Town of Holly Springs
Planning Board
7:00 PM **Tuesday, July 22, 2025**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. June 24, 2025 Regular Meeting Minutes

Town Council Meeting Representative

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

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

Zone Map Change Petitions

Major Subdivision Plans

2. 24-MAS-03 Village at Harris Lake Major Subdivision

Development Plans

3. 25-DP-02 1936 Ralph Stephens Road Development Plan

Other Business

4. Town Council Official Action Overview

5. Committee Reports

6. Development Services Report

7. Other Business

Adjournment

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

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 1.

Development Services
Title: June 24, 2025 Regular Meeting Minutes
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve June 24, 2025 minutes.

Explanation:

Background:

Funding Source(s):

Attachment(s):
1. June_24_2025_PB_Minutes-DRAFT

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday June 24, 2025 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **June 24, 2025.** At 7:00 p.m. after determining a quorum was present, Chair Deshazor called the meeting to order.

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

The Board completed roll call.

Members Present:
Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Roger Bess, *ETJ*
Van Crandall
Joseph Cuccurullo
Joanna Holder (7:10 pm arrival)
Sara Kempin
Craig Kessler
Josh Prizer

Members Absent:

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

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. *May 27, 2025 Minutes*

Motion:
Motion to approve May 27, 2025 Minutes.

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

Agenda Item #7: Town Council Representative

a. Planning Board Representation for Town Council
   - July 15: Joseph Cuccurullo

- August 19: Josh Prizer

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9: Zoning Map Change

4016 Berman Edge Road Rezoning (25-REZ-03)

Mr. Ryan presents the Staff report to the Board

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

Motion:
Staff Recommended Plan Consistency Statement
The requested Zoning Map Amendment from RR Rural Residential to SR Suburban Residential is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood and the SR District supports the vision of a Residential Neighborhood by restricting the use of the property to single-family detached dwellings where homes are oriented toward streets with rear yards larger than front yards. The requested rezoning is reasonable and in the public interest because 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.

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

Motion:
Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition 25-REZ-03 to change the zoning of 1.00 acres of Wake County PIN 0648488641 from RR: Rural Residential to SR: Suburban Residential as submitted by John Teel, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

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

Agenda Item #10: Major Subdivision Plans

Hazel Ridge (25-MAS-01)

Mr. Gosney presents the Staff report to the Board

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

Ms. Holder arrives at 7:10pm and will participate in the motion

Applicant / Speaker:
Andy Petty
Curry Engineering
205 S. Fuquay Ave
Fuquay Varina, NC 27526

Mr. Crandall asks staff who is responsible for maintaining the Solar powered speed limit signs? And how many are there?
Ms. Jacobs confirms they will either be maintained by the HOA or if the signs are located in the ROW of the other development DOT is required to maintain. Mr. Petty confirms there are 2 solar powered signs.

Mr. Urquhart asks if the stub between lots 38 and 39 changes the number of proposed lots.
Mr. Petty confirms they were able to pick up another lot and there

Mr. Cuccurullo asks what are the major improvements since the rezoning was approved?
Mr. Petty believes that the stub street and fully designing the open spaces shows a major commitment.

Mr. Kessler asks about the Pickle Ball courts, and if during design was it discussed adding tennis courts instead and paint in the lines for those wanting to play pickle ball?
Mr. Petty confirms it was not. because pickle ball courts are smaller than tennis courts and adding pickle ball and a putting green is more cost efficient.

Mr. Madoni asks if the build out is in phases?
Mr. Petty confirms there are 4 phases, and Mr. Madoni asks to see the phases on the screen.
Mr. Petty explains the traffic light improvements are within Phase 1.

Mr. Cuccurullo asks about the anticipated cost of the proposed homes.
Mr. Petty explains the market is changing rapidly and the hope is to keep the sales price at market value.

Ms. Holder arrives at 7:10pm and will participate in the motion

Motion:
Motion that the Planning Board recommend the Town Council **approve** Major Subdivision 25-MAS-01 for Hazel Ridge Subdivision, with the conditions listed in the staff report, and forward the Planning Board Action Report to the Town Council.

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

Agenda Item #11: Development Plans

1317 N Main St. Development Plan – Major Amendment (21-DP-06-A02)

Mr. Gosney presents the Staff report to the Board

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

Applicant / Speaker:
Jason Barron
MorningStar Law Group

Mr. Barron presents to The Planning Board and asks Ms. Britt of DHIC to introduce herself to the Board. Mr Barron asks Ms. Britt to introduce herself and DHIC to the Board.

Speaker:
Natalie Britt
DHIC (a Nonprofit, affordable housing)
305 Taylor St
Raleigh, NC

Speaker:
Frank Baird
1204 Capital
Raleigh, NC

Mr. Kessler asks if the speaker could elaborate on what "affordable housing" is.
Mr Barron confirms 60% AMI or less.
Ms. Britt DHIC uses the formula of no more than 30% of a household's income. Giving an example of how the formula was used.

Mr. Kessler asks about the lighting. Specifically, 24 hours of lighting in the area and if the neighboring areas provided any feedback.
Mr. Barron confirms he is not aware of any neighboring issue with the proposed lighting. But that the neighboring community was pleased the office space was reduced to 3 levels as opposed to what was previously approved.

Mr. Cuccurullo asks Ms. Britt if she can explain the relationship between the two projects, and why it is needed for DHIC to move forward.
Ms. Britt explains the site improvements were designed so that they would be happening at the same time. Neither half of the project can afford the improvements alone.
Mr. Baird presents to the Board, explaining to do this project the cost needs to be shared for the 20-acre site.

Mr. Cuccurullo asks why the full 75000sf for medical? Why not restaurants or retail?
Mr. Baird answers parking is what drives medical. The design allows for enough parking for this size building.
Mr. Cuccurullo explains what he can envision for this parcel where families enjoy the park and live nearby, it could be wonderful if restaurants or retail were added.
Mr. Baird understands but also expresses the need for medical in Holly Springs, especially at this size.

Mr. Prizer asks Ms. Britt to explain the other stipulations in the application process for the affordable housing being proposed.
Ms. Britt explains the application process which includes documenting household income.
Tenants will pay for their own utilities. DHIC partners with property managers and obeys Fair Housing Laws.

Mr. Prizer asks Mr. Barron if there are any infrastructure updates and commitments
Mr. Barron asks Project Engineer Adam Pike with McAdams to answer.
Mr. Pike FIL allocation based on the increased flow that was included in the Development Agreement.

Ms. Holder offers a comment based on experience mixing food and medical is not successful.

Mr. Urquhart, what about adding a smaller 2nd building for possibly adding retail?
Mr. Barron explains right now there is no plan to add additional space, but the developer is not opposed to it.

Mr. Crandall confirms with the applicant that this property is owned by Wake County.

Mr. Bess is concerned that the community is missing the opportunity to add retail space, based on the original plan that was approved.

Mr. Barron reiterates, Mr. Bairds presentation. Confirming this site is a tough site for retail.
Mr. Bess explains that the plan does not feel like a walkable mixed-use development.

The Planning Board discuss' the Town parcel that is nearby and how it was rezoned.

Ms. Kempin asks for construction buildout timeline of both the medical property and DHIC residential.
Mr. Baird hopes to break ground by spring 2026 and completion by summer 2027. DHIC gives a completion date of December 2028. Both properties will be built simultaneously.

Ms. Kempin asks Ms. Britt if the affordable housing will have restrictions.
Ms. Britt confirms there will be no restrictions.

Mr. Madoni resurrects the previous approval of the Performing Arts Building, and asks if there is any chance that could come back?
Mr. Baird explains right now, no; there is no market for it.

The Planning Board has an open discussion and offers the following statements:
Mr. Crandall offers a prepared statement, explaining the property is perfect if Town is serious about evolving and expanding opportunities. Working and partnering together again to expand arts and culture in Holly Springs.

Ms. Holder offers the following statement medical services is retail and consider the value of medical care to the community.

Mr. Cuccurullo offers the following statement … this is complex, hard to argue against medical or affordable housing. Unfortunate that this parcel is owned by Wake County and is a prime piece of property for entertainment.

Mr. Bess agrees the benefits may outweigh the negatives of this project.

Ms. Kempin offers the following this is a huge opportunity to add Affordable Housing that has always been asked for.

Motion:
Motion that the Planning Board recommend the Town Council **approve** Development Plan Major Amendment 21-DP-06-A02 for N Main St. Commercial Tracts, with the conditions listed in the staff report, and to forward the Planning Board Action Report to the Town Council.

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

Mr. Crandall votes in denial, per his support of Staff's recommendation

Agenda Item #12:

Town Council Official Action Overview

- 20-MAS-02-A02 Oakview Innovation Park Major Amendment – Approved
- 23-DP-13 GeneSuites Pod C Development Plan - Approved
- 24-MAS-01 Cass Holt Crossing Major Subdivision Plan – Approved
- 24-REZ-02 4500 Old Holly Springs Apex – Approved
- 25-REZ-01 1220 N Main (Overlook) - Approved

Agenda Item #13: Committee Reports

LUAC (Joseph Cuccurullo / Josh Prizer)

i. Last meeting: June 3rd - *Canceled*
Next meeting: July 1 – *Canceled*

Tree Advisory Committee (Joanna Holder / Sara Kempin)

ii. Next meeting: July 14
- Election of Chair/Vice-Chair
- Street Tree Grant Program Overview
- Community Event Planning

Agenda Item #14: Development Services Report

- Review Mims Park and Ting Park Charrette results
- Provide overview of Public Land RFQ Process.
- Discuss new hearing process

Mr. Hills presents to The Planning Board.

Mr. Bess asks where the funding will come from?
Mr. Hills explains that it is not determined at this time. It will be part of the typical town Budget process. The assets we bring to the table are the land that the Town owns.

Mr. Hills presents the new hearing process to The Planning Board

Mr. Kessler agrees with Mr. Bess and Ms. Kempin that he too likes the newer process. The only downside is by the time the project comes to The Planning Board, the applicant may not have the time to make the necessary changes brought up at the neighborhood meeting.

Mr. Cuccurullos' feedback is that the new hearing process could potentially push the projects with smaller developers to larger developers that can afford the potential changes.

Agenda Item #15: Other Business

none

Agenda Item #16: Adjournment

Motion:
Motion to adjourn.

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

_____
Nikki St. Pierre
Planning Board Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services
Title: 24-MAS-03 Village at Harris Lake Major Subdivision
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Elliot Blonshine, Development Services

Action(s):

- Recommend the Town Council approve/deny Major Subdivision Plan 24-MAS-03 for Village at Harris Lake with the conditions in the staff report, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Explanation:

- A Major Subdivision Plan has been submitted to develop a 125-lot subdivision for Attached Dwellings, Quadplexes, a Commercial parcel, a Neighborhood Amenity Center, and a Public Park on 56.60 acres at 3313 Avent Ferry Road.
- The applicant is constructing a 7.4-acre public park with trails and play area and developing a 3.78-acre commercial area within the development. These will be reviewed under future development applications.
- The site includes multiple open space areas, including a central linear space with quadplex units fronting the space, a pickleball court, and a neighborhood amenity site with a pool.
- A Pump Station is proposed on its own lot at the southern area of the site.
- The site plans include road widening along Avent Ferry Road and Rex Road frontages, as well as new internal public streets to serve the development.
- A Development Agreement was approved with the project's Conditional District

Background:

- The project was rezoned from RR-Rural Residential to NMX-CD Neighborhood Mixed-Use on August 20, 2024.
- The project was previously titled Ragan Mixed-Use.
- A Development Agreement was approved with the rezoning to capture parkland dedication, park fee reimbursement, Right-of-Way acquisition assistance, transportation improvement alternatives, vested rights, and utility allocation.

Funding Source(s):
N/A

Attachment(s):
1. 24MAS03_VillageatHarrisLake_PBStaffReport

2. 24MAS03_WCPSS
3. 24MAS03_VillageatHarrisLake_Application
4. 24MAS03_VillageatHarrisLake_Plans

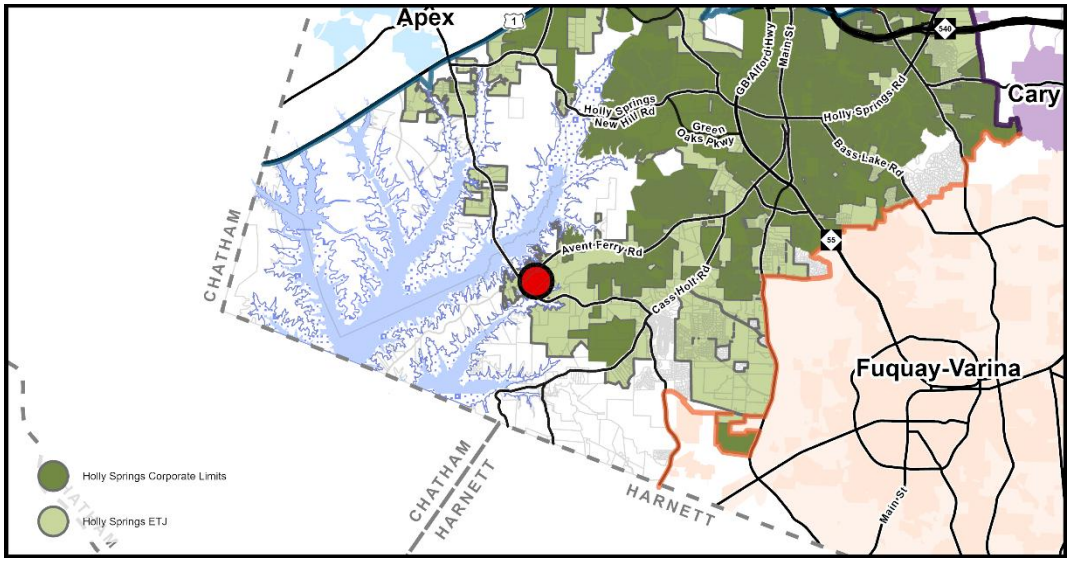
Project Type: Major Subdivision Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Laura Holloman - McAdams

Property Address: 3313 Avent Ferry Road

Property Area: 56.60 ac.



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

Project Summary:
A Major Subdivision Plan for a total of 125 lots, including lots for 164 quadruplex units, 115 Attached Dwellings, a commercial parcel, neighborhood amenity center, and a future 7.4-acre public park at 3313 Avent Ferry Road, formerly known as Ragan Mixed-Use.

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

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Case Summary

Current Zoning:
NMX Neighborhood Mixed-Use
☒ Conditional Zoning District

Current Major Subdivision Plan:
None



Aerial Photograph

Growth Strategy Map:
Places to Preserve
Places to Enhance
Places to Transform

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Natural Area
Neighborhood Center
Mixed Residential Neighborhood

Staff Analysis:

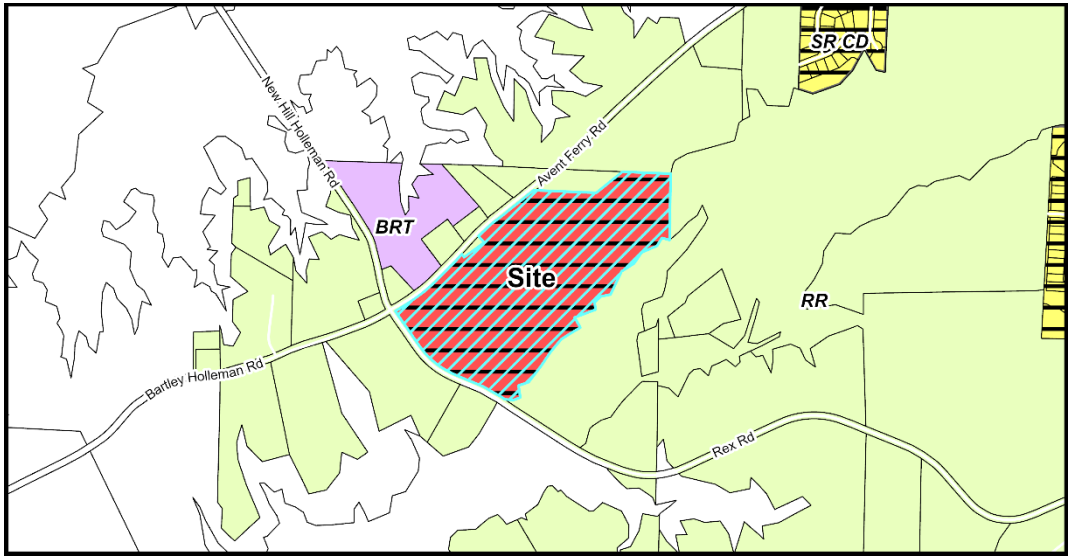
The Choose an item. is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Major Subdivision Plan complies with minimum requirements specified in Town adopted land development plans, policies, ordinances, and the Neighborhood Mixed-Use Conditional Zoning District (23-REZ-04 Ragan Mixed-Use).

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0627890439	NMX-CD	56.9
	Total Area	**56.9**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR – Rural Residential	Conservation Neighborhood; Neighborhood Center
North	RR – Rural Residential	Conservation Neighborhood
South	RR – Rural Residential	Conservation Neighborhood
East	RR – Rural Residential	Conservation Neighborhood
West	RR – Rural Residential; BRT – Business & Research Technology	Conservation Neighborhood; Neighborhood Center

Parcel Rezoning History

Rezoning Number: 23-REZ-04
Original Zoning: RR
Approved Zoning: NMX-CD
Approval Date: August 20, 2024

Rezoning Number: 15-REZ-07
Original Zoning: R-80 (Wake County)
Approved Zoning: R-30 – Residential
Approval Date: June 7, 2016

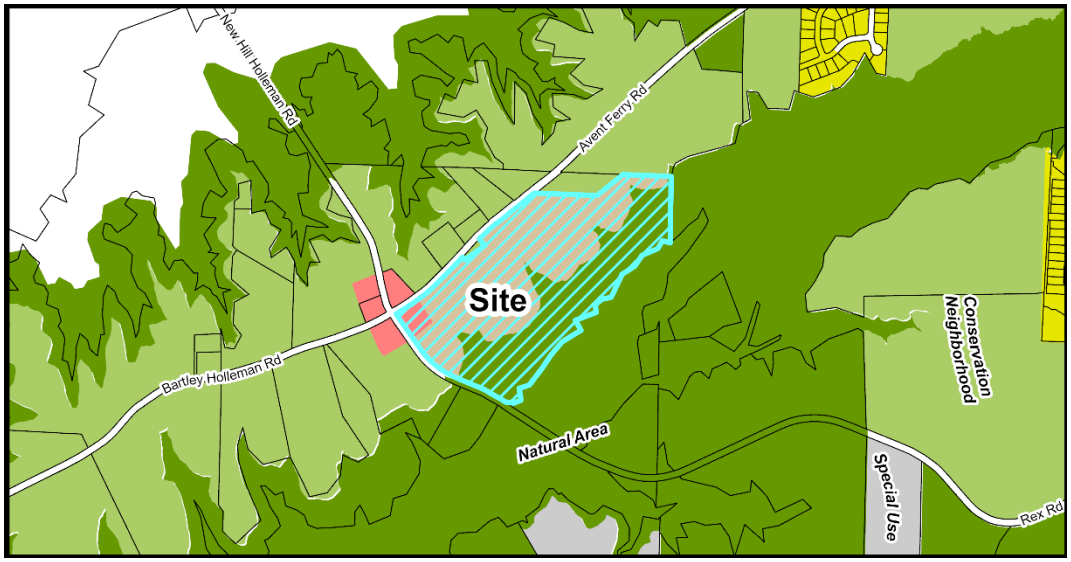
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform
Places to Enhance

Future Land Use: Neighborhood Center
Mixed Residential Neighborhood
Natural Area

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 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.

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.

Growth Strategy Map: Places to Preserve
Places to preserve in Holly Springs safeguard environmentally sensitive lands and provide meaningful opportunities to link residents with nature. They generally include permanent conservation areas, one hundred-year floodplains, and land inside the high lake level and buffer area (260 ft) for the Shearon Harris Nuclear Power Plant. Future development is discouraged in these locations to protect natural areas throughout the community, with the exception of single-dwelling detached homes on very large lots and cross-town trails and greenways that provide attractive and viable travel corridors for walking and biking.

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

Future Land Use: Natural Area
Natural Areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake.

Land Use & Character Information (cont.)

Future Land Use: Mixed Residential Neighborhood
A Mixed Residential Neighborhood includes several housing types – single dwelling detached, single dwelling attached, and multi-dwelling – that provide a range of home choices in the same neighborhood. Homes are oriented toward the street with on-street parking in front of more dense housing options. New development should include a comprehensive and connected network of open space that provides room to gather, preserves large tree stands, and helps manage stormwater run-off. Small blocks and a grid network support a well-connected, cohesive community.

Small Area Plan: N/A

Historic Structures: ☒ None
Across Avent Ferry Road from the subject property is the Samuel Bartley Holleman House, one of three Holly Springs properties on the National Historic Register. Next to the house is Collins Grove Baptist Church and Cemetery, a National Historic Register Eligible property.

Land Use & Character Staff Analysis:

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

The proposed Major Subdivision Plan is consistent with the Future Land Use designations of Neighborhood Center, Mixed Residential Neighborhood, and Natural Area. It meets the goals of these character areas, including:

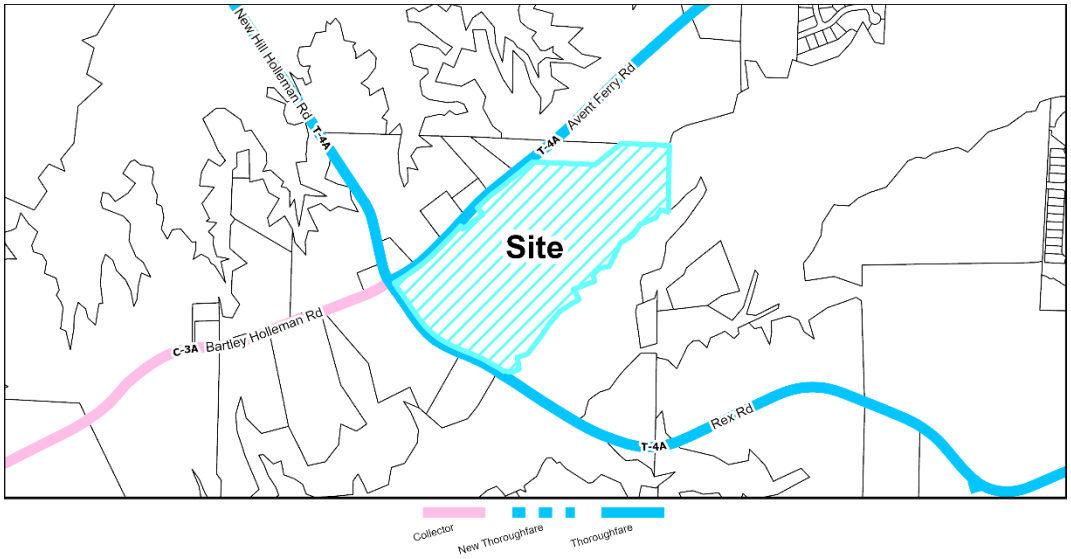
- No development in the Natural Area, with proposed Stormwater Control Measures as the closest features. Interior wetlands through the site are preserved.
- A proposed Commercial parcel for the Neighborhood Center, closest to the intersection of Avent Ferry Road and Rex Road. (Development at this site would be subject to Development Plan review, separate from any approval for this Major Subdivision).
- A variety of housing types, including 164 Quadruplex units and 115 Attached Dwelling units.
- A central, linear open space through the site, with Quadruplex units fronting this space.

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 Comprehensive Transportation Plan (CTP), road widening is required across the property frontages of Avent Ferry Road and Rex Road to meet ½ of the ultimate cross-sections. Avent Ferry Rd and Rex Rd are both identified as T-4A cross sections in the CTP, which are 4-lane median divided thoroughfares with 10' sidepaths. The development is proposing two driveway accesses along Avent Ferry Road and 2 driveway accesses along Rex Road. The Comprehensive Transportation Plans cross section will impact historic structures on the north side of Avent Ferry Road in the future and the applicant has provided a design for the Avent Ferry road-widening to minimize impacts to these historic sites. This design is consistent with the commitment made at rezoning and meets the Land Use & Character Plan's recommendation CC-20: Protect and Maintain Holly Springs's Historic Structures.

New Location Roadways:

There are no new CTP public roads proposed on this parcel.

Hotspot/Safety Study Location:

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

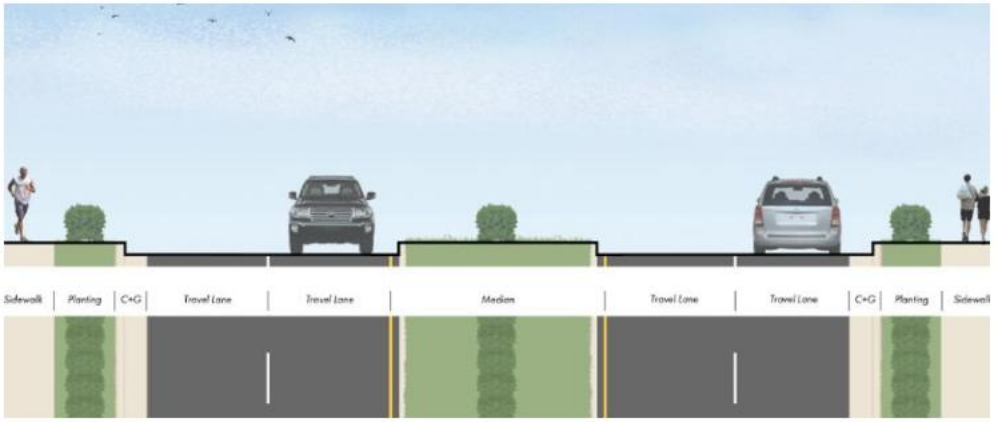
Improvement Prioritization:

N/A

Transportation Information (cont.)

Traffic Study Policy

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



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement was completed and approved with the rezoning petition and a Traffic Verification Memo was completed with the Major Subdivision plan to ensure consistency with the TIA. The Major Subdivision plans show all recommended improvements within the approved TIA as follows:

Avent Ferry Road/Bartley Holleman Road at Rex Road/New Hill Holleman Road

- Provide exclusive northbound right-turn on Rex Road.
- Provide exclusive southbound left-turn on New Hill Holleman Road.
- Modify westbound approach of Avent Ferry Rd to provide exclusive right turn lane and shared left-turn/through lane.
- Install traffic signal. Typically, traffic signals are to be supported on metal poles and mast arms per the Engineering Design and Construction Standards, section 3.02.O. The applicant is requesting to use wooden poles in lieu of metal mast arms.

Avent Ferry Road

- Provide asymmetrical widening to eliminate future conflicts with Collins Grove Baptist Church and its cemetery and also comply with CTP required frontage widening.

Avent Ferry Road at West Site Driveway

- Construct site driveway with left-in/right-in/right-out movements.
- Provide westbound left-turn lane on Avent Ferry Road.
- Provide an eastbound right-turn lane on Avent Ferry Road.

Transportation Information (cont.)

Avent Ferry Road at East Site Driveway
- Construct full-movement site driveway.
- Provide westbound left-turn lane on Avent Ferry Road.
- Provide an eastbound right-turn lane on Avent Ferry Road.

Rex Road at West Site Driveway
- Construct site driveway with right-in/right-out movement.
- Provide westbound right-turn lane on Rex Road.

Rex Road at East Site Driveway
- Construct full-movement site driveway.
- Provide eastbound left-turn lane on Rex Road.
- Provide westbound right-turn lane on Rex Road.

Transportation Staff Analysis:

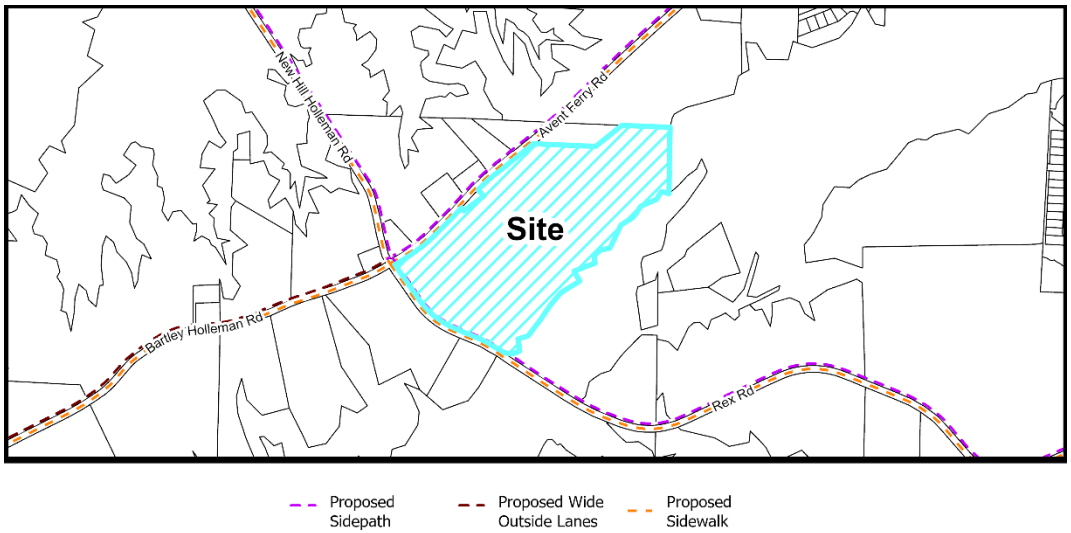
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The mitigation improvements within the Transportation Mitigation Agreement set forth by the Traffic Impact Analysis are shown on the Major Subdivision plans and are consistent with the Comprehensive Plan.

Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☒ Yes ☐ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

A 10-foot sidepath is being installed along Rex Road and Avent Ferry Road in accordance with the Future Active Transportation Map. The plans show the sidepath along both road frontages, including a section across an off-site gap along Avent Ferry Road as required by UDO Section 7.6 Sidewalks, Sidepaths, and Greenways. Should sufficient right-of-way not already exist across the gap the applicant shall endeavor to obtain the necessary right-of-way, and if they are not able to, the Town will be able to assist in the condemnation of the necessary right-of-way to enable the applicant's construction of the Sidepath.

Parks, Recreation, & Greenways Summary

This site is subject to Park Search Area #7 as identified in the Parks, Recreation, and Greenways Master Plan. Park Search Areas require on-site public park land dedication for the benefit of both neighborhood and Town residents. The plan includes a 7.4-acre lot for a public park (lot 300 on the plan). The applicant has met with staff regarding a preliminary park design, and both parties are coordinating outreach for public input. The park will be reviewed administratively under a separate development plan once plans are finalized. Preliminary designs include trails, art, and nature playground.

Parks, Recreation, & Greenways Staff Analysis:

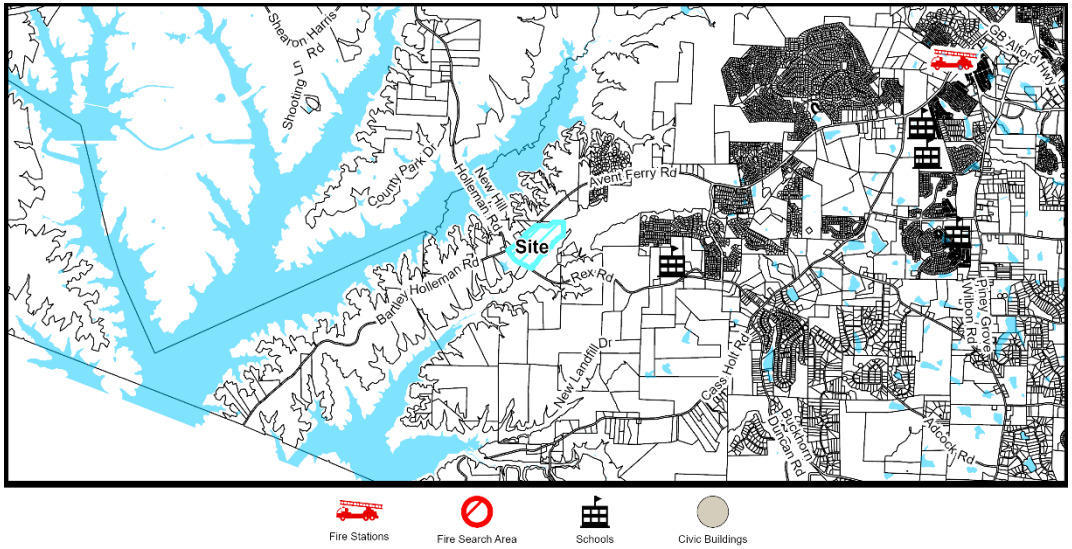
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The proposed Major Subdivision meets all requirements of the Comprehensive Plan, UDO, 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.



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

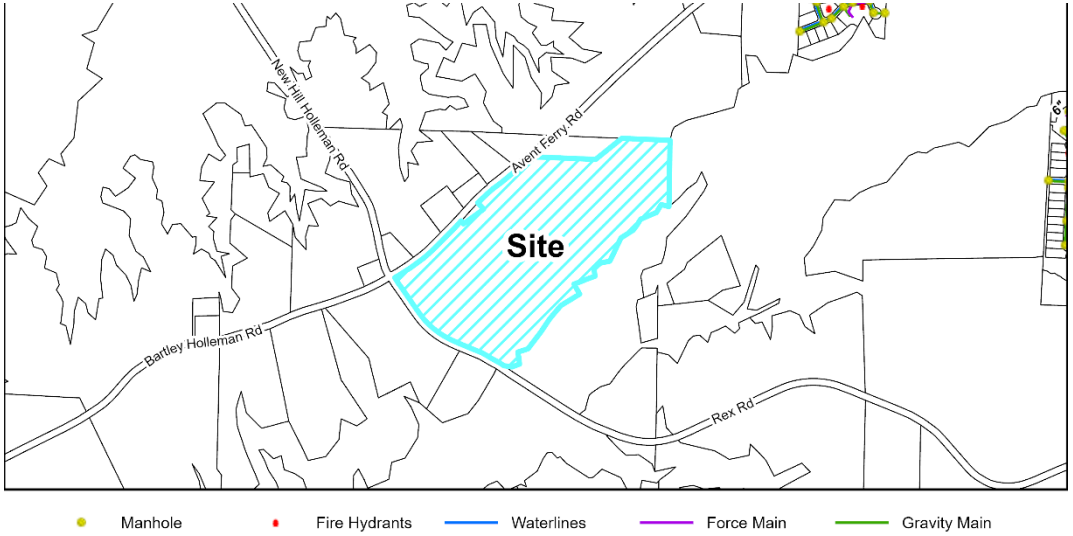
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. Currently, the project site lies outside of preferred Police/Fire response times. However, future station siting will accommodate shorter response times. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning. WCPSS has reported current insufficient capacity but noted that with new school construction this insufficiency may be addressed.

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 existing Town water facilities located in Avent Ferry Road near the Lochridge subdivision and extend up to and across the property frontage of Avent Ferry Road and Rex Road as well as throughout the site to serve the proposed development. A Fire Flow Analysis was completed with this Major Subdivision Plan and it confirmed adequate water pressure within the Town's system with the addition of this development.

Sanitary Sewer:

Sewer service is proposed to be provided via an onsite pump station and forcemain to discharge to the existing Avent Ferry Pump Station. Easement acquisition and construction associated with the forcemain route are included as part of this development.

A sewer study, including a pump station capacity analysis for the existing Avent Ferry pump station and the proposed pump station was completed with the rezoning. The study concluded that the Avent Ferry pump station has capacity to serve this project.

Reclaimed:

The project Is outside of the reclaimed service area.

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 rezoning was submitted on June 2, 2023, and is therefore not subject to the Water Resource Management Policy (effective July 1, 2023).

Infrastructure & Utility Staff Analysis:

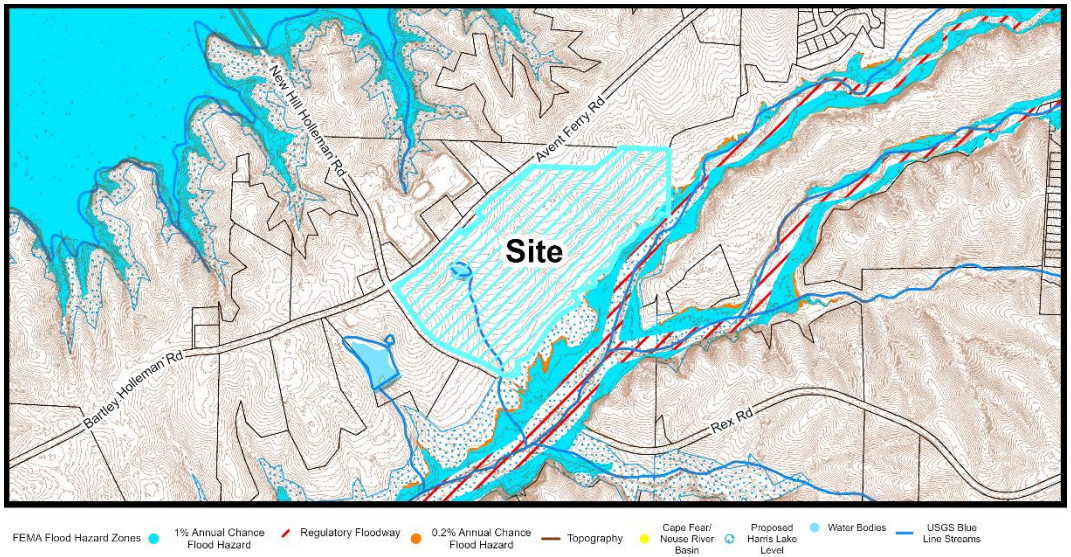
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed utility connections and extensions are consistent with the Engineering Studies associated with the Rezoning and Major Subdivision Plan, as well as and Town's Comprehensive Plan.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space	**12% (6.83 acres)**
Tree Preservation Area	10%
Active Recreation Area	0%
Urban Civic Space	0.5%
Flexible Space	1.5%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The proposed Major Subdivision includes the required amount of open space, with 11.20 acres total. This includes 5.71 acres of Tree Preservation, 3 acres of Active Recreation, and 2.5 acres of Flexible Space. The required Urban Civic Space will be incorporated in the future Commercial development.

Stormwater:

The project is located within the Cape Fear River Basin and proposes to treat all new impervious surfaces onsite with several Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, a stream, floodplains, 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 the requirements of the Natural Resources and Open Space regulations per the Unified Development Ordinance and Conditional Zoning District. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This site has been designed to minimize impacts to 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) the NMX-CD Neighborhood Mixed-Use Conditional Zoning District (23-REZ-04 Ragan Mixed-Use).

Development Standards Summary

Development Standards (UDO Section 2 & Rezoning Plan):

Density	UDO/CZD Standard	Proposed Standard
Number of Dwelling Units	279	279
Maximum Density	5.27	5.27

Building Height	UDO Standard	Proposed Standard
Maximum Building Height	45'	45'

Landscaping (UDO Section 5 & Rezoning Plan):

	Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffers	10' Type B (Commercial)/20' Type B (Residential)	10' Type B (Commercial)/20' Type B (Residential)
North (Residential Parcel)	10' Type C	10' Type C
East (Vacant Parcel0	10' Type B	10' Type B
Street Trees		
Thoroughfare	Trees on private property within 5 ft of the Right-of-Way	Trees on private property within 5 ft of the right-of-way
Local	Trees located within the public Right-of-Way	Trees located within the public Right-of-Way

Parking (UDO Section 6):

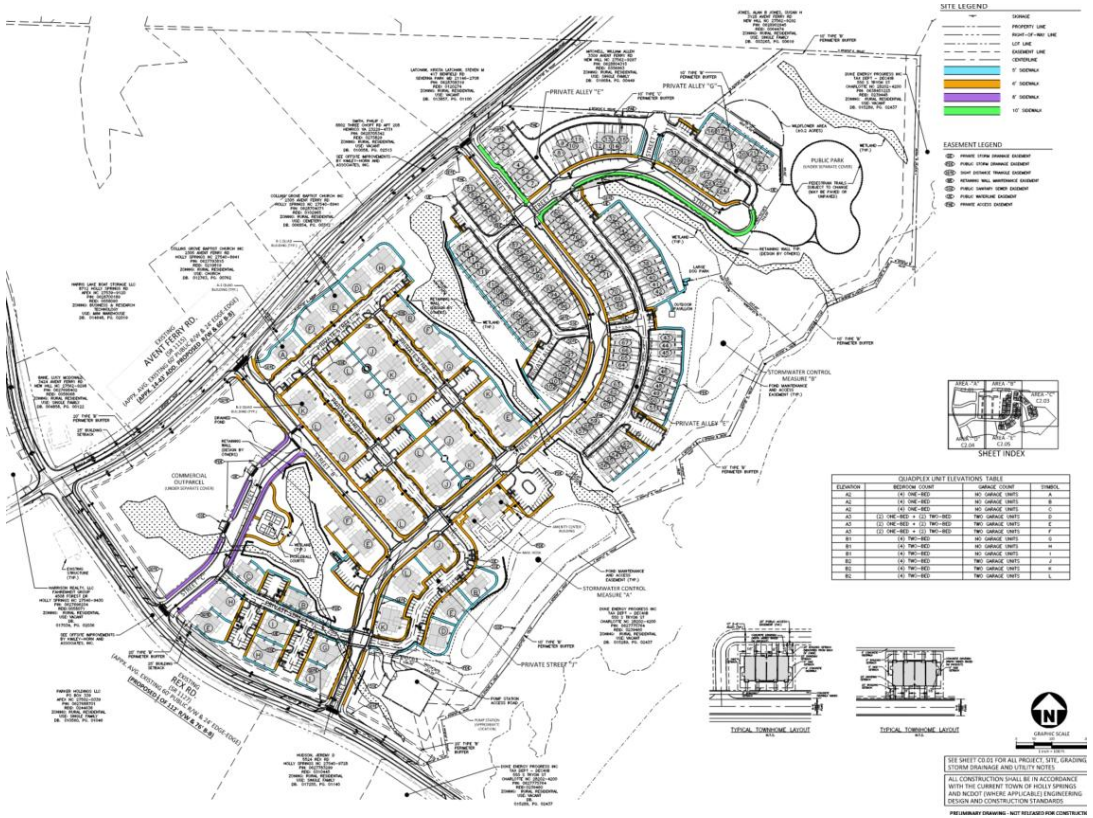
	UDO Standard	Proposed Standard
Minimum Parking – Attached Dwelling	253 spaces	321 spaces
Minimum Parking - Quadplex	164 spaces	314 spaces
Minimum Parking – Amenity Site	23 spaces	28 spaces
Bike Parking	35 spaces	95 spaces

EV Parking	5% EVSE, 15% EV-Ready 15% EVSE Ready	5% EVSE, 15% EV-Ready, Locations Confirmed at Construction Drawings

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

	Proposed Standard
Building Design	
Building Materials	Primary – Type 1 (e.g. brick, stone); Secondary – Type 2 (e.g. fiber cement, EIFS), 10% Accent – Type 3 (e.g. metal panel)
Roof Expression	Pitch - 7:12
Site Design	
Pedestrian Access & Circulation	Sidewalks to entrances and open spaces provided
Public Realm	Part of future Commercial Development

Proposed Site Design (UDO Section 8 and Conditional Zoning District)



Site Design Highlights

- 115 Townhome Lots and 164 Quadruplex units on shared lots
- Pump Station lot in southern corner
- 10' Sidepath connecting Avent Ferry Rd to proposed public park
- Centralized Open Space with vista termination at amenity center
- Commercial and Public Park parcels created for future development

Building Elevations (UDO Section 8 and Conditional Zoning District)



Amenity Site – Main Building



Quadplex Elevation example



Quadplex Elevation Example



Townhome Elevation Example

Building Elevation Highlights

- Meets Design Manual intent of rural character aesthetic
- Multiple façade designs for Attached Dwellings and Quadplexes
- Amenity structures with similar character as overall development

Development Standards Staff Analysis

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

The proposed Village at Harris Lake Major Subdivision is overall consistent with the UDO and approved standards of the Ragan Mixed-Use Conditional Zoning District. All proposed structures have met the required setbacks, and the required buffers are shown on plans. Various open spaces are shown throughout the site, and a new parcel is shown for the public park site. Site design features and façade standards have also been demonstrated. As part of a Neighborhood Mixed-Use Conditional Zoning District, commercial development is required which will be reviewed at time of development plan submittal. The approved Development and Design Manual includes a condition that a minimum of 10,000sf of commercial space will be constructed prior to the 150th Certificate of Occupancy for a residential unit.

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 approved Conditional District Rezoning, Town adopted land development policies, and all ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion
The LUAC discussed the initial concept for this project on May 2, 2023.
Planning Board Representatives: Thomas Urquhart, Rick Madoni
Town Council Representatives: Mayor Sean Mayefskie, Mayor Pro Tem Daniel Berry

Summary of Discussion: Land Use Advisory Committee members offered feedback on general layout of the site, a potential regional pump station, more opportunity for commercial, Comprehensive Plan compatibility with the current character area, and concerns over density.

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: 10/30/2024
Summary of Issues: Construction timeline, Rentals vs. Ownership for units, and Avent Ferry right-of-way width being appropriate for utilities.

Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

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

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

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

Motion to recommend that the Town Council approve / deny Major Subdivision Plan 24-MAS-03 for Village at Harris Lake as submitted by John Martin with McAdams, dated Revised 7/7/2025 with staff recommended conditions, and to forward the Planning Board Action Report with the recommendation to the Town Council.

1. All previous conditions of approval for *23-REZ-03 Ragan Mixed-Use Rezoning* 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. 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.

4. 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.
5. A new traffic signal is warranted at the intersection of Rex Rd/ Avent Ferry Rd/ New Hill Holleman Rd/ Bartley Holleman Rd. This development is responsible for traffic signal design and installation, including mast arm pole construction and fiber connection/extension, in accordance with Town standards.
6. 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.
7. 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.
8. Offsite right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
9. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
10. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.
11. The following note must be clearly reflected on the plats and construction drawings for the adjacent lots to the Pump Station. "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
12. All Special Studies must be finalized prior to being scheduled for Planning Board.
13. Preliminary Pump Station Site Plan is required to be on the same Town Council Meeting agenda as this plan.
14. Provide documentation in the form of a recorded plat of any required offsite sewer and water easements prior to construction drawing approval.
15. 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.
16. If any offsite water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.
17. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
18. Payment of any required Stormwater Fee-in-Lieu will be required prior to construction drawing approval.

19. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
20. 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.
21. 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.
22. 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.
23. 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.
24. If during CD review it is determined the vehicular stub to the Mitchell property is not practicable, a FIL will be required for demolition of items within this stub location (curb, fence, etc.) and extension of curb and pavement to property line.
25. Provide a signage and pavement marking plan for interior streets with the CD submittal. Plan should show traffic patterns/flow including directional arrows and stop locations. If this project is a portion of a large plan, show surrounding drives and properties to ensure safe internal traffic patterns.
26. All new overhead power lines and services must be installed underground with this development. Existing overhead power lines within the right-of-way along the property frontage must be relocated underground. If the relocation underground is deemed not feasible by the Utility company, a waiver of UDO Section 7.08 must be submitted with this project and a fee-in-lieu will be required prior to Construction Drawing approval.
27. Fiber utility connection/extension is required with this project associated with the traffic signal & pump station installation and construction. Please continue to coordinate with Staff during construction drawings.
28. If changes are made to the gravity sewer network between Town Council Approval and first Construction Drawing Submittal, a Final Gravity Sewer Line Sizing Report will be required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.
29. Provide confirmation of NCDOT approval for 10-ft travel lanes on New Hill Holleman Road prior to Construction Drawing approval.
30. The following shall be provided with the first submittal of Construction Drawings:
    a. A Lighting Plan must be provided. Street lighting must not interfere with street trees or site distance triangles.
    b. All Active Recreation Open Space elements must include details for all proposed structures, objects, and landscaping.
    c. Foundation Landscaping must be detailed on provided Landscape Plans.
    d. Revise the amenity parking lot to accommodate the fire truck turning template.
31. Revise vertical design (grading and storm drainage) to accommodate the median on Rex Road to be installed up to the intersection during Construction Drawing review.
32. Electric Vehicle parking space requirements will adhere to Unified Development Ordinance, and their locations will be determined at time of Construction Drawings.

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 8/19/2025

Prior to the Legislative Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

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

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

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

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

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

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

Student Assignment
5625 Dillard Drive
Cary, NC, 27518
Email: studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

June 5, 2024

Chis 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: June 2, 2023
- Name of development: Ragan Mixed-Use
- Address of rezoning: 3313 Avent Ferry Road (PIN 0627890439)
- Total number of proposed residential units: 279
- Type(s) of residential units proposed: 115 Attached Dwellings (townhomes); 164 Attached Dwellings (quadruplex)

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

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: John Martin	Company: The McAdams Company
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-287-0739	E-Mail: jmartin@mcadamsco.com
Design Professional	
Name: Laura Holloman	Company: The McAdams Company
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-610-7377	E-Mail: holloman@mcadamsco.com
Developer	
Name: Jeremy Medlin	Company: Greenhawk Corporation
Mailing Address: 1330 Sunday Drive, Suite 105	
City, State, Zip: Raleigh, NC 27607	
Telephone: 919-924-3803	E-Mail: jmedlin@greenhawkcorp.com
Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name: Michael Vampran	Company: The McAdams Company
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-361-5000	E-Mail: vampran@mcadamsco.com
Financially Responsible Party (REQUIRED)	
Name: Same as Developer	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Property Owner (REQUIRED)	
Name: Same as Developer	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	Ragan
PUD/Master Plan or Subdivision	N/A
Shopping Center or Lot #	N/A
Project Location *Use street address. If none, use closest intersection*	3313 Avent Ferry Road
	☐ Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0627890439
Real Estate ID	0058074
Project Acreage	56.91 Partial Parcel? ☐ Yes ☑ No
Current Zoning	NMX-CD
Proposed Use	Residential
Open Space	☐ Dedication ☐ Fee-in-lieu ☑ Combination ☐ N/A
Waivers Requested	☑ No ☐ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	TIA: Complete Pump Station: 11/8/24
Sketch Plan Review (pre-submittal) Meeting Date:	10/31/24
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: Joh C Mast Date: 11/11/2024

SUBMITTAL CHECKLIST: MAJOR SUBDIVISION PLAN ***(Residential and Non-Residential)*** A copy of this checklist and the following items must be submitted with the Petition for **Major Subdivision Plan** to be deemed a complete submittal:	
Initial or N/A	**Requirement**
JM	Complete Petition Form. Applicant, all design professionals and financially responsible party must be completed.
JM	PDF version of plans in 24" x 36" (Arch D) format
JM	Plan Requirements and Data checklist
JM	Postmaster Certification of Cluster Mailbox Unit location
N/A	Certificate of Plan Revisions if submitting a revision to approved plans
N/A	Waiver Request Forms if applicable, as determined at the Sketch Plan Review (pre-submittal) meeting
JM	Preliminary Stormwater Submittal Checklist
JM	Grease Trap (FOG) Survey (any business using or disposing of fats, oils or grease)
JM	Industrial Waste Survey (all businesses)
JM	Residential Development Notification Form
N/A	Design Standards (Non-residential only)
N/A	Streetscape and Mobility Standards (non-residential only)
JM	Neighborhood Meeting Report
JM	Detailed Findings of Fact
JM	Wake County Residential Development Notification Form *Only for projects proposing residential dwelling units*
N/A	All Special Studies must be submitted under separate individual applications to be reviewed concurrently with this petition.

SUBMITTAL CHECKLIST: DEVELOPMENT PLAN A copy of this checklist and the following items must be submitted with the Petition for **Development Plan** to be deemed a complete submittal:	
Initial or N/A	**Requirement**
JM	Complete Petition Form. Applicant, all design professionals and financially responsible party must be completed.
JM	PDF version of plans in 24" x 36" (Arch D) format
JM	Plan Requirements and Data checklist
JM	Postmaster Certification of Cluster Mailbox Unit location
N/A	Certificate of Plan Revisions if submitting a revision to approved plans
N/A	Waiver Request Forms if applicable, as determined at the Sketch Plan Review (pre-submittal) meeting
JM	Preliminary Stormwater Submittal Checklist
JM	Grease Trap (FOG) Survey (any business using or disposing of fats, oils or grease)
JM	Industrial Waste Survey (all businesses)
JM	Wake County Residential Development Notification Form *Only for projects proposing residential dwelling units*
JM	Neighborhood Meeting Report
JM	Detailed Findings of Fact *(if applicable)*
N/A	All Special Studies must be submitted under separate individual applications to be reviewed concurrently with this petition.

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:

Please see pages immediately following for complete responses to 1-5.

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

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

4. 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:

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

October 23, 2024

Ragan Development Plan Findings of Fact

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:

RESPONSE

- The proposed project is consistent with the character of the zoning district and approved land uses. The proposed development meets the intent of the Neighborhood Mixed-Use zoning district and is consistent with the vision for the area, which identifies the intersection of Rex Road and Avent Ferry Road as a neighborhood commercial center. The proposed project plans for a commercial area at this corner with 32,000 square feet of commercial space. Significant efforts to mitigate impacts to adjacent properties as part of this development. These efforts include: realigning Avent Ferry Road so that the entirety of the new ROW dedication is located on this site, so that impacts to the historic structures and church are eliminated as this project develops and as the rest of the area continues to develop. Additionally, enhanced buffers and screening will be provided along the northern property line and along the site's frontage where the pump station will be located.

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:

RESPONSE

- The proposed development will be required to meet enhanced tree preservation and open space requirements per the approved zoning conditions. Since the site was recently timbered, reforestation areas are proposed as part of the development, so as to increase the amount of tree canopy in the area. In addition, the proposed development will not only be dedicating almost 7 acres of parkland, but designing and constructing the park for the Town, in coordination with the Town's Parks and Recreation department. The park will provide a programmed, passive park for residents of Holly Springs to enjoy and recreate at.

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:

RESPONSE

- The proposed project layout will ensure that streets, lots, utilities, and public improvements are served by town services in an economical way that will also help to facilitate future development in the area. Water and sewer stubs to surrounding properties will be provided as well as vehicular and pedestrian access stubs, with the exception of the property to the east of the site, which is owned by Duke Energy and is unlikely to develop in the future. Water will be extended down Avent Ferry Road from the Lochridge subdivision to the site. The proposed pump station will be

able to serve this proposed development. Additionally, the new ROW for Avent Ferry Road will be located entirely on this site, so that impacts to the historic structures and church are eliminated as this project develops and as the rest of the area continues to develop.

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:

RESPONSE

- The proposed development enhances the public realm by providing a public park, commercial space, and a variety of open spaces and trails throughout the site. These trails, which connect the commercial area on the western side of the site to the public park on the eastern side of the side, encourage pedestrian accessibility throughout the site and ultimately to the broader Holly Springs community. The architectural standards, set by the recently approved rezoning, will ensure that the buildings and structures built on this site are compatible with the rural character of the surrounding neighborhood. Additionally, the enhanced buffers will help to ensure that the transitions from surrounding rural parcels to the new development are sensible and not visually disruptive the character of the community.

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

RESPONSE

- The Town's Comprehensive Plan identified this site as a neighborhood commercial node and a conservation neighborhood. The recently approved rezoning furthers the goals of the plan by providing 32,000 square feet of commercial space and significant open space and reforestation areas on the site. The proposed project will provide a walkable mixed-use development, with commercial space, a variety of unique housing types, and a public park. Transportation improvements along Avent Ferry and Rex Road will be provided to further the goals of the Comprehensive Transportation Plan and have been located to minimize impacts to the church and historic structures located near the site. The public park that will be constructed and then dedicated to the Town aligns with the Town's Parks and Recreation Master Plan's vision for the park search area that this site is located within.

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:	Jeremy Medlin
Company Name:	Greenhawk Corporation, Inc.
Phone Number:	919-291-3819
E-Mail:	jmedlin@greenhawkcorp.com
PROJECT INFORMATION	
Project Name:	Ragan
Date of Subdivision Application	11/11/24
City, Town or Jurisdiction	Holly Springs
Address of Subdivision or nearest cross street	3313 Avent Ferry Road
REID(s)	0058074
PIN(s)	0627890439
Subdivision Completion Date	2028
Projected First Occupancy Date	Fall 2027
Total Number of Units	279
Senior Living Unit Total	0
Studio Unit Total	0
1 Bedroom Unit Total	22
2 Bedroom Unit Total	205
3 Bedroom Unit Total	52
4 Bedroom Unit Total	0

ANTICIPATED COMPLETION OF UNITS & DATES	
Year: 2027	Number of Units: 68
Year: 2028	Number of Units: 211
Year:	Number of Units:
Year:	Number of Units:

Preparer's Signature: Date: 11/11/24

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:	10/30/24
Meeting Time:	5:30PM
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:

Please see pages immediately following for full neighborhood meeting summary. Thank you.

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

No changes have been made as a result of this meeting.

Preparer's Signature: Kate Murdoch Date: 11/11/24

November 4 , 2024

MEETING SUMMARY

The neighborhood meeting for the Ragan Mixed-Use Development Plan (residential-portion) was held on Wednesday October 30, 2024 at 5:30pm. The meeting was held virtually via Zoom. Five neighbors attended the meeting.

PRESENTATION

- Jason Barron began the meeting at 5:30pm. He provided attendees with an overview of the approved rezoning for the site before highlighting the proposed site plan. Jason emphasized that the development plan being submitted would only include the residential phase of the project and that the other phases would be submitted later and that additional meetings would be held ahead of those submittals in accordance with Town of Holly Springs policies.

QUESTIONS

- What is the timeframe after zoning to start construction?
  - It will likely be at least a year and a half before any construction begins. We have not yet submitted the development plan for this project and will need to complete that review process, as well as construction drawings before any construction can be begin.
- Will the units be rental or owner-occupied?
  - The quad units will be rentals at this time. We do not know whether the townhomes will be rental or owner-occupied. However, the townhomes will be located on individually platted lots. A homebuilder has not yet been identified and that will determine whether the units will be rented or owned.
- Is the existing ROW on Avent Ferry large enough to accommodate the proposed utilities?
  - Yes. At this time there is no indication that any additional ROW will be needed to make the necessary utility improvements for the development.
- Where is the ROW located? Can documentation be provided from NCDOT?
  - The ROW is located from ditch to ditch on Avent Ferry and Rex Road. NCDOT has been maintaining this area as the ROW and North Carolina law provides that NCDOT has right-of-way over the area it is maintaining from ditch-to-ditch. In review of the materials we have seen, we believe that there is sufficient right-of-way based upon NCDOT's area of maintenance to accommodate the public improvements required for this development.

Sincerely,

MCADAMS

Kate Murdoch
Planner II, Planning + Design

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: October 18, 2024

Re: Notice of neighborhood meeting to discuss development plan for certain property located at 3313 Avent Ferry Road, containing approximately 56.9 acres, as depicted on the Concept Map below (the "Property")

We are counsel for a developer which will be submitting a Development Plan to the Town of Holly Springs for the above-captioned Property, a copy of the Development Plan is included herein. The Property that is subject to the Development Plan and all properties within 500 ft of the Property are highlighted in yellow on the context map included with this mailing. We must mail this notice to all owners of properties within 500 ft of the Property per the requirements of the Town of Holly Springs Unified Development Ordinance.

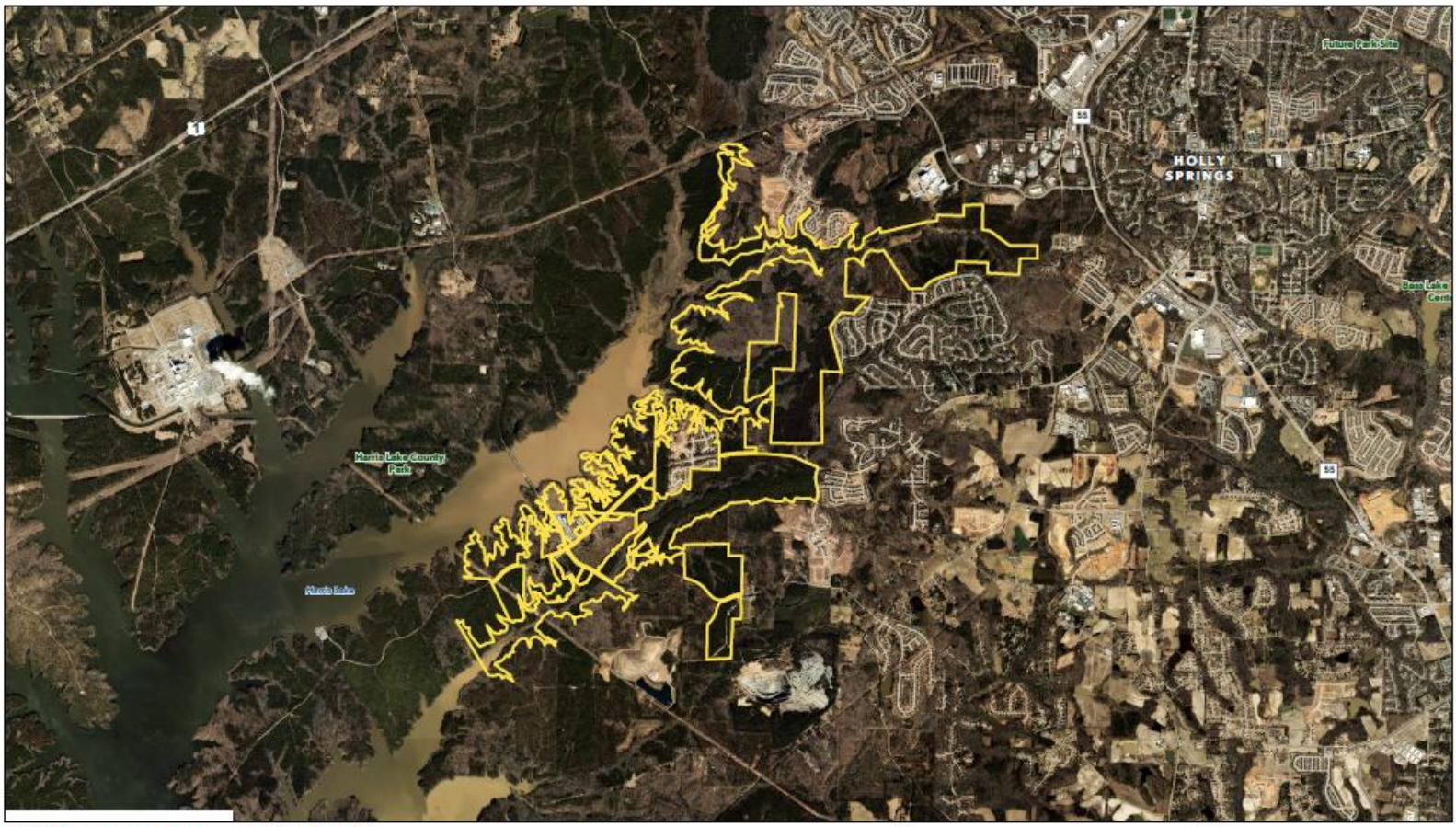
The purpose of this Development Plan is to facilitate development of the residential portion of the overall mixed use development consistent with the zoning for the Property as approved by the Town of Holly Springs earlier this year.

We will hold a virtual neighborhood meeting on **Wednesday, October 30, 2024**, **5:30 p.m. – 6:30 p.m.** via Zoom. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and can inform us of their questions or comments. We hope this will help us understand how this project could impact you.

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



3313 advent ferry - 500ft buffer

N

0 400 3,200 6,400

1 inch equals 3,200 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.

How to Participate in the October 30, 2024 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlawgroup.com/10302024Ragan 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: 825 1749 7974
    - Passcode: 718644
    - 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**.


LEGEND
PROPOSED SITE ACCESS
PROPOSED VEHICULAR CIRCULATION
SIT SIGHTLINE
PEDESTRIAN SIDEWALK
PUBLIC PARK BOUNDARY
NEIGHBORHOOD MIXED USE
COTTAGE DWELLINGS/ QUADPLEX
TOWNHOMES
STORMWATER CONTROL MEASURE
TREE PRESERVATION AREA/ REFORESTATION AREA
ACTIVE RECREATION AREA
FLEXIBLE SPACE
URBAN CIVIC SPACE
FLOODWAY
FLOODPLAIN (1%)
EXISTING AVENT FERRY RD. (SR 1115) (APPX. AVG. EXISTING 60' PUBLIC R/W & 24' EDGE-EDGE) (APPX. 14-43' ADD. PROPOSED R/W & 60' B-B)
EXISTING REX RD. (SR 1127) (APPX. AVG. EXISTING 60' PUBLIC R/W & 24' EDGE-EDGE) (PROPOSED 1 OF 112' R/W & 76' B-B)
PROPOSED ZONING: NMX-CD
POD 1 (11.8 ACRES)
POD 2 MAX. DU: 36 (±3.3 ACRES)
POD 3 MAX. DU: 12 (±0.6 ACRES)
POD 4 MAX. DU: 108 (±6.7 ACRES)
POD 5 MAX. DU: 38 (±1.6 ACRES)
POD 6 MAX. DU: 42 (±3.7 ACRES)
POD 7 MAX. DU: 48 (±8.4 ACRES)
POD 8 MAX. DU: 34 (±2.7 ACRES)
POD 9 MAX. DU: 34 (±2.7 ACRES)
ACTIVE RECREATION AREA 1 (±0.6 ACRES)
ACTIVE RECREATION AREA 2 (±3.3 ACRES)
ACTIVE RECREATION AREA 4 (±0.7 ACRES)
PRESERVATION/ REFORESTATION AREA 1 (±0.6 ACRES)
PRESERVATION/ REFORESTATION AREA 2 (±0.7 ACRES)
PRESERVATION/ REFORESTATION AREA 3 (±0.5 ACRES)
PRESERVATION/ REFORESTATION AREA 4 (±0.4 ACRES)
SCM 1
SCM 2
PUMP STATION (APPROXIMATE LOCATION)
PROPOSED PUBLIC ART TO BE LOCATED WITHIN PUBLIC ACCESS AMENITY BOUNDARY
NMX ZONING OPEN SPACE SITE DATA
GROSS SITE AREA: 56.91 ACRES (2,479,132 SF)
ON-SITE PRIVATE OPEN SPACE: REQUIRED: 6.83 ACRES (12%) PROVIDED: 11.20 ACRES (20% MIN.)
TREE PRESERVATION AREA: REQUIRED: 5.69 ACRES (10%) PROVIDED: 5.7 ACRES (10% MIN.)
ACTIVE RECREATION AREA: REQUIRED: 0.30 ACRES (0%) PROVIDED: 3.0 ACRES (5%)
URBAN CIVIC SPACE: REQUIRED: 12,306 SF (0.5%) PROVIDED: 13,398 SF (MIN.)
FLEXIBLE SPACE: REQUIRED: 0.85 ACRES (1.5%) PROVIDED: 2.5 ACRES (4% MIN.)
GRAPHIC SCALE
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

Before me personally appeared Jeremy Medlin 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:

0627890439	

and does hereby authorize Laura Holloman / McAdams 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 Jeremy Medlin
Entity Agarwal Family III LLC
Address 1330 Sunday Drive, Suite 105
City, State,Zip Raleigh, NC 27607

Sworn to or affirmed and subscribed before me this 30th day of October, 2024.

NOTARY PUBLIC:

Official Signature of Notary

Amber N Gaines, Notary Public
Print Name

My commission expires: 1/17/2027

(Official Seal)

AMBER N. GAINES
My Comm. Expires
NOTARY PUBLIC
January 17, 2027
WAKE COUNTY, NC

CERTAIN ITEMS WITHIN THESE PLANS HAVE BEEN PRODUCED IN COLOR FOR CLARITY OF THE PLANS. THESE PLANS MUST BE PLOTTED IN COLOR TO BE VALID.

VILLAGE AT HARRIS LAKE

3313 AVENT FERRY ROAD
NEW HILL, NC 27562

24-MAS-03/PLMSPP202400239
23-REZ-03/PLRZ202300140

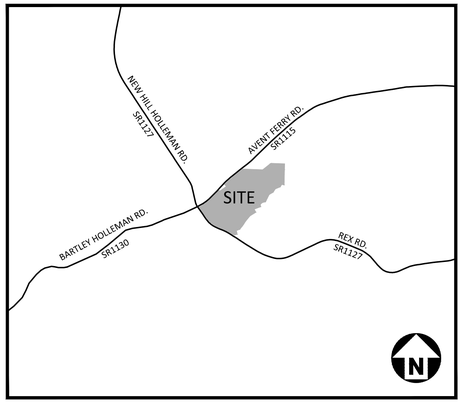
MAJOR SUBDIVISION

PROJECT NUMBER: GHK-22001

DATE: JULY 7, 2025

LOT BREAKDOWN		
TYPE	LOT NUMBERS	QUANTITY
TOWNHOME LOTS	1 - 115	115
COMMERCIAL LOTS	600	1
PARK	300	1
PUMP STATION	400	1
QUAD UNITS/OPEN SPACE	500 - 502	3
OPEN SPACE	200 - 203	4
TOTAL		**125**

Parking Data Table			
TOWNHOME PARKING	**REQUIRED**	2 SPACES / UNIT	230
		+10% GUEST SPACES	23
		TOTAL	**253**
	PROVIDED	2 SPACES / UNIT (GARAGE AND DRIVE)	230
		PARALLEL ON-STREET SPACES	43
		PERPENDICULAR SPACES	48
		TOTAL	**321**
QUADPLEX PARKING	**REQUIRED**	1 SPACE / UNIT	164
		TOTAL	**164**
	PROVIDED	DRIVEWAYS AND GARAGES	80
		PARALLEL ON-STREET SPACES	66
		PERPENDICULAR SPACES	168
		TOTAL	**314**
AMENITY PARKING	**REQUIRED**	1 SPACE / 100 SF OF POOL	1 SPACE x (1680 SF / 100 SF) = 11
		3.5 SPACES / 1000 SF RECREATIONAL BUILDING	3.5 SPACES x (3170 SF / 1000 SF) = 12
	PROVIDED	PARALLEL ON-STREET SPACES	6
		PERPENDICULAR SPACES	22
		TOTAL	**28**



VICINITY MAP
1" = 2000'

GENERAL NOTES

1. STREETS, VEHICULAR DRIVES, SIDEWALKS, MUTLI-USE/SIDE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY SHOWN PER ESP ASSOCIATES, INC..
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. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

DEVELOPMENT STANDARDS

Development Intensity	Approved Standards
Maximum Gross Density	
Maximum Gross Residential Density Allowed	5.27 units/acre
Maximum Gross Floor Area	
Floor Area: Ground Floor Story Allowed	16,000 sf
Open Space and Gathering Area	
Overall Minimum Open Space Required	30%
Interior Building Setbacks - All Structures (ft)	
Front	Min: 5' Max: 20'
All other setbacks (Side and Rear)	Min: 5'
Side - Corner Setback	5'
Exterior Building Setbacks - All Structures (ft)	
Exterior Setback to Adjacent All Other Residential Districts (minimum)	10'
Exterior Setback to Adjacent Commercial	25'
Thoroughfare Setback	25'
Buffers	
RR Buffer (Single Family Parcel)	10' Type C
RR Buffer (Duke Energy Parcel)	10' Type B
Thoroughfare Buffer	10' Type B (commercial) 20'Type B (residential)
Building Height	
All Primary Structures (maximum)	45'
Primary Structures - Minimum number of stories	1
Primary Structures - Maximum number of stories	3
Accessory Structures (maximum)	15'
Residential Primary Structure(s) Finished Floor Elevation Above Sidewalk Grade (ft)	1-1.5'

All other applicable development standards not listed here shall follow UDO standards and requirements.

SHEET INDEX

C0.01 PROJECT NOTES
C0.02 TYPICAL SECTIONS
C0.03 TYPICAL SECTIONS
C1.00 EXISTING CONDITIONS
C1.01 EXISTING CONDITIONS
C1.02 EXISTING CONDITIONS
C2.00 OVERALL SITE PLAN
C2.01 SITE PLAN - AREA - "A"
C2.02 SITE PLAN - AREA - "B"
C2.03 SITE PLAN - AREA - "C"
C2.04 SITE PLAN - AREA - "D"
C2.05 SITE PLAN - AREA - "E"
C2.06 OVERALL LOT DIMENSION PLAN
C2.07 LOT DIMENSION PLAN
C2.10 OPEN SPACE AND PRESERVATION PLAN
C2.20 WASTE MANAGEMENT PLAN
C2.30 FIRE PROTECTION PLAN
C3.00 GRADING PLAN
C3.01 STORM DRAINAGE PLAN
C4.00 OVERALL UTILITY PLAN
C4.01 UTILITY PLAN - AREA - "A"
C4.02 UTILITY PLAN - AREA - "B"
C4.03 UTILITY PLAN - AREA - "C"
C4.04 UTILITY PLAN - AREA - "D"
C4.05 UTILITY PLAN - AREA - "E"
C4.06 UTILITY PLAN - AREA - "F"
C4.07 UTILITY PLAN - AREA - "G"
C4.08 UTILITY PLAN - AREA - "H"
C4.09 UTILITY PLAN - AREA - "I"
C8.00 SITE DETAILS
C8.01 SITE DETAILS
C8.02 STORM DETAILS
C8.03 WATER DETAILS
C8.04 SANITARY SEWER DETAILS
L5.00 OVERALL LANDSCAPE PLAN
L5.01 LANDSCAPE CALCULATIONS
L5.02 LANDSCAPE DETAILS
L5.03 AMENITY CENTER

EX-1 SEWER BASIN MAP

SUPPLEMENTAL PLANS
- AMENITY ELEVATIONS
-MAIL KIOSK ELEVATIONS
-BUILDING ELEVATIONS
- LKC PUMP STATIONS PLANS
- KHA OFFSITE IMPROVEMENT PLANS

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	AGARWAL FAMILY III LLC 1330 SUNDAY DR STE 105 RALEIGH NC 27607-5196	0627890439	0058074
SITE ADDRESS	3313 AVENT FERRY RD NEW HILL, NC 27562		
DEVELOPER	GREENHAWK CORPORATION		
EXISTING ZONING	RURAL RESIDENTIAL		
PROPOSED ZONING	NEIGHBORHOOD MIXED-USE CONDITIONAL DISTRICT (NMX-CD)		
SITE AREA	GROSS SITE AREA: 56.913 ACRES (2,479,152 SF)* RIGHT OF WAY DEDICATION: 8.54 ACRES (371,865 SF) NET SITE AREA: 48.38 ACRES (2,107,287 SF) *INCLUDES ACREAGE WITHIN AVENT FERRY R/W		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	FORESTRY/ VACANT		
PROPOSED USES	COMMERCIAL; ATTACHED DWELLING; MULTI-FAMILY ATTACHED DWELLINGS: 164 UNITS TOWNHOMES: 115 LOTS		
ESTIMATED WASTEWATER FLOW RATES (15A NCAC 02T .0114)	MOB: 90 practitioners, 1 shift, 230 gal/day per practitioner: 90 x 1 x 250 = 20,000 gal/day Retail: 16,000 sf, 130 gal/day per 1,000 sf: 16,000 / 1,000 x 130 = 2,080 gal/day Townhomes: 115 units x 255 gal/day per unit = 29,325 gal/day Single-Family: 164 units x 255 gal/day per unit = 41,820 gal/day Total = **93,225 gal/day average daily flow** 93,225 gal/day x 2.5 PF = **233,063 gal/day peak daily flow** 233,063 gal/day / 1,440 min/day = 162 gal/min minimum pumping rate CALCULATIONS FROM LKC ENGINEERING SEWER STUDY		

NMX ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	56.91 ACRES (2,479,152 SF)
ON-SITE PRIVATE OPEN SPACE	REQUIRED: 6.83 ACRES (12%) PROVIDED: 11.20 ACRES (19% MIN.)
TREE PRESERVATION AREA	REQUIRED: 5.69 ACRES (10%) PROVIDED: 5.7 ACRES (10% MIN.)
ACTIVE RECREATION AREA	REQUIRED: 0.00 ACRES (0%) PROVIDED: 3.0 ACRES (5%)
URBAN CIVIC SPACE	REQUIRED: 12,396 SF (0.5%) PROVIDED: 12,396 SF (MIN.)
FLEXIBLE SPACE	REQUIRED: 0.85 ACRES (1.5%) PROVIDED: 2.5 ACRES (4% MIN.)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PROJECT DIRECTORY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	02. 05. 2025	REVISED PER TOWN COMMENTS
2	03. 14. 2025	REVISED PER TOWN COMMENTS
3	05. 16. 2025	REVISED PER TOWN COMMENTS
4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

MAJOR SUBDIVISION FOR:
VILLAGE AT HARRIS LAKE
3313 AVENT FERRY ROAD
NEW HILL, NC 27562
PROJECT NUMBER: GHK-22001

X:\Projects\GHK\GHK22001\04-Production\Engineering\Current Drawings\Development Plan\GHK22001-CS1.dwg, 7/7/2025 1:47:58 PM, Savana Bonnett

GENERAL NOTES (FOR RESIDENTIAL DEVELOPMENT)

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 ROBINSON AND PLANTE, PC.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY ROBINSON AND PLANTE, PC.
6. TOPOGRAPHIC DATA TAKEN FROM A SURVEY BY ROBINSON AND PLANTE, PC.
7. ALL STREETS SHALL BE PUBLIC UNLESS NOTED OTHERWISE.
8. THE HOA SHALL MAINTAIN THE OPEN SPACE AND ALL LANDSCAPING IN COMMON AREAS.
9. THE MINIMUM DRIVEWAY LENGTH FOR A FRONT LOAD 2-CAR GARAGE IS 25'.
10. ALL LOTS ADJACENT TO COMMON OPEN SPACE AND SIDE FACADES THAT FACE RIGHTS-OF-WAYS WILL BE REQUIRED TO MEET THE SIDE AND REAR DESIGN FEATURES TABLE (TABLE 2.09 C-5 IN THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE. THIS TABLE IS ON THE COVER SHEET).
11. 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.
12. ZONE 1 OF THE CAPE FEAR BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
13. NO FILL MATERIAL IS TO BE BROUGHT INTO ZONE 1 OF THE CAPE FEAR BUFFER.
14. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE CAPE FEAR BUFFER AREAS.
15. ALL MAIL KIOSKS WILL REQUIRE UDO PERMIT PRIOR TO CONSTRUCTION.
16. NO MORE THAN 85% OF BUILDING PERMITS SHALL BE ISSUED PRIOR TO THE COMPLETION OF ALL DEVELOPED RECREATIONAL OPEN SPACE.
17. ALL POWER SERVICES INCLUDING THE EXISTING POWER ALONG CASS HOLT ROAD WILL BE UNDERGROUND.
18. EACH HOME SHALL BE SUBJECT TO THE RESIDENTIAL DESIGN FEATURES FOR FRONT, SIDE AND REAR FACADES AT THE TIME OF BUILDING PERMIT.
19. ALL PARKING LOT IMPROVEMENTS SHOWN ARE PRIVATE.
20. ALL RETAINING WALLS ARE DESIGNED BY OTHERS.
21. LOCATIONS OF STREET TREES AND STREET LIGHTING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
22. ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO FIRST C.O. AND THAT INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
23. 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.
24. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
25. 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 CURB SIDE PICKUP.
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 FACE 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.

