



Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

- a. April 25th, 2023

7. Town Council Meeting Representative

8. 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.

9. Zone Map Change Petitions

- a. Elliott Farm Rezoning 22-REZ-07
- b. Pine Springs Preparatory Academy Rezoning 23-REZ-02

10. Development Plans

- a. Duke Ops & Training Center Development Plan 22-DP-09

11. Other Business

- a. Town Council Official Action Overview
- b. Committee Reports
- c. Development Services Report
- d. Other Business

12. 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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, April 25, 2023 - 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 April 25, 2023. At 7:00 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present: Elizabeth Goodson, Land Development Division Manager
Sean Ryan, Planning Manager
Conor Ryan, Planner I
Beth Trautz, Customer Service & Compliance Division Manager
Steidrick Baker, Plans Reviewer I - Development
James Smith, Plans Reviewer I – Development
Caitlyn Newton, Board Clerk

The Board completed roll call.

Members Present: Chris Deshazor, Chair
Rick Madoni, Vice-Chair
Courtney Patterson
Ernie Carpico
Van Crandall
Roger Bess
Thomas Urquhart

Members Absent: Joanna Holder
Josh Prizer

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

Agenda Item #5: Appointments

a. Chairperson and Vice Chairperson

Motion:

Motion to appoint Chris Deshazor as Chairperson and Rick Madoni as Vice Chairperson.

Motion by: Ernie Carpico

Second by: Thomas Urquhart

Action: The Planning Board voted in favor of the Motion. (7-0)

b. Land Use Advisory Committee (LUAC) Representatives

Motion:

Motion to appoint Thomas Urquhart (Primary) and Rick Madoni (Alternate) as Land Use Advisory Committee (LUAC) Representatives.

Motion by: Courtney Patterson

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (7-0)

c. Tree Advisory Committee (TAC) Representatives

Motion:

Motion to appoint Chris Deshazor as primary Tree Advisory Committee (TAC) representative.

Motion by: Courtney Patterson

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (7-0)

Agenda Item #6: Minutes

a. February 28, 2023 Minutes

Motion:

Motion to approve the February 28, 2023 Minutes.

Motion by: Rick Madoni

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (7-0)

Agenda Item #7: Town Council Representative

a. Planning Board Representation for Town Council

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board.

Agenda Item #9: Zone Map Change Petitions

a. Holly Springs Road Towns Rezoning 22-REZ-11

Mr. Ryan reviewed the staff report with the Board.

Ms. Goodson continued to review the staff report with the Board.

Mr. Madoni asked if Fees in Lieu were typically taken for projects such as these.

Ms. Goodson stated that the Town does not typically include the Fee in Lieu process within the System Development Fees anymore. This would typically be done with a Developer's agreement. If the improvements are related to their project, it would be the Developer's responsibility for that particular project.

Mr. Urquhart asked if there were any projected city improvements.

Ms. Goodson stated that it is unfortunately not on the year-term list of improvements with the Town. There are other utility projects that Council has prioritized ahead of this, though it is on the radar for the Utilities and Infrastructure team.

Ms. Patterson asked who fixes the pump station if it fails after the development is in place.

Ms. Goodson stated that this petition is for the rezoning and that utilities are considered. Upgrades are needed to the system before it can be extended.

Mr. Carpico asked if these improvements would be a part of a development plan and not a rezoning.

Ms. Goodson stated that a commitment would generally be done at this time. If not done at the time of the rezoning, then it would be something that would have less opportunity to connect those to. We would not be able to allow a connection if the downstream infrastructure is not ready.

Mr. Urquhart asked if a different type of development were to be put on this lot, if there would still be an overburden on the current system.

Ms. Goodson stated that the way they analyze sewer is based off of the existing zoning. Although this is what they expect the property to develop to, the infrastructure has not yet been upgraded. It is not always upgraded to the full potential because it is done in a regressive manner and there are interim steps that are done. This particular area happens to require much more significant infrastructure for this next step, sometimes that next step is in the scope of the work of a project such as this.

