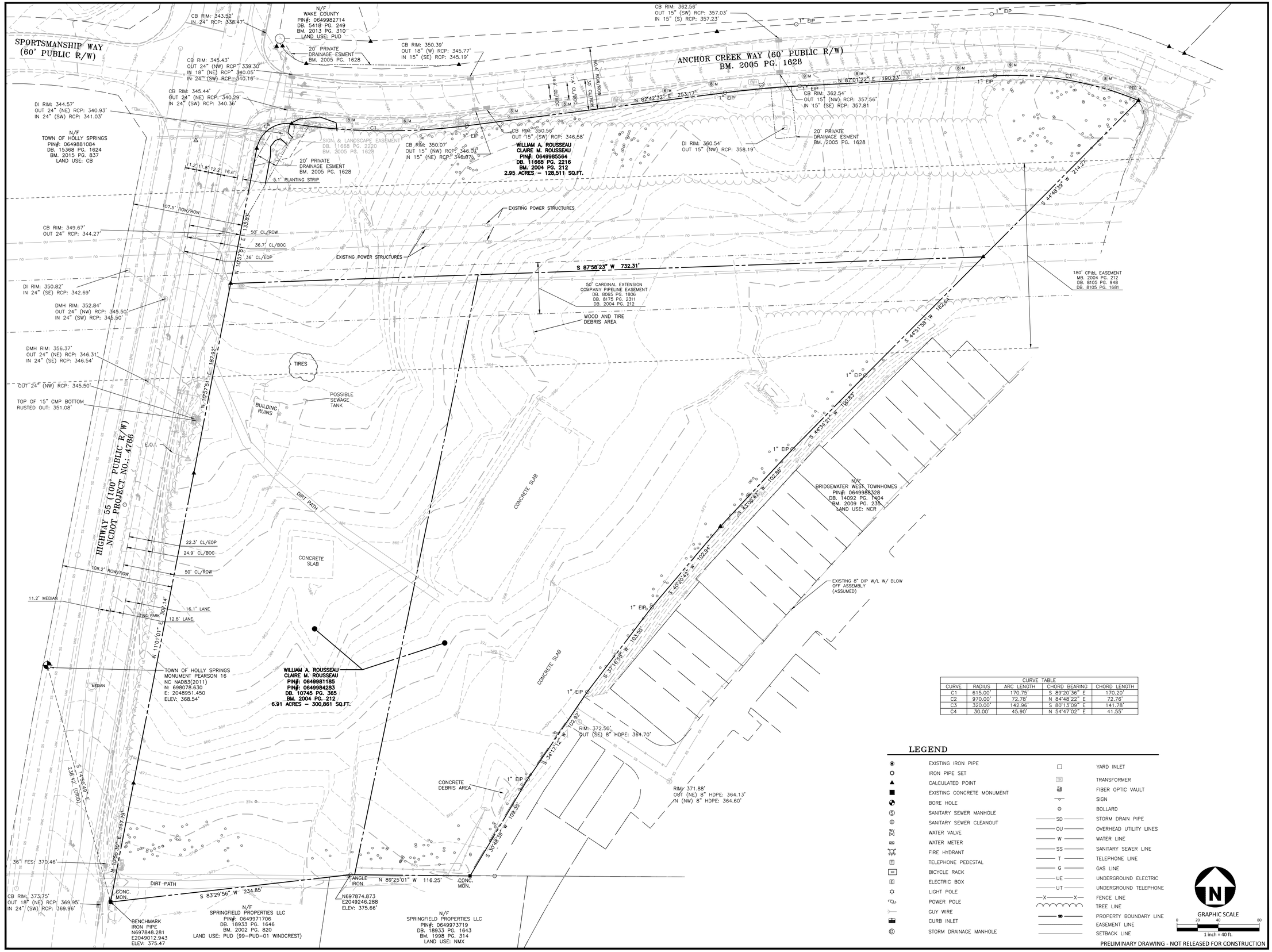
PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	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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1220 N MAIN ST
OVERALL SITE PLAN
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

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

REVISIONS

NO.	DATE	
1	02. 07. 2025	REVISED PER TOHS 1ST DP REVIEW
2	03. 14. 2025	REVISED PER TOHS 2ND DP REVIEW
3	04. 18. 2025	REVISED PER TOHS 3RD DP REVIEW
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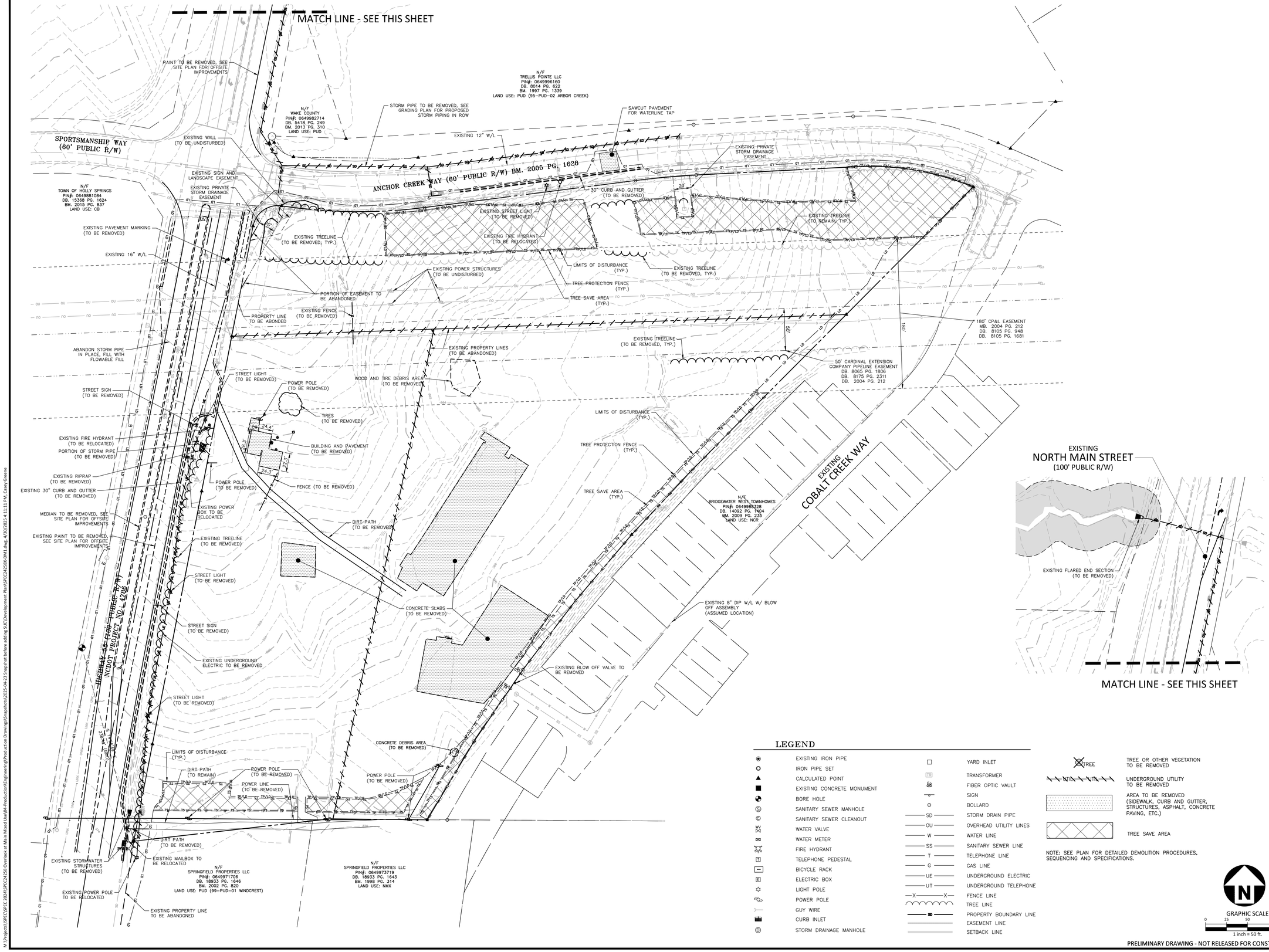
PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	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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1220 N. MAIN STREET
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NORTH CAROLINA PROFESSIONAL ENGINEER LIMDA J. VASIL 034355 04. 18. 2025

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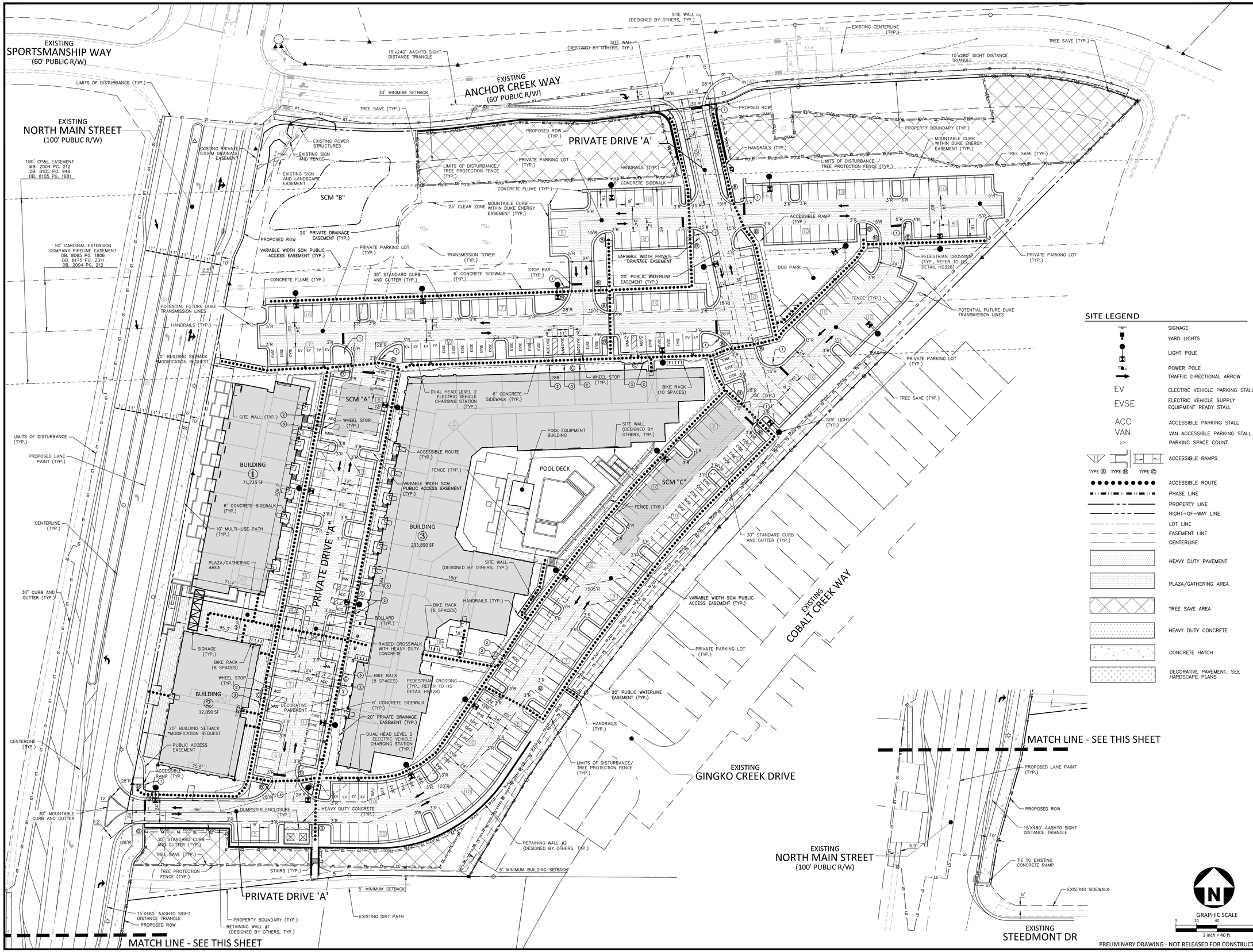
PROJECT NO.	SPEC-24258
FILENAME	SPEC24258X-DM1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	1" = 50'
DATE	04. 18. 2025

SHEET

DEMOLITION PLAN

C1.01

M:\Projects\SPEC\SPEC 2024\SPEC24258 Overlook at Main Mixed Use\04-Production\Engineering\Production Drawings\Snapshots\2025-04-23 Snapshot before adding SUE\Development Plan\SPEC24258X-DM1.dwg, 4/30/2025 4:11:11 PM, Casey Greene



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- EV — ELECTRIC VEHICLE PARKING STALL
- EVSE — ELECTRIC VEHICLE SUPPLY EQUIPMENT READY STALL
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY PAVEMENT
- PLAZA/GATHERING AREA
- TREE SAVE AREA
- HEAVY DUTY CONCRETE
- CONCRETE HATCH
- DECORATIVE PAVEMENT, SEE HARDSCAPE PLANS

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

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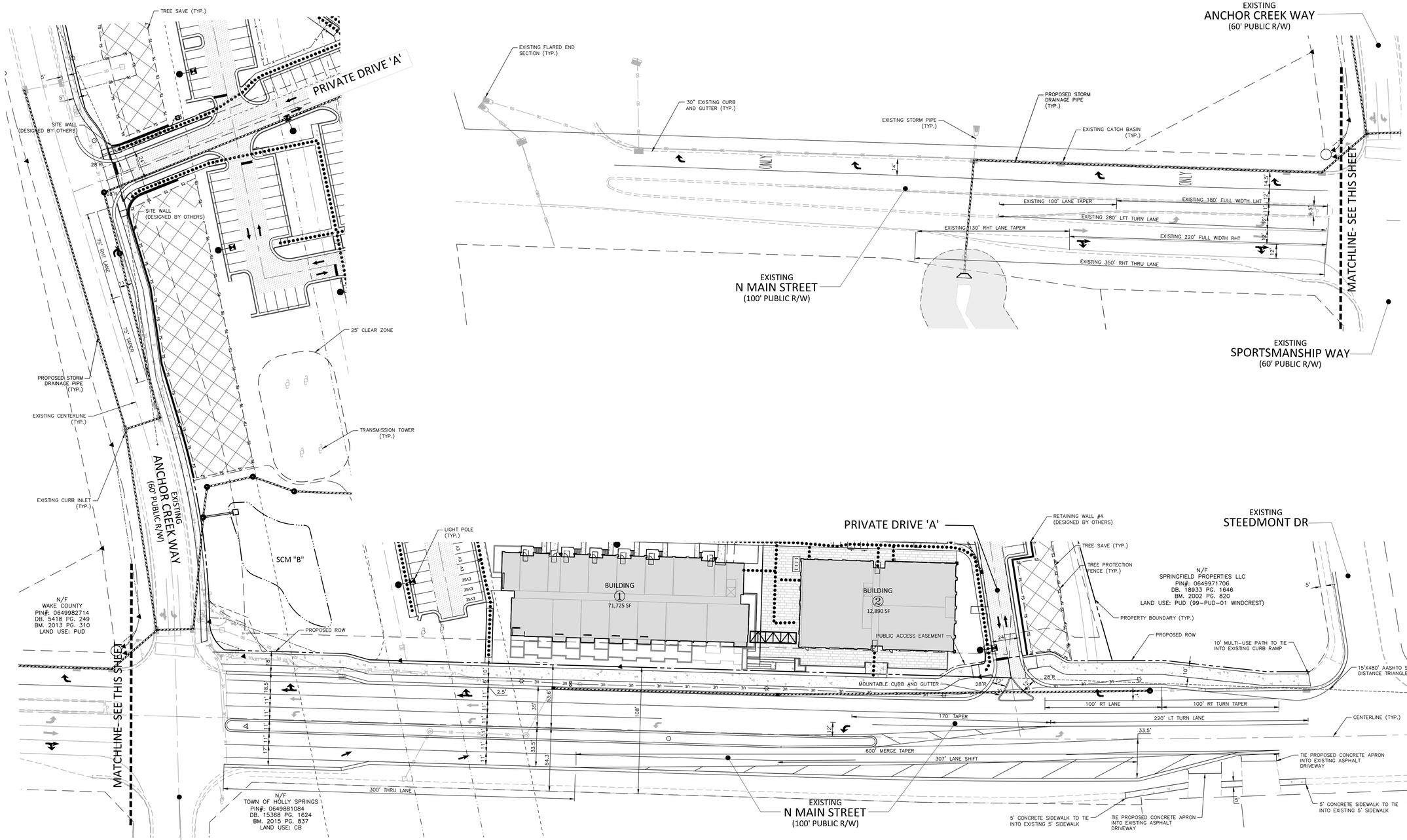
PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	SPEC24258x-S1.dwg
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SCALE	1" = 40'
DATE	04. 18. 2025

SHEET

SITE PLAN

C2.00



TAPER LENGTH CALCULATIONS						
	STORAGE LENGTH (FT)	DESIGN SPEED (MPH)/POSTED SPEED (MPH)	WIDTH OF LATERAL SHIFT (FT)	BAY TAPER LENGTH (FT)	TOTAL FULL WIDTH WIDTH WIDENING (FT)	LENGTH OF TOTAL WIDENING (FT)
N MAIN ST NB RHT	50	40 / 35	14	100	100	200
N MAIN ST SB LHT	50	40 / 35	11	170	220	390
N MAIN ST SB MERGE	300	40 / 35	11	600	300	900
ANCHOR CREEK WAY	50	30 / <=25	11	75	75	150

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY PAVEMENT
- PLAZA/GATHERING AREA
- TREE SAVE AREA
- HEAVY DUTY CONCRETE
- CONCRETE HATCH
- DECORATIVE PAVEMENT, SEE HARDSCAPE PLANS
- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- STORM DRAINAGE
- STORM SERVICE LINE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE

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

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PLAN INFORMATION

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

SHEET

OFFSITE IMPROVEMENTS
C2.01

EXISTING
SPORTSMANSHIP WAY
(60' PUBLIC R/W)

WB-50 TURNING TEMPLATE TO SHOW EMERGENCY VEHICLE ACCESS

30" MOUNTABLE CURB

WB-50 TURNING TEMPLATE TO SHOW EMERGENCY VEHICLE ACCESS

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

31 CUBIC YARD MACK TERRAPRO CABOVER TURNING TEMPLATE TO SHOW WASTE MANAGEMENT TRUCK ACCESS

DUMPSTER (TYP.)

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

LEGEND

EMERGENCY VEHICLE TRAVEL LANE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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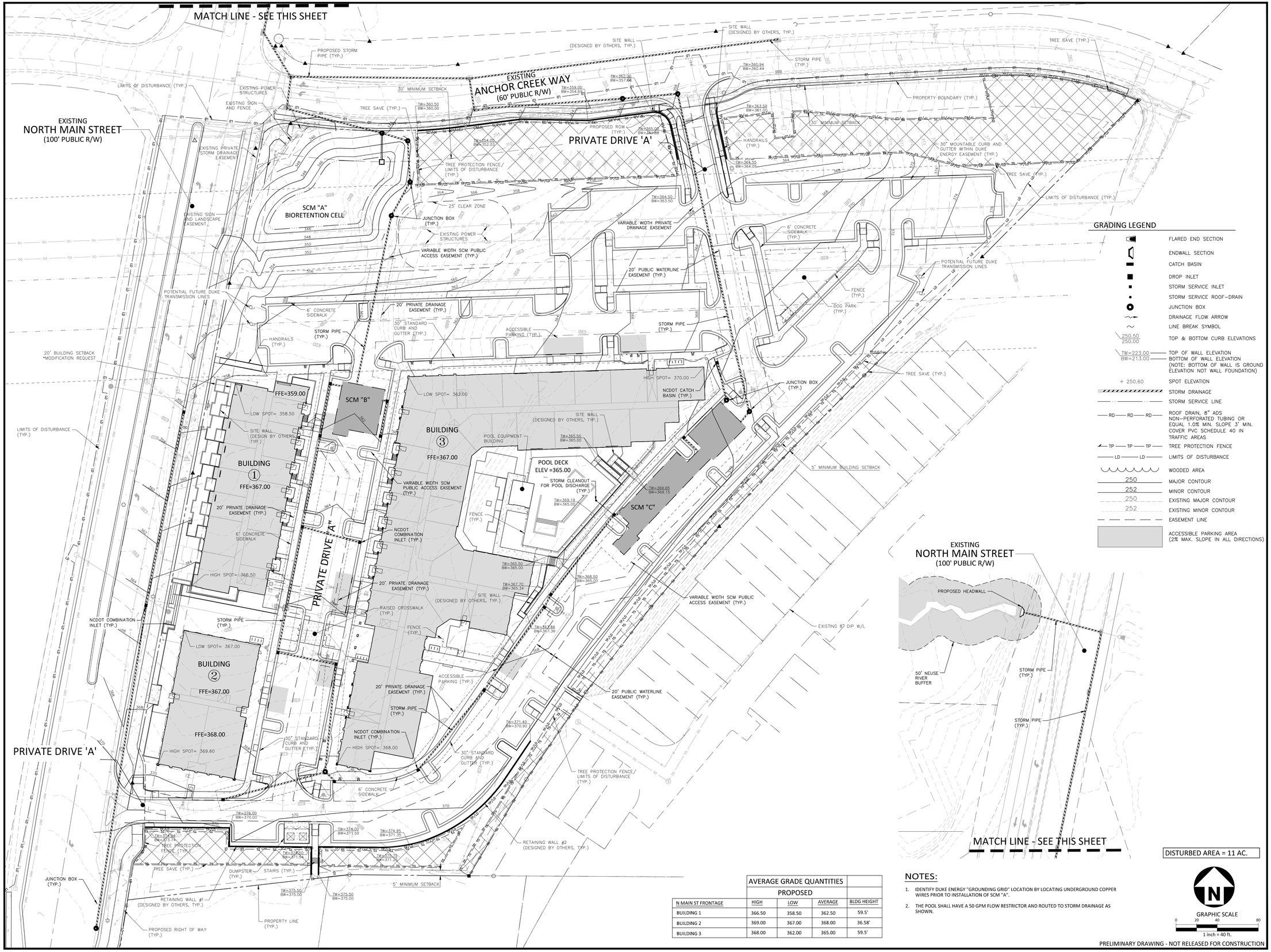
PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	SPEC24258x-Vehicle Tracking.dwg
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	
DATE	04. 18. 2025

SHEET

VEHICLE ACCESS PLAN

C2.02



GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF–DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD — ROOF DRAIN, 8" ADS NON–PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP TP TP — TREE PROTECTION FENCE
- LD LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

AVERAGE GRADE QUANTITIES				
	PROPOSED			
N MAIN ST FRONTAGE	HIGH	LOW	AVERAGE	BLDG HEIGHT
BUILDING 1	366.50	358.50	362.50	59.5'
BUILDING 2	369.00	367.00	368.00	36.58'
BUILDING 3	368.00	362.00	365.00	59.5'

NOTES:

1. IDENTIFY DUKE ENERGY "GROUNDING GRID" LOCATION BY LOCATING UNDERGROUND COPPER WIRES PRIOR TO INSTALLATION OF SCM "A".
2. THE POOL SHALL HAVE A 50 GPM FLOW RESTRICTOR AND ROUTED TO STORM DRAINAGE AS SHOWN.

DISTURBED AREA = 11 AC.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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1220 N MAIN ST
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1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

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

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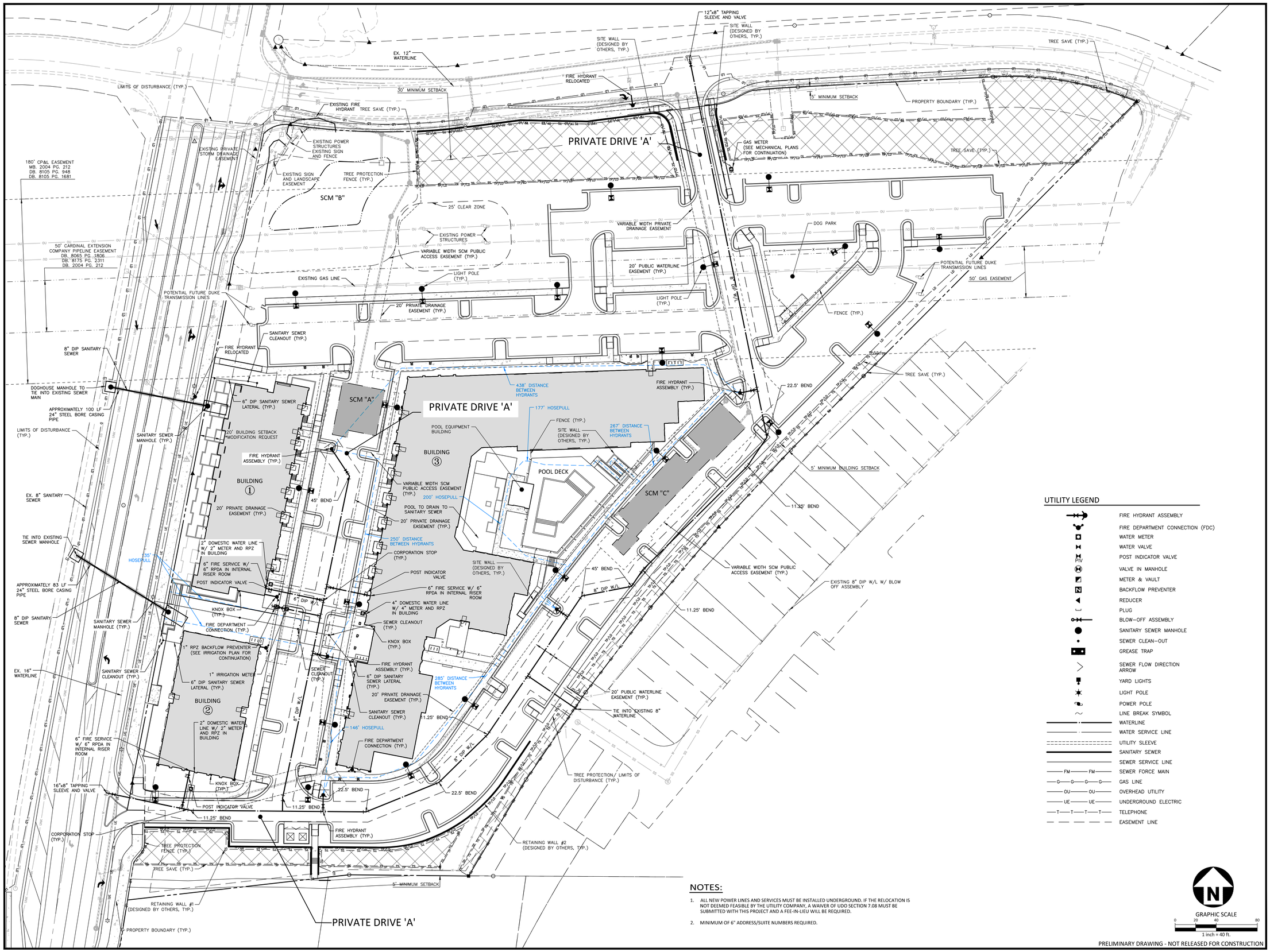
PLAN INFORMATION

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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
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

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

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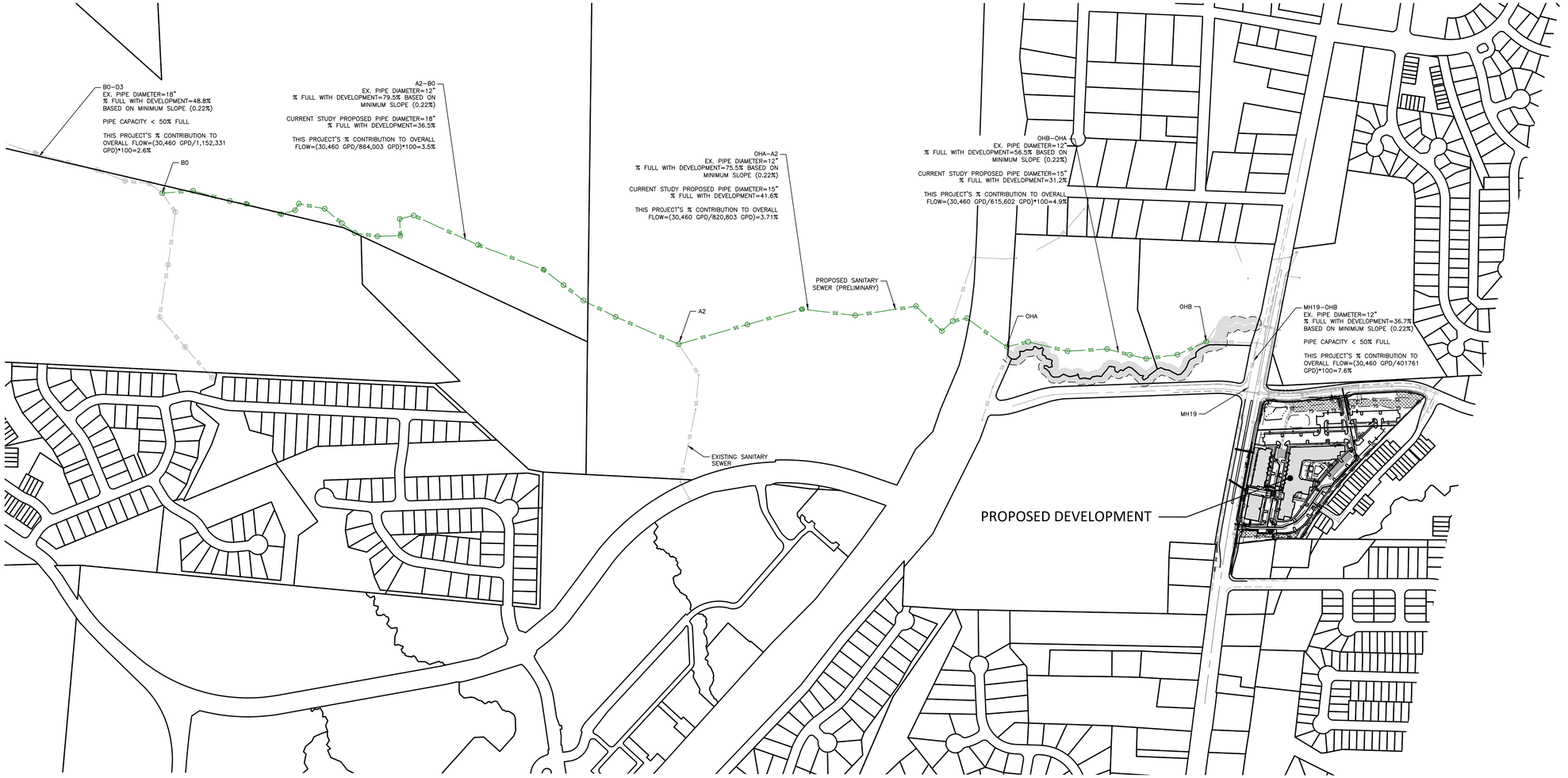
PLAN INFORMATION