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 TOP 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/WS).
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.

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.

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.

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.
16. ALL WATER LINE CONSTRUCTION WITHIN CASS HOLT ROAD RIGHT-OF-WAY SHALL BE COORDINATED AND SEQUENCED WITH CASS HOLT ROAD CONSTRUCTION PLANS AND FIELD CONSTRUCTION.

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.
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.

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.

EASEMENTS

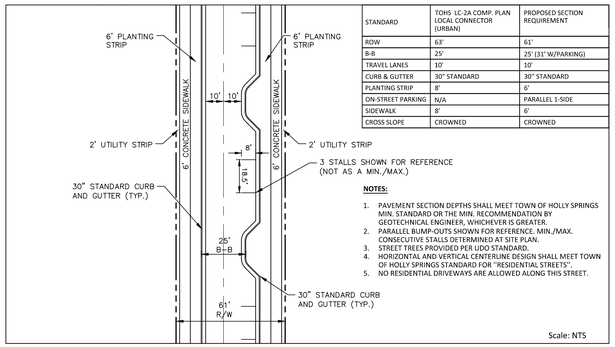
1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE 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.

EROSION CONTROL NOTES

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TOWN OF HOLLY SPRINGS SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS AND SPECIFICATIONS.
2. GRADING AND EROSION CONTROL METHODS SHALL ADH

NOTE:
ALL STREETS, SIDEPATHS, GREENWAYS AND TRAILS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.

C-2B LOCAL/NEIGHBORHOOD CONNECTOR
(URBAN, MODIFIED)



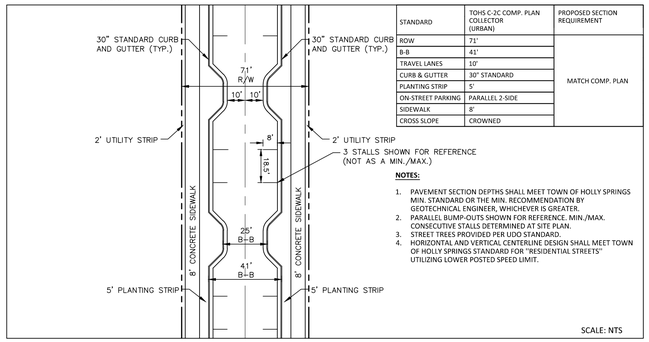
STANDARD	TOHS LC-2A COMP. PLAN LOCAL CONNECTOR (URBAN)	PROPOSED SECTION REQUIREMENT
ROW	63'	61'
B-B	25'	25' (31' W/PARKING)
TRAVEL LANES	10'	10'
CURB & GUTTER	30" STANDARD	30" STANDARD
PLANTING STRIP	6'	6'
ON-STREET PARKING	N/A	PARALLEL 1-SIDE
SIDEWALK	8'	6'
CROSS SLOPE	CROWNED	CROWNED

NOTES:

1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. PARALLEL BUMP-OUTS SHOWN FOR REFERENCE. MIN./MAX. CONSECUTIVE STALLS DETERMINED AT SITE PLAN.
3. STREET TREES PROVIDED PER UDO STANDARD.
4. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TOWN OF HOLLY SPRINGS STANDARD FOR "RESIDENTIAL STREETS".
5. NO RESIDENTIAL DRIVEWAYS ARE ALLOWED ALONG THIS STREET.

Scale: NTS

C-2C COLLECTOR
(URBAN)



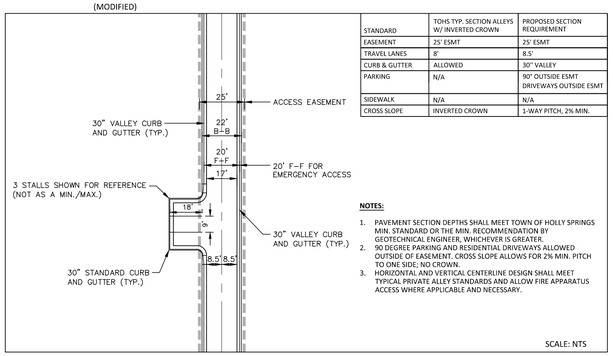
STANDARD	TOHS C-2C COMP. PLAN COLLECTOR (URBAN)	PROPOSED SECTION REQUIREMENT
ROW	71'	MATCH COMP. PLAN
B-B	41'	
TRAVEL LANES	10'	
CURB & GUTTER	30" STANDARD	
PLANTING STRIP	5'	
ON-STREET PARKING	PARALLEL 2-SIDE	
SIDEWALK	8'	
CROSS SLOPE	CROWNED	

NOTES:

1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. PARALLEL BUMP-OUTS SHOWN FOR REFERENCE. MIN./MAX. CONSECUTIVE STALLS DETERMINED AT SITE PLAN.
3. STREET TREES PROVIDED PER UDO STANDARD.
4. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TOWN OF HOLLY SPRINGS STANDARD FOR "RESIDENTIAL STREETS" UTILIZING LOWER POSTED SPEED LIMIT.

SCALE: NTS

PRIVATE ALLEY
(MODIFIED)



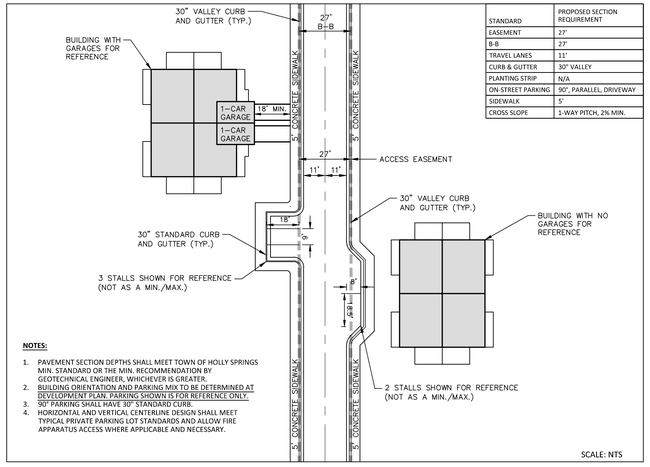
STANDARD	TOHS TYP. SECTION ALLEYS W/ INVERTED CROWN	PROPOSED SECTION REQUIREMENT
EASEMENT	25' ESMT	25' ESMT
TRAVEL LANES	8'	8.5'
CURB & GUTTER	ALLOWED	30" VALLEY
PARKING	N/A	90° OUTSIDE ESMT DRIVEWAYS OUTSIDE ESMT
SIDEWALK	N/A	N/A
CROSS SLOPE	INVERTED CROWN	1-WAY PITCH, 2% MIN.

NOTES:

1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. 90 DEGREE PARKING AND RESIDENTIAL DRIVEWAYS ALLOWED OUTSIDE OF EASEMENT. CROSS SLOPE ALLOWS FOR 2% MIN. PITCH TO ONE SIDE; NO CROWN.
3. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TYPICAL PRIVATE ALLEY STANDARDS AND ALLOW FIRE APPARATUS ACCESS WHERE APPLICABLE AND NECESSARY.

SCALE: NTS

PROPOSED VEHICULAR DRIVE



STANDARD	PROPOSED SECTION REQUIREMENT
EASEMENT	27'
B-B	27'
TRAVEL LANES	11'
CURB & GUTTER	30" VALLEY
PLANTING STRIP	N/A
ON-STREET PARKING	90°, PARALLEL, DRIVEWAY
SIDEWALK	5'
CROSS SLOPE	1-WAY PITCH, 2% MIN.

NOTES:

1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. BUILDING ORIENTATION AND PARKING MIX TO BE DETERMINED AT DEVELOPMENT PLAN. PARKING SHOWN IS FOR REFERENCE ONLY.
3. 90° PARKING SHALL HAVE 30" STANDARD CURB.
4. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TYPICAL PRIVATE PARKING LOT STANDARDS AND ALLOW FIRE APPARATUS ACCESS WHERE APPLICABLE AND NECESSARY.

SCALE: NTS

AASHTO INTERSECTION SIGHT DISTANCE TABLE

No.	Minor Street Name	Major Street Name	Design Speed of Major Street (mph)	Approach grade of minor street (%)	Number of Lanes to Cross (Left Turn)	Left Turn		Right Turn	
						Turn Time Gap (sec.)	Intersection Sight Distance (ft.)*	Turn Time Gap (sec.)	Intersection Sight Distance (ft.)*
1	Street "A"	Rex Road	45	-1.1	2	8.00	530	6.5	430
2	Street "C"	Rex Road	45	5	2	9.00	600	7.0	465
3	Street "B"	Avent Ferry Road	45	1.27	2	8.00	530	6.5	430
4	Street "A"	Avent Ferry Road	45	2.25	2	8.00	530	6.5	430
5	Private Street "J"	Street "C"	25	3.98	1	8.30	305	6.9	255
6	Private Street "J"	Street "A"	25	-2.08	1	7.50	280	6.5	240
7	Parking Lot 3	Street "A"	25	1	1	7.50	280	6.5	240
8	Street "C"	Street "B"	25	3.71	1	8.24	305	6.9	255
9	Street "B"	Street "A"	25	-3.76	1	7.50	280	6.5	240
10	Private Street "J"	Street "A"	25	2.77	1	7.50	280	6.5	240
11	Private Street "K"	Street "B"	25	1.4	1	7.50	280	6.5	240
12	Private Street "I"	Street "A"	25	2.13	1	7.50	280	6.5	240
13	Private Alley "D"	Street "A"	25	-2.32	1	7.50	280	6.5	240
14	Street "F"	Street "A"	25	-2.47	1	7.50	280	6.5	240
15	Private Alley "E"	Street "F"	25	1.2	1	7.50	280	6.5	240
16	Street "H"	Street "F"	25	-1.6	1	7.50	280	6.5	240

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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GREENHAWK

VILLAGE AT HARRIS LAKE
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3313 AVENT FERRY ROAD
NEW HILL, NC 27562

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	02. 05. 2025	REVISED PER TOWN COMMENTS
2	03. 14. 2025	REVISED PER TOWN COMMENTS
3	05. 16. 2025	REVISED PER TOWN COMMENTS
4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-TS1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	NTS
DATE	07. 07. 2025

SHEET

TYPICAL SECTIONS

C0.02

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NOTE:
ALL STREETS, SIDEPATHS, GREENWAYS AND TRAILS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.

REX ROAD

T-4A

Thoroughfare | 4 Lanes

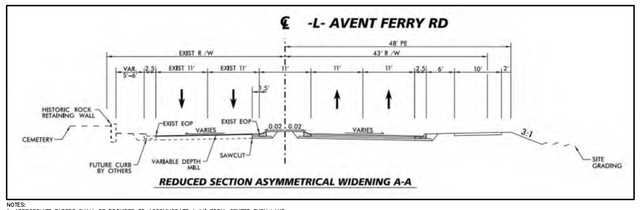
T-4A Minimum



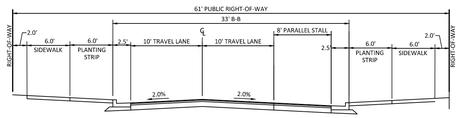
T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix 1 for cross-section elements to be included for a given project.*

AVENT FERRY ROAD



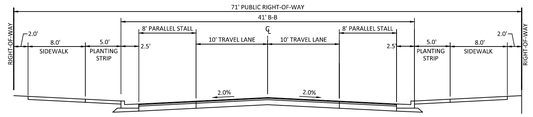
NOTES:
1. APPROPRIATE TAPERS SHALL BE PROVIDED TO ACCOMMODATE A 14' TOTAL CENTER TURN LANE (INCLUSIVE OF A 3' CONCRETE ARM) AT THE SITE'S WESTERN DRIVEWAY ON AVENT FERRY RD. THE 3' CONCRETE ARM SHALL PROTECT THE LEFT TURN MOVEMENT INTO THE SITE'S DRIVEWAY.
2. MUP (MULTI-USE-PATH) AND 2' SHOULDER SHALL BE WITHIN PUBLIC ACCESS EASEMENT



30" STANDARD CURB AND GUTTER
6' CONCRETE SIDEWALK
PARALLEL PARKING WITHIN STALLS

TYPICAL SECTION
C-2B COLLECTOR (LOCAL/NEIGHBORHOOD)
(WITH PARKING)
(61' R/W, 33' B-B)

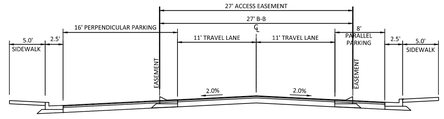
PAVEMENT SECTION (LOCAL STREET SECTION)
2.5" S9.5A SURFACE COURSE
8" CABC



30" STANDARD CURB AND GUTTER
8' CONCRETE SIDEWALK
PARALLEL PARKING WITHIN STALLS

TYPICAL SECTION
C-2C COLLECTOR (URBAN)
(WITH PARKING)
(71' R/W, 41' B-B)

PAVEMENT SECTION (LOCAL STREET SECTION)
2.5" S9.5A SURFACE COURSE
8" CABC

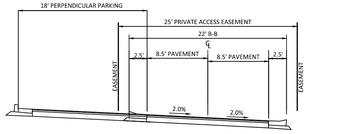


30" VALLEY CURB AND GUTTER WHEN NOT BEHIND PARKING STALLS
30" STANDARD CURB AND GUTTER BEHIND PARKING STALLS

PARALLEL PARKING WITHIN STALLS
PERPENDICULAR PARKING WITHIN STALLS

TYPICAL SECTION
VEHICULAR DRIVE
(PVT STREET I, J, K)
(WITH/WITHOUT PARKING)
(27' ACCESS EASEMENT, 27' B-B)

PAVEMENT SECTION (AVENUE SECTION)
1.5" S9.5B
2.5" I 19.0B
8" ABC



30" VALLEY CURB & GUTTER
2' GUTTER

TYPICAL SECTION
PRIVATE ALLEY
(PVT ALLEY D, E, G)
(WITH/WITHOUT PARKING)

PAVEMENT SECTION
2.5" S9.5A SURFACE COURSE
8" CABC

PAVEMENT SECTION NOTE:

1. 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 GREATER OF THE TWO SECTIONS.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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3	05. 16. 2025	REVISED PER TOWN COMMENTS
4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

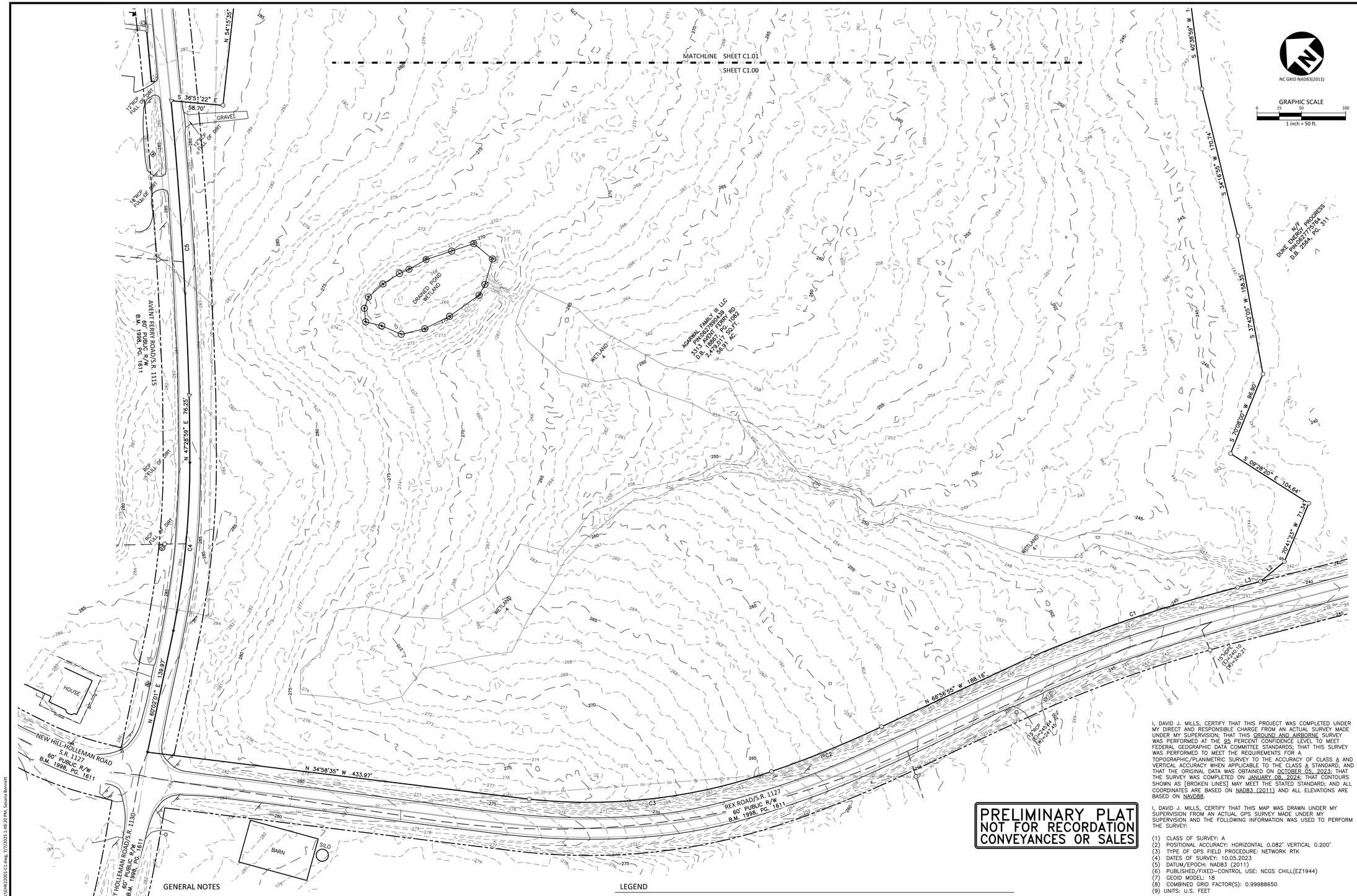
PROJECT NO.	GHK-22001
FILENAME	GHK22001-TS1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	NTS
DATE	07. 07. 2025

SHEET

TYPICAL SECTIONS

C0.03

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GENERAL NOTES

1. THIS IS A TOPOGRAPHIC SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011). ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "AE" AND "X" AS DEFINED BY F.E.M.A. F.I.R.M COMMUNITY PANELS 3720062800K AND 3720062600L DATED 7/19/2022.
6. REFERENCES: AS SHOWN
7. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
10. WETLANDS TAKEN FROM WETLAND DELINEATION MAP FOR EDITH BALL PROPERTY LOCATED BY ESP ASSOCIATES INC., EXCEPT FOR WETLAND FOR DRAINED POND
11. NO DOCUMENTATION OF CEMETERIES PROVIDED TO THE SURVEYOR. NO DOCUMENTATION OR PHYSICAL EVIDENCE OF CEMETERIES FOUND DURING THE COURSE OF THE SURVEY.

LEGEND

■	CONCRETE MONUMENT	○	BOLLARD
○	EXISTING IRON PIPE	AC	AIR CONDITIONER
●	IRON PIPE SET	— S —	SIGN
▲	CALCULATED POINT	M	MAILBOX
△	PARKER–KAYLON NAIL NAIL	W	WATER WELL
⊕	NC GEODETIC SURVEY MON.		FLOOD LIGHT
▭	FES	WF	WETLAND FLAGS
E	ELECTRIC MANHOLE		BORE HOLE
E	ELECTRIC METER	CATV	CATV HANDHOLE
TR	ELECTRIC TRANSFORMER	TH	TELEPHONE HANDHOLE
	ELECTRIC PEDESTAL	T	TELEPHONE BOX
EH	ELECTRIC HANDHOLE	T	TELEPHONE MANHOLE
E	ELECTRIC BOX		TELEPHONE PEDESTAL
	GUY WIRE		FIBER OPTIC MARKER
	LIGHT POLE	FOH	FIBER OPTIC HANDHOLE
	POWER/UTILITY POLE		
C	CABLE TV BOX		

	PROPERTY LINE SURVEYED
	PROPERTY LINE NOT SURVEYED
	RIGHT OF WAY
G G	GAS LINE
W W	WATER LINE
SS	SEWER LINE
SD	STORM LINE
(W)	WATER LINE PER RECORD/GIS
(SS)	SEWER LINE PER RECORD/GIS
(SD)	STORM LINE PER RECORD/GIS
X X	FENCE
CATV	UNDERGROUND TV CABLE
UE	UNDERGROUND ELECTRIC LINE
FO	UNDERGROUND FIBER OPTIC CABLE
UNK	UNKNOWN UTILITY
UT	UNDERGROUND TELEPHONE CABLE
OU	OVERHEAD ELECTRIC LINE

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES

I, DAVID J. MILLS, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND AND AIRBORNE SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON OCTOBER 05, 2023; THAT THE SURVEY WAS COMPLETED ON JANUARY 08, 2024; THAT CONTOURS SHOWN AS [BROKEN LINES] MAY MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83 (2011) AND ALL ELEVATIONS ARE BASED ON NAVD88.

I, DAVID J. MILLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A
(2) POSITIONAL ACCURACY: HORIZONTAL 0.082' VERTICAL 0.200'
(3) TYPE OF GPS FIELD PROCEDURE: NETWORK RTK
(4) DATES OF SURVEY: 10.05.2023
(5) DATUM/EPOCH: NAD83 (2011)
(6) PUBLISHED/FIXED–CONTROL USE: NCGS CHILL(EZ1944)
(7) GEOID MODEL: 18
(8) COMBINED GRID FACTOR(S): 0.99988650
(9) UNITS: U.S. FEET

DATE
DAVID J. MILLS, PLS DATE

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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CLIENT

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JEREMY MEDLIN
PHONE: 919. 258. 2087

GH GREENHAWK

VILLAGE AT HARRIS LAKE
MAJOR SUBDIVISION
3313 AVENT FERRY ROAD
NEW HILL, NC 27562

NORTH CAROLINA PRELIMINARY PROFESSIONAL ENGINEER SEAL 049787 REGISTERED LAND SURVEYOR DAVID J. MILLS

REVISIONS

NO.	DATE	
1	02. 05. 2025	REVISED PER TOWN COMMENTS
2	03. 14. 2025	REVISED PER TOWN COMMENTS
3	05. 16. 2025	REVISED PER TOWN COMMENTS
4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

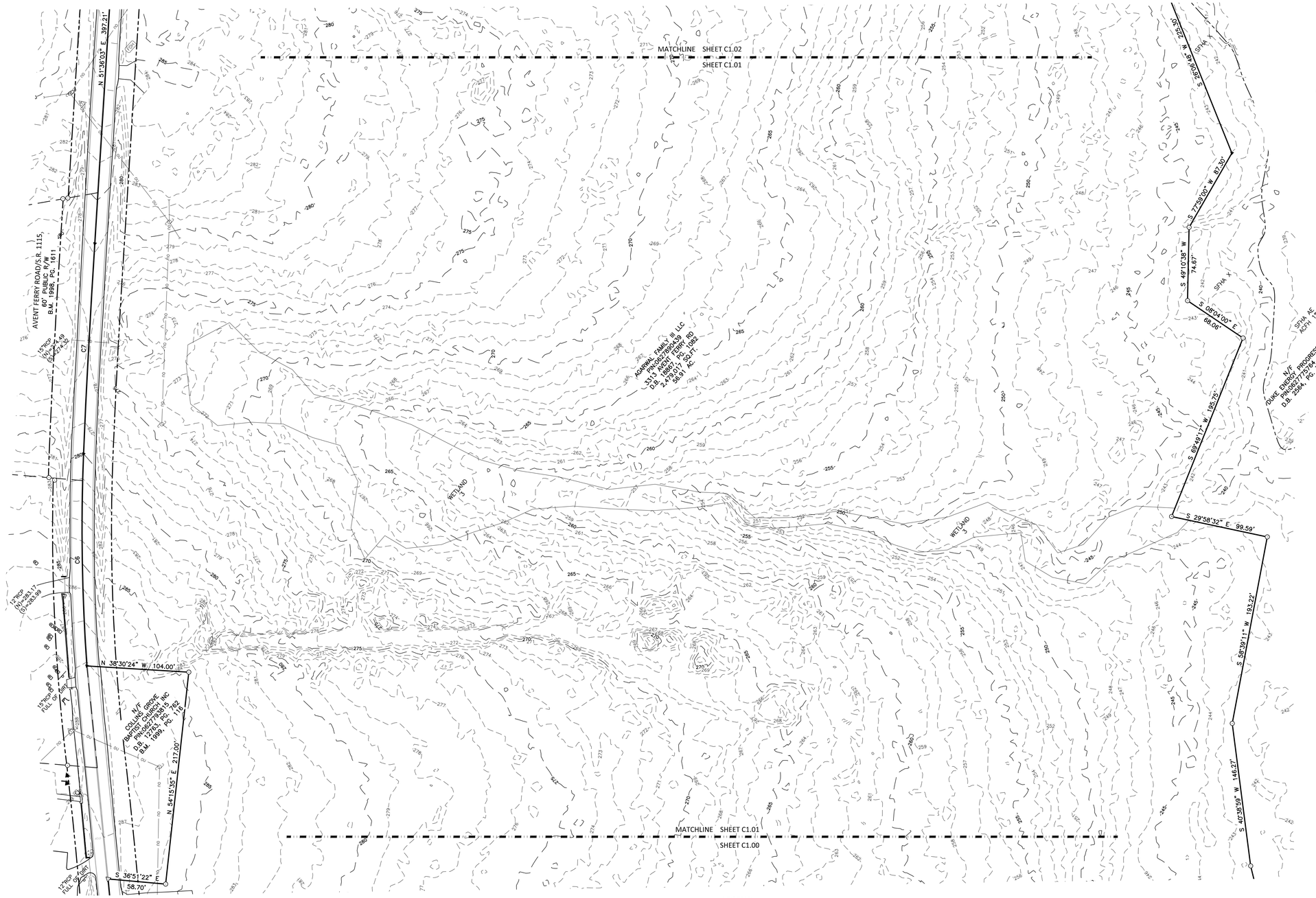
PROJECT NO.	GHK-22001
FILENAME	GHK22001-C1
CHECKED BY	JT
DRAWN BY	DM
SCALE	1"=50'
DATE	07. 07. 2025

SHEET

EXISTING CONDITIONS

C1.00

X:\Projects\GHK\GHK22001\02.Geomatics\Survey\Topographic\GHK22001-C1.dwg, 7/7/2025 1:48:20 PM, Saxona Bennett



LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- PARKER–KAYLON NAIL, NAIL
- NC GEODETIC SURVEY MON.
- FES
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC PEDESTAL
- ELECTRIC HANDHOLE
- ELECTRIC BOX
- GUY WIRE
- LIGHT POLE
- POWER/UTILITY POLE
- CABLE TV BOX
- CATV HANDHOLE
- TELEPHONE HANDHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FIBER OPTIC HANDHOLE
- BOLLARD
- AIR CONDITIONER
- SIGN
- MAILBOX
- WATER WELL
- FLOOD LIGHT
- WETLAND FLAGS
- BORE HOLE
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT OF WAY
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM LINE
- WATER LINE PER RECORD/GIS
- SEWER LINE PER RECORD/GIS
- STORM LINE PER RECORD/GIS
- FENCE
- UNDERGROUND TV CABLE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC CABLE
- UNKNOWN UTILITY
- UNDERGROUND TELEPHONE CABLE
- OVERHEAD ELECTRIC LINE

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049161 PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION PURPOSES DAVID J. MILLS
DATE

REVISIONS

NO.	DATE	
1	02. 05. 2025	REVISED PER TOWN COMMENTS
2	03. 14. 2025	REVISED PER TOWN COMMENTS
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PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-C1
CHECKED BY	JT
DRAWN BY	DM
SCALE	1"=50'
DATE	07. 07. 2025

SHEET

EXISTING CONDITIONS

C1.01

X:\Projects\GHK\GHK22001\02-Geomatics\Survey\Topographic\GHK22001-C1.dwg, 7/7/2025 1:48:12 PM, Savana Bennett

NC GRID NAD83(2011)

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- PARKER-KAYLON NAIL NAIL
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- FENCE
- UNDERGROUND TV CABLE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC CABLE
- UNKNOWN UTILITY
- UNDERGROUND TELEPHONE CABLE
- OVERHEAD ELECTRIC LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°22'53" W	4.16'
L2	N 81°40'13" W	34.96'
L3	N 56°27'18" W	26.61'
L4	S 87°22'30" E	47.57'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1605.53'	244.23'	N 60°36'48" W	243.99'
C2	1185.34'	134.05'	N 64°09'11" W	133.98'
C3	627.06'	277.36'	N 48°31'08" W	275.11'
C4	1012.87'	190.96'	N 53°37'52" E	190.68'
C5	5466.95'	333.13'	N 44°29'31" E	333.08'
C6	1959.04'	216.00'	N 47°07'13" E	215.89'
C7	9257.05'	214.34'	N 51°04'25" E	214.34'

N/F ALAN JONES, ET AL. PIN:0628902945 D.B. 3265, PG. 619

S 87°25'13" E 389.22'

N/F DUKE ENERGY PROGRESS PIN:0628451225 D.B. 2124, PG. 315

S 89°16'55" W 1412.10'

WETLAND 1

N 51°30'34" E 295.08'

AGARWAL FAMILY III LLC 3313 AVENT FERRY RD PIN:0627980439 D.B. 18967, PG. 2479 2.17 AC. 59,911 SQ.FT.

SFHA X

SFHA AE ACTH 174'

N 76°32'22" W 64.14'

S 89°18'58" W 147.75'

S 89°03'38" W 147.75'

FLOODWAY

WETLAND 2

N/F DUKE ENERGY PROGRESS PIN:0627757041 D.B. 2564, PG. 311

S 32°22'26" W 111.43'

S 59°10'05" W 132.04'

S 22°57'41" E 19,598.48'(GRID)

S 17°33'42" E 4164.19'(GRID)

NCGS RALPH(EZ5355)
NC GRID NAD83(2011)
N:702,481.66
E:2,019,361.71

NCGS CHILL(EZ1944)
NC GRID NAD83(2011)
N:698,511.55
E:2,020,618.18

WILLIAM MITCHELL PIN:0628804415 D.B. 16664, PG. 149 B.M. 2007, PG. 1129

S 87°24'12" E 550.00'

N 50°28'19" E 105.48'

S 51°32'28" W 294.99'

15' DEPTH OF DRIFT

AVENT FERRY ROAD/S.R. 1115 60' PUBLIC R/W B.M. 1998, PG. 1611

N 1°36'03" E 397.21'

MATCHLINE SHEET C1.02
SHEET C1.01

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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X:\Projects\GHK\GHK22001\02.Geomatics\Survey\Topographic\GHK22001-C1.dwg, 7/7/2025 1:48:24 PM, Saxona Bennett

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DATE

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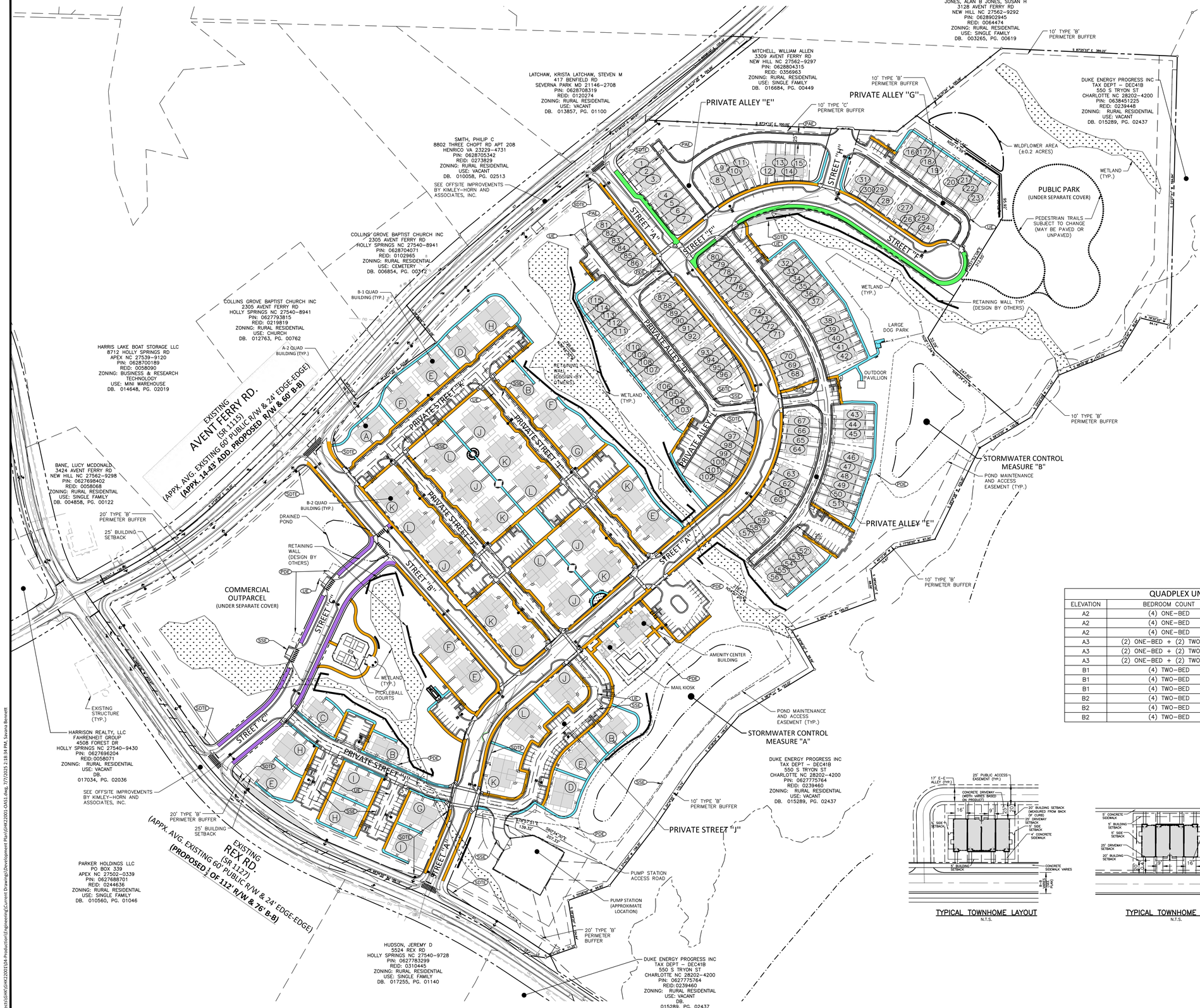
PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-C1
CHECKED BY	JT
DRAWN BY	DM
SCALE	1"=50'
DATE	07. 07. 2025

SHEET

EXISTING CONDITIONS

C1.02



SITE LEGEND

- SIGNAGE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 5' SIDEWALK
- 6' SIDEWALK
- 8' SIDEWALK
- 10' SIDEWALK

EASEMENT LEGEND

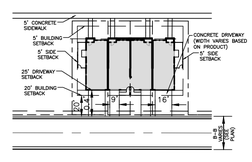
- (UE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (RE) RETAINING WALL MAINTENANCE EASEMENT
- (SSE) PUBLIC SANITARY SEWER EASEMENT
- (UE) PUBLIC WATERLINE EASEMENT
- (PAE) PRIVATE ACCESS EASEMENT

AREA -"A" C2.01 | AREA -"B" C2.02 | AREA -"C" C2.03 | AREA -"D" C2.04 | AREA -"E" C2.05

SHEET INDEX

QUADPLEX UNIT ELEVATIONS TABLE			
ELEVATION	BEDROOM COUNT	GARAGE COUNT	SYMBOL
A2	(4) ONE-BED	NO GARAGE UNITS	A
A2	(4) ONE-BED	NO GARAGE UNITS	B
A2	(4) ONE-BED	NO GARAGE UNITS	C
A3	(2) ONE-BED + (2) TWO-BED	TWO GARAGE UNITS	D
A3	(2) ONE-BED + (2) TWO-BED	TWO GARAGE UNITS	E
A3	(2) ONE-BED + (2) TWO-BED	TWO GARAGE UNITS	F
B1	(4) TWO-BED	NO GARAGE UNITS	G
B1	(4) TWO-BED	NO GARAGE UNITS	H
B1	(4) TWO-BED	NO GARAGE UNITS	I
B2	(4) TWO-BED	TWO GARAGE UNITS	J
B2	(4) TWO-BED	TWO GARAGE UNITS	K
B2	(4) TWO-BED	TWO GARAGE UNITS	L

TYPICAL TOWNHOME LAYOUT
N.T.S.



TYPICAL TOWNHOME LAYOUT
N.T.S.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN — NOT FOR CONSTRUCTION

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PLAN INFORMATION

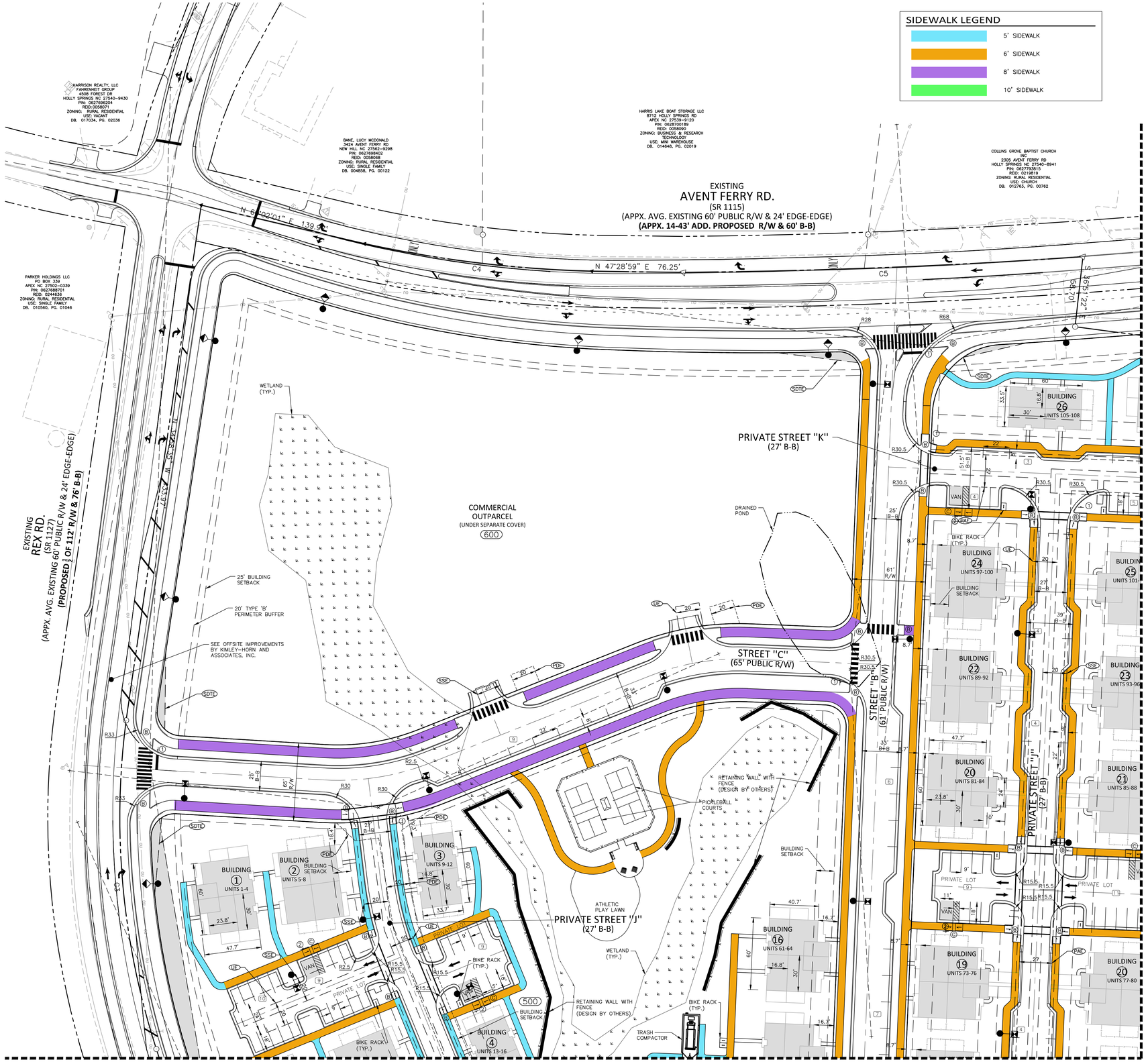
PROJECT NO.	GHK-22001
FILENAME	GHK22001-OAS1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 100'
DATE	07. 07. 2025

SHEET

OVERALL SITE PLAN

C2.00

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SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- 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
- STOP — ① STOP (R1-1)
- ② HANDICAP VAN ACCESSIBLE (R7-8 AND R7-8A)
- ③ MAIL PARKING 15 MINUTE LIMIT (R7-21A)

NOTES:

1. SIGHT DISTANCE CALCULATIONS ARE PROVIDED ON TYPICAL SECTION SHEET C0.02. ALL CALCULATIONS USE FORMULA 9-1 FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS , 2004.
2. PUMP STATION SITE OWNED BY THE TOWN OF HOLLY SPRINGS MAY BE EXPANDED IN THE FUTURE AND THERE WILL BE ROUTINE OPERATION INSPECTIONS AND MAINTENANCE ON THE PREMISES ONCE THE PUMP STATION IS IN OPERATION.

SHEET INDEX

DEVELOPMENT STANDARDS

Development Intensity	Approved Standards
Maximum Gross Density	
Maximum Gross Residential Density Allowed	5.27 units/acre
Maximum Gross Floor Area	
Floor Area: Ground Floor Story Allowed	16,000 sf
Open Space and Gathering Area	
Overall Minimum Open Space Required	30%
Interior Building Setbacks - All Structures (ft)	
Front	Min: 5' Max: 20'
All other setbacks (Side and Rear)	Min: 5'
Side - Corner Setback	5'
Exterior Building Setbacks - All Structures (ft)	
Exterior Setback to Adjacent All Other Residential Districts (minimum)	10'
Exterior Setback to Adjacent Commercial	25'
Thoroughfare Setback	25'
Buffers	
RR Buffer (Single Family Parcel)	10' Type C
RR Buffer (Duke Energy Parcel)	10' Type B
Thoroughfare Buffer	10' Type B (commercial) 20'Type B (residential)
Building Height	
All Primary Structures (maximum)	45'
Primary Structures - Minimum number of stories	1
Primary Structures - Maximum number of stories	3
Accessory Structures (maximum)	15'
Residential Primary Structure(s) Finished Floor Elevation Above Sidewalk Grade (ft)	1-15'

All other applicable development standards not listed here shall follow UDO standards and requirements.

EASEMENT LEGEND

- DE — PRIVATE STORM DRAINAGE EASEMENT
- PDE — PUBLIC STORM DRAINAGE EASEMENT
- SDTE — SIGHT DISTANCE TRIANGLE EASEMENT
- WE — RETAINING WALL MAINTENANCE EASEMENT
- SSE — PUBLIC SANITARY SEWER EASEMENT
- UE — PUBLIC WATERLINE EASEMENT
- PAE — PRIVATE ACCESS EASEMENT

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

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PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-S1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 40'
DATE	07. 07. 2025

SHEET

SITE PLAN - AREA - "A"

C2.01

X:\Projects\GHK\GHK22001\04-Production\Engineering\Current Drawings\Development Plan\GHK22001-S1.dwg, 7/7/2025 2:18:44 PM, Savana Bennett

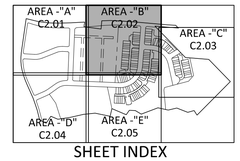


SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL (ACC)
- VAN ACCESSIBLE PARKING STALL (VAN)
- PARKING SPACE COUNT (XX)
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- STOP ① STOP (R1-1)
- RESERVED PARKING / MAXIMUM PENALTY $250 / VAN ACCESSIBLE ② HANDICAP VAN ACCESSIBLE (R7-8 AND R7-8A)
- MAX. PARKING 15 MIN. ③ MAIL PARKING 15 MINUTE LIMIT (R7-21A)

NOTES:

1. SIGHT DISTANCE CALCULATIONS ARE PROVIDED ON TYPICAL SECTION SHEET C0.02. ALL CALCULATIONS USE FORMULA 9-1 FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS , 2004.
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Maximum Gross Floor Area	
Floor Area: Ground Floor Story Allowed	16,000 sf
Open Space and Gathering Area	
Overall Minimum Open Space Required	30%
Interior Building Setbacks - All Structures (ft)	
Front	Min: 5' Max: 20'
All other setbacks (Side and Rear)	Min: 5'
Side - Corner Setback	5'
Exterior Building Setbacks - All Structures (ft)	
Exterior Setback to Adjacent All Other Residential Districts (minimum)	10'
Exterior Setback to Adjacent Commercial	25'
Thoroughfare Setback	25'
Buffers	
RR Buffer (Single Family Parcel)	10' Type C
RR Buffer (Duke Energy Parcel)	10' Type B
Thoroughfare Buffer	10' Type B (commercial) 20Type B (residential)
Building Height	
All Primary Structures (maximum)	45'
Primary Structures - Minimum number of stories	1
Primary Structures - Maximum number of stories	3
Accessory Structures (maximum)	15'
Residential Primary Structure(s) Finished Floor Elevation Above Sidewalk Grade (ft)	1-1.5'

All other applicable development standards not listed here shall follow UDO standards and requirements.

EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL MAINTENANCE EASEMENT
- (SSE) PUBLIC SANITARY SEWER EASEMENT
- (UE) PUBLIC WATERLINE EASEMENT
- (PAE) PRIVATE ACCESS EASEMENT

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

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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JEREMY MEDLIN
PHONE: 919. 258. 2087

GREENHAWK

VILLAGE AT HARRIS LAKE
MAJOR SUBDIVISION
3313 AVENT FERRY ROAD
NEW HILL, NC 27562

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	02. 05. 2025	REVISED PER TOWN COMMENTS
2	03. 14. 2025	REVISED PER TOWN COMMENTS
3	05. 16. 2025	REVISED PER TOWN COMMENTS
4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-S1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 40'
DATE	07. 07. 2025

SHEET

SITE PLAN - AREA - "B"

C2.02

X:\Projects\GHK\GHK22001\04-Production\Engineering\Current Drawings\Development Plan\GHK22001-S1.dwg, 7/7/2025 2:18:47 PM, Savana Bennett



SIDEWALK LEGEND

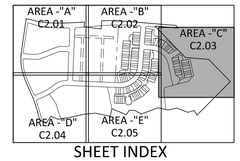
- 5' SIDEWALK
- 6' SIDEWALK
- 8' SIDEWALK
- 10' SIDEWALK

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL (ACC)
- VAN ACCESSIBLE PARKING STALL (VAN)
- PARKING SPACE COUNT (XX)
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- STOP (R1-1) ①
- HANDICAP VAN ACCESSIBLE (R7-8 AND R7-8A) ②
- MAIL PARKING 15 MINUTE LIMIT (R7-21A) ③

NOTES:

1. SIGHT DISTANCE CALCULATIONS ARE PROVIDED ON TYPICAL SECTION SHEET C0.02. ALL CALCULATIONS USE FORMULA 9-1 FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS , 2004.
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SHEET INDEX

DEVELOPMENT STANDARDS

Development Intensity	Approved Standards
Maximum Gross Density	
Maximum Gross Residential Density Allowed	5.27 units/acre
Maximum Gross Floor Area	
Floor Area: Ground Floor Story Allowed	16,000 sf
Open Space and Gathering Area	
Overall Minimum Open Space Required	30%
Interior Building Setbacks - All Structures (ft)	
Front	Min: 5' Max: 20'
All other setbacks (Side and Rear)	Min: 5'
Side - Corner Setback	5'
Exterior Building Setbacks - All Structures (ft)	
Exterior Setback to Adjacent All Other Residential Districts (minimum)	10'
Exterior Setback to Adjacent Commercial	25'
Thoroughfare Setback	25'
Buffers	
RR Buffer (Single Family Parcel)	10' Type C
RR Buffer (Duke Energy Parcel)	10' Type B
Thoroughfare Buffer	10' Type B (commercial) 20'Type B (residential)
Building Height	
All Primary Structures (maximum)	45'
Primary Structures - Minimum number of stories	1
Primary Structures - Maximum number of stories	3
Accessory Structures (maximum)	15'
Residential Primary Structure(s) Finished Floor Elevation Above Sidewalk Grade (ft)	1-1.5'

All other applicable development standards not listed here shall follow UDO standards and requirements.

EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL MAINTENANCE EASEMENT
- (SSE) PUBLIC SANITARY SEWER EASEMENT
- (UE) PUBLIC WATERLINE EASEMENT
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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PLAN INFORMATION

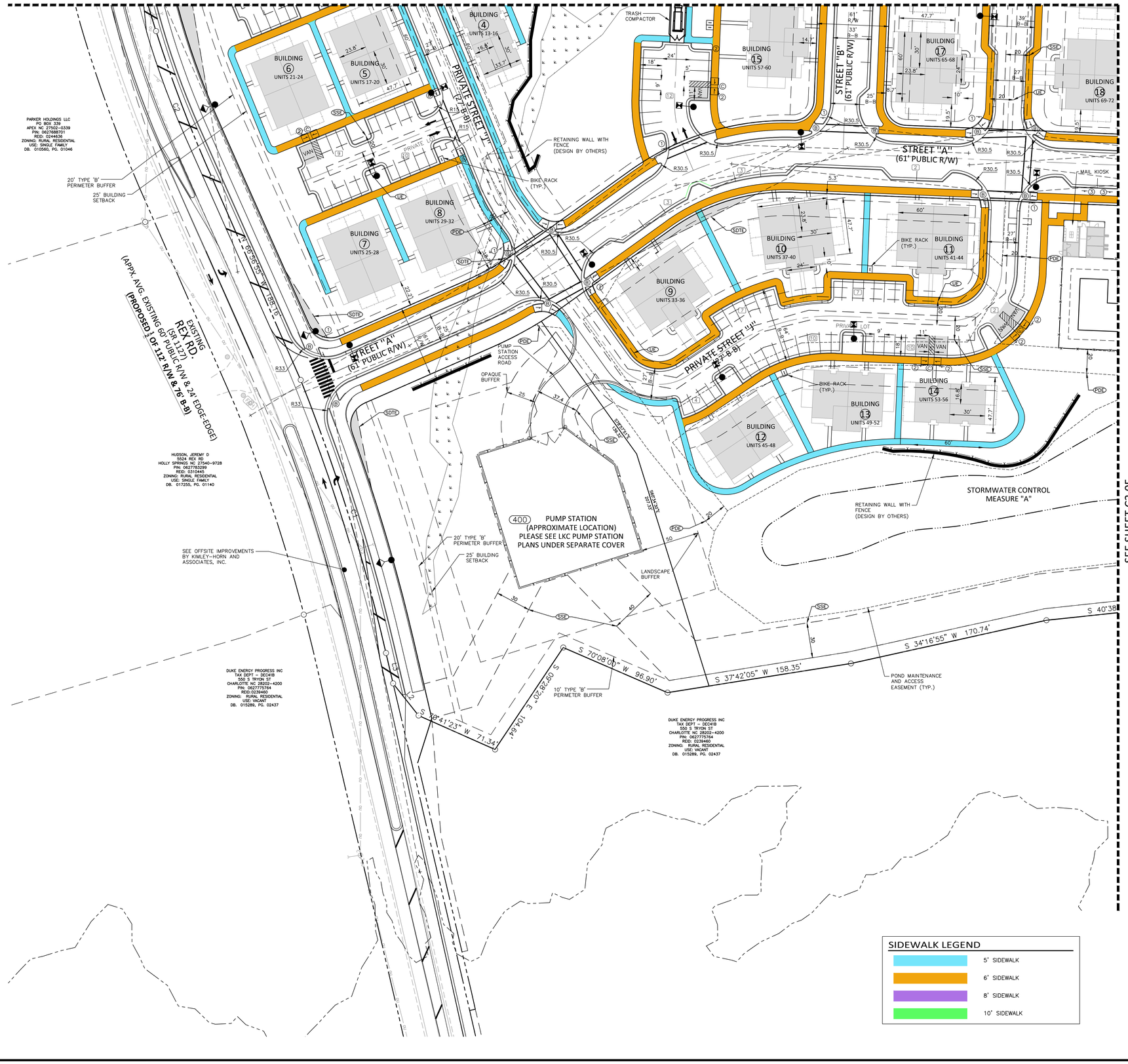
PROJECT NO.	GHK-22001
FILENAME	GHK22001-S1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 40'
DATE	07. 07. 2025

SHEET

SITE PLAN - AREA - "C"

C2.03

X:\Projects\GHK\GHK22001\04-Production\Engineering\Current Drawings\Development Plan\GHK22001-S1.dwg, 7/7/2025 2:18:50 PM, Swaina Bennett



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
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- PROPERTY LINE
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- LOT LINE
- EASEMENT LINE
- CENTERLINE
- STOP — ① STOP (R1-1)
- ② HANDICAP VAN ACCESSIBLE (R7-8 AND R7-8A)
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NOTES:

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EASEMENT LEGEND

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- PDPE — PUBLIC STORM DRAINAGE EASEMENT
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- WE — RETAINING WALL MAINTENANCE EASEMENT
- SSE — PUBLIC SANITARY SEWER EASEMENT
- UE — PUBLIC WATERLINE EASEMENT
- PAE — PRIVATE ACCESS EASEMENT

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

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SIDEWALK LEGEND

- 5' SIDEWALK
- 6' SIDEWALK
- 8' SIDEWALK
- 10' SIDEWALK

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PLAN INFORMATION

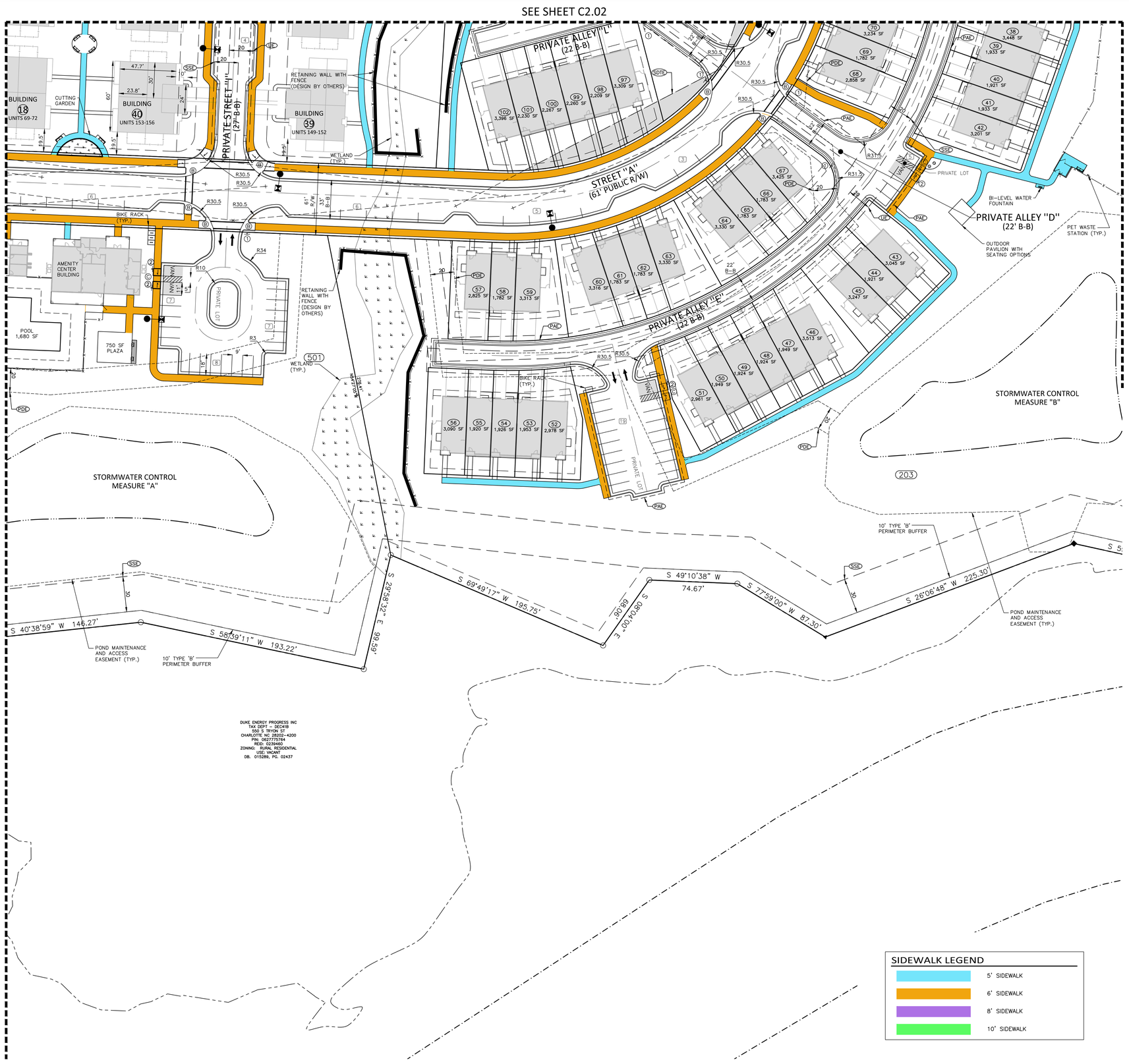
PROJECT NO.	GHK-22001
FILENAME	GHK22001-S1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 40'
DATE	07. 07. 2025

SHEET

SITE PLAN - AREA - "D"

C2.04

X:\Projects\GHK\GHK22001\04-Production\Engineering\Current Drawings\Development Plan\GHK22001-S1.dwg, 7/7/2025 2:18:53 PM, Savanta Bonnett



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
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- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
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AREA -"A" C2.01 | AREA -"B" C2.02 | AREA -"C" C2.03 | AREA -"D" C2.04 | AREA -"E" C2.05

SHEET INDEX

DEVELOPMENT STANDARDS

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

SIDEWALK LEGEND

- 5' SIDEWALK
- 6' SIDEWALK
- 8' SIDEWALK
- 10' SIDEWALK

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PLAN INFORMATION

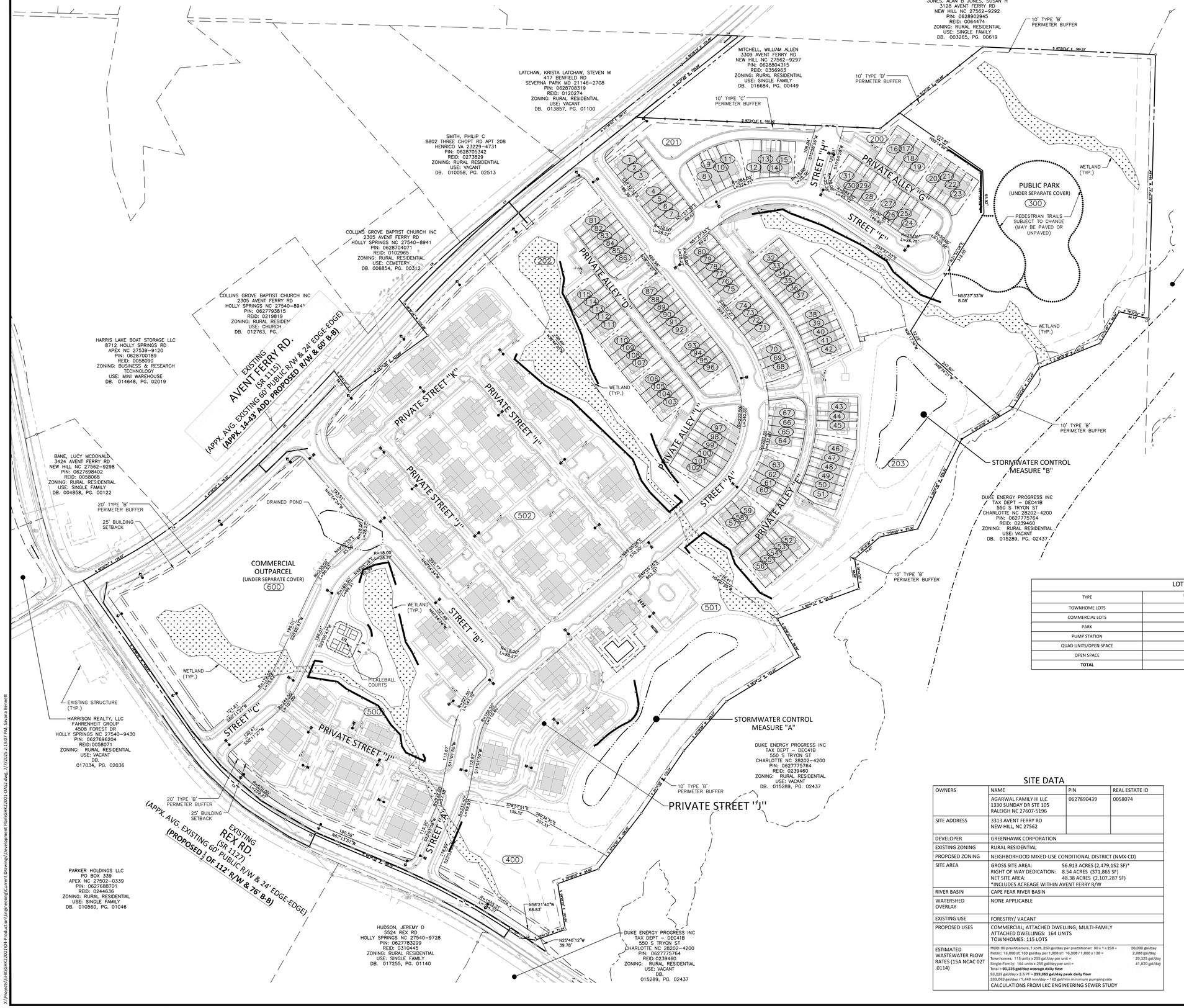
PROJECT NO.	GHK-22001
FILENAME	GHK22001-S1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 40'
DATE	07. 07. 2025

SHEET

SITE PLAN - AREA - "E"

C2.05

X:\Projects\GHK\GHK22001\04-Production\Engineering\Current Drawings\Development Plan\GHK22001-S1.dwg, 7/7/2025 2:18:56 PM, Savana Bennett



LOT DATA TABLE		
NEW LOT #	AREA (SF)	AREA (AC)
200	30703.33	0.70
201	33280.24	0.76
202	103207.03	2.37
203	251815.99	5.78
300	326144.87	7.49
400	65393.99	1.50
500	214771.33	4.93
501	253971.28	5.83
502	375513.38	8.62
600	164653.34	3.78

LOT BREAKDOWN		
TYPE	LOT NUMBERS	QUANTITY
TOWNHOME LOTS	1 - 115	115
COMMERCIAL LOTS	600	1
PARK	300	1
PUMP STATION	400	1
QUAD UNITS/OPEN SPACE	500 - 502	3
OPEN SPACE	200 - 203	4
TOTAL		**125**

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	AGARWAL FAMILY III LLC 1330 SUNDAY DR STE 105 RALEIGH NC 27607-5196	0627890439	0058074
SITE ADDRESS	3313 AVENT FERRY RD NEW HILL, NC 27562		
DEVELOPER	GREENHAWK CORPORATION		
EXISTING ZONING	RURAL RESIDENTIAL		
PROPOSED ZONING	NEIGHBORHOOD MIXED-USE CONDITIONAL DISTRICT (NMX-CD)		
SITE AREA	GROSS SITE AREA: 56.913 ACRES (2,479,152 SF)* RIGHT OF WAY DEDICATION: 8.54 ACRES (371,865 SF) NET SITE AREA: 48.38 ACRES (2,107,287 SF) *INCLUDES ACREAGE WITHIN AVENT FERRY R/W		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	FORESTRY/ VACANT		
PROPOSED USES	COMMERCIAL; ATTACHED DWELLING; MULTI-FAMILY ATTACHED DWELLINGS: 164 UNITS TOWNHOMES: 115 LOTS		
ESTIMATED WASTEWATER FLOW RATES (15A NCAC 02T .0114)	MOB: 80 practitioners, 1 shift, 250 gal/day per practitioner: 80 x 1 x 250 = 20,000 gal/day Retail: 16,000 sf, 130 gal/day per 1,000 sf: 16,000 / 1,000 x 130 = 2,080 gal/day Townhomes: 115 units x 255 gal/day per unit = 29,325 gal/day Single-Family: 164 units x 255 gal/day per unit = 41,820 gal/day Total = **93,225 gal/day average daily flow** 93,225 gal/day x 2.5 PF = **233,063 gal/day peak daily flow** 233,063 gal/day / 1,440 min/day = 162 gal/min minimum pumping rate CALCULATIONS FROM LKC ENGINEERING SEWER STUDY		

GENERAL NOTES:

FOR INDIVIDUAL TOWNHOME LOT DIMENSIONS, SEE SHEET C2.07.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

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PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-OAS2
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 100'
DATE	07. 07. 2025

SHEET

OVERALL LOT DIMENSION PLAN

C2.06

X:\Projects\GHK\GHK22001\04-Production\Engineering\Current Drawings\Development Plan\GHK22001-OAS2.dwg, 7/7/2025 2:19:07 PM, Saviana Bennett

MITCHELL, WILLIAM ALLEN
3309 AVENT FERRY RD
NEW HILL NC 27562-9297
PIN: 0628804315
REID: 0356963
ZONING: RURAL RESIDENTIAL
USE: SINGLE FAMILY
DB. 016684, PG. 00449

DUKE ENERGY PROGRESS INC
TAX DEPT - DEC41B
550 S TRYON ST
CHARLOTTE NC 28202-4200
PIN: 0627775764
REID: 0239460
ZONING: RURAL RESIDENTIAL
USE: VACANT
DB. 015289, PG. 02437

PRIVATE ALLEY "G"
PRIVATE ALLEY "E"
PRIVATE ALLEY "D"
PRIVATE ALLEY "F"
PRIVATE ALLEY "L"
STREET "H"
STREET "F"
STREET "A"
STREET "F"

PEDESTRIAN TRAILS SUBJECT TO CHANGE (MAY BE PAVED OR UNPAVED)
10' TYPE 'B' PERIMETER BUFFER
10' TYPE 'C' PERIMETER BUFFER
WETLAND (TYP.)
STORMWATER CONTROL MEASURE "B"

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-S2
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 50'
DATE	07. 07. 2025

SHEET

LOT DIMENSION PLAN

C2.07

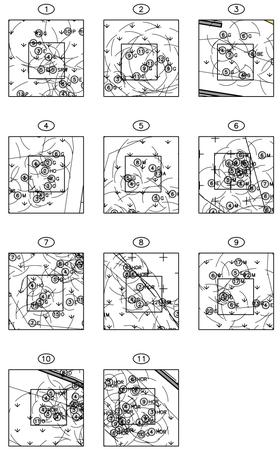
X:\Projects\GHK\GHK22001\04-Production\Engineering\Current Drawings\Development Plan\GHK22001-S2.dwg, 7/7/2025 2:19:19 PM, Savana Bennett



ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1	1) 500 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS 2) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 3) PICKLEBALL/TENNIS/BOCCE COURT
ACTIVE REC. AREA 2	1) CLUBHOUSE 2) POOL WITH DECK 3) 400 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS
ACTIVE REC. AREA 3	1) WALKING TRAILS WITH SEATING 2) PLAY LAWN 3) CUTTING/WILDFLOWER GARDEN
ACTIVE REC. AREA 4	1) ½ ACRE DOG PARK(S) 2) DRINKING FOUNTAIN W/PET FOUNTAIN 3) DOG PARK PLAY ELEMENTS AND SHADE TREES

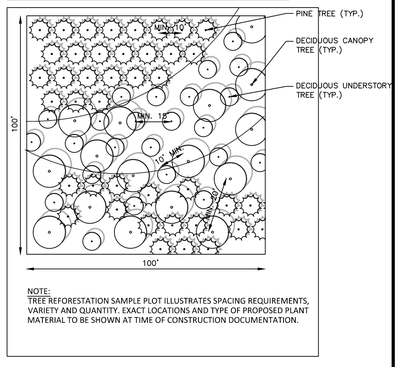
TREE SAMPLE AREAS:



TREE PRESERVATION/REFORESTATION LEGEND

	TREE PRESERVATION AREA:	4.14 ACRES
	TREE REFORESTATION AREA:	1.57 ACRES
	TOTAL REQUIRED:	5.7 ACRES
	TOTAL PROVIDED:	5.71 ACRES

TREE REFORESTATION SAMPLE PLOT



NOTE:
TREE REFORESTATION SAMPLE PLOT ILLUSTRATES SPACING REQUIREMENTS, VARIETY AND QUANTITY. EXACT LOCATIONS AND TYPE OF PROPOSED PLANT MATERIAL TO BE SHOWN AT TIME OF CONSTRUCTION DOCUMENTATION.

TREE REFORESTATION NOTES:

FOR DESIGNATED TREE PRESERVATION/REFORESTATION AREAS ON SITE WHICH ARE DEVOID OF MATURE TREE STANDS, THE DEVELOPER SHALL INSTALL TREES IN ACCORDANCE WITH ALL APPLICABLE UDO STANDARDS AND THE BELOW GUIDELINES.

REFORESTATION INCLUDES THE PROCESS OF PLANTING AND ESTABLISHING A DESIRED FOREST COMMUNITY. A SERIES OF GUIDELINES IS DESCRIBED HEREIN IN ORDER TO HELP STABILIZE THE SITE, DECREASE LONG-TERM EROSION, RE-PLANT CUT-OVER WETLANDS AND STREAM BUFFERS, AND AID IN THE ESTABLISH OF ECOLOGICALLY SIGNIFICANT NATURAL RESOURCES.

NATIVE SOILS TO THIS SITE ARE CaB AND CaC WITHIN THE CARBONTON SERIES. MOST OF THESE SOIL ARE IN WOODLANDS WITH SOME SMALL AREAS IN PASTURE. FORESTED AREAS ARE LOBLOLLY PINE, SHORTLEAF PINE, SOUTHERN RED OAK, WHITE OAK, AND HICKORY. UNDERSTORY SPECIES ARE DOMINANTLY RED MAPLE, SWEET GUM, EASTERN RED CEDAR, FLOWERING DOGWOOD, AND SOURWOOD. INDIVIDUAL TREE SPECIES PROPOSED FOR REFORESTATION REQUIREMENTS AT TIME OF DEVELOPMENT SHALL UTILIZE THESE OR SIMILAR TREE SPECIES.