Ms. Goodson resumed the presentation.

Mr. Deshazor asked if a roundabout is going to be added with the proposed right-in, right-out traffic pattern.

Ms. Goodson pointed out the turnaround point on the elevations.

Mr. Madoni asked about the thresholds for traffic studies.

Ms. Goodson described the tier system for traffic study requirements.

Mr. Deshazor asked if the study took into account the school traffic.

Ms. Goodson stated that if the project were to trigger a study, then that information would be included.

Ms. Patterson asked about school assignment processes for students.

Ms. Goodson stated that the Town can help the school system in providing more information about future growth, but is not something that the Town controls.

Mr. Deshazor asked why the property was still within the ETJ.

Mr. Ryan stated that this property came in to the Town's ETJ when the town limits were much smaller. The ETJ is calculated based on the existing town limits and anticipated town growth. The property then became surrounded by town limits. It is fairly common to have pockets of ETJ in town limits.

Mr. Bess asked if this property would need to be annexed and what the conditions are for the zoning.

Mr. Ryan stated that the property would need to be annexed and that re-zoning does not trigger annexation. Mr. Ryan then described the zoning conditions.

Mr. Crandall asked about the sewage and the timing for the project. He also shared his concerns about having Town residents pay taxes on this project.

Ms. Goodson redirected the question to the applicant for the decision-making process. There is not a specific time period at this time.

Mr. Deshazor invited the applicant to speak.

Ms. Isabel Mattox
P.O. Box 946, Raleigh, NC 27602

Ms. Mattox presented to the Board.

Tony Tate
5011 Southpark Drive, Suite 200 Durham, NC 27713

Mr. Tate presented to the Board.

Ms. Mattox brought up the sewer limitations to the Board and mentioned that the development would not be started until the Sewer issues are fixed. Would like to pursue rezoning first so that they can put effort towards the plans once the capacity issue has been resolved.

Mr. Carpico asked what they hope to gain without the ability to build.

Ms. Mattox stated that they are attempting to check the zoning box rather than have to start back from scratch years later.

Mr. Crandall asked if there were any solutions available as of yet for the sewage issues. He then asked if their team was aware of any additional development projects that may be possible.

Ms. Mattox stated that there are multiple ways that could fix it including a town project, another development might come forward within the general vicinity, or a collective agreement. She then noted that their team was not aware of any additional development projects. She mentioned that there may be multiple available solutions.

Mr. Bess asked if there was an adequate zoning within the pump station capacity now.

Ms. Goodson stated that the existing zoning would be adequate, however, it is not what the future plans are for this area.

Mr. Crandall asked if there was any previous knowledge of the sewer capacity issues.

Mr. Tate stated that there was a general inquiry meeting held and that there were no issues to be found at that time for sewer capacity. Near the end of their project, a study was completed which revealed it was over capacity.

Mr. Deshazor asked if they agree to rezone, if they will be waiting for someone to pay for the sewer.

Ms. Mattox stated that after approval, they will wait for a solution.

Mr. Deshazor asked if there will be additional buffers between the townhomes and the subdivision.

Ms. Mattox stated there would be none.

Mr. Deshazor asked about the trash in the alleys and how large the streets are to accommodate trash trucks.

Mr. Tate stated that the streets are 20 feet of asphalt so that they can accommodate service trucks.

Ms. Patterson asked if it is approved with conditions and the property is sold to a new developer, if they would still be held to those conditions.

Mr. Ryan stated that they would have to adhere to these conditions of this application, any modifications would have to go through the re-zoning process.

Ms. Patterson asked if there is any precedence for approving a rezoning of a property that cannot move forward with sewer capacity issues.

Ms. Goodson described staff concerns including that it does bring some concern to staff to move forward with the rezoning with this as an outstanding item in relation to questions that have already been asked. The utilities and infrastructure team is aware that there is a need for a sewer pump station. The fact that this rezoning has gone through, is a part of the process. This is an undertaking that the Town will have to take on with the potential for partners. The applicant has requested this rezoning despite the utility challenges.