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FILENAME	SPEC24258x-U1.dwg
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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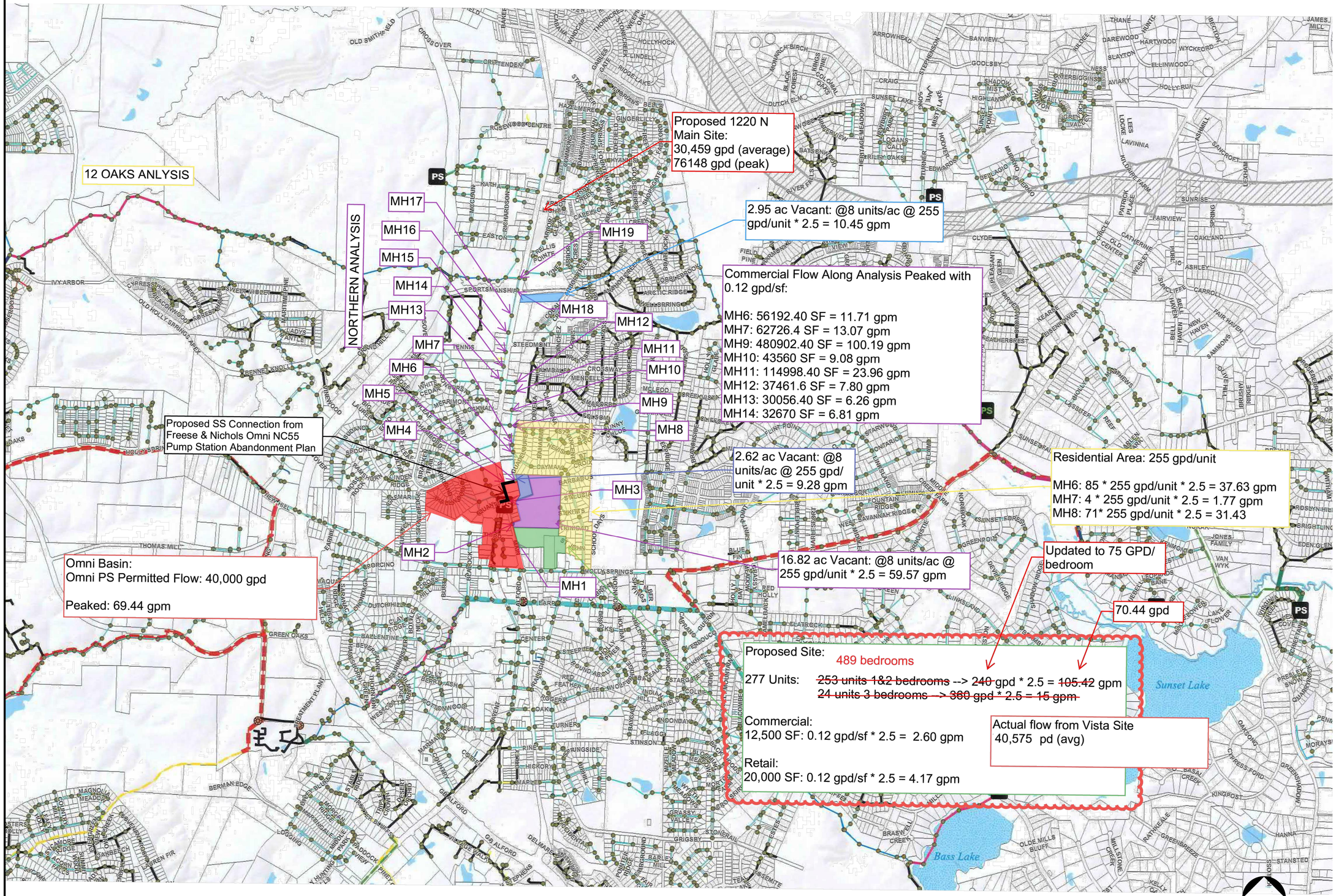
PLAN INFORMATION

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



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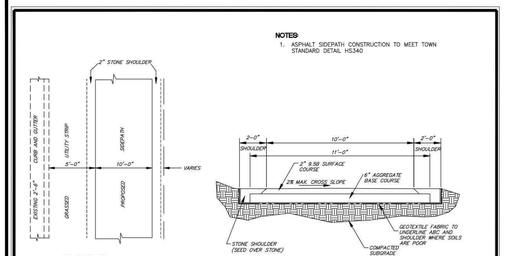
PLAN INFORMATION

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



ASPHALT SIDEPATH

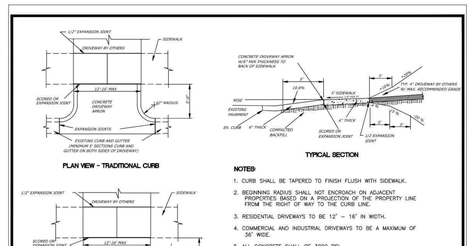
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS379

DATE | REVISIONS

10/05

DRAWING NOT TO SCALE



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.

STANDARD DRIVEWAY APRON

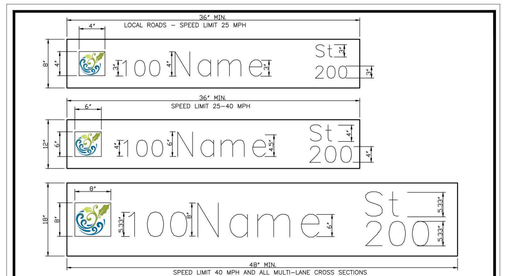
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS320

DATE | REVISIONS

10/05

DRAWING NOT TO SCALE



NOTES:
1. ALL CURRENT MUTCD STANDARDS SHALL PREVAIL (20.43 STREET NAME SIGNS)
2. 36" MIN. LENGTH OF BLADE WILL VARY DEPENDING ON THE NUMBER OF LETTERS IN THE STREET NAME.
3. IN THE CASE OF PRIVATE STREETS, THE HOLLY LEAF LOGO WILL BE REPLACED WITH A SQUARE YELLOW BOX THE SAME SIZE AS LARGE CAP LOGO SIGN WITH THE WORDS "PRIVATE STREET" IN BLACK.
4. BLADE THICKNESS: 10mm (0.40"), 3.2mm (0.48").
5. GREEN REFLECTORIZED BACKGROUND WITH REFLECTIVE LETTERS.
6. THE TOWN LOGO (PICTOGRAPH) SHALL ALWAYS BE TO THE LEFT OF THE STREET NAME.
7. FONT SHALL BE: ARTISTIC SERIES B2000.

POST-MOUNTED STANDARD TOWN STREET NAME SIGN BLADE

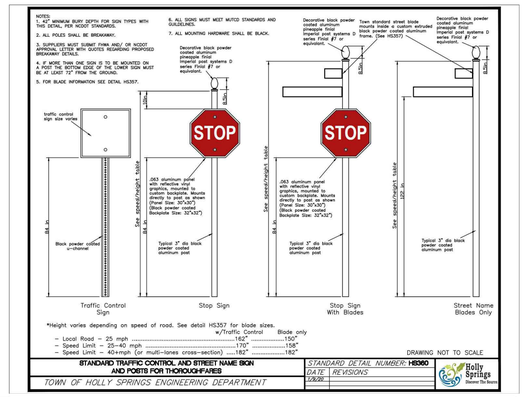
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS357

DATE | REVISIONS

4/8/19

DRAWING NOT TO SCALE



*Height varies depending on speed of road. See detail HS357 for blade sizes.

w/Traffic Control	Blade only
– Local Road – 25 mph	162" ..... 150"
– Speed Limit – 25-40 mph	170" ..... 158"
– Speed Limit – 40+mph (or multi-lanes cross-section)	182" ..... 182"

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES

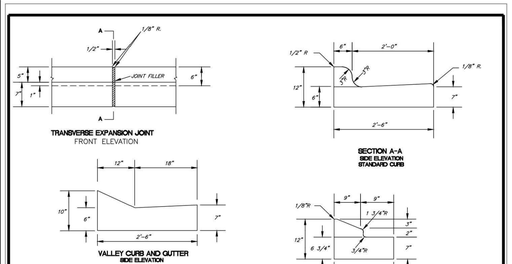
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS360

DATE | REVISIONS

5/8/20

DRAWING NOT TO SCALE



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.

STANDARD CONCRETE CURB AND GUTTER

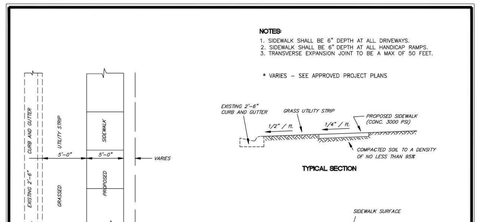
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS321

DATE | REVISIONS

5/8/06

DRAWING NOT TO SCALE



STANDARD CONCRETE SIDEWALK

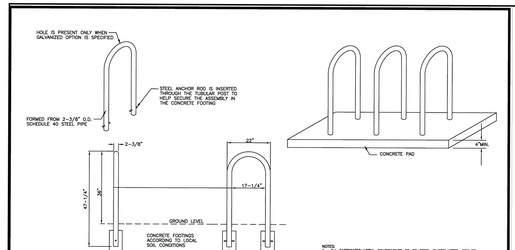
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS327

DATE | REVISIONS

5/8/06

DRAWING NOT TO SCALE



NOTES:
1. ALL FABRICATED METAL COMPONENTS TO BE STEEL, HOT-DIPPED, ETCHED, PHOSPHATIZED, PRE-HEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATING MEETING AAMA 2604-05 SPECIFICATIONS. ALL WELDS PREHEATED AND COATED WHILE HOT TO FILL CRACKS AND BLACK COATING ITSR. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. MINIMUM THICKNESS OF THE RESULTING FINISH AVERAGES 8–10 MILS (200–250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.
4. MIN. 3 RACKS REQUIRED TO PROVIDE 6 BIKE SPACES.

STANDARD IN-GROUND MOUNT BIKE RACK

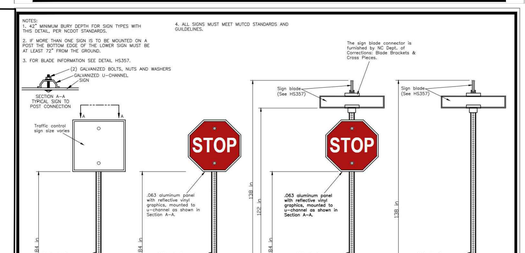
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

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

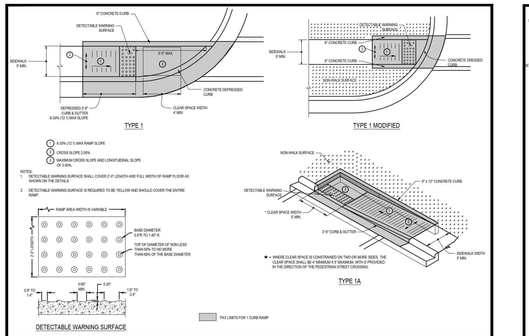
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS359

DATE | REVISIONS

5/30/08

DRAWING NOT TO SCALE



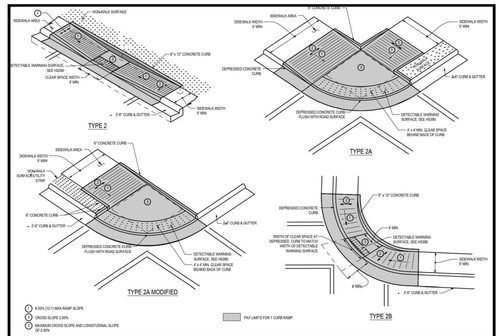
DIRECTIONAL RAMP

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS389

DATE | REVISIONS

10/05



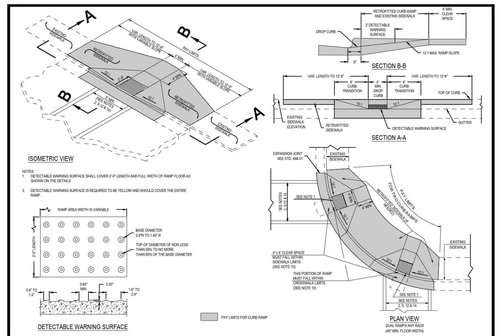
PARALLEL RAMP

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

5/30/08

NOTES:
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN UN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT TO LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4' x 4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE OF CROSSWALK MARKING TO THE NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' FROM THE BACK OF PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT CLEAR SPACES FOR SIDEWALK A MINIMUM OF 4' x 4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT CLEAR SPACES FOR MEDIAN ISLANDS A MINIMUM OF 5' x 5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION IF CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MINIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CANNOT PROVIDE A 5'x5' CLEAR SPACE AT THE TOP OF RAMPS, WILL BE CUT THOUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE SUED ONLY WHERE PEDESTRIAN WOULD NOT NORMALLY WALK ACROSS THE RAMP, WHERE THE ADJACENT SURFACE IS PLATING OR OTHER NON-WALKING SURFACE, OR THE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE RAMP JOINS THE CURB RAMP AS SHOWN IN ROADWAY STANDARD DRAWING 848.01.
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSWING 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.

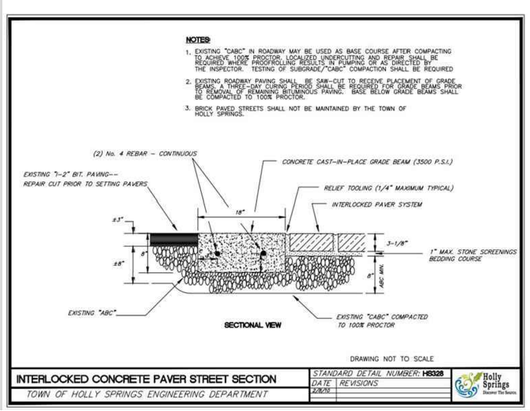
CURB RAMP NOTES

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS396

DATE | REVISIONS

5/30/08



DRAWING NOT TO SCALE

INTERLOCKED CONCRETE PAVER STREET SECTION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS328

DATE | REVISIONS

5/8/06

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

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CLIENT

dbc REAL ESTATE

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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

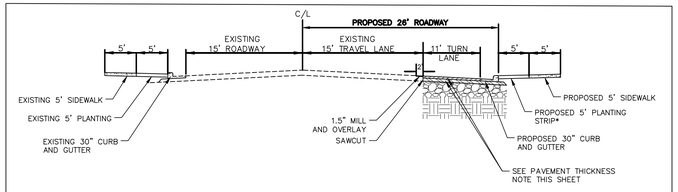
SITE DETAILS

C8.00

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:

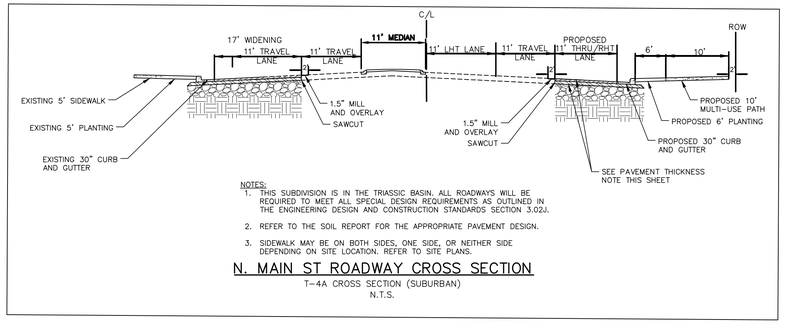
1. PAVEMENT SECTIONS SHOWN ARE FROM EITHER THE NCDOT STANDARD MINIMUM PAVEMENT SECTION OR THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. CONTRACTOR TO VERIFY PAVEMENT SECTIONS WITH GEOTECHNICAL REPORT. IF PAVEMENT SECTIONS IN THE GEOTECHNICAL REPORT DIFFER FROM THE PAVEMENT SECTION SHOWN ON THESE PLANS, 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:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. REFER TO THE SOIL REPORT FOR THE APPROPRIATE PAVEMENT DESIGN.
3. SIDEWALK MAY BE ON BOTH SIDES, ONE SIDE, OR NEITHER SIDE DEPENDING ON SITE LOCATION. REFER TO SITE PLANS.

ANCHOR CREEK ROADWAY CROSS SECTION

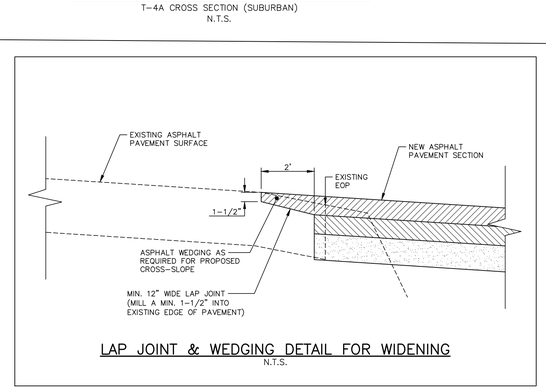
*MODIFICATION OF LC-2A CROSS SECTION (SUBURBAN)
N.T.S.



NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. REFER TO THE SOIL REPORT FOR THE APPROPRIATE PAVEMENT DESIGN.
3. SIDEWALK MAY BE ON BOTH SIDES, ONE SIDE, OR NEITHER SIDE DEPENDING ON SITE LOCATION. REFER TO SITE PLANS.

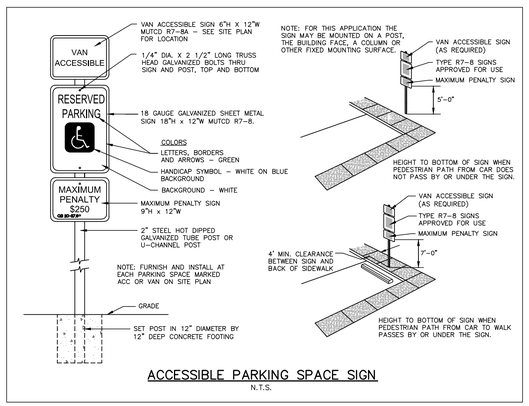
N. MAIN ST ROADWAY CROSS SECTION

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



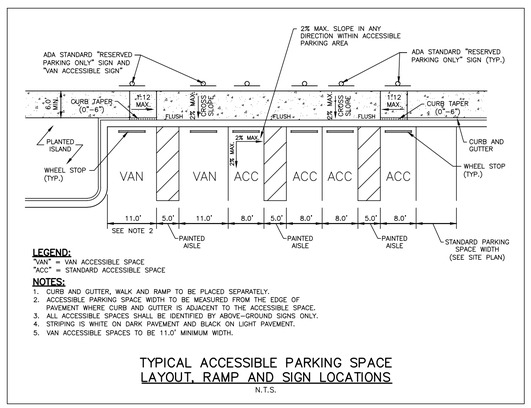
LAP JOINT & WEDGING DETAIL FOR WIDENING

N.T.S.



ACCESSIBLE PARKING SPACE SIGN

N.T.S.

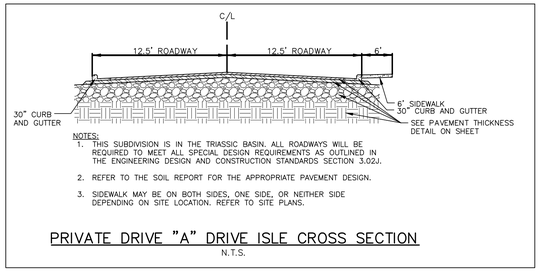


LEGEND:
"VAN" = VAN ACCESSIBLE SPACE
"ACC" = STANDARD ACCESSIBLE SPACE

NOTES:
1. CURB AND GUTTER, WALK AND RAMP TO BE PLACED SEPARATELY.
2. ACCESSIBLE PARKING SPACE WIDTH TO BE MEASURED FROM THE EDGE OF PAVEMENT WHERE CURB AND GUTTER IS ADJACENT TO THE ACCESSIBLE SPACE.
3. ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE-GROUND SIGNS ONLY.
4. STRIPING IS WHITE ON DARK PAVEMENT AND BLACK ON LIGHT PAVEMENT.
5. VAN ACCESSIBLE SPACES TO BE 11.0' MINIMUM WIDTH.

TYPICAL ACCESSIBLE PARKING SPACE LAYOUT, RAMP AND SIGN LOCATIONS

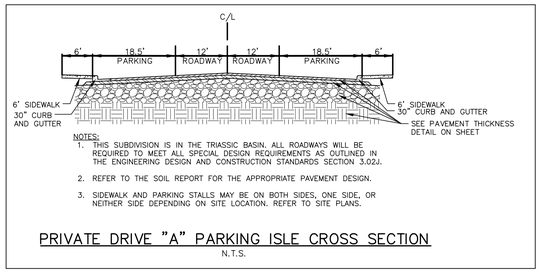
N.T.S.



NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. REFER TO THE SOIL REPORT FOR THE APPROPRIATE PAVEMENT DESIGN.
3. SIDEWALK MAY BE ON BOTH SIDES, ONE SIDE, OR NEITHER SIDE DEPENDING ON SITE LOCATION. REFER TO SITE PLANS.

PRIVATE DRIVE "A" DRIVE ISLE CROSS SECTION

N.T.S.

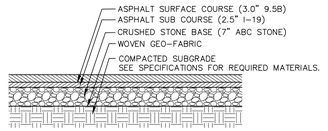


NOTES:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. REFER TO THE SOIL REPORT FOR THE APPROPRIATE PAVEMENT DESIGN.
3. SIDEWALK AND PARKING STALLS MAY BE ON BOTH SIDES, ONE SIDE, OR NEITHER SIDE DEPENDING ON SITE LOCATION. REFER TO SITE PLANS.

PRIVATE DRIVE "A" PARKING ISLE CROSS SECTION

N.T.S.

NOTE:
THE PAVEMENT SECTION SHOWN IS PRELIMINARY AND IS THE MINIMUM SECTION PER SECTION 3.02J.I. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

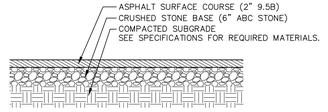


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

ON-SITE ASPHALT HEAVY DUTY TRAFFIC PAVEMENT DETAIL

N.T.S.

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

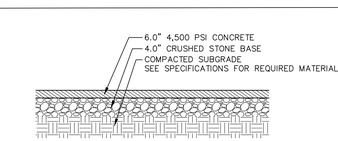


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

ON-SITE ASPHALT NON-TRAVEL LANE PAVEMENT DETAIL

N.T.S.

NOTE: THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.



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

ON-SITE HEAVY DUTY CONCRETE PAVEMENT DETAIL

N.T.S.

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

NOTE: THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

REAL ESTATE

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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

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

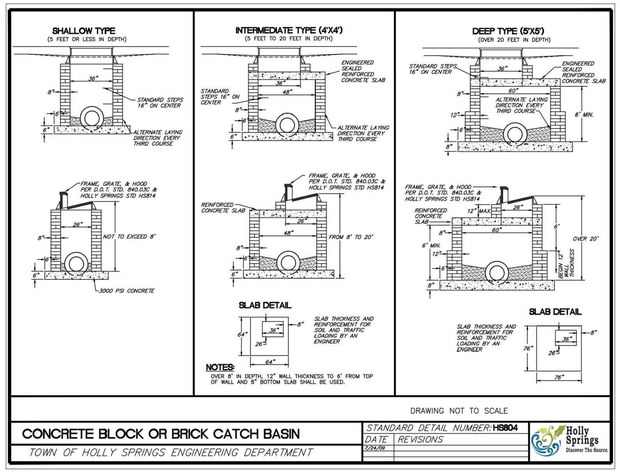
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CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	N.T.S.
DATE	04. 18. 2025

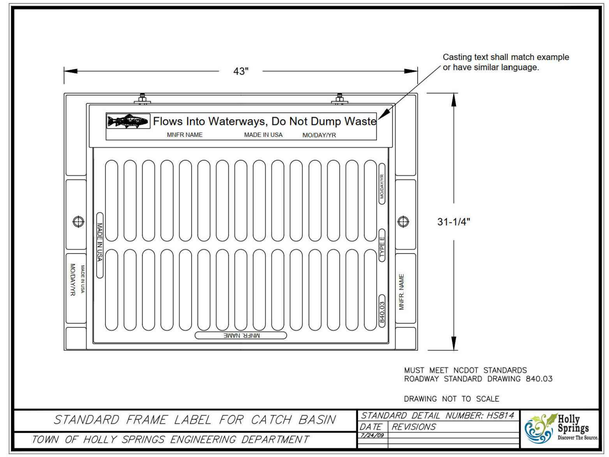
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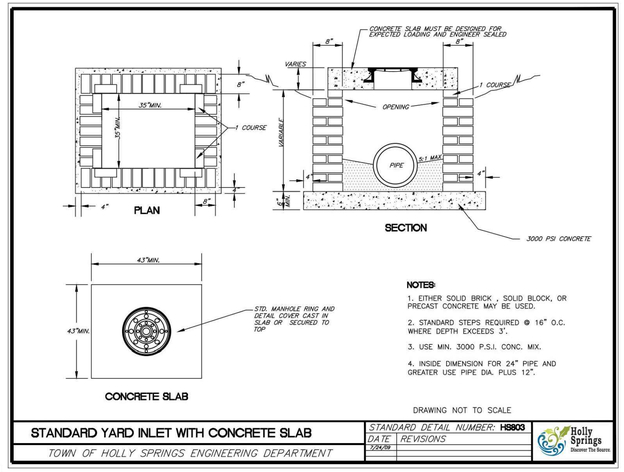
SITE DETAILS

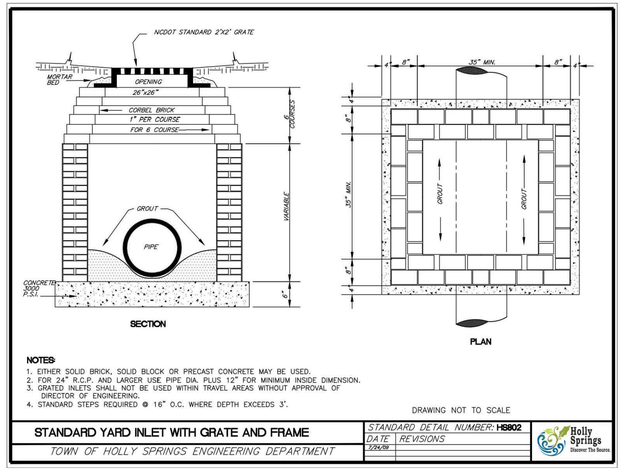
C8.01

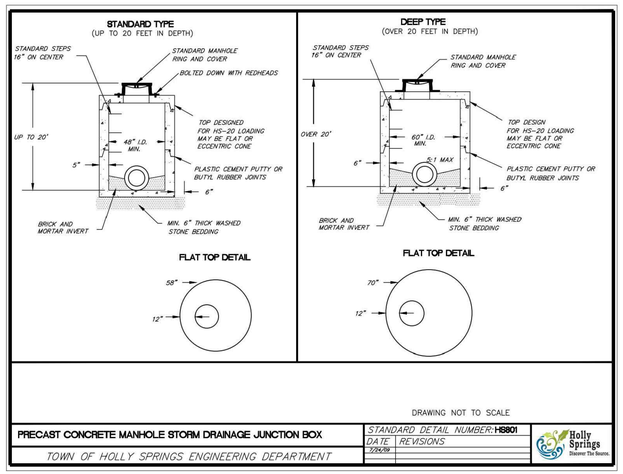
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HOLLY SPRINGS, NC 27540