- TREE REFORESTATION SPECIES WILL BE A DIVERSE MIX OF CANOPY AND UNDERSTORY TREES. A MAXIMUM OF 25% OF ANY ONE SPECIES IS ALLOWED, EXCLUDING PINE. MINIMUM SPECIES PERCENTAGES SHALL NOT BE APPLICABLE TO EXISTING TREE STANDS.
- A MINIMUM 25% OF THE REFORESTED AREA SHALL BE EVERGREEN CANOPY TREES.
- LARGE GROUPINGS OR SWATHES OF TREES SHALL BE INSTALLED TO AVOID RANDOM TREE SPECIES SELECTION AND TO CREATE AN OVERALL UNIFIED APPEARANCE.
- TREE INSTALLATION TYPES CAN BE EITHER BARE ROOT AND/OR CONTAINER GROWN TREES TO PROMOTE DISEASE RESISTANCE AND TO INCREASE THE DIVERSITY OF GROWTH RATES AND ESTABLISHMENT TYPES.
- BARE ROOT TREES SHALL BE HEALTHY, UNBROKEN, HAVE STRONG APICAL DOMINANCE AND HAVE A BALANCED SHOOT-TO-ROOT RATIO. DECIDUOUS BARE ROOT TREES SHALL BE A MINIMUM 3' HEIGHT AT TIME OF INSTALLATION.
- CONTAINER GROWN TREES SHALL BE A MINIMUM 0.25'' CALIPER, AND BE A MINIMUM 5' HEIGHT AT TIME OF INSTALLATION.
- HARDWOODS SHALL BE SPACED A MINIMUM 20' ON CENTER AND A MAXIMUM OF 25' ON CENTER.
- UNDERSTORY TREES SHALL BE SPACED A MINIMUM 10' ON CENTER AND A MAXIMUM OF 20' ON CENTER.
- PINE SAPLINGS SHALL BE SPACED 10' ON CENTER, IN STAGGERED ROWS WITH A MINIMUM INSTALL HEIGHT OF 2'. OTHER EVERGREEN TREES SHALL BE SPACED APPROPRIATE TO THE CANOPY SPREAD WITH A MINIMUM INSTALL HEIGHT OF 3'.
- WILLOW STEM CUTTINGS SHALL BE ALLOWED FOR WETLAND OR RIPARIAN BUFFER RESTORATION.
- TREE SELECTION SHALL BE APPROPRIATE TO THE SITE AND TAKE INTO ACCOUNT ELEMENTS SUCH AS BUT NOT LIMITED TO SOILS, SUN EXPOSURE, RIPARIAN AREAS, PROXIMITY OF PROPOSED LOTS, IMPERVIOUS STRUCTURES, RETAINING WALLS, OTHER PLANT COMPETITION OR RECREATIONAL ELEMENTS.
- ALL REFORESTATION TREES SPECIES SHALL BE LISTED ON THE HOLLY SPRINGS PREFERRED PLANT LIST, OR BE APPROVED BY HOLLY SPRINGS.
- EXISTING VEGETATION SHALL MEET REFORESTATION REQUIREMENTS IF THE EXISTING TREE DBH IS 0.5'' OR GREATER AT TIME OF SITE INSPECTION.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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JEREMY MEDLIN
PHONE: 919. 258. 2087

GREENHAWK

VILLAGE AT HARRIS LAKE
MAJOR SUBDIVISION
3313 AVENT FERRY ROAD
NEW HILL, NC 27562

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 2088 C. MICHAEL VAMPRAN, JR. — FOR PRELIMINARY REVIEW ONLY — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	02. 05. 2025	REVISED PER TOWN COMMENTS
2	03. 14. 2025	REVISED PER TOWN COMMENTS
3	05. 16. 2025	REVISED PER TOWN COMMENTS
4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

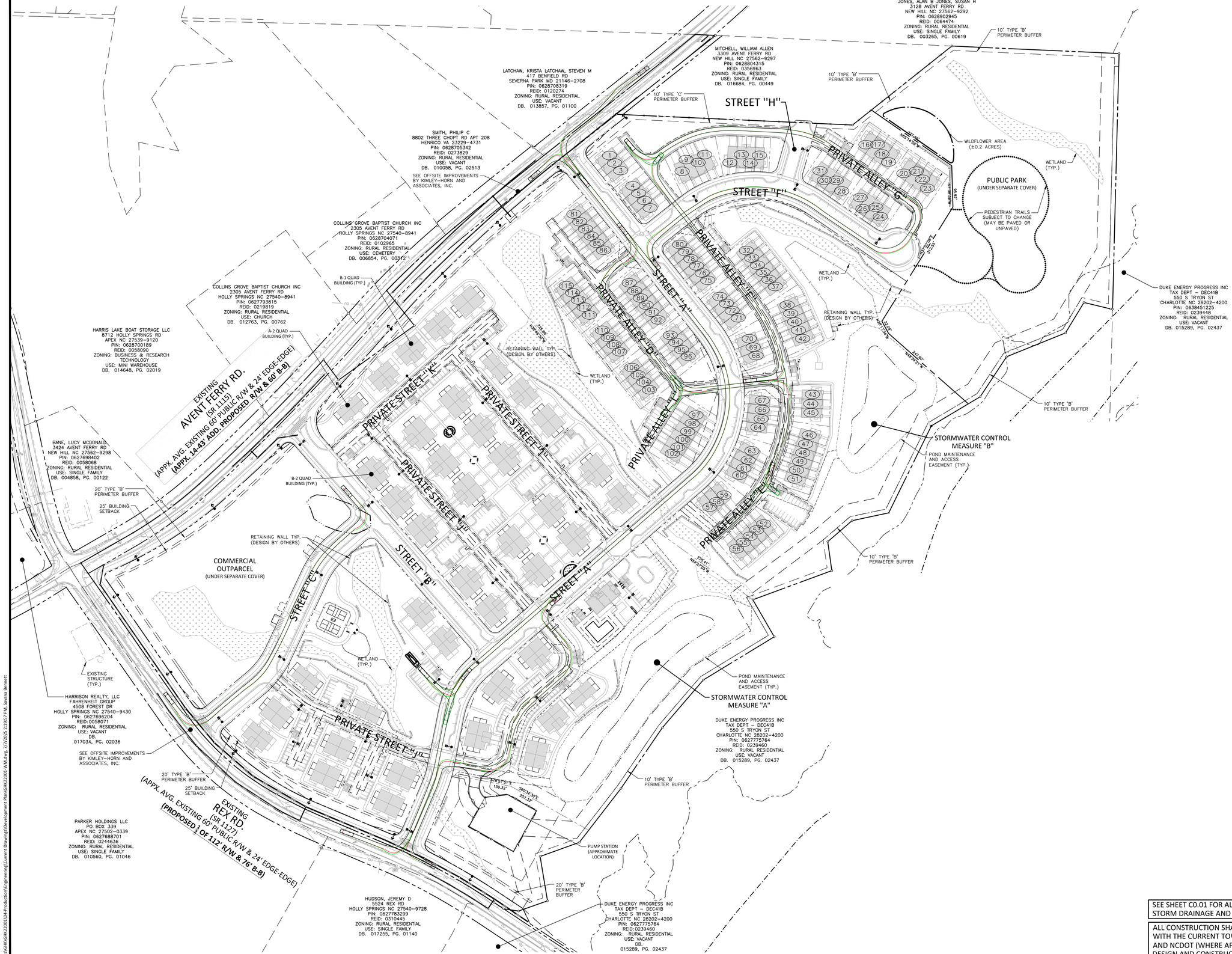
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FILENAME	GHK22001-OS1
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SCALE	1" = 100'
DATE	07. 07. 2025

SHEET

OPEN SPACE AND PRESERVATION PLAN

C2.10

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GRAPHIC SCALE
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PLAN INFORMATION

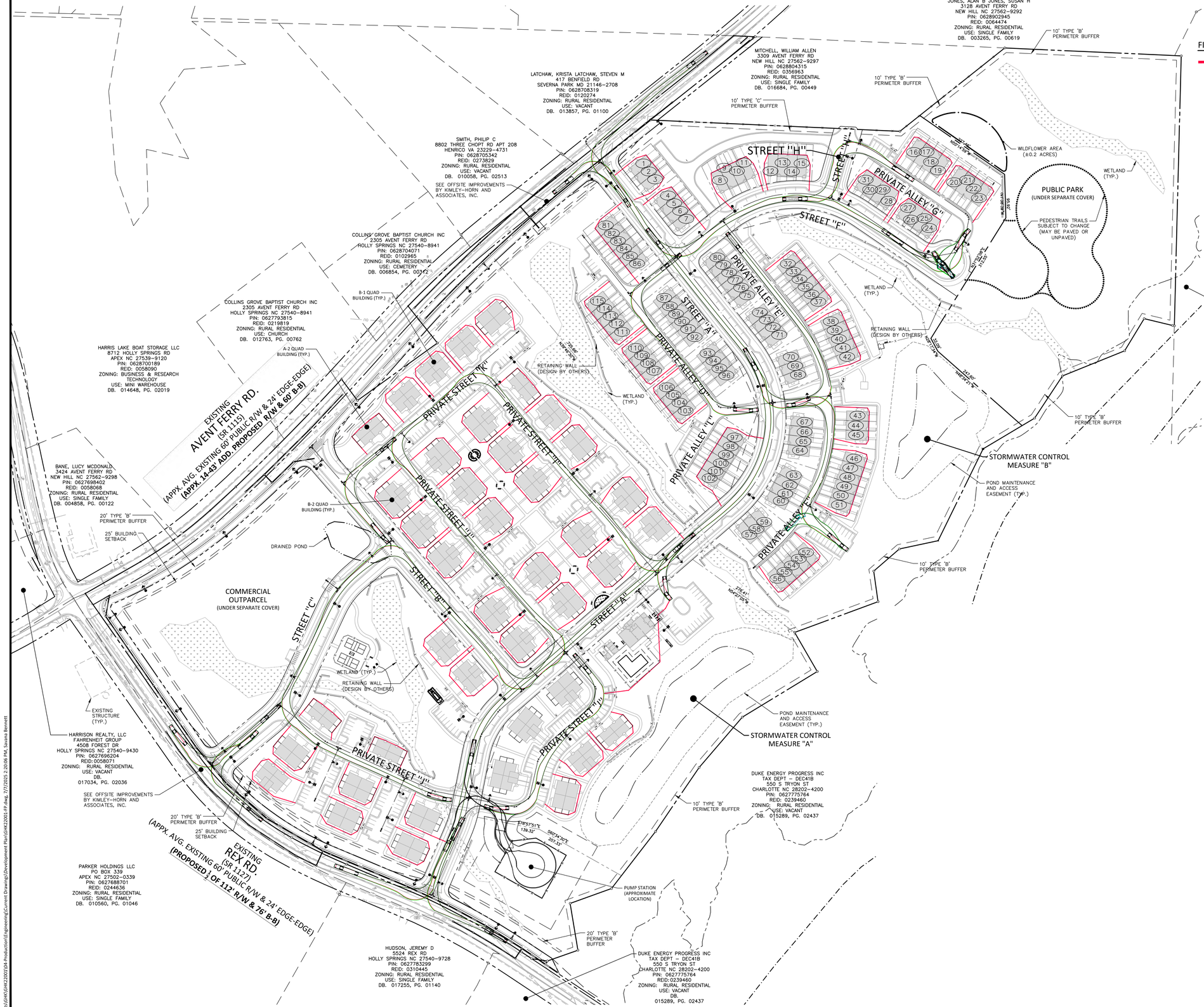
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FILENAME	GHK22001-WM
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 100'
DATE	07. 07. 2025

SHEET

WASTE MANAGEMENT PLAN

C2.20

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PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-FP
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SCALE	1" = 100'
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SHEET

FIRE PROTECTION PLAN

C2.30

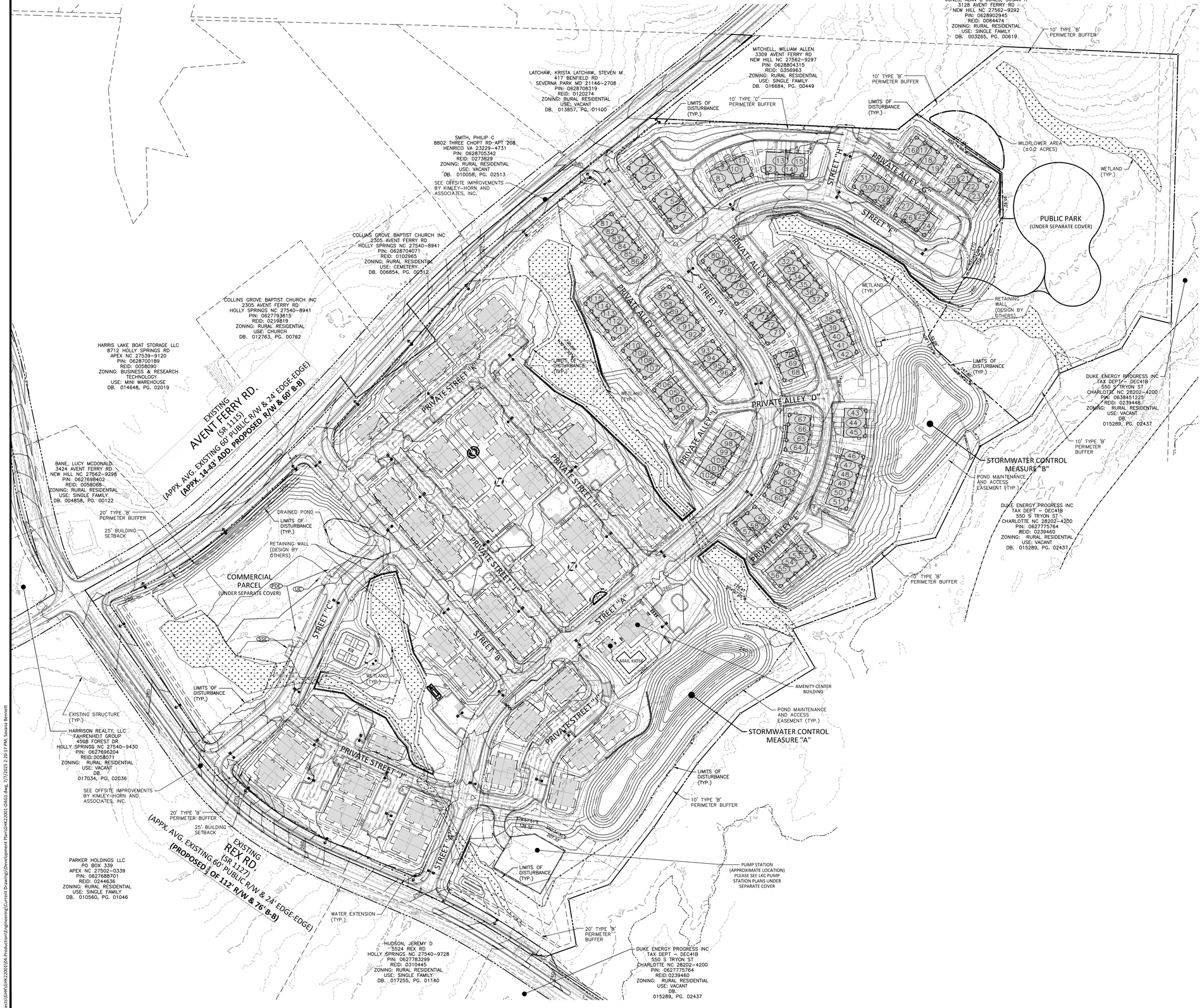
GRAPHIC SCALE
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1 inch = 100 ft.

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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 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)

GRAPHIC SCALE
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PLAN INFORMATION

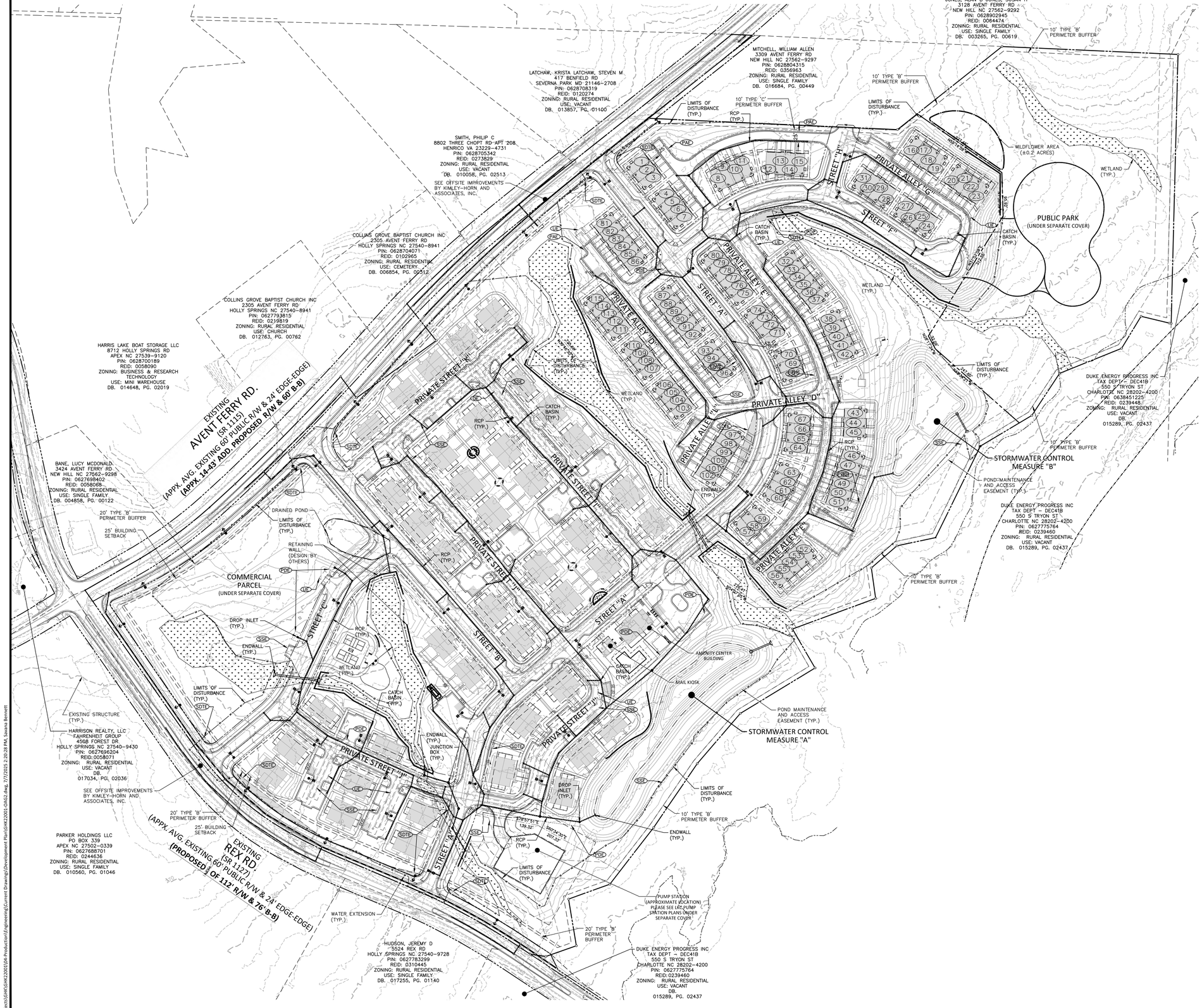
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FILENAME	GHK22001-OAG1
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DRAWN BY	SJB
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SHEET

OVERALL GRADING PLAN

C3.00

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PLAN INFORMATION

PROJECT NO.	GHK-22001
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CHECKED BY	JCM
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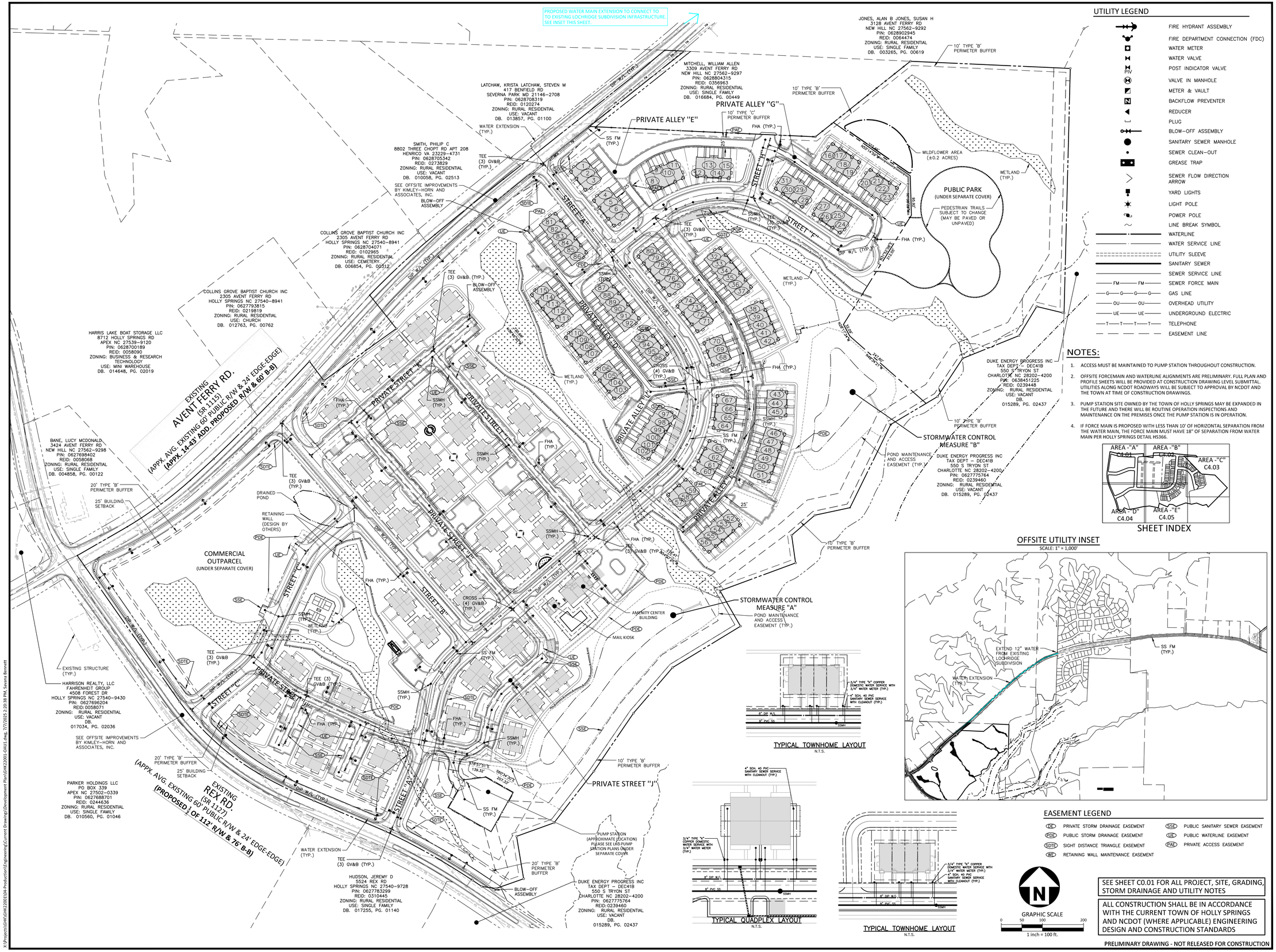
SHEET

OVERALL STORM DRAINAGE PLAN

C3.01

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — FM — SEWER FORCE MAIN
- G — G — G — G — GAS LINE
- OU — OU — OVERHEAD UTILITY
- UE — UE — UNDERGROUND ELECTRIC
- T — T — T — T — TELEPHONE
- EASEMENT LINE

NOTES:

1. ACCESS MUST BE MAINTAINED TO PUMP STATION THROUGHOUT CONSTRUCTION.
2. OFFSITE FORCEMAIN AND WATERLINE ALIGNMENTS ARE PRELIMINARY. FULL PLAN AND PROFILE SHEETS WILL BE PROVIDED AT CONSTRUCTION DRAWING LEVEL SUBMITTAL. UTILITIES ALONG NCDOT ROADWAYS WILL BE SUBJECT TO APPROVAL BY NCDOT AND THE TOWN AT TIME OF CONSTRUCTION DRAWINGS.
3. PUMP STATION SITE OWNED BY THE TOWN OF HOLLY SPRINGS MAY BE EXPANDED IN THE FUTURE AND THERE WILL BE ROUTINE OPERATION INSPECTIONS AND MAINTENANCE ON THE PREMISES ONCE THE PUMP STATION IS IN OPERATION.
4. IF FORCE MAIN IS PROPOSED WITH LESS THAN 10' OF HORIZONTAL SEPARATION FROM THE WATER MAIN, THE FORCE MAIN MUST HAVE 18" OF SEPARATION FROM WATER MAIN PER HOLLY SPRINGS DETAIL HS366.

SHEET INDEX

EASEMENT LEGEND

- DE — PRIVATE STORM DRAINAGE EASEMENT
- PDE — PUBLIC STORM DRAINAGE EASEMENT
- SDTE — SIGHT DISTANCE TRIANGLE EASEMENT
- WE — RETAINING WALL MAINTENANCE EASEMENT
- SSE — PUBLIC SANITARY SEWER EASEMENT
- UE — PUBLIC WATERLINE EASEMENT
- PAE — PRIVATE ACCESS EASEMENT

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PLAN INFORMATION

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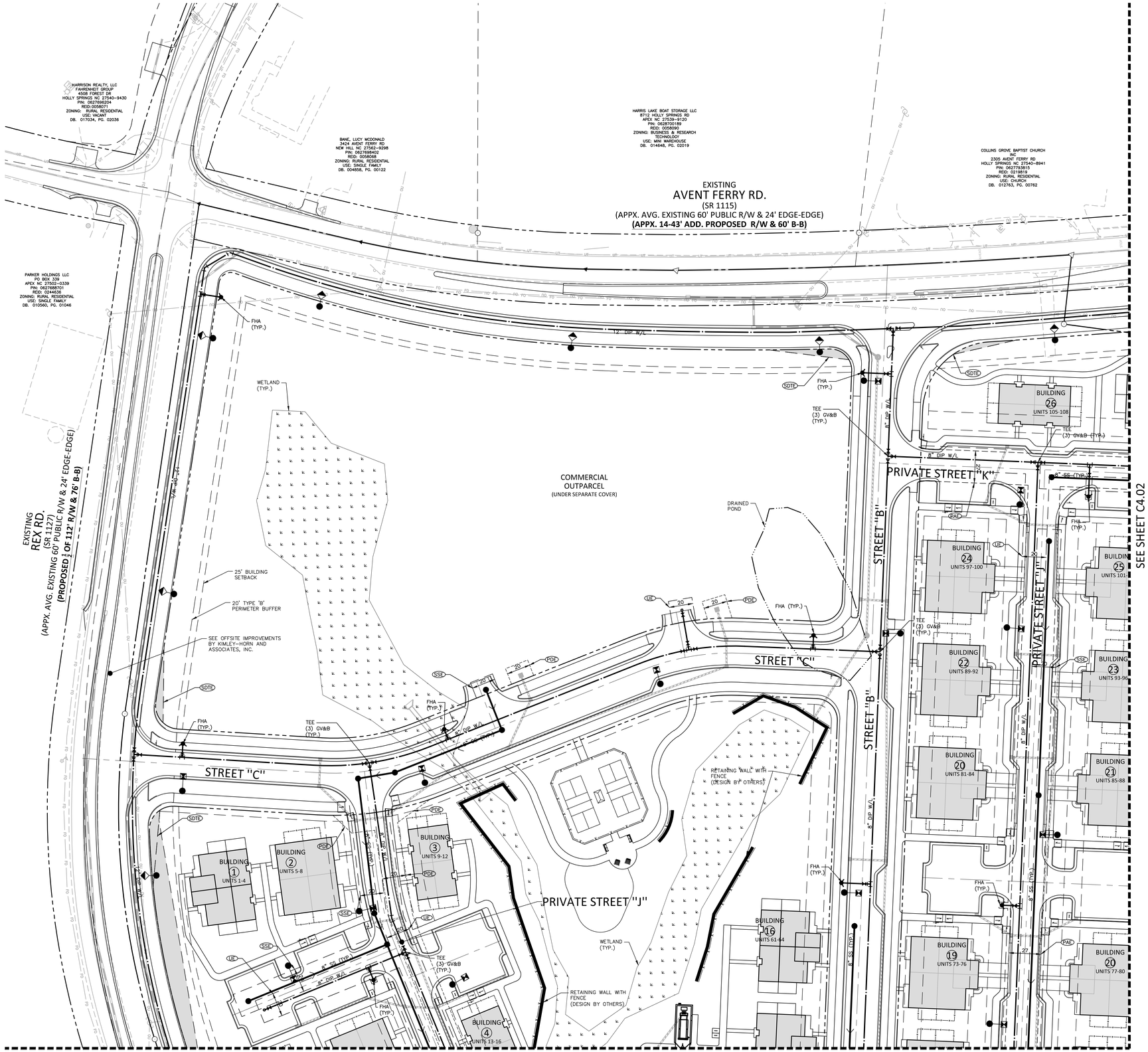
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OVERALL UTILITY PLAN

C4.00

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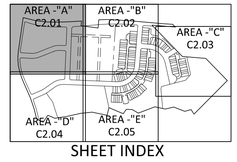


UTILITY LEGEND

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3	05. 16. 2025	REVISED PER TOWN COMMENTS
4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
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PLAN INFORMATION

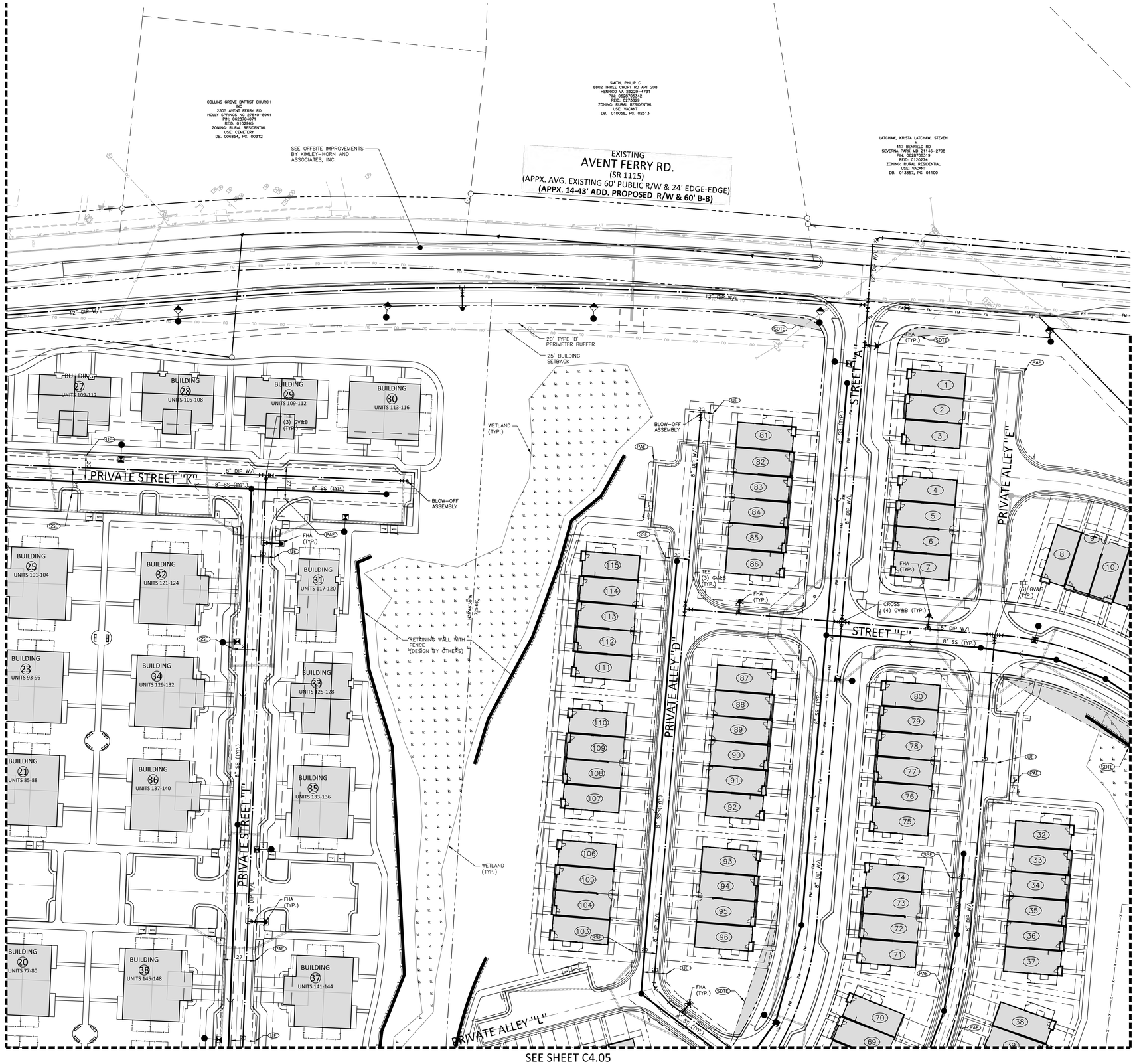
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FILENAME	GHK22001-U1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 40'
DATE	07. 07. 2025

SHEET

UTILITY PLAN - AREA - "A"

C4.01

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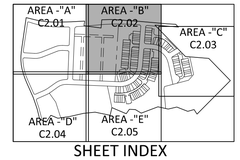


UTILITY LEGEND

- 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

NOTES:

1. ACCESS MUST BE MAINTAINED TO PUMP STATION THROUGHOUT CONSTRUCTION.
2. OFFSITE FORCEMAIN AND WATERLINE ALIGNMENTS ARE PRELIMINARY. FULL PLAN AND PROFILE SHEETS WILL BE PROVIDED AT CONSTRUCTION DRAWING LEVEL SUBMITTAL. UTILITIES ALONG NCDOT ROADWAYS WILL BE SUBJECT TO APPROVAL BY NCDOT AND THE TOWN AT TIME OF CONSTRUCTION DRAWINGS.
3. PUMP STATION SITE OWNED BY THE TOWN OF HOLLY SPRINGS MAY BE EXPANDED IN THE FUTURE AND THERE WILL BE ROUTINE OPERATION INSPECTIONS AND MAINTENANCE ON THE PREMISES ONCE THE PUMP STATION IS IN OPERATION.
4. IF FORCE MAIN IS PROPOSED WITH LESS THAN 10' OF HORIZONTAL SEPARATION FROM THE WATER MAIN, THE FORCE MAIN MUST HAVE 18" OF SEPARATION FROM WATER MAIN PER HOLLY SPRINGS DETAIL HS366.



SHEET INDEX

EASEMENT LEGEND

- PDE — PRIVATE STORM DRAINAGE EASEMENT
- PDE — PUBLIC STORM DRAINAGE EASEMENT
- SDTE — SIGHT DISTANCE TRIANGLE EASEMENT
- WE — RETAINING WALL MAINTENANCE EASEMENT
- SSE — PUBLIC SANITARY SEWER EASEMENT
- UE — PUBLIC WATERLINE EASEMENT
- PAE — PRIVATE ACCESS EASEMENT

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

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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RALEIGH, NC 27607
JEREMY MEDLIN
PHONE: 919. 258. 2087

GREENHAWK

VILLAGE AT HARRIS LAKE
MAJOR SUBDIVISION
3313 AVENT FERRY ROAD
NEW HILL, NC 27562

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	02. 05. 2025	REVISED PER TOWN COMMENTS
2	03. 14. 2025	REVISED PER TOWN COMMENTS
3	05. 16. 2025	REVISED PER TOWN COMMENTS
4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

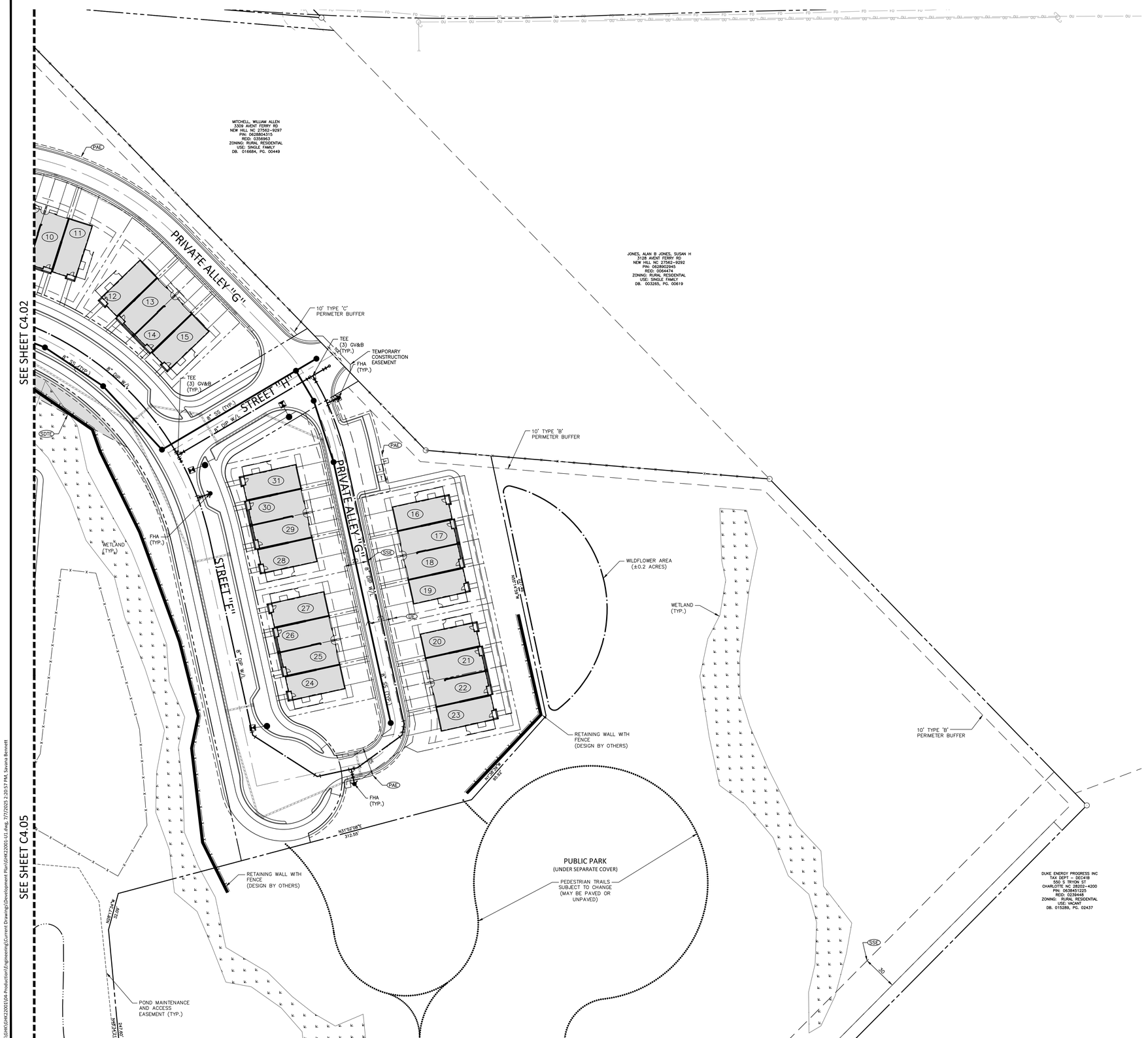
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FILENAME	GHK22001-U1
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DRAWN BY	SJB
SCALE	1" = 40'
DATE	07. 07. 2025

SHEET

UTILITY PLAN - AREA - "B"

C4.02

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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — FM — SEWER FORCE MAIN
- G — G — G — G — GAS LINE
- OU — OU — OVERHEAD UTILITY
- UE — UE — UNDERGROUND ELECTRIC
- T — T — T — T — TELEPHONE
- EASEMENT LINE

NOTES:

1. ACCESS MUST BE MAINTAINED TO PUMP STATION THROUGHOUT CONSTRUCTION.
2. OFFSITE FORCEMAIN AND WATERLINE ALIGNMENTS ARE PRELIMINARY. FULL PLAN AND PROFILE SHEETS WILL BE PROVIDED AT CONSTRUCTION DRAWING LEVEL SUBMITTAL. UTILITIES ALONG NCDOT ROADWAYS WILL BE SUBJECT TO APPROVAL BY NCDOT AND THE TOWN AT TIME OF CONSTRUCTION DRAWINGS.
3. PUMP STATION SITE OWNED BY THE TOWN OF HOLLY SPRINGS MAY BE EXPANDED IN THE FUTURE AND THERE WILL BE ROUTINE OPERATION INSPECTIONS AND MAINTENANCE ON THE PREMISES ONCE THE PUMP STATION IS IN OPERATION.
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SHEET INDEX

EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WL) RETAINING WALL MAINTENANCE EASEMENT
- (SSE) PUBLIC SANITARY SEWER EASEMENT
- (UE) PUBLIC WATERLINE EASEMENT
- (PAE) PRIVATE ACCESS EASEMENT

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

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NEW HILL, NC 27562

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOAN C. MARTIN
NOT VALID WITHOUT ORIGINAL SIGNATURE

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5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

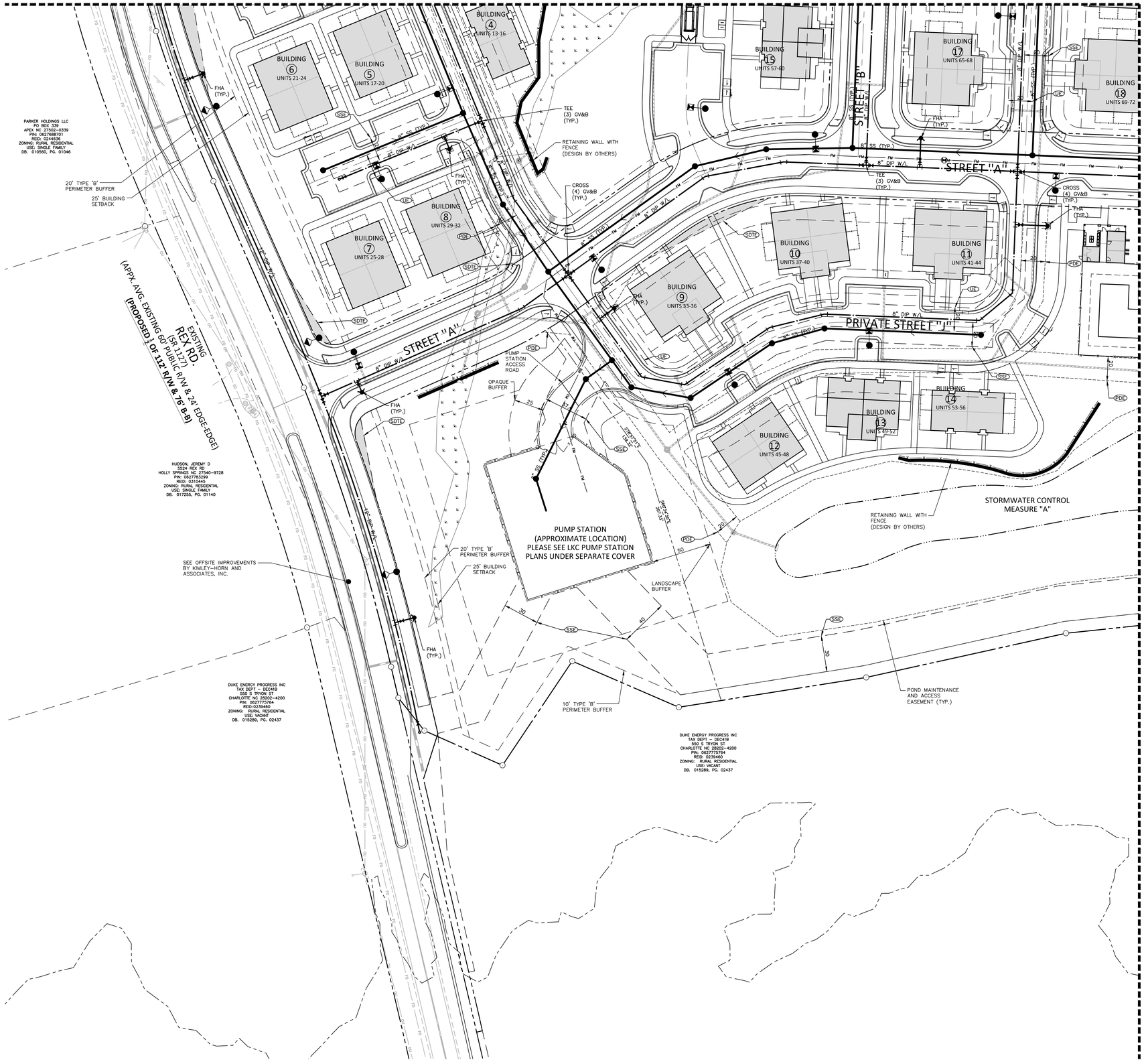
PROJECT NO.	GHK-22001
FILENAME	GHK22001-U1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 40'
DATE	07. 07. 2025

SHEET

UTILITY PLAN - AREA - "C"

C4.03

SEE SHEET C4.01

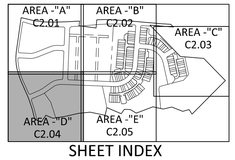


UTILITY LEGEND

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- 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
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- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
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- (UE) PUBLIC WATERLINE EASEMENT
- (PAE) PRIVATE ACCESS EASEMENT

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

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GH GREENHAWK

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN NOT FOR CONSTRUCTION

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PLAN INFORMATION

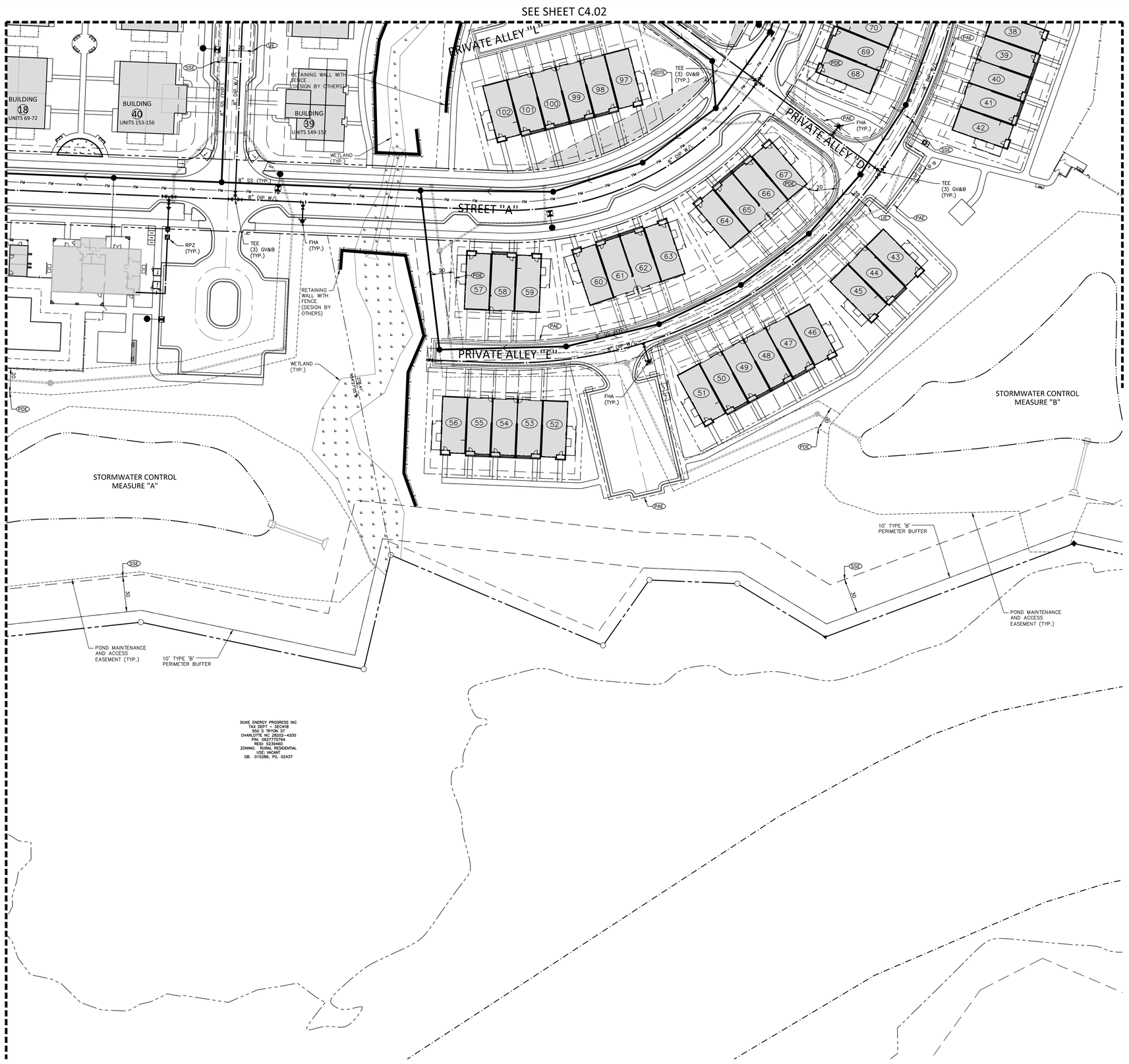
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SCALE	1" = 40'
DATE	07. 07. 2025

SHEET

UTILITY PLAN - AREA - "D"

C4.04

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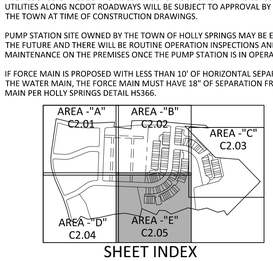


UTILITY LEGEND

- 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

NOTES:

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SHEET INDEX

EASEMENT LEGEND

- PRIVATE STORM DRAINAGE EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT
- SIGHT DISTANCE TRIANGLE EASEMENT
- RETAINING WALL MAINTENANCE EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- PUBLIC WATERLINE EASEMENT
- PRIVATE ACCESS EASEMENT

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

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN NOT FOR CONSTRUCTION

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5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

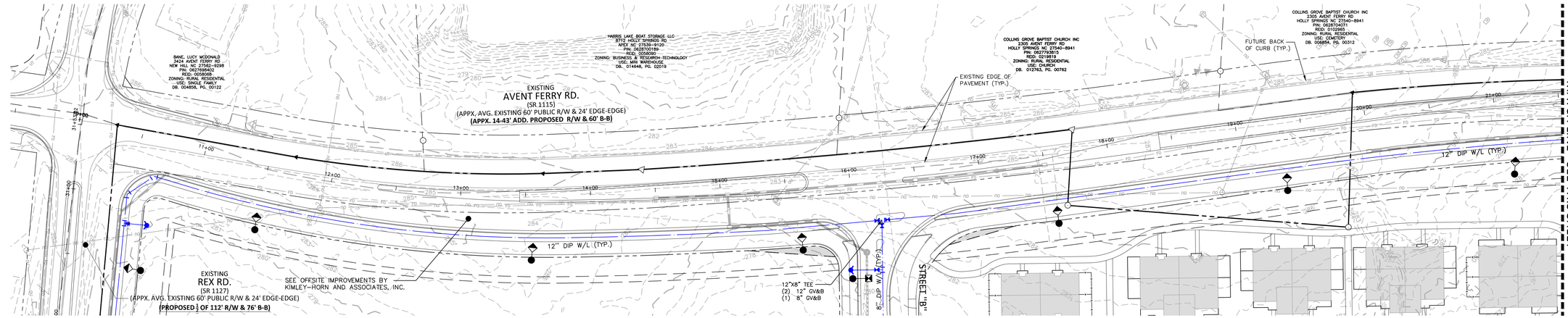
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FILENAME	GHK22001-U1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1" = 40'
DATE	07. 07. 2025

SHEET

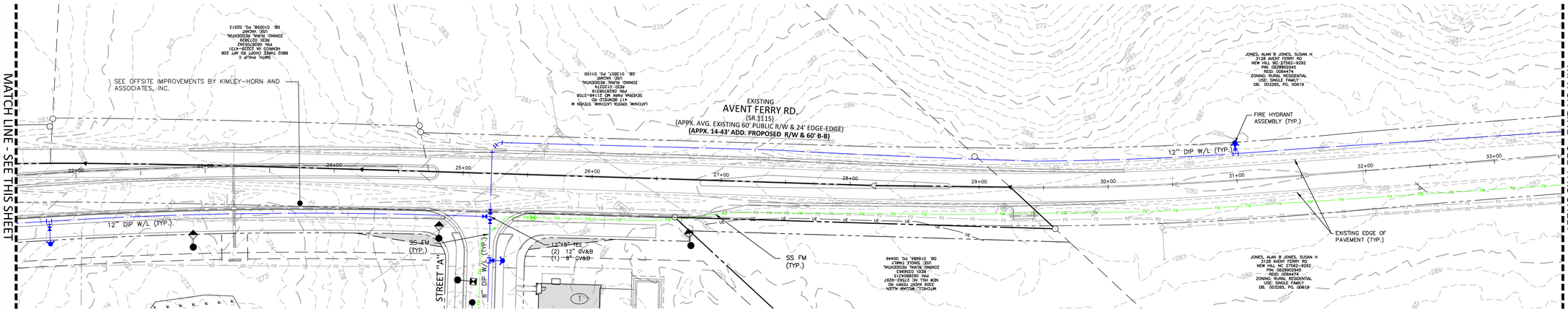
UTILITY PLAN - AREA - "E"

C4.05

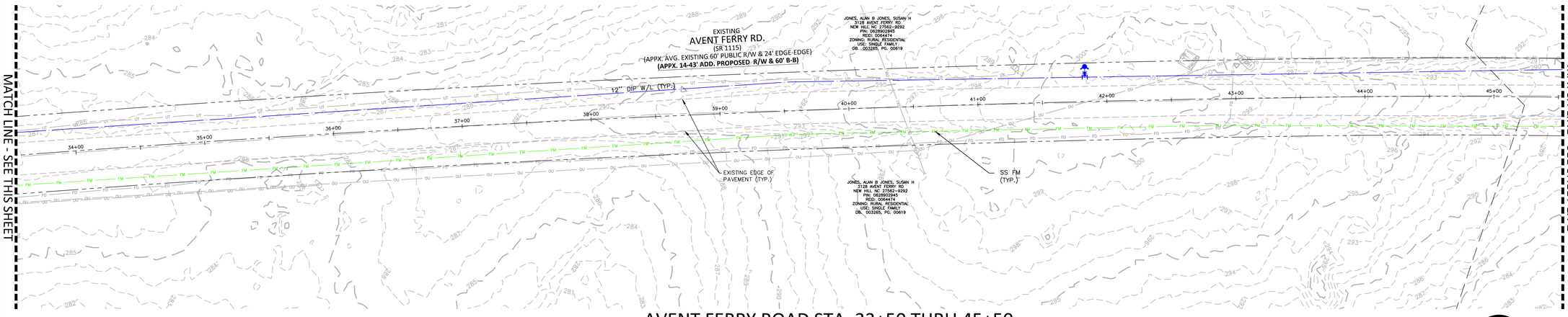
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AVENT FERRY ROAD STA. 10+00 THRU 21+50



AVENT FERRY ROAD STA. 21+50 THRU 33+50



AVENT FERRY ROAD STA. 33+50 THRU 45+50

NOTE:

OFFSITE FORCEMAIN AND WATERLINE ALIGNMENTS ARE PRELIMINARY. FULL PLAN AND PROFILE SHEETS WILL BE PROVIDED AT CONSTRUCTION DRAWING LEVEL SUBMITTAL. UTILITIES ALONG NCDOT ROADWAYS WILL BE SUBJECT TO APPROVAL BY NCDOT AND THE TOWN AT TIME OF CONSTRUCTION DRAWINGS.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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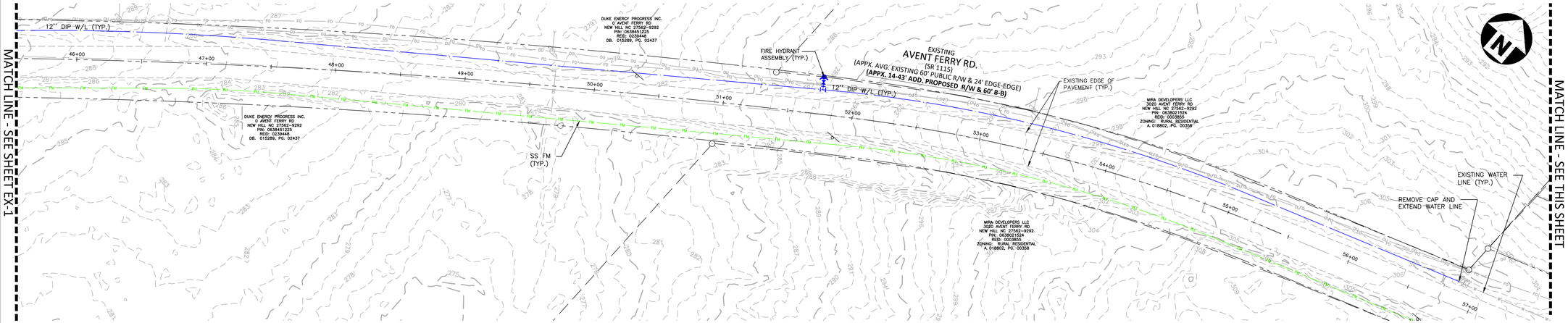
PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-U2
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1' = 40'
DATE	07. 07. 2025

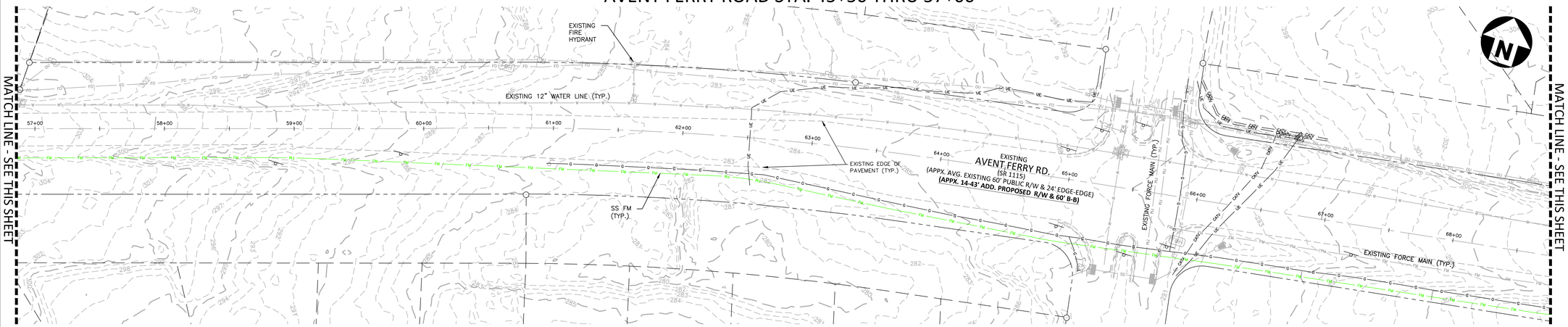
SHEET

UTILITY PLAN - AREA - "F"

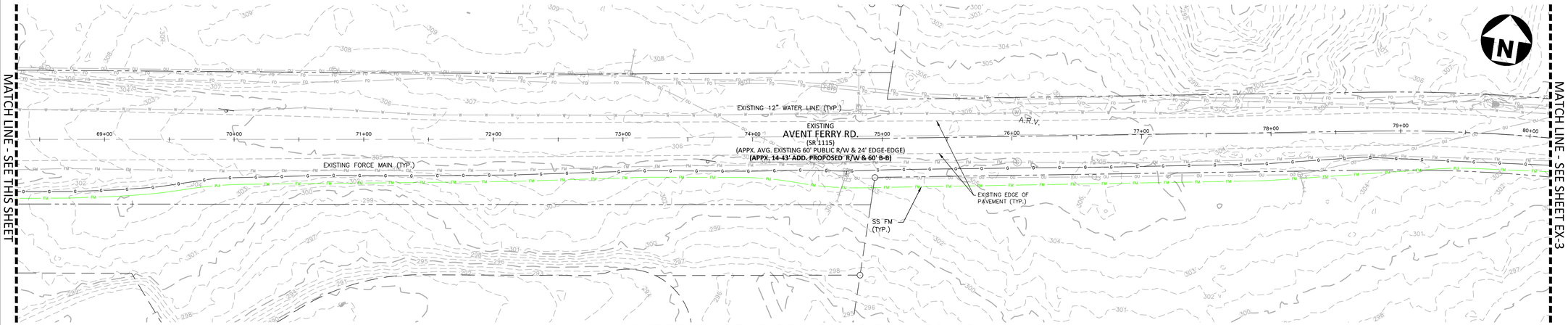
C4.06



AVENT FERRY ROAD STA. 45+50 THRU 57+00



AVENT FERRY ROAD STA. 57+00 THRU 68+50



AVENT FERRY ROAD STA. 68+50 THRU 80+00

NOTE:

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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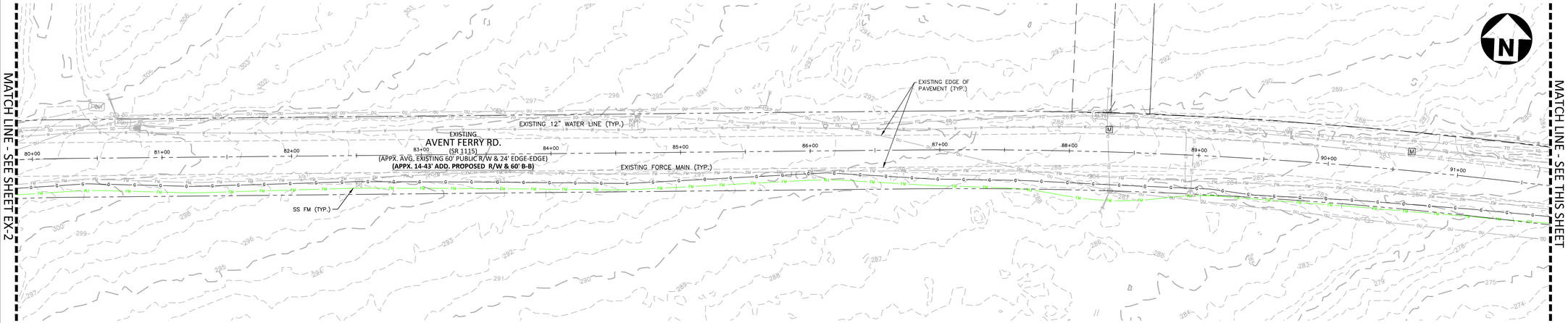
PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-U2
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1' = 40'
DATE	07. 07. 2025

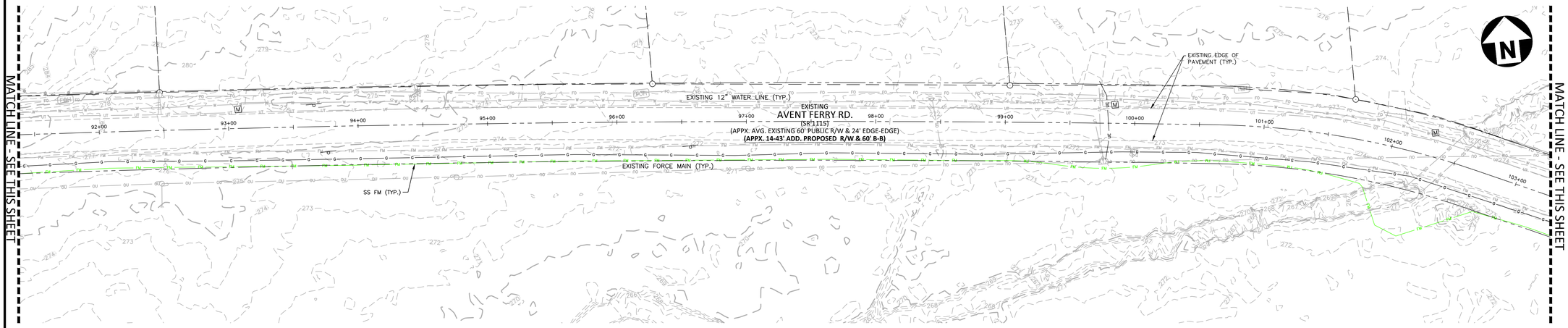
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UTILITY PLAN - AREA - ''G''

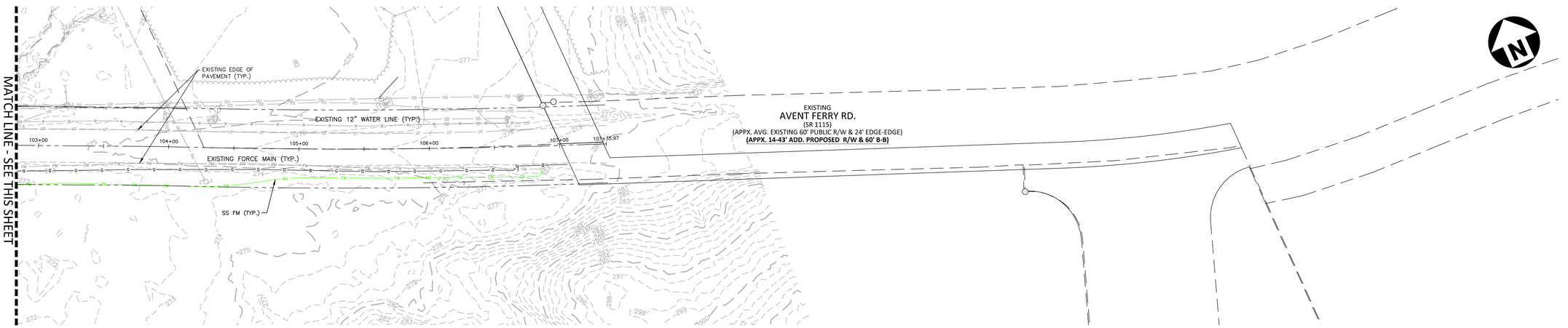
C4.07



AVENT FERRY ROAD STA. 80+00 THRU 91+50



AVENT FERRY ROAD STA. 91+50 THRU 103+00



AVENT FERRY ROAD STA. 103+00 THRU 107+00

NOTE:

OFFSITE FORCEMAIN AND WATERLINE ALIGNMENTS ARE PRELIMINARY. FULL PLAN AND PROFILE SHEETS WILL BE PROVIDED AT CONSTRUCTION DRAWING LEVEL SUBMITTAL. FORCEMAIN AND WATERLINE WILL BE LOCATED OUTSIDE OF EXISTING AND FUTURE PAVEMENT AREAS.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\GHK\GHK22001\04-Production\Engineering\Current Drawings\Development Plan\GHK22001-U2.dwg, 7/7/2025 3:21:40 PM, Savana Bennett

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fax 919. 361. 2269
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www.mcadamsco.com

CLIENT

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1330 SUNDAY DRIVE, SUITE 105
RALEIGH, NC 27607
JEREMY MEDLIN
PHONE: 919. 258. 2087

GREENHAWK

VILLAGE AT HARRIS LAKE
MAJOR SUBDIVISION
3313 AVENT FERRY ROAD
NEW HILL, NC 27562

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	02. 05. 2025	REVISED PER TOWN COMMENTS
2	03. 14. 2025	REVISED PER TOWN COMMENTS
3	05. 16. 2025	REVISED PER TOWN COMMENTS
4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

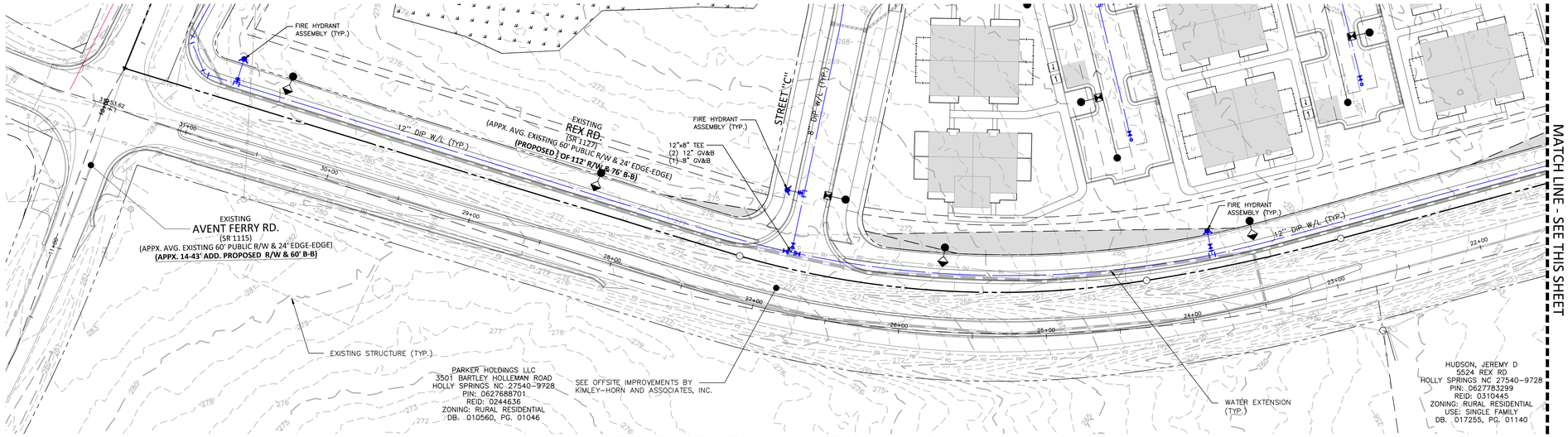
PLAN INFORMATION

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FILENAME	GHK22001-U2
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	1' = 40'
DATE	07. 07. 2025

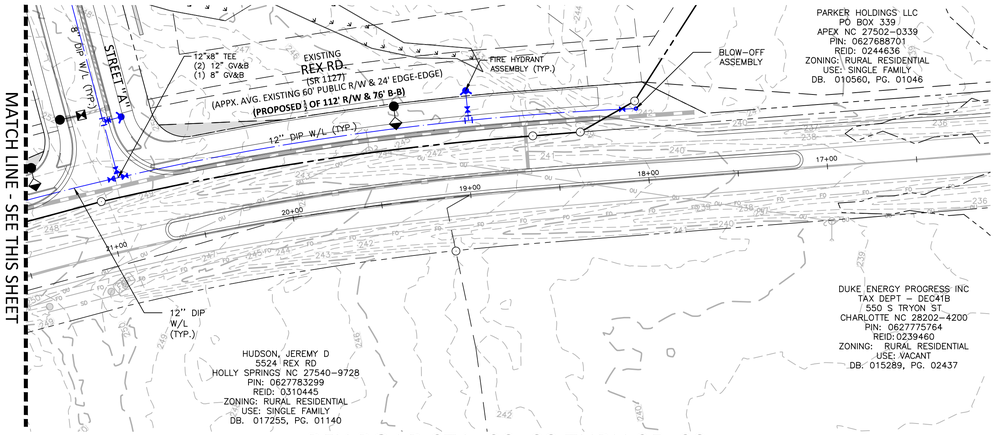
SHEET

UTILITY PLAN - AREA - "H"

C4.08



REX ROAD STA. 10+00 THRU 20+00



REX ROAD STA. 20+00 THRU 25+00

NOTE:

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GRAPHIC SCALE
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1 inch = 40 ft.

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5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

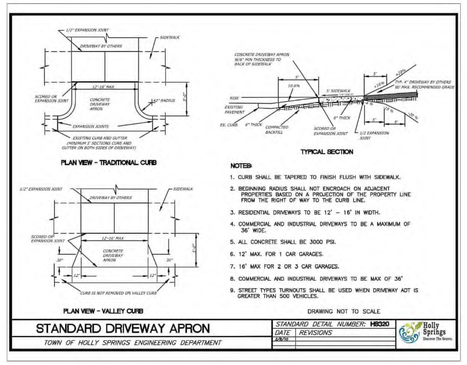
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DATE	07. 07. 2025

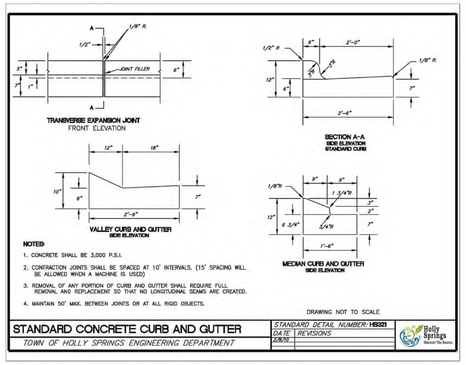
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UTILITY PLAN - AREA - "I"

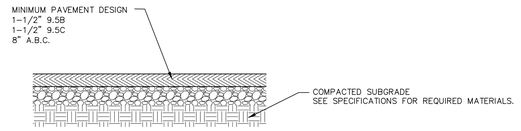
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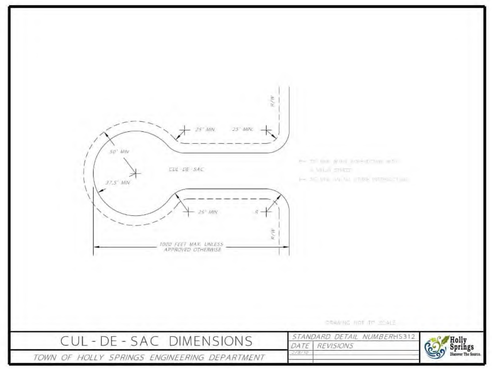


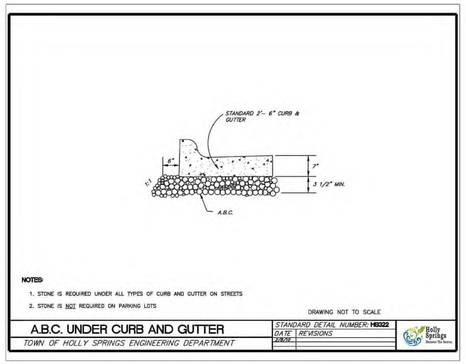
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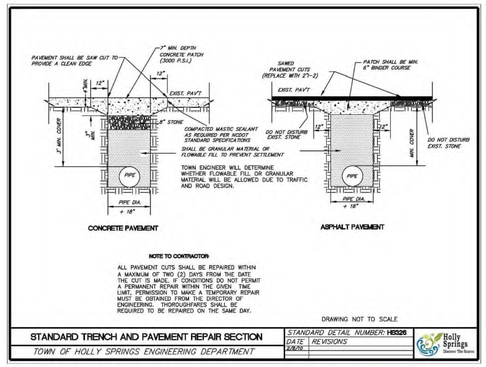


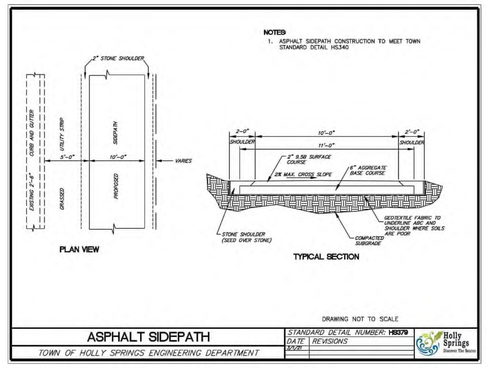
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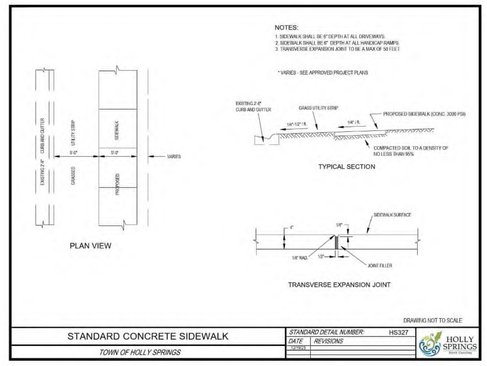
ON–SITE ASPHALT PARKING
PAVEMENT DETAIL
N.T.S.

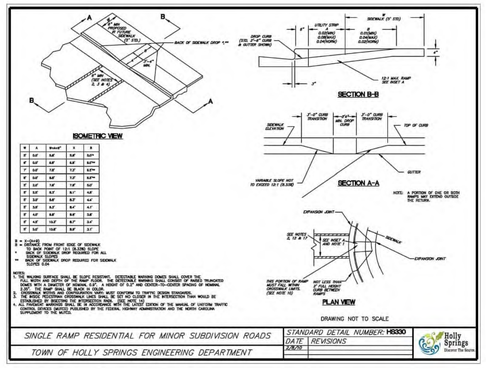


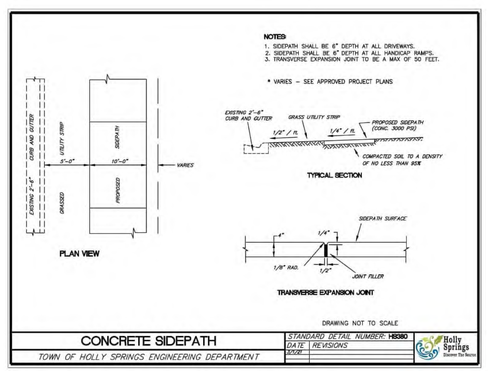


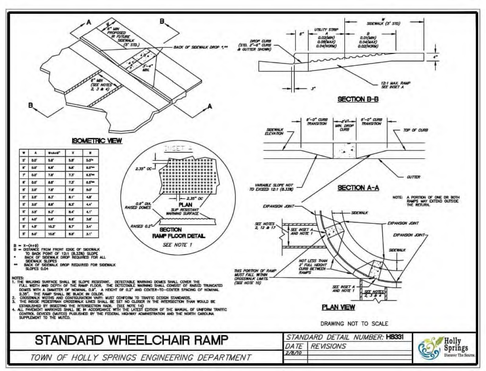


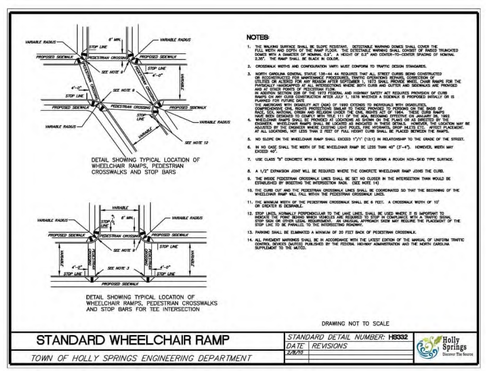












NOTE:
SIDEPATH SURFACE MATERIAL TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN. DETAILS SHOWN PER TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 JOHN C. MARTIN — NOT FOR CONSTRUCTION

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6		

PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-D1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	NTS
DATE	07. 07. 2025

SHEET

SITE DETAILS

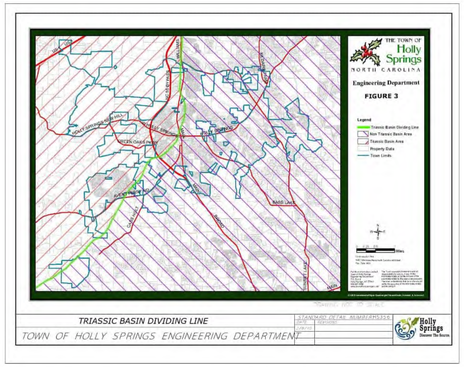
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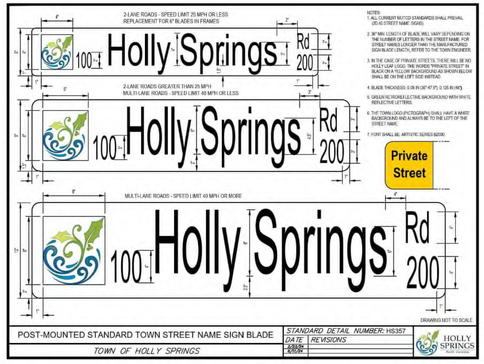
SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

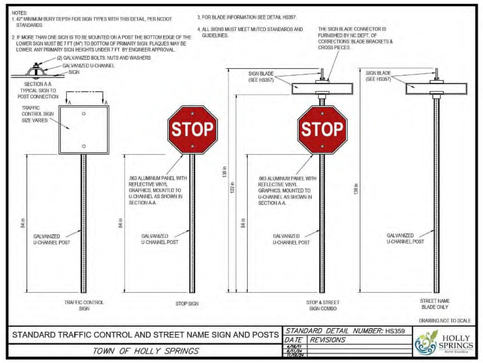
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

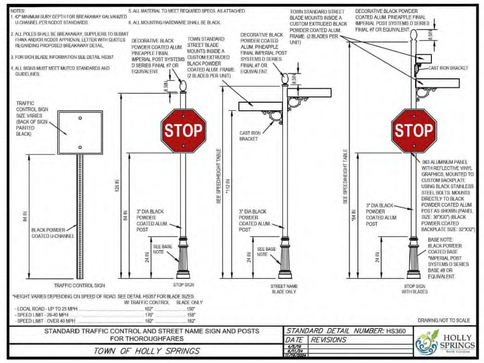
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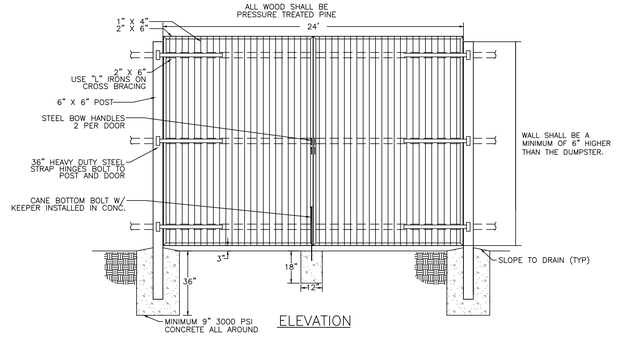
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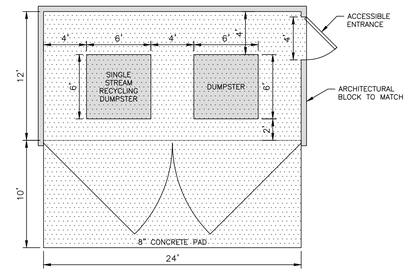




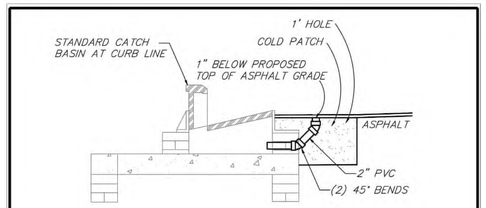


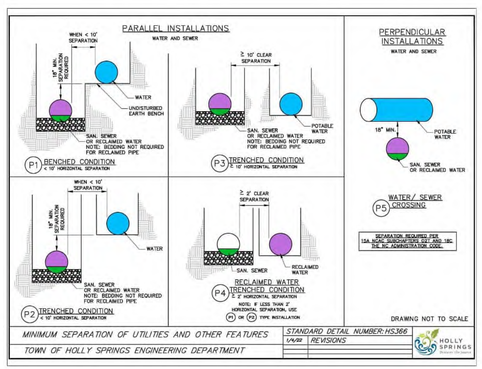






DUMPSTER DETAIL
N.T.S.