Mr. Carpico asked what the trigger would be for a developer to take on these sewer challenges.

Ms. Goodson stated that it is going to be difficult for one project to be able to take on the full improvement project. It has not come to fruition that anyone has been able to make it happen before this project was presented.

Ms. Patterson asked about the area around the basin.

Ms. Goodson stated that it covers a wide area such as Woodcreek and Sunset Ridge. That part of town is mainly built out. Sometimes there are improvements that can be done to expand current stations, but the current pump station is not designed in a way to easily expand upon it.

Ms. Patterson asked if the capacity issues take into consideration the projects that may have been approved but have not yet been developed.

Ms. Goodson replied that the statement was correct.

Mr. Madoni requested a map for the sewer capacity area for Town Council.

Mr. Carpico asked if it was normal for this type of infrastructure to be supplemented or paid for by subdivisions that come along.

Mr. Goodson stated that typically, yes, it is part of a development where they take care of the infrastructure due to the size of the project.

Ms. Patterson stated that she believes that the project itself is okay, but at this time, she does not feel that the Board should rezone a property when the infrastructure is not in place to support it.

Mr. Bess stated that with a conditional district, there is typically a project in mind, and when they do not know what the project will look like when the infrastructure is in place, it seems odd.

Mr. Deshazor asked if they rezone it, if they are tied to this rezoning for future projects that come through.

Mr. Ryan confirmed Mr. Deshazor's statement.

Ms. Mattox offered a condition of the request, they will not seek to develop until there is a sewer capacity in the area.

Mr. Urquhart stated that as a Board, they have to consider the UDO. They are putting the cart before the horse.

Mr. Prizer stated that even if approved, they will not be able to begin development until these issues have been addressed.

Mr. Bess responded if you take sewer off the table, then is it still consistent with the plan.

Ms. Patterson stated that they should consider whether or not the infrastructure can handle the zoning.

The Board discussed their thoughts on whether or not the project is consistent with the plan.

Mr. Crandall stated that if there was a bigger project that had the means to take care of the infrastructure.

Motion: The requested zone map change from RR Rural Residential to NCR Neighborhood Center Residential Conditional Zoning District is not consistent with Vision Holly Springs Comprehensive Plan, specifically Section 5 Infrastructure and Utilities, Objective 1 as the proposed rezoning cannot provide for the sanitary sewer infrastructure needed to meet the needs of residents and development as determined by the project's sanitary sewer study.

Motion by: Courtney Patterson

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (7-0)

Motion: Recommend the Town Council deny Zone Map Change Petition #22-REZ-11 to change the zoning of 3.50 acres of Wake County PINs #0659438951 and 0659531934 from RR: Rural Residential to NCR CD: Neighborhood Center Residential Conditional District as submitted by TMTLA Associates.

Motion by: Thomas Urquhart

Second by: Courtney Patterson

Action: The Planning Board voted in favor of the Motion. (7-0)

Agenda Item #10: New Business

a. Chapter 9 Signs Unified Development Ordinance Text Amendment 23-UDO-02

Mr. Ryan presented to the Board.

Mr. Crandall asked about the size of the lettering of the signs.

Mr. Conor Ryan stated that there are standard calculations based off of the size of the buildings.

Ms. Trautz stated that there is a 4 foot maximum height standard. 48 inches is standard for the signs. Throughout the years, the Town has not been challenged and there is a waiver if needed. The sign companies also vet these out.

Mr. Madoni asked if it was worth it to spend so much time and effort to redo the UDO.

Mr. Ryan stated that it is not uncommon that this is happening. With any new ordinance, it is difficult to tell on paper how it will work with the permits. Mr. Ryan stated that it is being revamped to meet our needs and the original had good requirements but this rewrite is being done to better cater our needs. The consultant isn't always going to meet the best needs for our constituents since they don't work with them day to day.