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

REVISIONS

NO.	DATE	
1	02. 07. 2025	REVISED PER ToHS 1ST DP REVIEW
2	03. 14. 2025	REVISED PER ToHS 2ND DP REVIEW
3	04. 18. 2025	REVISED PER ToHS 3RD DP REVIEW
4		
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PLAN INFORMATION

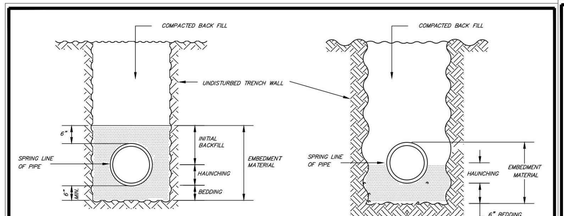
PROJECT NO.	SPEC-24258
FILENAME	SPEC24258-D1
CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	N.T.S.
DATE	04. 18. 2025

SHEET
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

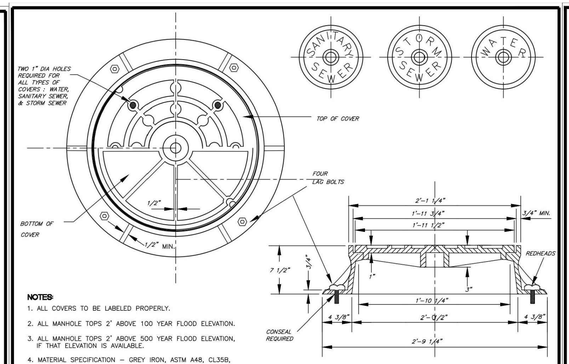
BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE

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

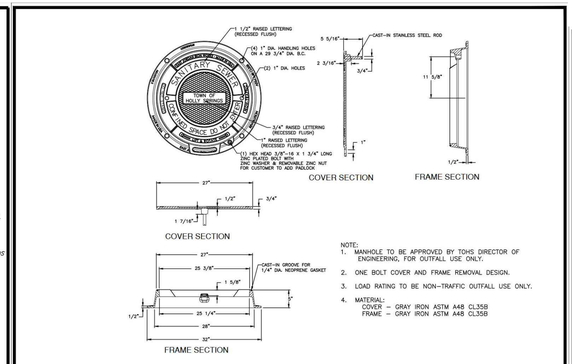
STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT

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

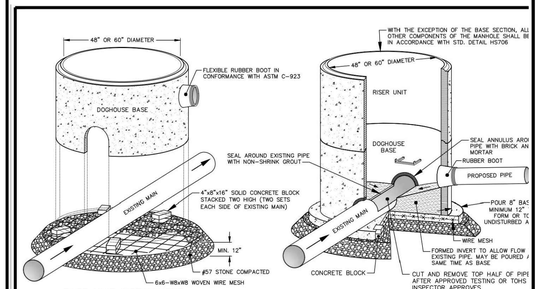
MANHOLE COVER & FRAME FOR OUTFALLS

STANDARD DETAIL NUMBER: **HS722**

DATE | REVISIONS

2/24/09

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



NOTES:

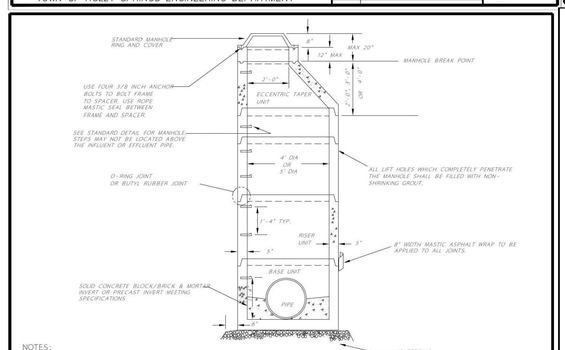
1. DOGHOUSE OPENINGS IN PRECAST UNITS SHALL HAVE A RADIUS OF 4 TO 8 INCHES LARGER THAN THE EXISTING PIPE DIAMETER.
2. CAST-IN-PLACE CONCRETE SHALL BE 4000 PSI, PER ASTM C-94.
3. ALL PRECAST MANHOLE COMPONENTS SHALL MEET ASTM C-478.
4. BENCH SHALL SLOPE UPWARD FROM THE SPRINGLINE TO THE PROJECTED LEVEL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

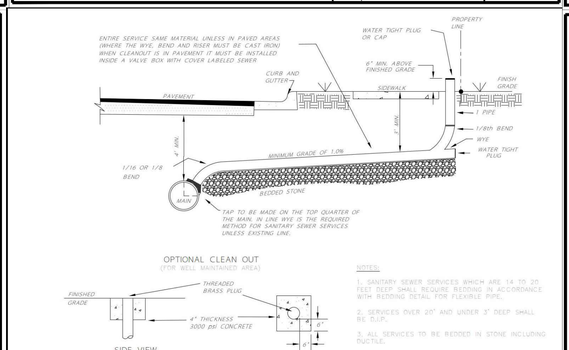
DRAWING NOT TO SCALE

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.

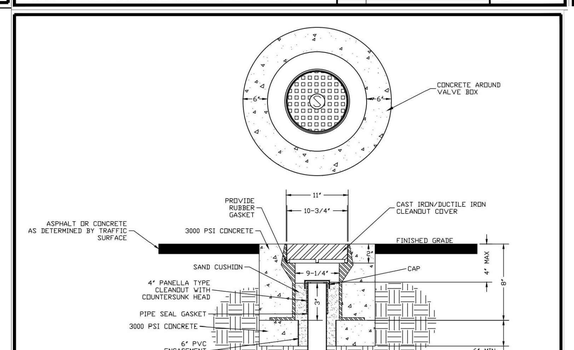
DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE

STANDARD DETAIL NUMBER: **HS715**

DATE | REVISIONS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

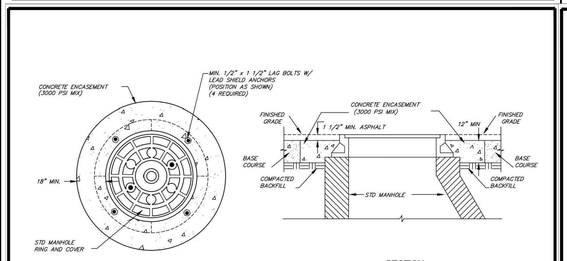
SEWER MINI-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREA

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

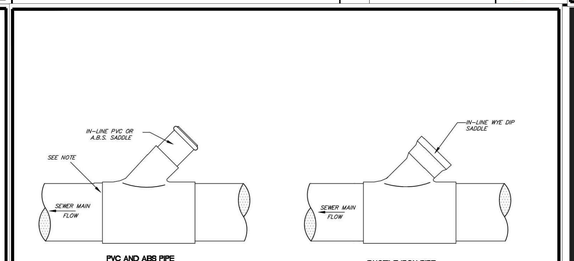
STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS

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

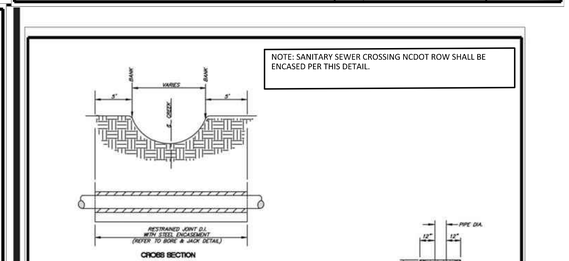
STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES

STANDARD DETAIL NUMBER: **HS716**

DATE | REVISIONS

2/26/09

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

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PLAN INFORMATION

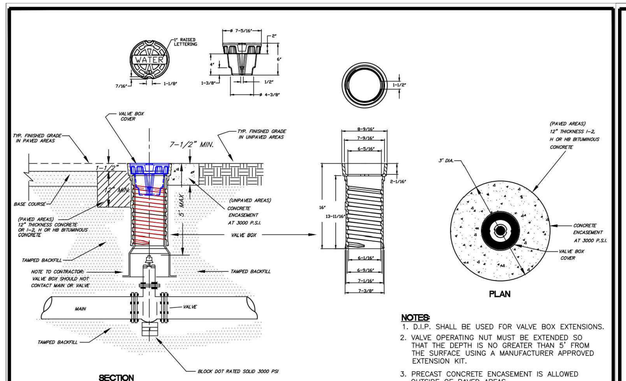
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CHECKED BY	ACP / LJV / CAW
DRAWN BY	CEG
SCALE	N.T.S.
DATE	04. 18. 2025

SHEET

SEWER DETAILS

C8.03

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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

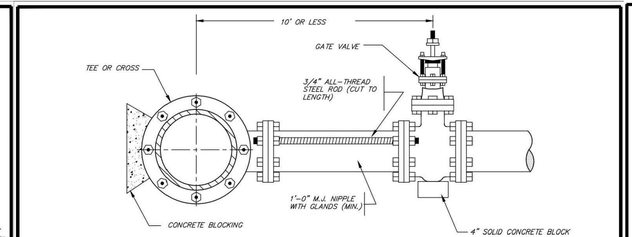
STANDARD VALVE BOX INSTALLATION

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

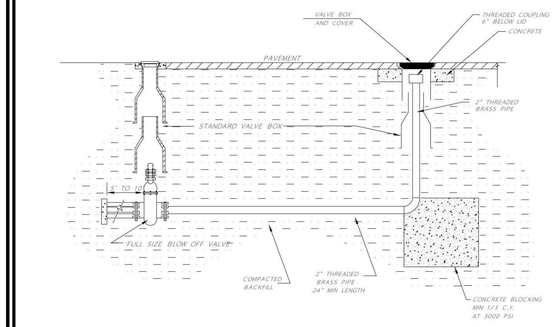
STANDARD VALVE RODDING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS603**

DATE | REVISIONS

12/6/06 |



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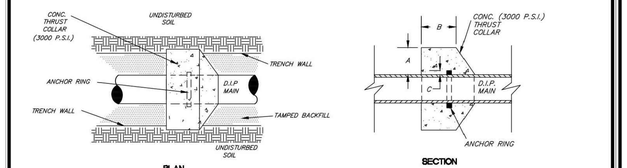
TEMPORARY BLOW-OFF ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS605**

DATE | REVISIONS

12/6/06 |



SCHEDULE				
PIPE DIAMETER	CONCRETE THRUST COLLAR		ANCHOR RING	RING REQUIRED
	A	B	C	
6",8",12"	1'-0"	1'-0"	2"	ONE
16"	1'-4"	1'-0"	2"	ONE
20"	1'-4"	1'-0"	3"	ONE
24"	1'-4"	1'-0"	3"	TWO
30"	1'-4"	1'-2"	4"	TWO
36"	1'-4"	1'-4"	4"	TWO

NOTES:

1. CONCRETE COLLAR TO PROTRUDE INTO SIDES AND BOTTOM OF UNDISTURBED TRENCH WALL MIN. OF 6".
2. MEGALUG OR CAGE IS ACCEPTABLE INSTEAD OF ANCHOR RING.

REINFORCING

NOTES:

6" TO 16" MAINS=12-NO.7 BARS
20" TO 36" MAINS=12-NO.8 BARS
BARS PLACED AS SHOWN

DRAWING NOT TO SCALE

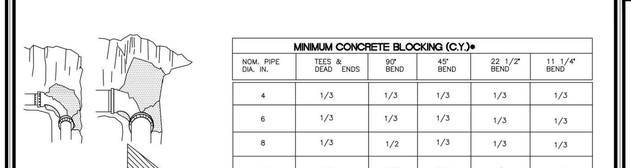
STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS623**

DATE | REVISIONS

7/25/08 |



NOTES:

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

MINIMUM CONCRETE BLOCKING (C.Y.)•

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

•CONCRETE SHALL BE 3000 P.S.I. MIX.

DRAWING NOT TO SCALE

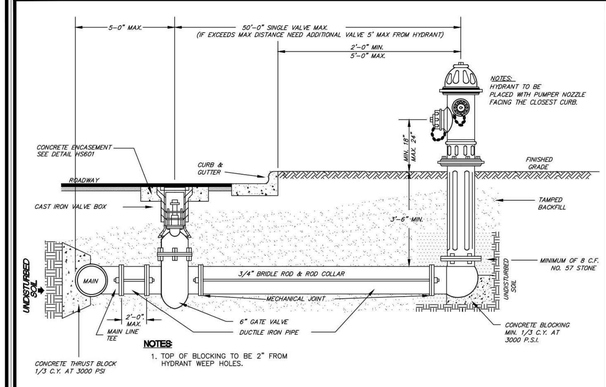
STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS624**

DATE | REVISIONS

12/6/06 |



NOTES:

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

DRAWING NOT TO SCALE

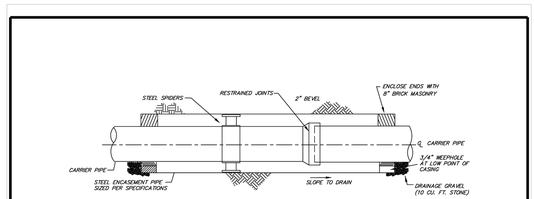
STANDARD HYDRANT INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS622**

DATE | REVISIONS

12/02/08 |



NOTES:

1. DUCTILE IRON PIPE SHOULD HAVE 2 SPIDERS PER STITCH OF PIPE.
2. PVC SHOULD HAVE 3 SPIDERS PER STITCH OF PIPE.
3. RESTRAINT – GASKET REQUIRED FOR PUSH ON JOINT PIPE. (NO WELDED RINGS ALLOWED TO BE USED FOR RESTRAINT)

DRAWING NOT TO SCALE.

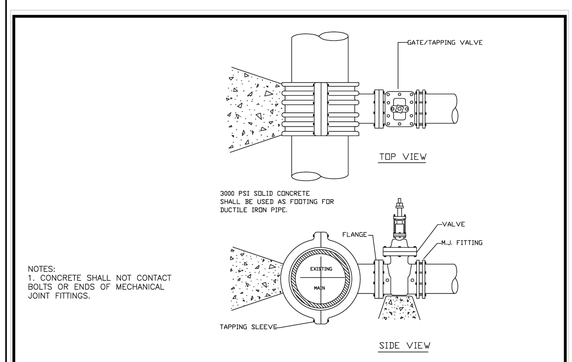
WATER BORE + JACK DETAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS608**

DATE | REVISIONS

7/25/08 |



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

DRAWING NOT TO SCALE

4" – 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: **HS628**

DATE | REVISIONS

8/30/13 |

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NORTH CAROLINA PROFESSIONAL 034355 ENGINEER LINDA J. VASIL

04. 18. 2025

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PLAN INFORMATION

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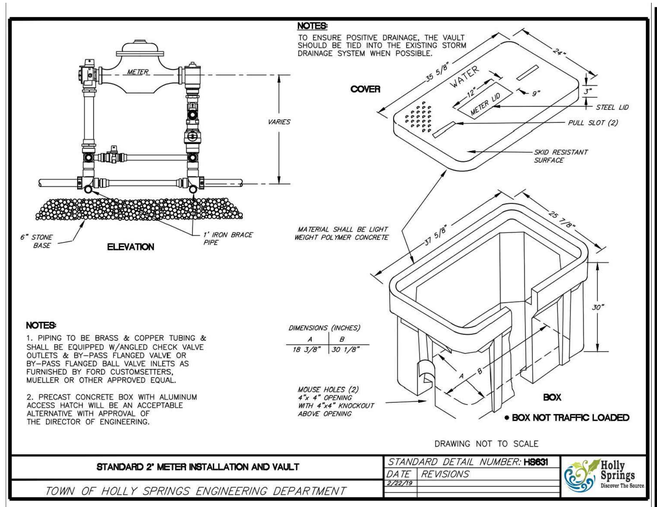
SHEET

WATER DETAILS

C8.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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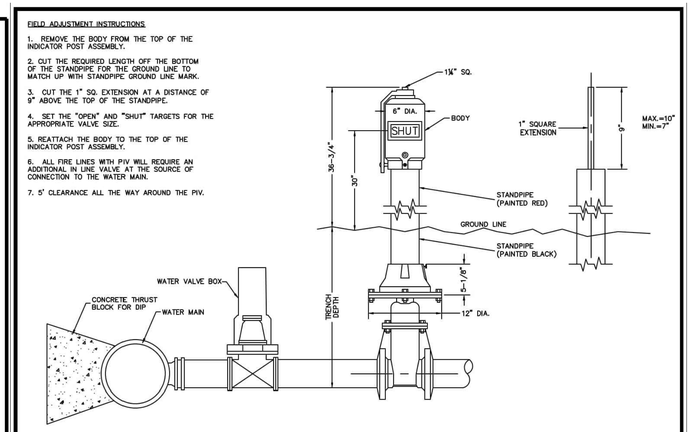
DRAWING NOT TO SCALE

STANDARD 2" METER INSTALLATION AND VAULT

STANDARD DETAIL NUMBER: HS631

DATE | REVISIONS
1/20/16 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



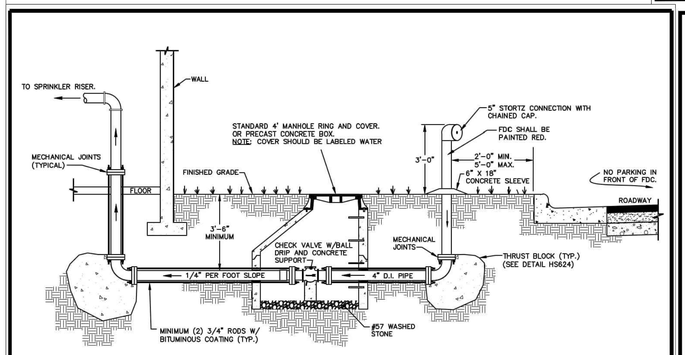
DRAWING NOT TO SCALE

POST INDICATOR VALVE

STANDARD DETAIL NUMBER: HS627

DATE | REVISIONS
11/26/21 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



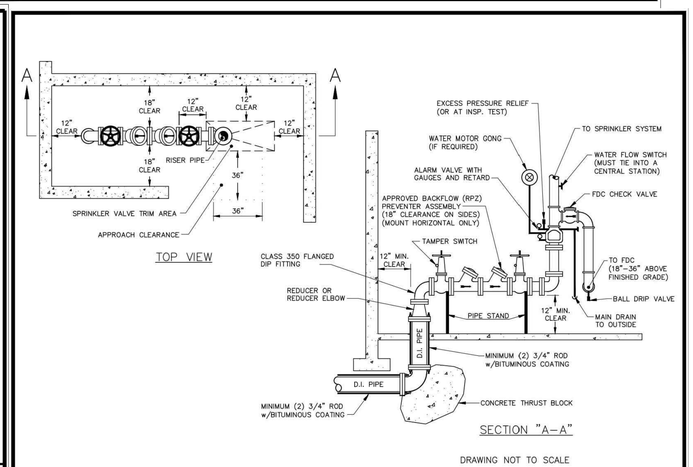
DRAWING NOT TO SCALE

STANDARD DETACHED FDC CONNECTION

STANDARD DETAIL NUMBER: HS625

DATE | REVISIONS
11/26/21 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



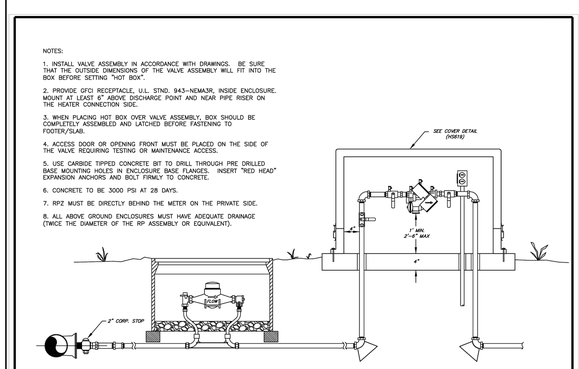
DRAWING NOT TO SCALE

STANDARD SPRINKLER RISER

STANDARD DETAIL NUMBER: HS626

DATE | REVISIONS
7/24/09 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



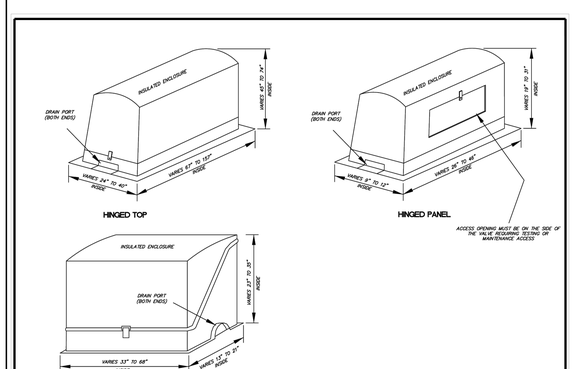
DRAWING NOT TO SCALE

RPZ INSTALLATION FOR COMMERCIAL IRRIGATION METERS

STANDARD DETAIL NUMBER: HS618

DATE | REVISIONS
1/26/16 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

OUTDOOR RPZ SERVICES COVER

STANDARD DETAIL NUMBER: HS619

DATE | REVISIONS
5/26/16 |

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

REAL ESTATE

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

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

REVISIONS

NO.	DATE	
1	02. 07. 2025	REVISED PER TOHS 1ST DP REVIEW
2	03. 14. 2025	REVISED PER TOHS 2ND DP REVIEW
3	04. 18. 2025	REVISED PER TOHS 3RD DP REVIEW
4		
5		
6		

PLAN INFORMATION

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

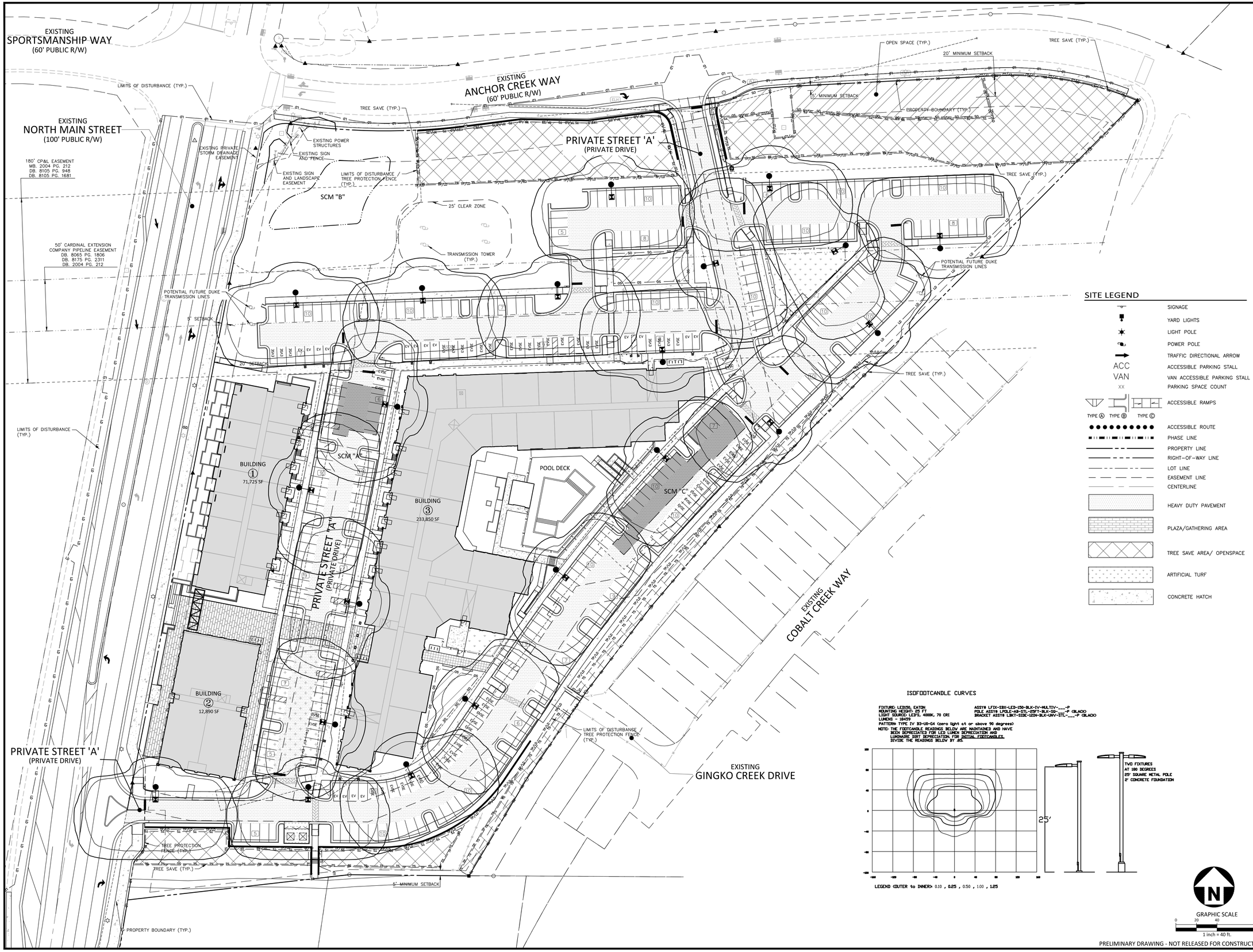
SHEET

WATER DETAILS

C8.05

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SPEC\SPEC 2024\SPEC24258 Overlook at Main Mixed Use\04-Production\Engineering\Production Drawings\Snapshots\2025-04-23 snapshot before adding SUE\Development Plan\SPEC24258-D1.dwg, 4/30/2025 4:18:53 PM, Casey Greene



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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		

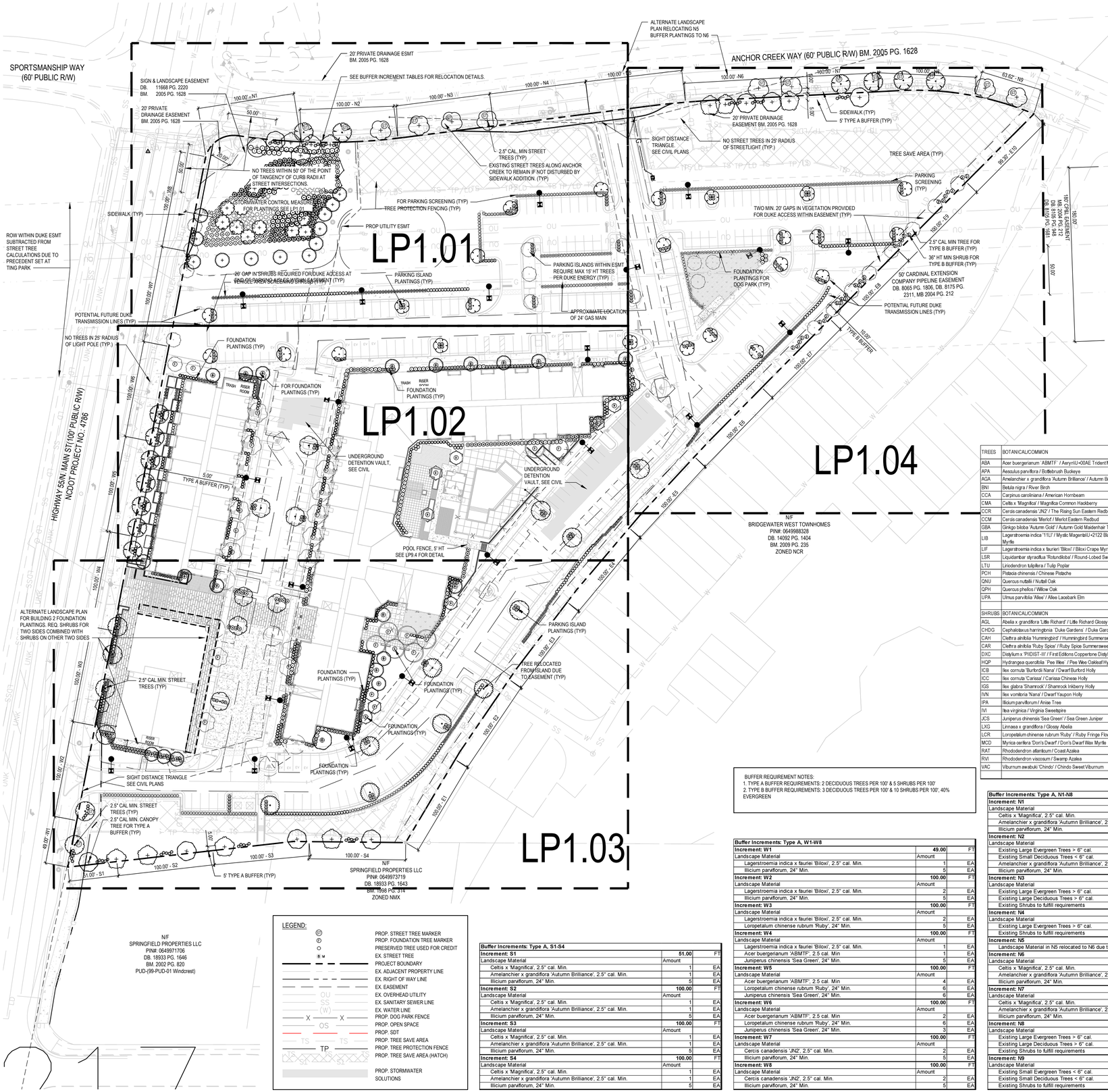
PLAN INFORMATION

PROJECT NO.	SPEC-24258
FILENAME	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 parviforum, 24" Min.	5	EA
Increment: W2	**100.00**	FT
Landscape Material	Amount	
Lagerstroemia indica x fauriei 'Biloxi', 2.5" cal. Min.	2	EA
Illicium parviforum, 24" Min.	5	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 parviforum, 24" Min.	5	EA
Increment: W8	**100.00**	FT
Landscape Material	Amount	
Cercis canadensis 'JN2', 2.5" cal. Min.	2	EA
Illicium parviforum, 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 parviforum, 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 parviforum, 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 parviforum, 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 parviforum, 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 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 parviforum, 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 parviforum, 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 parviforum, 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 parviforum, 24" Min.	5	EA