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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 ENGINEER JOSHUA C. MARTIN NOT FOR CONSTRUCTION

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PLAN INFORMATION

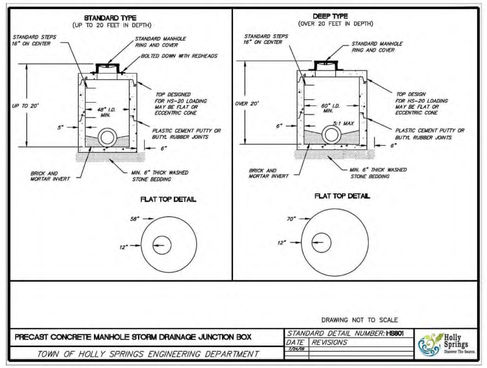
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SCALE	NTS
DATE	07. 07. 2025

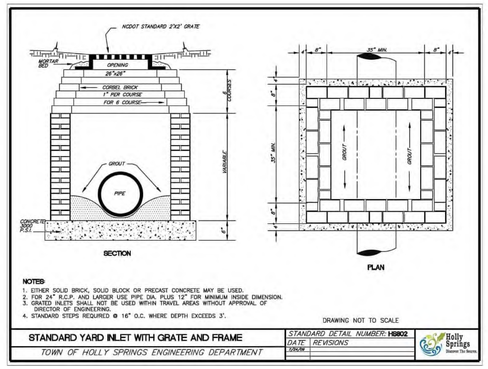
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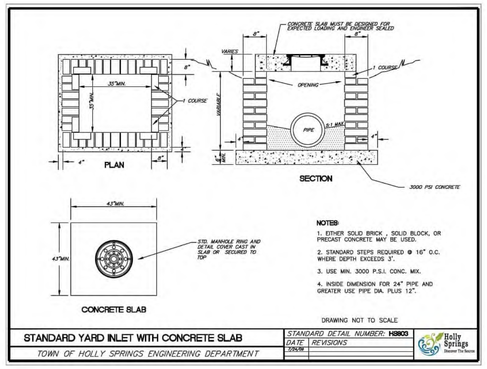
SITE DETAILS

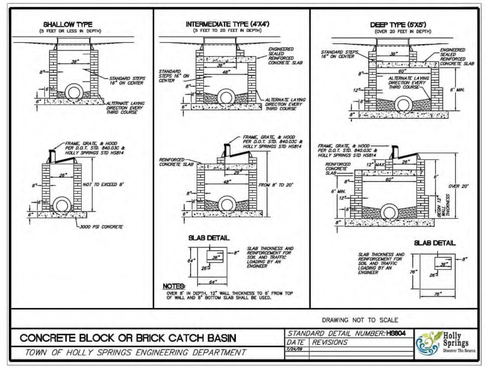
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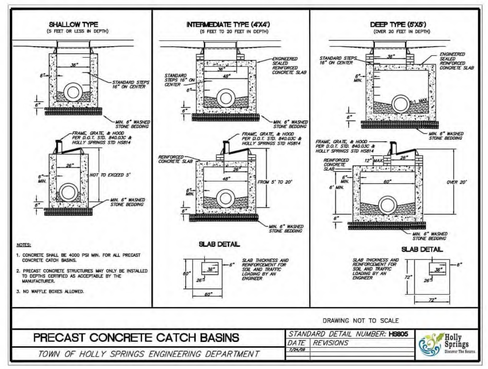
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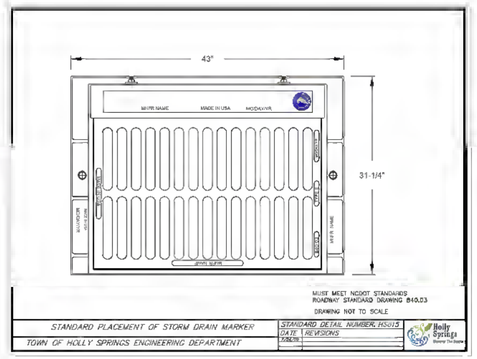


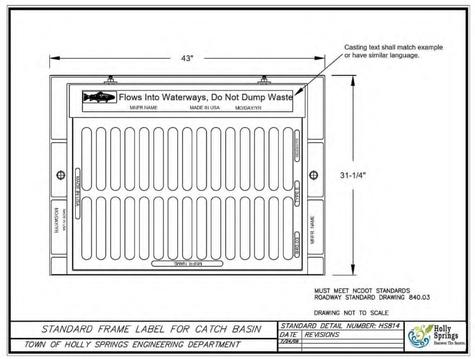


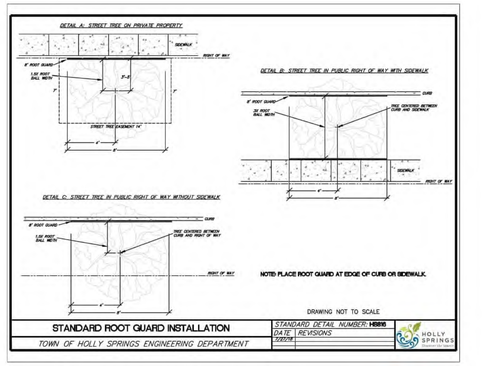


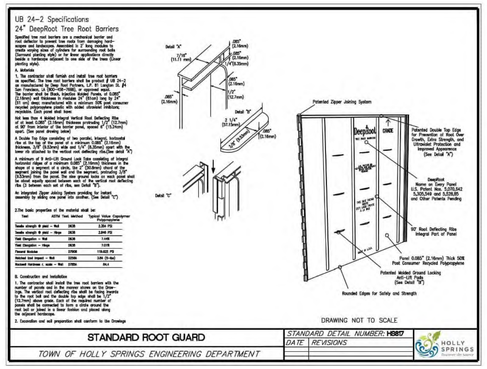












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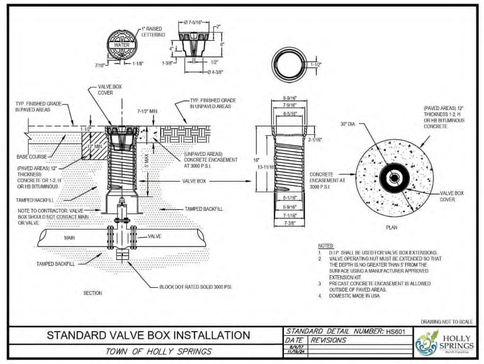
PROJECT NO.	GHK-22001
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SCALE	NTS
DATE	07. 07. 2025

SHEET

STORM DETAILS

C8.02

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STANDARD VALVE BOX INSTALLATION

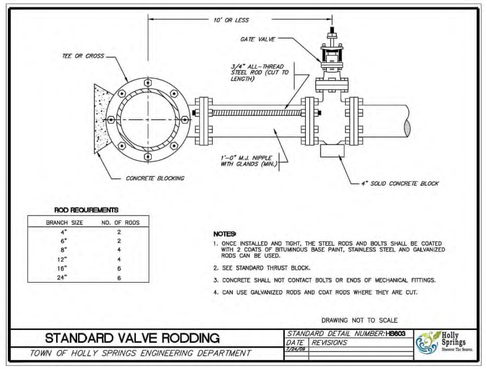
TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS601

DATE | REVISIONS

2/26/09 | INITIAL

DRAWING NOT TO SCALE



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

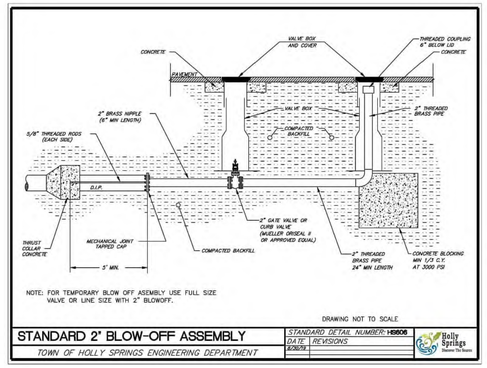
STANDARD VALVE RODDING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS603

DATE | REVISIONS

2/26/09 |



NOTE: FOR TEMPORARY BLOW OFF ASEMBLY USE FULL SIZE VALVE OR LINE SIZE WITH 2" BLOWOFF.

DRAWING NOT TO SCALE

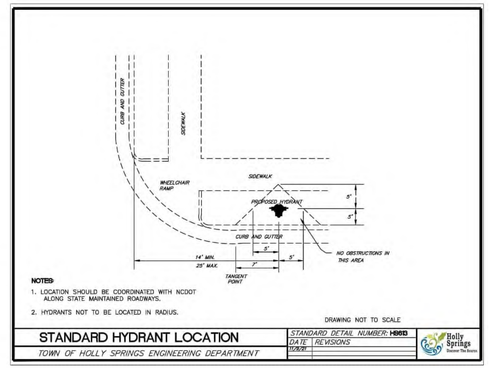
STANDARD 2' BLOW-OFF ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS606

DATE | REVISIONS

2/26/09 |



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

DRAWING NOT TO SCALE

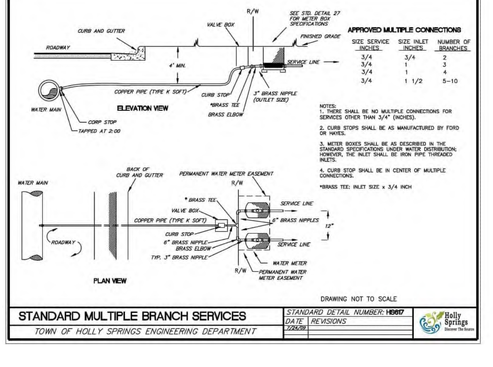
STANDARD HYDRANT LOCATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS610

DATE | REVISIONS

7/09/09 |



DRAWING NOT TO SCALE

STANDARD 3/4" WATER SERVICE

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS615

DATE | REVISIONS

2/26/09 |

DRAWING NOT TO SCALE

STANDARD MULTIPLE BRANCH SERVICES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS607

DATE | REVISIONS

2/26/09 |

NOTES:
1. INSTALL VALVE ASSEMBLY IN ACCORDANCE WITH DRAWINGS. BE SURE THAT THE "HOT BOX" PORTION OF THE VALVE ASSEMBLY WILL FIT INTO THE BOX BEFORE SETTING "HOT BOX".
2. PROVIDE GFCI RECEPTACLE, U.L. STND. 943-NEMA3R, INSIDE ENCLOSURE. MOUNT AT LEAST 6" ABOVE DISCHARGE POINT AND NEAR PIPE RISER ON THE HEATER CONNECTION SIDE.
3. WHEN PLACING HOT BOX OVER VALVE ASSEMBLY, BOX SHOULD BE COMPLETELY ASSEMBLED AND LATCHED BEFORE FASTENING TO FOOTER/SLAB.
4. ACCESS DOOR OR OPENING FROM INSIDE MUST BE PLACED ON THE SIDE OF THE VALVE REQUIRING TESTING OR MAINTENANCE ACCESS.
5. USE CARBIDE TIPPED CONCRETE BIT TO DRILL THROUGH PRE DRILLED BASE. DRILL TWO 1/2" HOLES IN CONCRETE FOOTER. INSERT "RED HEAT" EXPANSION ANCHORS AND SEAL FINALY TO CONCRETE.
6. CONCRETE TO BE 3000 PSI AT 28 DAYS.
7. PIPE NEEDS TO BE WITHIN 3 FEET OF WATER METER BOX. IF MORE THAN 3 FEET BETWEEN METER AND PIPE, A STEEL CASING WILL BE REQUIRED ON WATER LINE BETWEEN METER AND PIPE.
8. UNDER NO CIRCUMSTANCES SHALL PIPE BE IN EXCESS OF 30 FEET FROM WATER METER.
9. UNIONS ARE REQUIRED SO THAT PIPE ASSEMBLY CAN BE REMOVED TO PREVENT FREEZING.
10. ALL ABOVE GROUND ENCLOSURES MUST HAVE ADEQUATE DRAINAGE (TWICE THE DIAMETER OF THE RP ASSEMBLY OR EQUIVALENT).

Hot Box, Concrete Slab, and GFCI Receptical are optional for all single family home installations.

DRAWING NOT TO SCALE

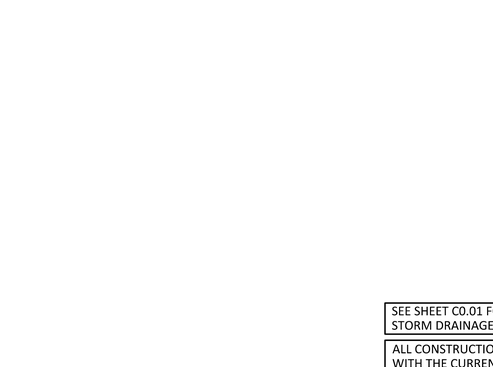
RPZ INSTALLATION FOR RESIDENTIAL IRRIGATION METERS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS620

DATE | REVISIONS

2/26/09 |



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)

DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS622

DATE | REVISIONS

7/09/09 |

DRAWING NOT TO SCALE

STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS623

DATE | REVISIONS

2/26/09 |

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 CLAMPS.

DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS624

DATE | REVISIONS

2/26/09 |

NOTES:
1. DIM'S ± ½" U.N.O.
2. LID MATERIAL: H.D.P.E.

DRAWING NOT TO SCALE

STANDARD WATER METER LID

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS634

DATE | REVISIONS

2/26/09 |

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.

DRAWING NOT TO SCALE

STANDARD UTILITY MARKER BALL LOCATIONS FOR WATER MAINS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS633

DATE | REVISIONS

2/26/09 |

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043217 ENGINEER JOHN C. MARTIN

REVISIONS

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1	02. 05. 2025	REVISED PER TOWN COMMENTS
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4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

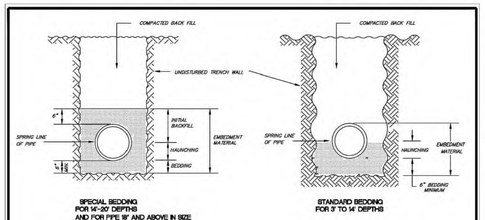
PROJECT NO.	GHK-22001
FILENAME	GHK22001-D1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	NTS
DATE	07. 07. 2025

SHEET

WATER DETAILS

C8.03

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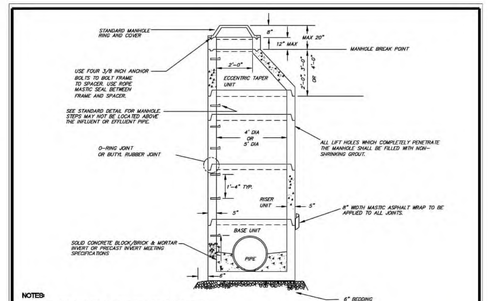


NOTES:

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 | 7/26/06
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

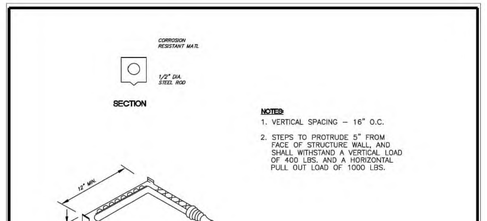


NOTES:

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 | 7/26/06
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

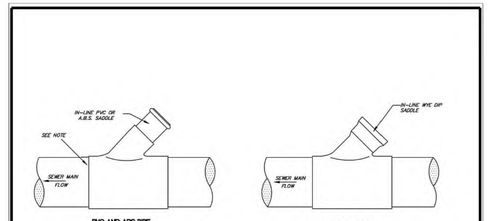


NOTES:

1. VERTICAL SPACING – 16" O.C.
2. STEPS TO PROTRUDE 5" FROM FACE OF STRUCTURE WALL, AND SHALL WITHSTAND A VERTICAL LOAD OF 400 LBS. AND A HORIZONTAL PULL OUT LOAD OF 1000 LBS.

DRAWING NOT TO SCALE

MANHOLE STEPS | STANDARD DETAIL NUMBER: HS709 | DATE | REVISIONS | 7/26/06
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

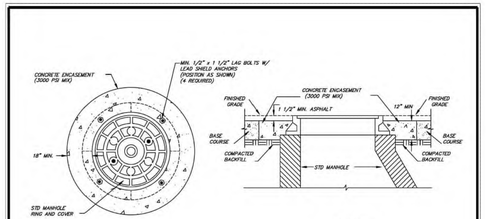


NOTES:

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: HS710 | DATE | REVISIONS | 7/26/06
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

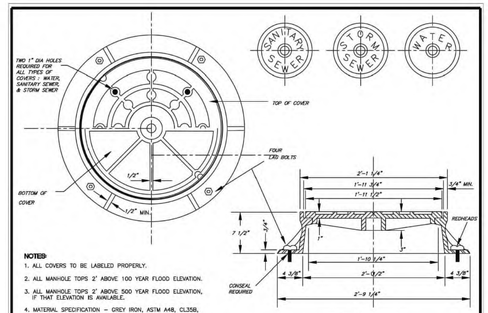


NOTES:

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: HS670 | DATE | REVISIONS | 7/26/06
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

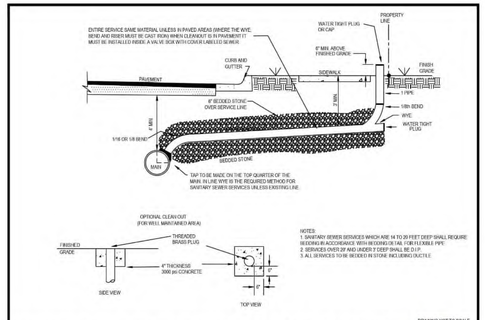


NOTES:

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.

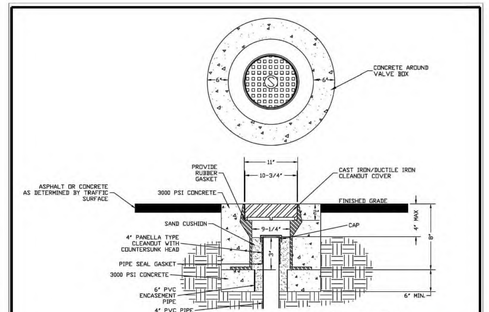
DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT | STANDARD DETAIL NUMBER: HS671 | DATE | REVISIONS | 7/26/06
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



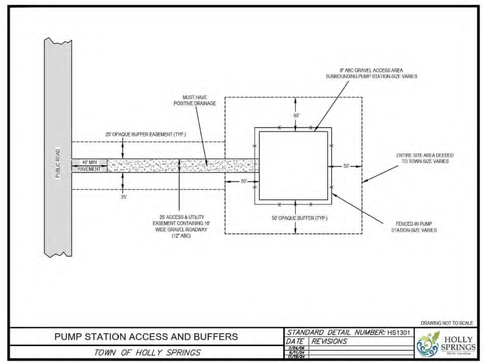
DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE | STANDARD DETAIL NUMBER: HS715 | DATE | REVISIONS | 7/26/06
TOWN OF HOLLY SPRINGS



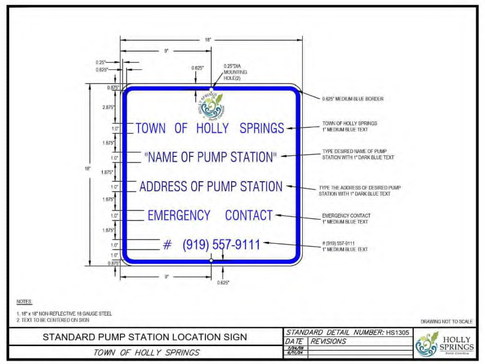
DRAWING NOT TO SCALE

SEWER MIN-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREA | STANDARD DETAIL NUMBER: HS723 | DATE | REVISIONS | 7/26/06
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT



DRAWING NOT TO SCALE

PUMP STATION ACCESS AND BUFFERS | STANDARD DETAIL NUMBER: HS1301 | DATE | REVISIONS | 7/26/06
TOWN OF HOLLY SPRINGS



NOTES:

1. 18" x 18" NON-REFLECTIVE 16 GAUGE STEEL
2. TEXT TO BE CUSTOMIZED BY DOH

DRAWING NOT TO SCALE

STANDARD PUMP STATION LOCATION SIGN | STANDARD DETAIL NUMBER: HS1305 | DATE | REVISIONS | 7/26/06
TOWN OF HOLLY SPRINGS

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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NEW HILL, NC 27562

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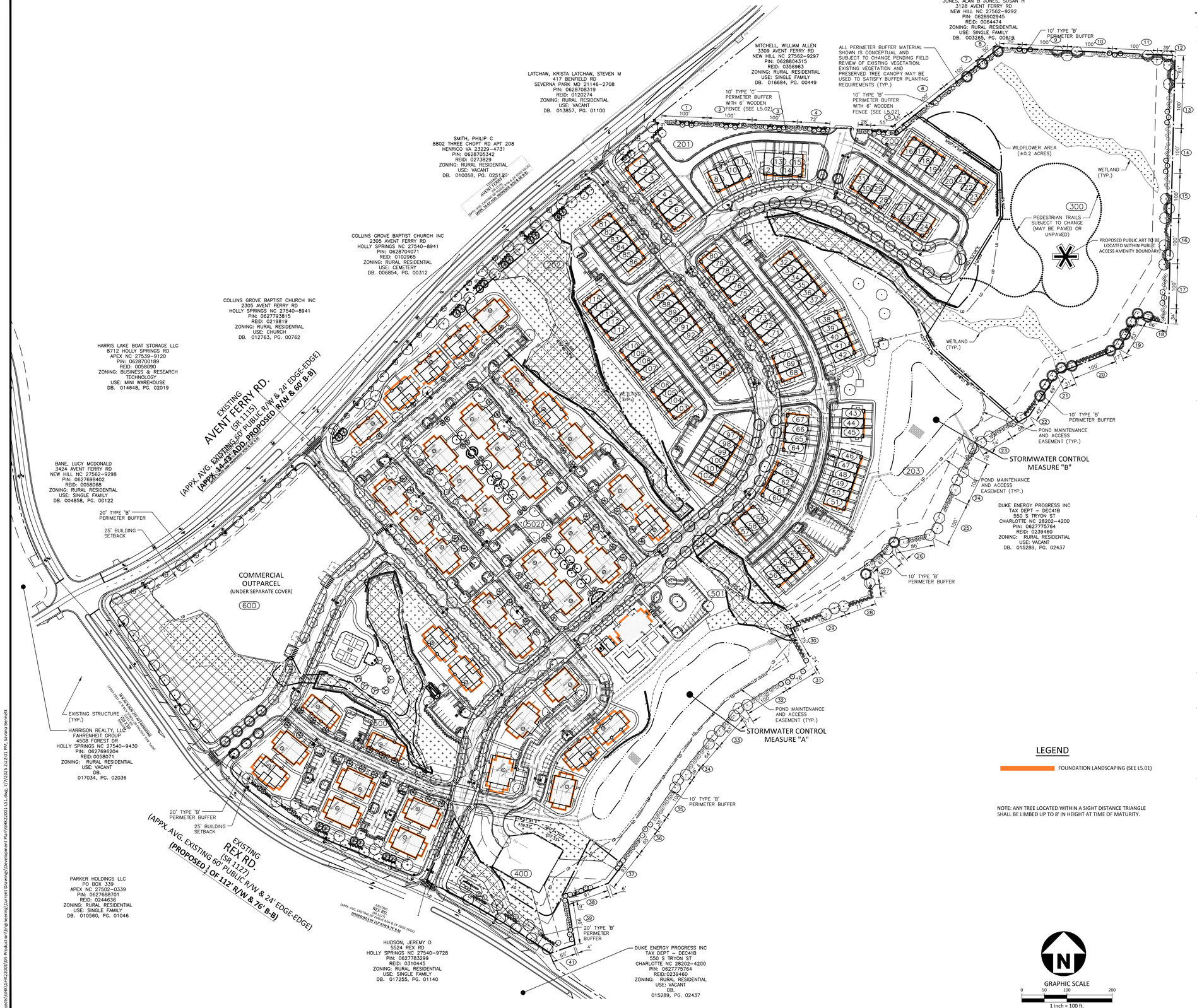
PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-D1
CHECKED BY	JCM
DRAWN BY	SJB
SCALE	NTS
DATE	07. 07. 2025

SHEET

SANITARY SEWER DETAILS
C8.04

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	ARA	ACER RUBRUM `AUTUMN BLAZE` AUTUMN BLAZE RED MAPLE
	ARO	ACER RUBRUM `OCTOBER GLORY` TM OCTOBER GLORY MAPLE
	ASL	ACER SACCHARUM `LEGACY` LEGACY SUGAR MAPLE
	AFA	ACER X FREEMANII FREEMAN MAPLE
	NSS	NYSSA SYLVATICA SOUR GUM
	QAW	QUERCUS ALBA WHITE OAK
	QLO	QUERCUS LYRATA OVERCUP OAK
	QNN	QUERCUS NUTTALLII NUTTALL OAK
	QPP	QUERCUS PALUSTRIS PIN OAK
	QPW	QUERCUS PHELLOS WILLOW OAK
	QSS	QUERCUS SHUMARDII SHUMARD RED OAK
	QSP	QUERCUS STELLATA POST OAK
	TCL	TILIA CORDATA LITTLELEAF LINDEN
	UAP	ULMUS AMERICANA `PRINCETON` AMERICAN ELM
	UPA	ULMUS PARVIFOLIA `ALLEE` ALLEE LACEBARK ELM
	ZSG	ZELKOVA SERRATA `GREEN VASE` SAWLEAF ZELKOVA
	ZSF	ZELKOVA SERRATA 'FASTIGIATA' FASTIGIATE JAPANESE ZELKOVA
DECIDUOUS UNDERSTORY TREES		
	ACB	ACER BUERGERIANUM `ABMTF` AERYN® TRIDENT MAPLE
	CCA2	CERCIS CANADENSIS `HEARTS OF GOLD` HEARTS OF GOLD REDBUD
	CVW	CHIONANTHUS VIRGINICUS WHITE FRINGETREE
	LNX3	LAGERSTROEMIA X `NATCHEZ` WHITE CRAPE MYRTLE
	PIC	PISTACIA CHINENSIS 'GREEN STREET' GREEN STREET CHINESE PISTACHE
EVERGREEN TREES		
	CDD	CEDRUS DEODARA DEODAR CEDAR
	CJJ	CRYPTOMERIA JAPONICA JAPANESE CEDAR
	IOC	ILEX OPACA `CAROLINA #2` CAROLINA #2 AMERICAN HOLLY
	INS	ILEX X `NELLIE R STEVENS` NELLIE STEVENS HOLLY
	IAF	ILEX X ATTENUATA `FOSTER NO. 2` FOSTER NO. 2 HOLLY
	JVE	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	MGB	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` BRACKEN'S SOUTHERN MAGNOLIA
UNDERSTORY TREES		
	CCF	CERCIS CANADENSIS `FLAME` EASTERN RED BUD
DECIDUOUS SHRUBS		
	AZEN	AZALEA ENCORE TM ENCORE AZALEA
	CAAB	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY
	FIBF	FORSYTHIA X INTERMEDIA BORDER FORSYTHIA
	RHAR	RHUS AROMATICA AROMATIC SUMAC
EVERGREEN SHRUBS		
	AGEG	ABELIA X GRANDIFLORA `EDWARD GOUCHER` GLOSSY ABELIA
	DIBL	DISTYLIUM X `BLDY02` CAST IN BRONZE® DISTYLIUM
	ICCA	ILEX CORNUTA `CARISSA` CARISSA HOLLY
	ILCS	ILEX CRENATA `STEEDS` STEEDS JAPANESE HOLLY
	ILGL	ILEX GLABRA INKBERRY
	IGNN	ILEX GLABRA `NIGRA` NIGRA INKBERRY
	ILVO	ILEX VOMITORIA INKBERRY
	LCER	LOROPETALUM CHINENSE `EVER RED` EVER RED LOROPETALUM
	LCPD	LOROPETALUM CHINENSE `PURPLE DIAMOND` FRINGE FLOWER
	MOCE	MORELLA CERIFERA WAX MYRTLE
	RISW	RHAPHIOLEPIS INDICA `SNOW WHITE` SNOW WHITE INDIAN HAWTHORN

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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REVISIONS

NO.	DATE	
1	02. 05. 2025	REVISED PER TOWN COMMENTS
2	03. 14. 2025	REVISED PER TOWN COMMENTS
3	05. 16. 2025	REVISED PER TOWN COMMENTS
4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-LS1
CHECKED BY	MV
DRAWN BY	MV
SCALE	1" = 100'
DATE	07. 07. 2025

SHEET

OVERALL LANDSCAPE PLAN

L5.00

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LANDSCAPE CALCULATIONS

PERIMETER BUFFERS

EXISTING VEGETATION AND PRESERVED TREE CANOPY MAY BE USED TO SATISFY BUFFER PLANTING REQUIREMENTS. SUPPLEMENTAL SHRUB PLANTING MAY BE NECESSARY PENDING FIELD REVIEW.

10' TYPE 'C' BUFFER — 466 LF
ADJACENT TO PIN 0628-80-4315

TREES
REQUIRED: 24 (5/100 LF)
PROVIDED 25

SHRUBS
REQUIRED: 94 (20/100 LF)
PROVIDED: 94

EVERGREEN
REQUIRED: 20 TREES; 76 SHRUBS (80% MINIMUM)
PROVIDED: 25 TREES; 95 SHRUBS

10' TYPE 'B' BUFFER — 295 LF
ADJACENT TO PIN 0628-80-4315

TREES
REQUIRED: 9 (3/100 LF)
PROVIDED 9

SHRUBS
REQUIRED: 30 (10/100 LF)
PROVIDED: 30

EVERGREEN
REQUIRED: 4 TREES; 12 SHRUBS (40% MINIMUM)
PROVIDED: 6 TREES; 13 SHRUBS

10' TYPE 'B' BUFFER — 3,071 LF
NORTH AND EAST BUFFERS

TREES
REQUIRED: 93 (3/100 LF)
PROVIDED 93

SHRUBS
REQUIRED: 308 (10/100 LF)
PROVIDED: 308

EVERGREEN
REQUIRED: 38 TREES; 127 SHRUBS (40% MINIMUM)
PROVIDED: 38 TREES; 190 SHRUBS

20' TYPE 'B' BUFFER — 769 LF
REX RD (DOES NOT INCLUDE COMMERCIAL AREA)
STREET TREES DO NOT COUNT TOWARDS BUFFERING REQUIREMENTS

TREES
REQUIRED: 24 (3/100 LF)
PROVIDED 25

SHRUBS
REQUIRED: 77 (10/100 LF)
PROVIDED: 80

EVERGREEN
REQUIRED: 10 TREES; 31 SHRUBS (40% MINIMUM)
PROVIDED: 16 TREES; 80 SHRUBS

20' TYPE 'B' BUFFER — 748 LF
AVENT FERRY RD (DOES NOT INCLUDE COMMERCIAL AREA)
STREET TREES DO NOT COUNT TOWARDS BUFFERING REQUIREMENTS

TREES
REQUIRED: 23 (3/100 LF)
PROVIDED 25

SHRUBS
REQUIRED: 75 (10/100 LF)
PROVIDED: 90

EVERGREEN
REQUIRED: 10 TREES; 30 SHRUBS (40% MINIMUM)
PROVIDED: 10 TREES; 90 SHRUBS

INTERIOR VEHICLE PARKING AREA

TREES
REQUIRED: 1 TREE PER LANDSCAPE ISLAND
SHRUBS
REQUIRED: 4 SHRUBS PER LANDSCAPE ISLAND

RESIDENTIAL FOUNDATION LANDSCAPING

FOUNDATION LANDSCAPING IS REQUIRED ALONG ANY BUILDING FAÇADE FACING A STREET OR PARKING AREA, AS WELL AS ALONG 25% OF THE ADJACENT FAÇADE. THE MINIMUM WIDTH OF AREA USED FOR FOUNDATION LANDSCAPING SHALL BE 5' IN WIDTH. CANOPY TREE OR UNDERSTORY TREE NOT REQUIRED FOR ATTACHED DWELLINGS, INCLUDING TOWNHOUSE OR QUADRUPLEX.

BUILDING FAÇADES SHOWN ON L5.00 IN ORANGE SHALL PROVIDE THE BELOW FOUNDATION LANDSCAPING RATES PER FACADE. ALL OTHER FACADES SHALL PROVIDE 25% OF THE FACADE LENGTH AS FOUNDATION LANDSCAPING.

TOWNHOME/QUAD REQUIRED: 1/ 5' LARGE SHRUB OR
1.5/ 5' MEDIUM SHRUB OR
OR 3/ 5' SMALL SHRUB

AMENITY CENTER REQUIRED: 1/75' CANOPY TREE/FT OR
2/75'UNDERSTORY TREE/FT AND;
1/ 5' LARGE SHRUB OR
1.5/ 5' MEDIUM SHRUB OR
OR 3/ 5' SMALL SHRUB

STREET TREES - COLLECTOR, LOCAL AND PRIVATE

LOCAL/NEIGHBORHOOD CONNECTOR AND URBAN COLLECTOR

PROJECT UTILIZES LESS THAN A 20' SETBACK. DECIDUOUS STREET TREES SHALL BE SPACED A MINIMUM 30' OC, A MAXIMUM 45' OC AND BE INSTALLED AT A MINIMUM 2.5" CALIPER.

STREET 'A':
REQUIRED: 3,750 LF
PROVIDED: 125 MAX.; 84 MIN
DIVERSITY: 91 (4 SPECIES PROPOSED)
29 OF ONE SPECIES PROPOSED OR 32%

STREET 'B':
REQUIRED: 1,152 LF
PROVIDED: 38 MAX.; 26 MIN
DIVERSITY: 28 (2 SPECIES PROPOSED)
15 OF ONE SPECIES PROPOSED OR 54%

STREET 'C' :
REQUIRED: 1,129 LF
PROVIDED: 38 MAX.; 25 MIN
DIVERSITY: 25 (3 SPECIES PROPOSED)
13 OF ONE SPECIES PROPOSED OR 52%

STREET 'F':
REQUIRED: 1,246 LF
PROVIDED: 41 MAX.; 28 MIN
DIVERSITY: 31 (3 SPECIES PROPOSED)
16 OF ONE SPECIES PROPOSED OR 52%

STREET 'H':
REQUIRED: 120 LF
PROVIDED: 4 MAX.; 3 MIN
DIVERSITY: 4 (2 SPECIES PROPOSED)
2 OF ONE SPECIES PROPOSED OR 50%

PRIVATE STREET 'I':
REQUIRED: 920 LF
PROVIDED: 30 MAX.; 20 MIN
DIVERSITY: 26 (4 SPECIES PROPOSED)
8 OF ONE SPECIES PROPOSED OR 31%

PRIVATE STREET 'J':
REQUIRED: 1,445 LF
PROVIDED: 48 MAX.; 21 MIN
DIVERSITY: 46 (5 SPECIES PROPOSED)
17 OF ONE SPECIES PROPOSED OR 37%

PRIVATE STREET 'K':
REQUIRED: 459 LF
PROVIDED: 15 MAX.; 10 MIN
DIVERSITY: 11 (3 SPECIES PROPOSED)
5 OF ONE SPECIES PROPOSED OR 45%

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.

STREET TREES - THOROUGHFARE

REX RD AND AVENT FERRY RD

DECIDUOUS STREET TREES SHALL BE SPACED A MINIMUM 40' OC, A MAXIMUM 60' OC AND BE INSTALLED AT A MINIMUM 2.5" CALIPER. STREET TREES SHALL BE LOCATED WITHIN 5 FEET FROM THE RIGHT-OF-WAY LINE.

AVENT FERRY RD — 1,317 LF
REQUIRED: 33 (1/40 LF)
PROVIDED: 36

REX RD — *860 LF
REQUIRED: 19 (1/40 LF)
PROVIDED: 19
*250 LF HAVE BEEN EXCLUDED FROM CALCULATION DUE TO SIGHT DISTANCE TRIANGLE CONFLICT.

SPECIES DIVERSITY

DECIDUOUS SHADE TREES PROPOSED:	405
MAXIMUM ALLOWABLE:	101 OF ONE SPECIES (25%)
PROPOSED:	70 OF ONE SPECIES
DECIDUOUS UNDERSTORY TREES PROPOSED:	68
MAXIMUM ALLOWABLE:	17 (25%)
PROPOSED:	17
EVERGREEN TREES PROPOSED:	103
MAXIMUM ALLOWABLE:	25 OF ONE SPECIES (25%)
PROPOSED:	24 OF ONE SPECIES
SHRUBS PROPOSED:	1,152
MAXIMUM ALLOWABLE:	288 OF ONE SPECIES (25%)
PROPOSED:	170 OF ONE SPECIES

HOLLY SPRINGS LANDSCAPE NOTES:

1. OWNER SHALL BE RESPONSIBLE FOR:
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 (I.E., THICKETS), 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; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON."

TABLE 5.6.1-A - REQUIRED PLANT SIZE

Landscape Material	Minimum Size
Overstory Deciduous Trees	2 1/2 inch diameter
Ornamental Deciduous Trees	1 1/2 in diameter
Overstory Evergreen Trees	6 feet
Small Evergreen Trees	4 feet
Large Shrubs	36 inches or #5 container
Medium Shrubs	24 inches or #3 container
Small Shrubs, Native Grasses, or Perennial Flowers	18 inches or #3 container

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
CANOPY TREES					
	AFA	28	ACER X FREEMANII FREEMAN MAPLE	2.5" MIN	8` MIN
	ARA	8	ACER RUBRUM `AUTUMN BLAZE` AUTUMN BLAZE RED MAPLE	2.5" MIN	8` MIN
	ARO	18	ACER RUBRUM `OCTOBER GLORY` TM OCTOBER GLORY MAPLE	2.5" MIN	8` MIN
	ASL	29	ACER SACCHARUM `LEGACY` LEGACY SUGAR MAPLE	2.5" MIN	8` MIN
	NSS	25	NYSSA SYLVATICA SOUR GUM	2.5" MIN	8` MIN
	QAW	18	QUERCUS ALBA WHITE OAK	2.5" MIN	8` MIN
	QLO	14	QUERCUS LYRATA OVERCUP OAK	2.5" MIN	8` MIN
	QNN	43	QUERCUS NUTTALLII NUTTALL OAK	2.5" MIN	8` MIN
	QPP	6	QUERCUS PALUSTRIS PIN OAK	2.5" MIN	8` MIN
	QPW	38	QUERCUS PHELLOS WILLOW OAK	2.5" MIN	8` MIN
	QSP	12	QUERCUS STELLATA POST OAK	2.5" MIN	8` MIN
	QSS	70	QUERCUS SHUMARDII SHUMARD RED OAK	2.5" MIN	8` MIN
	TCL	16	TILIA CORDATA LITTLELEAF LINDEN	2.5" MIN	8` MIN
	UAP	20	ULMUS AMERICANA `PRINCETON` AMERICAN ELM	2.5" MIN	8` MIN
	UPA	12	ULMUS PARVIFOLIA `ALLEE` ALLEE LACEBARK ELM	2.5" MIN	8` MIN
	ZSF	7	ZELKOVA SERRATA 'FASTIGIATA' FASTIGIATE JAPANESE ZELKOVA	2.5" MIN	8` MIN
	ZSG	35	ZELKOVA SERRATA `GREEN VASE` SAWLEAF ZELKOVA	2.5" MIN	8` MIN
		399	SUBTOTAL:		
DECIDUOUS UNDERSTORY TREES					
	ACB	14	ACER BUERGERIANUM 'ABMTF' AERYN® TRIDENT MAPLE	1.5" MIN	8` MIN
	CVW	17	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	8` MIN
	LNX3	16	LAGERSTROEMIA X `NATCHEZ` WHITE CRAPE MYRTLE	1.5" MIN	8` MIN
	PIC	16	PISTACIA CHINENSIS 'GREEN STREET' GREEN STREET CHINESE PISTACHE	1.5" MIN	8` MIN
		63	SUBTOTAL:		
EVERGREEN TREES					
	CDD	18	CEDRUS DEODARA DEODAR CEDAR	-	8`
	CJJ	6	CRYPTOMERIA JAPONICA JAPANESE CEDAR	-	8`
	IAF	4	ILEX X ATTENUATA `FOSTER NO. 2` FOSTER NO. 2 HOLLY	-	8`
	INS	24	ILEX X `NELLIE R STEVENS` NELLIE STEVENS HOLLY	-	8`
	IOC	22	ILEX OPACA `CAROLINA #2` CAROLINA #2 AMERICAN HOLLY	-	8`
	JVE	23	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	-	8`
	MGB	6	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` BRACKEN'S SOUTHERN MAGNOLIA	-	8`
		103	SUBTOTAL:		
UNDERSTORY TREES					
	CCF	5	CERCIS CANADENSIS `FLAME` EASTERN RED BUD	1"	8`
		5	SUBTOTAL:		

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	AZEN	6	AZALEA ENCORE TM ENCORE AZALEA	24"
	CAAB	51	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY	18"
	FIBF	17	FORSYTHIA X INTERMEDIA BORDER FORSYTHIA	18"
	RHAR	67	RHUS AROMATICA AROMATIC SUMAC	18"
		141	SUBTOTAL:	
EVERGREEN SHRUBS				
	AGEG	146	ABELIA X GRANDIFLORA `EDWARD GOUCHER` GLOSSY ABELIA	18"
	DIBL	44	DISTYLIUM X 'BLDY02' CAST IN BRONZE® DISTYLIUM	18" MIN
	ICCA	11	ILEX CORNUTA `CARISSA` CARISSA HOLLY	18"
	IGNN	164	ILEX GLABRA `NIGRA` NIGRA INKBERRY	24" MIN
	ILCS	142	ILEX CRENATA `STEEDS` STEEDS JAPANESE HOLLY	24"
	ILGL	80	ILEX GLABRA INKBERRY	18"
	ILVO	85	ILEX VOMITORIA INKBERRY	24" MIN
	LCER	170	LOROPETALUM CHINENSE `EVER RED` EVER RED LOROPETALUM	30"
	LCPD	58	LOROPETALUM CHINENSE `PURPLE DIAMOND` FRINGE FLOWER	24" MIN
	MOCE	82	MORELLA CERIFERA WAX MYRTLE	36" MIN
	RISW	29	RHAPHIOLEPIS INDICA `SNOW WHITE` SNOW WHITE INDIAN HAWTHORN	18"
		1,011	SUBTOTAL:	

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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GREENHAWK

VILLAGE AT HARRIS LAKE
MAJOR SUBDIVISION
3313 AVENT FERRY ROAD
NEW HILL, NC 27562

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 2088 MICHAEL VAMPRAN JR. NOT FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-LS1
CHECKED BY	MV
DRAWN BY	MV
SCALE	N/A
DATE	07. 07. 2025

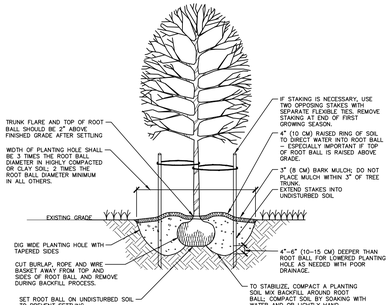
SHEET

LANDSCAPE CALCULATIONS
L5.01

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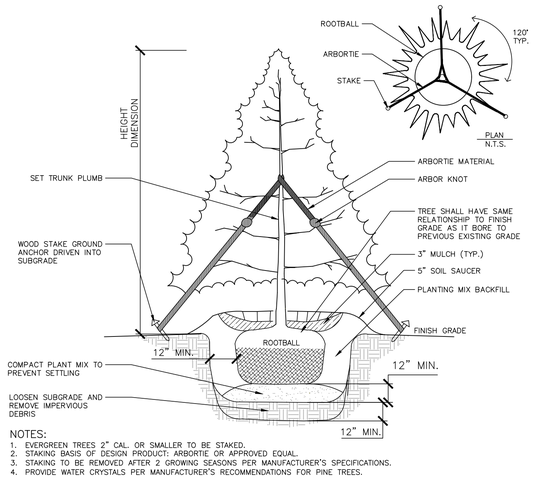
GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. STREET 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. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND WITH A SINGLE INTACT LEADER. 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. ALL TREES FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS AND DISEASES.
3. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
6. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
8. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
9. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
10. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
12. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
13. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
14. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
15. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
17. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
18. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
19. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
20. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
21. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
22. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
24. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. 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. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
25. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
26. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



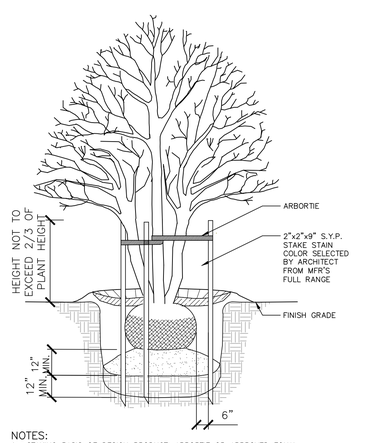
NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE, ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN MODIFICATIONS MAY BE REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL. THEN CUT OR PULL APART ROOTS ALONG 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 DURING DRY PERIODS.

01 TREE INSTALLATION
SCALE: 3/8"=1'-0"



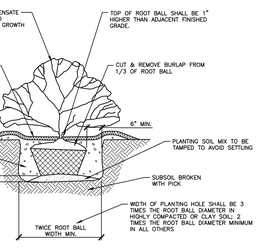
NOTES:
1. EVERGREEN TREES 2" CAL. OR SMALLER TO BE STAKED.
2. STAKING BASIS OF DESIGN PRODUCT: ARBORTIE OR APPROVED EQUAL.
3. STAKING TO BE REMOVED AFTER 2 GROWING SEASONS PER MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE WATER CRYSTALS PER MANUFACTURER'S RECOMMENDATIONS FOR PINE TREES.

02 EVERGREEN TREE INSTALLATION
SCALE: 3/8"=1'-0"



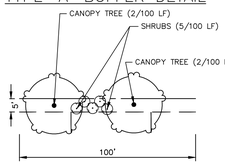
NOTES:
1. STAKING BASIS OF DESIGN PRODUCT: ARBORTIE OR APPROVED EQUAL.
2. STAKING FOR TREES 2" CAL. EA. TRUNK OR SMALLER.
3. REMOVE TREE STAKING AFTER 2 GROWING SEASONS PER MANUFACTURER'S SPECIFICATIONS.

03 MULTI-TRUNK TREE INSTALLATION
SCALE: 3/8"=1'-0"



04 SHRUB INSTALLATION
SCALE: 3/8"=1'-0"

TYPE 'A' BUFFER DETAIL



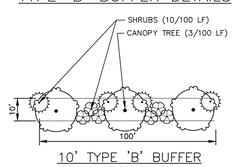
5' TYPE 'A' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

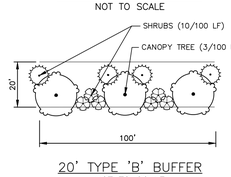
TYPE 'A' BUFFER
OPEN LANDSCAPING CREATES A PLEASANT VISUAL EXPERIENCE BUT PROVIDES A MINIMAL VISUAL OR SOUND BARRIER AND IS THEREFORE INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ABUTTING LOTS INCLUDES PERMITTED USES WITH SIMILAR INTENSITIES, LIGHTS, SOUNDS AND REGULAR OPERATIONS AND WOULD HAVE MINIMAL, IF ANY, NEGATIVE IMPACT ON ADJACENT PROPERTIES. TYPE A LANDSCAPING REQUIRES A MAJORITY OF THE PLANTS TO BE OF A LARGE DECIDUOUS TREE VARIETY WITH ABILITY TO ADD COLOR, INTEREST OR HEAVIER VISUAL SCREENING, IF DESIRED.

OPACITY: 0
DECIDUOUS TREES/FT: 2/100
PERCENT EVERGREEN: 0
SHRUBS/FT: 5/100
HEIGHT OF BUFFER: 0
WIDTH OF BUFFER: 5' (SEE PLANS)

TYPE 'B' BUFFER DETAILS



10' TYPE 'B' BUFFER
NOT TO SCALE



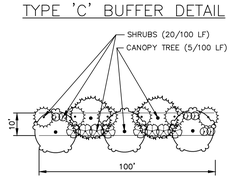
20' TYPE 'B' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'B' BUFFER
SEMI-OPAQUE LANDSCAPING CREATES A PARTIAL VISUAL AND SOUND BARRIER AND IS INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ABUTTING LOTS INCLUDES PERMITTED USES THAT MAY BE SIMILAR IN LAND USE INTENSITY, BUT MAY STILL CONTAIN LIGHTS, SOUNDS AND REGULAR OPERATIONS WHICH MAY ADVERSELY IMPACT ADJACENT PROPERTIES. TYPE B LANDSCAPING REQUIRES A MIXTURE OF PLANTS WITH SUFFICIENT EVERGREEN CONTENT TO PROVIDE SOME YEAR ROUND BUFFERING. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE B AREA.

OPACITY: 40%
DECIDUOUS TREES/FT: 3/100
PERCENT EVERGREEN: 40%
SHRUBS/FT: 10/100
HEIGHT OF BUFFER: 4'
WIDTH OF BUFFER: 10'–20' (SEE PLANS)

TYPE 'C' BUFFER DETAIL



10' TYPE 'C' BUFFER
NOT TO SCALE

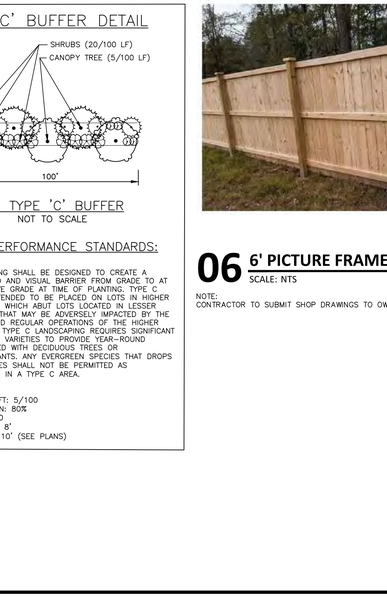
PLANTING PERFORMANCE STANDARDS:

TYPE 'C' BUFFER
OPAQUE LANDSCAPING SHALL BE DESIGNED TO CREATE A SUBSTANTIAL SOUND AND VISUAL BARRIER FROM GRADE TO AT LEAST 8 FEET ABOVE GRADE AT TIME OF PLANTING. TYPE C LANDSCAPING IS INTENDED TO BE PLACED ON LOTS IN HIGHER INTENSITY DISTRICTS WHICH ABUT LOTS LOCATED IN LESSER INTENSE DISTRICTS THAT MAY BE ADVERSELY IMPACTED BY THE LIGHTS, SOUNDS AND REGULAR OPERATIONS OF THE HIGHER INTENSITY DISTRICT. TYPE C LANDSCAPING REQUIRES SIGNIFICANT USE OF EVERGREEN VARIETIES TO PROVIDE YEAR–ROUND BUFFERING ACCENTED WITH DECIDUOUS TREES OR SHRUBS/HEDGE PLANTS. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE C AREA.

OPACITY: 80%
DECIDUOUS TREES/FT: 5/100
PERCENT EVERGREEN: 80%
SHRUBS/FT: 20/100
HEIGHT OF BUFFER: 8'
WIDTH OF BUFFER: 10' (SEE PLANS)

NOTE:
EXISTING VEGETATION AND PRESERVED TREE CANOPY MAY BE USED TO SATISFY BUFFER PLANTING REQUIREMENTS. SUPPLEMENTAL SHRUB PLANTING MAY BE NECESSARY PENDING FIELD REVIEW.

05 GROUNDCOVER PLANTING
SCALE: 3/8"=1'-0"



NOTES:
1. PLACE PLANTS IN PREPARED BED AS SHOWN
2. SPACING AS SPECIFIED IN PLANT LIST
3. AMEND SOILS WITH SHRUB/FLOWER BED MIX PER SPECIFICATIONS

06 ORNAMENTAL GRASS PLANTING
SCALE: 1/2"=1'-0"



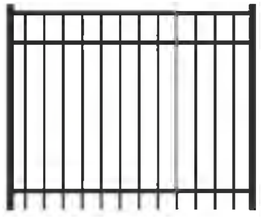
06 6' PICTURE FRAME FENCE
SCALE: NTS

NOTE:
CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.



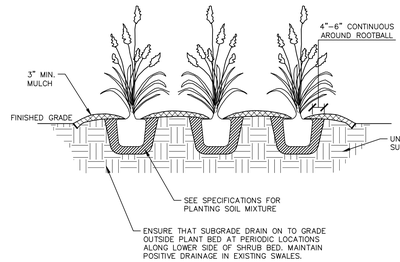
07 QUADPLEX VINYL FENCE
SCALE: NTS

NOTE:
CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.
MAXIMUM 6' IN HEIGHT. FENCE HEIGHT MAY VARY DUE TO TOPOGRAPHIC CHANGE AS ILLUSTRATED WITH SEGMENTAL BLOCK WALL IN IMAGE ABOVE.



08 FALL PROTECTION FENCE
SCALE: NTS

NOTE:
BLACK, ALUMINUM FENCE.
MINIMUM 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT SURFACE.
DESIGN MAY VARY BY VENDOR.



SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT
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RALEIGH, NC 27607
JEREMY MEDLIN
PHONE: 919. 258. 2087

GH GREENHAWK

VILLAGE AT HARRIS LAKE
MAJOR SUBDIVISION
3313 AVENT FERRY ROAD
NEW HILL, NC 27562

NORTH CAROLINA LANDSCAPE ARCHITECT C. MICHAEL VIMPRINA 2088 FOR CONSTRUCTION NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	02. 05. 2025	REVISED PER TOWN COMMENTS
2	03. 14. 2025	REVISED PER TOWN COMMENTS
3	05. 16. 2025	REVISED PER TOWN COMMENTS
4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

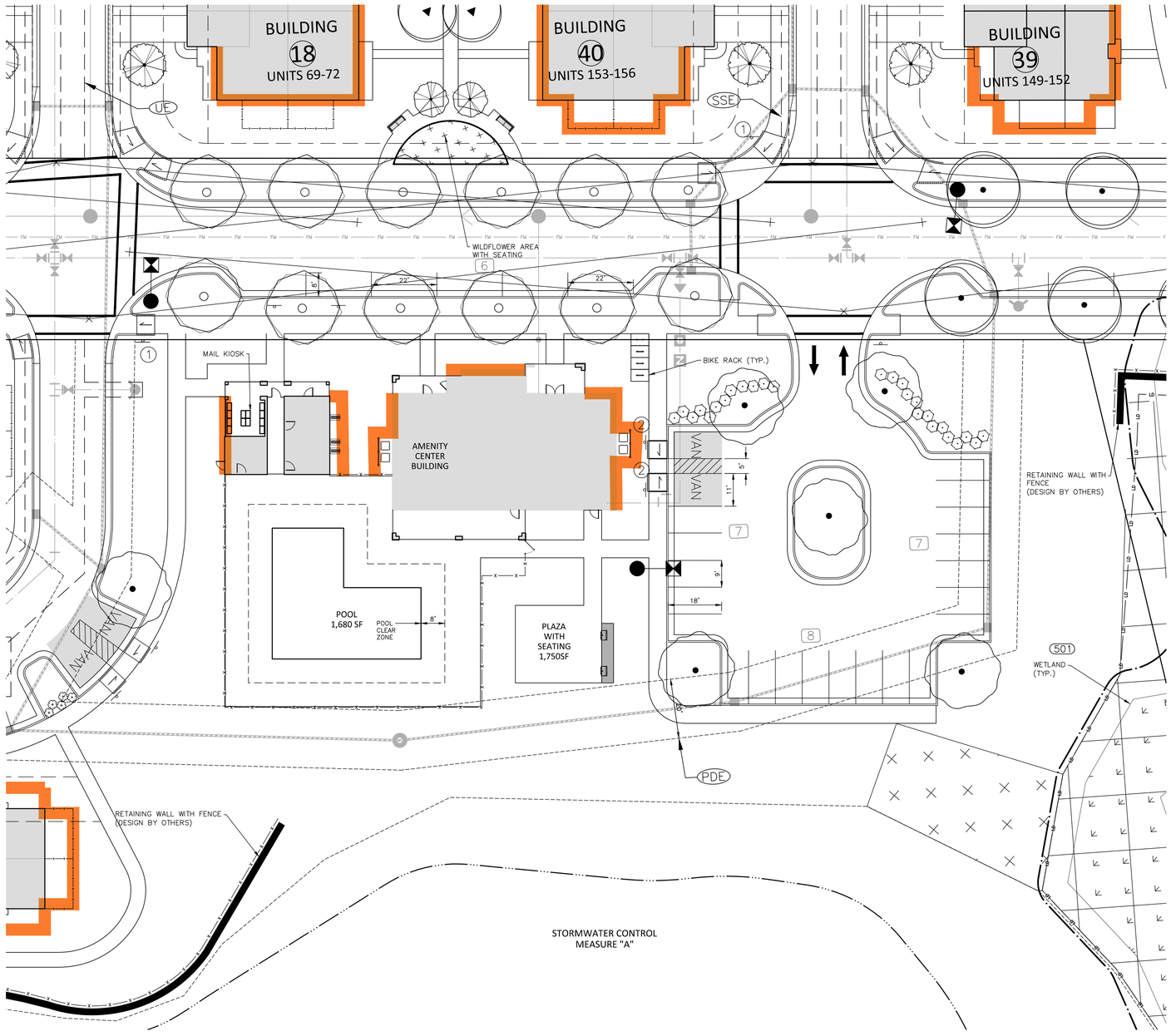
PROJECT NO.	GHK-22001
FILENAME	GHK22001-LS1
CHECKED BY	MV
DRAWN BY	MV
SCALE	N/A
DATE	07. 07. 2025

SHEET

LANDSCAPE DETAILS

L5.02

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	ARA	ACER RUBRUM `AUTUMN BLAZE` AUTUMN BLAZE RED MAPLE
	ARO	ACER RUBRUM `OCTOBER GLORY` TM OCTOBER GLORY MAPLE
	ASL	ACER SACCHARUM `LEGACY` LEGACY SUGAR MAPLE
	AFA	ACER X FREEMANII FREEMAN MAPLE
	NSS	NYSSA SYLVATICA SOUR GUM
	QAW	QUERCUS ALBA WHITE OAK
	QLO	QUERCUS LYRATA OVERCUP OAK
	QNN	QUERCUS NUTTALLII NUTTALL OAK
	QPP	QUERCUS PALUSTRIS PIN OAK
	QPW	QUERCUS PHELLOS WILLOW OAK
	QSS	QUERCUS SHUMARDII SHUMARD RED OAK
	QSP	QUERCUS STELLATA POST OAK
	TCL	TILIA CORDATA LITTLELEAF LINDEN
	UAP	ULMUS AMERICANA `PRINCETON` AMERICAN ELM
	UPA	ULMUS PARVIFOLIA `ALLEE` ALLEE LACEBARK ELM
	ZSG	ZELKOVA SERRATA `GREEN VASE` SAWLEAF ZELKOVA
	ZSF	ZELKOVA SERRATA `FASTIGIATA` FASTIGIATE JAPANESE ZELKOVA
DECIDUOUS UNDERSTORY TREES		
	ACB	ACER BUERGERIANUM `ABMTF` AERYN® TRIDENT MAPLE
	CCA2	CERCIS CANADENSIS 'HEARTS OF GOLD' HEARTS OF GOLD REDBUD
	CVW	CHIONANTHUS VIRGINICUS WHITE FRINGETREE
	LNX3	LAGERSTROEMIA X `NATCHEZ` WHITE CRAPE MYRTLE
	PIC	PISTACIA CHINENSIS 'GREEN STREET' GREEN STREET CHINESE PISTACHE
EVERGREEN TREES		
	CDD	CEDRUS DEODARA DEODAR CEDAR
	CJJ	CRYPTOMERIA JAPONICA JAPANESE CEDAR
	IOC	ILEX OPACA `CAROLINA #2` CAROLINA #2 AMERICAN HOLLY
	INS	ILEX X `NELLIE R STEVENS` NELLIE STEVENS HOLLY
	IAF	ILEX X ATTENUATA `FOSTER NO. 2` FOSTER NO. 2 HOLLY
	JVE	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	MGB	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` BRACKEN`S SOUTHERN MAGNOLIA
UNDERSTORY TREES		
	CCF	CERCIS CANADENSIS `FLAME` EASTERN RED BUD
DECIDUOUS SHRUBS		
	AZEN	AZALEA ENCORE TM ENCORE AZALEA
	CAAB	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY
	FIBF	FORSYTHIA X INTERMEDIA BORDER FORSYTHIA
	RHAR	RHUS AROMATICA AROMATIC SUMAC
EVERGREEN SHRUBS		
	AGEG	ABELIA X GRANDIFLORA `EDWARD GOUCHER` GLOSSY ABELIA
	DIBL	DISTYLIUM X 'BLDY02' CAST IN BRONZE® DISTYLIUM
	ICCA	ILEX CORNUTA `CARISSA` CARISSA HOLLY
	ILCS	ILEX CRENATA `STEEDS` STEEDS JAPANESE HOLLY
	ILGL	ILEX GLABRA INKBERRY
	IGNN	ILEX GLABRA `NIGRA` NIGRA INKBERRY
	ILVO	ILEX VOMITORIA INKBERRY
	LCER	LOROPETALUM CHINENSE `EVER RED` EVER RED LOROPETALUM
	LCPD	LOROPETALUM CHINENSE `PURPLE DIAMOND` FRINGE FLOWER
	MOCE	MORELLA CERIFERA WAX MYRTLE
	RISW	RHAPHIOLEPIS INDICA `SNOW WHITE` SNOW WHITE INDIAN HAWTHORN

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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NO.	DATE	
1	02. 05. 2025	REVISED PER TOWN COMMENTS
2	03. 14. 2025	REVISED PER TOWN COMMENTS
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4	06. 13. 2025	REVISED PER TOWN COMMENTS
5	07. 07. 2025	REVISED PER TOWN COMMENTS
6		

PLAN INFORMATION

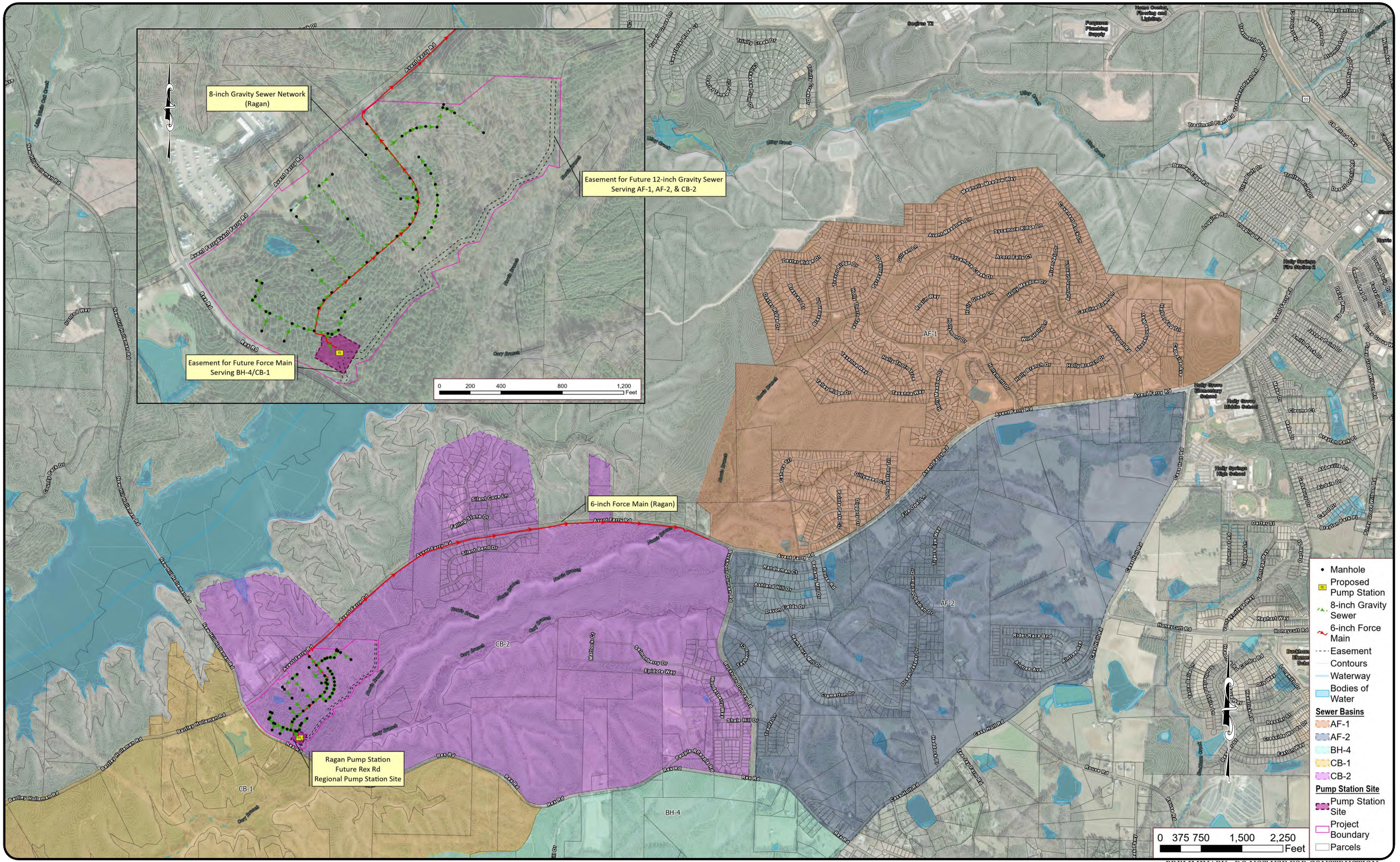
PROJECT NO.	GHK-22001
FILENAME	GHK22001-LS1
CHECKED BY	MV
DRAWN BY	MV
SCALE	1" = 20'
DATE	07. 07. 2025

SHEET

AMENITY CENTER

L5.03

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FILENAME: Sewer Basins Plan.dwg; Layout=Sewer Basins Plan

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

L:\Greenhawk-24.01 - Ragan PS\800 Drawings\810 Design Drawings\01 General\Sewer Basins Plan.dwg; Last Saved By: COOPER, 5/12/2025 5:06:52 PM; Sewer Basins Plan; Plotted By: Cooper Francis, 05/13/25 02:44:17 PM
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PROJECT NO.	GHK – 22001
DESIGNED BY:	RR
DRAWN BY:	RR, HCF
CHECKED BY:	BBW
HORIZ. SCALE:	AS SHOWN
VERT. SCALE:	AS SHOWN
DATE:	5/12/2025

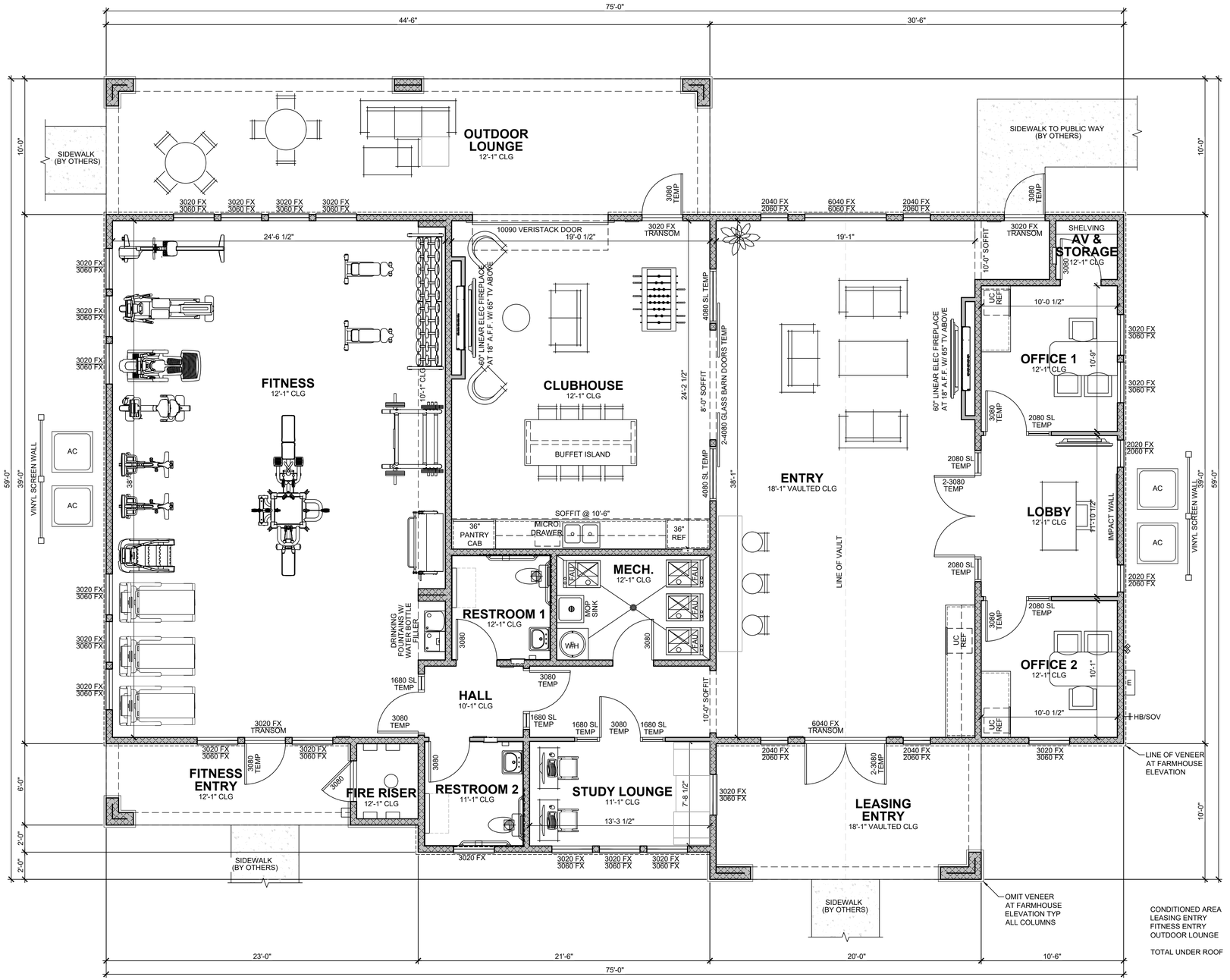
Sewer Basins Plan

RAGAN
PUMP STATION SITE PLAN
HOLLY SPRINGS, NORTH CAROLINA

SHEET NO. C-1

McADAMS

PRINT DATE:



CONDITIONED AREA	3131 SF
LEASING ENTRY	196 SF
FITNESS ENTRY	108 SF
OUTDOOR LOUNGE	445 SF
TOTAL UNDER ROOF	3880 SF

FLOOR PLAN

ALL ELEVATIONS 1/4" = 1'-0"

LARGE AMENITY BUILDING (TM4) | YARDLY AMENITY BUILDINGS | CAROLINA REGIONAL PRODUCT

12-4-2024

YARDLY
BY TAYLOR MORRISON

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RIGHT ELEVATION

CRAFTSMAN 1/4" = 1'-0"



FRONT ELEVATION

CRAFTSMAN 1/4" = 1'-0"

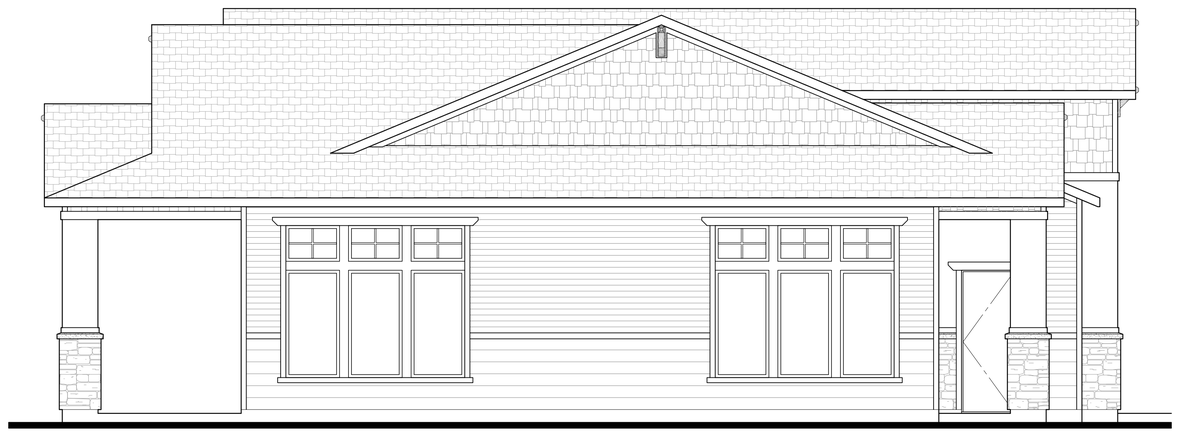
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LEFT ELEVATION

CRAFTSMAN 1/4" = 1'-0"



REAR ELEVATION

CRAFTSMAN 1/4" = 1'-0"

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RIGHT ELEVATION

FARMHOUSE 1/4" = 1'-0"



FRONT ELEVATION

FARMHOUSE 1/4" = 1'-0"

LARGE AMENITY BUILDING (TM4) | YARDLY AMENITY BUILDINGS | CAROLINA REGIONAL PRODUCT

12-4-2024

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BY TAYLOR MORRISON

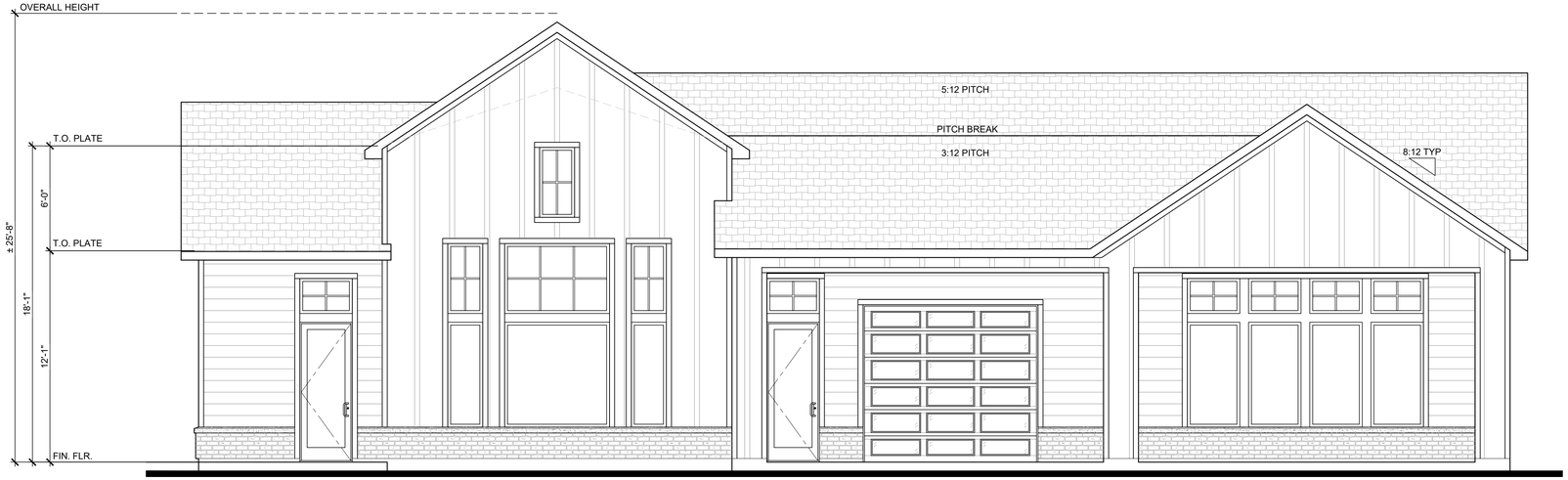
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LEFT ELEVATION