Motion: The proposed Unified Development Ordinance (UDO) provides the Town of Holly Springs the necessary Boards and Committees, tools, policies, and development standards to implement Vision Holly Springs. Specifically, by providing the processes, standards and tools necessary for staff and the development community to implement the goals and objectives stated in the Plan; and that it is in the public interest to amend the Unified Development Ordinance in order to implement the Town's vision established in the Comprehensive Plan and provide clear and predictable development standards for Town staff, the general public, and the development community.

Motion by: Rick Madoni

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (7-0)

Motion: recommend approval of UDO Text Amendment #23-UDO-02 to modify the Unified Development Ordinance as submitted by the Town of Holly Springs.

Motion by: Rick Madoni

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (7-0)

Agenda Item #11: Other Business

- a. Town Council Official Action Overview
 - 120 N Main Development Plan - Approved
 - Duke Operations & Training Rezoning - Approved
 - Main Street Vista - Approved
 - UDO Amendments - Approved
- b. Committee Reports
 - LUAC – Old Smithfield Road Rezoning/Mixed Use
 - TAC – Arbor Day Celebration
 - Downtown Village District Area Plan – Public Engagement #2
- c. Development Services Report
 - Upcoming Training Topics (Traffic Study, and any others Planning Board would like. Suggestions: Transportation Improvements, Sewer, Water, Schools, Project Improvements)
- d. Other Business

Agenda Item #12: Adjournment

Motion:

Motion to adjourn.

Motion by: Courtney Patterson

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (7-0)

Time: 8:53

Caitlyn Newton
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

New Business

Title: Elliott Farm Rezoning 22-REZ-07

Strategic Priority Area:

Staff Resource:

Action(s):

1. Recommend the Town Council approve/deny Rezoning 22-REZ-07 from RR Rural Residential to SR CD Suburban Residential Conditional Zoning District.

Explanation:

- A new Unified Development Ordinance (UDO) was effective March 1, 2022. Over the next 12-24 months there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council will consider for each respective case.
 - Applicable Ordinance: 2022 UDO
 - Process: Town Council Legislative Public Hearing
- The Town has received a request to rezone 149.3 acres ± acres located at 2836 Piney Grove Wilbon Road from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.
- The Conditional Zoning District allows flexibility or deviations from the development standards to achieve more quality, innovative, and sustainable development that is otherwise restricted by specific application of the Unified Development Ordinance (UDO).
- Conditional Zoning District proposals shall demonstrate that the project and development will incorporate and achieve the design goals of UDO Section 2.4.
- Proposed modified standards include reducing the minimum lot frontage requirement for a driveway onto the adjacent street from 60 feet to 44 feet for detached dwellings and 40 feet for attached dwellings, a modified buffer with extra plantings along Piney Grove Wilbon Road, and design standards for the homes.
- A proposed conceptual plan was provided with the rezoning request, which shows three PODs of development for a 55+ age-restricted community. PODs A and B are a mix of detached single-family homes and duplexes. POD C will only contain detached single family homes.
- Open space includes a large tract with clubhouse/pool/courts near the northeast corner of the site with smaller spaces throughout the site.

Planning Board Meeting
May 23, 2023

- The proposed development is mostly per the base UDO standards with the exception of decreased lot frontage. Each lot/unit will have a driveway onto the adjacent street. The proposed narrower lots and multiple driveways will impact streetscape, walkability, and are not designed as a pedestrian-oriented community and it is not clear how the modified standard allows for a more creative and unique design.
- A regional connection will be made to the existing 30" watermain located in Piney Grove Wilbon Road with a new stub proposed to the west for future connection. The proposed connection point is north of the property at Duncan Cook Road. From this connection, the proposed development will be served by a new parallel watermain proposed along Piney Grove Wilbon. The new parallel watermain will be extended across the property's frontage as well as throughout the development.
- A new pump station is proposed in the northwest corner of the site to serve the property. Approximately 21,150 LF of forcemain is proposed from the new pump station and along Piney Grove Wilbon to ultimately discharge into the Basal Creek Pump Station. This development will trigger and be required to complete the Phase 3 upgrades for the Basal Creek Pump Station per the study completed in 2019 by the Lowe's development.
- The Town's UDO requires R/W dedication and thoroughfare widening across the property street frontage of Piney Grove Wilbon to meet ½ of the ultimate street cross section, including a 10' sidepath, in accordance with the CTP.
- Per the completed Traffic Impact Analysis, improvements are required at the proposed northern site driveway/Fleming Road as well as the proposed southern site access.