LEGEND:

ST	PROP. STREET TREE MARKER
F	PROP. FOUNDATION TREE MARKER
	PRESERVED TREE USED FOR CREDIT
B M	EX. STREET TREE
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EX. EASEMENT
OU	EX. OVERHEAD UTILITY
SS	EX. SANITARY SEWER LINE
W	EX. WATER LINE
X X	PROP. DOG PARK FENCE
OS	PROP. OPEN SPACE
	PROP. SDT
TS TS	PROP. TREE SAVE AREA
TP	PROP. TREE PROTECTION FENCE
	PROP. TREE SAVE AREA (HATCH)
	PROP. STORMWATER SOLUTIONS

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 Evergreen 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	2	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 3147 JEREMY E. ARMENTROUT

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

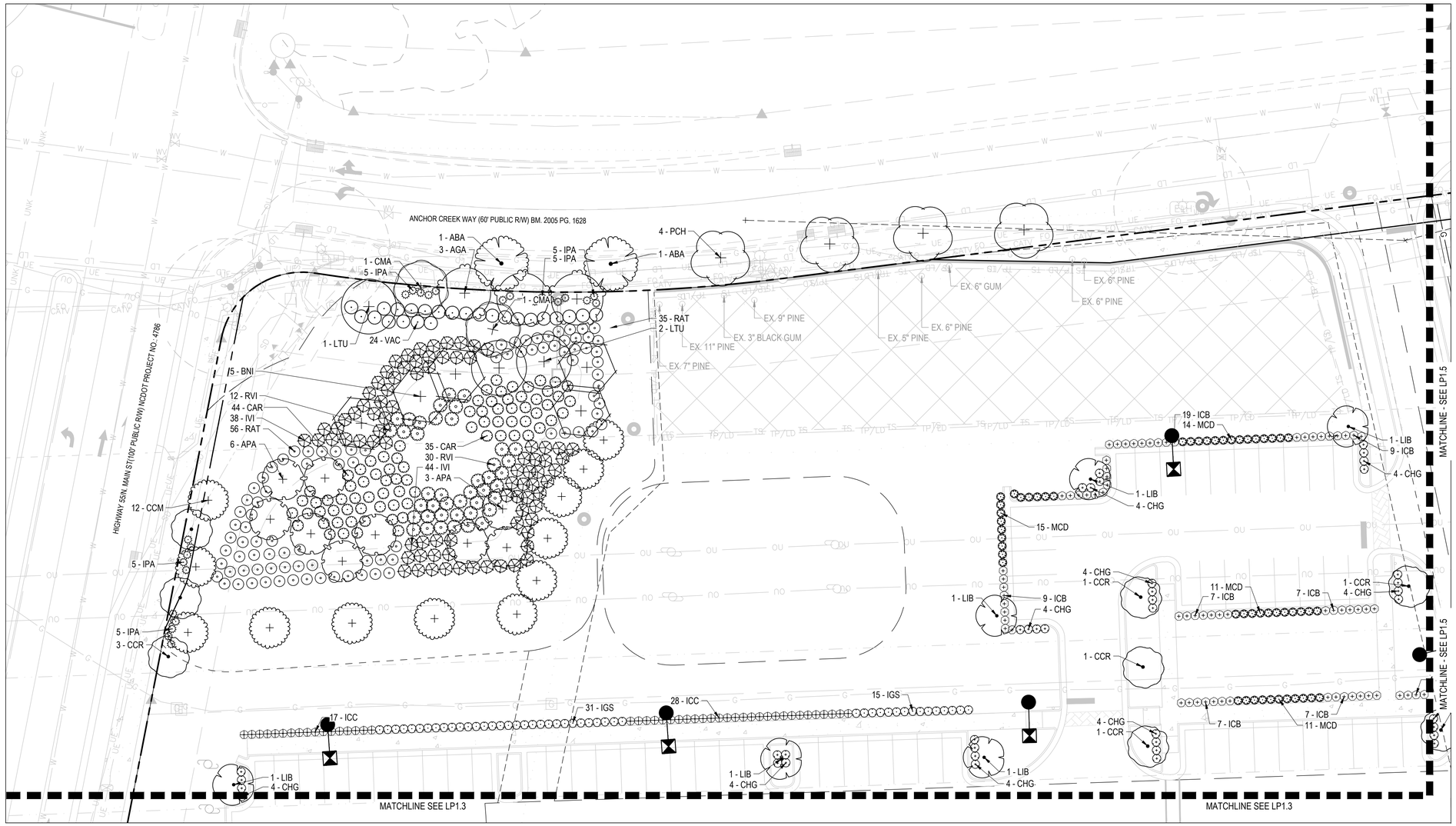
DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

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
	AGA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
	BNI	Betula nigra / River Birch
	CCA	Carpinus caroliniana / American Hornbeam
	CMA	Celtis x 'Magnifica' / Magnifica Common Hackberry
	CCR	Cercis canadensis 'JN2' / The Rising Sun™ Eastern Redbud
	CCM	Cercis canadensis 'Merlot' / Merlot Eastern Redbud
	GBA	Ginkgo Biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree
	LIB	Lagerstroemia indica 'I1LI' / Mystic Magenta™ Black Diamond® Crape Myrtle
	LIF	Lagerstroemia indica x fauriei 'Biloxi' / Biloxi Crape Myrtle (Single Stem)
	LSR	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum
	LTU	Liriodendron tulipifera / Tulip Poplar
	PCH	Pistacia chinensis / Chinese Pistache
	QNU	Quercus nuttallii / Nuttall Oak
	QPH	Quercus phellos / Willow Oak
	UPA	Ulmus parvifolia 'Allee' / Allee® Lacebark Elm
SHRUBS		
	AGL	Abelia x grandiflora 'Little Richard' / Little Richard Glossy Abelia
	CHG	Cephalotaxus harringtonia 'Duke Gardens' / Duke Gardens Plum Yew
	CAH	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet
	CAR	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet
	DXC	Distylium x 'PIDIST-II' / First Editions® Coppertone™ Distylium
	HQP	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea
	ICB	Ilex comuta 'Burfordii Nana' / Dwarf Burford Holly
	ICC	Ilex comuta 'Carissa' / Carissa Chinese Holly
	IGS	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly
	IVN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly
	IPA	Illicium parviflorum / Anise Tree
	IVI	Itea virginica / Virginia Sweetspire
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper
	LXG	Linnaea x grandiflora / Glossy Abelia
	LCR	Loropetalum chinense rubrum 'Ruby' / Ruby Fringe Flower
	MCD	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle
	RAT	Rhododendron atlanticum / Coast Azalea
	RVI	Rhododendron viscosum / Swamp Azalea
	VAC	Viburnum awabuki 'Chindo' / Chindo Sweet Viburnum

NOTES:
1. ALL PLANT MATERIAL WITHIN 5' OF CURB OR EDGE OF PAVEMENT AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE MAINTAINED AT 36" MAX. HEIGHT.
2. SEE LP9.01 FOR LANDSCAPE DETAILS, PLANT SCHEDULE AND NOTES.

ENLARGED LANDSCAPE PLAN

Know what's below. Call before you dig.

20' 10' 0 20' 40'

SCALE: 1" = 20'

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25-DP-01

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

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

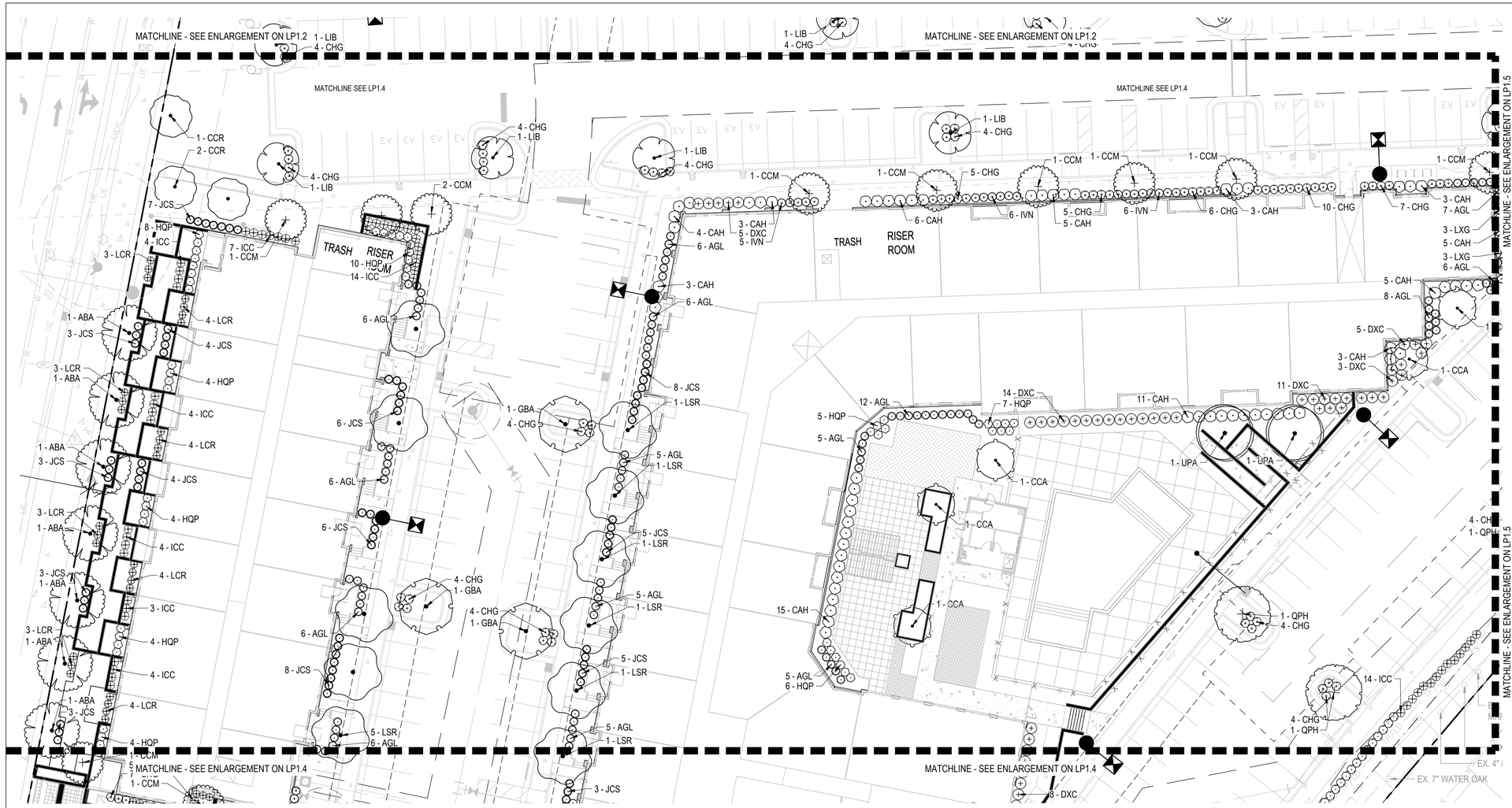
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2670 JEREMY E. ARMETTA

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:	ENLARGED LANDSCAPE PLAN	

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PLANT KEY		
SYMBOL	CODE	BOTANICAL / COMMON NAME
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811 Know what's **below.** **Call** before you dig.

ENLARGED LANDSCAPE PLAN

20' 10' 0 20' 40'

SCALE: 1" = 20'

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HOLLY SPRINGS, NC 27540

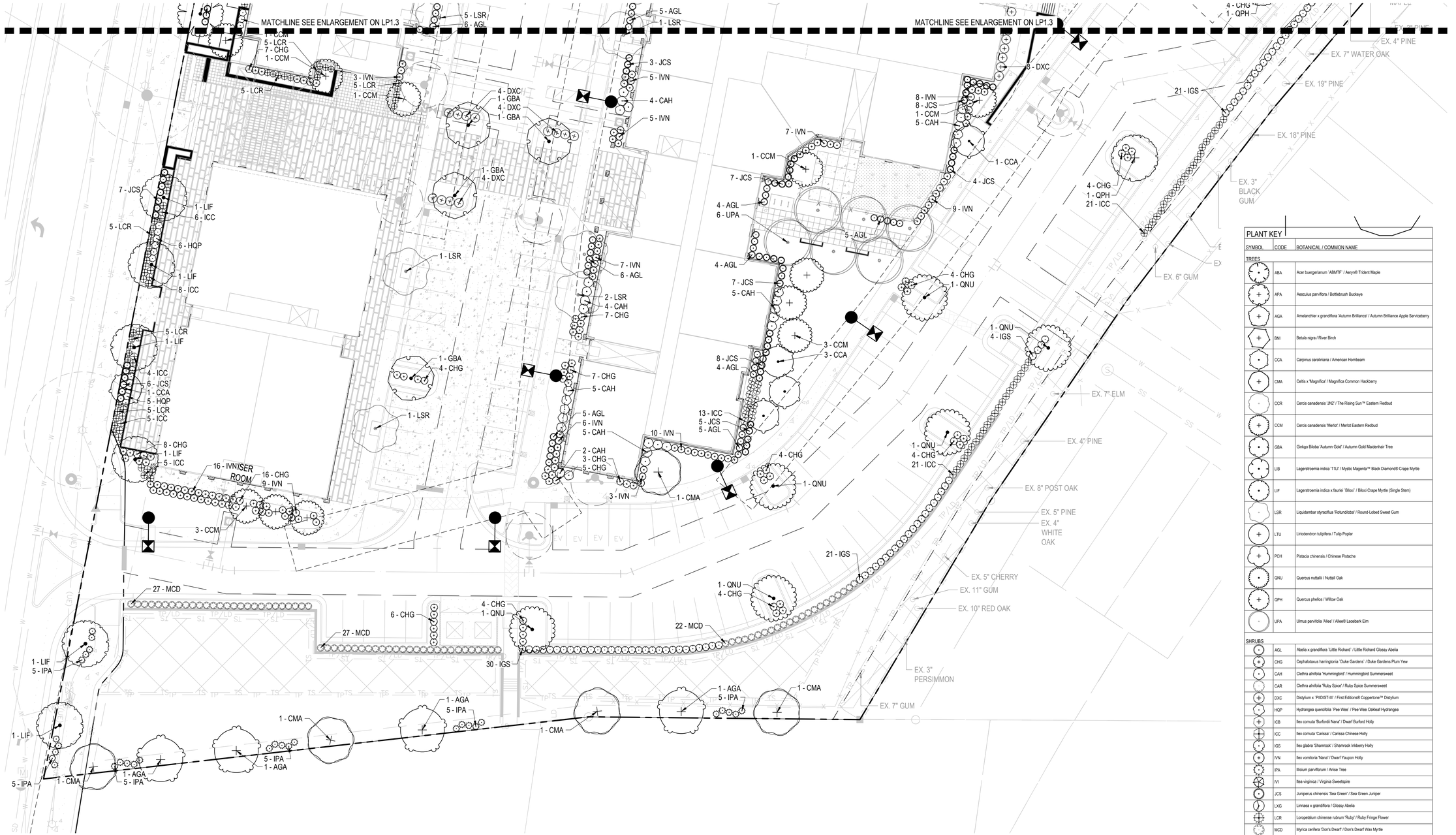
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6870 3/14/2025 JEREMY E. ABRETSKE

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:	ENLARGED LANDSCAPE PLAN	

LP1.02



PLANT KEY		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ABA	Acer buergerianum `ABMTF` / Aerynn® Trident Maple
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ENLARGED LANDSCAPE PLAN

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.

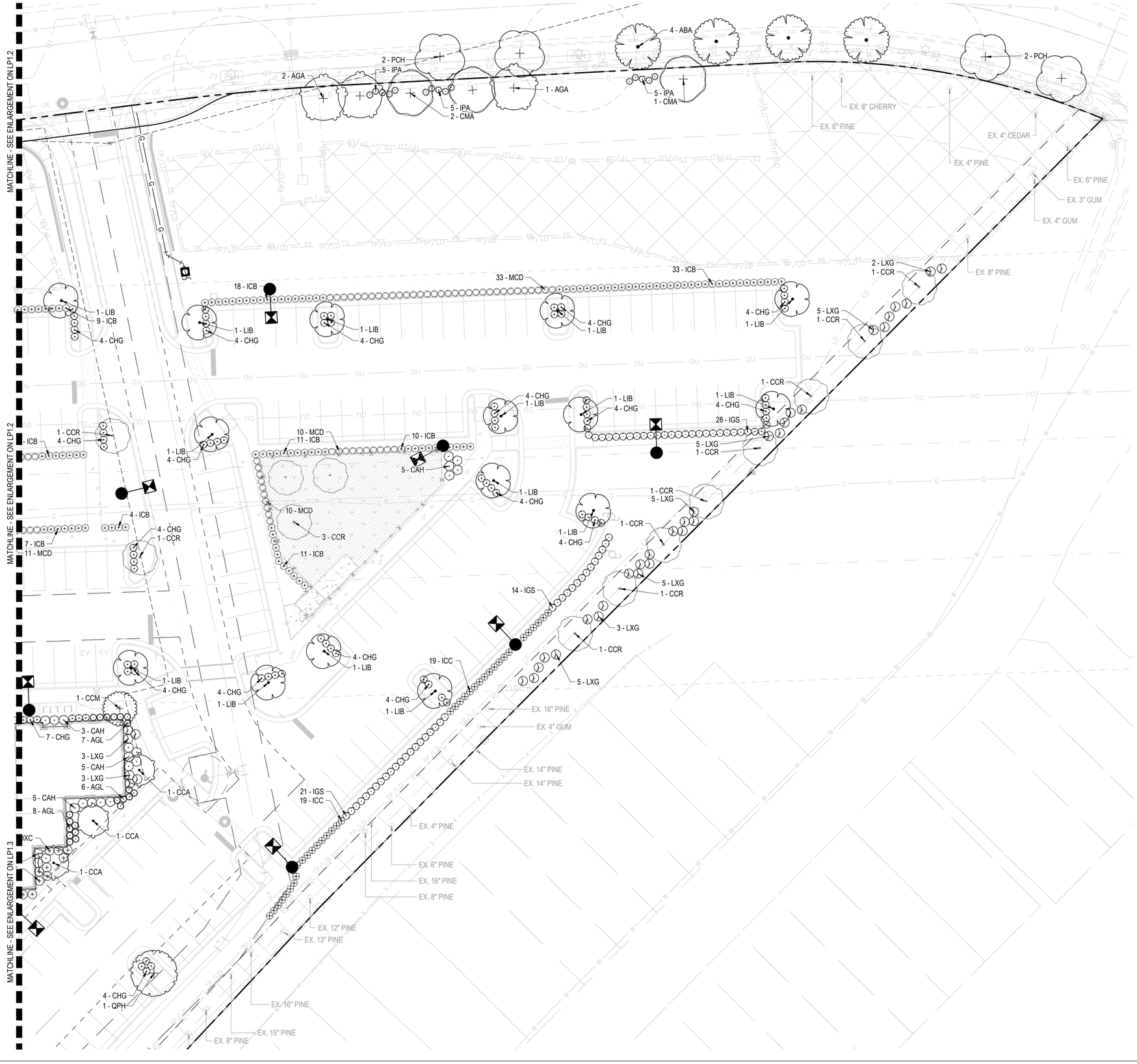
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2670 JEREMY E. ARMENTROUT

JDAVIS ARCHITECTS PC REGISTERED ARCHITECTURAL FIRM 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
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CHECKED BY:	JEA	
CONTENT:	ENLARGED LANDSCAPE PLAN	

LP1.03

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ENLARGED LANDSCAPE PLAN

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

20' 10' 0 20' 40'

SCALE: 1" = 20'

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25-DP-01

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

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2070 JEREMY E. ARMENTROUT

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

PROJECT:	24086	DATE
ISSUE:	Development Plan	01.03.2025
	Town Comments	02.07.2025
	Town Comments	03.14.2025
REVISIONS:		
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

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

50' 25' 0 50' 100'

SCALE: 1" = 50'

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25-DP-01

OVERLOOK AT MAIN
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DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6670 JEREMY E. ARNETTE

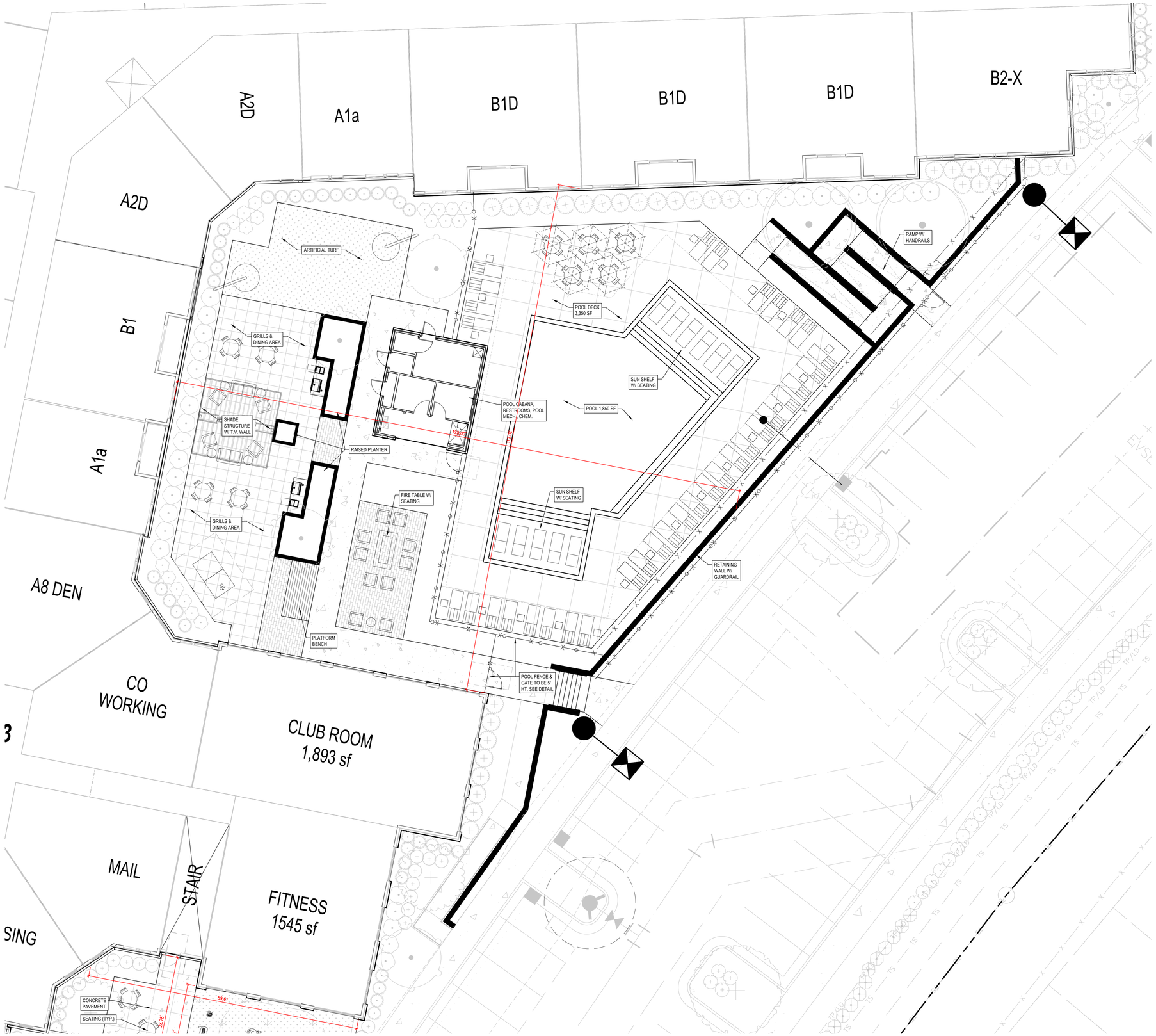
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CHECKED BY:	JEA	
CONTENT:	OPEN SPACE PLAN	

LP2.00

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LEGEND:

- PROP. STREET TREE MARKER
- PROP. FOUNDATION TREE MARKER
- PRESERVED TREE USED FOR CREDIT
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- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
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- 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
1220 N. MAIN STREET
HOLLY SPRINGS, NC 27540

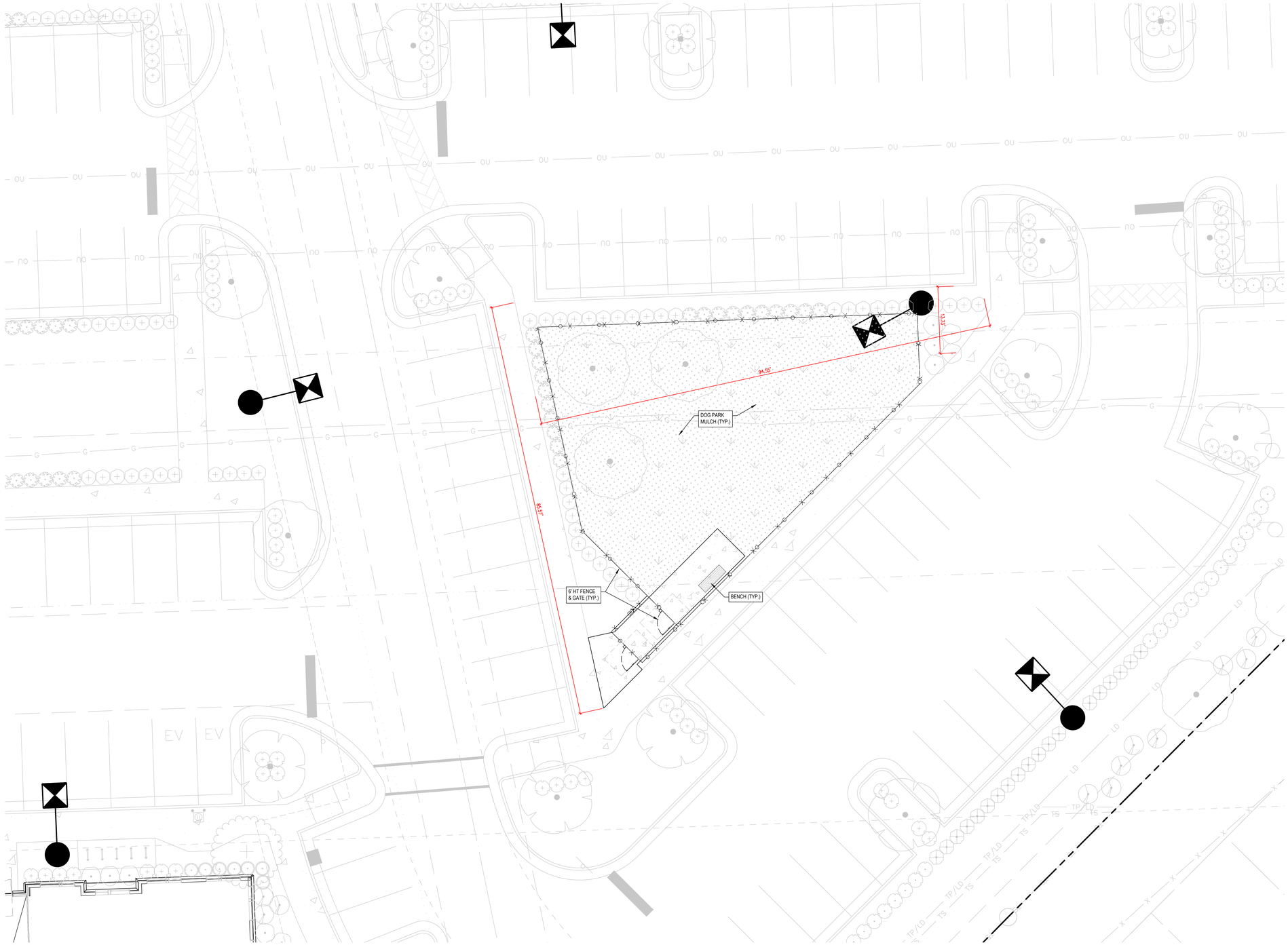
DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6670 JEREMY E. ARNETTE

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

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REVISIONS:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	OPEN SPACE ENLARGEMENT	

LP2.01



OPEN SPACE ENLARGEMENT

10' 5' 0 10' 20'

SCALE: 1" = 10'

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

JDAVIS

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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 JEREMY E. ABELTSHAUSER

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:	OPEN SPACE ENLARGEMENT	

LP2.02

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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'

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OVERLOOK AT MAIN
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DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