FARMHOUSE 1/4" = 1'-0"



REAR ELEVATION

FARMHOUSE 1/4" = 1'-0"

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12-4-2024

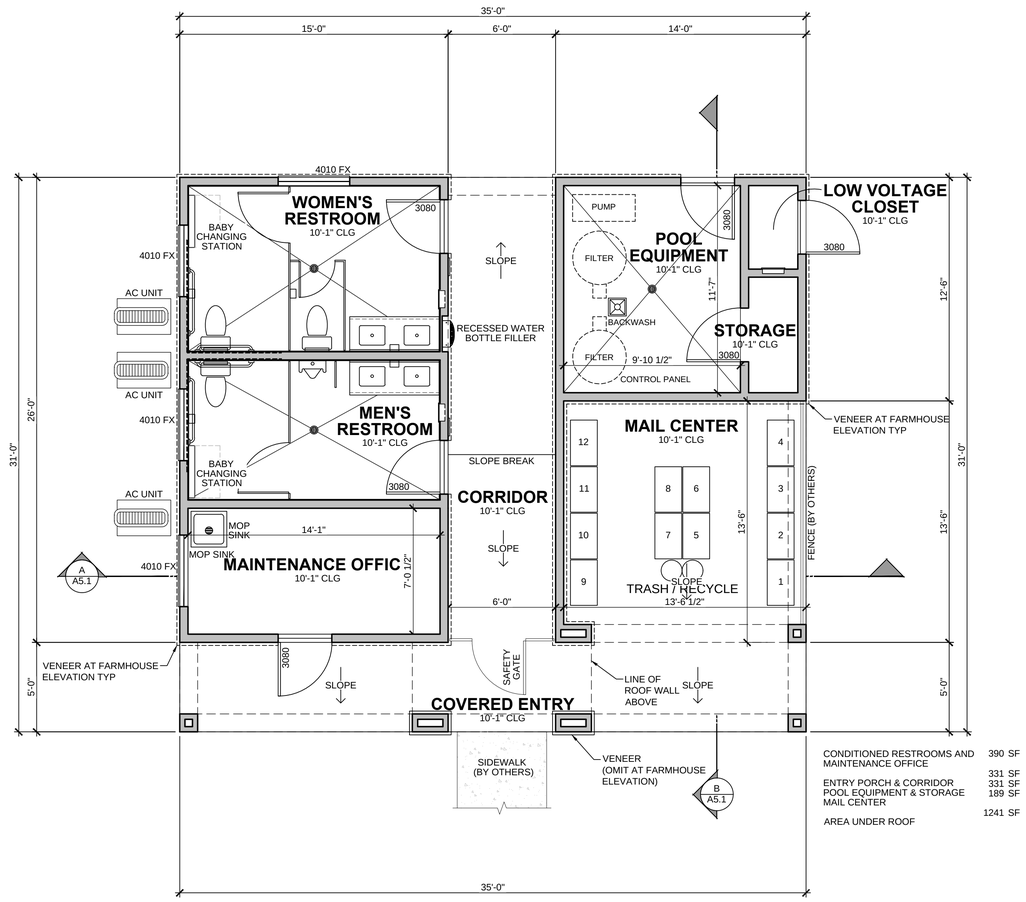
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CONDITIONED RESTROOMS AND MAINTENANCE OFFICE	390 SF
ENTRY PORCH & CORRIDOR	331 SF
POOL EQUIPMENT & STORAGE	331 SF
MAIL CENTER	189 SF
AREA UNDER ROOF	1241 SF

FLOOR PLAN

1/4" = 1'-0"

POOL BATH AND MAILBOX BUILDING 2 | YARDLY AMENITY BUILDINGS | CAROLINA REGIONAL PRODUCT

10-24-2024

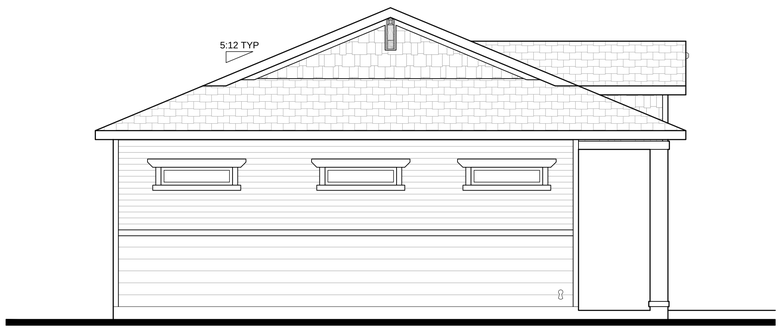
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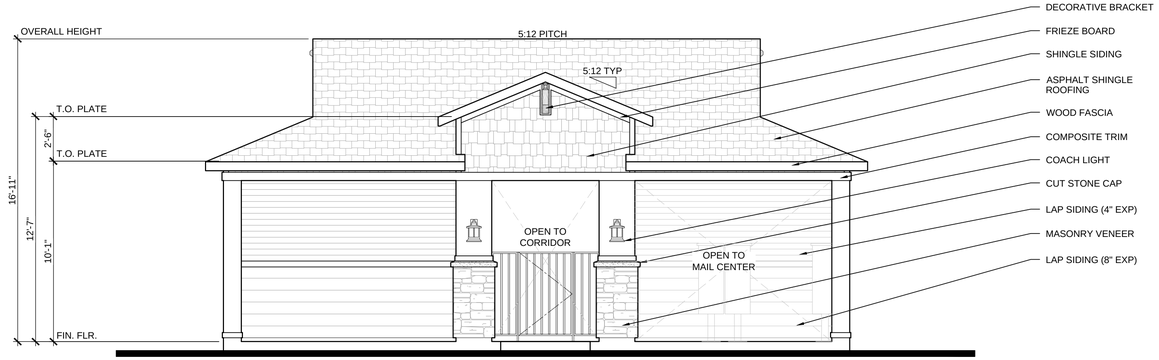
REAR ELEVATION
CRAFTSMAN 1/4" = 1'-0"



LEFT ELEVATION
CRAFTSMAN 1/4" = 1'-0"



RIGHT ELEVATION
CRAFTSMAN 1/4" = 1'-0"



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

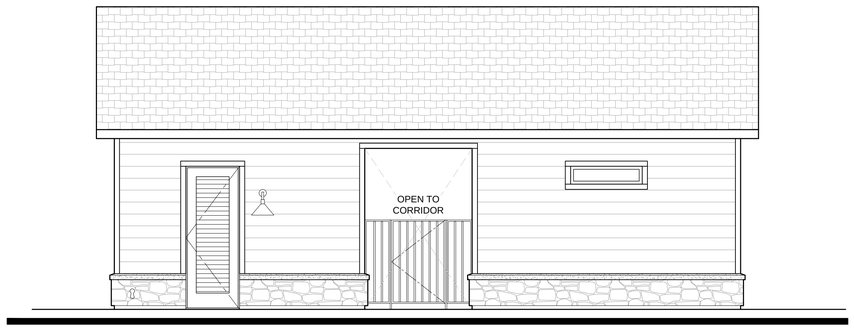
POOL BATH AND MAILBOX BUILDING 2 | YARDLY AMENITY BUILDINGS | CAROLINA REGIONAL PRODUCT

10-24-2024

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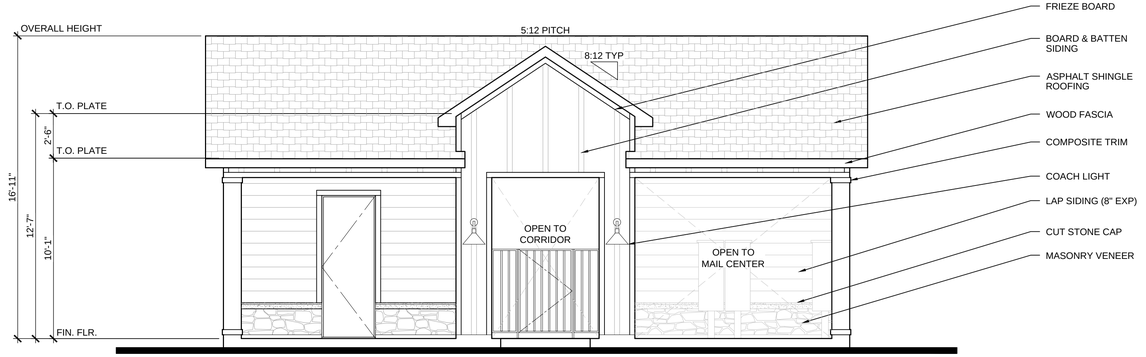
REAR ELEVATION
FARMHOUSE 1/4" = 1'-0"



LEFT ELEVATION
FARMHOUSE 1/4" = 1'-0"



RIGHT ELEVATION
FARMHOUSE 1/4" = 1'-0"



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

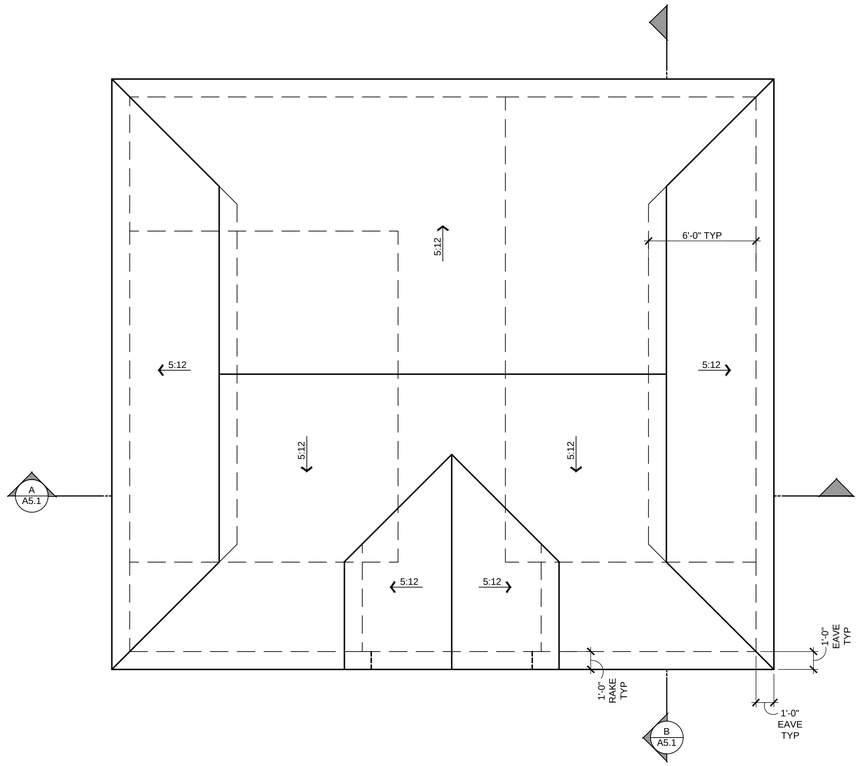
POOL BATH AND MAILBOX BUILDING 2 | YARDLY AMENITY BUILDINGS | CAROLINA REGIONAL PRODUCT

10-24-2024

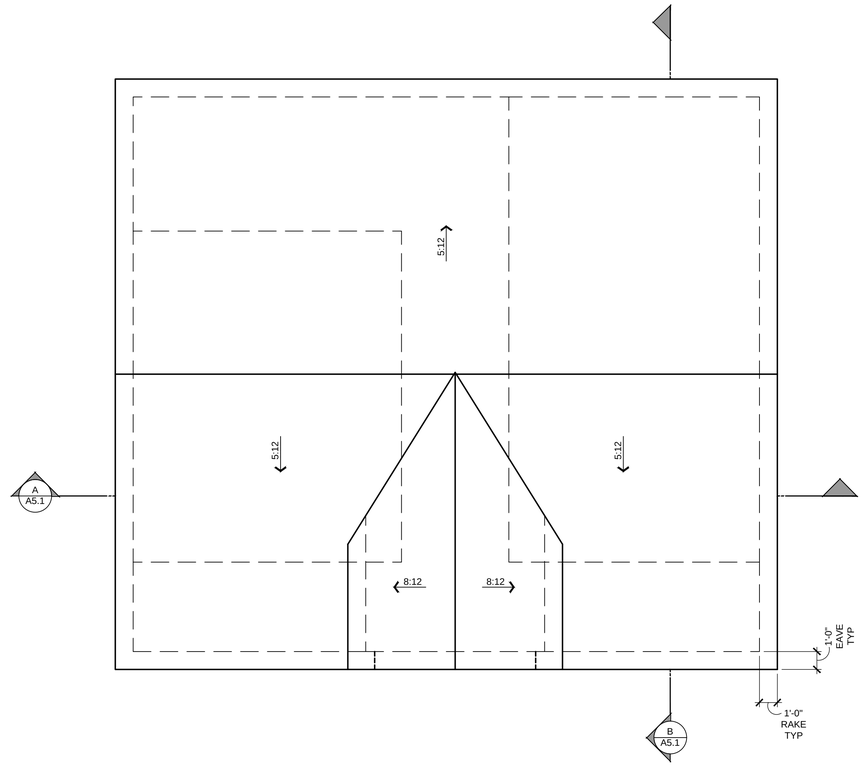
YARDLY
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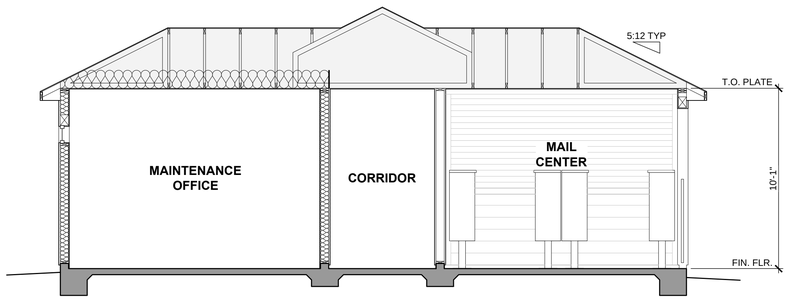


ROOF PLAN
CRAFTSMAN 1/4" = 1'-0"

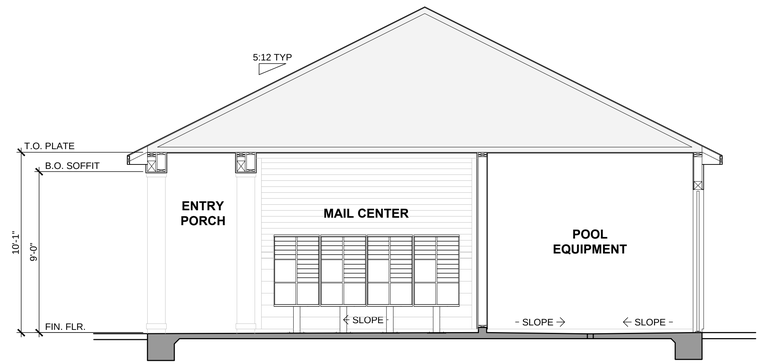


ROOF PLAN
FARMHOUSE 1/4" = 1'-0"

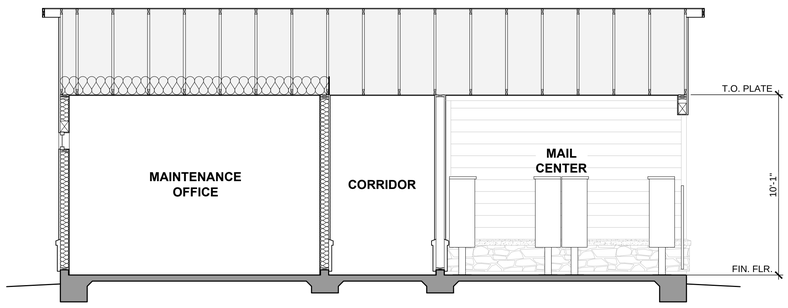
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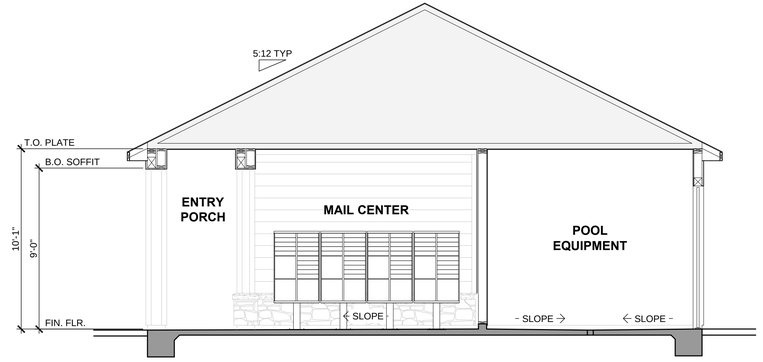
SECTION A
CRAFTSMAN 1/4" = 1'-0"



SECTION B
CRAFTSMAN 1/4" = 1'-0"



SECTION A
FARMHOUSE 1/4" = 1'-0"



SECTION B
FARMHOUSE 1/4" = 1'-0"

POOL BATH AND MAILBOX BUILDING 2 | YARDLY AMENITY BUILDINGS | CAROLINA REGIONAL PRODUCT

10-24-2024

YARDLY
BY TAYLOR MORRISON

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LEFT ELEVATION
CRAFTSMAN 1/8" = 1'-0"



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



RIGHT ELEVATION
CRAFTSMAN 1/8" = 1'-0"



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

COLOR SCHEME 1

BUILDING A2 | YARDLY QUAD BUILDINGS | RAGAN VILLAGE

9-7-2023

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LEFT ELEVATION
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COLOR SCHEME 2

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

COLOR SCHEME 3

BUILDING A2 | YARDLY QUAD BUILDINGS | RAGAN VILLAGE

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BUILDING A3 | YARDLY QUAD BUILDINGS | RAGAN VILLAGE

9-7-2023

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COLOR SCHEME 2

BUILDING A3 | YARDLY QUAD BUILDINGS | RAGAN VILLAGE

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COLOR SCHEME 3

BUILDING A3 | YARDLY QUAD BUILDINGS | RAGAN VILLAGE

9-7-2023

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REAR ELEVATION
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RIGHT ELEVATION
CRAFTSMAN 1/8" = 1'-0"



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

COLOR SCHEME 1

BUILDING B1 | YARDLY QUAD BUILDINGS | RAGAN VILLAGE

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LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



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



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"



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

COLOR SCHEME 2

BUILDING B1 | YARDLY QUAD BUILDINGS | RAGAN VILLAGE

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

COLOR SCHEME 3

BUILDING B1 | YARDLY QUAD BUILDINGS | RAGAN VILLAGE

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LEFT ELEVATION
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REAR ELEVATION
CRAFTSMAN 1/8" = 1'-0"



RIGHT ELEVATION
CRAFTSMAN 1/8" = 1'-0"



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

COLOR SCHEME 1

BUILDING B2 | YARDLY QUAD BUILDINGS | RAGAN VILLAGE

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LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



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



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"



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

COLOR SCHEME 2

BUILDING B2 | YARDLY QUAD BUILDINGS | RAGAN VILLAGE

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LEFT ELEVATION
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FRONT ELEVATION
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COLOR SCHEME 3

BUILDING B2 | YARDLY QUAD BUILDINGS | RAGAN VILLAGE

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RIGHT ELEVATION
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LEFT ELEVATION
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FRONT ELEVATION
CRAFTSMAN 1/4" = 1'-0"

COLOR SCHEME 1

3-PLEX | YARDLY TOWNHOME | CAROLINA REGIONAL PRODUCT

8-9-2023

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RIGHT ELEVATION
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REAR ELEVATION
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LEFT ELEVATION
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FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

COLOR SCHEME 2

3-PLEX | YARDLY TOWNHOME | CAROLINA REGIONAL PRODUCT

8-9-2023

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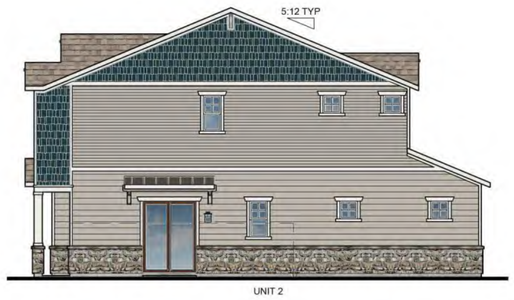
COLOR SCHEME 3

3-PLEX | YARDLY TOWNHOME | CAROLINA REGIONAL PRODUCT

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REAR ELEVATION
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LEFT ELEVATION
CRAFTSMAN 1/8" = 1'-0"



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

COLOR SCHEME 1

4-PLEX | YARDLY TOWNHOME | CAROLINA REGIONAL PRODUCT

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RIGHT ELEVATION
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REAR ELEVATION
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LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



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

COLOR SCHEME 2

4-PLEX | YARDLY TOWNHOME | CAROLINA REGIONAL PRODUCT

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RIGHT ELEVATION
TRADITIONAL 1/8" = 1'-0"



REAR ELEVATION
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LEFT ELEVATION
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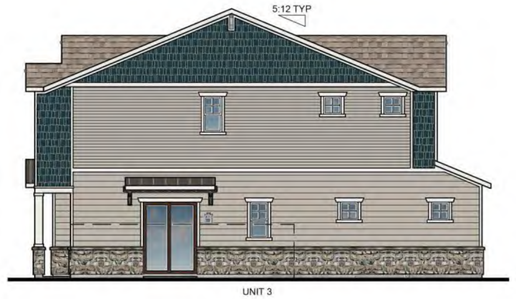
COLOR SCHEME 3

4-PLEX | YARDLY TOWNHOME | CAROLINA REGIONAL PRODUCT

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RIGHT ELEVATION
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REAR ELEVATION
CRAFTSMAN 1/8" = 1'-0"



LEFT ELEVATION
CRAFTSMAN 1/8" = 1'-0"



FRONT ELEVATION
CRAFTSMAN 3/16" = 1'-0"

COLOR SCHEME 1

6-PLEX | YARDLY TOWNHOME | CAROLINA REGIONAL PRODUCT

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RIGHT ELEVATION
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REAR ELEVATION
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LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



FRONT ELEVATION
FARMHOUSE 3/16" = 1'-0"

COLOR SCHEME 2

6-PLEX | YARDLY TOWNHOME | CAROLINA REGIONAL PRODUCT

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RIGHT ELEVATION
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REAR ELEVATION
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FRONT ELEVATION
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COLOR SCHEME 3

6-PLEX | YARDLY TOWNHOME | CAROLINA REGIONAL PRODUCT

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PRELIMINARY PUMP STATION SITE PLAN

HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER: GHK - 22001
TOHS PROJECT: 24-MAS-03

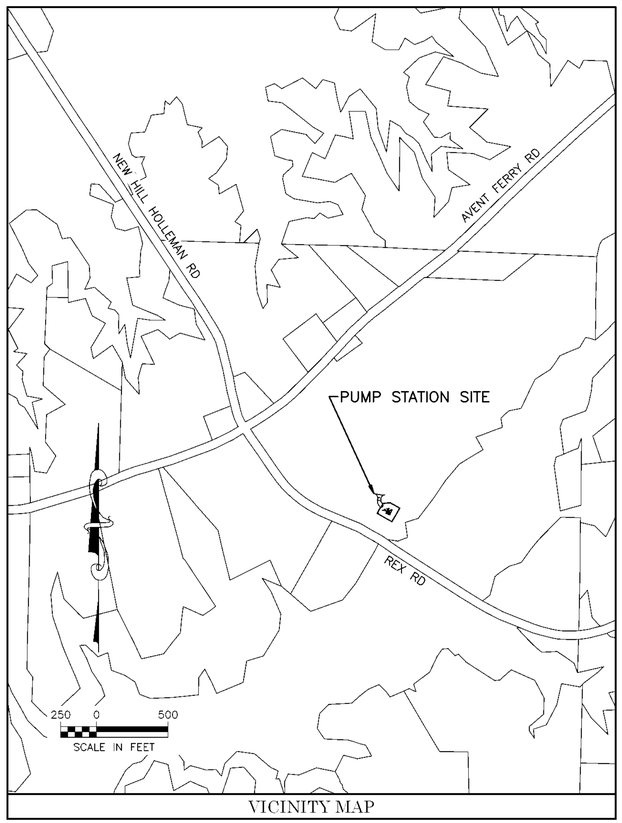
WAKE COUNTY PIN: 0627890439

DATE: FEBRUARY 2025

PRELIMINARY PUMP STATION SITE PLAN
APPROVED: XXXX XX, 2025

Sheet Index

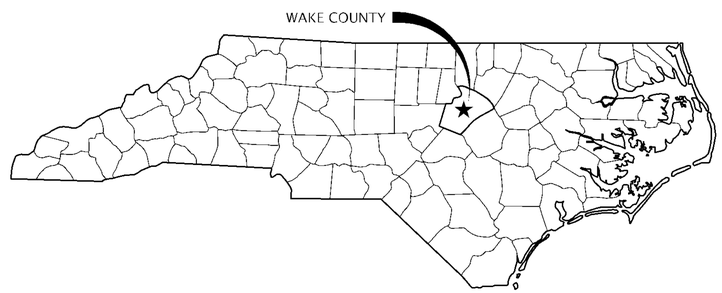
SHEET NUMBER	SHEET TITLE
GENERAL	
--	Cover Sheet
C-1	SEWER BASINS PLAN
Pump Station	
PS-1	Existing Conditions
PS 2	Pump Station Site
PS-3	Turning Template
PS-4	Grading Plan
PS-5	Utility Plan
PS-6	Landscape Plan
PS-7	FM Location Plan I
PS-8	FM Location Plan II
PS-9	FM LOCATION PLAN III



VICINITY MAP

INFRASTRUCTURE TABLE		
DESCRIPTION	QUANTITY	NOTES
GRAVITY SEWER	162 LF	
SANITARY SEWER MANHOLE	2	
FORCE MAIN	10,169 LF	
FORCE MAIN VALVE	1	

DEVELOPER:
GREENHAWK CO
1330 SUNDAY DR. #105
RALEIGH, NC 27607
(919)-861-2929



COUNTY LOCATION MAP
NTS

LKC Engineering
Landscape Architecture
Surveying

LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437

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THE JOHN R. McADAMS COMPANY, INC.

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Contact: Marco R. Menendez
memendez@mcadamsco.com

L:\Greenhawk-24.01 - Ragan PS\800 Drawings\810 Design Drawings\02 Civil\Greenhawk-24.01 Cover Sheet.dwg; Last Saved By: COOPER, 5/12/2025 5:06:51 PM; Cover Sheet; Plotted By: Cooper Francis, 05/13/25 02:38:06 PM
XREFs: Greenhawk-24.01-CoverBlock, Greenhawk-24.01-Wake Parcels, Greenhawk-24.01-PS Plan, PRE_PE=PRE_PE.dwg, Greenhawk-24-PS Site; IMAGE: L:\Greenhawk-24.01 - Ragan PS\800 Design\from McAdams\PDF images\2023-10-19 GHK22001 Ragan Mixed-Use Overall Master Plane28e8b51.png

8-inch Gravity Sewer Network (Ragan)

Easement for Future 12-inch Gravity Sewer Serving AF-1, AF-2, & CB-2

Easement for Future Force Main Serving BH-4/CB-1

6-inch Force Main (Ragan)

Ragan Pump Station
Future Rex Rd
Regional Pump Station Site

AF-1

AF-2

BH-4

CB-1

CB-2

0 200 400 800 1,200 Feet

0 375 750 1,500 2,250 Feet

- Manhole
- Proposed Pump Station
- 8-inch Gravity Sewer
- 6-inch Force Main
- Easement
- Contours
- Waterway
- Bodies of Water

Sewer Basins

- AF-1
- AF-2
- BH-4
- CB-1
- CB-2

Pump Station Site

- Pump Station Site
- Project Boundary
- Parcels

L:\Greenhawk-24.01 - Ragan PS\800 Drawings\810 Design Drawings\01 General\Sewer Basins Plan.dwg; Last Saved By: COOPER, 5/12/2025 5:06:52 PM; Sewer Basins Plan; Plotted By: Cooper Francis, 05/13/25 02:44:17 PM
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FILENAME: Sewer Basins Plan.dwg; Layout=Sewer Basins Plan

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Aberdeen, NC 28315
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PROJECT NO.	GHK – 22001
DESIGNED BY:	RR
DRAWN BY:	RR, HCF
CHECKED BY:	BBW
HORIZ. SCALE:	AS SHOWN
VERT. SCALE:	AS SHOWN
DATE:	5/12/2025

Sewer Basins Plan

RAGAN
PUMP STATION SITE PLAN
HOLLY SPRINGS, NORTH CAROLINA

SHEET NO. C-1

McADAMS

PRINT DATE:

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PROJECT NO.	GHK – 22001
DESIGNED BY:	AC, HCF
DRAWN BY:	AC, HCF
CHECKED BY:	BBW
HORIZ. SCALE:	AS SHOWN
VERT. SCALE:	AS SHOWN
DATE:	5/12/2025

Existing Conditions

RAGAN
PUMP STATION SITE PLAN
HOLLY SPRINGS, NORTH CAROLINA

SHEET NO.
PS-1
McADAMS
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PROPOSED 8" WATERLINE (UNDER SEPARATE COVER, TYP. OF ALL ON-SITE WATERLINES)
PROPOSED 6" FORCEMAIN
PROPOSED GRAVITY SEWER (UNDER SEPARATE COVER)
PROPOSED STORM SEWER (UNDER SEPARATE COVER)
PROPOSED 12" WATERLINE (UNDER SEPARATE COVER)
REX RD
44°05'43"
R32.5'
R54.5'
25' MIN. VARIABLE WIDTH ACCESS/UTILITY EASEMENT
40'
22' MIN.
TRAFFIC RATED 4'ø MANHOLE
8" SDR35 PVC SEWER
2" WATER METER
25' OPAQUE BUFFER (TYP.)
6" C900 DR18 PVC FORCE MAIN
8' HIGH 32' WIDE SECURITY CHAINLINK FENCE GATE (2 PANELS @ 16' EA.)
28'
EMERGENCY PUMP QUICK CONNECT COUPLING
METER VAULT AND APPURTENANCES
PUMP STATION VALVE VAULT
GENERATOR
ELECTRICAL BUILDING
PUMP STATION WET WELL
FUTURE WETWELL
4.26'
GRAVEL ACCESS AND PARKING AREA MIN. 8" ABS STONE
FUTURE TRUNK SEWER AND MANHOLE (UNDER SEPARATE COVER, TYP.)
30' UTILITY EASEMENT
TYPE 'B' BUFFER
50'
2" WATER SUPPLY
2" RPZ
LED AREA LIGHT POLE
GRINDER MANHOLE
CONCRETE SAMPLING PAD
JIB CRANE
ODOR CONTROL
FROST-PROOF YARD HYDRANT
FROST-PROOF EMERGENCY EYE WASH AND SHOWER (GUARDIAN GFR 1902 SSH)
WETLANDS
8' HIGH SECURITY CHAINLINK FENCE WITH 3-STRAND BARBED WIRE ATOP ALL AROUND
30' UTILITY EASEMENT
10'
PROPERTY LINE
BUFFER
100-YEAR FLOODPLAIN ~238.4' MSL (BFE)

10 0 20
SCALE IN FEET

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CHECKED BY:	BBW
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LAYOUT SCALE:	AS SHOWN
DATE:	5/12/2025

Pump Station Site

RAGAN
PUMP STATION SITE PLAN
HOLLY SPRINGS, NORTH CAROLINA

SHEET NO.
PS 2
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WB-50 TRUCK TURNING TEMPLATE

R32.5'

R32.5'

25' MIN. VARIABLE WIDTH ACCESS/UTILITY EASEMENT

22'

25' OPAQUE BUFFER (TYP.)

R32.5'

R54.5'

8' HIGH 32' WIDE SECURITY CHAINLINK FENCE GATE (2 FANELS @ 16' EA.)

28'

32'

WB-50 TRUCK TURNING TEMPLATE

GRAVEL ACCESS AND PARKING AREA MIN. 8" ABS STONE

TYPE 'B' BUFFER

WETLANDS

8' HIGH SECURITY CHANILINK FENCE WITH 3-STRAND BARBED WIRE ATOP ALL AROUND

REX RD

10'

BUFFER

100-YEAR FLOODPLAIN ~238.4' MSL (BFE)

10 0 20
SCALE IN FEET

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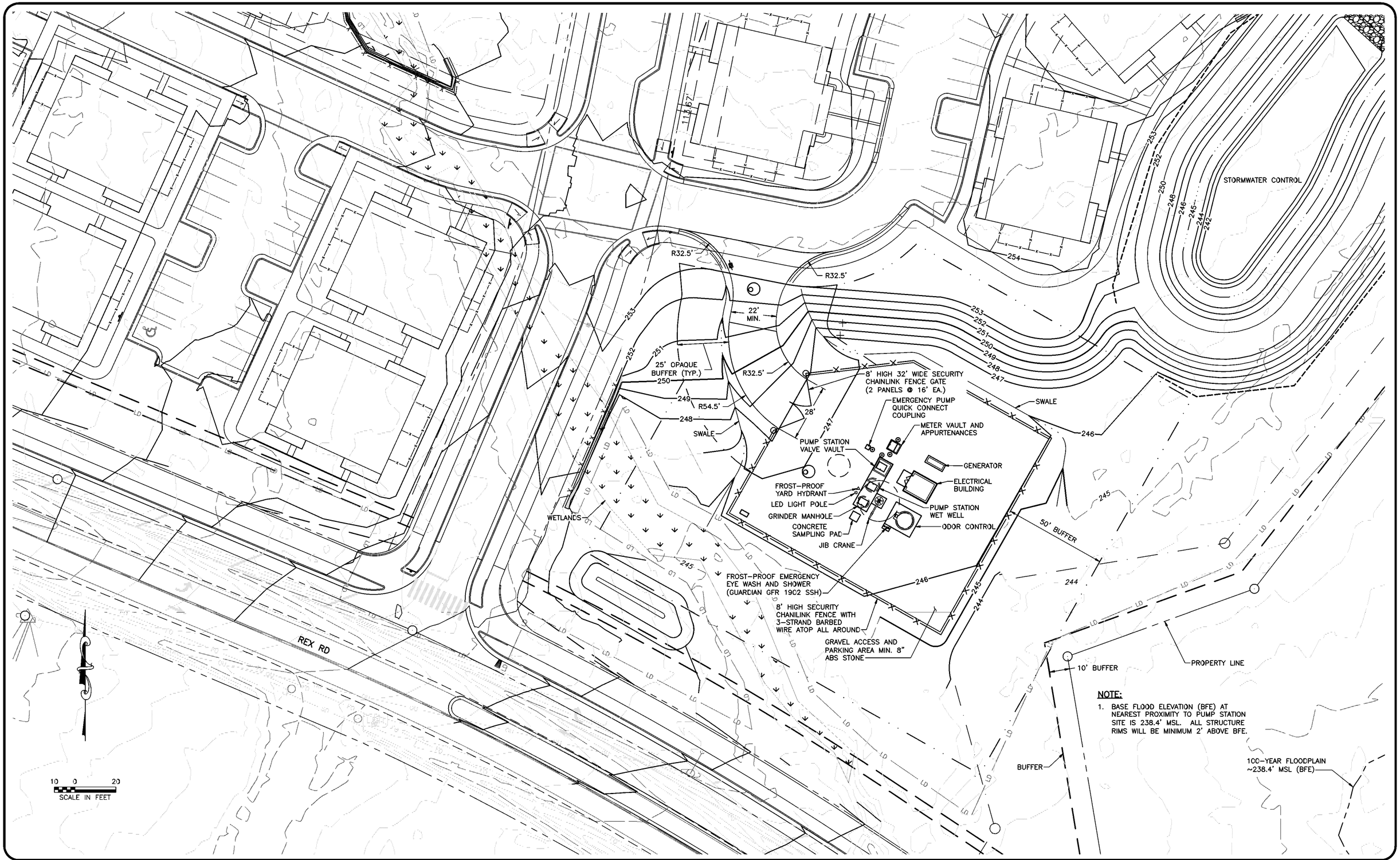
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Turning Template

RAGAN
PUMP STATION SITE PLAN
HOLLY SPRINGS, NORTH CAROLINA

SHEET NO.
PS-3
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NOTE:

1. BASE FLOOD ELEVATION (BFE) AT NEAREST PROXIMITY TO PUMP STATION SITE IS 238.4' MSL. ALL STRUCTURE RIMS WILL BE MINIMUM 2' ABOVE BFE.

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Grading Plan

RAGAN
PUMP STATION SITE PLAN
HOLLY SPRINGS, NORTH CAROLINA

SHEET NO.
PS-4
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PROPOSED 8" WATERLINE (UNDER SEPARATE COVER, TYP. OF ALL ON-SITE WATERLINES)

PROPOSED 6" FORCEMAIN

PROPOSED GRAVITY SEWER (UNDER SEPARATE COVER)

25' MIN. VARIABLE WIDTH ACCESS/UTILITY EASEMENT

R32.5'

2" WATER METER

22' MIN.

8" SDR 35 PVC SEWER

PROPOSED STORM SEWER (UNDER SEPARATE COVER)

6" C900 DR18 PVC FORCE MAIN

PROPOSED WATER LINE (UNDER SEPARATE COVER)

R54.5'

28'

PROPOSED PUMP STATION PROPERTY LINE

2" WATER SERVICE

25' OPAQUE BUFFER (TYP.)

EMERGENCY PUMP QUICK CONNECT COUPLING

PUMP STATION WET WELL

METER VAULT AND APPURTENANCES

GRAVEL ACCESS AND PARKING AREA MIN. 8" ABS STONE

8' HIGH 32' WIDE SECURITY CHAINLINK FENCE GATE (2 PANELS @ 16')

FROST-PROOF YARD HYDRANT

GENERATOR

ELECTRICAL BUILDING

FUTURE WETWELL

GRINDER MANHOLE

PUMP STATION VALVE VAULT

50' BUFFER

CONCRETE SAMPLING PAD

2" RPZ

JIB CRANE

ODOR CONTROL

30' UTILITY EASEMENT

WETLANDS

FROST-PROOF EMERGENCY EYE WASH AND SHOWER (GUARDIAN GFR 19C2 SSH)

8' HIGH SECURITY CHAINLINK FENCE WITH 3-STRAND BARBED WIRE ATOP ALL AROUND

PROPOSED 12" WATERLINE (UNDER SEPARATE COVER)

REX RD

10'

30' UTILITY EASEMENT

BUFFER

100-YEAR FLOODPLAIN ~238.4' MSL (BFE)

10 0 20
SCALE IN FEET

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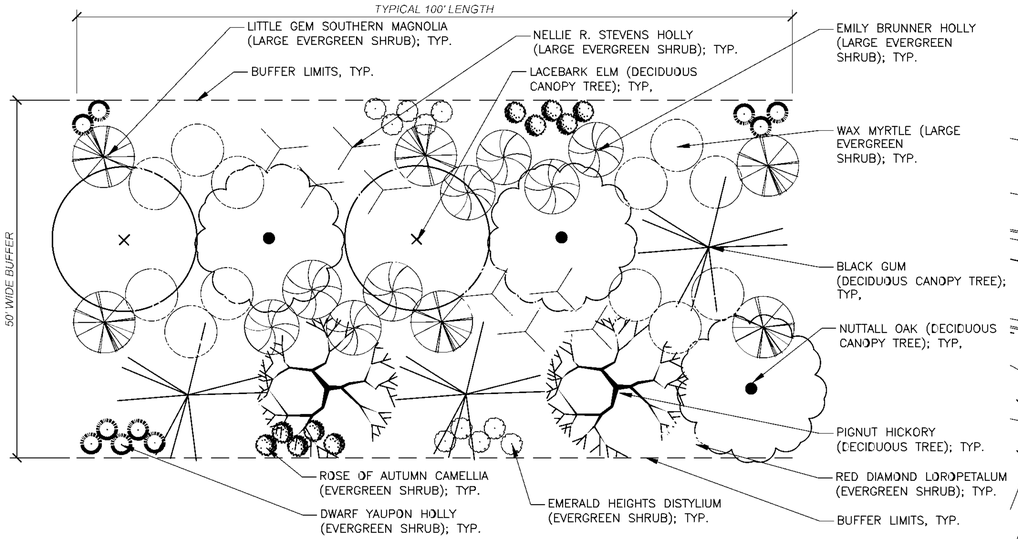
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Utility Plan

RAGAN
PUMP STATION SITE PLAN
HOLLY SPRINGS, NORTH CAROLINA

SHEET NO.
PS-5
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QTY PER 100'	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
3	CARYA GLABRA	PIGNUT HICKORY	2 1/2" DBH MIN.; 8' HT. MIN.	DECIDUOUS
3	NYSSA SYLVATICA	BLACK GUM	2 1/2" DBH MIN.; 8' HT. MIN.	DECIDUOUS
3	QUERCUS NUTTALLII	NUTTALL OAK	2 1/2" DBH MIN.; 8' HT. MIN.	DECIDUOUS
3	ULMUS PARVIFLORA 'UPMTF' PP#11,295 BOSQUE	BOSQUE LACEBARK ELM	2 1/2" DBH MIN.; 8' HT. MIN.	DECIDUOUS
SHRUBS				
10	CAMELLIA SASANQUA 'ROSE OF AUTUMN'	ROSE OF AUTUMN CAMELLIA	5 GAL. MIN; 18" HT MIN.	EVERGREEN; FULL TO GROUND
10	DISTYLIUM HYBRID 'PPDIST-1' PP#24,410 EMERALD HEIGHTS	EMERALD HEIGHTS DISTYLIUM	5 GAL. MIN; 18" HT MIN.	EVERGREEN; FULL TO GROUND
10	ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	5 GAL. MIN; 15" HT MIN.	EVERGREEN; FULL TO GROUND
8	ILEX X EMILY BRUNNER	EMILY BRUNNER HOLLY	8' HT. MIN.	EVERGREEN; FULL TO GROUND
8	ILEX X NELLIE R STEVENS	NELLIE R STEVENS HOLLY	8' HT. MIN.	EVERGREEN; FULL TO GROUND
10	LOROPETALUM CHINENSE 'SHANG RED'	RED DIAMOND LOROPETALUM	5 GAL. MIN. 18" HT MIN.	EVERGREEN; FULL TO GROUND
6	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	8' HT. MIN.	EVERGREEN; FULL TO GROUND
12	MYRICA CERIFERA	WAX MYRTLE	8' HT. MIN.	EVERGREEN; FULL TO GROUND

NOTES:

1. *ALL PLANT SIZES TO BE CONSIDERED MINIMUM.*
2. *NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL BY LANDSCAPE ARCHITECT.*

PLANT SCHEDULE

TOWN OF HOLLY SPRINGS – UDO SECTION 5.3.1 PERIMETER BUFFER

TYPE C: OPAQUE

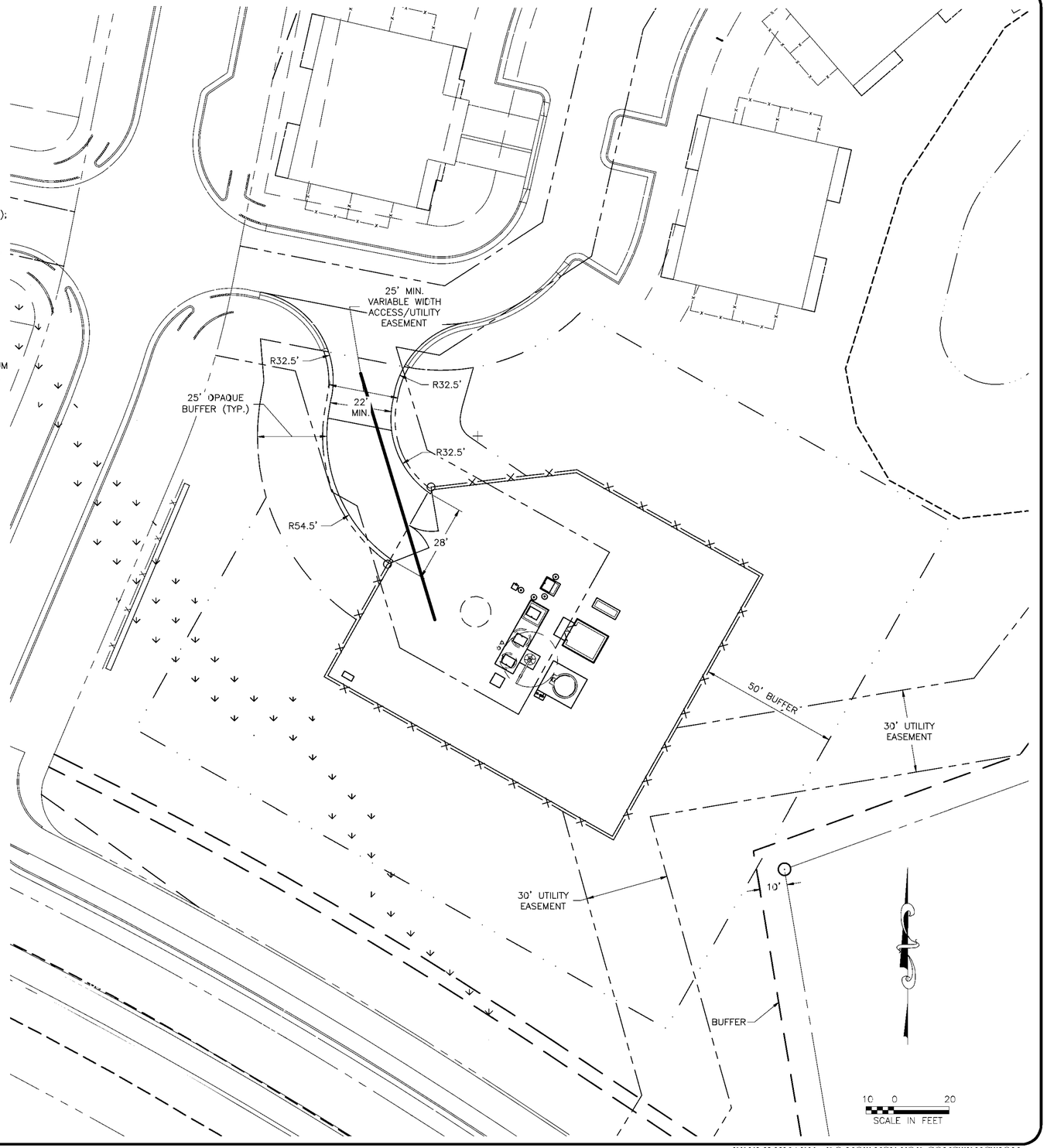
OPAQUE LANDSCAPING SHALL BE DESIGNED TO CREATE A SUBSTANTIAL SOUND AND VISUAL BARRIER FROM GRADE TO AT LEAST 8 FEET ABOVE GRADE AT TIME OF PLANTING. TYPE C LANDSCAPING IS INTENDED TO BE PLACED ON LOTS IN HIGHER INTENSITY DISTRICTS WHICH ABUT LOTS LOCATED IN LESSER INTENSE DISTRICTS THAT MAY BE ADVERSELY IMPACTED BY THE LIGHTS, SOUNDS, AND REGULAR OPERATION OF THE HIGHER INTENSITY DISTRICT. TYPE C LANDSCAPING REQUIRES SIGNIFICANT USE OF EVERGREEN VARIETIES TO PROVIDE YEAR-ROUND BUFFERING ACCENTED WITH DECIDUOUS TREES OR SHRUBS/HEDGE PLANTS. ANY EVERGREEN SPECIS THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE C AREA. (SEE FIGURE 5.3.1-A – PERIMETER BUFFER.)

TYPE C PERIMETER BUFFER STANDARDS PER TABLE 5.3.1-A

* OPACITY: 80%
* DECIDUOUS TREE/FT: 5 TREES PER 100 FT
* PERCENT EVERGREEN: 80%
* SHRUBS/FT: 20 SHRUBS PER 100 FT
* HEIGHT OF BUFFER: 8 FT

NOTE: THERE IS NO STATED STANDARD FOR A 50' OPAQUE BUFFER IN THE HOLLY SPRINGS DEVELOPMENT ORDINANCE. THE PROPOSED BUFFER PLANTING PLAN EXCEEDS THE STANDARD FOR AN OPAQUE SCREEN AS DEFINED IN THE DEVELOPMENT ORDINANCE.

1 / PS 6 — 50' WIDE TYPICAL BUFFER PLANTING
SCALE: 1"= 10'-0"



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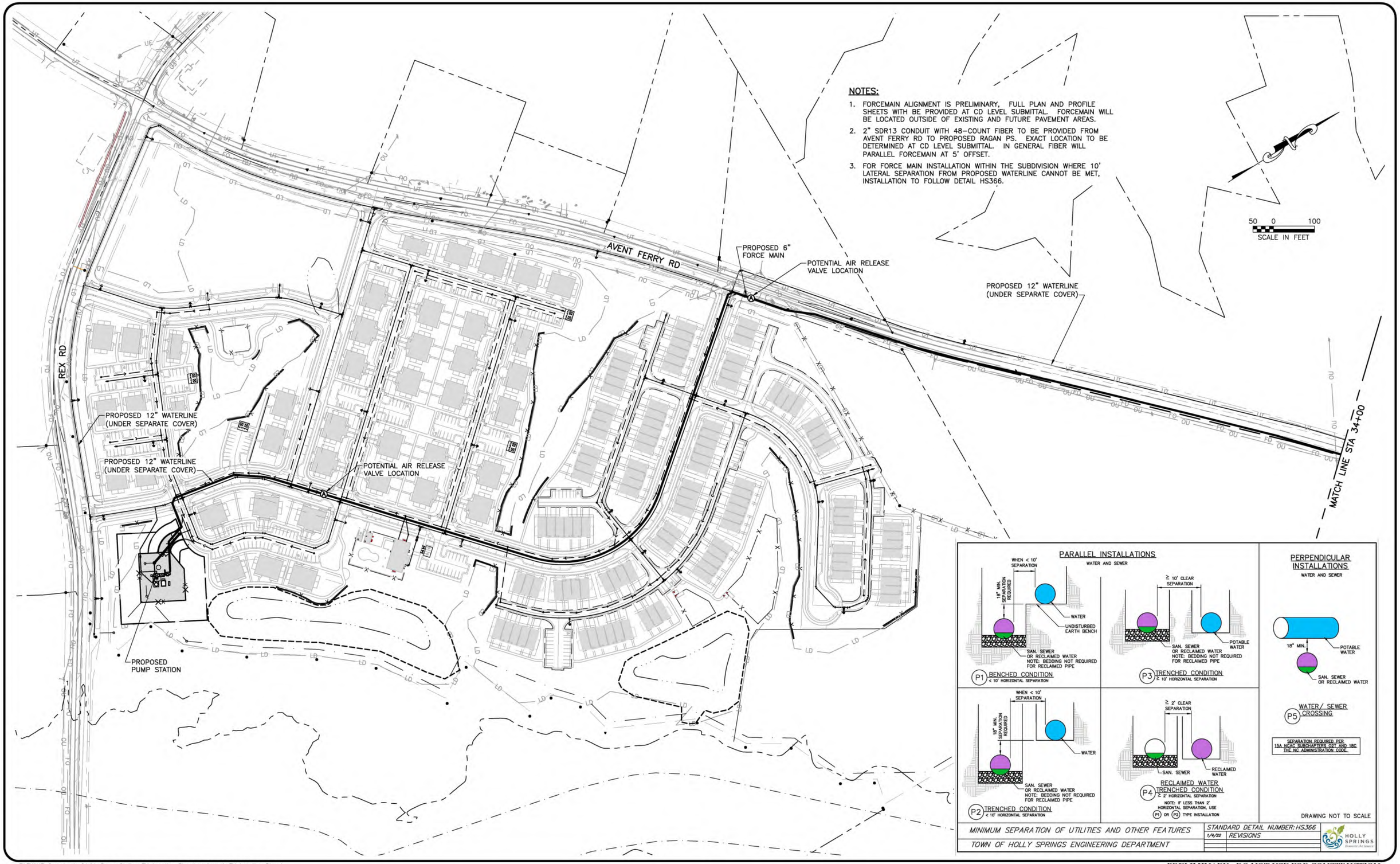
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Landscape Plan

RAGAN
PUMP STATION SITE PLAN
HOLLY SPRINGS, NORTH CAROLINA

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NOTES:

1. FORCEMAIN ALIGNMENT IS PRELIMINARY, FULL PLAN AND PROFILE SHEETS WITH BE PROVIDED AT CD LEVEL SUBMITTAL. FORCEMAIN WILL BE LOCATED OUTSIDE OF EXISTING AND FUTURE PAVEMENT AREAS.
2. 2" SDR13 CONDUIT WITH 48-COUNT FIBER TO BE PROVIDED FROM AVENT FERRY RD TO PROPOSED RAGAN PS. EXACT LOCATION TO BE DETERMINED AT CD LEVEL SUBMITTAL. IN GENERAL FIBER WILL PARALLEL FORCEMAIN AT 5' OFFSET.
3. FOR FORCE MAIN INSTALLATION WITHIN THE SUBDIVISION WHERE 10' LATERAL SEPARATION FROM PROPOSED WATERLINE CANNOT BE MET, INSTALLATION TO FOLLOW DETAIL HS366.

MINIMUM SEPARATION OF UTILITIES AND OTHER FEATURES
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS366

1/4/22	REVISIONS

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FM Location Plan I

RAGAN
PUMP STATION SITE PLAN
HOLLY SPRINGS, NORTH CAROLINA

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MATCH LINE STA 34+00

PROPOSED 6" FORCE MAIN

AVENT FERRY RD

PROPOSED 12" WATERLINE (UNDER SEPARATE COVER)

FM

MATCH LINE STA 68+00

50 0 100
SCALE IN FEET

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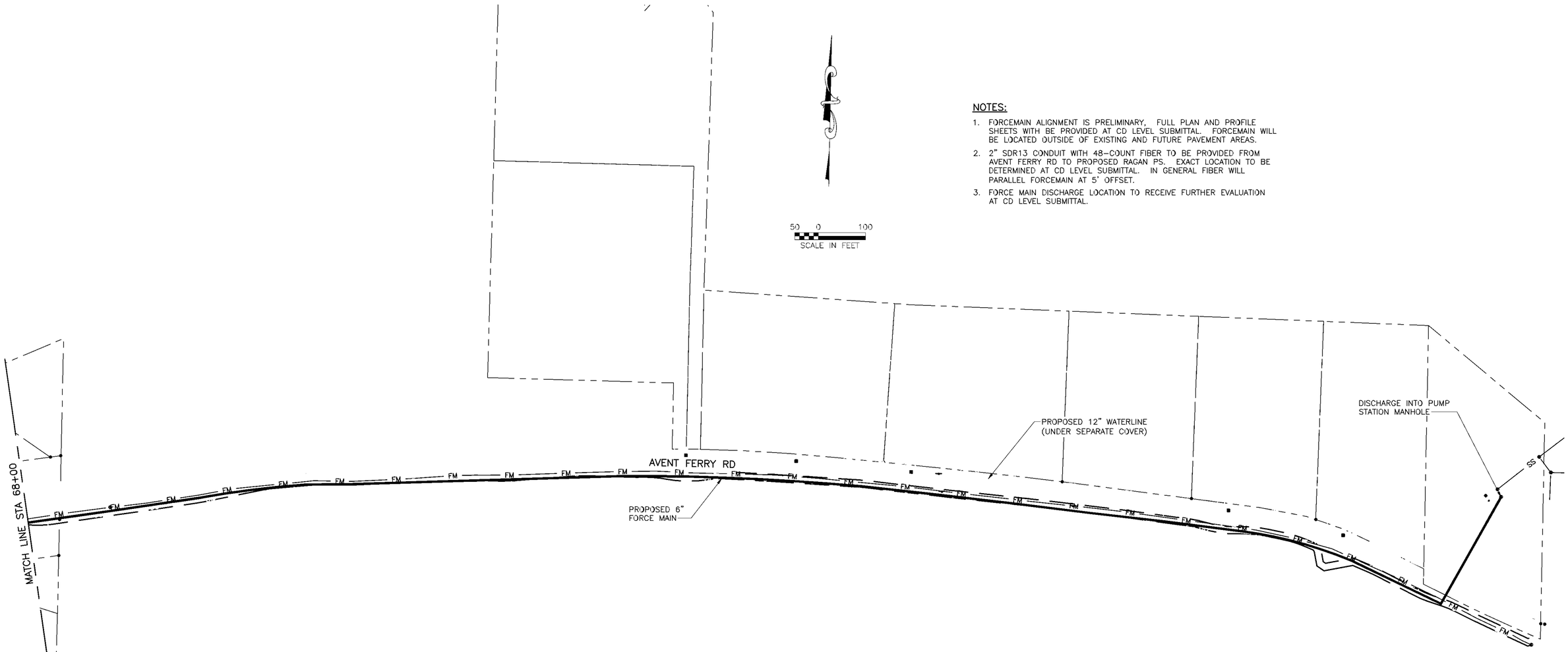
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FM Location Plan II

RAGAN
PUMP STATION SITE PLAN
HOLLY SPRINGS, NORTH CAROLINA

SHEET NO.
PS-8
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2. 2" SDR13 CONDUIT WITH 48-COUNT FIBER TO BE PROVIDED FROM AVENT FERRY RD TO PROPOSED RAGAN PS. EXACT LOCATION TO BE DETERMINED AT CD LEVEL SUBMITTAL. IN GENERAL FIBER WILL PARALLEL FORCEMAIN AT 5' OFFSET.
3. FORCE MAIN DISCHARGE LOCATION TO RECEIVE FURTHER EVALUATION AT CD LEVEL SUBMITTAL.

FILENAME: Greenhawk-24.01-Pump Station FM Location Plan.dwg; Layout=FM Location Plan III

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DRAWN BY:	AC, HCF
CHECKED BY:	BBW
HORIZ. SCALE:	AS SHOWN
VERT. SCALE:	AS SHOWN
DATE:	5/12/2025

FM Location Plan III

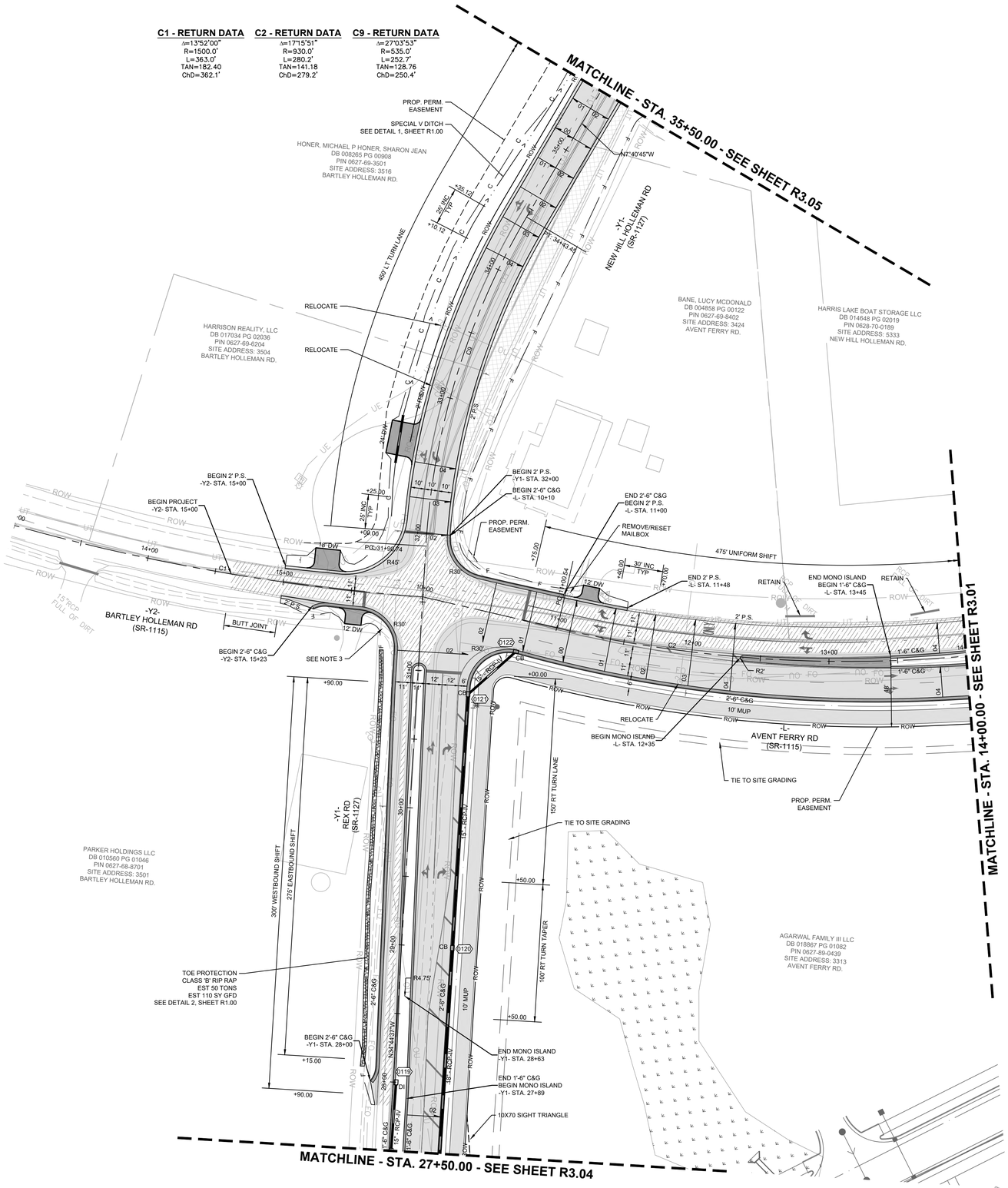
RAGAN
PUMP STATION SITE PLAN
HOLLY SPRINGS, NORTH CAROLINA

SHEET NO: PS-9

McAdams

PRINT DATE:

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LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED FULL DEPTH PAVEMENT
	PROPOSED MILLING & RESURFACING
	PROPOSED CONCRETE/C&G
	PAVEMENT REMOVAL

NOTES:
1. RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL DRIVEWAYS SHALL BE CONSTRUCTED PER NCDOT STD. 848.02
3. TRAFFIC SIGNAL WILL BE INSTALLED AT THE INTERSECTION OF AVENT FERRY AND REX ROAD SUBJECT TO REVIEW AND APPROVAL BY THE TOWN AND NCDOT.

GRAPHIC SCALE IN FEET
0 20 40 80

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PHONE: (919) 682-3583 WWW.KIMLEY-HORN.COM
NC FIRM #-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042551 BRYAN T. VICKERY

KHA PROJECT	013666006
DATE	03/28/2025
SCALE	AS SHOWN
DESIGNED BY	GTG
DRAWN BY	DCK
CHECKED BY	BTV

PLAN SHEET

RAGAN OFFSITE IMPROVEMENTS

PREPARED FOR
GREENHAWK CORPORATION, INC.

WAKE NC

SHEET NUMBER
R3.00

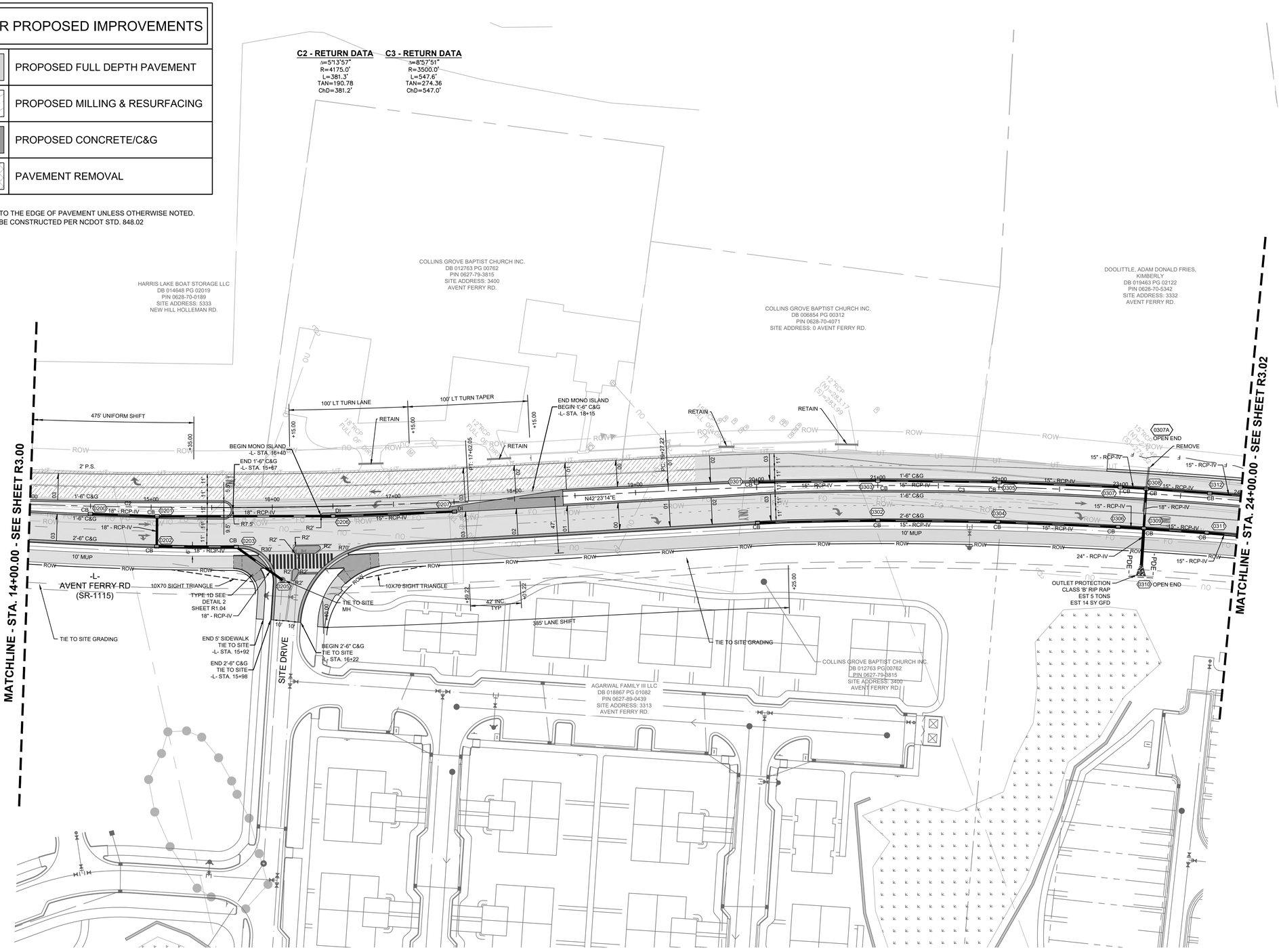
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L=381.3'
TAN=190.78
ChD=381.2'

C3 - RETURN DATA
Δ=8°57'51"
R=3500.0'
L=547.6'
TAN=274.36
ChD=547.0'



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DATE	03/28/2025
SCALE	AS SHOWN
DESIGNED BY	GTG
DRAWN BY	DCK
CHECKED BY	BTV

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WAKE NC

SHEET NUMBER
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R=2300.0'
L=234.8'
TAN=117.51
ChD=234.7'

LEGEND FOR PROPOSED IMPROVEMENTS

	PROPOSED FULL DEPTH PAVEMENT
	PROPOSED MILLING & RESURFACING
	PROPOSED CONCRETE/C&G
	PAVEMENT REMOVAL

NOTES:
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2. ALL DRIVEWAYS SHALL BE CONSTRUCTED PER NCDOT STD. 848.02

MATCHLINE - STA. 24+00.00 - SEE SHEET R3.01

LATCHAW, KRISTA LATCHAW, STEVEN M
DB 013857 PG 01100
PIN 0628-70-8319
SITE ADDRESS: 3312
AVENT FERRY RD.

DOOLITTLE, ADAM DONALD FRIES, KIMBERLY
DB 019463 PG 02122
PIN 0628-70-5342
SITE ADDRESS: 3332
AVENT FERRY RD.

JONES, ALAN B JONES, SUSAN H
DB 003265 PG 00619
PIN 0628-90-2945
SITE ADDRESS: 3128
AVENT FERRY RD.

-L-
AVENT FERRY RD
(SR-1135)

42' INC.
TYP.

100' LT TURN LANE

100' LT TURN TAPER

275' UNIFORM SHIFT

CLASS A RIP
RAP TRANSITION
EST. 5 TONS
EST 10 SY GFD

END 1'-6" C&G
-L- STA. 24+80

END MONO ISLAND
-L- STA. 28+77

END PROJECT
-L- STA. 30+12.50

END 2' P.S.
TIE TO EXIST
-L- STA. 30+12.50

15" - RCP-IV

2' P.S.

1'-6" C&G

2'-6" C&G

10' MUP

16' DW

BUTT JOINT

REMOVE

15" - RCP-IV

END 2' P.S.
TIE TO EXIST
-L- STA. 30+12.50

BEGIN MONO ISLAND
-L- STA. 26+83

END 2'-6" C&G
BEGIN 2' P.S.
-L- STA. 26+75

END 10' MUP
-L- STA. 26+50

RELOCATE

10X70 SIGHT TRIANGLE

TYPE 1D SEE DETAIL 2
SHEET R1.04

TIE TO SITE GRADING

BEGIN 10' MUP
TIE TO SITE
-L- STA. 25+39

BEGIN 2'-6" C&G
TIE TO SITE
-L- STA. 25+27

BEGIN 5' SIDEWALK
-L- STA. 24+88

END 5' SIDEWALK
TIE TO SITE
-L- STA. 24+96

END 2'-6" C&G
TIE TO SITE
-L- STA. 25+02

SITE DRIVE

AGARWAL FAMILY III LLC
DB 018867 PG 01082
PIN 0627-89-0439
SITE ADDRESS: 3313
AVENT FERRY RD.

MITCHELL, WILLIAM ALLEN
DB 016684 PG 00449
PIN 0628-80-4315
SITE ADDRESS: 3309
AVENT FERRY RD.

JONES, ALAN B JONES, SUSAN H
DB 003265 PG 00619
PIN 0628-90-2945
SITE ADDRESS: 3128
AVENT FERRY RD.

GRAPHIC SCALE IN FEET
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042551 BRYAN T. WICKERT

KHA PROJECT 013666006
DATE 03/28/2025
SCALE AS SHOWN
DESIGNED BY GTG
DRAWN BY DCK
CHECKED BY BTV

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RAGAN OFFSITE IMPROVEMENTS

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NC
WAKE

SHEET NUMBER
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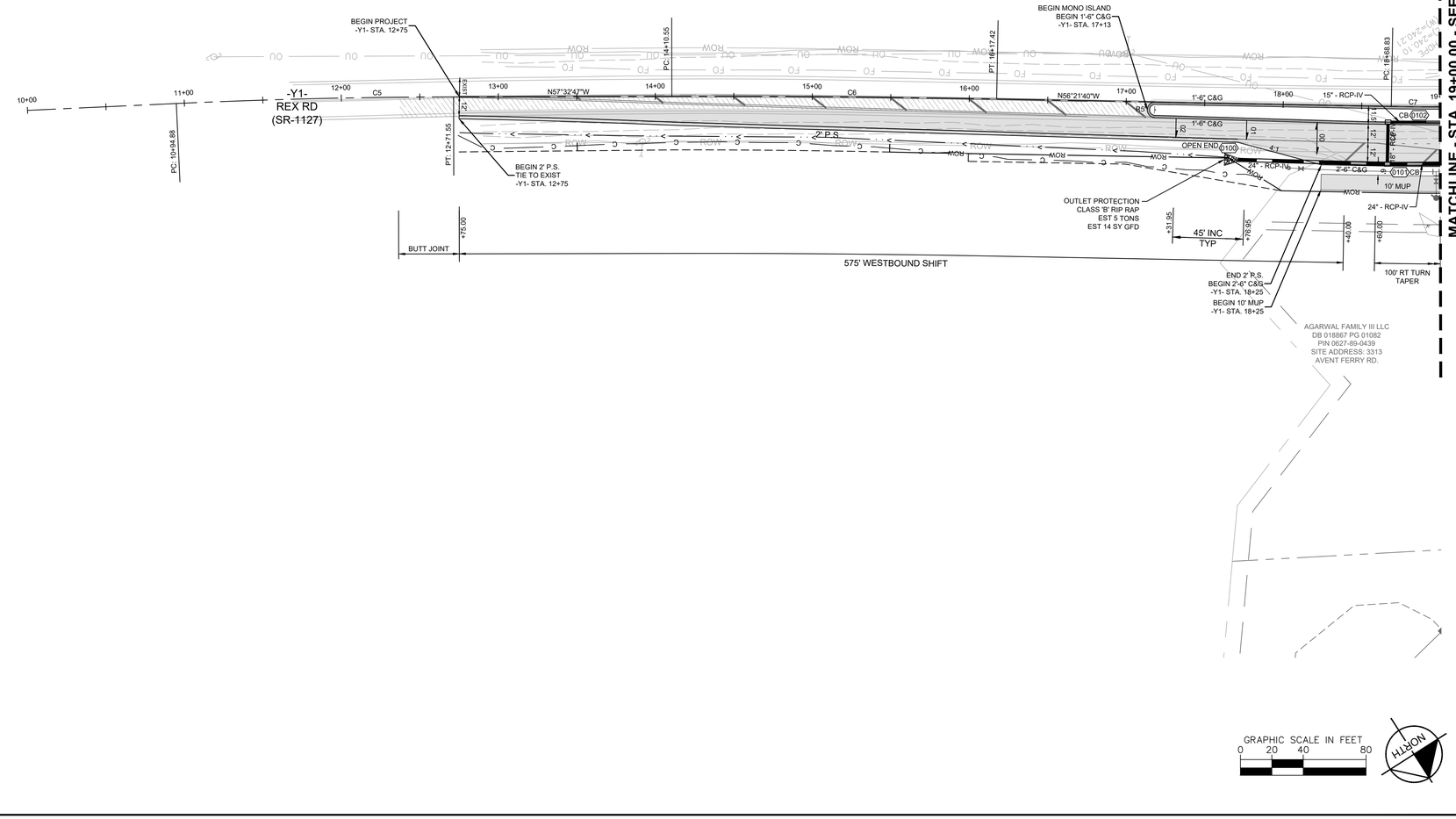
LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED FULL DEPTH PAVEMENT
	PROPOSED MILLING & RESURFACING
	PROPOSED CONCRETE/C&G
	PAVEMENT REMOVAL

NOTES:
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2. ALL DRIVEWAYS SHALL BE CONSTRUCTED PER NCDOT STD. 848.02

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ChD=176.7'

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R=1500.0'
L=284.6'
TAN=142.74
ChD=284.2'



GRAPHIC SCALE IN FEET
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042551 BRYAN T. VICKERY

KHA PROJECT	013666006
DATE	03/28/2025
SCALE	AS SHOWN
DESIGNED BY	GTG
DRAWN BY	DCK
CHECKED BY	BTV

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WAKE

SHEET NUMBER
R3.03

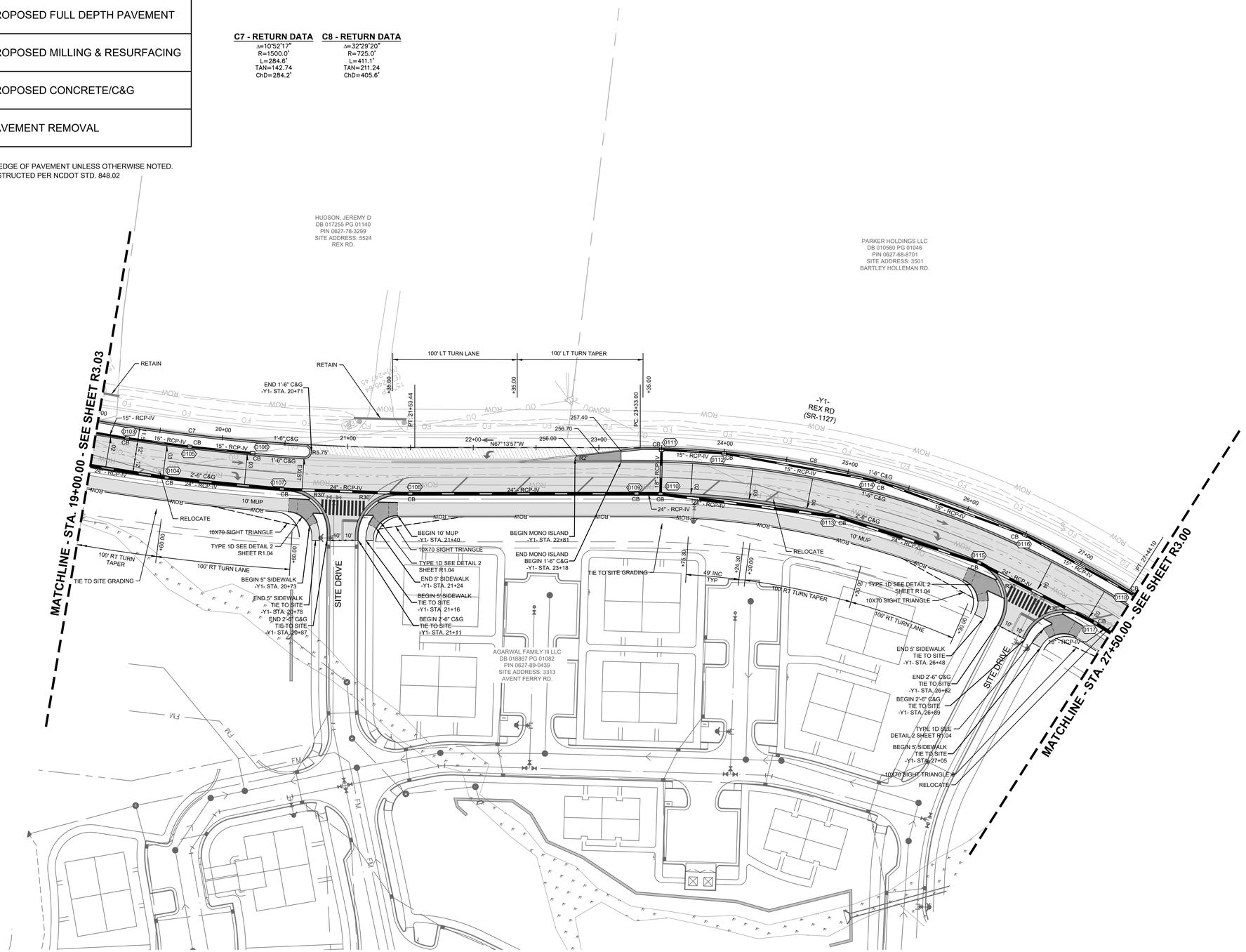
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L=284.6'
TAN=142.74
ChD=284.2'

C8 - RETURN DATA
Δ=32°29'20"
R=725.0'
L=411.1'
TAN=211.24
ChD=405.6'



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KHA PROJECT	013666006
DATE	03/28/2025
SCALE	AS SHOWN
DESIGNED BY	GTG
DRAWN BY	DCK
CHECKED BY	BTV

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WAKE NC

SHEET NUMBER
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	PAVEMENT REMOVAL

NOTES:
1. RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL DRIVEWAYS SHALL BE CONSTRUCTED PER NCDOT STD. 848.02

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ChD=118.6'

HONER, MICHAEL P HONER, SHARON JEAN
DB 008265 PG 00908
PIN 0627-69-3501
SITE ADDRESS: 3516
BARTLEY HOLLEMAN RD.

MATCHLINE - STA. 35+50.00 - SEE SHEET R3.00

450' LT TURN LANE
SPECIAL V DITCH
SEE DETAIL 1, SHEET R1.00
CLASS A RIP
RAP TRANSITION
EST. 5 TONS
EST 10 SY GFD
N7° 40'45"W
260.00'
100' LT TURN TAPER
250' UNIFORM SHIFT
-450.00
+00.00
PROP. PERM.
EASEMENT
END PROJECT
-Y1- STA. 39+12.50
END 2' P.S.
-Y1- STA. 39+12.50
BUTT JOINT
-Y1-
NEW HILL HOLLEMAN RD
(SR-1127)
N33°32'46"W
36+00
37+00
38+00
39+00
40+00
41+00
42+00
42+91
C10
PC 34+51.04
2' P.S.
R30'
10'X10'
PT 39+28.03
END 2' P.S.
-Y1- STA. 39+00
RETAIN
ROW

HARRIS LAKE BOAT STORAGE LLC
DB 014648 PG 02019
PIN 0628-70-0189
SITE ADDRESS: 5333
NEW HILL HOLLEMAN RD.

GRAPHIC SCALE IN FEET
0 20 40 80

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042551 BRYAN T. VICKERY

KHA PROJECT 013666006
DATE 03/28/2025
SCALE AS SHOWN
DESIGNED BY GTG
DRAWN BY DCK
CHECKED BY BTV

PLAN SHEET

RAGAN OFFSITE IMPROVEMENTS
PREPARED FOR
GREENHAWK CORPORATION, INC.
WAKE NC

SHEET NUMBER
R3.05

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

Development Services
Title: 25-DP-02 1936 Ralph Stephens Road Development Plan
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Conor Ryan, Development Services, Elliot Blonshine, Development Services

Action(s):

- Recommend Town Council approve/deny Development Plan 25-DP-02 for 1936 Ralph Stephens Road with the conditions listed in the staff report, and to forward the Planning Board Action Report with the recommendation to Town Council.

Explanation:

- A Development Plan has been submitted to develop a 67,953 sq. ft., 120-bed Residential Care Facility near the intersection of Ralph Stephens Rd. and Avent Ferry Rd., located within the Southern Crossroads Master Plan.
- The project is located on two parcels totaling 10.08 acres, located at 1900 and 1936 Ralph Stephens Rd. The total project area is 7.46 ac.
- The submitted Development Plan conforms to the Unified Development Ordinance and the Southern Crossroads Development Agreement.

Staff Recommendation: Approve

Background:

- The Southern Crossroads Master Plan was approved by Town Council on February 7, 2017.
- The Southern Crossroads Master Plan includes the Exchange Holly Springs apartments and numerous medical office buildings.
- The proposed Development Plan occupies 7.46 ac. of the total 53.41-acre Master Plan area.

Funding Source(s):
N/A

Attachment(s):
1. 25DP02_1936RalphStephensRd_StaffReport
2. 25DP02_1936RalphStephensRd_Application
3. 25DP02_1936RalphStephensRd_Plans
4. 16MAS02_SouthernCrossroads_DevelopmentAgreement

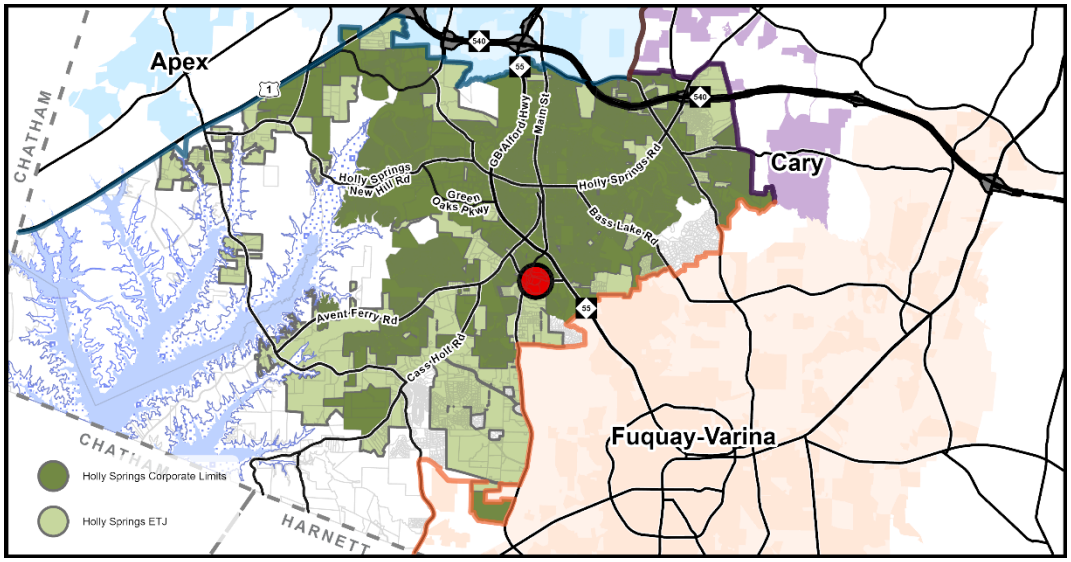
Project Type: Development Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Chris Bostic
421 Fayetteville St.
Raleigh, NC 27601

Property Address: 1936 Ralph Stephens Rd

Project Area: 7.46 ac.



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

Project Summary:
A Development Plan for a 67,953 sq. ft., 120-bed Residential Care Facility located at 1936 Ralph Stephens Road, within the Southern Crossroads Master Plan.

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

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 16

Case Summary

Current Zoning:
CB: Community Business
☐ Conditional Zoning District

Current Major Subdivision Plan:
Southern Crossroads – 16-MAS-02-A04



Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Neighborhood Center

Staff Analysis:

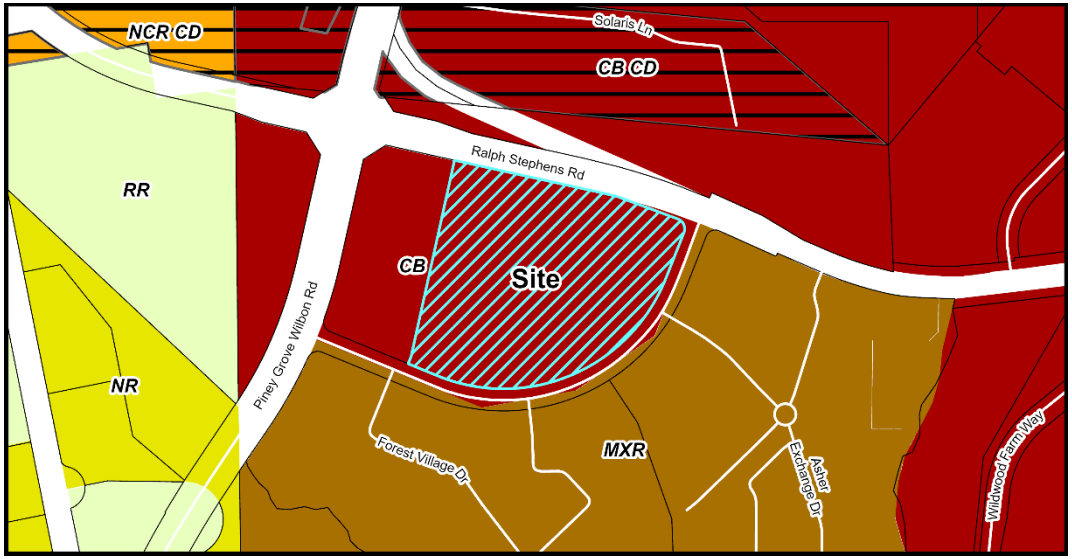
The Development Plan is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Development Plan complies with minimum requirements specified in Town adopted land development plans, policies, and ordinances and the requirements of the Southern Crossroads Development Agreement.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0648857286	CB: Community Business	7.16
0648853393	CB: Community Business	2.92
	Total Area	**10.08**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	CB: Community Business	Vacant
North	CB: Community Business	Medical Office
South	MXR Mixed-Use Residential	Apartments
East	MXR Mixed-Use Residential	Apartments
West	CB: Community Business	Daycare

Parcel Rezoning History

Rezoning Number: 16-REZ-01
Original Zoning: R-30 & R-20
Approved Zoning: CB & RMF-15
Approval Date: 3/15/2016

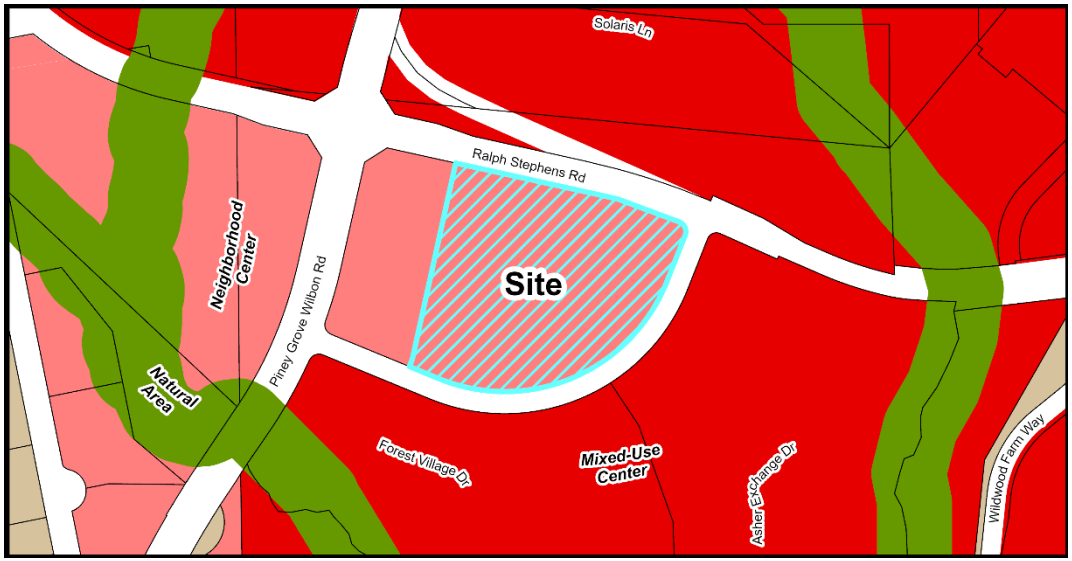
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Neighborhood Center

Small Area Plan: N/A



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
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.

Future Land Use: Neighborhood Center
Small scale, Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods. Some key elements include:

- These areas include a variety of shared public open spaces throughout a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, and community gardens.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.
- Paved surface lots have shared parking agreements.

Small Area Plan: N/A

Historic Structures:
A c. 1900 triple-A cottage (Map #43, Site ID WA0614) was located on 1900 Ralph Stephens Road. However, this structure was removed with the approval of the Southern Crossroads Master Plan.

Land Use & Character Staff Analysis:

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

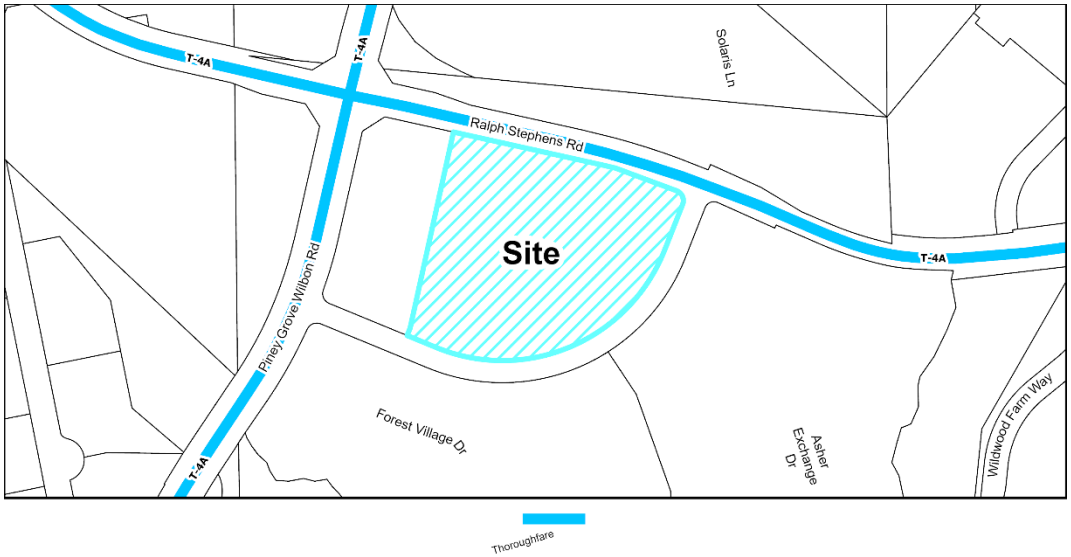
The proposed development is consistent with the Future Land Use Plan as it provides a low-intensity, unobtrusive, and compatible transition (meeting one of the 8 important themes for transforming Holly Springs) between the commercial uses at the corner of Ralph Stephens Road and Piney Grove Wilbon Road and the residential uses South and East of the project 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 Southern Crossroads Master 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:

This project is exempted from performing road widening or dedicating rights-of-way along the project frontage, per the approved 2016 Development Agreement for the Southern Crossroads Master Plan, therefore, no road widening is occurring with this project. Staff requested the applicant construct sidewalk along the Ralph Stephens Road frontage, to which they have agreed and shown on the development plan.

New Location Roadways:

There are no new CTP public roads associated with this parcel. The project will construct one new driveway access from Ralph Stephens Road and two new driveway accesses from Southern Crossings Boulevard. Two vehicular stubs to the western, undeveloped parcel are proposed.

Hotspot/Safety Study Location:

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

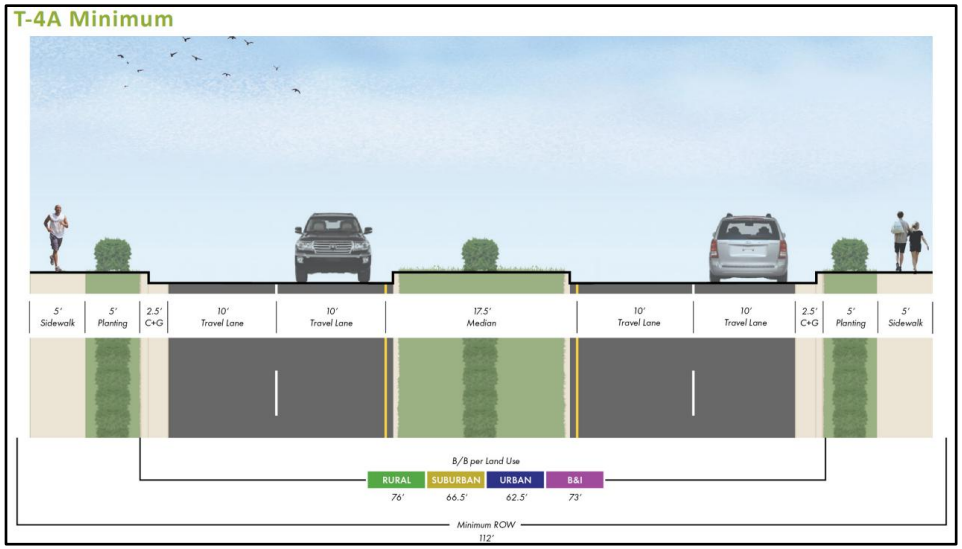
Improvement Prioritization:

N/A

Transportation Information (cont.)

Traffic Study Policy

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



Traffic Study Summary

A Traffic Impact Analysis (TIA) was completed in 2017 for the Southern Crossroads development, of which this parcel was a part. The 2017 TIA recommended an eastbound right-turn lane on Ralph Stephens Road at the site's right-in/right-out access. However, due to the lower trip generation of the long-term care facility compared to previous trip generation assumptions, the provided Transportation Verification Memo concluded that the turn lane is not warranted with the development of this parcel. Therefore, no additional improvements are associated with this development. All other recommended improvements from the 2017 TIA have been constructed.

Transportation Staff Analysis:

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

The mitigation improvements shown on the plans are consistent with the previously approved 2017 Traffic Impact Analysis as well as the Comprehensive Plan and Traffic Study Policy.

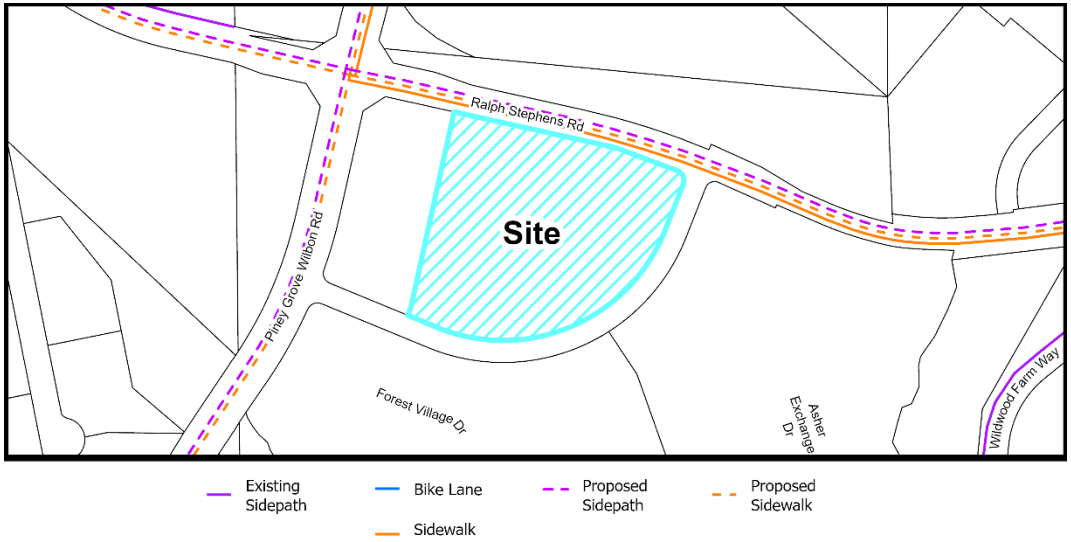
Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☐ Sidepath

No sidewalk or greenway is required due to the Development Agreement for Southern Crossroads Master Plan. However, the applicant is voluntarily extending sidewalk along the project frontage with Ralph Stephens Road.

Parks, Recreation, & Greenways Summary

The project is not within a park search area and there are no Greenways expected for the project area per the Parks, Recreation and Greenways Master Plan. The project is also not required to provide any Active Transportation improvements per the existing Development Agreement.

Parks, Recreation, & Greenways Staff Analysis:

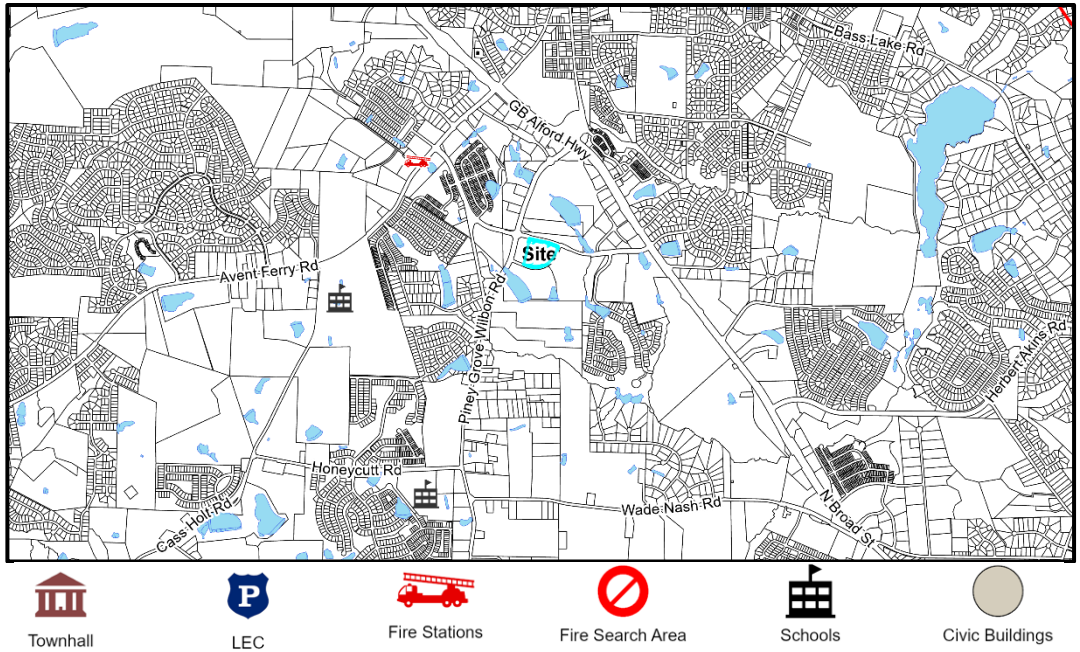
The Development Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The development of this parcel is consistent with the Town's Parks, Recreation and Greenways Master Plan as the proposed sidewalk running along the project's Northern frontage is provided voluntarily and helps build out the CTP's Active Transportation plan and fulfills the vision of a connected, walkable, multi-modal transportation network envisioned by the Comprehensive 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

Community Facilities Staff Analysis:

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

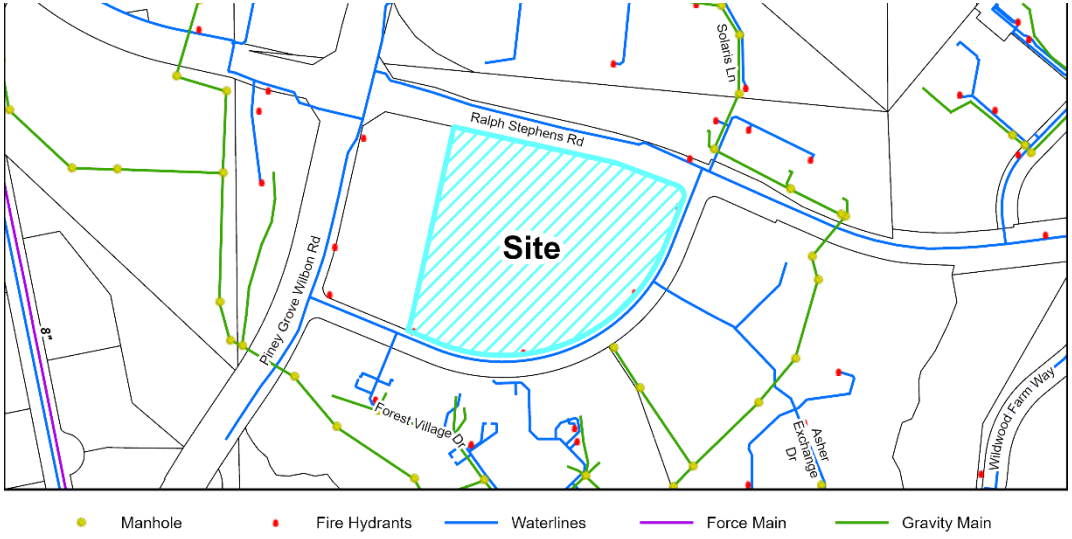
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map.

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:

This project has direct access to existing water mains within Ralph Stephens Road and Southern Crossings Boulevard. This project proposes tying to and extending the existing water main into the site to serve the development. A Fire Flow Analysis was completed with this Development Plan and confirmed adequate water pressure within the Town's system with the addition of this development.

Sanitary Sewer:

This project is required to tie to and extend Town sewer facilities to serve this development and any upstream adjacent parcels. In accordance with these requirements, the project is proposing to stub sewer to the adjacent undeveloped parcel to the west. A Sewer Verification Memo was provided with this development plan and confirmed the existing downstream infrastructure is adequate to serve this development.

Reclaim:

This site is outside 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 as a Priority Level 1 and has provided a Utility Allocation Request to be considered by Town Council. As a Priority Level 1, no allocation elements are required.

Utility Allocation Summary

Priority Level: Priority Level 1
Allocation Assignment: Non-Residential
Allocation Requested: 3,200 GPD

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

Infrastructure & Utility Staff Analysis:

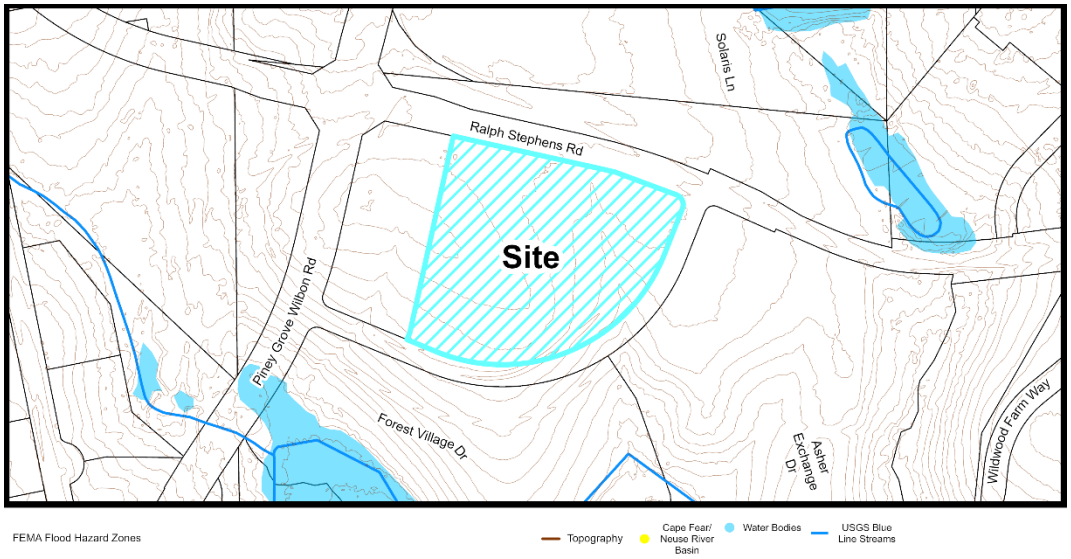
The Development Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

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

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space	**15%**
Tree Preservation Area	10%
Active Recreation Area	2%
Urban Civic Space	.5%
Flexible Space	2.5%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The project is not required to provide any on-site private open space due to the provision of open space throughout the Southern Crossroads Master Plan area. However, the project is voluntarily providing two courtyard areas adjacent to Ralph Stephens Road.

Stormwater:

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

Natural Resources & Open Space Staff Analysis:

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

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), Southern Crossroads Master Plan (16-MAS-02-A04), and the approved Development Agreement.

Development Standards Summary

Development Standards (UDO Section 2 & Master Plan):

Building Placement	**Standard**	**Proposed Standard**
Thoroughfare Setback (front)	50' (Master Plan)	159'-7"
Side – Corner Setback	10' (Master Plan)	87'-9"
All Other Setbacks (Side and Rear)	5' (UDO)	20'-1"

Building Height	**UDO Standard**	**Proposed Standard**
Minimum Building Height	25'	9'-1.5"*
Maximum Building Height	60'	9'-1.5"*

*Building height allowable per Southern Crossroads Development Agreement.

Landscaping (UDO Section 5 & Master Plan):

	Standard	**Proposed Standard**
Perimeter Buffers		
Thoroughfare Buffer (North)	10' Type A-75 (Master Plan)	10' Type A-75 (Master Plan)
East	25' Type C-150 (Master Plan)	25' Type C-150 (Master Plan)
South	25' Type C-150 (Master Plan)	25' Type C-150 (Master Plan)
West	5' Type A (UDO)	5' Type A (UDO)
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 canopy tree/75' or 2 understory trees/ 75'	752 LF/75' – 10 canopy trees 900 LF/75' – 24 understory trees
Shrubs	1 large shrub/5' or 1.5 medium shrubs/5' or 3 small shrubs/5'	545 LF/5' – 109 large shrubs 1107 LF/5' – 332 medium shrubs
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	20 islands – 20 large trees, 80 shrubs

Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Street Trees included in perimeter buffer (Master Plan)

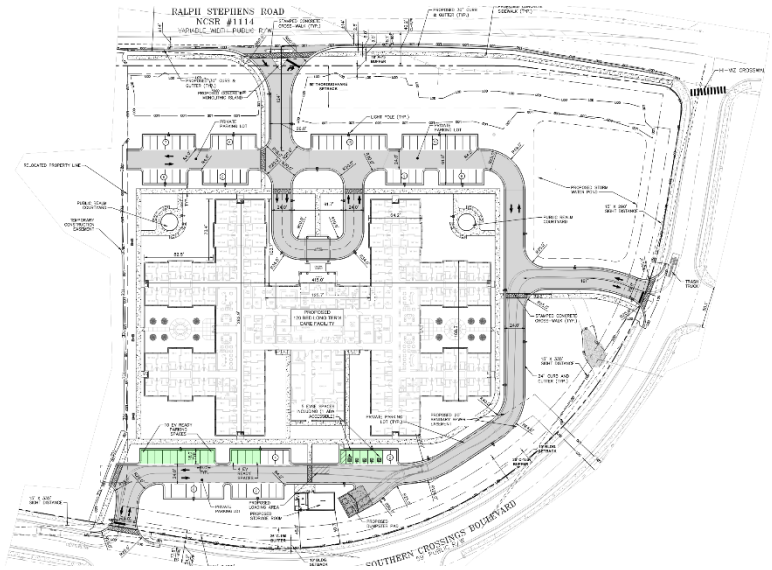
Parking (UDO Section 6):

	UDO Standard	Proposed Standard
Vehicle Parking Locations	Unrestricted	Unrestricted
Minimum Parking	None	96 spaces
Maximum Parking	None	96 spaces
Bike Parking	Exempt	Exempt
EV Parking	5% EVSE: 5 15% EVSE Ready: 15	5% EVSE: 5 15% EVSE Ready: 15

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

	Proposed Standard
Building Design	
Building Materials	Proposed at least 80% masonry on all elevations with quoins and belt courses serving as Human Scale Design Elements. The building includes dormers, a cupola, recessed entrances, and covered porches to fulfill the required residential building façade activation features.
Horizontal Variation	Building incorporates a distinguishable base, middle, and cap, segmented by the belt course running the length of the façade.
Residential Building Standards	The building façades incorporate wall offsets spaced no more than 50' apart and with a minimum depth of at least .5% of the total linear feet of building façade.
Roof Expression	Includes two different sloping roof planes between 3:12 and 12:12 due to building length in excess of 100'.
Site Design	
Off-street Loading	Off-Street Loading Spaces are designed so that all maneuvering to park vehicles for loading and unloading can take place entirely within the property lines of the premises.
Pedestrian Access & Circulation	The site is designed to include sidewalks which functionally connect the open spaces on-site and the building and provide safe pedestrian access from the parking spaces to each building entry.
Public Realm	The project provides two private courtyards facing public Right-of-Way with a minimum dimension of 40'x40' (option 1), and increases Type 1 Materials to constitute a minimum of 75% on each primary façade (option 11).

Proposed Site Design (UDO Section 8 and Conditional Zoning District)

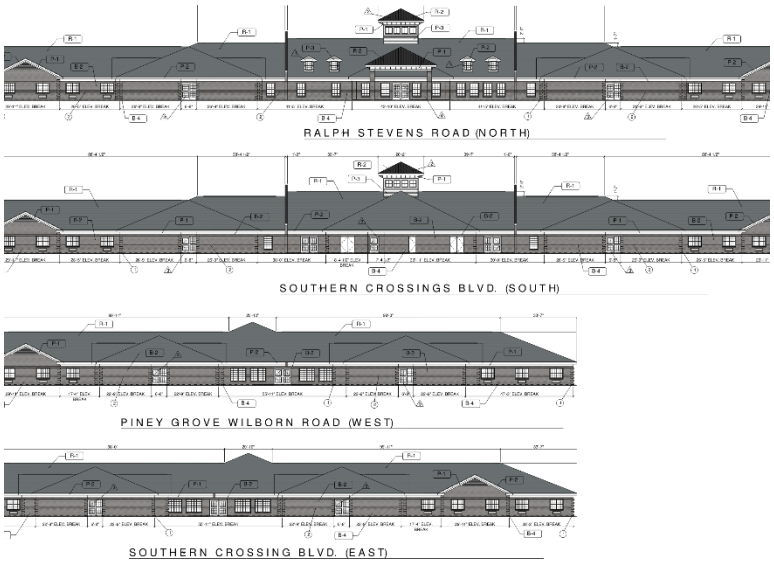


Site Design Highlights

Notable features include:

- Voluntary sidewalk extension along Ralph Stephens Rd. across the project's frontage.
- Two 40'x40' courtyards facing Ralph Stephens Rd.
- 96 parking spaces, including 14 EVSE-Ready and 5 EV spaces.

Building Elevations (UDO Section 8 and Conditional Zoning District)



Building Design Highlights

Notable features include:

- Minimum 80% masonry use on all elevations.
- Brick quoins and belt courses used as Human Scale Design Elements.
- 13' porte cochere over primary entrance.

Development Standards Staff Analysis

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

The Development Plan is consistent with the UDO, the Comprehensive Plan, Southern Crossroads Master Plan, and Development Agreement. The land use proposed is compatible with the surrounding area, including the Medical Office uses to the North and the Apartment Uses to the South and East. Perimeter buffers are provided in accordance with the Southern Crossroads Master Plan and the UDO. Open space, though accounted for through the Southern Crossroads Master Plan, is provided in the Northwest and Northeast corners of the site in private plaza areas. A sidewalk is voluntarily provided along the property frontage, furthering the goals of the CTP and Parks, Recreation and Greenways Master Plan. The building elevations are compliant with the UDO and are consistent with the design of other structures throughout the Southern Crossroads Master Plan.

Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

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

Choose an item. Staff Analysis
The applicant must demonstrate that the proposed 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 plans, policies, and ordinances and the requirements of the Southern Crossroads Development Agreement.

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: 10/1/2024 & 6/12/2025
Summary of Issues: None

Planning Board Consideration & Action

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

Planning Board Decision Type: Advisory Decision

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

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

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

Motion to recommend that the Town Council approve / deny Development Plan 25-DP-02 for 1936 Ralph Stephens Road as submitted by Chris Bostic, dated Revised 4/14/2025 with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Recommended Conditions of Approval:

1. All previous conditions of approval for Southern Crossroads 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 submitted 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. The raceway to serve EVSE-Ready spaces must be shown.
3. 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.
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. 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.

6. 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.
7. Offsite right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
8. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
9. All Special Studies must be finalized prior to being scheduled for Planning Board.
10. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
11. If any offsite water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.
12. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
13. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
14. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
15. 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.
16. 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.
17. 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.
18. 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.
19. Coordinate the location(s) and requirements of decorative street lighting during the construction drawing review process.
20. The proposed location of the FDC must be approved by Fire & Rescue during the Construction Drawing review process. FDCs shall be located on the front of the building and within 100 ft of a fire hydrant that wouldn't obstruct drive access (HSED&CS Section 6.07 E).
21. A note stating that the backflow device for fire lines is to be "RPZ" or "RPZ-type" shall be addressed during the Construction Drawing review process.
22. RPZ shall be located inside the Sprinkler Riser Rooms with exterior door. HSED&CS Section 6.07 F Detail 626.
23. A minimum of 6" address or suite numbers are required per NCFPC Section 505.1.

24. A Knox Box is required to be mounted at the riser room. Located at 5 ft above finish grade on the latch side of the door per HSED&CS Section 6.07 G.
25. The Applicant shall submit a WB50 turning template for fire apparatus access roads and aisles. This includes all drive aisles. HSED&CS Section 3.02.
26. The Sewer Basin Map shall be submitted as a plan sheet during the Construction Drawing review process. For all new outfalls and pump stations, provide a detailed drainage area map showing the project boundary and all upstream tributary areas of sewer. The sewer basin map must show drainage basin, the whole project, proposed sewer lines, topography, property lines of adjacent properties, environmental features, and sewer lines and stub out locations to serve all upstream tributary areas. Identify any reaches that may require line sizes more than 8".

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 8/19/2025

Prior to the Legislative Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

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

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

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

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

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

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

DEVELOPMENT PETITION PACKET

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

Pre-Submittal Requirements

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

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

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

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

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

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

Submittal Requirements

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

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

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

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

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

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* Applicant and Financially Responsible Party will need to register for an account on the Portal.	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: Chris Bostic	Company: Kimley-Horn
Mailing Address: 421 Fayetteville Street, Suite 600	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-677-2000	E-Mail: chris.bostic@kimley-horn.com
Design Professional	
Name: Chris Bostic	Company: Kimley-Horn
Mailing Address: 421 Fayetteville Street, Suite 600	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-677-2000	E-Mail: chris.bostic@kimley-horn.com
Developer	
Name: Tara Myers	Company: Britthaven, Inc.
Mailing Address: 1435 Highway 258 N	
City, State, Zip: Kinston, NC 28504	
Telephone: 919-428-7361	E-Mail: jonwhite.nc@outlook.com
Architect	
Name: David Polston	Company: David Polston
Mailing Address: 3806 Park Ave, Suite 2L	
City, State, Zip: Wilmington, NC 28403	
Telephone: 910 350 8900	E-Mail: polstonaia@bellsouth.net
Landscape Architect	
Name: Adam Fullerton	Company: Kimley-Horn
Mailing Address: 421 Fayetteville Street, Suite 600	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-677-2000	E-Mail: adam.fullerton@kimley-horn.com
Financially Responsible Party (REQUIRED)	
Name: Tara Myers	Company: Britthaven, Inc.
Mailing Address: 1435 Highway 258 N	
City, State, Zip: Kinston, NC 28504	
Telephone: 919-428-7361	E-Mail: jonwhite.nc@outlook.com
Property Owner (REQUIRED)	
Name: Tara Myers	Company: Britthaven, Inc.
Mailing Address: 1435 Highway 258 N	
City, State, Zip: Kinston, NC 28504	
Telephone: 919-428-7361	E-Mail: jonwhite.nc@outlook.com

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	Principle LTC Holly Springs
PUD/Master Plan or Subdivision	Southern Crossroads
Shopping Center or Lot #	
Project Location *Use street address. If none, use closest intersection*	1936 Ralph Stephens Road
	☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0648857286
Real Estate ID	0457490
Project Acreage	7.16 Partial Parcel? ☐ Yes ☑ No
Current Zoning	CB
Proposed Use	Residential Care Facility
Open Space	☐ Dedication ☐ Fee-in-lieu ☐ Combination ☑ N/A
Waivers Requested	☑ No ☐ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	Scoping not required for traffic &sewer. Trip generation analysis included along with updated sewer memo.
Sketch Plan Review (pre-submittal) Meeting Date:	December 5, 2024
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:  Date: 11/26

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:

There are higher intensity uses already adjacent to the property. The Hawthorne Apartments are a dense residential facility across the street and the Walmart shopping center is in close vicinity to the North. As this is a long term care facility, we do not anticipate heavy traffic or noise from the facility. The use complies with CB District requirements by providing pedestrian walkways that facilitate access from adjacent residential and the use provides for a further mix of uses at the intersection node.

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 lot has been previously cleared. The proposed facility will provide significant landscape at the perimeter buffers and along the building foundation. Additionally, a public realm area will be provided to enhance the property.

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 project is located on a lot that is currently fully supported by utilities and public improvements. Water mains surround the site and sewer is available on the low side of the property. Southern Crossing Boulevard is fully improved with sidewalk, so the services are in place for the development.

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 site layout provides pedestrian access to both Ralph Stephens Road and Southern Crossing Boulevard with sidewalk connections. A public realm feature (outdoor seating area) will be provided adjacent to the building. The building itself will face Ralph Stephens Road and be of ample size and height to occupy the street.

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

This lot is identified as a Neighborhood Center and place to be transformed. The long term care facility will address the goals of transformation be developing a large portion of the lot and provide pedestrian connections as suggested in the Comprehensive Plan. The long term care facility also provides the appropriate transition for a neighborhood center as it provides a transitional area between residential and non-residential uses.

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:	October 1, 2024
Meeting Time:	6 pm
Meeting Location:	Virtual

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

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

Summary of Issues:

See attached.

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

No changes as the two attendees were supportive of proposal.

Preparer's Signature: Date: 1/2/25

Principle LTC
Holly Springs Neighborhood Meeting Minutes
October 01, 2024

Attendees:
Chris Bostic (Kimley-Horn & Associates)
Max Mason (Principle Long Term Care)
Lilian Driver (property manager for Hawthorne at Holly Springs apartments)
Adam Zablud (Oak Village Academy Owner)

Opened the meeting at 5:55
Presentation started at 6:05
Introduced Chris as project engineer and Max as owner's representative.

Chris pointed out the property location on an aerial map. Talked through building, driveways, parking, storm water pond, and dumpster location.

Parcel at the corner of Ralph Stephens and Piney Grove/Wilbon is future development. Noted that this meeting is one of the first steps in the development permitting process.

Max described the use as a skilled nursing facility -long term care facility. He noted that the facility provides both out- and in-patient care.

Residents of the facility would not be driving, nor would they be leaving the facility with any frequency. He also noted that the project had gone through the permitting process pre-pandemic but then stopped.

Lilian asked if there was a way that the Hawthorne apartments could be an asset to the facility and that they would be excited to see if there would be any synergies for housing employees? Max responded that the Owner could definitely continue the conversation.

Adam was excited to see the project moving forward as the preschool was pursuing their permits during the original application pre-pandemic. He asked about any differences from the previously proposed project?

Max responded that the bed count had increased by 30 beds from the previous iteration to 120 beds. He noted that the need for these type of services has not kept up with population growth in the area.

Chris noted that the building and parking occupied a larger land area and that the parking was configured a bit differently too from the previous iteration.

Adam asked if there might be opportunities for the preschool kids to visit/volunteer? Max responded

that the residents would likely welcome that.
Max elaborated that ownership is based in NC (owners are in Kinston). The owner has another facility in Wake County with others in Johnston and Franklin County. Principle will be the management company while Hillco owns the land and facility.

Both Adam and Lilian left the meeting prior to 7 pm. Max and Chris stayed on until 7:02 before ending the session.

Principle LTC
Holly Springs Neighborhood Meeting Minutes
June 12, 2025

Attendees:
Chris Bostic (Kimley-Horn & Associates)
Max Mason (Principle Long Term Care)
Jon White (Principle Long Term Care)

Opened the meeting at 5:55
No attendees from the neighborhood.
Meeting ended at 7:00

HOLLY SPRINGS
North Carolina

Affidavit of Owner's Consent

Before me personally appeared Tara Myers 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:

0648857286	

and does hereby authorize Kimley-Horn and Associates, Inc. to act

(name of representative/applicant)

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

Tara Myers
Signature of Owner

Tara Myers
Britthaven, Inc.
1435 Highway 258 N
Kinston, NC 28504

Sworn to or affirmed and subscribed before me this 11th day of April, 2025.

NOTARY PUBLIC:

Nancy Gibson
Official Signature of Notary

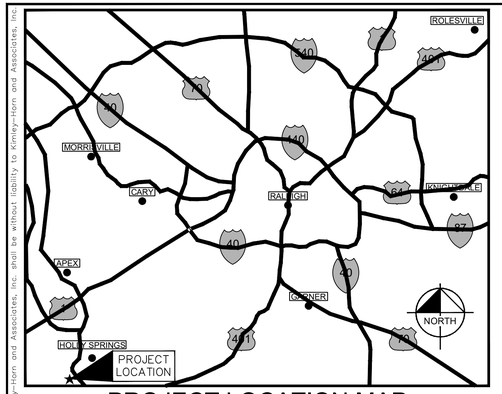
NANCY GIBSON
My Comm. Expires
NOTARY PUBLIC
July 10, 2028
GREENE COUNTY, NC

(Official Seal)

Nancy Gibson, Notary Public
Print Name

My commission expires: July 10, 2028

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PROJECT LOCATION MAP

SCALE: NOT TO SCALE

NOTES:

1. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN.
2. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

DEVELOPMENT PLAN FOR:

1936 RALPH STEPHENS ROAD

25-DP-02 / PLDP202500009

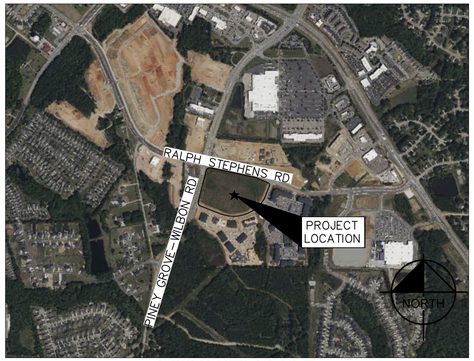
MASTER PLAN: SOUTHERN CROSSROADS 16-MAS-02-A04

ZONING: CB

LOCATION: 1936 RALPH STEPHENS ROAD
TOWN OF HOLLY SPRINGS
WAKE COUNTY, NORTH CAROLINA

A DEVELOPMENT BY:

BRITTHAVEN, INC.
1435 HIGHWAY 258
KINSTON, NC 28504-7208
PH: (919) 428-7361



VICINITY MAP

SCALE: 1" = 1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	REPRESENTATIVE 3D IMAGE
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	LIGHTING PLAN
C6.0	SITE DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
A1.1	ARCHITECTURAL ELEVATIONS SHEET 1
A1.2	ARCHITECTURAL ELEVATIONS SHEET 2
A1.3	ARCHITECTURAL ELEVATIONS SHEET 3
A1.4	ARCHITECTURAL ELEVATIONS SHEET 4
A1.5	ARCHITECTURAL ELEVATIONS SHEET 5

LTC Sewer Flow Calculations

Nursing home- 120 beds x 120 GPD/bed: 14,400 GPD

Office staff: 3 shifts (60, 30, 20 staff) x 25 GPD/Employee/Shift= 2,750 GPD

Total: 17, 150 GPD

EIS CONTROL CORNER
N – 685261.51'
E – 2049130.28'
EL – 442.69'

EIS CONTROL CORNER
N – 685001.84'
E – 2048519.88'
EL – 441.83'

PROJECT CONSULTANTS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NORTH CAROLINA 27601
CONTACT: CHRIS BOSTIC, P.E.
PHONE: +1 (919) 653-2927
EMAIL: CHRIS.BOSTIC@KIMLEY-HORN.COM

ARCHITECT
DAVID R. POLSTON
3806 PARK AVE., SUITE 2L
WILMINGTON, NC 28403
CONTACT: DAVID R. POLSTON
PHONE: (910) 350-8900
EMAIL: POLSTONAIA@BELLSOUTH.NET

SURVEYOR
BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540
CONTACT:
PHONE: (919) 552-9813
FAX: (919) 557-2255

OWNER
BRITTHAVEN, INC.
1435 HIGHWAY 258
KINSTON, NC 28504-7208
CONTACT: JON WHITE
PHONE: (919) 428-7361
EMAIL: JONWHITE.NC@OUTLOOK.COM

EXISTING CONDITION NOTES:

EXISTING INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY BENTON W. DEWAR AND ASSOCIATES PROFESSIONAL LAND SURVEYORS, ENTITLED "SOUTHERN CROSSROADS" AND DATED OCTOBER 22, 2018 DATED. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH CAROLINA STATE PLANE GRID (NAD83/2011). VERTICAL DATUM BASED ON NAVD'88.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720064800J, DATED MAY 5, 2006.

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PREPARED IN THE OFFICE OF:

Kimley»Horn

© 2025 Kimley-Horn and Associates, Inc.

421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 NC CERTIFICATE OF AUTHORIZATION: F-0102

No.	REVISIONS	DATE	BY
2	REVISE PER TOWN COMMENTS	04/14/25	JCB
1	PRE-APPLICATION COMMENTS	01/03/25	JCB

Kimley»Horn
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#F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032503 CHRISTOPHER O. BOSTIC

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT	016582000
DATE	10/15/2024
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

COVER SHEET

1936 RALPH STEPHENS ROAD
PREPARED FOR
BRITTHAVEN, INC.
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C0.0

Plotted By:Bell, JJ Sheet Set:PRINCIPLE LTC Layout:C0.1 REPRESENTATIVE 3D IMAGE June 12, 2025 02:46:12pm K:\RAL_LDEV\016582000_Principle LTC\Planning Phase\15_CAD Files\PlanSheets\C0.1 REPRESENTATIVE 3D IMAGE.dwg
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SHEET NUMBER
C0.1

1936 RALPH STEPHENS ROAD

PREPARED FOR
BRITTHAVEN, INC.

HOLLY SPRINGS NORTH CAROLINA

REPRESENTATIVE 3D IMAGE

KHA PROJECT	016582000
DATE	10/15/2024
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

PRELIMINARY
NOT FOR CONSTRUCTION
JOSHUA C. BELL
NORTH CAROLINA
PROFESSIONAL ENGINEER
049102
CIVIL

Kimley»Horn

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PHONE: 919-677-2000 FAX: 919-677-2050
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#F-0102

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RALPH STEPHENS ROAD
NCSR #1114
VARIABLE WIDTH PUBLIC R/W

PINEY GROVE WILBON ROAD
NCSR #1101
VARIABLE WIDTH PUBLIC R/W

EX. 12" WATER LINE

S 77°30'49"E 593.16'

S 69°47'54"E 173.62'

N 57°29'19"E 71.07'

R/W DISK

N 12°40'29"E 294.98'

C-1

C-2

C-3

C-4

C-5

C-6

EXISTING DUKE ENERGY PROGRESS EASEMENT

ELECTRICAL LINES

TELECOM VAULT

EIS

CATV

EXISTING WELL TO BE ABANDONED PER STATE STANDARDS

PROPOSED PROPERTY LINE

EXISTING STRUCTURES

OLD HOUSE

BARN

TOTAL AREA
10.080 ACRES
439,066 SF

EXISTING PROPERTY LINE TO BE RELOCATED

N12°29'06"E
535.53'

N12°29'25"E
47.09'

L=34.3'
R=200.0'

N22°19'50"E
21.00'

N 67°40'10" W 309.82'

CENTERLINE

4" STUB

8"X4" WATER TEE

EXISTING 12" WATERLINE (TYP.)

EXISTING CURB INLET (TYP.)

SOUTHERN CROSSINGS BOULEVARD
59' PUBLIC R/W

SANITARY SEWER

S 21°24'41" W 130.83'

EIS CONTR
N – 6852
E – 2049
EL – 442.

30" RCP W/HEADWALL
INV – 432.10'

JUNCTION BOX
RIM – 438.41'
INV IN – 429.41'

EXISTING SANITARY SEWER MANHOLE (TYP.)
INV. IN – 426.76'
INV. OUT – 426.64'

JUNC
RIM -
INV II
INV C

EIS CONTROL CORNER
N – 685001.84'
E – 2048519.88'
EL – 441.83'

SOUTHERN CROSSROADS, INC.
PIN #0648846643
D.B. 16615 PG. 375
B.M. 2018 PG. 845
ZONED: MXR (MIXED USE RESIDENTIAL)

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE
- DEMOLISH SITE ITEM
- DEMOLISH UNDERGROUND UTILITY
- ABANDON UTILITY IN PLACE
- SAWCUT
- DEMOLISH SITE ITEM / TREE TO BE REMOVED
- BUILDINGS TO BE REMOVED
- SIDEWALK/PAVEMENT TO BE REMOVED

DEMOLITION NOTES

1. THE ITEMS IDENTIFIED FOR DEMOLITION ARE INTENDED TO AID THE CONTRACTOR. THE ITEMS IDENTIFIED MAY NOT INCLUDE ALL ASPECTS OF DEMOLITION REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL NECESSARY DEMOLITION TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
2. VEGETATION SHALL NOT BE CLEARED UNTIL ALL EROSION CONTROL DEVICES HAVE BEEN INSTALLED AND A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED BY THE TOWN OF HOLLY SPRINGS EROSION CONTROL INSPECTOR.
3. CLEAR VEGETATION TO LIMITS SHOWN ON PLAN, REFER TO TREE PRESERVATION PLANS.
4. THE LOCATIONS OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES, AND OTHER ABOVE AND BELOW GRADE APPURTENANCES ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, AND INVERT ELEVATIONS OF SUCH PRIOR TO BEGINNING CONSTRUCTION.
5. INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION; SEE SHEET ####.
6. NO SOIL DISTURBANCE, SOIL COMPACTION, CONSTRUCTION MATERIALS, OR CONSTRUCTION TRAFFIC ALLOWED BEYOND THE TREE PROTECTION BARRICADES OR WITHIN TREE PROTECTION ZONE.
7. TREE PROTECTION BARRICADES MUST BE INSTALLED PRIOR TO ANY GRADING, DEMOLITION, OR CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL PROJECT IS COMPLETED.
8. EXISTING SEPTIC DRAIN FIELD INFRASTRUCTURE TO BE REMOVED IN ITS ENTIRETY PER NCDEQ REQUIREMENTS. PULL PERMIT FOR WAKE COUNTY DHHS TO ASSESS DRAIN FIELD LOCATION AND EXTENTS. CONTRACTOR TO COORDINATE AND OBTAIN ANY NECESSARY PERMITS/APPROVALS PRIOR TO PRE-CONSTRUCTION MEETING.
9. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AT EXISTING HEADWALL LOCATION PRIOR TO REMOVAL OF HEADWALL AND CONNECTION OF THE PROPOSED 48" STORM BYPASS PIPE. SUE TEST PIT DATA AND SUE SIGNALS INDICATE UTILITIES ARE BELOW AND BEHIND THE STORM CONNECTION. CONTRACTOR TO CONDUCT EXPLORATORY SOFT DIGS IN THESE AREAS PRIOR TO STORM BYPASS PIPE CONSTRUCTION AND REPORT FINDINGS TO ENGINEER.

SURVEY NOTES

AREA BY COORDINATES
NC GRID COORDINATES OBTAINED USING
RTK GPS OBSERVATIONS, REFERENCED TO
NAD 83(2012B) IN FEET.

PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND UTILITIES AND/OR EASEMENTS. SEE BOOK OF MAPS 2015 PAGE 1668 FOR EASEMENTS THAT HAVE BEEN REMOVED PER THE TOWN OF HOLLY SPRINGS REQUEST ON BOOK OF MAPS 2018 PAGE 845.
ONLY VISIBLE UTILITIES SHOWN ON THIS PLAT. 811 SHOULD BE CALLED BEFORE ANY DIGGING OR CONSTRUCTION.

NO TITLE SEARCH PERFORMED FOR THIS SURVEY.

THIS LOT IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP #3720064800J EFF. DATE: 5/2/2006 ZONE X

EXISTING CONDITION NOTES:

EXISTING INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY BENTON W. DEWAR AND ASSOCIATES PROFESSIONAL LAND SURVEYORS, ENTITLED "SOUTHERN CROSSROADS" AND DATED OCTOBER 22, 2018 DATED. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH CAROLINA STATE PLANE GRID (NAD83/2011). VERTICAL DATUM BASED ON NAVD'88.

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PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY
1	PRE-APPLICATION COMMENTS	01/03/25	JCB
2	REVISE PER TOWN COMMENTS	04/14/25	JCB

Kimley»Horn
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WWW.KIMLEY-HORN.COM
#F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 035593 CHRISTOPHER O. BOSS

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	016582000
DATE	10/15/2024
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

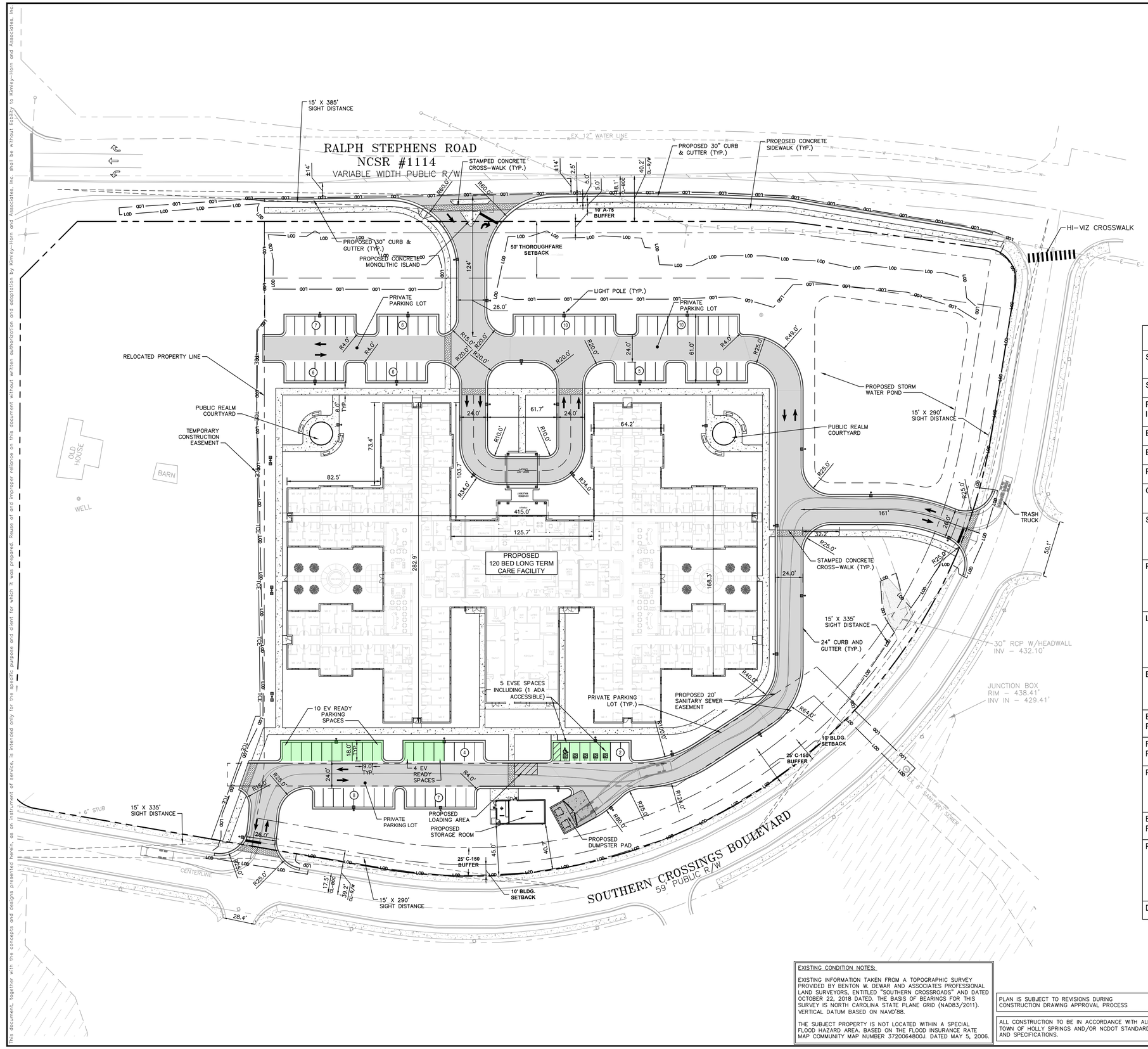
EXISTING CONDITIONS AND DEMOLITION PLAN

1936 RALPH STEPHENS ROAD

PREPARED FOR
BRITTHAVEN, INC.

HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C1.0



SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FENCE
- STANDARD CURB AND GUTTER
- SIGN (SEE PLAN)
- LIGHT POLE
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- DIRECTIONAL PAVEMENT ARROWS
- EVSE SPACES
- STAMPED CONCRETE CROSS-WALK
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT

SITE DATA TABLE

SITE ADDRESS	1936 RALPH STEPHENS ROAD, HOLLY SPRINGS, NC 27540
SITE PIN	0648857286
FEMA DIGITAL FLOOD INSURANCE MAP	DFIRM PANEL 3720064800K (EFFECTIVE JULY 18, 2007)
EXISTING ZONING	CB
EXISTING USE	VACANT LAND
PROPOSED USE	RESIDENTIAL CARE FACILITY
GROSS SITE AREA	TOTAL SITE AREA 7.46 AC. (324,797 SF)
SETBACKS	FRONT: 30' SIDE CORNER SETBACK: 30' SIDE: 5' THOROUGHFARE: MIN. 25'
PERIMETER BUFFER:	10' A-75 BUFFER ALONG RALPH STEPHENS RD. 25' TYPE C-150 BUFFER ALONG SOUTHER CROSSINGS BLVD. 5' TYPE A BUFFER ALONG WESTERN PROPERTY LINE
LOT REQUIREMENTS:	MIN LOT AREA: 7,200 SF MIN LOT WIDTH: 120' ON A US HIGHWAY, 40' ON ALL OTHER STREETS MIN OPEN SPACE: NOT REQUIRED DUE TO MAS
BUILDING HEIGHT:	MINIMUM HEIGHT: 25' MAXIMUM HEIGHT: 60' ***PROPOSED BUILDING HEIGHT: 33'-2"*** *MEASURED FROM THE EAVE LINE AT THE BASE OF THE CUPOLA*
BUILDING SQUARE FOOTAGE:	NURSING HOME – 67,953 SQFT STORAGE BUILDING– 937 SQFT
REQUIRED VEHICLE PARKING:	NO MAXIMUM REQUIRED PARKING
PARKING PROVIDED:	***96 SPACES (STANDARD AND ACCESSIBLE)*** ***- EV SPACES REQUIRED: 5% EVSE (5 SPACES), 15% EV READY (14 SPACES)*** ***- EV SPACES PROVIDED: 5***
BICYCLE PARKING REQUIRED:	NONE (EXEMPT)
PUBLIC REALM PROVIDED:	1. [8.3.B.1] (2) 40'X40' PRIVATE COURTYARDS FACING ONTO PUBLIC ROW. AND 2. [8.3.B.11] 75% TYPE 1 MATERIALS ON PRIMARY FAÇADES PER UDO SECTION 8.2.G.2.a.ii.
DISTURBED AREA:	7.41 ACRES

EXISTING CONDITION NOTES:

EXISTING INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY BENTON W. DEWAR AND ASSOCIATES PROFESSIONAL LAND SURVEYORS, ENTITLED "SOUTHERN CROSSROADS" AND DATED OCTOBER 22, 2018 DATED. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH CAROLINA STATE PLANE GRID (NAD83/2011). VERTICAL DATUM BASED ON NAVD'88.

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY
2	REVISE PER TOWN COMMENTS	04/14/25	JCB
1	PRE-APPLICATION COMMENTS	01/03/25	JCB

Kimley»Horn
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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
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WWW.KIMLEY-HORN.COM
#F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 050263 CHRISTOPHER O. ROSS

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	016582000
DATE	10/15/2024
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

SITE PLAN

1936 RALPH STEPHENS ROAD

PREPARED FOR
BRITTHAVEN, INC.

HOLLY SPRINGS, NORTH CAROLINA

SHEET NUMBER
C2.0

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RALPH STEPHENS ROAD
NCSR #1114
VARIABLE WIDTH PUBLIC R/W

SOUTHERN CROSSINGS BOULEVARD
59' PUBLIC R/W

PROPOSED 120 BED LONG TERM CARE FACILITY
FFE=450.00

EX. 12" WATER LINE
PROPOSED STORM PIPE
PROPOSED JUNCTION BOX
PROPOSED FES
LIMITS OF DISTURBANCE (TYP.)
PROPOSED CURB INLET (TYP.)
10' A-75 BUFFER
50' THOROUGHFARE SETBACK
20' PRIVATE DRAINAGE EASEMENT
PROPOSED 15" STORM PIPE
PROPOSED 18" STORM PIPE
PRIVATE DRAINAGE EASEMENT
PROPOSED JUNCTION BOX
PROPOSED STORM WATER POND
PROPOSED FES
PROPOSED STORM PIPE (TYP.)
PROPOSED STORM OUTLET STRUCTURE AND PIPE
PROPOSED 15" STORM PIPE
PROPOSED 24" STORM OUTFALL
30" RCP W/HEADWALL
INV = 432.10'
JUNCTION BOX
RIM = 438.41'
INV IN = 429.41'
JUNCTION BOX
RIM = 435.84'
INV IN = 428.32'
INV OUT = 428.23'
10' BLDG. SETBACK
25' C-150 BUFFER
PROPOSED CURB INLET (TYP.)
PROPOSED 15" STORM PIPE
20' PRIVATE DRAINAGE EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
OLD HOUSE
BARN
WELL
CENTERLINE
8" SANITARY SEWER
N22°19'00"E 21.60'
N12°09'08"E 535.53'

GRADING AND DRAINAGE LEGEND

	PROPERTY LINE
TCE	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
SD	STORM DRAIN (< 12 INCH)
RD	ROOF DRAIN
UD	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
LOD	LIMITS OF DISTURBANCE
805	EXISTING CONTOUR
805	PROPOSED CONTOUR
826.00	SPOT ELEVATION
	CATCH BASIN (CB)
SD	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
TW	TOP OF WALL (GRADE ELEV.)
BW	BOTTOM OF WALL (GRADE ELEV.)
TP	TOP OF PAVEMENT (GRADE ELEV.)
TC	TOP OF CURB (GRADE ELEV.)
TC/TP	FLUSH CURB (GRADE ELEV.)
WT	WATER TIGHT JOINTS (WT)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY
2	REVISE PER TOWN COMMENTS	04/14/25	JCB
1	PRE-APPLICATION COMMENTS	01/03/25	JCB

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053502 CHRISTOPHER O. ROSS

PRELIMINARY
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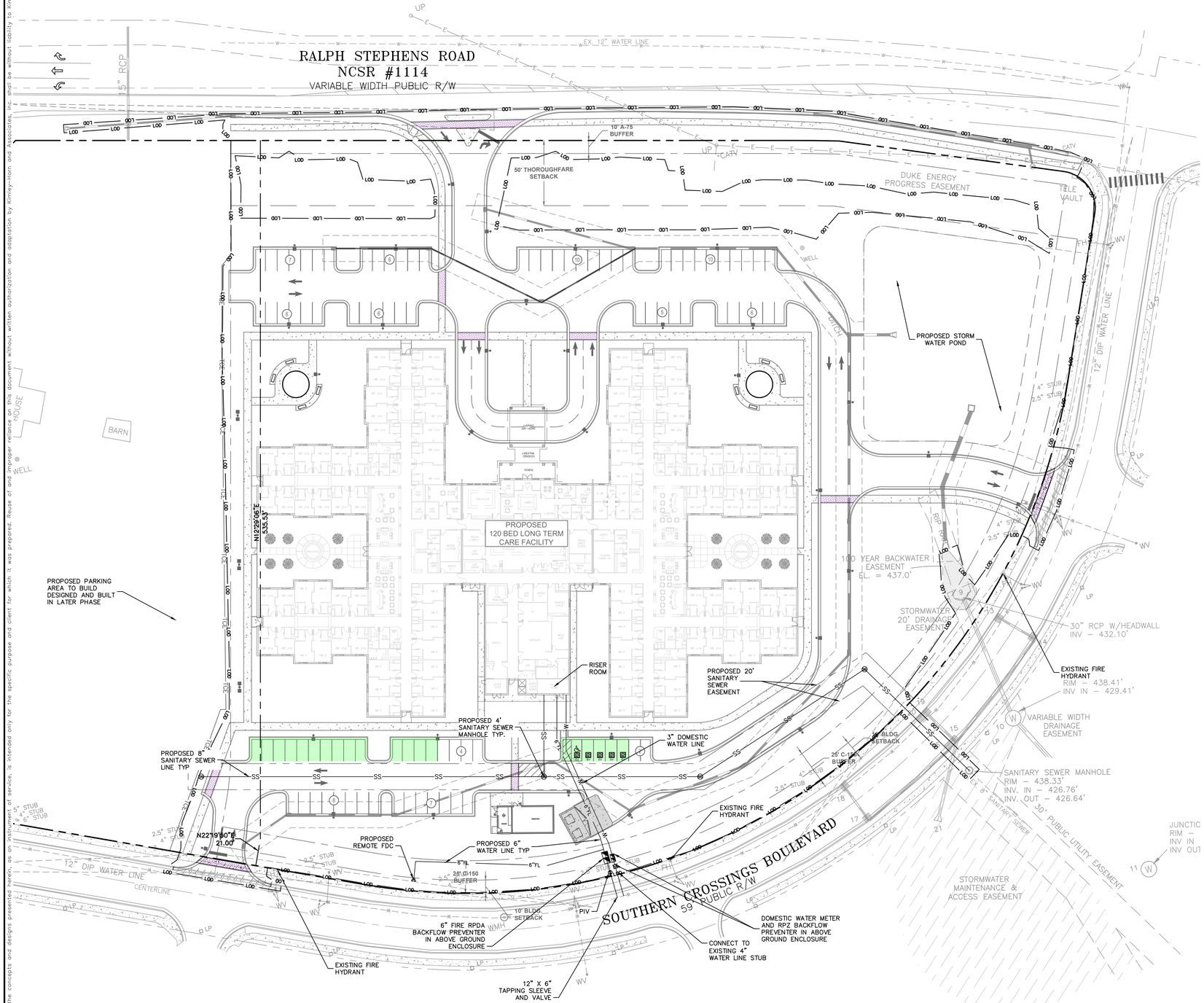
KHA PROJECT	016582000
DATE	10/15/2024
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

GRADING AND DRAINAGE PLAN

1936 RALPH STEPHENS ROAD
PREPARED FOR
BRITTHAVEN, INC.
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C3.0

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UTILITY LEGEND

- PROPERTY LINE
- WATER LINE
- FIRE LINE
- SANITARY SEWER LINE
- ELECTRIC
- FIBER OPTIC
- GAS
- POWER
- TELECOMMUNICATION
- CABLE
- LIGHT POLE
- WATER METER
- GATE VALVE
- POINT OF CONNECTION
- BACKFLOW PREVENTER
- PIPE TEE/BENDS
- REDUCER
- FIRE HYDRANT (FH)
- FIRE DEPARTMENT CONNECTION (FDC)
- SANITARY SEWER CLEANOUT (SSCO)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER GREASE TRAP

UTILITY NOTE:

1. KNOX BOX WILL BE PROVIDED ON BUILDING.

GRAPHIC SCALE IN FEET
0 20 40 80

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053503 CHRISTOPHER O. BOYD

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UTILITY PLAN

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LIGHTING PLAN

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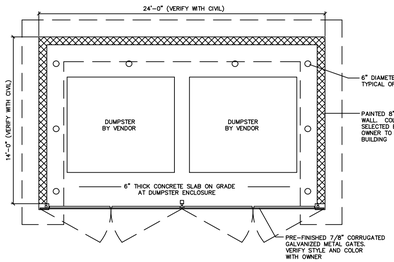
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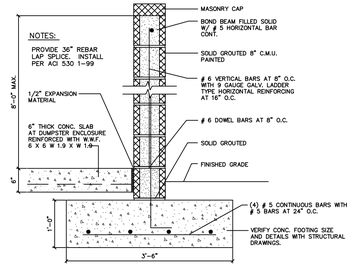
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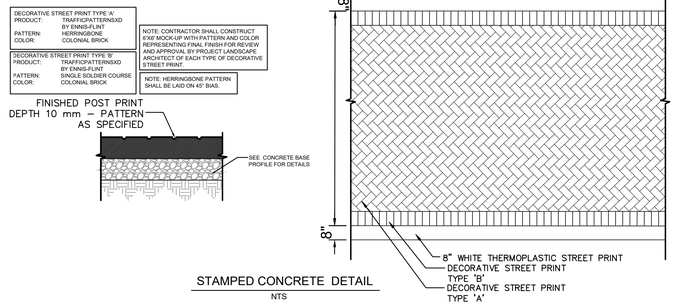


SEE CIVIL DRAWINGS FOR LOCATION OF DUMPSTER ENCLOSURE.

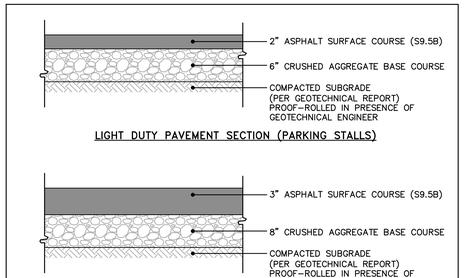
FLOOR PLAN — DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



SECTION — DUMPSTER WALL
SCALE: 1"=1'-0"



STAMPED CONCRETE DETAIL
NTS



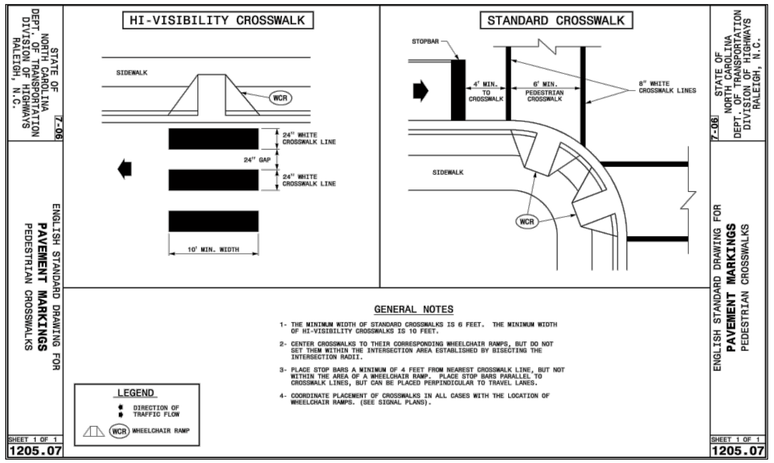
LIGHT DUTY PAVEMENT SECTION (PARKING STALLS)

HEAVY DUTY PAVEMENT SECTION (DRIVE AISLES)

NOTES

1. ALL PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS.
2. PAVEMENT SECTION MUST MEET THE CRITERIA GIVEN IN THE SITE SOIL REPORT.