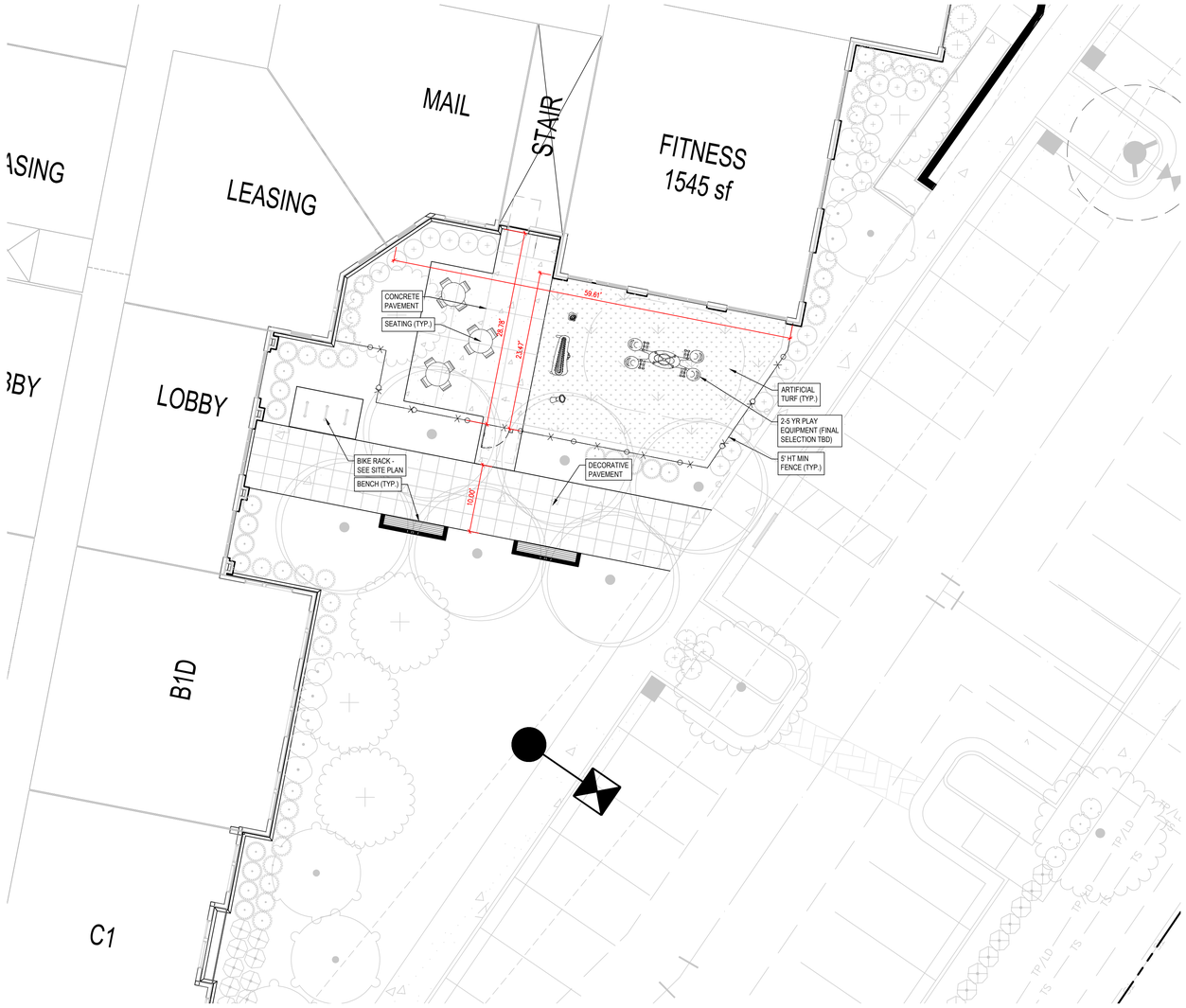
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2070 JEREMY E. ARNETT

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

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CONTENT:	OPEN SPACE ENLARGEMENT	

LP2.03

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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
- 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'

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

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

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

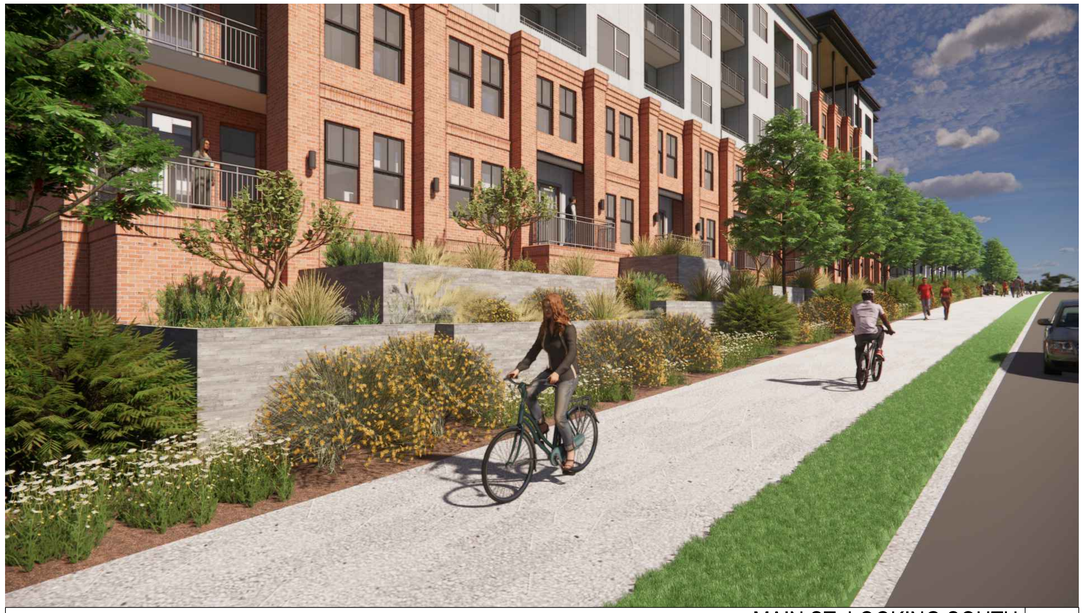
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2670 JEREMY E. ABELL

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

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CONTENT:	OPEN SPACE ENLARGEMENT	

LP2.04

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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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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 COMPANY CERT. NO. 51208 NORTH CAROLINA RALEIGH, N.C.

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

PROJECT:	24086	DATE
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	Town Comments	02.07.2025
	Town Comments	03.14.2025
REVISIONS:		
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CONTENT:	SITE RENDERS	

LP3.01

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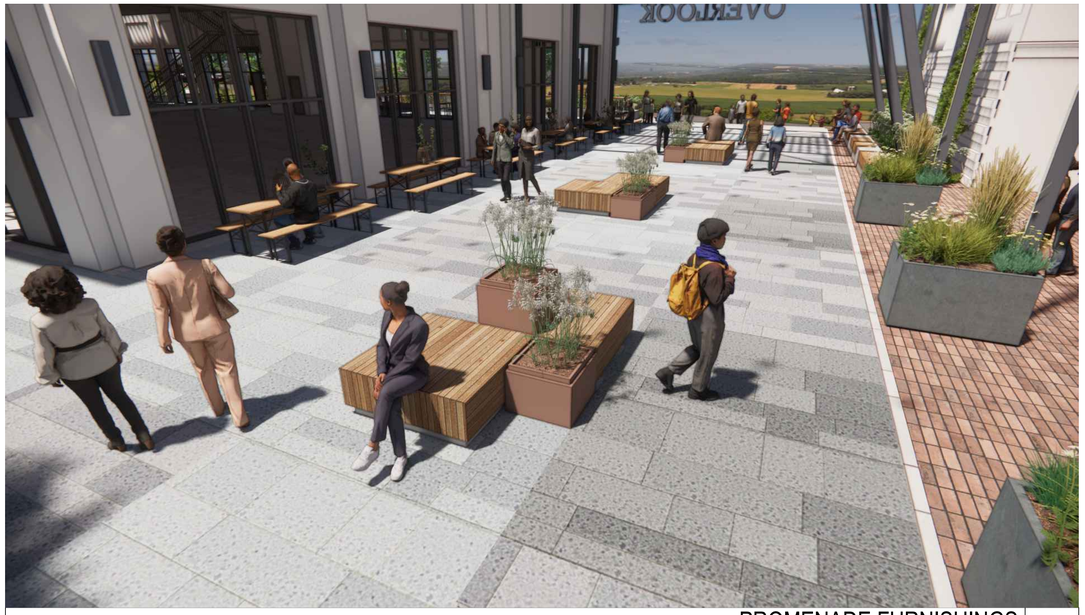
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PROMENADE LOOKING WEST - SEATING | 3
SCALE: NTS



PROMENADE LOOKING WEST - EVENT TENTS | 4
SCALE: NTS



PROMENADE FURNISHINGS | 5
SCALE: NTS



PROMENADE CROSSING | 6
SCALE: NTS

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

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6470 3.14 JERRY E. ARNETTE

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LP3.02

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INTERNAL DRIVE AISLE - RESIDENTIAL
SCALE: NTS
7



INTERNAL DRIVE AISLE - BUILDING 1 ENTRANCE
SCALE: NTS
8



INTERNAL DRIVE AISLE - RESIDENTIAL STOOPS
SCALE: NTS
9



INTERNAL DRIVE AISLE - RETAIL
SCALE: NTS
10

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2070 JEREMY E. ARNETT

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LP3.03

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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
6. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION CONTACT THE DEVELOPMENT DIRECTOR AT (919) 557-3908.
7. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY TRANSPORTATION AND PUBLIC UTILITIES DEPARTMENTS PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
8. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY TOWN OF HOLLY SPRINGS INSPECTOR AS NEEDED DURING CONSTRUCTION.
9. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN R. MCADAMS COMPANY IN DURHAM, NORTH CAROLINA IN DIGITAL FORMAT IN MARCH 2023.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
11. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
12. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
13. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
14. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
15. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
16. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
17. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
18. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF TOWN OF HOLLY SPRINGS PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
19. ALL RAMPS AND HANDRAILS SHALL BE COMPLY WITH CURRENT ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
20. SWINGING DOORS AND GATE SHALL HAVE MANEUVERING CLEARANCE COMPLYING WITH CURRENT ANSI STANDARD.
21. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM VIEW BY EVERGREEN SHRUBS.
22. ALL HVAC EQUIPMENTS OF THIS PROJECT E TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS.
23. UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
24. OWNER SHALL BE RESPONSIBLE FOR:
    - 24.1. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E. THICKETS) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
    - 24.2. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANING SEASON.

GENERAL NOTES
SCALE: NTS — 7

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
TREES					
ABA	Acer buergerianum `ABMTF` / Aeryn® Trident Maple	B&B	2.5" MIN	13	STREET TREE
APA	Aesculus parviflora / Bottlebrush Buckeye	B&B	1.5" MIN	9	SCM PLANTINGS
AGA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B&B	2.5" MIN	10	TYPE A BUFFER
BNI	Betula nigra / River Birch	B&B	2.5" MIN	5	SCM PLANTINGS, SINGLE STEM ONLY
CCA	Carpinus caroliniana / American Hornbeam	B&B	1.5" MIN	11	FOUNDATION PLANTINGS
CMA	Celtis x 'Magnifica' / Magnifica Common Hackberry	B&B	2.5" MIN	10	FOUNDATION PLANTING
CCR	Cercis canadensis 'JN2' / The Rising Sun™ Eastern Redbud	B&B	1.5" MIN	22	UTILITY ESMT TREES; PARKING ISLAND TREE, TYPE B BUFFER, FOUNDATION PLANTINGS
CCM	Cercis canadensis 'Merlot' / Merlot Eastern Redbud	B&B	1.5" MIN	32	FOUNDATION PLANTINGS, SCM PLANTINGS
GBA	Ginkgo Biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B&B	2.5" MIN	7	STREET TREE
LIB	Lagerstroemia indica '11LI' / Mystic Magenta™ Black Diamond® Crape Myrtle	B&B	1.5" MIN	24	UTILITY ESMT TREES; PARKING ISLAND TREE
LIF	Lagerstroemia indica x fauriei `Biloxi` / Biloxi Crape Myrtle (Single Stem)	B&B	2.5" MIN	6	STREET TREE
LSR	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	B&B	2.5" MIN	15	FOUNDATION PLANTING
LTU	Liriodendron tulipifera / Tulip Poplar	B&B	2.5" MIN	3	SCM PLANTINGS
PCH	Pistacia chinensis / Chinese Pistache	B&B	2.5" MIN	8	STREET TREE
QNU	Quercus nuttallii / Nuttall Oak	B&B	2.5" MIN	6	TYPE A BUFFER
QPH	Quercus phellos / Willow Oak	B&B	2.5" MIN	4	PARKING ISLAND TREES, STREET TREE
UPA	Ulmus parvifolia 'Allee' / Allee® Lacebark Elm	B&B	2.5"	8	FOUNDATION PLANTING
CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
SHRUBS					
AGL	Abelia x grandiflora `Little Richard` / Little Richard Glossy Abelia	3 GAL	24" HT MIN	127	FOUNDATION PLANTING
CHG	Cephalotaxus harringtonia `Duke Gardens` / Duke Gardens Plum Yew	3 GAL	24" HT MIN	256	PARKING ISLAND, FOUNDATION PLANTING
CAH	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	3 GAL	24" HT MIN	101	FOUNDATION PLANTING
CAR	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	5 GAL	36" HT MIN	79	SCM PLANTING
DXC	Distylium x `PIIDIST-III` / First Editions® Coppertone™ Distylium	3 GAL	24" HT MIN	58	FOUNDATION PLANTING
HQP	Hydrangea quercifolia `Pee Wee` / Pee Wee Oakleaf Hydrangea	3 GAL	24" HT MIN	63	FOUNDATION PLANTING
ICB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 GAL	24" HT MIN	152	VEHICLE AREA SCREENING, FOUNDATION PLANTING
ICC	Ilex cornuta 'Carissa' / Carissa Chinese Holly	3 GAL	24" HT MIN	220	VEHICLE AREA SCREENING, FOUNDATION PLANTING
IGS	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 GAL	24" HT MIN	185	FOUNDATION PLANTING
IVN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	3 GAL	24" HT MIN	105	FOUNDATION PLANTING
IPA	Illicium parviflorum / Anise Tree	3 GAL	24" HT MIN	70	TYPE A BUFFER
IVI	Itea virginica / Virginia Sweetspire	5 GAL	36" HT MIN	62	SCM PLANTING
JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 GAL	24" HT MIN	120	FOUNDATION PLANTING
LXG	Linnaea x grandiflora / Glossy Abelia	5 GAL	36" HT MIN	36	TYPE B BUFFER, SCM SCREENING
LCR	Loropetalum chinense rubrum 'Ruby' / Ruby Fringe Flower	3 GAL	24" HT MIN	58	FOUNDATION PLANTING
MCD	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle	3 GAL	24" HT MIN	153	VEHICULAR AREA SCREENING
RAT	Rhododendron atlanticum / Coast Azalea	5 GAL	36" HT MIN	91	SCM PLANTING
RVI	Rhododendron viscosum / Swamp Azalea	5 GAL	36" HT MIN	42	SCM PLANTING
VAC	Viburnum awabuki 'Chindo' / Chindo Sweet Viburnum	5 GAL	36" HT MIN	24	SCM BUFFER, UTILITY SCREENING

PLANT SCHEDULE
SCALE: NTS — 3

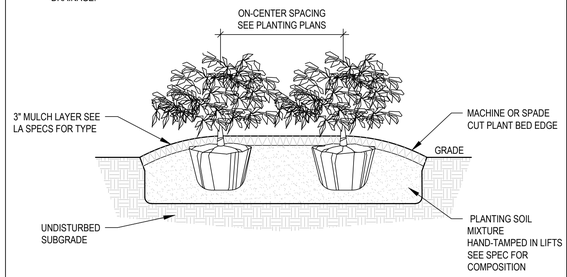
LANDSCAPE NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE TOWN OF HOLLY SPRINGS.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
5. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS.
7. ALL PLANTING BEDS ARE TO BE MULCHED TO A MAXIMUM DEPTH OF 3" WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS, NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
8. ALL LAWN AREAS TO BE SEEDED OR/AND SODDED AS PER MANUFACTURE'S SPECIFICATIONS. REFER TO LANDSCAPE PLAN(S). ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.
9. HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS.
10. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
11. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS.
12. MIN. 25' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
13. TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.
14. TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
15. TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES. TREES WITHIN THE DUKE POWER EASEMENT SHALL REACH NO HIGHER THAN 12' IN HEIGHT
16. CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
17. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
18. NO SINGLE SPECIES SHALL CONSTITUTE MORE THAN 25% OF THE PLANT MATERIAL OF ITS TYPE. VERIFY SPECIES ARE NOT ON THE INVASIVE SPECIES LIST (UDO SECTION 5.4.1).

LANDSCAPE NOTES
SCALE: NTS — 6

MASS PLANTING NOTES:

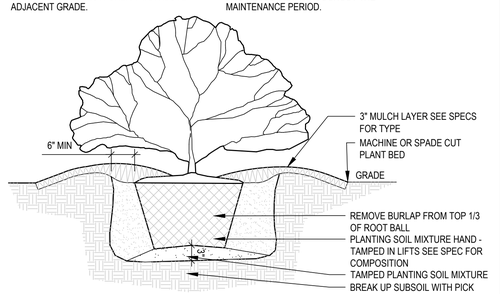
1. PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN.
2. CROWN PLANTING BED A MIN. OF 3" ABOVE ADJACENT GRADE EXCEPT WHERE CROWNING WOULD COMPROMISE REQUIRED POSITIVE DRAINAGE.



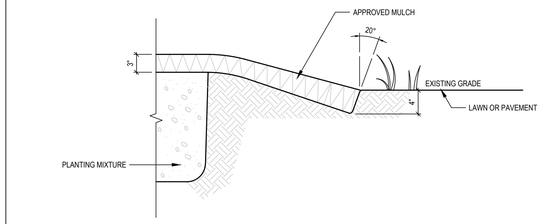
CONTAINER PLANT INSTALLATION DETAIL
SCALE: 3/4" = 1' - 0" — 4

MASS PLANTING NOTES:

1. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
2. SET SHRUB 2 INCHES HIGHER THAN ABOVE ADJACENT GRADE.
3. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.
4. PROVIDE 2" DEEP SAUCER AROUND SHRUB
5. KEEP MULCH AWAY FROM ROOT CROWN.
6. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.



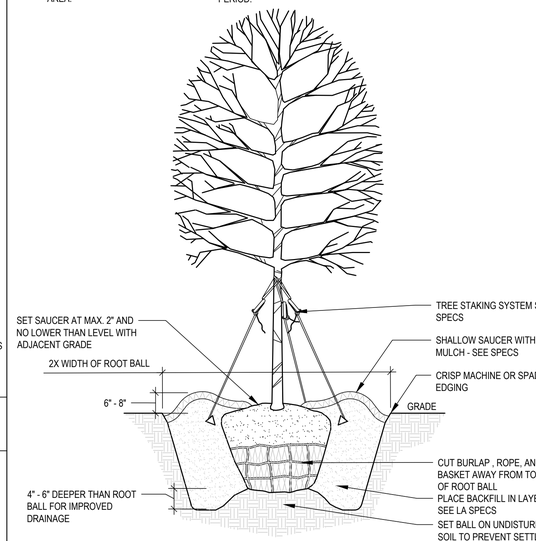
B&B SHRUB INSTALLATION
SCALE: 3/4" = 1' - 0" — 2



BED EDGING
SCALE: NTS — 5

TREE PLANTING NOTES:

1. MATCH PLANTING PROCEDURE FOR EVERGREEN TREES.
2. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
3. IF TREES ARE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.
4. FOR CONTAINER-GROWN TREES, EXTRACT THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.
6. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SOLID SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
7. IN MEDIAN ISLANDS, SET PLANT MATERIAL AS CLOSE TO FINISHED GRADE AS POSSIBLE.
8. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.



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

PLANTING DETAILS, PLANT SCHEDULE AND NOTES

THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PC

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25-DP-01

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

DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 6670 SEAL 3141 JEREMY E. ARMSTRONG

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

PROJECT:	24086	DATE
ISSUE:	Development Plan	01.03.2025
	Town Comments	02.07.2025
	Town Comments	03.14.2025
REVISIONS:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	PLANTING DETAILS	
	PLANT SCHEDULE	
	AND NOTES	

LP9.01

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LANDSCAPE TECHNICAL SPECIFICATIONS

GENERAL REQUIREMENTS

SCOPE OF WORK

1. THE WORK OF THIS CONTRACT INCLUDES INSTALLATION OF PLANT MATERIAL AND TURF GRASS SOD INCLUDING MAINTENANCE OF THE LANDSCAPING DURING THE INSTALLATION PERIOD UNTIL FINAL ACCEPTANCE OF THE CONTRACT WORK AS INDICATED ON THE PLANS INCLUDING:

   A. INSTALLATION OF TREES, SHRUBS, AND GROUND COVERS
   B. SOIL PREPARATION
   C. INSTALLATION OF TURF GRASS SOD
   D. MULCHING
   E. STAKING AND GUYING OF PLANTS.
   F. MAINTENANCE DURING THE INSTALLATION PERIOD
   G. ACCEPTANCE OF LANDSCAPE INSTALLATION
   H. WARRANTY REQUIREMENTS

SPECIFIC REQUIREMENTS ARE ENUMERATED IN THE SPECIFICATIONS BELOW.

2. THE CONTRACTOR IS REQUIRED TO SUBMIT TO THE OWNER A CONSTRUCTION SCHEDULE FOR THE EXECUTION OF THE WORK AND WILL CORRELATE SPECIFIC TASKS WITH REQUIRED COMPLETION DATES.

PROJECT CONDITIONS

1. WORK ZONE SAFETY: COMPLY WITH ALL PERTINENT STATE AND LOCAL SAFETY REGULATIONS.

2. THE CONTRACTOR SHOULD TAKE EVERY PRECAUTION TO ENSURE SAFETY FOR VEHICULAR TRAFFIC, PEDESTRIANS, AND HIS PERSONNEL AT ALL TIMES DURING HIS OPERATIONS AND THROUGHOUT THE DURATION OF THE WORK. TRAFFIC CONTROL PROCEDURES SHALL CONFORM TO THE "GUIDELINES FOR CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" HANDBOOK, 2002 VERSION PUBLISHED BY THE NORTH CAROLINA STATE UNIVERSITY. ADDITIONAL SAFETY INFORMATION IS CONTAINED IN THE FOLLOWING INDUSTRY ALERT FROM THE N.C. DEPARTMENT OF LABOR:

   http://www.nclabor.com/osha/etta/wrkzone.pdf

3. PERFORM WORK OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS, AND OTHER ADJACENT FACILITIES. ALLOW SAFE PASSAGE BY PEDESTRIANS ON PUBLIC SIDEWALKS OR, IF NECESSARY, PROVIDE SAFE ALTERNATE ROUTES AROUND OBSTRUCTED SIDEWALKS OR ADJACENT FACILITIES.

4. LOCATE AND IDENTIFY EXISTING OVERHEAD AND UNDERGROUND UTILITIES WITHIN THE CONTRACT WORK AREAS THROUGH NC ONE CALL UTILITY LOCATOR SERVICE AT 1-800-632-4949. THE CONTRACTOR IS RESPONSIBLE FOR CALLING DIRECTLY ANY UTILITY OWNER THAT IS NOT A MEMBER OF THE NC ONE CALL NETWORK AND TO REQUEST PHYSICAL MARKING OF THEIR UTILITY LINES WITHIN PROPOSED WORK AREAS. WHEN UNMARKED OR INCORRECTLY MARKED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE INSTRUCTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION. HAND EXCAVATE AS REQUIRED AROUND EXISTING UTILITIES. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR THE PROPER REPAIR OF UTILITIES DAMAGED BY OPERATIONS.

5. PROTECT EXISTING BUILDINGS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS SHALL BE AT CONTRACTOR'S EXPENSE.

6. CONTRACTOR WILL COORDINATE WITH OWNER REGARDING CONTRACTOR PARKING, STORAGE OF PLANTS, AND STAGING OF THE WORK FOR COMMENT AND APPROVAL PRIOR TO COMMENCING WORK OPERATIONS.

7. CONTROL DUST CAUSED BY THE WORK. DAMPEN SURFACES AS REQUIRED. COMPLY WITH POLLUTION REGULATIONS OF GOVERNING AUTHORITIES.

8. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT AND OWNER FOR REVIEW PRIOR TO PLANTING.

9. IF PROPOSED TREE OR SHRUB RELOCATION IS NECESSARY DUE TO INTERFERENCE WITH UTILITIES, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND RECEIVE APPROVAL OF A REVISED LOCATION. CONTRACTOR MUST PROVIDE PRECISE LOCATION OF UTILITIES AND REQUIRED PLANT RELOCATION PRIOR TO PIT EXCAVATION AND INSTALLATION.

10. ALL DAMAGES CAUSED BY LANDSCAPING OPERATIONS SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE LANDSCAPE CONTRACTOR'S EXPENSE..

SUBMITTALS AND APPROVALS

1. PRIOR TO PLACING ORDERS FOR PLANT MATERIALS, THE CONTRACTOR WILL ELECTRONICALLY SUBMIT PHOTOGRAPHIC EVIDENCE OF THE SELECTED MATERIALS TO THE LANDSCAPE ARCHITECT FOR PRELIMINARY ACCEPTANCE. THE SPECIFIC PLANT OR PLANTS PHOTOGRAPHED SHOULD BE REPRESENTATIVE OF ALL PLANT STOCK REQUIRED FOR THE PROJECT. CONTRACTOR WILL LOCATE ALTERNATIVE SUPPLIER(S) FOR ANY MATERIALS REJECTED BY THE PRELIMINARY REVIEW. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIALS FOR FAILURE TO MEET THE SPECIFICATIONS THROUGHOUT THE LIFE OF THE CONTRACT. ANY ADDITIONAL COST ASSOCIATED WITH REPLACING REJECTED PLANT MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. PRODUCT CERTIFICATES: FURNISH FOR EACH TYPE OF MANUFACTURED PRODUCT CERTIFYING THAT THEIR PRODUCTS COMPLY WITH SPECIFIED REQUIREMENTS INCLUDING:

   A. MANUFACTURER'S ANALYSIS OF FERTILIZER CONTENTS.

   B. CERTIFIED ANALYSIS FOR SOIL MIXTURES INCLUDING PLANTING MIXTURE AND PLANTER MIX AS DEFINED UNDER "PRODUCTS" SECTION.

   C. VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE REQUIRED, STATING BOTANICAL AND COMMON NAME, PERCENTAGES BY WEIGHT, AND PERCENTAGES OF PURITY, GERMINATION, AND WEED SEED FOR EACH GRASS SEED SPECIES. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING.

   D. PRE-EMERGENT HERBICIDE BRAND AND MANUFACTURER RECOMMENDATIONS AS PER PARAGRAPH ON PRE-EMERGENT HERBICIDE NOTED IN THIS SECTION.

   E. PRIOR TO PURCHASE AND/OR DELIVERY TO JOB SITE, SUBMIT MULCH SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.

TOPSOIL ANALYSIS: FURNISH SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT NUTRIENT CONTENT OF TOPSOIL. REPORT SUITABILITY OF TOPSOIL FOR PLANT GROWTH. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY TOPSOIL.

   A. PLANT PHOTOGRAPHIC EVIDENCE: CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF SOURCES OF PLANTING MATERIALS; EMAIL PHOTOS OF A SINGLE PLANT REPRESENTATIVE OF EACH INDIVIDUAL PLANT SPECIES SPECIFIED FOR REVIEW AND ACCEPTANCE BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY OF PLANT MATERIALS TO SITE.

   B. PLANTING SCHEDULE: INDICATE ANTICIPATED DATES AND LOCATIONS FOR EACH TYPE OF WORK. INCLUDE ESTIMATED DATE OF SUBSTANTIAL COMPLETION TO ALLOW CONTINUITY OF MAINTENANCE ACTIVITIES. ONCE ACCEPTED, REVISE DATES ONLY AS APPROVED IN WRITING AFTER DOCUMENTATION OF REASONS FOR DELAY.

   C. MAINTENANCE INSTRUCTIONS: SUBMIT BEFORE EXPIRATION OF REQUIRED ESTABLISHMENT AND MAINTENANCE PERIOD. FURNISH THREE COPIES OF WRITTEN MAINTENANCE INSTRUCTIONS TO OWNER FOR MAINTENANCE AND CARE OF INSTALLED PLANTS OVER ONE CALENDAR YEAR. MAINTENANCE WILL BE RESPONSIBILITY OF LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. OWNER WILL ASSUME MAINTENANCE AFTER THAT DATE.

DEFINITIONS

1. BALLED AND BURLAPPED STOCK: PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY ARE GROWN, WITH BALL SIZE NOT LESS THAN SIZES INDICATED AND DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF THE TREE OR SHRUB REQUIRED; WRAPPED, TIED, RIGIDLY SUPPORTED, AND DRUM LACED AS RECOMMENDED BY ANSI Z60.1.

2. CONTAINER-GROWN STOCK: HEALTHY, VIGOROUS, WELL-ROOTED PLANTS GROWN IN A CONTAINER WITH WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR KIND, TYPE, AND SIZE OF PLANT REQUIRED.

3. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.