ASPHALT PAVEMENT SECTIONS (XX)
N.T.S. KHA DETAIL NO: 02.101.R02



EXISTING CONDITION NOTES:

EXISTING INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY BENTON W. DEWAR AND ASSOCIATES PROFESSIONAL LAND SURVEYORS, ENTITLED "SOUTHERN CROSSROADS" AND DATED OCTOBER 22, 2018 DATED. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH CAROLINA STATE PLANE GRID (NAD83/2011). VERTICAL DATUM BASED ON NAVD'88.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720064800J. DATED MAY 5, 2006.

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

No.	REVISIONS	DATE	BY
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1	PRE-APPLICATION COMMENTS	01/03/25	JCB

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049318 CHRISTOPHER O. BOLES

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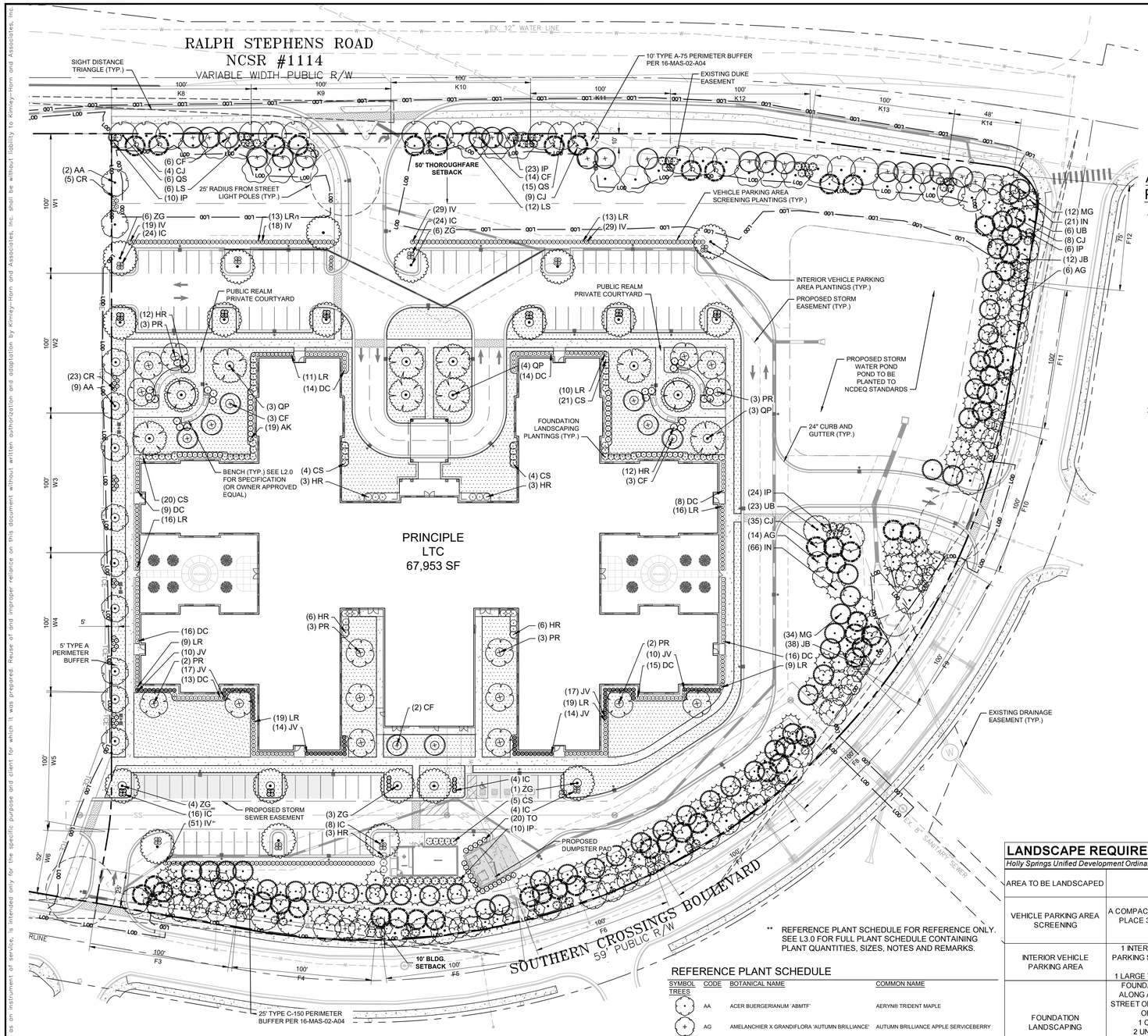
KHA PROJECT	016582000
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SCALE	AS SHOWN
DESIGNED BY	JCB
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CHECKED BY	COB

SITE DETAILS

1936 RALPH STEPHENS ROAD
PREPARED FOR
BRITTHAVEN, INC.
HOLLY SPRINGS NORTH CAROLINA

SHEET NUMBER
C6.0

Plotted By: Bell, JJ Sheet Set: PRINCIPLE LTC Layout: C6.0 SITE DETAILS June 12, 2025 02:48:13pm K:\RAL_LDEV\016582000_Principle LTC\Planning Phase\15_CAD Files\PlanSheets\C6.0 SITE DETAILS.dwg
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ALTERNATIVE LANDSCAPE PLAN NOTES:

1. IN COMPLIANCE WITH HOLLY SRPINGS UDO SECTION 5.2.3 ALTERNATE LANDSCAPE PLAN APPROVAL, SEVERAL BUFFER INCREMENTS, OR PORTIONS OF BUFFER INCREMENTS, HAVE BEEN RELOCATED DUE TO EASEMENTS, DRIVEWAYS, AND OTHER HARDSCAPE ELEMENTS OF THE PLANS. IN ACCORDANCE WITH SECTION 5.2.3:
   - 1.1. THE PLANS MAINTAIN THE TOTAL QUANTITY OF PLANT MATERIAL OTHERWISE REQUIRED AND IS THE SAME QUALITY, SIZE, DURABILITY AND HARDINESS
   - 1.2. THE PLANTINGS ARE APPROPRIATE TO THE SITE AND IT'S SURROUNDINGS
   - 1.3. IS CONSISTENT WITH THE INTENT AND PURPOSE OF THE LANDSCAPING CHAPTER
   - 1.4. PROVIDES EQUAL LANDSCAPING FOR NORMAL COMPLIANCE
   - 1.5. SAFETY CONSIDERATIONS MAKE ALTERNATIVE COMPLIANCE NECESSARY. TREES MUST REMAIN OUTSIDE OF SIGHT DISTANCE TRIANGLES, AND CANNOT BE WITHIN DUKE POWER EASEMENTS.
2. SEE BUFFER INCREMENTS & CODE LANDSCAPE REQUIREMENTS, THIS SHEET FOR RELOCATION NOTES IN COMPLIANCE WITH ALTERNATE LANDSCAPE PLANS. SEE L3.0 LANDSCAPE DETAILS FOR FULL PLANT SCHEDULE, MASTER PLAN BUFFER DETAILS, LANDSCAPE DETAILS AND PLANTING NOTES.

BUFFER INCREMENTS					
ID	Type	Width	Length	Requirements per increment	Proposed per increment
K8, K10	A-75	10 FT	100 FT	6 LARGE DECIDUOUS TREES, 2.5" CALIPER 3 SMALL DECIDUOUS TREES, 1" CALIPER 2 LARGE EVERGREEN TREES, 6' HEIGHT 5 LARGE SHRUB / HEDGE PLANTS, 36" HEIGHT	3 QUERCUS SHUMARDII 3 LIQUIDAMBAR STYRACIFLUA 3 CORNUS FLORIDA 2 CRYPTOMERIA JAPONICA 5 ILLICIUM PARVIFLORUM
K9	A-75	10 FT	100 FT	6 LARGE DECIDUOUS TREES, 2.5" CALIPER 3 SMALL DECIDUOUS TREES, 1" CALIPER 2 LARGE EVERGREEN TREES, 6' HEIGHT 5 LARGE SHRUB / HEDGE PLANTS, 36" HEIGHT	RELOCATED PORTION OF BUFFER OUTSIDE OF BUFFER LINE PER ALTERNATE LANDSCAPE PLAN 3 QUERCUS SHUMARDII 3 LIQUIDAMBAR STYRACIFLUA 3 CORNUS FLORIDA 2 CRYPTOMERIA JAPONICA 5 ILLICIUM PARVIFLORUM
K11-K13	A-75	10 FT	100 FT	6 LARGE DECIDUOUS TREES, 2.5" CALIPER 3 SMALL DECIDUOUS TREES, 1" CALIPER 2 LARGE EVERGREEN TREES, 6' HEIGHT 5 LARGE SHRUB / HEDGE PLANTS, 36" HEIGHT	RELOCATED PORTION OF BUFFER OUTSIDE OF BUFFER LINE PER ALTERNATE LANDSCAPE PLAN 3 QUERCUS SHUMARDII 3 LIQUIDAMBAR STYRACIFLUA 3 CORNUS FLORIDA 2 CRYPTOMERIA JAPONICA 5 ILLICIUM PARVIFLORUM
K14	A-75	10 FT	48 FT	3 LARGE DECIDUOUS TREES, 2.5" CALIPER 2 SMALL DECIDUOUS TREES, 1" CALIPER 1 LARGE EVERGREEN TREES, 6' HEIGHT 3 LARGE SHRUB / HEDGE PLANTS, 36" HEIGHT	RELOCATED PORTION OF BUFFER OUTSIDE OF BUFFER LINE PER ALTERNATE LANDSCAPE PLAN 3 QUERCUS SHUMARDII 2 CORNUS FLORIDA 1 CRYPTOMERIA JAPONICA 3 ILLICIUM PARVIFLORUM
F3-F4	C-150	25 FT	100 FT	3 LARGE DECIDUOUS TREES, 2.5" CALIPER 2 SMALL DECIDUOUS TREES, 1" CALIPER 18 LARGE EVERGREEN TREES, 6' HEIGHT 5 SMALL EVERGREEN TREES, 6' HEIGHT 3 LARGE SHRUB / HEDGE PLANTS, 36" HEIGHT	RELOCATED PORTION OF BUFFER OUTSIDE OF BUFFER LINE PER ALTERNATE LANDSCAPE PLAN 3 ULMUS PARVIFLORA 'UPMTF' 2 AMELANCHIER X GRANDIFLORA 4 CRYPTOMERIA JAPONICA 9 ILEX X NELLIE R. STEVENS 5 MAGNOLIA GRANDIFLORA 5 JUNIPERUS VIRGINIANA 3 ILLICIUM PARVIFLORUM
F5-F7	C-150	25 FT	100 FT	3 LARGE DECIDUOUS TREES, 2.5" CALIPER 2 SMALL DECIDUOUS TREES, 1" CALIPER 18 LARGE EVERGREEN TREES, 6' HEIGHT 5 SMALL EVERGREEN TREES, 6' HEIGHT 3 LARGE SHRUB / HEDGE PLANTS, 36" HEIGHT	3 ULMUS PARVIFLORA 'UPMTF' 2 AMELANCHIER X GRANDIFLORA 4 CRYPTOMERIA JAPONICA 9 ILEX X NELLIE R. STEVENS 5 MAGNOLIA GRANDIFLORA 5 JUNIPERUS VIRGINIANA 3 ILLICIUM PARVIFLORUM
F8-F10	C-150	25 FT	100 FT	3 LARGE DECIDUOUS TREES, 2.5" CALIPER 2 SMALL DECIDUOUS TREES, 1" CALIPER 18 LARGE EVERGREEN TREES, 6' HEIGHT 5 SMALL EVERGREEN TREES, 6' HEIGHT 3 LARGE SHRUB / HEDGE PLANTS, 36" HEIGHT	RELOCATED PORTION OF BUFFER OUTSIDE OF BUFFER LINE PER ALTERNATE LANDSCAPE PLAN 3 ULMUS PARVIFLORA 'UPMTF' 2 AMELANCHIER X GRANDIFLORA 4 CRYPTOMERIA JAPONICA 9 ILEX X NELLIE R. STEVENS 5 MAGNOLIA GRANDIFLORA 5 JUNIPERUS VIRGINIANA 3 ILLICIUM PARVIFLORUM
F11	C-150	25 FT	100 FT	3 LARGE DECIDUOUS TREES, 2.5" CALIPER 2 SMALL DECIDUOUS TREES, 1" CALIPER 18 LARGE EVERGREEN TREES, 6' HEIGHT 5 SMALL EVERGREEN TREES, 6' HEIGHT 3 LARGE SHRUB / HEDGE PLANTS, 36" HEIGHT	3 ULMUS PARVIFLORA 'UPMTF' 2 AMELANCHIER X GRANDIFLORA 4 CRYPTOMERIA JAPONICA 9 ILEX X NELLIE R. STEVENS 5 MAGNOLIA GRANDIFLORA 5 JUNIPERUS VIRGINIANA 3 ILLICIUM PARVIFLORUM
F12	C-150	25 FT	75 FT	2 LARGE DECIDUOUS TREES, 2.5" CALIPER 2 SMALL DECIDUOUS TREES, 1" CALIPER 14 LARGE EVERGREEN TREES, 6' HEIGHT 4 SMALL EVERGREEN TREES, 6' HEIGHT 2 LARGE SHRUB / HEDGE PLANTS, 36" HEIGHT	2 ULMUS PARVIFLORA 'UPMTF' 2 AMELANCHIER X GRANDIFLORA 4 CRYPTOMERIA JAPONICA 6 ILEX X NELLIE R. STEVENS 4 MAGNOLIA GRANDIFLORA 5 JUNIPERUS VIRGINIANA 3 ILLICIUM PARVIFLORUM
W1-W3	Type A	5 FT	100 FT	2 LARGE DECIDUOUS TREES, 2.5" CALIPER 5 SHRUBS, 18" MIN. HEIGHT	2 ACER BUERGERIANUM 5 CLETHRA ALNIFOLIA
W4	Type A	5 FT	100 FT	2 LARGE DECIDUOUS TREES, 2.5" CALIPER 5 SHRUBS, 18" MIN. HEIGHT	3 ACER BUERGERIANUM 8 CLETHRA ALNIFOLIA
W5	Type A	5 FT	100 FT	2 LARGE DECIDUOUS TREES, 2.5" CALIPER 5 SHRUBS, 18" MIN. HEIGHT	2 ACER BUERGERIANUM 5 CLETHRA ALNIFOLIA
W6	Type A	5 FT	52 FT	1 LARGE DECIDUOUS TREE, 2.5" CALIPER 3 SHRUBS, 18" MIN. HEIGHT	RELOCATED TO W4 PER ALTERNATE LANDSCAPE PLAN

BUFFER INCREMENT NAMING CONVENTION ALIGNS WITH 16-MAS-02-A04. BUFFER AREAS K & F ARE PER 16-MAS-02-A04. BUFFER AREA W IS BASED ON UDO 2024 SUPPLEMENT 3. SEE CODE LANDSCAPE REQUIREMENTS TABLE FOR TOTAL NUMBER REQUIRED AND PROVIDED AND FOR OTHER APPLICABLE CODE REQUIREMENTS. SEE PLANT SCHEDULE FOR INSTALLATION SIZES.

LANDSCAPE REQUIREMENTS & CALCULATIONS

Holly Springs Unified Development Ordinance Last Amended June 18, 2024

AREA TO BE LANDSCAPED	CODE REQUIREMENT	LOCATION	SQUARE FEET/ LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
VEHICLE PARKING AREA SCREENING	A COMPACT ROW OF SHRUBS/HEDGE PLANTS PLACE 3' O.C. AT MINIMUM 24" HEIGHT AT PLANTING	PARKING IN A FRONT YARD, PARKING FACING A STREET OR RESIDENTIAL USE DISTRICT	**502 LF**	502 LF / 3 = **167** SHRUBS	**172** SHRUBS	*5.3.2*
INTERIOR VEHICLE PARKING AREA	1 INTERIOR LANDSCAPE ISLAND PER 10 PARKING SPACES. EACH ISLAND MUST BE 8' WIDTH AND 17' LENGTH. 1 LARGE TREE AND 4 SHRUBS PER ISLAND.	PARKING LOT ISLANDS	**20 ISLANDS**	20 ISLANDS x **1** = **20** TREES 20 ISLANDS x **4** = **80** SHRUBS	**20** LARGE TREES **80** SHRUBS	*5.3.3*
FOUNDATION LANDSCAPING	FOUNDATION LANDSCAPING REQUIRED ALONG ANY BUILDING FAÇADE FACING A STREET OR PARKING AREA, AS WELL AS 25% OF THE ADJACENT FAÇADE. 1 CANOPY TREE PER 75 FT OR 2 UNDERSTORY TREE PER 75 FT, 1 LARGE SHRUB PER 5 FT OR 1.5 MEDIUM SHRUBS PER 5 FT 5' MINIMUM WIDTH OF PLANTING AREA	ALONG BUILDING FACADES FACING A STREET OR PARKING AREA	**1527 LF + 125 LF (25% OF ADJACENT FACADES) = 1652 LF**	752 LF / 75 FT = **10** CANOPY TREES 900 LF / 75) x 2 LF = **24** UNDERSTORY TREES 545 LF / 5 FT = **109** LARGE SHRUBS 1107 LF x (1.5/5) = **332** MEDIUM SHRUBS	**10** CANOPY TREES **24** UNDERSTORY TREES **109** LARGE SHRUBS **334** MEDIUM SHRUBS	*5.3.4*
TYPE A-75 BUFFER PLANTING	6 LARGE DECIDUOUS TREES, 2.5" CALIPER 3 SMALL DECIDUOUS TREES, 1" CALIPER 2 LARGE EVERGREEN TREES, 6' HEIGHT 5 LARGE SHRUB / HEDGE PLANTS, 36" HEIGHT	NORTH BOUNDARY	**648 LF**	(648 LF / 100 LF) x 6 = **39** LARGE DECIDUOUS TREES (648 LF / 100 LF) x 3 = **19** SMALL DECIDUOUS TREES (648 LF / 100 LF) x 2 = **13** LARGE EVERGREEN TREES (648 LF / 100 LF) x 5 = **32** LARGE SHRUB/HEDGE PLANT	**39** LARGE DECIDUOUS TREES **20** SMALL DECIDUOUS TREES **13** LARGE EVERGREEN TREES **33** LARGE SHRUBS	*16-MAS-02-A04, 2002 UDO*
TYPE C-150 BUFFER PLANTING	3 LARGE DECIDUOUS TREES, 2.5" CALIPER 2 SMALL DECIDUOUS TREES, 1" CALIPER 18 LARGE EVERGREEN TREES, 6' HEIGHT 5 SMALL EVERGREEN TREES, 6' HEIGHT 3 LARGE SHRUB / HEDGE PLANTS, 36" HEIGHT PER 100 FT SEGMENT	SOUTH AND EAST BOUNDARY	**975 LF**	(975 LF / 100 LF) x 3 = **29** LARGE DECIDUOUS TREES (975 LF / 100 LF) x 2 = **20** SMALL DECIDUOUS TREES (975 LF / 100 LF) x 18 = **176** LARGE EVERGREEN TREES (975 LF / 100 LF) x 5 = **49** SMALL EVERGREEN TREES (975 LF / 100 LF) x 3 = **29** LARGE SHRUB/HEDGE PLANT	**29** LARGE DECIDIOUS TREES **21** SMALL DECIDUOUS TREES **176** LARGE EVERGREEN TREES **50** SMALL EVERGREEN TREES **30** LARGE SHRUBS	*16-MAS-02-A04, 2002 UDO*
TYPE A BUFFER (5' WIDTH)	2 LARGE DECIDUOUS TREES/ 100 FT & 5 SHRUBS/ 100 FT, 5 FT WIDTH	WEST PROPERTY BOUNDARY	**552 LF**	(552 LF / 100 LF) x 2 = **11** LARGE DECIDUOUS TREES (XX LF / 100 LF) x 5 = **28** SHRUBS	**11** LARGE DECIDUOUS TREES **28** SHRUBS	*5.3.1*

** REFERENCE PLANT SCHEDULE FOR REFERENCE ONLY. SEE L3.0 FOR FULL PLANT SCHEDULE CONTAINING PLANT QUANTITIES, SIZES, NOTES AND REMARKS.

REFERENCE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	AA	ACER BUERGERIANUM `ABMTF`	AERYN® TRIDENT MAPLE
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	CF	CORNUS FLORIDA	FLOWERING DOGWOOD
	CJ	CRYPTOMERIA JAPONICA `RADICANS`	RADICANS JAPANESE CEDAR
	IN	ILEX X `NELLIE R. STEVENS`	NELLIE R. STEVENS HOLLY
	JB	JUNIPERUS VIRGINIANA `BRODIE`	BRODIE EASTERN REDCEDAR
	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
	PR	PRUNUS X 'KANZAN'	KANZAN FLOWERING CHERRY
	QP	QUERCUS PHELLOS	WILLOW OAK
	QS	QUERCUS SHUMARDII	SHUMARD OAK
	UB	ULMUS PARVIFOLIA `UPMTF`	BOSQUE® LACEBARK ELM
	ZG	ZELKOVA SERRATA `GREEN VASE`	GREEN VASE JAPANESE ZELKOVA

REFERENCE PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME
SHRUBS			
	AK	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA
	CR	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET
	CS	CAMELLIA SASANQUA 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA
	DC	DISTYLIUM X 'PIDIST-III'	FIRST EDITIONS® COPPERTONE™ DISTYLIUM
	HR	HYDRANGEA QUERCIFOLIA `RUBY SLIPPERS`	RUBY SLIPPERS OAKLEAF HYDRANGEA
	IC	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY
	IP	ILLICIUM PARVIFLORUM	ANISE TREE
	IV	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY
	JV	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR
	LR	LOROPETALUM CHINENSE PIILC-III PP25471	PURPLE DAYDREAM DWARF LOROPETALUM
	TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE
GROUND COVERS			
	CA	CYNODON DACTYLON 'PRINCESS 77'	PRINCESS 77 BERMUDAGRASS

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

NORTH

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#F-0102

NORTH CAROLINA LANDSCAPE ARCHITECT PRELIMINARY NOT RELEASED FOR CONSTRUCTION LOSTLANDWEHR 2420 W. FULLERTON

KHA PROJECT	016582000
DATE	10/15/2024
SCALE	AS SHOWN
DESIGNED BY	MKP
DRAWN BY	MKP
CHECKED BY	AWF

LANDSCAPE PLAN

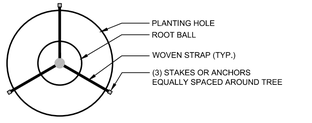
1936 RALPH STEPHENS ROAD

PREPARED FOR
BRITTHAVEN, INC.
NORTH CAROLINA
HOLLY SPRINGS

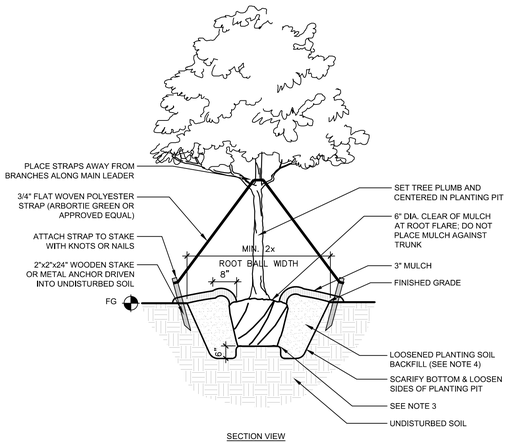
SHEET NUMBER
L1.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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PLAN VIEW

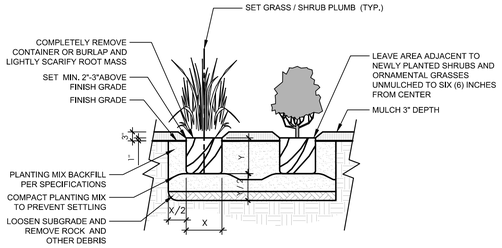


SECTION VIEW

TREE PLANTING NOTES:
1. FOR CONTAINER PLANTS, REMOVE CONTAINER & SCARIFY ROOT MASS PRIOR TO PLANTING.
2. FOR B&B PLANTS, COMPLETELY REMOVE TOP HALF OF WIRE BASKET AND BURLAP MATERIAL; REMOVE ALL TWINE, ROPE AND WIRE FROM ROOT BALL.
3. SET ROOT BALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 2-3" ABOVE FINISHED GRADE. TAMP SOIL FIRMLY AROUND BOTTOM OF ROOT BALL TO SET TREE PLUMB.
4. DIG & TURN PLANTING SOIL TO REDUCE COMPACTION. LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE THE TREE. DO NOT OVER-COMPACT. MIX COMPOST INTO EACH LIFT OF BACKFILL AS RECOMMENDED IN SOIL REPORT. POUR WATER AROUND ROOT BALL TO SETTLE SOIL, AND BACKFILL AS REQUIRED TO MEET REQUIRED FINISHED GRADE.
5. A 3" HIGH x 8" WIDE BERM SHALL BE MADE AROUND THE ROOT BALL EDGE.
6. PRUNE TREES ONLY AS NEEDED TO REMOVE DEAD OR BROKEN BRANCHES.

1 L2.0 TREE PLANTING

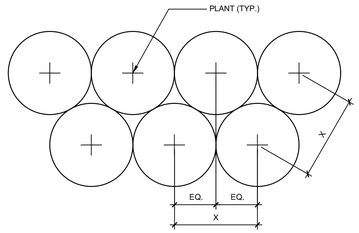
1/2" = 1'-0" PLAN/SECTION



SHRUB AND ORNAMENTAL GRASS PLANTING NOTES:
1. ALL PLANT MATERIAL PRICING SHALL INCLUDE MULCH, SOIL AMENDMENTS, BED PREPARATION, AND STAKING.
2. ALL PLANTING BEDS SHALL RECEIVE 3" (THREE INCHES) OF MULCH.
3. MULCH TYPE FOR PROJECT: DOUBLE SHREDDED HARDWOOD HARDWOOD DESIGNER MULCH IN DARK BROWN.
4. PLANT MATERIAL SPACING SHOWN ON LANDSCAPE PLANS SHALL OVERRIDE TYPICAL PLANT SPACING INDICATED ON PLANT SCHEDULE. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING ALL PLANT SPACING AND MAKING MINOR FIELD ADJUSTMENTS DUE TO UTILITY CONFLICTS.
5. ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.)
6. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED BY CERTIFIED TESTING AGENCY.
7. SEE PLAN FOR SPACING.

2 L2.0 SHRUBS AND ORNAMENTAL PLANTINGS

1/2" = 1'-0" P-FL-02



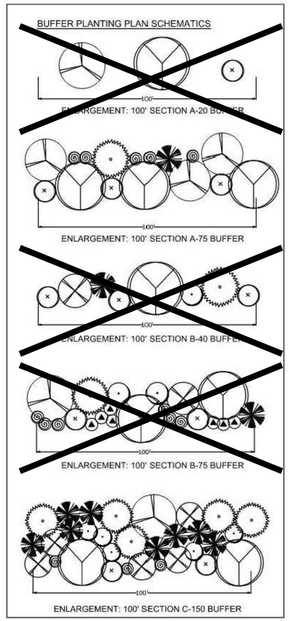
PLANT SPACING NOTES:
1. SEE PLANTING PLAN FOR GROUNDCOVER PLANTING AREAS.
2. PLANTS SHALL BE INSTALLED IN STRAIGHT AND PARALLEL ROWS UNLESS OTHERWISE SHOWN ON DRAWINGS.
3. SEE PLANT SCHEDULE FOR PLANT SPACING REQUIREMENTS ("X" DIMENSION IN THIS DETAIL).

3 L2.0 PLANT SPACING

1/2" = 1'-0" PLAN

GENERAL LANDSCAPE NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
7. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED. MULCH TO BE THREE(3) INCHES OF DOUBLE SHREDDED HARDWOOD DESIGNER MULCH IN DARK BROWN.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ALL UTILITY ADJUSTMENTS WITH FINAL FINISH GRADE. ALL UTILITIES SHALL SIT FLUSH WITH FINISH GRADES (BOTH PAVED AND LANDSCAPED SURFACES).
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE LANDSCAPE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO ORDERING AND PLANTING.
10. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
11. THE CONTRACTOR SHALL COMPLETELY WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTEE PERIOD.
12. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT A MINIMUM OF ONE (1) WEEK IN ADVANCE TO SCHEDULE STAKING.
13. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH DOUBLE SHREDDED HARDWOOD MULCH IN DARK BROWN OR CURRENT HOLLY SPRINGS STANDARD TO A DEPTH OF THREE (3) INCHES. ANY EXISTING LANDSCAPE BEDS THAT ARE DISTURBED MUST BE MULCHED TO MATCH EXISTING MULCH FOUND WITHIN LANDSCAPE BED.
16. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
17. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
18. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
19. THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
20. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE AND THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE (UDO). FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
22. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
23. THE CONTRACTOR SHALL INSTALL NON-WOVEN GEOTEXTILE UNDER PLANTING BED MULCH IN ALL LANDSCAPE BEDS TO PREVENT WEED GROWTH.
24. THESE PLANT SCHEDULES AND LANDSCAPE CALCULATIONS HAVE BEEN PREPARED FOR MUNICIPAL REVIEW ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL APPROVALS. THE REQUIRED PLANT MATERIAL QUANTITIES PROPOSED HEREIN SHALL BE COORDINATED WITH FINAL CONSTRUCTION DRAWINGS PRIOR TO INSTALLATION OF ANY AND ALL PLANT MATERIAL.



MASTER PLAN NOTES:
1. PER MASTER PLAN 16-MAS-02-A04, STREET TREES ARE INCLUDED IN BUFFERS. SEE PLANS AND PLANT SCHEDULE FOR PLANT SPECIES.

4 L2.0 BUFFER DETAILS FROM 16-MAS--02-A04

NOT TO SCALE PLAN

PLANTING NOTES:

(SEE PLANTING PLANS)

1. ALL PLANTS PROVIDED BY CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601-1973 IN REGARD TO SIZING, GROWING AND B&B SPECIFICATIONS. PLANTS SHALL BE FULL AND HEAVY, AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT SHALL REJECT ANY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.

2. ALL PLANTS ARE TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF INSTALLATION.

3. ALL PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EVENLY AND CONSISTENTLY WATERED, AS NEEDED, TO PREVENT DRYING OF ROOTS. ROOT BALLS OF B&B STOCK SHALL BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN MOISTURE IN ROOTS.

4. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS. CONTRACTOR SHALL TAG ALL TREES (AS DESIGNATED IN THE MASTER PLANT LIST) AT THE NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS.

5. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

6. ALL PLANTS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. SPECIFIC ATTENTION SHALL BE GIVEN TO ENSURE THAT PLANTS INDIVIDUALLY SHOWN ON THE PLAN ARE ACCURATELY LOCATED. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.

7. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DISSIPATE BEFORE PLANTING.

8. ALL LANDSCAPE AREAS TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN AND DRAINAGE PLANS FOR SPECIFIC GRADING INFORMATION AND PIPE INVERTS.

9. ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULCH.

10. ALL SHRUB, GROUND COVER & ANNUAL PLANTING BEDS SHALL BE FILLED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. MULCH SHALL BE DARK BROWN, DESIGNER-GRADE, DOUBLE-SHREDDED HARDWOOD. CONTRACTOR TO SUBMIT A SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY TO PROJECT SITE.

11. FINISH OFF 2' - 4' CLEAR ZONE AROUND TREES WITH A 3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND ROOT FLARE.

12. MIXED GROUNDCOVER AND PLANTS SPECIFIED FOR MASS PLANTINGS SHALL BE PLANTED IN GROUPS OF 3 - 7 AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED.

13. ALL SHADE TREES ADJACENT TO PEDESTRIAN WALKWAYS AND IN VEHICULAR SITE TRIANGLES SHALL BE UNDER-TRIMMED SUFFICIENTLY TO ALLOW CLEAR SIGHT AND PEDESTRIAN ACCESS UP TO 6 FEET ABOVE SIDEWALK ELEVATION. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST, AND ADHERE TO THE ANSI A300 PRUNING STANDARD. PRUNING CUTS ARE TO BE DELIBERATE AND TARGETED ONLY TO THE NECESSARY BRANCHES IN ORDER TO SATISFY SIGHT AND CLEARANCE REQUIREMENTS WHILE MAINTAINING THE INTEGRITY OF THE TREES.

14. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL SUBSTANTIAL COMPLETION.

15. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE TO MEET PLANT SPECIFICATIONS.

16. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING.

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS

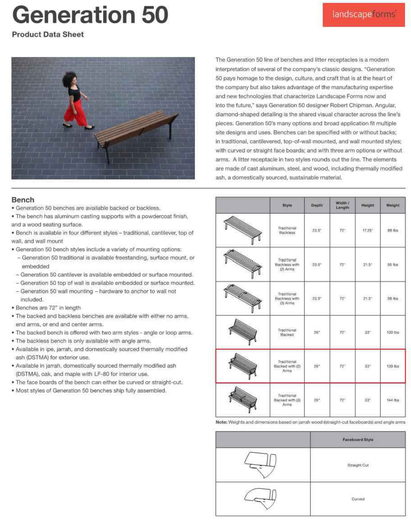
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HEIGHT	PERCENTAGE OF PLANT TYPE
TREES								
	AA	11	ACER BUERGERIANUM `ABMTF` TYPE A BUFFER	AERYN® TRIDENT MAPLE	B&B	2.5" MIN.	8` MIN.	3%
	AG	20	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` TYPE C-150 BUFFER	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B&B	1.5" MIN.	6` MIN	5%
	CF	28	CORNUS FLORIDA TYPE A-75 BUFFER, FOUNDATION PLANTING	FLOWERING DOGWOOD	B&B	1.5" MIN.	6` MIN	7%
	CJ	56	CRYPTOMERIA JAPONICA `RADICANS` TYPE C-150 BUFFER, TYPE A-75 BUFFER	RADICANS JAPANESE CEDAR	B&B	-	6` MIN	14%
	IN	87	ILEX X `NELLIE R. STEVENS` TYPE C-150 BUFFER	NELLIE R. STEVENS HOLLY	B&B	-	6` MIN	21%
	JB	50	JUNIPERUS VIRGINIANA `BRODIE` TYPE C-150 BUFFER	BRODIE EASTERN REDCEDAR	B&B	-	6` MIN	12%
	LS	18	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` TYPE A-75 BUFFER	FRUITLESS SWEETGUM	B&B	2.5" MIN.	8` MIN.	4%
	MG	46	MAGNOLIA GRANDIFLORA TYPE A-75 BUFFER, TYPE C-150 BUFFER	SOUTHERN MAGNOLIA	B&B		6` MIN	11%
	PR	16	PRUNUS X `KANZAN` FOUNDATION PLANTING	KANZAN FLOWERING CHERRY	B&B	1.5" MIN.	6` MIN	4%
	QP	10	QUERCUS PHELLOS FOUNDATION PLANTING	WILLOW OAK	B&B	2.5" MIN.	8` MIN.	2%
	QS	21	QUERCUS SHUMARDII TYPE A-75 BUFFER	SHUMARD OAK	B&B	2.5" MIN.	8` MIN.	5%
	UB	29	ULMUS PARVIFOLIA `UPMTF` TYPE C-150 BUFFER	BOSQUE® LACEBARK ELM	B&B	2.5" MIN.	8` MIN.	7%
	ZG	20	ZELKOVA SERRATA `GREEN VASE` INTERIOR VEHICLE PARKING AREA	GREEN VASE JAPANESE ZELKOVA	B&B	2.5" MIN.	8` MIN.	5%

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	PERCENTAGE OF PLANT TYPE
SHRUBS							
	AK	38	ABELIA X GRANDIFLORA `KALEIDOSCOPE` FOUNDATION PLANTING	KALEIDOSCOPE GLOSSY ABELIA	3 GAL	24" MIN.	5%
	CR	28	CLETHRA ALNIFOLIA `RUBY SPICE` TYPE A BUFFER	RUBY SPICE SUMMERSWEET	3 GAL	18" MIN.	3%
	CS	54	CAMELLIA SASANQUA `SHISHI GASHIRA` FOUNDATION PLANTING	SHISHI GASHIRA CAMELLIA	5 GAL	36" MIN.	7%
	DC	105	DISTYLIUM X `PIIDIST-III` FOUNDATION PLANTING	FIRST EDITIONS® COPPERTONE™ DISTYLIUM	3 GAL	24" MIN.	13%
	HR	45	HYDRANGEA QUERCIFOLIA `RUBY SLIPPERS` FOUNDATION PLANTING	RUBY SLIPPERS OAKLEAF HYDRANGEA	5 GAL	36" MIN.	6%
	IC	80	ILEX CRENATA `SOFT TOUCH` INTERIOR VEHICLE PARKING AREA	SOFT TOUCH JAPANESE HOLLY	3 GAL	18" MIN.	10%
	IP	73	ILLICIUM PARVIFLORUM BUFFERS, FOUNDATION	ANISE TREE	5 GAL	36" MIN.	9%
	IV	146	ILEX VOMITORIA `NANA` VEHICLE PARKING AREA SCREENING	DWARF YAUPON HOLLY	3 GAL	24" MIN.	18%
	JV	82	JUNIPERUS VIRGINIANA `GREY OWL` FOUNDATION PLANTING	GREY OWL EASTERN REDCEDAR	3 GAL	24" MIN.	10%
	LR	135	LOROPETALUM CHINENSE PIILC-III PP25471 FOUNDATION, VEHICLE PARKING AREA SCREENING	PURPLE DAYDREAM DWARF LOROPETALUM	3 GAL	24" MIN.	17%
	TO	20	THUJA OCCIDENTALIS `SMARAGD` UTILITY SCREENING	EMERALD GREEN ARBORVITAE	5 GAL	36" MIN.	2%

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SPACING
GROUND COVERS							
	CA	40,618 SF	CYNODON DACTYLON `PRINCESS 77`	PRINCESS 77 BERMUDAGRASS	SOD		



5 L2.0 GENERATION 50 BENCH (OR OWNER APPROVED EQUAL)

NOT TO SCALE CUTSHEET

NO.	DESCRIPTION	BY	DATE
1	PRE-APPLICATION COMMENTS	MKP	01/03/25
2	REVISE PER TOWN COMMENTS	MKP	04/14/25

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
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WWW.KIMLEY-HORN.COM
#F-0102

NORTH CAROLINA LANDSCAPE ARCHITECTURE REGISTRATION BOARD — CERTIFICATE OF AUTHORIZATION — 2420 — KIMLEY-HORN AND ASSOCIATES, INC. — 421 FAYETTEVILLE ST. SUITE 600 RALEIGH, NC 27601 — EXPIRES 12/31/2026

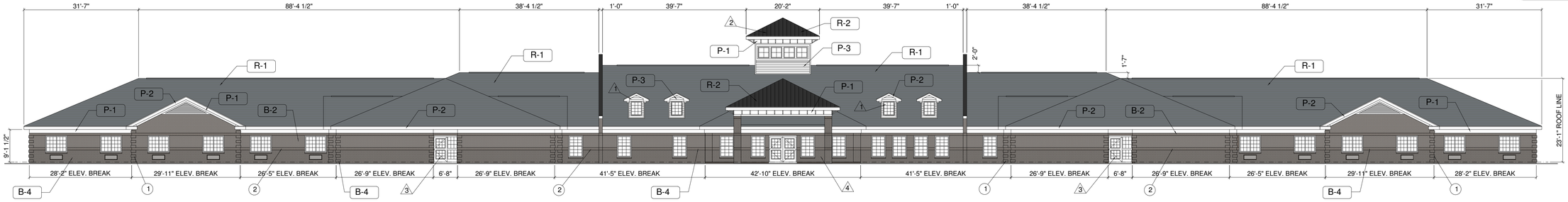
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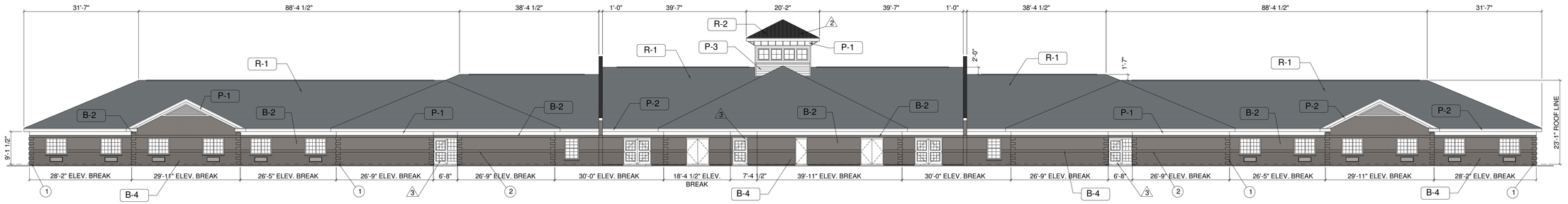
LANDSCAPE DETAILS

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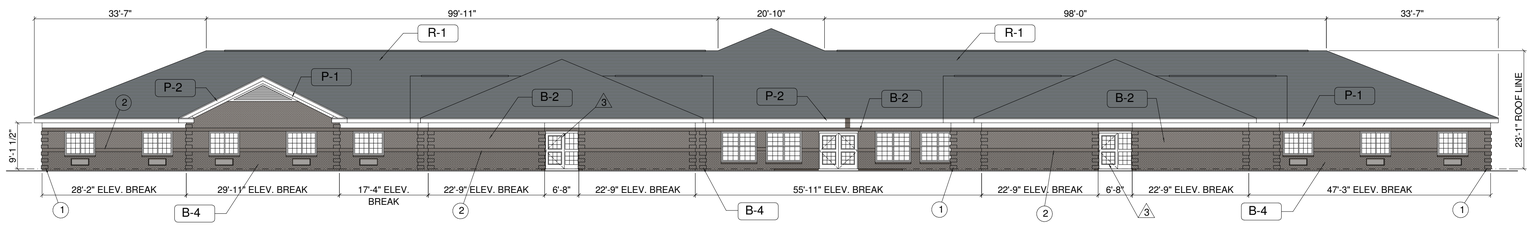
PRINCIPLE HEALTH CARE WAKE COUNTY
120 BED NURSING HOME
HOLLY SPRINGS NORTH CAROLINA



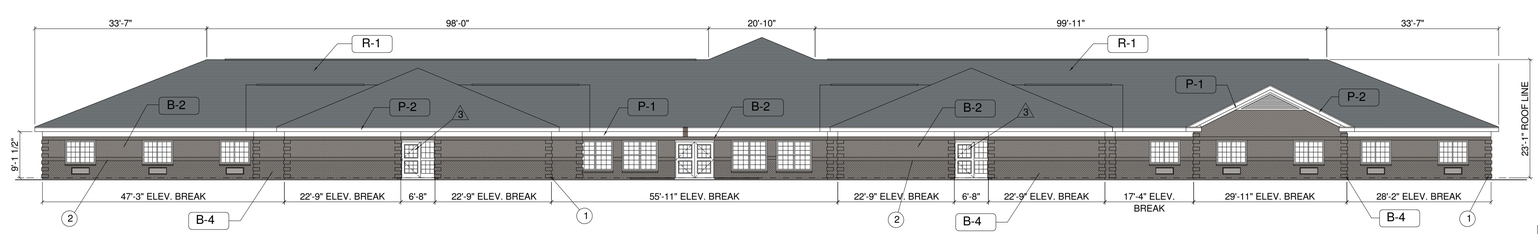
FRONT ELEVATION RALPH STEVENS ROAD (NORTH)



REAR ELEVATION SOUTHERN CROSSINGS BLVD. (SOUTH)



RIGHT SIDE ELEVATION PINEY GROVE WILBORN ROAD (WEST)



LEFT SIDE ELEVATION SOUTHERN CROSSING BLVD. (EAST)

MATERIAL CALCULATIONS

NORTH ELEVATIONS	SOUTH ELEVATIONS
TOTAL FACADE ELEVATION (9'-1 1/2") - 4,039.25 S.F. AREA OF GLAZING / DOORS - 755 S.F. (18.69%) AREA OF TYPE I MATERIAL (BRICK) - 2,881.50 S.F. (71.34%) AREA OF CORNICE - 402.75 S.F. (9.97%)	TOTAL FACADE ELEVATION (9'-1 1/2") - 4,039.25 S.F. AREA OF GLAZING / DOORS - 691. S.F. (17.11%) AREA OF TYPE I MATERIAL (BRICK) - 2,945.50 S.F. (72.92%) AREA OF CORNICE - 402.75 S.F. (9.97%)
WEST ELEVATIONS	**EAST ELEVATIONS**
TOTAL FACADE ELEVATION (9'-1 1/2") - 2,608.99 S.F. AREA OF GLAZING / DOORS - 223 S.F. (8.54%) AREA OF TYPE I MATERIAL (BRICK) - 2,097.99 S.F. (80.42%) AREA OF CORNICE - 288 S.F. (11.04%)	TOTAL FACADE ELEVATION (9'-1 1/2") - 2,608.99 S.F. AREA OF GLAZING / DOORS - 223 S.F. (8.54%) AREA OF TYPE I MATERIAL (BRICK) - 2,097.99 S.F. (80.42%) AREA OF CORNICE - 288 S.F. (11.04%)

NOTE: EXTERIOR WALL MOUNTED HVAC GRILLS TO BE AMANA 3005 DARK BRONZE TO MATCH ADJACENT B-4 PALMETTO WALNUT FACE BRICK.

EXTERIOR MATERIALS / COLORS

MARK	MATERIAL / COLOR
B-2	PALMETTO .75 GREYSTONE FACE BRICK
B-4	PALMETTO WALNUT FACE BRICK
P-1	CEMENTITIOUS CORNICE - SW 2829 CLASSIC WHITE
P-2	CEMENTITIOUS FASCIA - SW 2829 CLASSIC WHITE
P-3	CEMENTITIOUS LAP SIDING - SW 2829 CLASSIC WHITE
R-1	SHINGLES - TIMBERLINE - SLATE BLEND
R-2	STANDING SEAM METAL - PAC CLAD CHARCOAL

1

HUMAN SCALE DESIGN ELEMENT
(UDO SECTION 8.2.G.2.e)

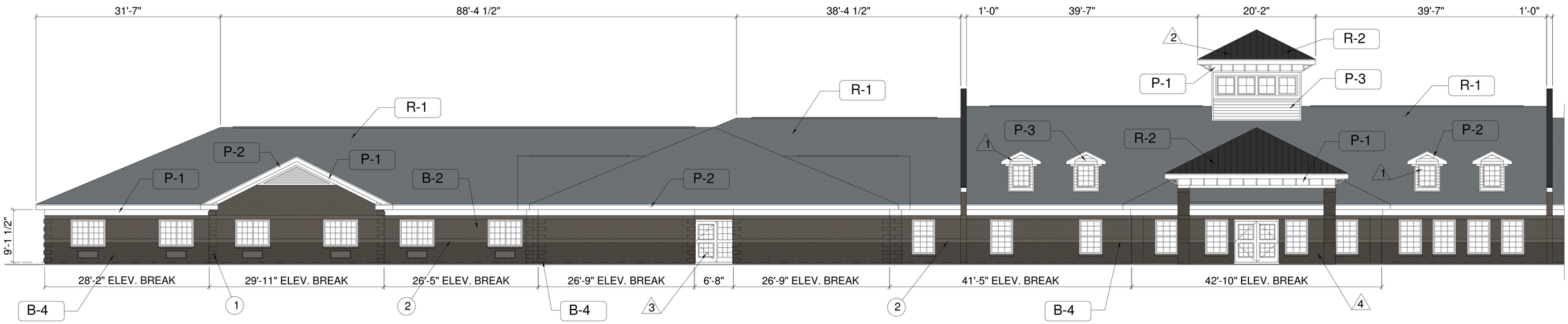
MARK	DESIGN ELEMENT
1	BRICK QUOINS
2	CHANGE IN BRICK PATTERN / BELT COURSE

RESIDENTIAL BUILDING / FACADE STANDARDS
(UDO SECTION 8.2.G.d.ii)

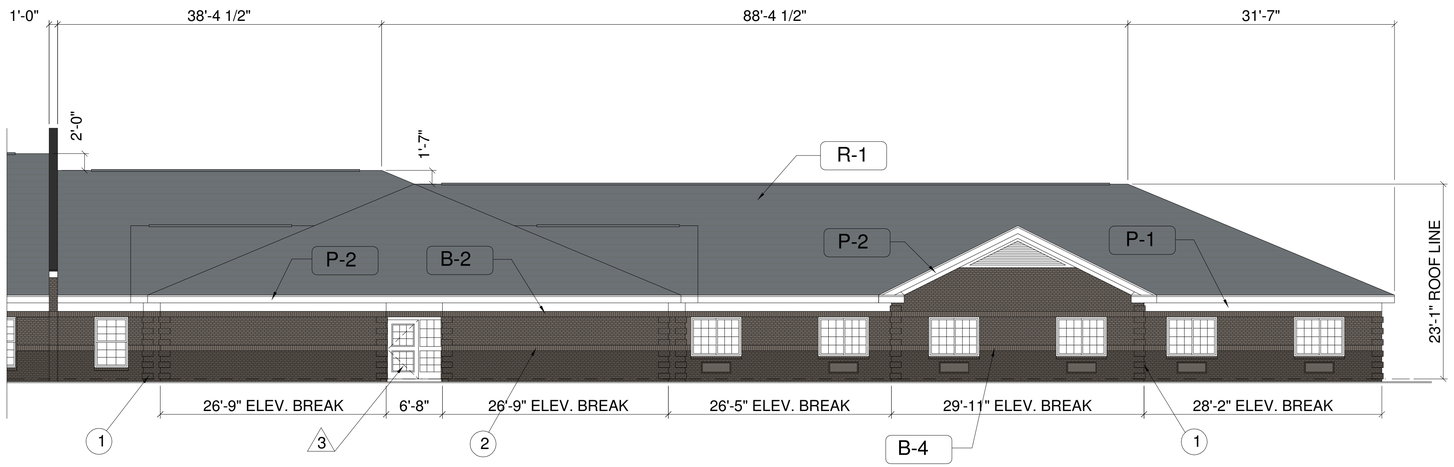
MARK	DESIGN ELEMENT
1	DORMERS
2	CUPOLA
3	RECESSED ENTRACE
4	COVERED PORCH

DAVID R. POLSTON ARCHITECT

PRINCIPLE HEALTH CARE WAKE COUNTY
120 BED NURSING HOME
HOLLY SPRINGS NORTH CAROLINA



PARTIAL FRONT ELEVATION RALPH STEVENS ROAD (NORTH)



PARTIAL FRONT ELEVATION
RALPH STEVENS ROAD (NORTH)

MATERIAL CALCULATIONS	
NORTH ELEVATIONS	SOUTH ELEVATIONS
TOTAL FACADE ELEVATION (9'-1 1/2") - 4,039.25 S.F. AREA OF GLAZING / DOORS - 755 S.F. (18.69%) AREA OF TYPE I MATERIAL (BRICK) - 2,881.50 S.F. (71.34%) AREA OF CORNICE - 402.75 S.F. (9.97%)	TOTAL FACADE ELEVATION (9'-1 1/2") - 4,039.25 S.F. AREA OF GLAZING / DOORS - 691. S.F. (17.11%) AREA OF TYPE I MATERIAL (BRICK) - 2,945.50 S.F. (72.92%) AREA OF CORNICE - 402.75 S.F. (9.97%)
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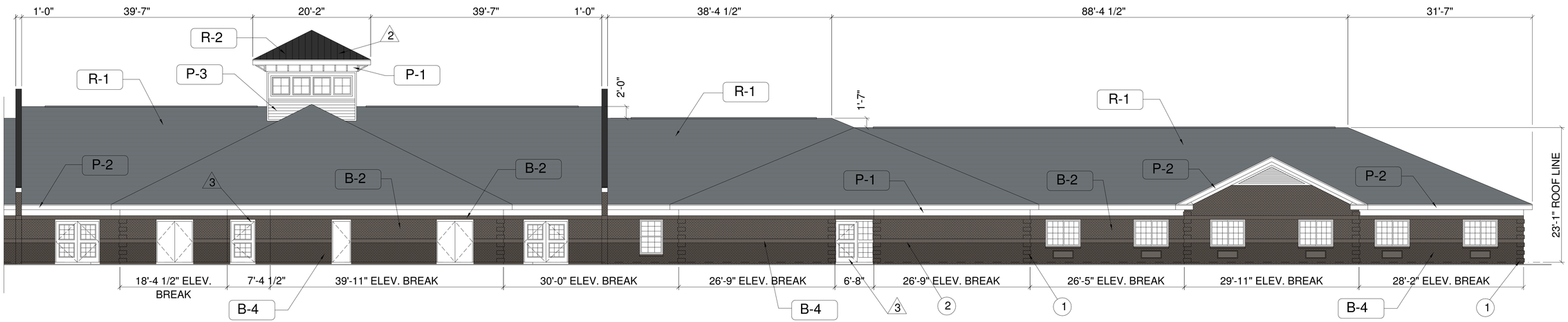
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HUMAN SCALE DESIGN ELEMENT (UDO SECTION 8.2.G.2.e)	
MARK	DESIGN ELEMENT
1	BRICK QUOINS
2	CHANGE IN BRICK PATTERN / BELT COURSE

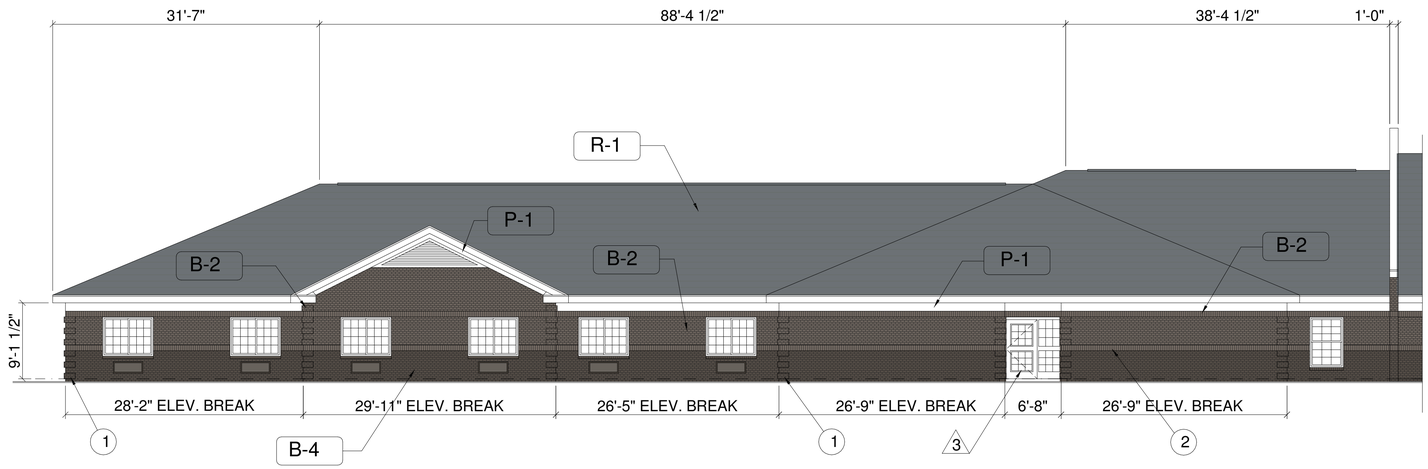
RESIDENTIAL BUILDING / FACADE STANDARDS (UDO SECTION 8.2.G.d.ii)	
MARK	DESIGN ELEMENT
1	DORMERS
2	CUPOLA
3	RECESSED ENTRACE
4	COVERED PORCH

DAVID R. POLSTON ARCHITECT

PRINCIPLE HEALTH CARE WAKE COUNTY
120 BED NURSING HOME
HOLLY SPRINGS NORTH CAROLINA



PARTIAL REAR ELEVATION SOUTHERN CROSSINGS BLVD. (SOUTH)



PARTIAL REAR ELEVATION
SOUTHERN CROSSINGS BLVD. (SOUTH)

DAVID R. POLSTON ARCHITECT

MATERIAL CALCULATIONS	
NORTH ELEVATIONS	SOUTH ELEVATIONS
TOTAL FACADE ELEVATION (9'-1 1/2") - 4,039.25 S.F. AREA OF GLAZING / DOORS - 755 S.F. (18.69%) AREA OF TYPE I MATERIAL (BRICK) - 2,881.50 S.F. (71.34%) AREA OF CORNICE - 402.75 S.F. (9.97%)	TOTAL FACADE ELEVATION (9'-1 1/2") - 4,039.25 S.F. AREA OF GLAZING / DOORS - 691. S.F. (17.11%) AREA OF TYPE I MATERIAL (BRICK) - 2,945.50 S.F. (72.92%) AREA OF CORNICE - 402.75 S.F. (9.97%)
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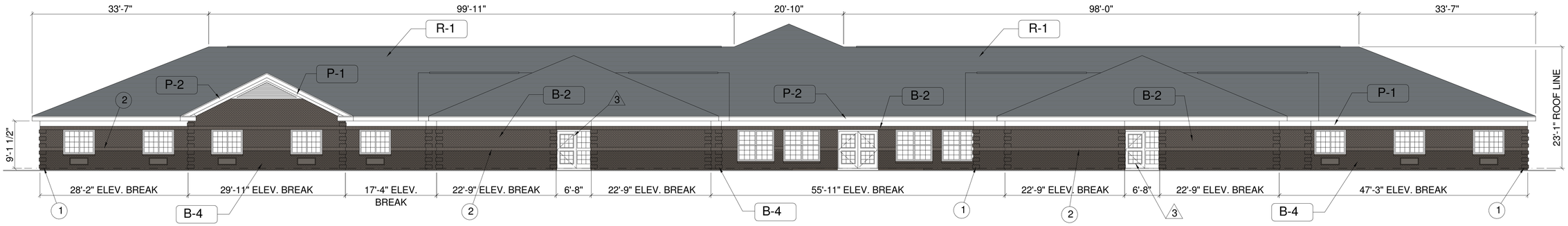
EXTERIOR MATERIALS / COLORS	
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R-2	STANDING SEAM METAL - PAC CLAD CHARCOAL

3

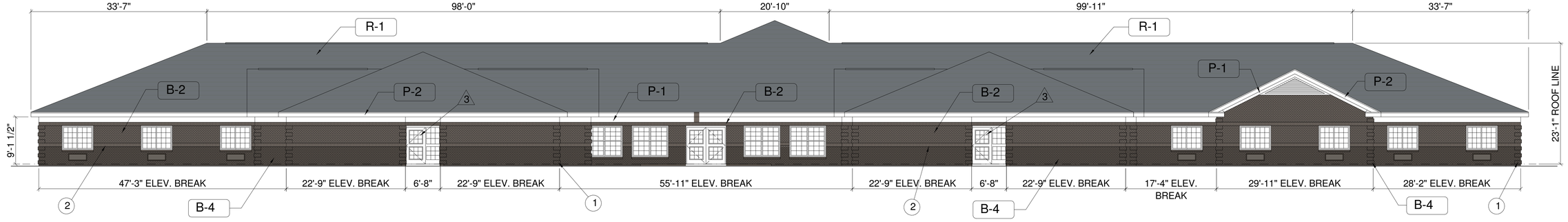
HUMAN SCALE DESIGN ELEMENT (UDO SECTION 8.2.G.2.e)	
MARK	DESIGN ELEMENT
1	BRICK QUOINS
2	CHANGE IN BRICK PATTERN / BELT COURSE

RESIDENTIAL BUILDING / FACADE STANDARDS (UDO SECTION 8.2.G.d.ii)	
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2	CUPOLA
3	RECESSED ENTRACE
4	COVERED PORCH

PRINCIPLE HEALTH CARE WAKE COUNTY
120 BED NURSING HOME
HOLLY SPRINGS NORTH CAROLINA



RIGHT SIDE ELEVATION PINEY GROVE WILBORN ROAD (WEST)



LEFT SIDE ELEVATION SOUTHERN CROSSING BLVD. (EAST)

MATERIAL CALCULATIONS	
NORTH ELEVATIONS	SOUTH ELEVATIONS
TOTAL FACADE ELEVATION (9'-1 1/2") - 4,039.25 S.F. AREA OF GLAZING / DOORS - 755 S.F. (18.69%) AREA OF TYPE I MATERIAL (BRICK) - 2,881.50 S.F. (71.34%) AREA OF CORNICE - 402.75 S.F. (9.97%)	TOTAL FACADE ELEVATION (9'-1 1/2") - 4,039.25 S.F. AREA OF GLAZING / DOORS - 691. S.F. (17.11%) AREA OF TYPE I MATERIAL (BRICK) - 2,945.50 S.F. (72.92%) AREA OF CORNICE - 402.75 S.F. (9.97%)
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HUMAN SCALE DESIGN ELEMENT (UDO SECTION 8.2.G.2.e)	
MARK	DESIGN ELEMENT
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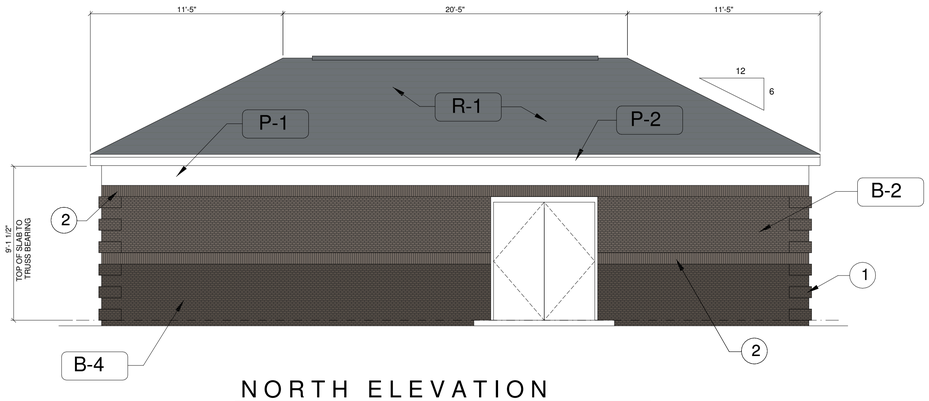
RESIDENTIAL BUILDING / FACADE STANDARDS (UDO SECTION 8.2.G.d.ii)	
MARK	DESIGN ELEMENT
1	DORMERS
2	CUPOLA
3	RECESSED ENTRACE
4	COVERED PORCH

NOTE: EXTERIOR WALL MOUNTED HVAC GRILLS TO BE AMANA 3005 DARK BRONZE TO MATCH ADJACENT B-4 PALMETTO WALNUT FACE BRICK.

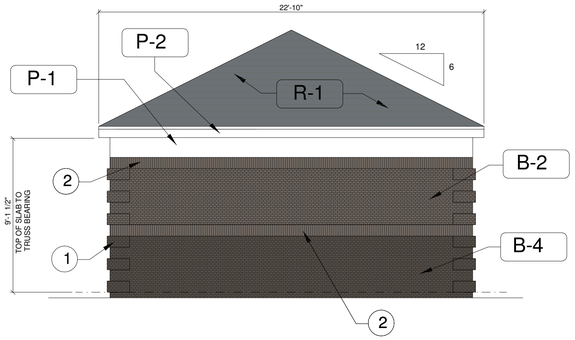
DAVID R. POLSTON ARCHITECT

4

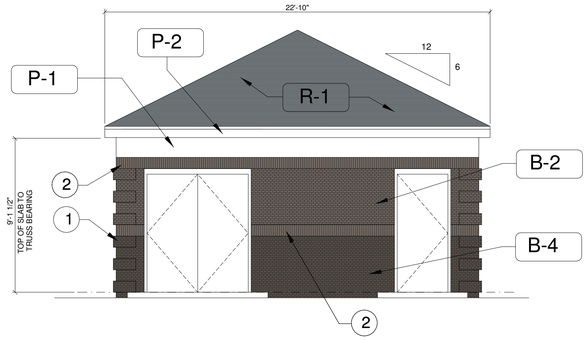
PRINCIPLE HEALTH CARE WAKE COUNTY
120 BED NURSING HOME
HOLLY SPRINGS NORTH CAROLINA



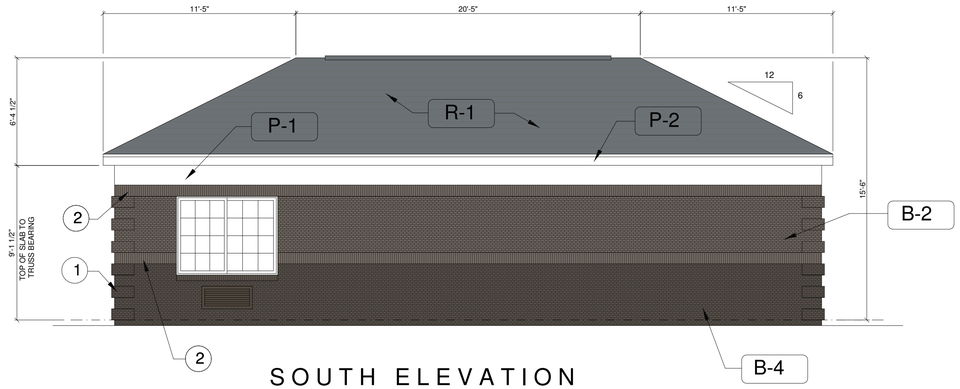
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



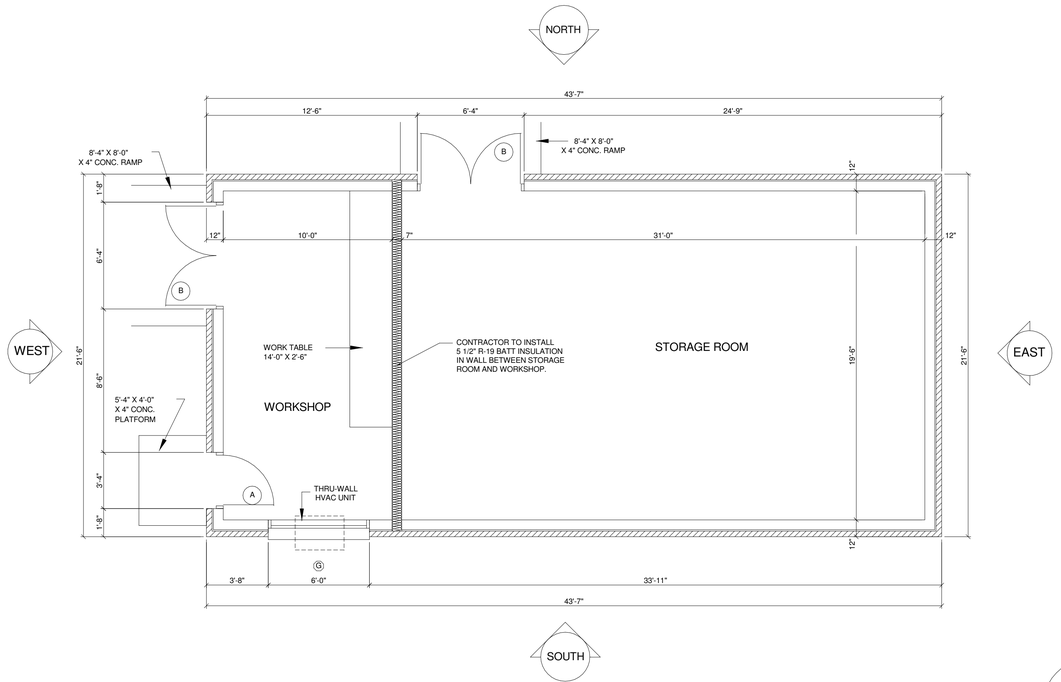
SOUTH ELEVATION

EXTERIOR MATERIALS / COLORS	
MARK	MATERIAL / COLOR
B-2	PALMETTO .75 GREYSTONE FACE BRICK
B-4	PALMETTO WALNUT FACE BRICK
P-1	CEMENTITIOUS CORNICE - SW 2829 CLASSIC WHITE
P-2	CEMENTITIOUS FASCIA - SW 2829 CLASSIC WHITE
R-1	SHINGLES - TIMBERLINE - SLATE BLEND

HUMAN SCALE DESIGN ELEMENT (UDO SECTION 8.2.G.2.e)	
MARK	DESIGN ELEMENT
1	BRICK QUOINS
2	CHANGE IN BRICK PATTERN / BELT COURSE

NOTE: EXTERIOR WALL MOUNTED HVAC GRILLS TO BE AMANA 3005 DARK BRONZE TO MATCH ADJACENT B-4 PALMETTO WALNUT FACE BRICK.

MATERIAL CALCULATIONS	
NORTH ELEVATIONS	SOUTH ELEVATIONS
TOTAL FACADE ELEVATION (9'-1 1/2") - 398 S.F. AREA OF GLAZING / DOORS - 44 S.F. (11%) AREA OF TYPE I MATERIAL (BRICK) - 303 S.F. (76%) AREA OF CORNICE - 51 S.F. (13%)	TOTAL FACADE ELEVATION (9'-1 1/2") - 398 S.F. AREA OF GLAZING / DOORS - 28 S.F. (7%) AREA OF TYPE I MATERIAL (BRICK) - 319 S.F. (70%) AREA OF CORNICE - 51 S.F. (13%)
WEST ELEVATIONS	**EAST ELEVATIONS**
TOTAL FACADE ELEVATION (9'-1 1/2") - 196 S.F. AREA OF GLAZING / DOORS - 65 S.F. (33%) AREA OF TYPE I MATERIAL (BRICK) - 106 S.F. (54%) AREA OF CORNICE - 25 S.F. (13%)	TOTAL FACADE ELEVATION (9'-1 1/2") - 196 S.F. AREA OF GLAZING / DOORS - 0 S.F. (0%) AREA OF TYPE I MATERIAL (BRICK) - 171 S.F. (87%) AREA OF CORNICE - 25 S.F. (13%)



STORAGE BUILDING FLOOR PLAN

5

DAVID R. POLSTON ARCHITECT

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

H. BRANTLEY POWELL, KIMBERLY POWELL ATKINS, and KELLY POWELL GOULD.

THIS AGREEMENT, made and entered into this 16TH day of February, 2016, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and H. BRANTLEY POWELL, KIMBERLY POWELL ATKINS, and KELLY POWELL GOULD, 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 of several tracts of land held in common for development, the total of which are exceeding 25 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 residential and commercial use, 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, the Town has instituted an eminent domain action on September 4, 2014 (the "Lawsuit") to acquire certain property of the Developer for a public roadway project known as the Main Street Extension, and the Parties have resolved the Lawsuit through the execution of a settlement agreement, the effectiveness of which is contingent on the resolution of certain requirements for land use and development obligations as set forth herein; 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-400.20 *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.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the 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 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. Actual Construction Costs reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles for governments. 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 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: H. Brantley Powell, Kimberly Powell Atkins and Kelly Powell Gould, 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 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 Developer's site.

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.

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.

3. 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"). The Plans

indicate approximately 18.03 shall be acres apportioned to the Community Business ("CB")[1] land use, and approximately 36.74 acres to R-MF-15[1] high-density multifamily residential land use which indicates about 32.92% of total land use as CB. 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 CB use does not fall below 22.92%. For clarification, the following definitions for the land uses shown on the Plans are as follows:

a. "R-MF-15 High-Density Multifamily Residential" shall be that zoning definition contained in the current form of Section 2.07 of the Town of Holly Springs Unified Development Ordinance as described in Exhibit C, attached hereto, or any less intensive residential land use in effect at the time of development of the property.

b. "CB" shall be that zoning definition contained in the current form of Section 3.05 of the Town of Holly Springs Unified Development Ordinance as described in Exhibit D, attached hereto, subject to the exceptions contained in paragraph 4 of Article II below.

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. Further, the Town agrees that it shall act favorably with regard to any subsequent rezoning or subdivision requests by the Developer which may otherwise effectuate the intent of this Agreement, including without limitation, (i) any rezoning in which the line distinguishing between the CB and R-MF-15 High-Density Multifamily Residential districts, as shown on Exhibit B, is changed in shape or location so long as at least 22.92% of the land area of the Property remains designated as CB; or (ii) any rezoning in which some or all of the area designated R-MF-15 High-Density Multifamily Residential district on the Plans attached as Exhibit B is rezoned to the R-8 Single Family Residential district (Section 2.05 of the 2015 Holly Springs Unified Development Ordinance) or some other residential district less intensive than R-MF-15 High-Density Multifamily Residential.

4. ZONING EXCEPTIONS: The Town agrees and acknowledges that the Property shall be exempt from the requirements of Section 3.05.C.3.c.1. of the Unified Development Ordinance and that the Town shall not enforce that provision against the Developer.

5. SEWER ACCESS: The Town and Developer agree that the most efficient method of sewer access is through a combined 12-inch and 18-inch gravity line along a route that is generally described on Exhibit E ("Sewer Analysis Map").

a. The Town shall facilitate the construction of this option as it is described in Exhibit E by allowing the Developer to receive two hundred thousand dollars ($200,000) in credits against sewer capacity fees for the Project. The Developer shall be allowed these credits against fees paid to the Town in connection with the development of the Property in an amount equal to

[1] As defined in the UDO.

the Actual Cost of installing the sewer line along the distance between the southern boundary of the Property and the regional pump station. It is understood that the Developer must cross property owned by other persons and if Developer cannot come to an agreement for the necessary easement acquisition for the gravity sewer line to cross their property after a reasonable and diligent effort by the Developer to do so, the Town promptly shall assist the Developer to acquire the necessary right of way for this public infrastructure project being constructed by Developer on behalf of the Town by using its powers of eminent domain to acquire the necessary rights of way for the sewer extension project and paying the just compensation due for the acquisition within a reasonable timeframe requested by the Developer; provided, however, that Developer shall pay and reimburse the Town for all costs incurred in connection with any such eminent domain action, including without limitation the Town's legal fees incurred in connection with such action. The Developer shall be entitled to the fee credits described in this paragraph only if the Developer, his successors and/or assigns (i.e., future grantees of the Property), or any of their respective agents, install the gravity line as described in Exhibit E. If the Town or any other party installs the gravity line, the Developer shall not be entitled to these fee credits.

b. Notwithstanding anything to the contrary in this Agreement, if the Town requires Developer to oversize any sewer line installed on the Property pursuant to this Agreement or otherwise, in order to create additional capacity to serve other properties, the Developer shall be entitled to all of the available fee credits for such oversizing in accordance with Town policies, and such oversizing fee credits shall not count against the $200,000.00 in sewer credits referred to in Section 5(a) above, and in no way shall diminish the amount of those credits.

6. TRANSPORTATION IMPROVEMENTS: The Town will be constructing a new intersection and extension road through the Property by realigning Ralph Stephens Road and constructing new roads segments along the rights of way being acquired in connection with the resolution of the Lawsuit. Any developer of the Property is required to install certain traffic and transportation improvements as a condition of development pursuant to N.C.G.S. §160A-372(a) and the Town's Unified Development Ordinance. However, as a condition of settlement of the Lawsuit, the Town shall waive and hereby does waive any and all right to require Developer or its successors and assigns, as a condition to develop the Property or otherwise, to widen, dedicate additional land for, or otherwise improve the public roads intersecting or abutting the Property, or otherwise in the vicinity of the Property, whether such roads currently exist or are constructed in the future, including without limitation any obligation pursuant to the Town's Unified Development Ordinance or any other Town ordinance or code to (i) widen Ralph Stephens Road or Main Street; (ii) construct public bike lanes or sidewalks along Ralph Stephens Road or Main Street; (iii) install stormwater infrastructure along Ralph Stephens Road or Main Street; or (iv) perform earthwork or grading to create a shoulder area beside Ralph Stephens Road or Main Street. The Town further waives any right to require Developer to install a traffic signal at the

new intersection of Main Street and Ralph Stephens Road. Such waivers shall be in effect in perpetuity, and in no event shall any such transportation improvements be required unless (i) the NCDOT imposes improvements pursuant to authority independent of the Town's Unified Development Ordinance; or (ii) a transportation study performed by a licensed engineer engaged by the Developer in conjunction with the development of the Property recommends additional improvements to ensure safety of travel and mitigate the impact of the development. Nothing herein shall preclude the Town from purchasing additional rights of way from Developer for purposes of the public road improvements at a price agreed upon by the Parties or through a subsequent eminent domain action.

7. FEE CREDITS: In addition to any fee credits due to the Developer in accordance with Article II, Paragraph 5 of this Agreement, the Town also shall reimburse the Developer on a dollar-for-dollar basis the first three-hundred twenty-five thousand dollars ($325,000.00) paid by the Developer to the Town in fees in connection with the development of the Property.