4. MANUFACTURED TOPSOIL: SOIL PRODUCED OFF-SITE BY HOMOGENEOUSLY BLENDING MINERAL SOILS OR SAND WITH STABILIZED ORGANIC SOIL AMENDMENTS TO PRODUCE TOPSOIL OR PLANTING SOIL.

5. PLANTING SOIL: NATIVE OR IMPORTED TOPSOIL, MANUFACTURED TOPSOIL, OR SURFACE SOIL MODIFIED TO BECOME TOPSOIL; MIXED WITH SOIL AMENDMENTS.

6. SUB-GRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER COMPLETING EXCAVATION, OR TOP SURFACE OF A FILL OR BACKFILL, BEFORE PLACING PLANTING SOIL.

QUALITY ASSURANCE

1. INSTALLER QUALIFICATIONS: INSTALLER SHALL BE A NORTH CAROLINA LICENSED LANDSCAPE CONTRACTOR. PROVIDE LICENSE NUMBER.

   A. INSTALLER TO HAVE EXPERIENCE IN COMPLETING LANDSCAPE WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.

   B. THE INSTALLER WILL MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON THE PROJECT SITE WHEN LANDSCAPE INSTALLATION IS IN PROGRESS.

   (INSTALLER MUST PROVIDE STATEMENT OF QUALIFICATIONS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AT TIME OF BID)

2. SOIL-TESTING LABORATORY QUALIFICATIONS: AN INDEPENDENT LABORATORY, RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED AND THAT SPECIALIZES IN TYPES OF TESTS TO BE PERFORMED.

3. OBSERVATION: LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

   A. PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT FROM SUBMITTED PHOTO EVIDENCE AND UPON DELIVERY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF WORK.

PRODUCT DELIVERY, STORAGE, AND HANDLING

4. DELIVER PLANTS FRESHLY DUG.

5. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

6. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.

7. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.

8. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST CONDITION.

9. DO NOT ALLOW ROOT BALLS OR ROOT SYSTEMS IN TO FREEZE DURING TRANSPORT OR STORAGE.

10. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE.

11. PROVIDE PROTECTIVE COVERING OF PLANTS DURING DELIVERY. DO NOT DROP PLANTS DURING DELIVERY.

12. HANDLE PLANTING STOCK BY ROOT BALL. DO NOT LIFT OR MOVE USING TRUNK OR BRANCHES. NO BALLED AND BURLAPPED PLANT SHALL BE ACCEPTED IF BALL IS BROKEN OR TRUNK IS LOOSE IN BALL.

   A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN UNOPENED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.

   B. SEED: DELIVER SEED IN ORIGINAL SEALED, LABELED, AND UNDAMAGED CONTAINERS. KEEP DRY AND PROTECT FROM CONTAMINATION.

COORDINATION

1. PLANTING RESTRICTIONS: COORDINATE PLANTING PERIODS WITH INDUSTRY-ACCEPTABLE DIGGING SCHEDULES AND PLANT-SPECIFIC TOLERANCES.

2. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT AND AVOID PLANTING DURING PERIODS OF EXTREME WEATHER CONDITIONS.. DO NOT WORK SOILS UNDER FROZEN, MUDDY OR SATURATED CONDITIONS.

3. IF NECESSARY, ARRANGE WITH GOVERNING JURISDICTION TO DELAY PLANTING UNTIL A MUTUALLY-ACCEPTABLE TIME. PROVIDE LETTER OF GUARANTEE AND/OR BOND AS REQUIRED BY JURISDICTIONAL AUTHORITY.

WARRANTY

1. WARRANT PLANTS FOR THE REQUIRED MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE. PLANTS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING DEATH, UNSATISFACTORY GROWTH, IF MISSING, AND GREATER THAN 25% DIEBACK. DEFECTS RESULTING FROM DAMAGE BY OTHERS, UNUSUAL PHENOMENA, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL ARE EXEMPTED.

2. REMOVE AND REPLACE PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING THE WARRANTY PERIOD WITHOUT COST TO THE OWNER. INSTALL REPLACEMENTS UPON DISCOVERY OF DEATH OR UNHEALTHY CONDITION OR AS SOON AS PLANTING CONDITIONS ARE FAVORABLE. REPLACE PLANTS WHICH ARE IN A COMPROMISED CONDITION AT THE END OF THE WARRANTY PERIOD.

3. REPLACEMENT PLANTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SPECIFICATION AND SHALL BE INSTALLED IN THE SAME MANNER. REPLACEMENT PLANTS SHALL BE INSTALLED DURING THE APPROPRIATE PLANTING SEASON.

4. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.

MAINTENANCE DURING INSTALLATION

1. MAINTAIN PLANTS FOR THE DURATION OF THE INSTALLATION PROCESS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.

2. WATERING VOLUMES SHOULD BE BASED UPON DELIVERY OF 1" OF MOISTURE PER WEEK TO THE PLANTS IF PRECIPITATION DOES NOT MEET THAT AMOUNT DURING THE ACTIVE GROWING SEASON DEFINED AS APRIL 15TH THROUGH NOVEMBER 1ST.

3. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

4. MINOR VANDALISM OR OTHER DAMAGE TO PLANTINGS OR RELATED WORK SHALL BE RESPONSIBILITY OF CONTRACTOR UNTIL END OF INSTALLATION MAINTENANCE PERIOD. MAJOR VANDALISM OR DAMAGE CAUSED BY OTHERS THROUGH NO FAULT OF CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER.

PRODUCTS

PLANT MATERIAL

1. PLANT LIST: PLANTS SHALL BE OF THE KIND AND SIZES SPECIFIED IN THE LIST SHOWN ON THE DRAWINGS.

2. PROCUREMENT: SUBMITTAL OF A BID PROPOSAL AND EXECUTION OF A CONTRACT WILL BE CONSTRUED AS EVIDENCE THAT LANDSCAPE CONTRACTOR HAS MADE SUCCESSFUL PROCUREMENT ARRANGEMENTS FOR PLANT MATERIALS AS SPECIFIED.

3. HARDINESS: TREES GROWN IN HARDINESS ZONES 6, 7, AND 8 ONLY WILL BE ACCEPTED. HARDINESS ZONES ARE DEFINED IN U.S. DEPARTMENT OF AGRICULTURE PUBLICATIONS. GROWER'S CERTIFICATES MAY BE REQUIRED WHEN DOUBT EXISTS AS TO ORIGIN OF PLANT MATERIAL.

4. NURSERY GROWN: ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF TWO YEARS.

5. BALLED AND BURLAPPED PLANTS: PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". BALLS SHALL BE FIRMLY WRAPPED WITH NON-SYNTHETIC, BIO-DEGRADABLE BURLAP AND SECURED WITH NAILS AND HEAVY, NON-SYNTHETIC TWINE. BENDING OR CRACKING OF THE ROOT BALL MUST BE AVOIDED DURING THE PROCESS OF PLANTING. THE BALL MAY BE SECURED TO A PLATFORM. THE ROOT COLLAR SHALL BE APPARENT AT THE SURFACE OF THE BALL OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOT BALL. BALLS MUST BE KEPT MOIST AND SHADED UNTIL THEY ARE PLANTED.

6. CONTAINER PLANTS: PLANTS SHOULD HAVE BEEN GROWN IN CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER OR POT BOUND. IF STORED ON THE SITE, CONTAINER STOCK MUST BE WATERED THOROUGHLY AT LEAST ONCE EVERY 48 HOURS.

7. QUANTITIES: QUANTITIES NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN AND LOCATED ON THE DRAWINGTS SHALL BE FURNISHED. QUANTITIES SHOWN IN THE PLANT LIST ARE FOR THE CONVENIENCE OF CONTRACTORS ONLY. VERIFICATION OF PLANT QUANTITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE DRAWINGS SHALL GOVERN.

8. IDENTIFICATION: LABEL AT LEAST A SINGLE TREE OR SHRUB OF EACH VARIETY WITH A GROWER'S LABEL AFFIXED TO PLANT. GROWER'S LABEL SHALL GIVE DATA NECESSARY TO INDICATE CONFORMANCE TO SPECIFICATIONS. USE DURABLE WATERPROOF LABELS WITH WATER RESISTANT INK WHICH WILL REMAIN LEGIBLE FOR AT LEAST 60 DAYS. NOTIFY LANDSCAPE ARCHITECT AT LEAST 2 WORKING DAYS PRIOR TO DELIVERY OF PLANT MATERIALS TO SITE SO THAT PRE-PLANTING INSPECTION MAY BE MADE OR INDICATE DELIVERY SCHEDULE IN ADVANCE SO PLANT MATERIAL MAY BE INSPECTED UPON ARRIVAL AT JOBSITE, WHICHEVER IS MORE APPROPRIATE.

9. PLANT SIZE: PROVIDE SIZES COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK" FOR EACH VARIETY OF PLANT INDICATED. ROOT FLARE SHOULD BE VISIBLE OR EVIDENT FOR TREES AND SHRUBS. SIZES DICTATED ON THE CONSTRUCTION DRAWINGS ARE MINIMUM STANDARDS.

10. TREE CALIPER: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4-INCH CALIPER SIZE, AND 12 INCHES ABOVE GROUND FOR LARGER SIZES. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP-TO-TIP.

11. PLANT QUALITY: PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF ALL PESTS, DISEASES, CANKERS, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND FREE OF MECHANICAL DAMAGE AND DISFIGUREMENT AT THE TIME OF PLANTING.

12. PLANT UNIFORMITY: SELECT STOCK IN EACH GROUPING WITH UNIFORM HEIGHT AND SPREAD TO ENSURE A MATCHED PLANTING.

SHADE AND FLOWERING TREES

1. PROVIDE BALLED AND BURLAPPED OR CONTAINERIZED TREES IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

   A. SINGLE-STEM TRUNK: SINGLE TRUNK WITH NO MORE THAN 10 DEGREES OF BOW. TREES WITH "DOGLEG" TRUNKS OR COMPETING LEADERS ARE UNACCEPTABLE. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.

   B. MULTI-STEM TRUNK: MINIMUM OF 3 TRUNKS TO MAXIMUM OF 5 TRUNKS. TRUNKS SHOULD BE EVENLY DISTRIBUTED AND SUFFICIENTLY SEPARATED.

   C. BRANCHES: ALL BRANCHES EQUALLY DOMINANT AND AT LEAST 6 INCHES APART. NO BRANCH IN UPPER HALF OF TREE MAY BE GREATER THAN 2/3 THE SIZE OF THE TRUNK. NO BRANCH TIPS SHOULD BE TALLER THAN THE TRUNK.

   D. CROWN: BRANCHES TO BE EVENLY DISTRIBUTED AROUND TRUNK. ONLY ONE MAJOR BRANCH MAY BE LOCATED ABOVE ANOTHER MAJOR BRANCH. NO LARGE VOIDS IN THE CANOPY SHOULD BE EVIDENT

   E. HEIGHT AND CROWN SPREAD: THE MINIMUM AND MAXIMUM HEIGHT AND THE MINIMUM CROWN SPREAD OF THE TREE SHOULD BE APPROPRIATE TO THE CALIPER OF THE TREE TRUNK AND SHALL MEET THE FOLLOWING STANDARDS:

   (NOTE: COLUMNAR VARIETIES OF TREES ARE EXEMPT FROM THESE STANDARDS)

CALIPER	MIN. HEIGHT	MAX. HEIGHT	MIN. SPREAD
2"	8'	14'	4'
2.5"	9'	15'	4-1/2'
3"	10"	16'	5'
3.5"	11'	17'	5-1/2'
4"	12'	18'	6-1/2'
4.5"	14'	20'	7-1/2'
5"	16'	22'	9'
5.5"	17'	23'	10'

2. UNACCEPTABLE TREES: TREES MAY BE REJECTED DUE TO EVIDENCE OF ANY SINGLE OR MULTIPLE CONDITIONS AS FOLLOWS:

   A. STAKING TO SUPPORT TREES OVER 1-INCH CALIPER
   B. ROOT BALL OR CONTAINER UNDERSIZED
   C. B&B ROOT BALL NOT PROPERLY SECURED
   D. ROOT BOUND PLANTS
   E. ROOTS GROWING OUT OF CONTAINER OR GROW BAG
   F. SPARSELY FOLIATED CROWN
   G. TIP DIEBACK ON MORE THAN 5% OF BRANCHES
   H. FAILURE TO MEET HEIGHT RESTRICTIONS
   I. FLUSH OR STUB PRUNING CUTS
   J. OPEN TRUNK WOUNDS OR INJURIES
   K. INCOMPLETE GRAFT UNION
   L. GREATER THAN 40% OF LOWER TRUNK VOID OF BRANCHES
   M. CHLOROTIC OR ABNORMALLY SMALL LEAVES
   N. EVIDENCE OF PESTS OR DISEASE
   O. INCLUDED BARK BETWEEN TRUNK AND MAJOR BRANCHES
   P. MAJOR BRANCHES THAT ARE TOUCHING
   Q. CIRCLING ROOTS

BROADLEAF EVERGREENS, CONIFERS, AND SHRUBS

1. FORM AND SIZE: BRANCHES SHALL BE GENEROUS, WELL-TWIGGED, AND THE PLANT AS A WHOLE WELL-BUSHED TO THE GROUND. SINGLE-STEMMED OR THIN SHRUBS WILL NOT BE ACCEPTED.

SUBSTITUTIONS

1. DO NOT MAKE SUBSTITUTIONS. SUBSTITUTIONS ARE DISCOURAGED BUT WILL ONLY BE PERMITTED UPON SUBMISSION OF WRITTEN PROOF THAT ANY PLANT AS SPECIFIED IS NOT AVAILABLE WITHIN REGION DURING THE SCHEDULED PLANTING SEASON. WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT WILL BE REQUIRED FOR ANY SUBSTITUTION PRIOR TO ORDERING AND INSTALLATION. THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS SHALL BE USED. AN EQUITABLE CREDIT TO THE CONTRACT PRICE SHALL BE DETERMINED BY THE CONTRACTOR AND LANDSCAPE ARCHITECT.

ACCESSORIES

1. SOIL FUMIGANT: BASIMID OR PRE-APPROVED EQUAL.

2. PLANTING SOIL MIXTURE (BACKFILL MATERIAL): NATIVE SOIL SHALL BE USED FOR NO MORE THAN 50% OF THE BACKFILL USED IN EXCAVATED PLANT PITS. 100% OF NATIVE SOIL IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SAUCERS AROUND PLANTS. THE REMAINDER OF THE UNUSED SOIL SHALL BE HAULED AWAY FROM THE SITE. NATIVE BACKFILL MATERIAL SHALL BE BLENDED WITH A MIXTURE CONSISTING OF 50% COMPOST, 25% CLAY LOAM, AND 25% SANDY LOAM. COMPOST SHALL CARRY U.S. COMPOST COUNCIL SEAL OF ASSURANCE. EXCESS EXCAVATED SOILS SHALL BE HAULED OFF-SITE.

3. PLANTER MIX: SOIL BLEND TO FILL PLANTERS IF INDICATED ON THE DRAWINGS CONSISTING OF 60% COARSE SAND, 20% AGED PINE BARK, 10% COMPOST, AND 10% COMPOSTED COW MANURE. COMPOST SHALL CARRY U.S. COMPOST COUNCIL SEAL OF ASSURANCE.

4. INORGANIC SOIL AMENDMENTS

   A. LIME: ASTM C 602, AGRICULTURAL LIMESTONE CONTAINING A MINIMUM 80 PERCENT CALCIUM CARBONATE EQUIVALENT AND AS FOLLOWS:

   - CLASS: CLASS O, WITH A MINIMUM 95 PERCENT PASSING THROUGH NO. 8 (2.36-MM) SIEVE AND A MINIMUM 55 PERCENT PASSING THROUGH NO. 60 (0.25-MM) SIEVE.
   - PROVIDE LIME IN FORM OF DOLOMITIC LIMESTONE.

5. ORGANIC SOIL AMENDMENTS

   A. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 1-INCH (25-MM) SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS; AND AS FOLLOWS:

   - ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT.
   - FEEDSTOCK: AGRICULTURAL FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE.

   B. WOOD DERIVATIVES: DECOMPOSED, NITROGEN-TREATED SAWDUST, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE, FREE OF CHIPS, STONES, STICKS, SOIL, OR TOXIC MATERIALS.

   C. MULCH: AGED DOUBLE-SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS.

6. STAKES AND GUYS: "TREE FROG PRO 40 HD" STAKING SYSTEM. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

7. WATER: PROVIDED BY CONTRACTOR FROM OFF-SITE. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH.

EXECUTION

1. PLANTING STANDARDS: ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:

   A. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300. AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, N.Y. 10036

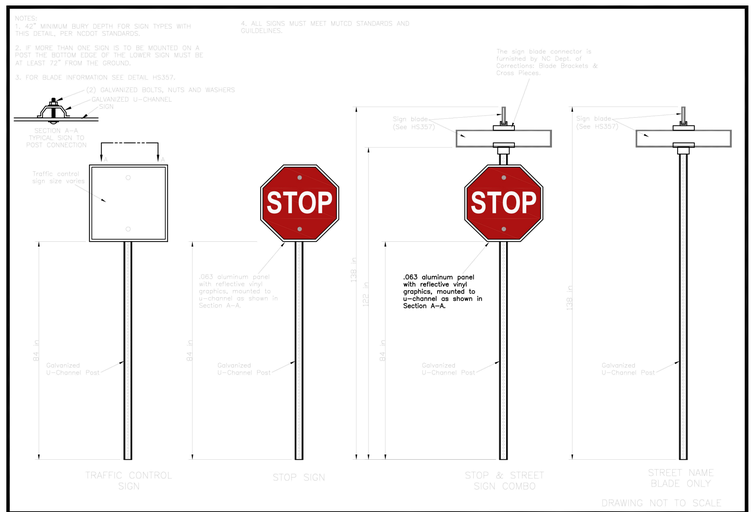
   B. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET. NW, SUITE 500, WASHINGTON, D.C. 20005

   C. HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM. 1976. MACMILLAN PUBLISHING CO., NEW YORK

2. EXAMINATION

   A. EXAMINE ALL AREAS TO RECEIVE PLANTING FOR COMPLIANCE WITH REQUIREMENTS AND FOR CONDITIONS AFFECTING PERFORMANCE OF WORK. DO NOT PROCEED WITH INSTALLATION UNTIL SATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

   B. SOIL PREPARATION OR PLANT INSTALLATION SHALL NOT BE ATTEMPTED WHEN GROUND IS FROZEN, MUDD

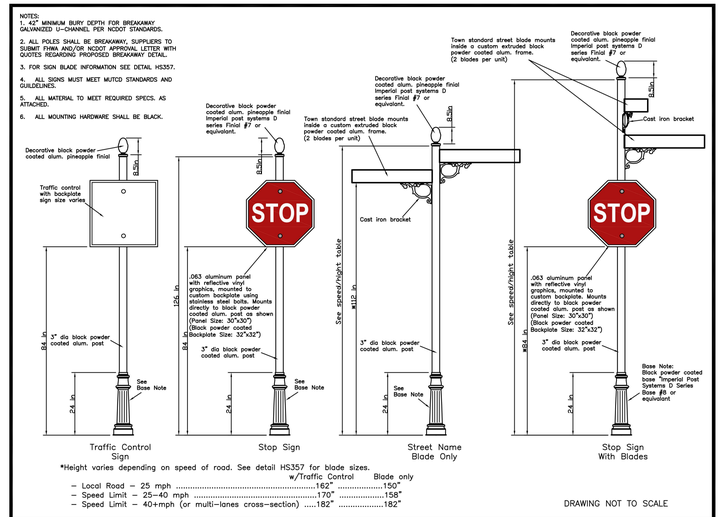


STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR LOCAL, COLLECTOR AND MINOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS359

DATE | REVISIONS



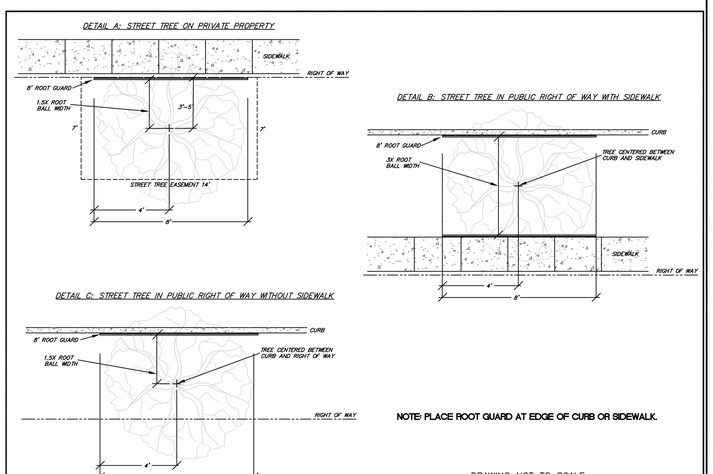
UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

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" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti–Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

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

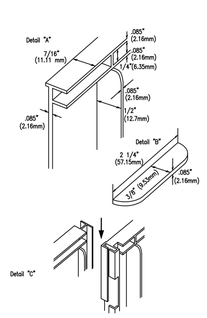
2.The basic properties of the material shall be:

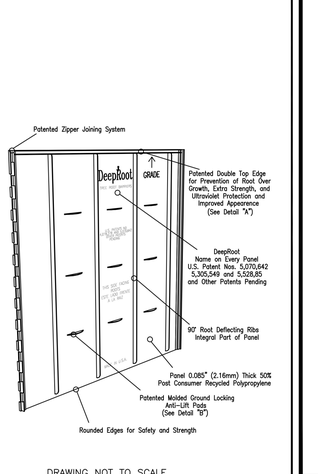
Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Wall	D638	2,324 PSI
Tensile strength @ yield – Hinge	D638	2,846 PSI
Yield Elongation – Wall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,625 PSI
Notched Izod Impact – Wall	D256A	3.84 (ft–lbs)
Rockwell Hardness r. scale – Wall	D785A	84.4

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings





DRAWING NOT TO SCALE

STANDARD ROOT GUARD

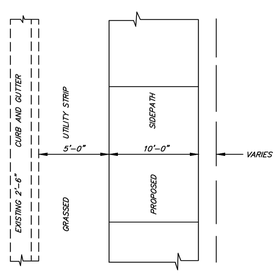
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS817

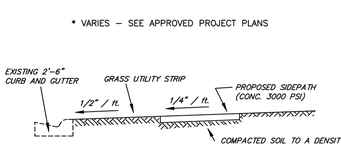
DATE | REVISIONS

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.

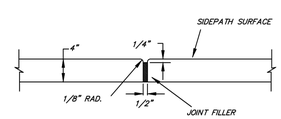
* VARIES – SEE APPROVED PROJECT PLANS



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

3/7/21

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 6070 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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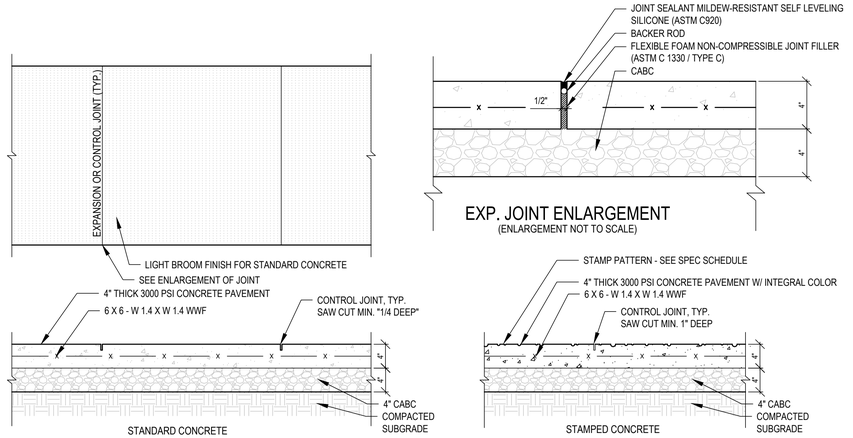
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NOTES

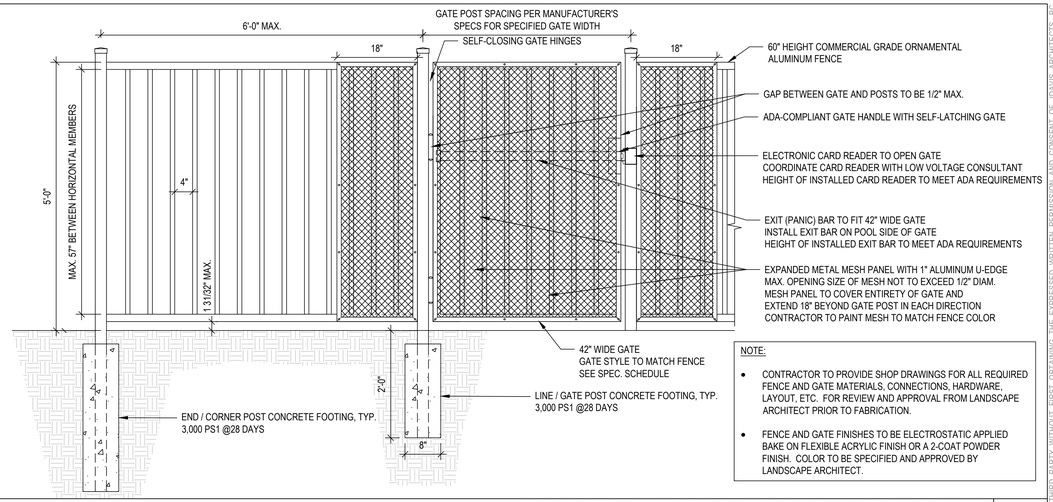
1. PROVIDE EXPANSION JOINTS AS SHOWN ON SITE PLAN (MAX. 20' MAX. INTERVALS) AND WHERE POUR IS CONTIGUOUS TO ANY STRUCTURE. JOINT SEALANT COLOR TO MATCH INTEGRAL CONCRETE COLOR IF INTEGRAL COLOR IS USED.

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.

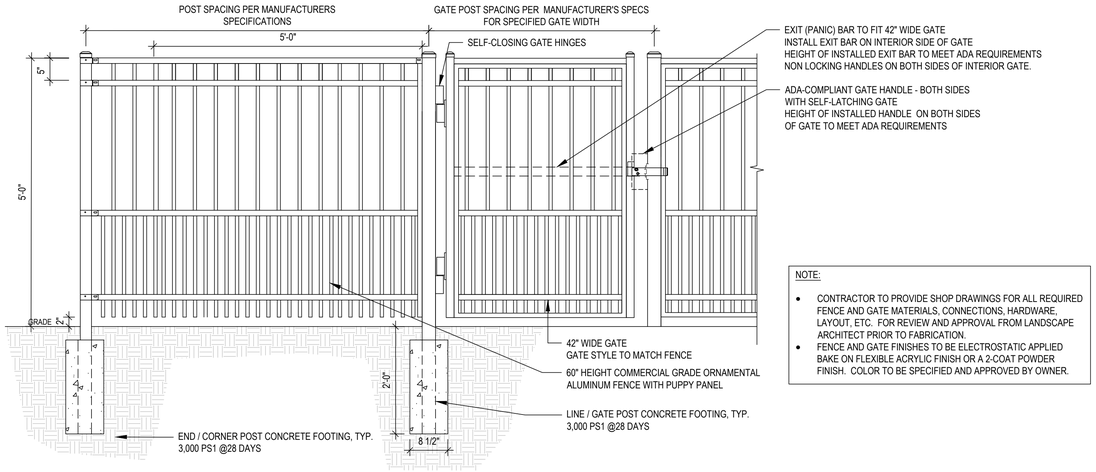


STANDARD / STAMPED CONCRETE — 7
SCALE: 1" = 1' - 0"



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.

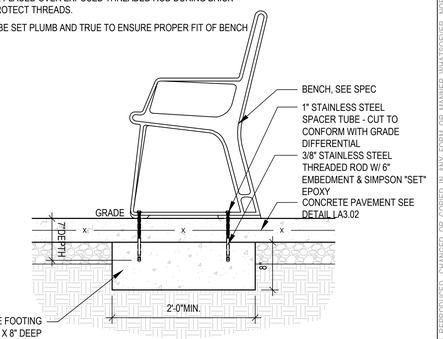
POOL FENCE WITH PANIC BAR & MESH PANEL — 6
SCALE: 3/4" = 1'-0"



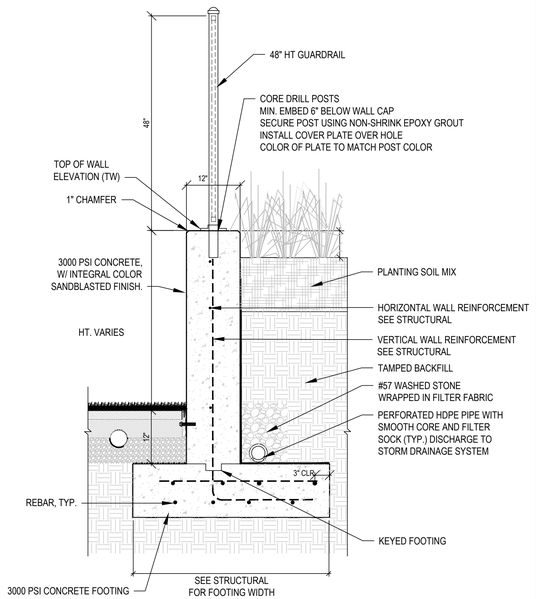
NOTE:
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL REQUIRED FENCE AND GATE MATERIALS, CONNECTIONS, HARDWARE, LAYOUT, ETC. FOR REVIEW AND APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
- FENCE AND GATE FINISHES TO BE ELECTROSTATIC APPLIED BAKE ON FLEXIBLE ACRYLIC FINISH OR A 2-COAT POWDER FINISH.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

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

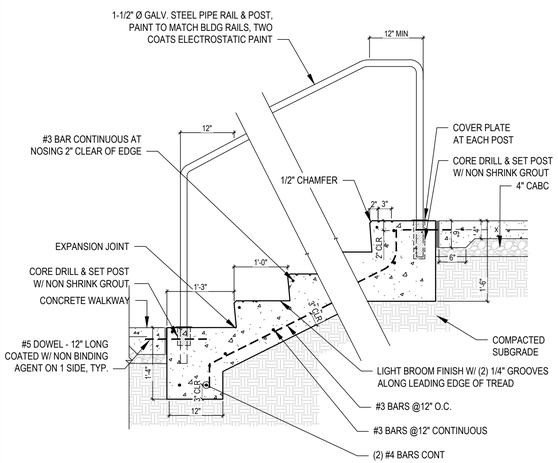
NOTES:
1. PLACE ASSEMBLED BENCH OVER FOOTING AND MARK THRU HOLES IN SUPPORTS FOR DRILLING OF ANCHOR HOLES.
2. THREADED ROD TO EXTEND 1-1/2" ABOVE GRADE - EXCESS ROD LENGTH MAY BE TRIMMED ONCE BENCH IS IN PLACE
3. SPACER TUBE TO BE PLACED OVER EXPOSED THREADED ROD DURING BRICK INSTALLATION TO PROTECT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

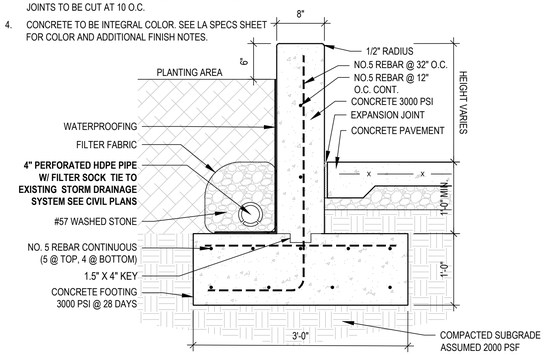


CONCRETE RETAINING WALL — 3
SCALE: 3/4" = 1'-0"



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"

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
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25-DP-01

OVERLOOK AT MAIN
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DEVELOPMENT PLAN. NOT FOR CONSTRUCTION.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2070 3/14 JEFFREY E. ADKINS

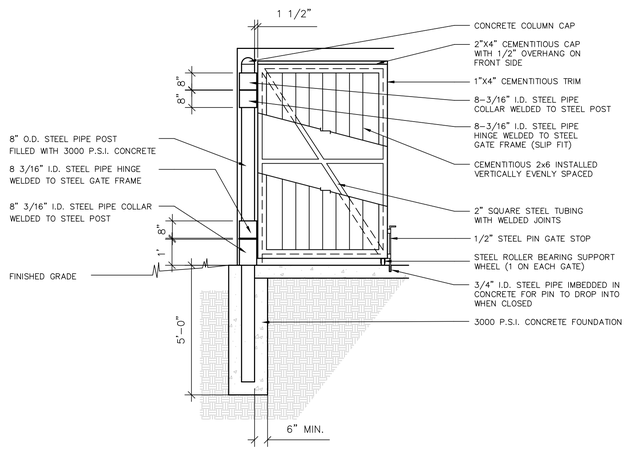
JDAVIS ARCHITECTS, PC REGISTERED ARCHITECTURAL COMPANY NORTH CAROLINA CERT. NO. 51208 RALEIGH, N.C.

PROJECT:	24086	DATE
ISSUE:	Development Plan	01.03.2025
	Town Comments	02.07.2025
	Town Comments	03.14.2025
REVISIONS:		
DRAWN BY:	MKL	
CHECKED BY:	JEA	
CONTENT:	LANDSCAPE DETAILS	

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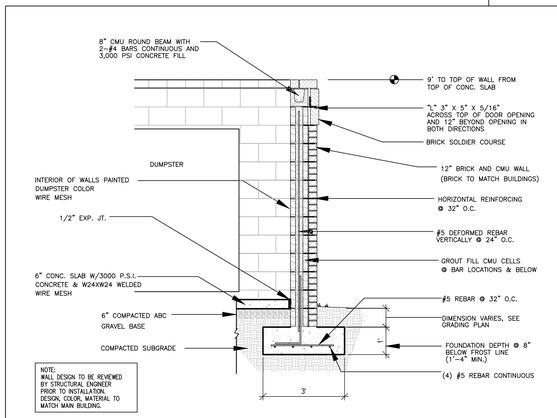
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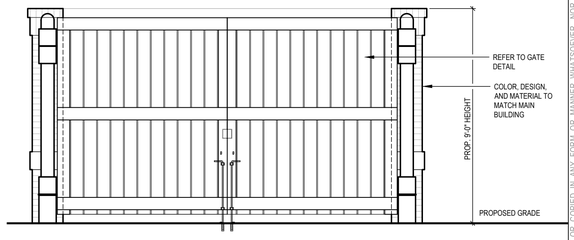
TYPICAL REFUSE ENCLOSURE GATE — 5

SCALE: NTS



TYPICAL REFUSE SCREEN — 4

SCALE: NTS



FRONT ELEVATION

NOTE:

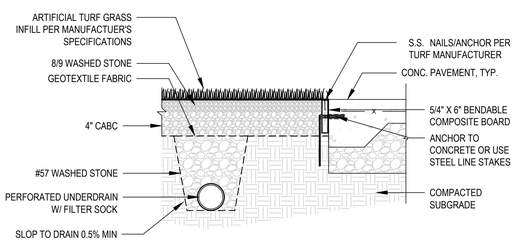
1. WALL DESIGN TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
2. ALL DOORS SHALL BE ABLE TO OPEN, NOT EQUAL, TO BUT GREATER THAN 110 DEGREE.
3. MINIMUM HEIGHT OF THE ENCLOSURE SHALL MEET OR EXCEED THE HIGHEST POINT OF ANY COMPACTOR, DUMPSTER, OR BIN.

TYPICAL REFUSE ENCLOSURE — 3

SCALE: NTS

NOTES

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



ARTIFICIAL TURF — 2

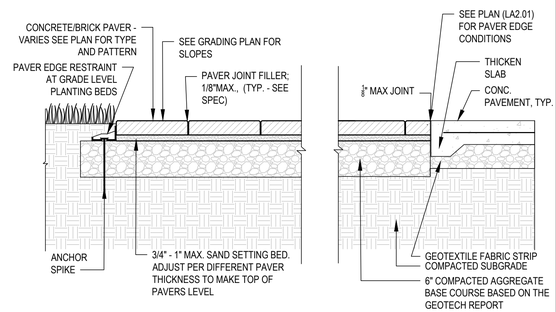
1" = 1'-0"

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.

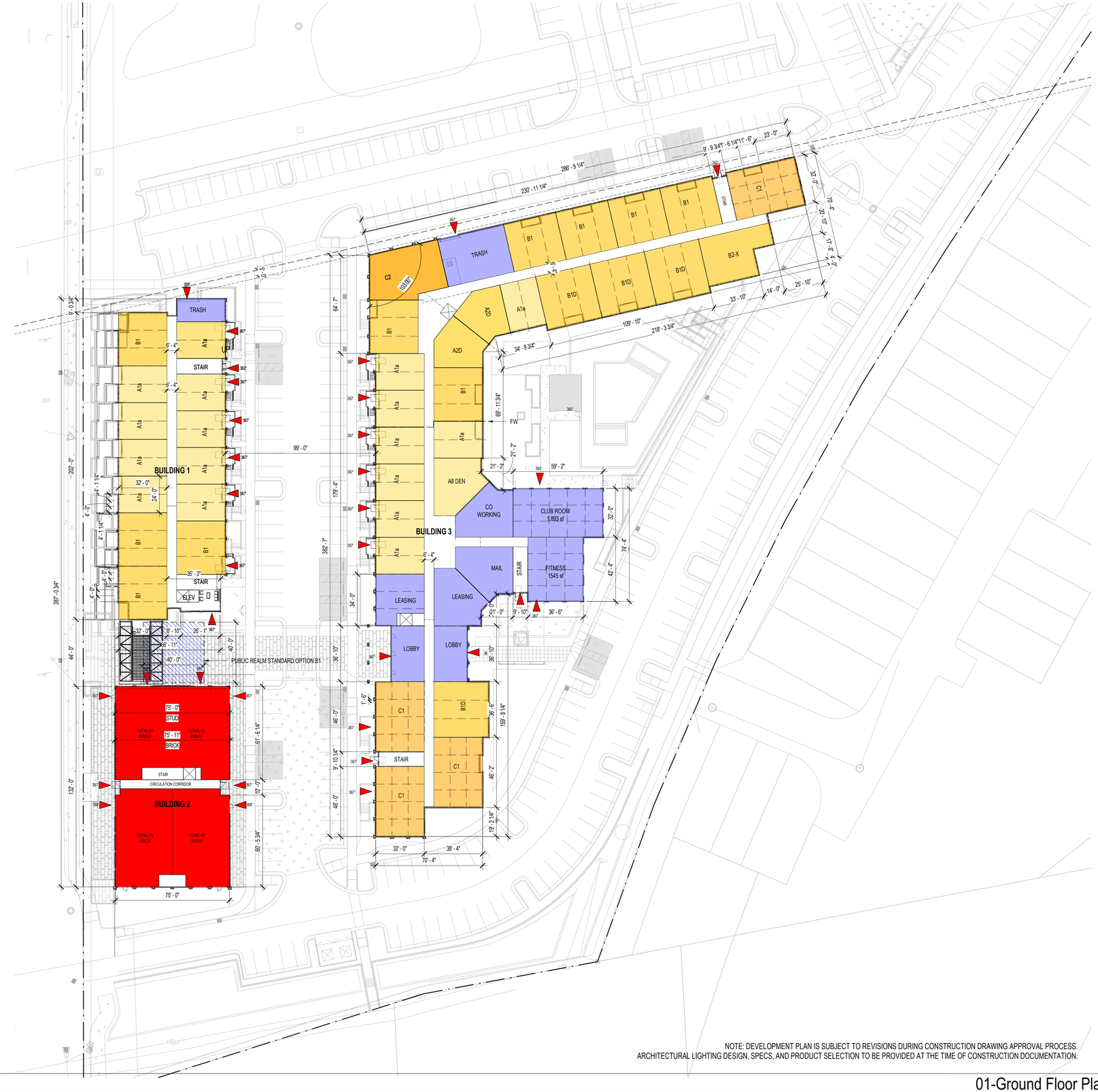
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 5670 JEREMY E. ARMETTA

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	

LP9.05

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

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NORTH CAROLINA REGISTERED 15710 ARCHITECT 12.20.24 LINDA H. LAVIS

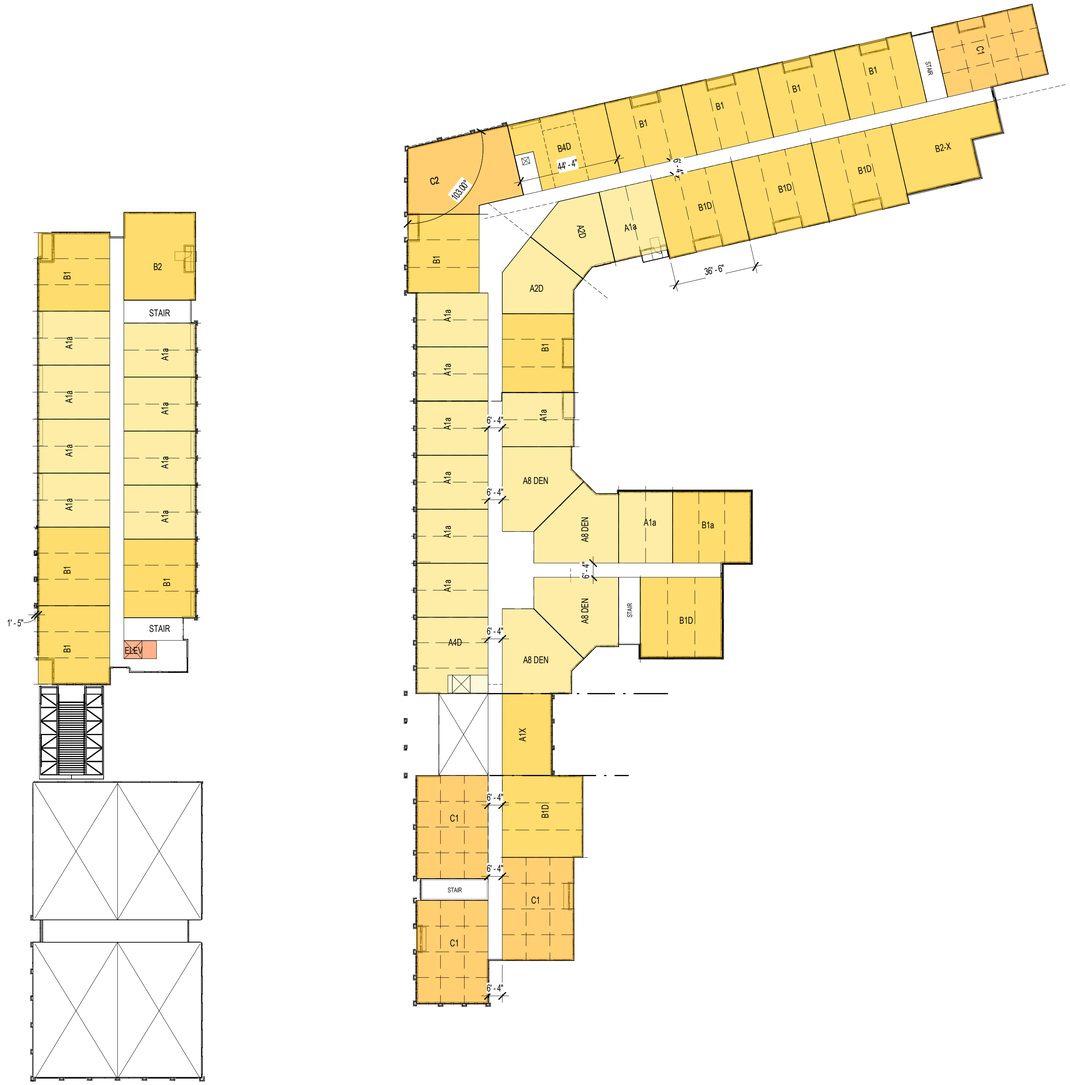
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PROJECT:	24086	
ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

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CONTENT: ARCHITECTURAL PLANS

A1.01

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02-Second Floor 1

1/32" = 1'-0"

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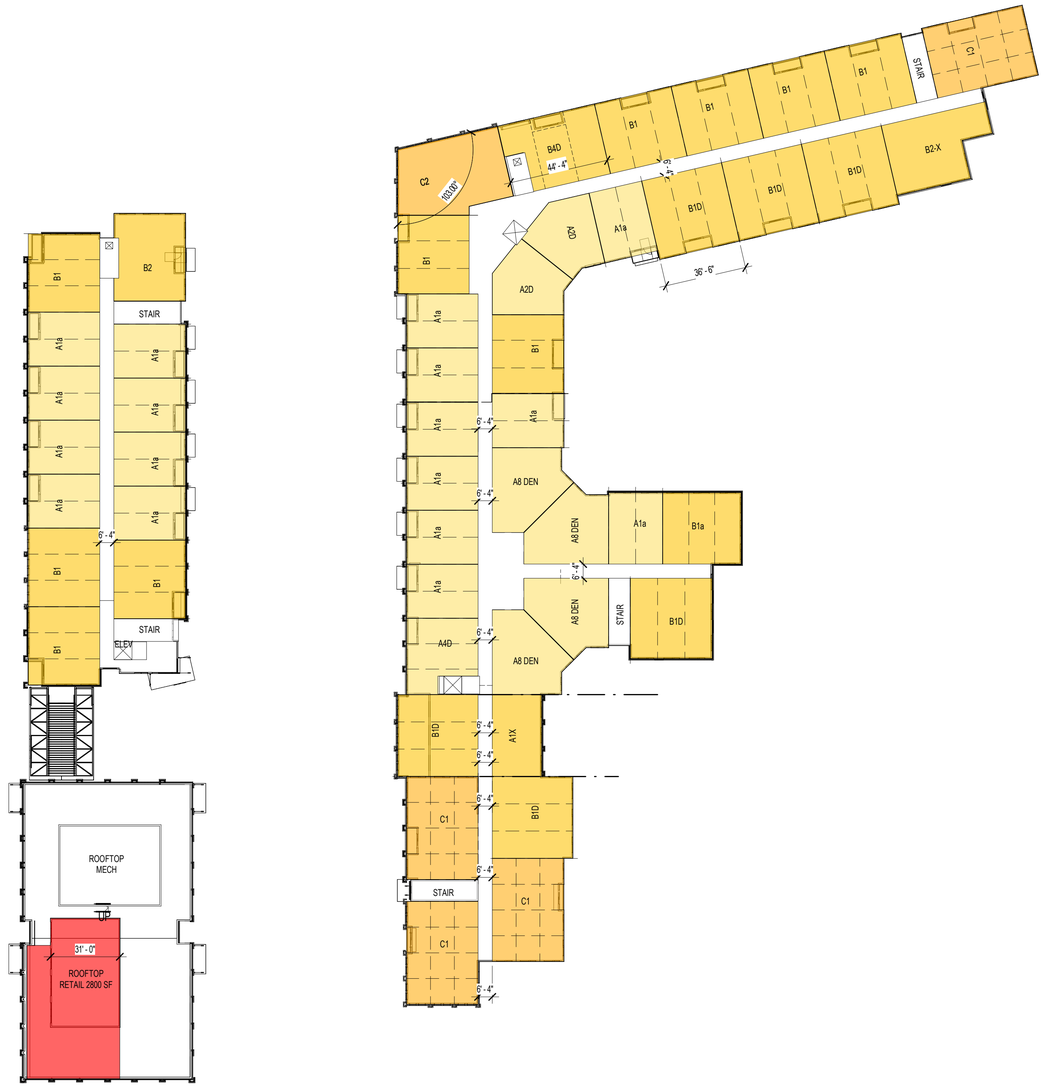
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PROJECT:	24086	
ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
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CONTENT: ARCHITECTURAL PLANS

A1.02

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03-Third Floor | 1

1/32" = 1'-0"

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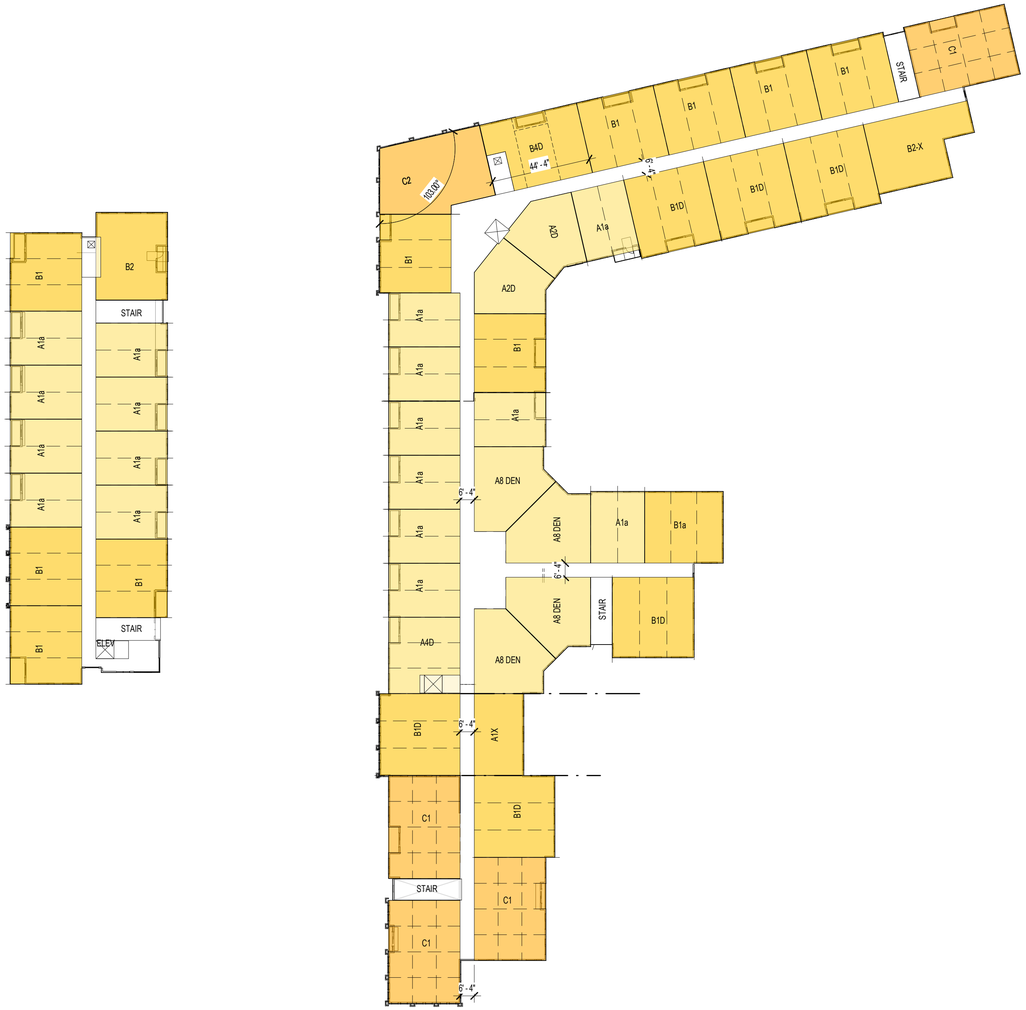
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ISSUE:	SUBMITTAL	12.20.2024
	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
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CONTENT: ARCHITECTURAL PLANS

A1.03

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

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HOLLY SPRINGS, NC 27540

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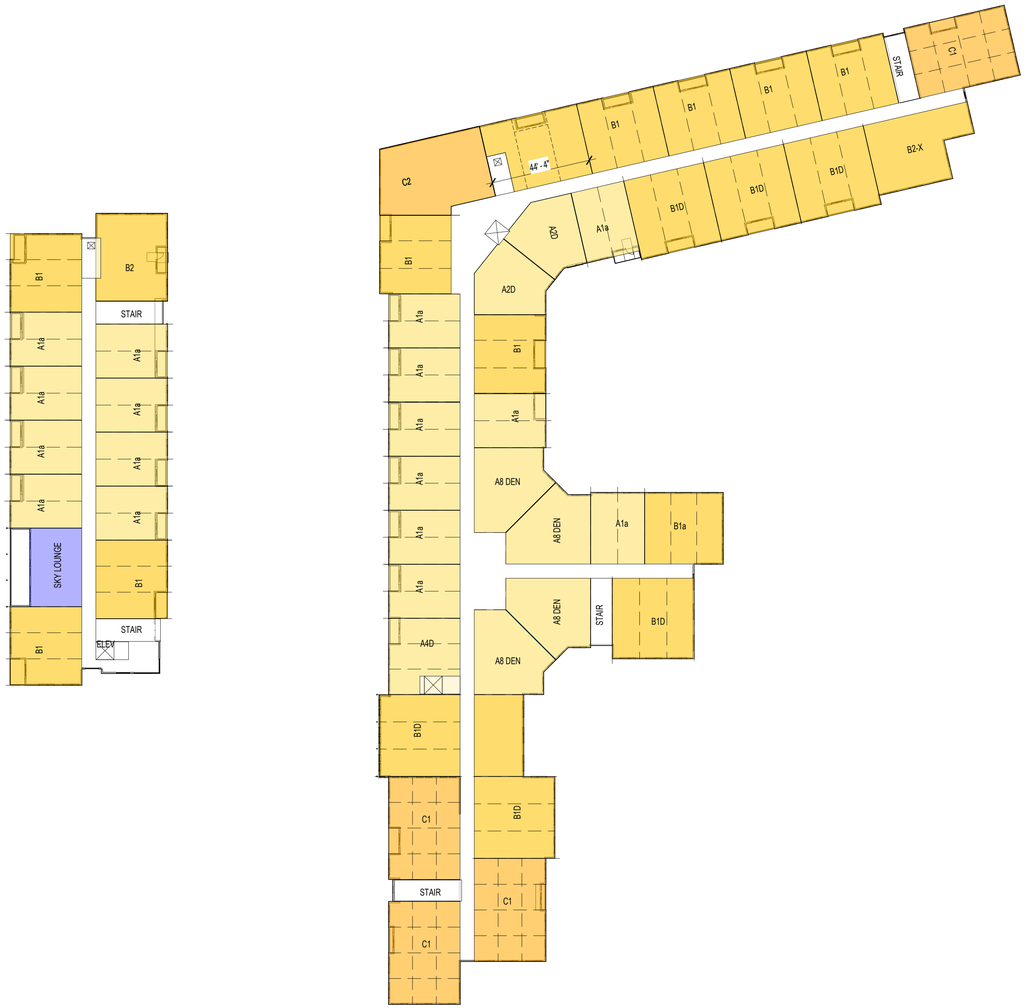
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	SUBMITTAL	2.6.2025
	SUBMITTAL	3.14.2025
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CONTENT: ARCHITECTURAL PLANS

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

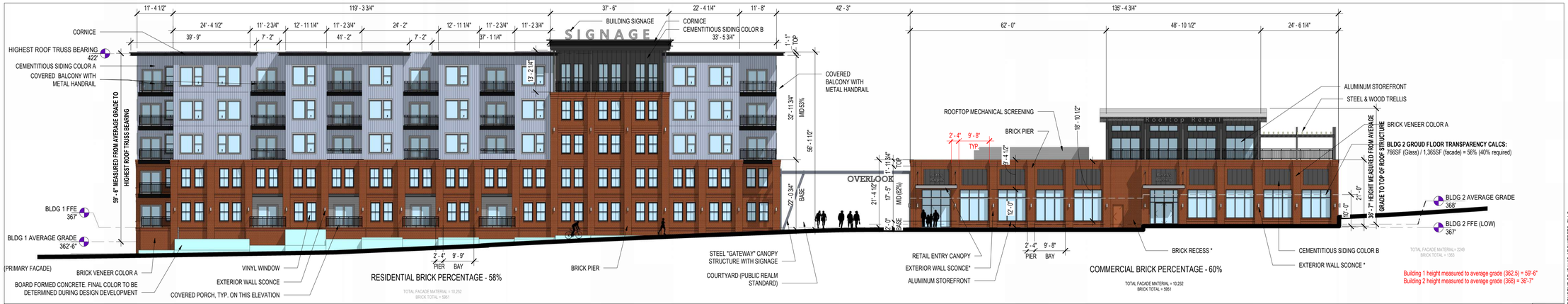
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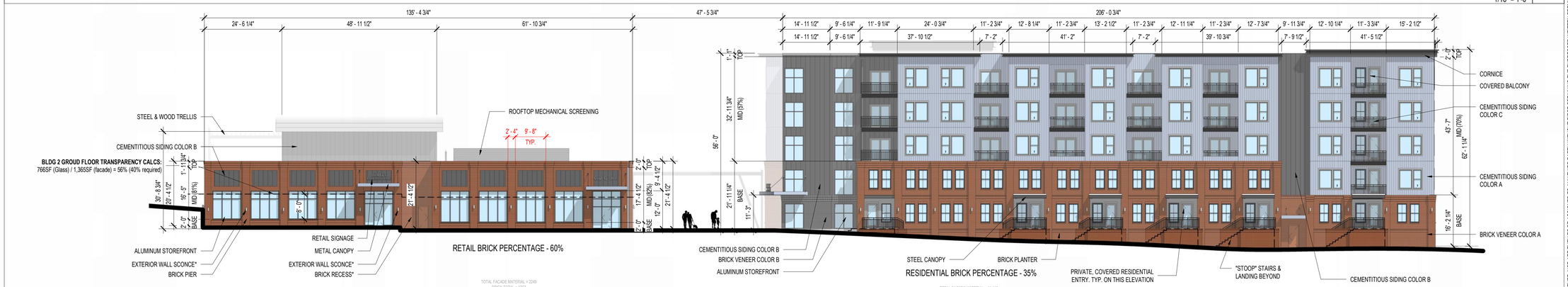
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Elevation - BLDGS 1 & 2 West (Main Street) | 1

1/16" = 1'-0"



Elevation - BLDGS 1 & 2 East | 2

1/16" = 1'-0"

Brick Percentage Calculations:

BUILDINGS 1&3 TOTAL = 35%
31,366sf (total brick) / 88,534sf (total facade area)

BUILDING 1 = 43%
13,128 (brick) / 30,501 (total facade area)

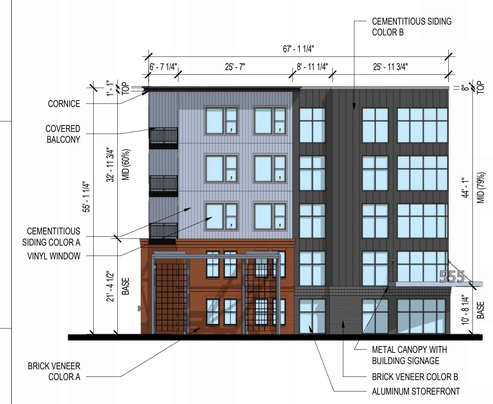
BUILDING 3 = 31%
18,238 (total brick) / 58,033 (total facade area)

General Notes:

- Annotations containing an aesteric (*) indicate pedestrian scale elements
- Final location of retail entrances subject to tennant requirements
- All signage is shown for illustrative purposes and subject to a separate sign permit.
- Brick Pier dimensions shall be a minimum of 12"wide and 4" deep.
- Wall mounted equipment will be colored to match the adjacent wall.