8. ANNEXATION: The Parties agree that the Property shall be annexed into the corporate limits of the Town through the approval of a petition for voluntary annexation prior to the commencement of Town sewer service to the Property. The Developer may submit a voluntary petition for annexation of the Property at any time during the term of this Agreement, and shall submit such petition prior to the commencement of Town sewer service to the Property. Upon the Developer's submission of a voluntary petition for annexation, the Town shall promptly approve the voluntary petition and enact an ordinance annexing the Property into the corporate limits of the Town, provided that the petition satisfies all requirements for voluntary annexation set forth in the North Carolina General Statutes. Nothing herein obligates the Town to provide sewer or water service to the Property prior to its annexation. Further, nothing herein requires Developer to petition for annexation or pay any sewer-related fees to the Town in connection with the installation of the sewer line described in Article II, Section 5 of this Agreement or as a result of such sewer line being used by the Town to provide sewer services to other nearby properties, unless and until Developer submits a petition for voluntary annexation of the Property and the Town actually is providing sewer service to a user on the Property.

9. 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.

10. 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. Developer shall secure 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.

11. 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.

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

a. None

13. DEVELOPMENT SCHEDULE: Developer shall apply for preliminary site plan approval from the Town for the Property within five (5) years of the date this Agreement is approved by the Town, commence development on the area designated as a R-MF-15 High-Density Multifamily Residential land use on the Plans within ten (10) years of the date this Agreement is approved by the Town; commence development on the designated as CB land use within fifteen (15) years of the date this Agreement is approved by the Town, and complete all development of the Property within twenty (20) years of the date this Agreement is approved by the Town.

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 Environment and Natural Resources (NCDENR) and any other regulatory agency. For any land owned 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.

2. The Developer shall construct in a workmanlike manner the Offsite and 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. 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.

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.

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. 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 or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising directly out of the

entry onto and performance of work on the easements of the Town. The Developer further agrees to investigate, handle, provide defense for and respond to, any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

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

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

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:

Charles S. Simmons, III
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference:

FOR THE DEVELOPER:

H. Brantley Powell
5210 Driftwood Lane
Morehead City, NC 28557

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:	Property Owners and Legal Description
EXHIBIT B:	Site Development Plan
EXHIBIT C:	Section 2.07 of the 2015 version of the Holly Springs UDO, describing R-MF-15 zoning.
EXHIBIT D:	Section 3.05 of the 2015 version of the Holly Springs UDO, describing CB zoning.
EXHIBIT E:	Sewer Analysis Map
EXHIBIT F:	Town Fee Credit/Reimbursement Form

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

(*Town Seal*)

TOWN OF HOLLY SPRINGS

BY: _____
Charles S. Simmons, III, Town Manager

ATTEST:

_____
Joni Powell, Town Clerk
Linda Harper, 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.

_____
Mary Hogan
Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Joni Powell 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 16 day of Feb. 2016

_____
Notary Public Linda R. Harper
My Commission Expires: 4-6-2017

LINDA R. HARPER NOTARY PUBLIC WAKE COUNTY, NC

By: Kimberly Powell Atkins
Kimberly Powell Atkins

(*Seal*)

STATE OF NORTH CAROLINA
COUNTY OF Wake

On this 29th day of January, 2016, Kimberly Powell Atkins appeared before me and under oath did declare that the foregoing agreement was executed as her free act and deed.

WITNESS my hand and official stamp (or seal), this the 29th day of January, 2016

Crystal C. Watts
Notary Public
My Commission Expires: 09/09/2020

CRYSTAL C. WATTS
Notary Public
Wake Co., North Carolina
My Commission Expires Sept. 09, 2020

(*Seal*)

By: _____
Kelly Powell Gould

STATE OF NORTH CAROLINA
COUNTY OF Wake

On this 29th day of January 2016, Kelly Powell Gould appeared before me and under oath did declare that the foregoing agreement was executed as her free act and deed.

WITNESS my hand and official stamp (or seal), this the 29th day of January

_____
Notary Public
My Commission Expires: 09/09/2020

CRYSTAL C. WATTS
Notary Public
Wake Co., North Carolina
My Commission Expires Sept. 09, 2020

By: _____
H. Brantley Powell

(*Seal*)

STATE OF Florida
COUNTY OF Palm Beach

On this 28th day of Jan, 2016, H. Brantley Powell appeared before me and under oath did declare that the foregoing agreement was executed as his free act and deed.

WITNESS my hand and official stamp (or seal), this the 28th day of Jan 2016

_____
Notary Public
My Commission Expires: 3-17-2019

STEVEN FRANKENFIELD
Commission # FF 211290
Expires March 17, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT A
Property Owners and Legal Description

The real property subject to this Development Agreement consists of the seven tracts of land described in the following map and written legal descriptions. The legal owners of those seven tracts are as follows:

Tract 1: H. Brantley Powell, Kimberly Powell Atkins, and Kelly Powell Gould

Tract 2: H. Brantley Powell, Kimberly Powell Atkins, and Kelly Powell Gould

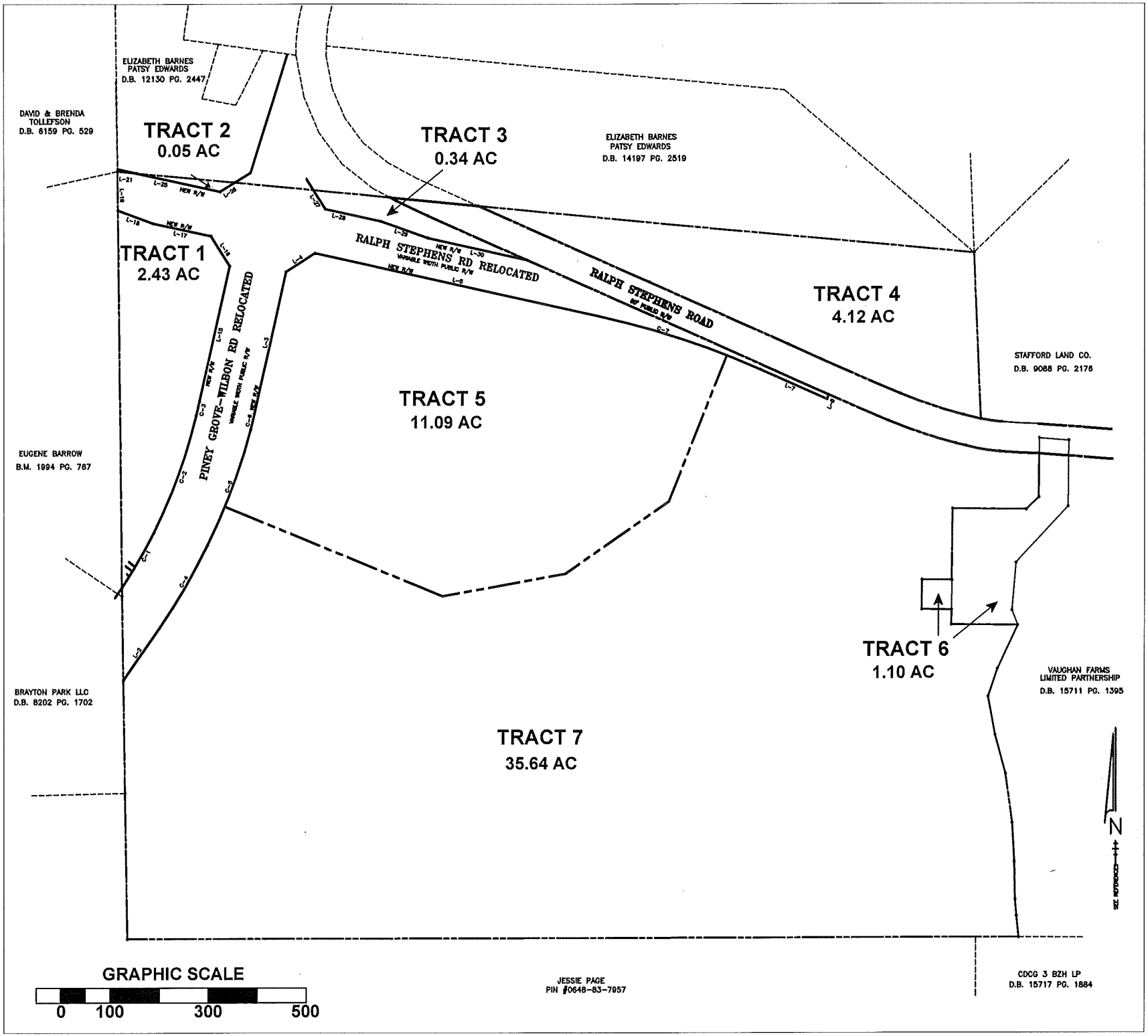
Tract 3: H. Brantley Powell, Kimberly Powell Atkins, and Kelly Powell Gould

Tract 4: H. Brantley Powell, Kimberly Powell Atkins, and Kelly Powell Gould

Tract 5: H. Brantley Powell, Kimberly Powell Atkins, and Kelly Powell Gould

Tract 6: H. Brantley Powell

Tract 7: H. Brantley Powell, Kimberly Powell Atkins, and Kelly Powell Gould



POWELL PROPERTY

Holly Springs, NC

Tract Numbers and Acreages

SITE DATA

Pin Numbers: 0648-84-8889
0648-95-7071
0648-94-6972

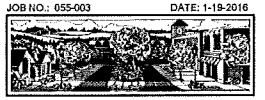
Existing Zoning: R-30 & R-20

Proposed Zoning: CB & R-MF-15

Owners: H. Brantley Powell
Kimberly Powell Atkins

Addresses:
1936 Ralph Stephens Road
2000 Ralph Stephens Road

JOB NO.: 055-003 DATE: 1-19-2016



THE DESIGN RESPONSE
214 E. Chatham Street (27511)
Post Office Box 3585
Cary, NC 27519-3585
(919) 469-2080

L E GA L D E S C R IP T I O N

TRACT 1

COMMENCING AT NC CORS STATION NeuHAVING NC GRID COORDINATES(NAD 83(2012)) N - 607894.539' E - 2056246.716

THENCE North 06 degrees 03 minutes 50 seconds West for a distance of 78247.63 feet TO A POINT ON THE NEW RIGHT OF WAY OF PINEY GROVE WILBON ROAD, HAVING NC GRID COORDINATES(NAD 83(2012))
N - 685704.348' E - 2047980.781', AMO BEING THE POINT AND PLACE OF BEGINNING;

THENCE South 69 degrees 32 minutes 43 seconds East for a distance of 76.21 feet FOLLOWING SAID R/WTO A POINT;

THENCE South 77 degrees 30 minutes 54 seconds East for a distance of 120.53 feet TO A POINT AT THE INTERSECTION WITH PROPOSED MAIN STREET SOUTH;

THENCE South 32 degrees 07 minutes 45 seconds East for a distance of 71.47 feet TO A POINT AT THE INTERSECTION WITH PROPOSED MAIN STREET SOUTH;

THENCE South 12 degrees 40 minutes 24 seconds West for a distance of 281.98 feet FOLLOWING MAIN STREET SOUTH TO A POINT;

THENCE along a curve to the right having a radius of 1142.75 feet and an arc length of 29.54 feet, being subtended by a chord of South 13 degrees 24 minutes 50 seconds West for a distance of 29.54 feet FOLLOWING MAIN STREET SOUTH TO A POINT;

THENCE along a curve to the right having a radius of 1144.17 feet and an arc length of 252.67 feet, being subtended by a chord of South 19 degrees 51 minutes 35 seconds West for a distance of 252.16 feet FOLLOWING MAIN STREET SOUTH TO A POINT;

THENCE along a curve to the right having a radius of 1145.50 feet and an arc length of 130.22 feet, being subtended by a chord of South 30 degrees 03 minutes 50 seconds West for a distance of 130.15 feet FOLLOWING MAIN STREET SOUTH TO A POINT IN THE LINE OF EUGENE BARROW;

THENCE North 00 degrees 33 minutes 41 seconds West for a distance of 766.90 feet FOLLOWING EUGENE BARROW'S LINE TO THE POINT AND PLACE OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.43 acres more or less.

L E G A L D E S C R I P T I O N

TRACT 2

COMMENCING AT NC CORS STATION Neu-HAVING NC GRID COORDINATES(NAD 83(2012)) N -607894.539' E -2056246.716',

THENCE North 05 degrees 53 minutes 11 seconds West for a distance of 78278.40 feet TO A POINT IN THE LINE OF ELIZABETH BARNES AND NEAR THE INTERSECTION OF THE NEW PINEY GROVE WILBON ROAD AND PROPOSED MAIN STREET SOUTH, HAVING NC GRID COORDINATES(NAD 83(2012)) N - 685760.205' E - 2048218.918':

THENCE South 58 degrees 26 minutes 52 seconds West for a distance of 35.36 feet TO A POINT ON THE NEW RIGHT OF WAY OF PINEY GROVE WILBON ROAD:

THENCE North 77 degrees 30 minutes 54 seconds West for a distance of 173.93 feet TO A POINT IN THE LINE OF ELIZABETH BARNES:

THENCE South 84 degrees 32 minutes 39 seconds East for a distance of 200.86 feet ALONG ELIZABETH BARNES LINE TO THE POINT AND PLACE OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.05 acres more or less.

L E G A L D E S C R I P T I O N

TRACT 3

COMMENCING AT NC CORS STATION NeuHAVING NC GRID COORDINATES(NAD 83(2012)) N - 607894.539' E -2056246.716';

THENCE North 05 degrees 46 minutes 15 seconds West for a distance of 78246.97 feet TO A POINT IN THE LINE OF ELIZABETH BARNES AND NEAR THE INTERSECTION OF PROPOSED MAIN STREET SOUTH AND PROPOSED PINEY GROVE WILBON ROAD, HAVING NC GRID COORDINATES(NAD 83(2012)) N - 685744.933' E - 2048378.815', AND BEING THE POINT OF BEGINNING;

THENCE South 84 degrees 32 minutes 37 seconds East for a distance of 156.80 feet ALONGTHE LINE OF ELIZABETH BARNES TO A POINT ON THE OLD RIGHT OF WAY OF RALPH STEPHENS ROAD;

THENCE along a curve to the left having a radius of 778.01 feet and an arc length of 13.64 feet, being subtended by a chord of South 62 degrees 30 minutes 58 seconds East for a distance of 13.64 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE along a curve to the left having a radius of 1329.44 feet and an arc length of 71.70 feet, being subtended by a chord of South 64 degrees 33 minutes 48 seconds East for a distance of 71.69 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE South 66 degrees 05 minutes 21 seconds East for a distance of 221.25 feet ALONG SAID RIGHT OF WAY TO A POINT INTERSECTION THE RIGHT OF WAY OF PROPOSED PINEY GROVE WILBON ROAD;

THENCE North 77 degrees 30 minutes 54 seconds West for a distance of 207.04 feet WITH PINEY GROVE WILBON ROAD TO A POINT;

THENCE North 70 degrees 40 minutes 20 seconds West for a distance of 100.72 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE North 77 degrees 30 minutes 54 seconds West for a distance of 116.32 feet TO A POINT NEAR THE INTERSECTION OF PINEY GROVE WILBON ROAD AND PROPOSED MAIN STREET SOUTH;

THENCE North 32 degrees 26 minutes 53 seconds West for a distance of 45.54 feet TO THE PLACE AND POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.34 acres more or less.

L E GA L D E S C R IP T IO N

TRACT 4

COMMENCING AT NC CORS STATION NeuHAVING NC GRID COORDINATES(NAD 83(2012)) N - 607894.539' E -2056246.716';

THENCE North 04 degrees 48 minutes 28 seconds West for a distance of 77657.32 feet TO A POINT ON THE NORTHERN RIGHT OF WAY OF RALPH STEPHENS ROAD, IN THE LINE OF STAFFORD LAND COMPANY, HAVING NC GRID COORDINATES(NAD 83(2012)) N - 685278.624' E - 2049917.033',AND BEING THE PLACE AND POINT OF BEGINNING;

THENCE North 75 degrees 53 minutes 01 seconds West for a distance of 36.79 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE along a curve to the right having a radius of 929.87 feet and an arc length of 135.35 feet, being subtended by a chord of North 71 degrees 28 minutes 03 seconds West for a distance of 135.23 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE along a curve to the right having a radius of 5610.64 feet and an arc length of 175.92 feet, being subtended by a chord of North 66 degrees 23 minutes 57 seconds West for a distance of 175.91 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE North 65 degrees 30 minutes 04 seconds West for a distance of 75.00 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE along a curve to the right having a radius of 28877.72 feet and an arc length of 307.30 feet, being subtended by a chord of North 65 degrees 48 minutes 17 seconds West for a distance of 307.30 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE North 66 degrees 06 minutes 30 seconds West for a distance of 382.13 feet ALONG SAID RIGHT OF WAY TO A POINT IN THE LINE OF ELIZABETH BARNES;

THENCE South 84 degrees 32 minutes 38 seconds East for a distance of 1014.05 feet ALONG THE LINE OF ELIZABETH BARNES TO A POINT WITH STAFFORD LAND COMPANY;

THENCE South 02 degrees 18 minutes 07 seconds East for a distance of 338.05 feet ALONG STAFFORD'S LINE TO THE PLACE AND POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 4.12 acres more or less.

L E G A L D E S C R I P T I O N

TRACT 5

COMMENCING AT NC CORS STATION NeuHAVING NC GRID COORDINATES(NAD 83(2012) N -607894.539' E -2056246.716';

THENCE North 05 degrees 57 minutes 06 seconds West for a distance of 77626.21 feet TO AP OINT ON THE PROPOSED EASTERN RIGHT OF WAY OF MAIN STREET SOUTH, HAVING NC GRID COORDINATES(NAD 83(2012)) N - 685102.319' E - 2048197.705', AND BEING THE PLACE AND POINT OF BEGINNING;

THENCE along a curve to the left having a radius of 1255.69 feet and an arc length of 165.48 feet, being subtended by a chord of North 18 degrees 32 minutes 58 seconds East for a distance of 165.36 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE along a curve to the left having a radius of 1257.42 feet and an arc length of 32.50 feet, being subtended by a chord of North 13 degrees 24 minutes 50 seconds East for a distance of 32.50 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE North 12 degrees 40 minutes 24 seconds East for a distance of 294.98 feet ALONG SADI RIGHT OF WAY TO A POINT NEAR THE PROPOSED INTERSECTION OF MAIN STREET SOUTH AND PINEY GROVE WILBON ROAD;

THENCE North 57 degrees 29 minutes 14 seconds East for a distance of 71.07 feet TO A POINT ON PROPOSED PINEY GROVE WILBON ROAD'S SOUTHERN RIGHT OF WAY;

THENCE South 77 degrees 30 minutes 54 seconds East for a distance of 593.16 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE along a curve to the right having a radius of 1710.00 feet and an arc length of 270.95 feet, being subtended by a chord of South 72 degrees 58 minutes 32 seconds East for a distance of 270.66 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE South 21 degrees 34 minutes 11 seconds West for a distance of 320.15 feet LEAVING SAID RIGHT OF WAY TO A POINT;

THENCE South 55 degrees 16 minutes 03 seconds West for a distance of 256.14 feet TO A POINT;

THENCE South 79 degrees 40 minutes 55 seconds West for a distance of 254.64 feet TO A POINT;

THENCE North 67 degrees 40 minutes 1O seconds West for a distance of 480.00 feet TO THE PLACE AND POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 11.09 acres more or less.

L E G A L D E S C R I P T I O N

TRACT 6

COMMENCING AT NC CORS STATION Neu-HAVING NC GRID COORDINATES(NAD 83(2012)) N - 607894.539' E - 2056246.716';

THENCE North 04 degrees 40 minutes 43 seconds West for a distance of 77599.25 feet TO A POINT IN THE CENTERLINE OF RALPH STEPHENS ROAD, HAVING NC GRID COORDINATES{NAD 83(2012)) N - 685235.202' E - 2049917.033', BEING THE PLACE AND POINT OF BEGINNING;

THENCE South 00 degrees 34 minutes 42 seconds West for a distance of 134.00 feet ALONG VAUGHAN FARMS LIMITED PARTNERSHIP LINE TOA POINT;

THENCE South 42 degrees 54 minutes 42 seconds West for a distance of 156.00 feet ALONG SAID VAUGHAN LINE TO A POINT;

THENCE South 04 degrees 54 minutes 42 seconds West for a distance of 96.85 feet ALONG SAID LINE TO A POINT;

THENCE South 21 degrees 11 minutes 25 seconds East for a distance of 32.63 feet ALONG SAID VAUGHAN LINE TO A POINT;

THENCE North 89 degrees 25 minutes 18 seconds West for a distance of 134.70 feet LEAVING SAID VAUGHAN LINE TO A POINT;

THENCE North 00 degrees 34 minutes 43 seconds East for a distance of 30.30 feet TO A POINT;

THENCE North 89 degrees 25 minutes 18 seconds West for a distance of 61.00 feet TO A POINT;

THENCE North 00 degrees 34 minutes 42 seconds East for a distance of 60.00 feet TO A POINT;

THENCE South 89 degrees 25 minutes 18 seconds East for a distance of 61.00 feet TO A POINT;

THENCE North 00 degrees 34 minutes 42 seconds East for a distance of 145.00 feet TO A POINT;

THENCE South 89 degrees 25 minutes 18 seconds East for a distance of 150.00 feet TO A POINT;

THENCE North 45 degrees 41 minutes 42 seconds East for a distance of 35.30 feet TO A POINT;

THENCE North 00 degrees 34 minutes 38 seconds East for a distance of 120.00 feet TO A POINT IN THE CENTERLINE OF RALPH STEPHENS ROAD;

THENCE South 85 degrees 35 minutes 18 seconds East for a distance of 60.10 feet ALONG THE CENTERLINE TO THE PLACE AND POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.10 acres more or less.

L E G A L D E S C R I P T I O N

TRACT 7

COMMENCING AT NC CORS STATION "Neu· HAVING NC GRID COORDINATES(NAD 83(2012)) N - 607894.539' E -2056246.716';

THENCE North 06 degrees 10 minutes 02 seconds West for a distance of 76n1.67 feet TO A POINT BEING A CORNER WITH JESSIE PAGE, HAVING NC GRID COORDINATES(NAD 83(2012)) N - 684221.918' E - 2047999.226', AND BEING THE PLACE AND POINT OF BEGINNING;

THENCE North 00 degrees 53 minutes 14 seconds West for a distance of 297.37 feet ALONG PAGE'S LINE TO A POINT;

THENCE North 00 degrees 51 minutes 33 seconds West for a distance of 229.45 feet ALONG BRAYTON PARK LLC LINE TO A POINT ON THE PROPOSED SOUTHERN RIGHT OF WAY OF MAIN STREET SOUTH;

THENCE North 34 degrees 33 minutes 41 seconds East for a distance of 128.95 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE along a curve to the left having a radius of 1254.50 feet and an arc length of 195.92 feat, being subtended by a chord of North 30 degrees 05 minutes 15 seconds East for a distance of 195.72 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE along a curve to the left having a radius of 1255.70 feet and an arc length of 85.71 feat, being subtended by a chord of North 24 degrees 17 minutes 34 seconds East for a distance of 85.69 feet ALONG SAID RIGHT OF WAY TO APOINT;

THENCE South 67 degrees 40 minutes 10 seconds East for a distance of 480.00 feet LEAVING SAID RIGHT OF WAY TO A POINT;

THENCE North 79 degrees 40 minutes 55 seconds East for a distance of 254.64 feet TO A POINT;

THENCE North 55 degrees 16 minutes 03 seconds East for a distance of 256.14 feet TO A POINT;

THENCE North 21 degrees 34 minutes 11 seconds East for a distance of 320.15 feet TO A POINT ON THE PROPOSED RIGHT OF WAY OF PINEY GROVE WILBON ROAD;

THENCE along a curve to the right having a radius of 1710.00 feet and an arc length of 75.46 feat, being subtended by a chord of South 67 degrees 10 minutes 20 seconds East for a distance of 75.46 feet TO A POINT ON SAID RIGHT OF WAY;

THENCE South 65 degrees 54 minutes 29 seconds East for a distance of 147.20 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE North 24 degrees 26 minutes 11 seconds East for a distance of 9.28 feet TO A POINT ON RALPH STEPHENS ROAD;

THENCE along a curve to the left having a radius of 5670.64 feet and an arc length of 133.n feat, being subtended by a chord of South 66 degrees 37 minutes 19 seconds East for a distance of 133.76 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE along a curve to the left having a radius of 989.87 feet and an arc length of 144.08 feat, being subtended by a chord of South 71 degrees 28 minutes 03 seconds East for a distance of 143.95 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE South 75 degrees 52 minutes 55 seconds East for a distance of 20.13 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE along a curve to the left having a radius of 441.00 feet and an arc length of 70.45 feat, being subtended by a chord of South 80 degrees 27 minutes 38 seconds East for a distance of 70.38 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE along a curve to the left having a radius of 1226.20 feet and an arc length of 80.53 feat, being subtended by a chord of South 86 degrees 55 minutes 09 seconds East for a distance of 80.52 feet ALONG SAID RIGHT OF WAY TO A POINT;

THENCE South 00 degrees 34 minutes 42 seconds West for a distance of 88.75 feet LEAVING SAID RIGHT OF WAY TO A POINT;

THENCE South 45 degrees 41 minutes 42 seconds West for a distance of 35.30 feet TO A POINT;

THENCE North 89 degrees 25 minutes 18 seconds West for a distance of 150.00 feet TO A POINT;

THENCE South 00 degrees 34 minutes 42 seconds West for a distance of 145.00 feet TO A POINT;

THENCE North 89 degrees 25 minutes 18 seconds West for a distance of 61.00 feet TO A POINT;

THENCE South 00 degrees 34 minutes 42 seconds West for a distance of 60.00 feet TO A POINT;

THENCE South 89 degrees 25 minutes 18 seconds East for a distance of 61.00 feet TO A POINT;

THENCE South 00 degrees 34 minutes 43 seconds West for a distance of 30.30 feet TO A POINT;

THENCE South 89 degrees 25 minutes 18 seconds East for a distance of 134.70 feet TO A POINT IN LITTLE MOCCASIN BRANCH;

THENCE South 24 degrees 53 minutes 56 seconds West for a distance of 97.48 feet ALONG SAID BRANCH TO A POINT;

THENCE South 18 degrees 26 minutes 45 seconds West for a distance of 59.70 feet TO A POINT;

THENCE South 10 degrees 26 minutes 17 seconds East for a distance of 78.82 feet TO A POINT;

THENCE South 15 degrees 05 minutes 38 seconds East for a distance of 82.20 feet TO A POINT;

THENCE South 07 degrees 43 minutes 43 seconds East for a distance of 101.12 feet TO A POINT;

THENCE South 02 degrees 57 minutes 50 seconds East for a distance of 79.71 feet TO A POINT;

THENCE South 01 degrees 13 minutes 33 seconds East for a distance of 76.57 feet TO A POINT;

THENCE South 05 degrees 04 minutes 02 seconds East for a distance of 33.80 feet TO A POINT;

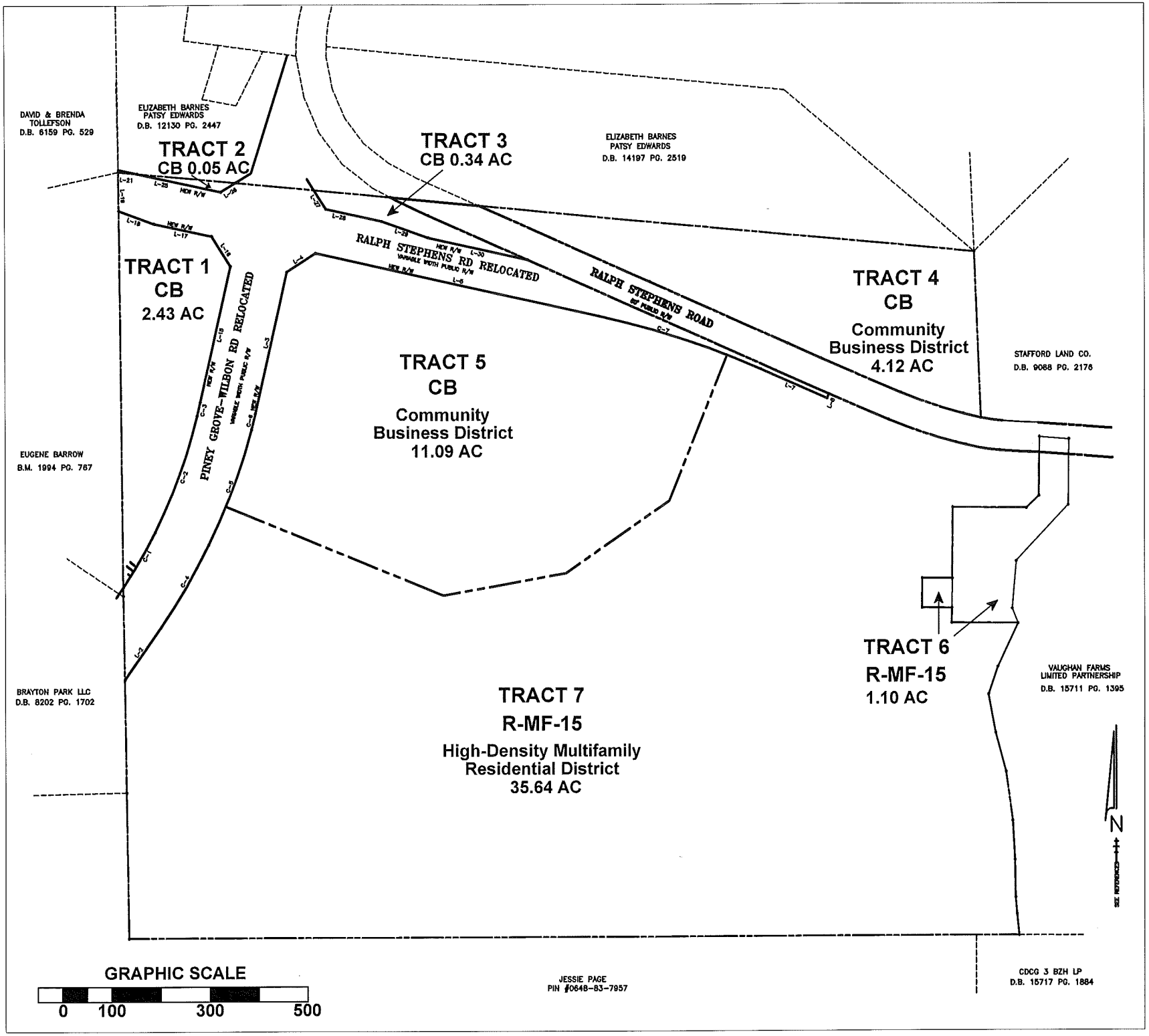
THENCE South 05 degrees 40 minutes 28 seconds East for a distance of 43.48 feet TO A POINT;

THENCE South 89 degrees 54 minutes 31 seconds West for a distance of 1816.14 feet LEAVING SAID BRANCH TO THE POINT AND PLACE OF BEGINNING.

Together with and subject to covenant., easements, and restrictions of record.

Said property contains 3564 acres more or less..

Exhibit B
Site Development Plan



POWELL PROPERTY

Holly Springs, NC

Zoning Exhibit

SITE DATA

Pin Numbers: 0648-84-8889
0648-95-7071
0648-94-6972

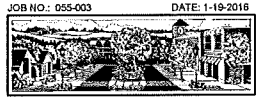
Existing Zoning: R-30 & R-20

Proposed Zoning: CB & R-MF-15

Owners: H. Brantley Powell
Kimberly Powell Atkins

Addresses:
1936 Ralph Stephens Road
2000 Ralph Stephens Road

JOB NO.: 055-003 DATE: 1-19-2016



THE DESIGN RESPONSE
214 E. Chatham Street
Post Office Box 3585
Cary, NC 27519-3585
(919) 469-2080

Exhibit C
Section 2.07 of the 2015 version of the Holly Springs UDO

Section 2.07 R-MF-15: High-Density Multifamily Residential District

Intent - The R-MF-15 *Districts* are established to protect, promote and maintain the development of higher density *multifamily dwellings* and to provide for limited public and institutional uses that are compatible with a multifamily residential neighborhood. The *development standards* are designed to promote the establishment of *multifamily dwelling* projects with on-site amenities.

A. *Permitted Uses*.

1. *Primary Uses*

   a. Residential: *Multifamily dwellings*; or One *(1) family care home* – See Section 8.02 – Special Regulations for Family Care Homes. [Amended Ordinance #13-09]*

2. *Special Exception Uses*

   a. Communication/Utilities: Electricity Relay Station; Non-municipal Utility Substation; Public Wells; Non-municipal Pumping Station; Non-municipal Sewage Treatment Plant; Telephone Exchange; Water Tower; Non-municipal Water Treatment Plant. [Amended Ordinance #11-07]

   b. Educational Use: Kindergarten; *Child Care Ministry*; *Family Child Care Home*; Public Library; School - Public or Private. [Amended Ordinance #11-07]

   c. Governmental Use: Fire Station; Municipal / State Road Maintenance Facility; Police Station; Post Office – without outdoor parking of delivery vehicles. [Amended Ordinance #11-07]

   d. Miscellaneous: *Artificial Lake*; Bed & *Breakfast*; Boarding *House*; Tourist *Home*. [Amended Ordinance #11-07]

   e. Public Facilities: Community Center; Public Park; *Religious Use*; Transit Stop. [Amended Ordinance #11-07]

   f. Recreation: *Country Club*; *Golf Course*; Swimming Pool, private or public. [Amended Ordinance #11-07]

   g. Residential: *Assisted Living Facility*; *Group Home*. [Amended Ordinance #11-07]

3. *Accessory Uses* - See Section 2.08, A. – Accessory Uses, Buildings and Structures.
4. *Temporary Uses* - See Section 2.08, B. – Temporary Uses, Buildings and Structures.
5. *Home Occupations* - See Section 2.08, C. – Home Occupations

B. *Development Standards*.

All uses permitted in the R-MF-15 *District* shall conform to the following development standards.

1. Maximum *Project Gross Density* - Fifteen (15) *dwelling units* per acre, provided, however:

   a. Any *project* with a *gross density* in excess of eight (8) *dwelling units* per acre shall comply with the additional Design Feature requirements set forth in Section 2.07, C., below; and,

   b. Attachment to public water and public sanitary sewer facilities shall be mandatory for development in this *district*.

2. Minimum *Project Frontage* – One-hundred and fifty (150) feet on a public *street* and gain *access* from said *public street*.

3. Minimum *Setbacks* and *Perimeter Landscape Yard* Requirements - a minimum *setback* and *perimeter yard* shall be provided along all property lines of the project as follows:

   a. Front - a *minimum front yard* and minimum *building setback* measured from the greater of the *proposed right-of-way* or existing *right-of-way* shall be provided as follows: [Amended Ordinance #12-05]

Freeway – NC-540 / US 1: [Amended Ordinance #14-07]*	100'
Freeway – NC 55 Bypass:	100'
Thoroughfare:	30'
Collector Street:	30'
Local Street / *Cul-de-Sac Street*:	30'

   b. *Side Yards* - 30 feet.

   c. *Rear Yards* - 30 feet.

4. Use of *Minimum Yards*.

   All *minimum yards* shall be landscaped in compliance with the requirements for perimeter *yard* landscaping as set forth in Section 7.01 – Landscape Regulations of this UDO and shall remain free from *buildings* or *structures* except where expressly permitted below or by Section 2.08 – General Regulations for Residential Districts:

a. *Minimum Front Yards* – may include: *driveways*; *walkways* with a maximum width of up to six (6) feet, or *signs* as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be maintained as *open space* free from *buildings* or *structures*.

b. *Minimum Side* Yards – shall be maintained as *open space* free from *buildings* or *structures*.

c. *Minimum Rear Yards* – shall be maintained *open space* free from *buildings* or *structures*.

[Amended Ordinance #10-11]*

5. *Maximum Building Height*

a. *Primary Building* – Sixty (60) feet, but not to exceed four (4) stories containing a *dwelling unit*; provided, however, any project with a maximum building height for a primary building in excess of thirty-five (35) feet or two (2) stories containing a *dwelling unit* shall comply with the additional Design Feature requirements set forth in Section 2.07, C., below

b. *Accessory Buildings* or *Structures* – the lesser of twenty-five (25) feet or the height of the *primary building*

6. *Off-Street Parking* – see Section 7.04 – Parking Regulations.

7. *Signs* – See Section 7.03 – Sign Regulations.

8. Landscaping and Screening Requirements – See Section 7.01 – Landscape Regulations.

9. *Developed Recreational Open Space* Requirements.

Developed recreational open space areas equal to, at a minimum, ten (10) percent of the total *lot area* of the project shall be required. *Developed recreational open space* may include, but not be limited to, such facilities as: *playgrounds*; *parks*; tot lots; swimming pools; tennis, volleyball or basketball courts; and common recreational buildings. Areas designated to comply with the *developed recreational open space* requirements shall not overlap any required *interior yards* or *perimeter landscape yards*. [Amended Ordinance #06-15]

If the project abuts any portion of a greenway as set forth in an adopted plan of the Town of Holly Springs, a direct linkage from the *developed recreational open space* to such greenway shall be provided.

10. Requirements for all *Private Streets*, *Interior Access Driveways*, and *Interior Access Drives* for *Multifamily Dwelling* Projects.

    Individual *buildings* and *dwelling units* located within a *multifamily dwelling* project may be served by *private streets*, *interior access driveways*, and *interior access drives* developed in compliance with the standards set forth in Section 2.08, G. – Requirements and Services for Private Streets, Private Alleys, Interior Access Driveways and Interior Access Drives, of this UDO and the Town of Holly Springs' Engineering Design and Construction Standards.

C. Design Features. [Supplement #9- corrected typographical error]*

In order to mitigate the impacts of increased *gross density*, increased *building* height or increased number of stories containing *dwelling units* within a *multifamily project*, the following Design Features shall be required for any *multifamily project* which includes: a project *gross density* of over eight (8) *dwelling units* per acre; buildings over thirty-five (35) feet in height; or, *buildings* with more that two (2) stories containing *dwelling units*.

1. Design Features Required.

   Any proposed *multifamily dwelling* project located in the R-MF-15 *district* shall provide at least six (6) design features as set forth in this Section. [Amended Ordinance #10-11]*

   Each design feature selected shall be considered separate from and in addition to the other design features listed below or in Section 2.07, B., 5., b., and in no event shall any area, *building*, *structure* or other element of one design feature be credited toward compliance with any other design feature.

2. Design Features. [Amended Ordinance #10-11]*

   The design features listed below may be utilized in a *multifamily project* in order to increase *project gross density* or increase maximum *building height* as set forth above.

   a. Recreational opportunities are provided in manner and amount which: (i) exceed the minimum requirements of the R-MF-15 *district* by at least 50% in area; (ii) are superior in design and layout from minimum requirements; and, (iii) are appropriate to the anticipated resident profile of the project;

   b. The project includes a community *building* / club house featuring four (4) or more common recreational facilities including, but not limited to, a swimming pool, hot tub, tennis court, basketball court, lounge area, multi-purpose room, game room, and the like which are appropriate to the project;

   c. If the *project* features a flat roof, design a ‘cool roof’ which is specifically designed to reflect the heat that comes from sunshine. They can be bright white membrane roofs, paint-on coatings (for retrofit applications or light colored. [Added Ordinance #10-11]*

   d. The provision of a transit stop, park and ride lot, or other facility to encourage alternative means of travel (i.e. greenway), in an amount and

design as approved in connection with the *development plan* for Architectural and Site Design Review;

e. Façade comprised of masonry materials covering more than fifty (50) percent of the front, sides and rear façade. [Added Ordinance #10-11]*

f. Use landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries. [Added Ordinance #10-11]*

g. Green Building Elements. Any building achieving the elements necessary for any level of LEED, Energy Star, Green Globes, North Carolina High Performance Building Guidelines, BRE Environmental Assessment Method, or similar approved certifying program; [Added Ordinance #10-11]*

h. The utilization of re-use water or storm water ponds for on-site irrigation;

i. On-site area set-aside as car wash facility, either covered or open, available to residents.



On-Site Car Wash Facility

D. Architectural and Site Design Review.

All development within the R-MF-15 *District* shall be subject to the following Architectural and Site Design requirements.

1. General Procedures.

   The review and determination of a *development plan* for Architectural and Site Design Review in the R-MF-15 District shall be as specified in Section 9.09 – Decision Matrix of this UDO.

2. Architectural and Site Design Requirements.

   a. Building Design and Appearance Requirements.

      All *buildings*, including community *building* / club house, storage *buildings*, maintenance *buildings*, *garages* and *buildings* containing *dwelling units* shall be constructed with at least four (4) of the following five (5) *building* design and appearance requirements:



Examples of Building Design and Appearance Requirements

      (1) multiple *building* materials (e.g., brick, fieldstone, limestone, marble, granite, textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., etc.);

      (2) multiple surface textures (e.g., rough, striated, imprinted, etc.);

      (3) façade modulations (e.g., *building* off-sets of at least two (2) feet in depth for every forty (40) feet of *building* wall length);

      (4) architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.) or roof line changes (e.g., changes in direction of ridge, changes in elevation of ridge, inclusion of dormers, etc.); or,

(5) multiple colors (the maximum number of colors shall not be limited, provided however, that there shall be no more than three (3) discernable colors and the primary color shall constitute a minimum of sixty (60) percent of the façade (excluding windows, doors, roofing, fascia materials, or soffit materials),

on each exterior wall surface as approved in connection with the *development plan* for Architectural and Site Design Review. Vinyl or aluminum siding material shall not be permitted.

b. Site Design Requirements.

(1) Trash Containers – See Section 2.08, A., 3., i.

(2) Vehicular design and pedestrian connectivity – See Section 7.09 – Pedestrian Circulation and Vehicular Area Design.

(3) Signs – A *Master Sign Plan* as set forth in Section 7.03, A. – Master Sign Plans, shall be provided for review and approval.

3. *Waiver* of Architectural and Site Design Requirements.

In order to encourage innovative *building* and site designs capable of enhancing the quality of the built environment within the R-MF-15 *District*, a *waiver* of any of the Architectural and Site Design Requirements specified in this Section 2.07, D., may be heard and determined in connection with the approval of a *development plan* for Architectural and Site Design Review.

4. Findings Required for the Approval of a *Waiver* of Architectural and Site Design Requirements in the R-MF-15 *District*.

A *waiver* of the Architectural and Site Design Requirements specified in this Section 2.07, D., may only be granted upon the finding that:

a. The proposed development represents an innovative use of *building* materials, site design features or landscaping which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Architectural and Site Design Requirements set forth in the R-MF-15 *District*; or,

The strict application of the terms of the Architectural and Site Design Requirements set forth in the R-MF-15 *District* represents an unusual or unnecessary hardship when applied to the proposed development;

b. The proposed development is consistent with and compatible with other development located within the R-MF-15 *District* and the surrounding area; and,

c. The proposed development is consistent with the intent and purpose of this UDO.

All findings specified above for the granting of a *waiver* of the Architectural and Site Design Requirements shall be reduced to writing, signed by the *Director* and retained as a part of the permanent record of the determination.

Exhibit D
Section 3.05 of the 2015 version of the Holly Springs UDO

Section 3.05 CB Community Business District

Intent - CB *Districts* are established to provide a location for high volume and high intensity commercial uses. Activities in this *district* are often large space users which may include limited amounts of *outdoor sales* or *outdoor operations*. Developments within the CB *District* shall be coordinated to facilitate vehicular and pedestrian access from nearby residential *districts*.

A. Permitted Uses.

1. *Primary Uses*.

   a. Automotive Sales & Service: Automobile Parts Sales (new); *Quick Oil Change Facility*; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales. [Amended Ordinance #08-13; #10-11]*

   b. Clothing Service: Costume Rental; Dressmaking; Dry Cleaning and Laundry Establishment; Millinery (Fabric) Shop; Self-service Laundry; Shoe Repair Shop; Tailor and Pressing Shop; Tuxedo Rental. [Amended Ordinance #10-11]*

   c. Communication / Utilities: Communication Relay Tower; Public Utility Substation. [Amended Ordinance #10-11]*

   d. Educational Uses: School – Commercial, Trade or Business. [Amended Ordinance #10-11]*

   e. Food Sales and Service: Bakery – Retail; *Bar*; Convenience Store; Dairy Bar – Retail; Delicatessen; Farmers Market; Grocery; Ice Cream Store – Retail; Meat Market; Restaurant – Drive In; Restaurant – Drive Through; Restaurant – Fast-food; Restaurant – Sit-down; *Tavern*; Yogurt Store – Retail. [Amended Ordinance #10-11]*

   f. Miscellaneous: Agriculture Seed Sales; *Artificial Lake*; *Bed & Breakfast*; Bus Station; Clinic – medical, dental or optometrists; Electrical / Electronics Repair; Hospital; *Hotel*; Kennel (with indoor runs); *Motel* (not within a *Gateway Corridor*); Print Shop; Publishing; *Sign* Painting; Radio / Television Stations (without transmission towers); Rehabilitation Center; Sanitarium; *Tourist Home*; Veterinary Hospital. [Amended Ordinance #10-11]*

   g. *Office* / Professional Services: Architect; Artist; Bank Machines (ATM's) – Walk-up; Bank Machines (ATM's) – Drive Through; Bank Machines (ATM's) – Free Standing; Bank / Savings & Loan / Credit Union; Construction Companies; Consultant; Contractors; Dentist; Design Services; Engineer; Home Remodeling Companies; Insurance Agent; Lawyer; Musician; Physician; Pharmacist; Photographic Studio;

Professional Offices; Real Estate Office; Travel Agency. [Corrected typographical error: Supplement 314]*, [Amended Ordinance #10-11, 11-08]

h. Personal Service: Barber Shop; Beauty Shop; Health Spa or Fitness Center; Locksmith; Tanning Salon. [Amended Ordinance #10-11]

i. Public Facilities: *Neighborhood Recycling Collection Point*; *Parking Garage*; Parking Lot – Commercial; *Religious Use*. [Amended Ordinance #10-11, #12-08]

j. Recreation: Aerobics Studio; Arcade; Bait Sales; Banquet Hall; Billiard Room; Bowling Alley; Dance Studio; Miniature Golf – indoor; Private Recreation-indoor; Skating Rink (ice or roller) – indoor; Social Hall; Tennis / Racquet Club – indoor; Theater – indoor. [Amended Ordinance #10-11]

k. Residential: *Dwelling Unit* – Upper Level; *Nursing Home*; *Rest Home*. [Amended Ordinances #09-08, #09-13, #10-11]

l. Retail: Antique Shop; Apparel Shop; Appliance Store; Art Gallery; Arts and Craft Store; Bicycle Sales and Service; Camera Store; Card Shop; Clock Shop; Coin and Stamp Shop; Computer Store; Convenience Store; Department Store; Drug Store; Fabric Store; Floor Coverings; Flower Shop; Frame Shop; Furniture Store; Garden Supply; Gift Shop; Hardware Store; Hobby, Toy or Game Shop; Home Improvement Store; Jewelry Store; Liquor Store; Lumber Yard; Music Store; Newsdealer; Paint Store; Pet Store; Radio, TV, Music Sales and Service; Retail Showroom; Satellite Dish Sales and Service (indoor display); Shoe Store; Sporting Goods; Stationery and Book Store; Tobacco Store; Variety Store; Video Store; Wall Coverings. [Amended Ordinance #10-11]

2. *Special Exception Uses.*

a. Automotive Sales & Service: *Automotive Repair – Minor*; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays). [Amended Ordinance #08-13; #10-11]

b. Governmental Use: Fire Station; Governmental Offices; Municipal/State Road Maintenance Facility; Police Station; Post Office – with or without parking of delivery vehicles. [Amended Ordinance #04-13; #10-11]

c. Communications / Utilities: Electricity Relay Station; Non-municipal Pumping Stations; Water Towers. [Amended Ordinance #05-01]

d. Miscellaneous: Kennels (with outdoor runs); *Motel* (within a *Gateway Corridor*); Radio / Television Stations (with transmission towers). [Amended Ordinance #10-11]

e. Public Facilities: Athletic Field – Public; Community Center; Public Park; Public Recreation Development; Recreation Center; *Recycling Facility*. [Amended Ordinance #10-11, 12-08]*

f. Recreation: Arcade; Miniature Golf – outdoor; Skating Rink (ice or roller) – outdoor; Tennis / Racquet Club – outdoor; Theater – outdoor. [Amended Ordinance #10-11]

g. Residential: *Multifamily Townhouse* – with Mixed Use Development; *Single Family Dwelling* – with Mixed Use Development. [Amended Ordinance #09-08; #10-11]

h. Retail: Satellite Dish Sales and Service (outdoor display). [Amended Ordinance #10-11]

i. Educational Uses: Child Care Centers; Private School. [Added Ordinance #05-11; 10-11]

3. *Accessory Uses* – See Section 3.07, A. – Accessory Uses, Buildings and Structures.

4. *Temporary Uses* – See Section 3.07, B. – Temporary Uses, Buildings and Structures

B. Development Standards. [Amended Supplement #7 corrected formatting]

1. Minimum *Lot Width* and *Frontage* - each *single use site, subdivision,* or *integrated center* shall have a minimum *frontage* on a *public street* of 100 feet.

   Each *lot* or *out lot* shall have sufficient *frontage* and *access* as set forth in Section 7.06, B., 1. Lot Arrangement of this UDO. [Amended Ordinance #13-09]

2. *Minimum Yards* and *Building* Setbacks

   a. Front - a minimum *front yard* and minimum *building setback* measured from the greater of the *proposed right-of-way* or *existing right-of-way* shall be provided as follows:

Freeway - NC-540 / US 1: [Amended Ordinance #14-07]*	100'
Freeway - NC 55 Bypass:	50'
Thoroughfare:	50'
Collector Street:	50'
Local Street / *Cul-de-Sac Street*:	50'

   Provided, however, any 50' minimum *front yard* and minimum *building setback* listed above for a *thoroughfare, collector street, local street* or *cul-de-sac street* may be reduced to 30' by utilizing the following design features: [Amended Ordinance #09-18, #13-09]

   (1) All architectural regulations as stated in Section 3.08 are provided without alternate compliance for the façade adjacent to the *front yard*; [Added Ordinance #09-18]

   (2) all *parking areas* are located without a waiver of *parking area* location as stated in 7.04, E., 3. Maximum Number of *Off-Street Parking Spaces*; and [Added Ordinance #09-18]

   (3) no *parking areas* or *interior access drives* are located between the *front lot line* and front line of the *primary building*. [Amended Ordinance #09-18]

   b. Minimum *Side Yard* and *Setback* - shall be provided from the *lot line* as follows:

   (1) Minimum *Side Yard* - ten (10) feet

   (2) Minimum Side *Bufferyard* – twenty-five (25) feet

   c. Minimum *Rear Yard* and *Setback* - shall be provided from the *lot line* as follows:

(1) Minimum *Rear Yard* - ten (10) feet

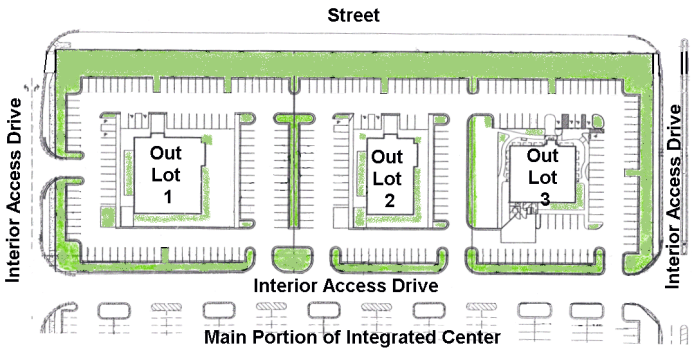
(2) Minimum Rear *Bufferyard* – twenty-five (25) feet

d. *Minimum Yards* for *Out Lots* - *Out lots* or *multi-tenant buildings* within an *integrated center* shall provide a *minimum yard* of five (5) feet along all *lot lines* in common with other *out lots* and a *minimum yard* of ten (10) feet along all *lot lines* in common with the main portion of the *integrated center*. If any portion of an *out lot* abuts the perimeter of the *integrated center*, that portion of the *out lot* shall be required to comply with the applicable minimum *front*, *side* or *rear yard* requirements set forth above. The main portion of the *integrated center* shall not be required to provide a *minimum yard* along the *lot line* in common with an *out lot*. If an *out lot* is for an *individual tenant space* within a *multi-tenant building*, there shall be a *minimum side yard* of zero (0) feet. [Amended Ordinance #13-09]*

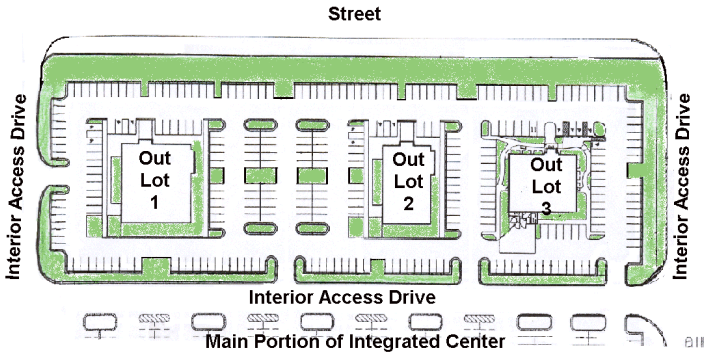
Provided, however, the *minimum yards* for *out lots* along all *lot lines* in common with other *out lots* may be used for *parking areas*, *loading areas*, *interior drives* or *interior access drives* provided that:

(1) the area of each such *minimum yard* that would have been devoted to landscaping and the amount of landscape material that would have been required to be installed in each such *minimum yard*, if not complying with the special provisions of this sub-Section, are provided elsewhere on each of the affected *out lots* as either additional *foundation landscaping area* or additional interior *parking area* landscaping; and,

(2) documentary assurances are provided on the *final plat* or by other legally binding instrument which binds the adjoining *lots* to be developed in compliance with the special provisions of this sub-Section 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 interior *parking area* landscaping.



Example of Out Lot Development with Required Landscaping Between Out Lots



Example of Out Lot Development Using Option to Relocate Landscaping From Between Out Lots to Parking Areas and Foundation Areas

3. Use of *Minimum Yards* and *Bufferyards*

   Use of *Minimum Yards* and *Bufferyards* - all *minimum yards* and *bufferyards* shall be landscaped in compliance with the requirements for perimeter *yard* landscaping as set forth in Section 7.01 – Landscape Regulations of this UDO and shall remain free from *structures* except where expressly permitted below:

   a. Minimum *Front Yards* - may include: *driveways*; or, *signs* as regulated by Section 7.03 – *Sign* Regulations of this UDO, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;

   b. Minimum Front *Bufferyards* - may include: *driveways*; or, *signs* as regulated by Section 7.03 – *Sign* Regulations of this UDO, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;

   c. Minimum *Side* and *Rear Yards* - minimum *side* and *rear yards* may include: *interior access driveways*; *walkways*; or, pedestrian ways, connecting to adjoining *lots* or developments provided that the remainder of said *yards* shall be maintained as *open space* free from *buildings* or *structures*;

   d. Minimum Side and Rear *Bufferyards* - shall be maintained as *open space* free from *buildings* or *structures*.

4. *Maximum Building Height* – fifty-five (55) feet; provided, however, that: [Amended Supplement #07-03]

   a. no portion of any *building* located between thirty (30) feet and fifty (50) feet from a *front lot line* shall be in excess of forty-five (45) feet; and,

   b. the *setback* for that portion of any *building* or *structure* which is in excess of forty-five (45) feet shall be increased by one (1) foot for each one (1) foot of the height of the *building* or *structure* above forty-five (45) feet until the maximum height of the *building* or *structure* is allowed.

5. Parking and Loading - See Section 7.04 – *Off-Street Parking* Regulations and Section 7.05 – *Off-Street Loading* Regulations.

6. *Signs* - See Section 7.03 – Sign Regulations.

7. Outdoor Operations - All uses and operations (except *off-street parking*, *off-street loading* and delivery, walk-up customer service windows, drive-through customer service windows, outdoor recreation uses, and outdoor public facilities) shall be conducted completely within enclosed *buildings*, except where expressly permitted below: [Amended Ordinance #12-08]*

a. Outdoor seating for restaurants:

(1) shall not be located between a *building line* and a *bufferyard*;

(2) shall not be located in any required *yard* or any *street right-of-way*;

(3) shall be located adjacent to the business' tenant bay or storefront façade;

(4) shall be included in the calculation of required *foundation landscaping area* and any applicable *building foundation landscaping area* and associated *plant unit value* shall be extended or relocated around the perimeter of the outdoor seating area;

(5) shall not exceed 10% of the *gross floor area* of the restaurant;

(6) shall not block the entrance to the business or *building*; and,

(7) shall be located so as to not interfere or conflict with sidewalks, pedestrian ways, required *parking areas*, required *loading areas*, *driveways*, *interior access drives*, *interior access driveways*, perimeter landscape *yards* or foundation landscaping.

b. Vending machines:

(1) shall abut the exterior wall of the *building*; [Amended Ordinance # 14-07]*

(2) shall not be located in a required *yard* or required *bufferyard*; and [Amended Ordinance # 14-07]*

(3) no individual machine shall exceed twenty-four (24) cubic square feet. [Added Ordinance # 14-07]*

c. Outdoor Display or Sales of Merchandise: [Amended Ordinance # 08-12]

(1) shall be *accessory* to the *primary use*;

(2) shall only be those areas designated as *outdoor display*, or sales/rentals on an approved site specific *development plan*; shall not apply to any previously approved site specific *development plans*;

(3) shall not exceed the lesser of: ten (10%) percent of the *gross floor area*; or 20,000 square feet, for each non-related and separately operated use;

(4) shall not be located in a *required yard* or *required bufferyard*;

(5) shall not extend out more than twenty (20) feet from the front facade;

(6) shall not extend out more than fifty (50) feet from any side or rear façade;

(7) shall not exceed eight (8) feet in height along the front facade; and

(8) shall be located so as to not interfere or conflict with sidewalks, pedestrian ways by maintaining five (5) feet of sidewalk clear for pedestrian flow; shall be located so as not interfere or conflict with any minimum required main *parking areas, loading areas, driveways, interior access drives, interior access driveways, perimeter landscape yards* or *foundation landscaping*.

d. *Outdoor Storage* – Storage of materials not for sale but associated with the *primary use*. [Added Ordinance #08-12]

(1) shall be *accessory* to the *primary use*;

(2) shall only be located along the rear façade of the *building* or those area(s) designated as *outdoor storage* on an approved site specific *development plan*;

(3) shall not exceed the lesser of: ten (10) percent of the *gross floor area*; for each non-related and separately operated *use*;

(4) shall not be located in a *required yard* or *required bufferyard*;

(5) shall be enclosed within a chain link, lattice, ornamental, solid walled, or similar type fenced area, including entry/exit gates made of materials compatible with the fence, if a solid wall is constructed, the primary masonry *building material* of the *primary building* shall be used;

(6) The height above *grade* of said fence shall be at least six (6) feet and shall not exceed the lesser of twenty (20) feet or the height of the roofline; and

(7) Materials or products stored within the fenced storage area shall not exceed the height of the fence.

e. Gasoline Pumps - provided that no outdoor operations other than the dispensing or installation of gasoline, oil, antifreeze and other similar products and the performance of minor services for customers as related to said dispensing or installation are conducted on the site.

f. Walk-up or drive through customer service windows or Automated Teller Machines (ATM's), provided that such facilities shall be located so as to not interfere or conflict with sidewalks, pedestrian ways, *parking areas, loading areas, driveways, interior access drives, interior access driveways,* perimeter landscape *yards* or foundation plantings.

8. Landscape Requirements - See Section 7.01 – Landscape Regulations.

C. Mixed Use Option [Added Ordinance #09-08]*

Intent – The Mixed Use Option is established, consistent with the Vision Holly Springs *Comprehensive Plan*, to promote and guide integrated diverse but compatible *uses* into a development that is defined by unique and innovative design and pedestrian friendly features. This option is intended to be an alternative to the suburban mind-set that development be unconnected and uncoordinated, increasing reliance on individual vehicles and traffic congestion.

1. *Permitted Uses*.

All *uses* set forth in Section 3.05, A. – Permitted Uses shall be considered *permitted uses* in a Mixed Use Option *project*. The *uses* are arranged in categories to provide an appropriate mix of *uses*. *Uses* are placed in categories based on similar impacts and to ensure diversity of *uses*.

The Mixed Use Option *project* shall include both commercial and residential *uses* as specified below. Each *project* must contain a minimum of twenty (20) percent of residential *uses* and twenty (20) percent of commercial *uses*. Such *uses* may be contained within the *project* or within a *building*.



a. Commercial – Retail, Office/Professional Services, Miscellaneous, Clothing Service, Food Sales and Service, Personal Services, Recreation Uses.

b. Residential – *single family* and/or *multifamily dwellings*.



Additional *uses* not listed in the categories above may be provided in accordance with Section 3.05, A. – Permitted Uses but shall not count towards the minimum twenty (20) percent requirement.

2. Mixture of *Uses*.

a. The *project* shall contain the required minimum amount of commercial and residential *uses* within six (6) years of the first *certificate of occupancy* issued.

b. For Mixed Use Option *projects* developed in phases, (as defined in the *project's* approved *Master Plan*), each phase shall be able to function as a stand alone development and the *project* shall contain the required common space/*open space* at all times during the phases of construction.

c. The *Town Council* may grant a one (1) year extension for a total of five (5) years if the property owner can provide evidence that a mix will be provided by the end of the additional year. The evidence may include, but is not limited to, tenant contracts, leases or other legal construction agreements with specific deadlines.

3. Development Standards.

a. *Minimum Lot Width* and *Frontage* - None

b. Maximum *Project Gross Density* –fifteen (15) *dwelling units* per acre, provided, however: [Added Ordinance #12-05]*

(1) Any *project* located within a designated high density Community Growth Area or Regional Center as specified in the *Comprehensive Plan* shall have a *project gross density* of:

(a) Minimum- fifteen (15) *dwelling units* per acre.

(b) Maximum- unlimited.

c. *Building Orientation:*

(1) A minimum of seventy-five (75) percent of the *building* front should utilize a zero (0) foot *setback*.

(2) *Primary building* facades should to be parallel to the sidewalk (*right-of-way*), except where it is desired to maintain a highly desirable vista.

(3) Where portions of a *building* are located away from the sidewalk (*right-of-way*), such areas should be treated as courtyards (developed hardscapes utilizing decorative pavement materials) as necessary to promote pedestrian activity and patron interaction.

d. *Building Setbacks* and Separation:

(1) All *setbacks* shall follow Section 3.05, B., 2. – *Minimum Yards* and *Building Setbacks* except as follows and elsewhere in this section:

(a) *Buildings* located on the periphery of the Mixed Use Option *project* directly adjacent to a residential *district* shall be located a minimum of twenty (20) feet from the *project* boundary. [Amended Ordinance #12-05]*

(b) *Buildings* located on the periphery of the Mixed Use Option *project* directly adjacent to *streets*, as well as commercial *district* property shall be located a minimum of ten (10) feet from the *project* boundary. [Added Ordinance #12-05]*

(c) No *building* shall encroach upon the *right-of-way* of a proposed thoroughfare as designated on the *Comprehensive Transportation Plan*. [Amended Ordinance #12-05]*

(d) There shall be no interior *setbacks* and separation requirements. All internal non-residential *buildings* are encouraged to be located within ten (10) feet of *street rights-of-way* to enhance the walkability of the development. *Buildings* located large distances from roads and pedestrian trails are strongly discouraged. However, all *structures* shall meet state *building* code requirements and all other requirements to protect the health, safety and welfare of occupants.

e. *Maximum Building Height* - seventy-five (75) feet. [Amended Ordinance #12-05]*

f. *Off-Street Parking Areas* – Whenever feasible, *off-street parking* shall comply with the following criteria:

(1) Development Standards:

(a) *Off-Street Parking areas* shall be located where residents and businesses have easy and convenient access. The *project* shall consider dedicating a certain portion of *off-street parking* for each *use* and must submit a parking study based on the proposed breakdown. The parking study shall be based on similar projects, with similar *use* percentage breakdowns when possible, in the surrounding area. The *off-street parking area* should not be located in such a manner that it dominates the *street frontage.*

(b) *Off-street parking* should be oriented behind or to the side of a *building* when possible and shall not exceed a maximum depth of sixty (60) feet (i.e. two-way aisle with parking on both sides) not counting required landscaping.

(c) *Off-street parking* requirements shall be governed by the provisions set forth in Section 7.04 – *Off-Street Parking* Regulations except as modified by this section.

(d) To allow for infill development and higher densities, structured parking shall be encouraged to meet *off-street parking* requirements. [Added Ordinance #12-05]*

(2) Design Guidelines:

(a) Shared Parking - Where parking demands for the various *uses* within the *project* peak during different times of the day, parking should be shared. *Off-street parking* should be developed as a combined *off-street parking area* under the provisions outlined in Section 7.04 – *Off-Street Parking* Regulations.

(i) *On-street parking* located along the *project frontage* may be counted towards the minimum number of required *off-street parking spaces* for the commercial component within the *project*. The number of *off-street parking spaces* may be reduced if a combined *off-street parking area* is approved based on the shared parking and parking study requirements set forth above.

(ii) However, in no case shall the combined required *off-street parking* for the mixed use *project* provide less than the minimum required *off-street parking* for the residential *use*.

(iii) The *Director* shall determine the required *off-street parking* for *uses* not mentioned in this section or elsewhere in the UDO, based on the requirements for similar *uses*.

(iv) *Staff* may authorize the use of combined *off-street parking areas* for *uses* or activities located within mixed use *projects* if it finds that the mixed use *project* is in accordance with Section 7.04, E., 4. – Reduction for Combined *Off-Street Parking Areas*.

(v) Alternate Parking Plan approval shall be subject to the following conditions and limitations:

a) No more than fifty (50) percent of the *off-street parking* required for a *building* or *use* may be supplied by *off-street parking areas* required for any other *building* or *use*.



b) The applicant shall submit sufficient data to indicate that there is no substantial conflict in the principal operating hours of the *uses* proposing to make use of the combined *off-street parking areas*.

c) The property owners involved in the joint use of *off-street parking areas* shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required *off-street parking* shall be maintained so long as the *use* requiring *off-street parking* is in existence or unless the required *off-street parking* is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Planning & Zoning.

g. *Open Space* and Public Spaces - The purpose of *open space* is to provide areas for passive and active social interaction. Areas which are accessible to the passing public are considered public spaces and are just as important to a development as those accessible only to the residents of the *project*. *Open space* areas should be surrounded by attractively designed *building* and landscape elements as well as *uses* that effectively shape and energize the *open spaces* as necessary to create a focal point of activity. Each Mixed Use Option *project* must contain *open space*, to be comprised of an amount of one (1) percent, of the total *project* acreage/square feet.



(1) As a whole, *open space* should satisfy the following criteria:

(a) Provide areas for social interaction with other people; or for passive and active *uses* as appropriate.

(b) Public spaces shall be accessible to residents.

(c) Provide a strong image and sense of place.

(d) Be a part of the pedestrian linkage throughout the *project* and adjacent land *uses*.

(e) Provide an overall theme and visual connection between spaces and *uses* within the *project.*

(f) Be designed or located to ensure that it is useable year-round.

(g) Provide areas which have awnings, wind breaks, sun shade and/or landscaping that would provide shelter from the elements.

(h) Create a pleasant pedestrian village-like atmosphere.

(2) *Open space* may include, but is not limited to, outdoor areas such as *plazas*, outdoor dining areas, rooftop gardens, and landscaped areas designed for active use.



(3) *Open space* should be located or designed in such a manner that noise or activity does not unduly impact the residents of the mixed use *project* or nearby residential *projects.*

(4) Encouraged to be located adjacent to the retail component of the *project* that can be converted for joint use with outdoor dining and pedestrian access. However, when used in conjunction with an outdoor dining area, the area shall be designed in such a manner that pedestrian access is not being impeded or hindered. The minimum dimension for clear pedestrian access should be at least six (6) feet.

(5) Where possible, larger public spaces should be located near the main pedestrian access to the *project*.

h. Commercial Design Guidelines - When positioning commercial *uses*, issues such as access and entrances, address, identity and visibility, security, marketability, and connections to other *uses* should be taken into

account. Retail space should be designed with adequate access from all internal *uses*. Proximity to existing commercial *uses* located on adjacent parcels is essential because it allows for the continuation of commercial corridors. Whenever possible, the commercial areas should include *street* front retail that promotes an active pedestrian area to draw the attention of the passing public. To accommodate the conditions of the ever-changing economic trends, the commercial areas should be designed to allow easy conversion from one commercial *use* to another.

(1) The commercial area of the Mixed Use Option *project* shall include the following elements:

(a) Storefront windows that provide transparency to the *building* at the pedestrian level.

(b) Visual interest which can draw the attention of the passing public.

(c) Whenever feasible, orientation towards the *street* and major pedestrian or plaza areas.

(d) Locate retail commercial *uses* relying heavily on passing foot traffic such as retail *uses* at ground level, with less active *uses* (i.e., office *uses*) located above ground level.



(2) In all cases, unless stated elsewhere in this section, commercial *projects* shall be subject to the architectural and site design requirement set forth in Section 3.08 – Architectural and Site Design Requirements.

h. Residential Design Guidelines - Residential *uses* may be located in a separate *building* or in mixed configurations with commercial *uses* in the same *structure*. Factors such as privacy, security, amenities, and views are very important. To provide adequate privacy and security, residential entrances can be placed in the quieter areas away from the main commercial portions. Access to *open space* areas, either public or private is important.





(1) Residential *uses* may be located in a separate *building* or in mixed configuration with commercial in the same *structure*, single family detached lots and/or *multifamily townhouses* may be located in an integrated area of the Mixed Use Option *project*. When in a mixed configuration, residential *uses* should be located on the upper stories; or, on ground floors when the *structure* does not use storefront space. In no case shall residential *uses* be located on the ground floor of a *building* located on commercial *street frontage*.

(2) In all cases, multifamily *buildings* (i.e. *apartments*, *condominiums*) shall be subject to the architectural and site design requirement set forth in Section 2.07, D. – Architectural and Site Design Review of this UDO.

(3) In all cases, *single family dwellings* and/or *multifamily townhouses* shall be subject to the design features set forth in Section 2.09, C., 2., d.- Design Features of this UDO.

(4) Design Features shall be required for each *dwelling unit* over fifteen (15) *dwelling units* per acre for any *multifamily project* which includes a *gross density* of greater than fifteen (15) *dwelling units* per acre as specified in Section 2.07, C., 2. – R-MF-15 Multifamily Residential District- Design Features of this UDO.
[Added Ordinance #12-05]

D. Architectural and Site Design Review. [Amended Ordinance #09-08]*

All development located within the CB *district* shall be subject to the architectural and site design requirements set forth in Section 3.08 – Architectural and Site Design Requirement of this UDO.

Exhibit E
Sewer Analysis Map

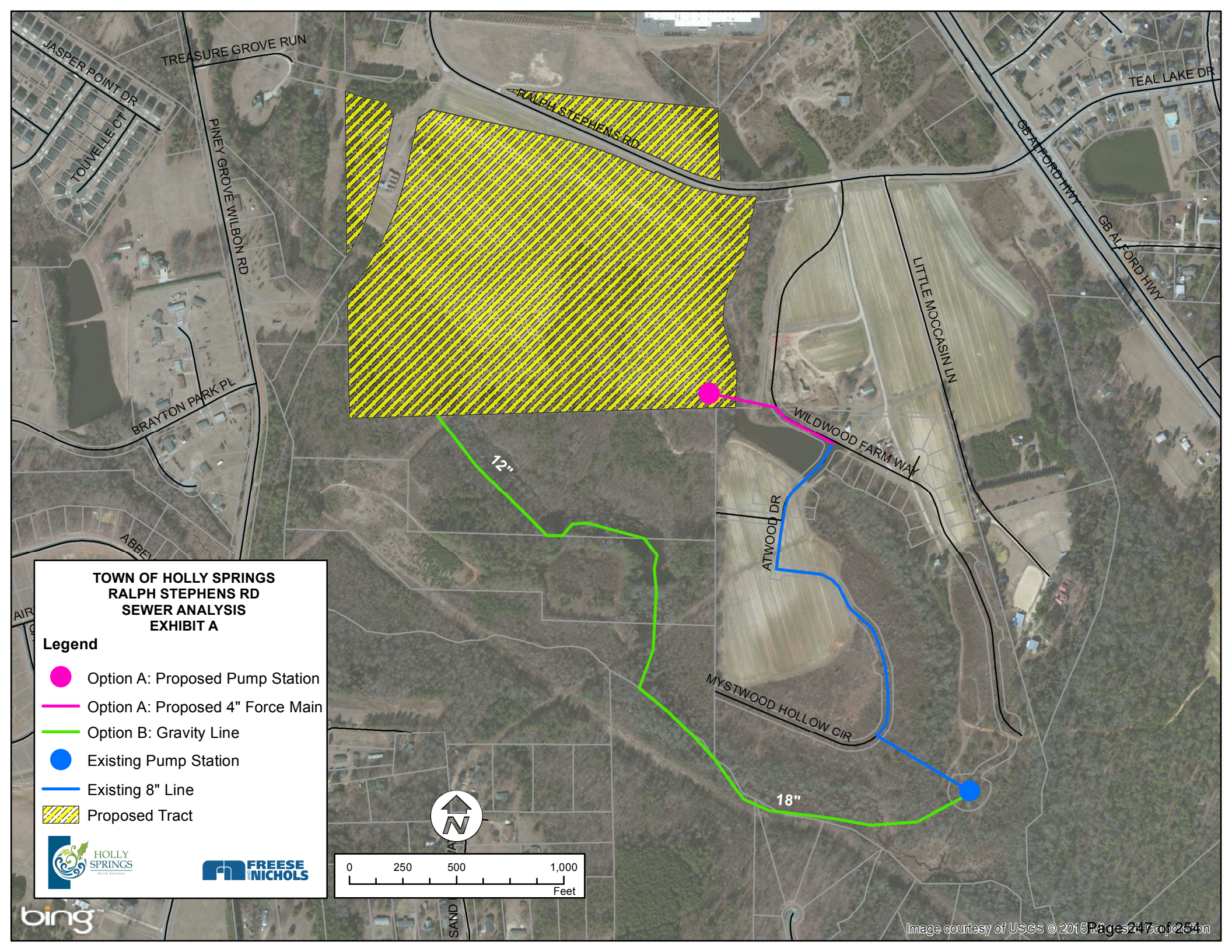

JASPER POINT DR
TOUVELLE CT
TREASURE GROVE RUN
PINEY GROVE WILBON RD
BRAYTON PARK PL
RALPH STEPHENS RD
TEAL LAKE DR
GB ALFORD HWY
LITTLE MOCCASIN LN
WILDWOOD FARM WAY
ATWOOD DR
MYSTWOOD HOLLOW CIR
12"
18"
TOWN OF HOLLY SPRINGS
RALPH STEPHENS RD
SEWER ANALYSIS
EXHIBIT A
Legend
Option A: Proposed Pump Station
Option A: Proposed 4" Force Main
Option B: Gravity Line
Existing Pump Station
Existing 8" Line
Proposed Tract
HOLLY SPRINGS
FREESE AND NICHOLS
0
250
500
1,000
Feet
bing
Image courtesy of USGS © 2015 Microsoft Corporation

Exhibit F
Town Fee Credit/Reimbursement Form

EXHIBIT F
SEWER CAPACITY REPLACEMENT FEE REIMBURSEMENT FORM
To be submitted quarterly

Date of Request: _____
Developer: _____
Project: _____

1. Total Eligible reimbursement under this Agreement: $ 525,000
2. Total Fee Credits earned to-date: $ _____
3. Total Reimbursements made to-date: $ _____
4. Sum of Credits Requested for this request (lots named below) $ _____
5. Total Remaining Credits available (Line 2 minus sum of 3&4) $ _____

*Based upon final Town approved amount of credit/reimbursement based upon documentation submitted by developer to Director of Engineering

This reimbursement request is being made for the following lots:

Lot Number (or range)	Permit Number	Date of Payment

Use additional Sheets if necessary

CERTIFICATION OF DEVELOPER

The undersign certifies that the above described permits are eligible for reimbursement under the Reimbursement Agreement , the fees have been paid in full, and have not been previously reimbursed by the Town. All other information on this form is true and accurate to the best of my knowledge.

Signature: _____
Printed name and title:_____

Approval for payment by Director of Engineering

_____

sign and date

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

New Business
Title: Town Council Official Action Overview
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive project updates.
  - 25-MAS-01 Hazel Ridge
  - 21-DP-06 1317 N Main Street Commercial
  - 25-REZ-03 Berman Edge

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

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

Action(s):

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

Explanation:

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

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

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

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 7.

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

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):
None