Modified Standards:

- 250' max. Building length. See drawings 1/A2.02, 2/A2.02.
- 50' max continuous roof plane. See drawings 1/A2.02, 1/A2.03
- 35% min. type 1 facade materials. Refer to elevations to see which facades propose a modified standard. Proposed modified type 1 minimum quantities are shown in red.



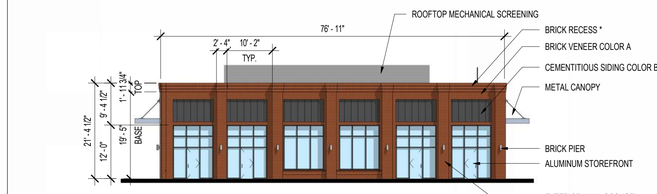
Elevation - BLDG 1 South | 3

1/16" = 1'-0"



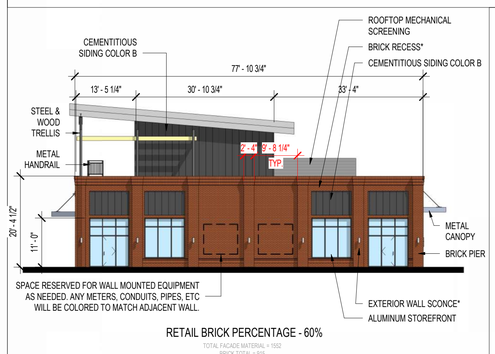
Elevation - BLDG 1 North | 4

1/16" = 1'-0"



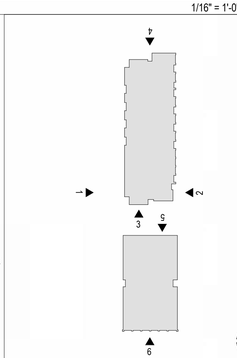
Elevation - BLDG 2 North | 5

1/16" = 1'-0"



Elevation - BLDG 2 South | 6

1/16" = 1'-0"



KEY PLAN LEGEND | 7

1" = 100'-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"



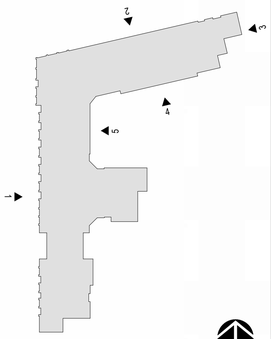
Elevation - BLDG 3 Pool Court South 4

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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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

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VIEW TOWARDS BUILDING #3

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CONTENT: RENDERINGS

A2.04

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VIEW TOWARDS BUILDING #1 FROM MAIN ST.

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	SUBMITTAL	3.14.2025
	SUBMITTAL	4.19.2025

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CONTENT: RENDERINGS

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VIEW TOWARDS GATEWAY

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CONTENT: RENDERINGS

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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
WAYNE A. ROGERS
CAROL J. ROGERS
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

PREPARED BY AND AFTER RECORDING RETURN TO:

JASON BARRON
MORNINGSTAR LAW GROUP
434 FAYETTEVILLE STREET, SUITE 2200
RALEIGH, NC 27601

STATE OF NORTH CAROLINA

COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160D-1001 *et seq.*)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

And

CAPITOL BROADCASTING COMPANY, INC.

THIS AGREEMENT (the "Agreement"), made and entered into, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **CAPITOL BROADCASTING COMPANY, INC.**, a North Carolina corporation, hereafter referred to as the "Developer." The Town and Developer are collectively referred to herein as the "Parties." This Agreement has an effective date as of the last date of the signatory below.

WHEREAS, Developer, or its affiliate, is the contract purchaser of those certain tracts of land located in Wake County, North Carolina with an approximate total acreage of 9.86 acres and further identified as follows: (a) PIN 0649985564; (b) PIN 0649981185; and, (c) PIN 0649984283 (collectively, the "Property" or the "Site") owned by the Rousseau Family Trust (the "Landowner") and as more specifically described on **Exhibit A** attached hereto and incorporated herein, which Developer, or its affiliate, intends to develop; and,

WHEREAS, the Town Council rezoned the Site to CB-CD Community Business Conditional Zoning District, Holly Springs Case No. 25-REZ-01/PLRZ202500004 (the "Rezoning") on **_____, 2025**, to facilitate the Property's uses to be consistent with the Town's comprehensive plan (the "Comprehensive Plan") by permitting the development of a mixture of residential and commercial uses; and,

WHEREAS, the Developer desires careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, the Town has enacted a subdivision control ordinance and a comprehensive zoning ordinance which are codified in a Unified Development Ordinance ("UDO"), pursuant to N.C.G.S. §160D-801 which provides for the orderly control of growth and development in the Town in general and on the Site; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. §160D and UDO the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and,

WHEREAS, Developer has agreed to significant offsite road improvements to N. Main Street adjacent to Ting Park, as described in **Exhibit C**, beyond what is necessary to support the Development (as defined below) in an effort to complete a section of N. Main Street that the Town has desired to have completed; and,

WHEREAS, the Town has enacted a Water Resource Management Policy (see. https://www.hollyspringsnc.gov/DocumentCenter/View/44266/3_00_WaterResourceManagementPolicy_Sup20) (the "WRMP") to ensure the adequate water and sewer supply for the Town generally and the Property specifically, and Developer consents to abide by this policy; and,

WHEREAS, the Developer has agreed to make significant sanitary sewer improvements to an existing Town of Holly Springs sewer system and associated lines, far beyond the impact of the proposed development as reflected on the attached **Exhibit D**, which shows that Developer's actual impact on the line is $\leq$ 5% of the ultimate flow but developer is proposing to improve +/- 20% of the line proposed for improvement, an improvement that results in additional capacity beyond current flows of approximately 300%; and,

WHEREAS, the sanitary sewer line to be improved by Developer has been identified by the Town as part of a 2018 study as a sanitary sewer line that needs improvement in order to continue to serve the Town and its citizens; and,

WHEREAS, the Town desires for these significant sanitary sewer improvements to occur since it will result in a tremendous public benefit to the Town and its citizens, resulting in improvements to the line that would otherwise take years for the Town to complete; and,

WHEREAS, in an effort to achieve these road and sanitary sewer improvements, which otherwise are burdens that would have to be borne by Town taxpayers, the Town has agreed to certain fee credits and concessions as described herein; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §160A-20, §160D-1001(b), and §160D-1003, and may contract with Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160D-1001(a) and the Town Council of Holly Springs has determined that it is in the best interests of its citizens to do so; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit and other permits and approvals, said fees being listed in the Town's annual budget and Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed; and (iii) except as provided for herein , hereby agrees to timely pay all normal and customary fees to the extent applicable to Developer in connection with its development of the Site at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, pursuant to N.C.G.S. §160D-1005, on **_____, 2025** the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town's execution of the same.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and Developer agree as follows:

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approval by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of Developer for the administration of a separate construction contract, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act under this Agreement. Developer's right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon Developer first receiving from the Town advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Concept Plans: Concept Plan as used in this Agreement refers to the Conditional District Master Plan and associated Design Guidebook for the Development previously submitted by Developer to the Town, if any.

c. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the

dividing of land into two or more parcels. “Development,” as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, “Development” refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term “Development” refers to the construction by Developer of all building activities associated with the Concept Plans and Development Permits occurring on the Site during the Term of this Agreement.

d. Development Permit: A building permit, zoning permit, subdivision approval, special use permit, variance, or any other official action of the Town having the effect of permitting the Development of property.

e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance (“UDO”).

f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

g. NCDOT: the North Carolina Department of Transportation.

h. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, transportation improvements, storm sewer lines, and other Town-owned equipment or facilities not located on the Site.

i. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

j. Property: The parcel of land described in **Exhibit A** that is the subject of this Agreement. Also referred to as the “Site.” Any subsequent annexation of parcels by Developer other than descried herein would constitute a major modification of this Agreement and require an additional public hearing.

k. Public Infrastructure or Public Infrastructure Improvements: Road improvements, sidewalk improvements, sewer and water improvements, or any other improvements which are now or shall be in the future publicly dedicated to the Town of Holly Springs or another governmental entity, as described herein.

l. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by Developer, the retention and addition of local jobs, an increase in commercial/life science uses, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.

m. Project: Developer plans to develop the Site in the manner described in Concept Plans and Rezoning, and as approved by the Town of Holly Springs through its normal development process.

n. Site: See "Property."

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the property subject to this agreement and the names of its legal and equitable property owners are contained in **Exhibit A**. The obligations and rights contained in this Agreement apply only to the Development of the Site.

2. TERM: The duration of the Agreement is **five** (5) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by Developer either prior to or within 15 days of ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 365 days of the execution of the foregoing (the "Conditions Precedent"). Any obligation to reimburse funds contained herein, if any, not demanded within five years of the execution of the foregoing shall be void and given no effect.

3. REZONING: The Parties hereby acknowledge that the current zoning of the Property surrounding infrastructure is inadequate to support the Project. Following approval of the Rezoning, the certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Site, its future residents, and the residents of the surrounding area that may be affected by the Project. While the Project's proposed rezoning to Community Business Conditional Zoning District is consistent with the Town's long-range planning documents, the current infrastructure is inadequate and therefore the Town would not ordinarily grant zoning approval, Project Permits, such approvals as the Master Plan, Concept Plan, Development plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are adequate to accommodate the residents or invitees of the Project. Developer wishes to accelerate the Town's approval through the covenants herein and provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Site. The Development Plan for the Project, bearing Holly Springs Development Plan No. 25-DP-01, has been approved by the Town Council contemporaneously herewith.

4. PHASING: It is anticipated that the Project will be constructed in a single phase. Phasing of the Project and associated development levels may be administratively approved by Town staff as development plans are submitted and traffic studies updated.

5. ROAD AND SEWER IMPROVEMENTS: Road improvements for the Project shall comply with the approved Transportation Impact Analysis ("TIA") attached hereto as **Exhibit B** and incorporated herein. The road and sidewalk improvements shall include the following:

a. North Main Street Improvements. Developer shall make such improvements to North Main Street as recommended by the TIA and as shown on **Exhibit C** attached hereto and incorporated herein (the "North Main Improvements") at Developer's sole cost and expense. Additionally, Developer shall make offsite transportation improvements to complete the additional lane on N. Main Street adjacent to Ting Park as shown on **Exhibit C** (the "North Main Offsite Transportation Improvements"). The estimated cost of the North Main Offsite Transportation Improvements is Two Hundred and

Eighty-Five Thousand and 00/100 Dollars ($285,000.00) with the final cost determined at the time of construction.

b. Sewer Improvements. Developer shall upgrade approximately 1,000-1,300 linear feet of sewer lines, increasing the diameter of the sewer line as shown on **Exhibit D** attached hereto and incorporated herein (the "Sewer Improvements"). The estimated cost of the Sewer Improvements, including both the cost of design and construction, is One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000) with the final cost determined at the time of construction, provided however in no event shall Developer's actual cost exceed $1,200,000 (the "Maximum Sewer Improvements Cost"). The Sewer Improvements may be modified without amendment to this agreement to ensure the total improvements made do not exceed the Maximum Sewer Improvements Cost.

The Actual Cost of the Offsite Sewer Improvements required herein shall be credited against Developer's system development fees as provided in Sec. 6 hereinbelow.

In addition to the North Main Improvements, the Developer is constructing offsite sidewalk connections to existing sidewalks as reflected on the Concept Plan at Developer's sole cost and expense,

6. SYSTEM DEVELOPMENT FEES. Developer's engineer anticipates that the total system development fees (the "SDF") due for the Project will be approximately Two Million Nine Hundred Thirty One Thousand Four Hundred Fifty and 00/100 Dollars ($2,931,450.00) (the "Total Project SDF"). In consideration of the significant offsite Sewer Improvements that are being performed by Developer beyond the impact of the Development, the Town agrees to credit SDF up to two-thirds of the SDF actually paid or Two Million and 00/100 Dollars ($2,000,000) whichever is less (the "SDF Credit"). Without limiting the foregoing, the SDF Credit provided for herein reflects roughly 1/3rd of the credit as a credit against the upgrades being performed to the sanitary sewer line and 1/3rd of the credit being provided in recognition of the significant acceleration of this needed offsite improvement and the infrastructure improvements provided for in this Agreement.

7. DEVELOPMENT PERMITTED USES: The Site may be used consistent with the uses and subject to the restrictions and other development obligations of the Rezoning.

8. ROOFTOP COMMERCIAL: Initial construction of Building 2 as shown on the Development Plan shall be designed to include building core and shell for a rooftop commercial use.

9. ANNEXATION: In the event that the Site is not currently annexed, it shall be annexed at the discretion of the town council, through the approval of a petition for voluntary annexation prior to the commencement of any construction or recordation of a plat. Nothing contained herein shall bind the Town Council on the legislative decision of annexation. The Town shall schedule the Annexation Petition for public hearing and approval within 45 days of the execution of this Agreement.

10. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developer shall secure all special use permits, construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town

shall aid Developer in securing all encroachment permits as required by the NCDOT, the North Carolina Department of Environmental Quality, or other state or federal agencies, as required for roads, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve Developer of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

11. PARKS AND RECREATION LAND DEDICATION: The Parties acknowledge that the Town's UDO requires Developer of a residential tract to dedicate parks and recreation land or amenity for the use of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the tax value of the tract of the Site at the time of Development, which town staff has calculated as $209,595.33 per acre, which produced under ordinary methods of calculation for the Project's unit count of 236 a fee in lieu amount of $3,416.40 per unit of residential use (the "Parks and Recreation Fee Per Unit"). Upon development of the Project and all residential units contemplated therein, the anticipated parks and recreation fee due and payable to the Town is anticipated to be Eight Hundred Six Thousand Two Hundred Seventy-One and No/100 Dollars ($806,271) (the "Total Parks and Recreation Fee"). The calculation of the Total Parks and Recreation Fee is based upon the attached Exhibit E (the "Parks and Recreation Fee Calculation"), which is incorporated herein by reference. Notwithstanding any changes approved by the Town with respect to the manner in which Parks and Recreation Fees are calculated, the Parks and Recreation Fee Calculation shall be binding upon the Parties, subject to the Developer's rights under N.C. Gen. Stat. Sec. 160D-108 ("Permit Choice").

12. WATER AND SEWER ALLOCATION: Developer is advised to read and understand the WRMP. Developer hereby acknowledges the Development to be a Priority Level 2 development (as the same is defined in the WRMP) and has committed to the following water and sewer allocation elements in the Project to satisfy the criteria of Section 3.5.2 of the WRMP:

a. Public Infrastructure Improvements – Install oversized utilities as provided for herein
b. Open Space/Tree Preservation – Preservation of at least ten percent (10%) of Specimen Trees on site

The parties further acknowledge that the allocation assignment for the Project is (Mixed Use) Residential-attached/Non-residential and that the allocation requested and provided for herein is as follows:

Estimated Sewer Flows - Overlook at Main 1

Use	Daily Flow	Total Daily Flow
380 Bedrooms	75 GPD/Bedroom *	28500 GPD
Retail space - 12,890 SF	.12 gpd/sf	1546.8 GPD
Club/Leasing- 3,438 SF	0.12 GPD/SF	412.56 GPD
	TOTAL	**30459.36 GPD**
*75 GPD/ Bedroom Minimum	Residential Total Fow Only	28500 GPD

13. UDO MODIFICATIONS: Based upon modifications requests and associated justifications that have been submitted by Developer and are included with the Development Plan, the following sections of the UDO are modified as follows:

a. Requirement for Vehicular Stubs to Adjacent Property: Section 7.3.C.2 of the UDO is modified to not require a vehicular stub road to Gingko Drive;

b. Requirement for Providing Sanitary Sewer Stubs to Upstream Parcels: Section 7.2.3.F of the UDO is modified to not require a water/sewer stub to the Property's southern property line.

14. INTERPRETATION OF UDO SECTION 2.2.2: Section 2.2.2 of the UDO (the "Mixed Use Ordinance") is hereby interpreted to be satisfied by the Development Plan for the following reasons:

a. The Site is Zoned Commercial Business-Conditional District; and,

b. The Mixed Use Ordinance provides for a maximum density of fifteen (15) dwelling units per acre, but has allowances for development to exceed this maximum density if the development includes, among other things, a vertically integrated mixed-use building; and,

c. The Development includes a maximum residential density of ~ twenty-four (24) units per acre; and,

d. The Development provides an innovative and creative design in a key location of the Town; and

e. As shown in greater detail on the Development Plan this innovative and creative design includes, among others, (i) the public plaza space situated between the commercial use within Building 2 and the residential use within Building 1 and (ii) the commitment to include a rooftop commercial use as described in Article II, Section 8 hereof; and

f. The Town finds the inclusion of these key features as shown on the Development Plan in this part of Town to meet the spirit and intent of the UDO and the Mixed Use Ordinance.

15. TERMS REQUIRED FOR PUBLIC SAFETY: Developer shall provide sufficient egress and ingress to the Site through the Site or other public rights of way to satisfy the requirements of the Town's Fire Chief and Police Chief, as indicated by their approval in the development review process.

16. HISTORIC STRUCTURES: There are no known historic structures on the Site.

17. DEVELOPMENT SCHEDULE:

a. Development of the Project and any Public Infrastructure shall commence prior to the expiration of any required permits for the same.

b. In consideration of the covenants contained herein, Developer shall be allowed to submit construction drawings for review to the Town staff prior to Town Council approval of a development plan for the Site. Developer understands that doing so is entirely at the risk of Developer for any subsequent changes to such plans and drawings that may be made necessary as a result of Town council approval of a development plan.

ARTICLE III
DEVELOPER'S OTHER DUTIES

1. For any offsite infrastructure constructed by Developer, Developer shall design, permit, and construct the infrastructure in the location approved by the Town and as shown on plans (to be submitted), according to engineering best practices, applicable requirements of the Town, and applicable requirements of the North Carolina Department of Environmental Quality (NCDEQ) and applicable requirements of any other regulatory agency. For any land owned or controlled by Developer, Developer shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by Developer, the Town shall convey such land owned by the Town to Developer or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of Developer's Duties set out in this Article III.

2. Developer shall construct in a workmanlike manner the public infrastructure located on the Site according to the design specifications and criteria of the Town which are existing at the time of this Agreement, as well as full compliance with any applicable NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the Project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. Developer shall construct the public infrastructure according to the plans, the terms of this Agreement, and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not apply. Developer shall not be required to make a payment-in-lieu of street construction costs or pay a fee in lieu of greenway construction costs.

ARTICLE IV
GENERAL TERMS

1. All of Developer's obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Rezoning, the Annexation Petition, and all required Site Plans and Building Permits.

2. All reimbursements, if any, for this Project shall be provided on the basis of final documented Actual Costs, as approved by the Director Development Services, in accordance with this agreement. Any opinions of Project cost included in this agreement are based upon preliminary designs and are approximate.

3. Developer shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The costs of all of these items shall be borne by Developer and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, Developer shall operate under a direct contract with the Town and shall hold the Town harmless.

5. Developer agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character arising directly out of the entry onto and performance of work completed by Developer within easements owned by the Town.

6. The Town agrees to protect, defend, indemnify and hold Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the gross negligence or willful misconduct of Developer, or its agents, employees or contractors,. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees

to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of Developer to ensure that all regulatory approvals for the project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

11. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of Developer to ensure that all regulatory approvals for each project are in place before beginning construction.

12. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

13. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

14. Developer is a sophisticated business entity. It hereby, for itself, its successors and/or assigns, expressly hereby agrees to waive its right to participate in any class action against the Town with respect to any term or condition of this Agreement or any requirement, obligation, right, or duty created herein. Each party has had the opportunity to have this Agreement reviewed by counsel of its choosing and is entering into this agreement freely and aware of any of the rights, obligations, and duties each may enjoy.

15. Notices under this agreement shall be to the following:

FOR THE TOWN:	FOR DEVELOPER:
Randy J. Harrington	Capitol Broadcasting Company, Inc.
Town Manager	2619 Western Blvd.
PO Box 8	Raleigh, NC 27606

Holly Springs, NC 27540
Reference:

With copy to:
Morningstar Law Group
Attn: Jason Barron
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601

16. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

17. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

18. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

19. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

20. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Property Description
EXHIBIT B: Traffic Impact Analysis
EXHIBIT C: North Main Improvements
EXHIBIT D: Sewer Improvements
EXHIBIT E: Parks and Recreation Fee Calculation

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(*Town Seal*) BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the __ day of _____

_____
Notary Public

My Commission Expires:_____

DEVELOPER

CAPITOL BROADCASTING COMPANY, INC., a
North Carolina corporation

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

I certify that the following person (_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____

_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Consented to by:

LANDOWNER

THE ROUSSEAU FAMILY TRUST

By: _____
Its: Trustee

By: _____
Its: Trustee

STATE OF _____
_____COUNTY

I certify that the following person(_____) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____ _____

_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Exhibit A

Legal Description

EXHIBIT B

Traffic Impact Analysis

Exhibit C

North Main Improvements

Exhibit D

Sewer Improvements

OVERLOOK REZONING
SUPPLEMENTAL ZONING CONDITIONS
June 13, 2025

- **Timing of commercial development**. A minimum of 15,000 square feet of ~~enclosed~~ rentable commercial uses (not including terrace spaces on the ground floor or rooftop) shall be constructed with the first phase of development of the property.

- **Maximum commercial square feet**. A maximum of 17,000 square feet of ~~enclosed~~ rentable commercial uses (not including terrace spaces on the ground floor or rooftop) may be constructed on the property

- **Anchor Way crossing**. The developer shall install upgraded safety measures to aid pedestrian safety for the existing crosswalk along Anchor Creek Way just to the east of the property. The specific improvements shall be determined at the time of construction drawing review in the Developer's sole discretion.

- **Main Street crossing refuge**. Subject to approval by NCDOT and in order to improve the safety of pedestrians crossing N. Main Street to Ting Park, the existing median on the south side of the intersection shall be improved to include a pedestrian refuge. This condition shall only be required in the event the median can be improved without requiring changes to existing laneage at the intersection. The specific improvements shall be determined at the time of construction drawing review in the Developer's sole discretion

- **Bus shelter fee-in-lieu**. Developer shall pay a fee-in-lieu of a bus shelter in the amount of $17,000.

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Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 19.

New Business
Title: Utley Creek Water Reclamation Facility Upgrade Initial Resolution
Strategic Priority Area: Organizational Excellence
Growth Management & Economic Vitality
Staff Resource: Tina Stroupe, Finance

Action(s):

- Adopt the Initial Resolution 25-28 authorizing the negotiation of an installment financing contract, calling for a public hearing and directing publication of the Notice of Public Hearing, directing application to the Local Government Commission, and direction to retain the necessary professionals essential for the debt issuance process.

Explanation:

- Staff recommends the financing of (Phase 1), the construction of a new Laboratory and Operators Building and site preparation and grading of the Utley Creek Water Reclamation Facility (UCWRF) Upgrade project for the 6-8 million gallons per day (MGD) treatment process improvements through issuance of Revenue Bond Anticipation Notes (BANs) with approval from the Local Government Commission (LGC).
- BANs are an approved form of municipal financing in North Carolina and are short-term debt instruments used by municipalities to finance projects before a long-term bond issue is finalized. BANs bridge the gap between project initiation and the issuance of the final bond, allowing for the commencement of work or expenses before the full financing is secured.
- Staff is recommending the issuance of Revenue BANs for Phase 1 of the UCWRF Upgrade project until the anticipated issuance of Revenue Bonds, estimated in early Spring of 2026. Proceeds from the Revenue Bonds will be used to refund, or repay, the BAN.
- The financing of Phase 1 of the project will not exceed the amount of $22,000,000 and the term of the financing will not exceed 12 months.

Background:

- In May 2025, Utilities & Infrastructure staff advertised bid documents seeking a contracting firm to construct the Utley Creek Water Reclamation Facility (UCWRF) Lab & Operators Building and complete site preparation for the 6-8 million gallons per day (MGD) treatment plant upgrade.
- Staff will seek Council approval of the project contract at the July 15th Council Business meeting.
- The new building is a 7,600-square foot building that will house the Town's Environmental Compliance Laboratory facilities, Environmental Compliance Laboratory staff, and the

UCWRF Operations staff. The new structure is necessary for the plant upgrade as the existing location for this facility is in the location of several new processes and infrastructure critical to the improvement.
- This issuance of Revenue Bonds and Revenue Bond Anticipation Notes were anticipated in development of the latest Debt Model and all debt service was previously included in the model so there are no additional impacts to debt service.

Funding Source(s):

- Community Investment Plan - Revenue Bond

Attachment(s):

1. 25-28 Initial Resolution Directing Application to LGC

Resolution No. 25-28
Date Adopted: June 17, 2025
Effective Date: June 17, 2025

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA DIRECTING THE APPLICATION TO THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF THE TOWN'S ENTERPRISE SYSTEMS REVENUE BOND ANTICIPATION NOTE, SERIES 2025; REQUESTING LOCAL GOVERNMENT COMMISSION APPROVAL OF THE 2025 NOTE; AND CERTAIN RELATED MATTERS

WHEREAS, it is necessary to improve the water and sewer system (collectively, the *"Enterprise Systems"*) of the Town of Holly Springs, North Carolina (the *"Town"*);

WHEREAS, the Town Council of the Town (the *"Town Council"*) is considering the issuance of a not to exceed $22,000,000 Town of Holly Springs, North Carolina Enterprise Systems Revenue Bond Anticipation Note, Series 2025 (the *"2025 Note"*), to (1) finance the costs of extensions, additions, and capital improvements to, or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, the Enterprise Systems (collectively, the "*2025 Projects*"), including, but not limited to, (i) the construction, equipping, and furnishing of a Laboratory and Operators building, and (ii) site preparation and grading for treatment infrastructure improvements at the Utley Creek Water Reclamation Facility site, and (2) pay the costs of issuing the 2025 Note;

WHEREAS, the Town Council wishes to (1) retain Parker Poe Adams & Bernstein LLP, as bond counsel ("*Bond Counsel*"); (2) retain DEC Associates, Inc., as financial advisor; (3) select PNC Bank, National Association, as purchaser of the 2025 Note (the *"Purchaser"*); and (4) appoint U.S. Bank Trust Company, National Association, as trustee for the 2025 Note (collectively, the "*Financing Team*");

WHEREAS, the Town Council desires that the Finance Director of the Town file with the Local Government Commission of North Carolina (the *"Commission"*) an application for its approval of the 2025 Note on a form prescribed by the Commission, requesting that the Commission approve the negotiation of the sale of the 2025 Note to the Purchaser and the Town's use of the Financing Team;

WHEREAS, in connection with such application, the Town Council authorizes the Finance Director (1) to provide the Commission with such facts and information in regard to the 2025 Note and to the Town and its financial condition as the Commission may require and (2) to take all other action necessary for the issuance of the 2025 Note;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA, AS FOLLOWS:

Section 1. The Town is authorized to issue the 2025 Note to finance the 2025 Projects and pay the costs of issuing the 2025 Note.

Section 2. The use of the Financing Team in connection with the issuance of the 2025 Note is approved. In addition, to the extent necessary, the Finance Director is authorized to engage any other third parties that may be necessary to execute the transactions contemplated by this Resolution.

Section 3. The Finance Director of the Town, with advice from the Town Manager, the Town Attorney and Bond Counsel, is authorized, directed and designated to file an application with the Commission for its approval of the issuance of the 2025 Note.

Section 4. The Town Council finds and determines and asks the Commission to find and determine from the Town's application and supporting documentation as follows:

(a) the issuance of the 2025 Note is necessary or expedient;

(b) the maximum stated principal amount of the 2025 Note will be adequate but is not excessive, when added to other money available for such purpose, to finance the 2025 Projects;

(c) the proposed 2025 Projects are feasible;

(d) the Town's debt management procedure and policies are good; and

(e) the 2025 Note can be marketed at a reasonable interest cost to the Town.

Section 5. The Mayor, the Town Manager, the Town Attorney, and the Finance Director are authorized to do any and all other things necessary to complete the steps necessary for the issuance of the 2025 Note.

Section 6. The Town Council requests that the Commission sell the 2025 Note to the Purchaser on such terms as may be agreed on.

Section 7. This Resolution is effective on the date of its adoption.

Adopted by the Holly Springs Town Council on this, the 20th day of May, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda C. McKinney, Town Clerk