Staff recommends the following topics for discussion:

1. The Conditional District Rezoning is intended to achieve an innovative, higher quality, and sustainable neighborhood. The proposed standards for development and design guidelines are mostly per the base standard of the UDO. Does the Development and Design Manual guidelines ensure a unique and innovative design related to pedestrian oriented-communities, open space design, lot layout and development patterns, and building design.
2. The Comprehensive Plan notes characteristics of a Mixed Residential Neighborhood including many related to walkability, parking location, street grids, connectivity, sensitivity to natural resources, and development patterns. Does the overall proposal align with the characteristics of a Mixed Residential Neighborhood?

Background:

- The site was assigned to the R-30 Residential District (reassigned to RR Rural Residential with the new UDO) upon its addition to the Town's ETJ on June 17, 2016.
- On March 19, 2013, the Town Council approved a modification to the Annexation Agreement Line with the Town of Fuquay-Varina which incorporated the subject property into the Holly Springs long-range planning area.

Funding Source(s):

N/A

Attachment(s):

1. 22REZ07_ElliottFarm_Application
2. 22REZ07_ElliottFarm_DesignManual
3. 22REZ07_ElliottFarm_MasterConceptPlan

Planning Board Meeting
May 23, 2023

4. 22REZ07ElliottFarmStaffRpt_052323

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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



Petition Type (check one- each request must be on separate petitions)

- ☒ Zoning Map Change: ☐ General Use District or ☒ Conditional Zoning District
☐ Comprehensive Plan Amendment (check all that apply)
☐ Text Amendment ☐ Future Land Use Map Amendment
☐ Area/Corridor Plan Map Amendment / Name: _____
☐ UDO Amendment (UDO Section: _____)

Project Information

Project Name: Elliott Farm

Project Location: 2836 Piney Grove Wilbon Road

- ☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
 PIN: 0646469015 Real Estate ID: 0020655

Project Acreage: (Rounded to nearest tenth) 149.25 ac Partial Parcel: ☒ No ☐ Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: June 23, 2022

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

Petition Request

Current Zoning: Rural Residential (RR) Proposed Zoning: Neighborhood Residential Conditional District (NR-CD)
 Current Future Land Use Designation: Mixed Residential Neighborhood
 Proposed Future Land Use Designation: Mixed Residential Neighborhood
 Area Plan Designation (if applicable): N/A

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☐ Design Professional ☒ Developer ☐ Other _____
 Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.

Name See attached Exhibit A Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () _____ E-Mail _____

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

Name See attached Exhibit A Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () _____ E-Mail _____

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Applicant Signature

Mark Frederick

Mark Frederick

7/1/22

Date

PLAN CONSISTENCY STATEMENT



Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.

You must respond to each section; please type or print legibly in blue or black ink

Project Information:

Project Name: Elliott Farm

Proposed Zoning District: Neighborhood Residential Conditional District (NR-CD)

Proposed Land Use/Density: Residential (max 3 u/a)

Future Land Use Plan Map Designation: Mixed Residential Neighborhood

Future Land Use Plan Designation Land Use/Density: Mixed Residential Neighborhood

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

In accordance with NCGS § 160D-605 prior to adopting or rejecting any zoning amendment, the Town Council shall adopt a statement of zoning consistency or inconsistency. Please include as much detailed information about the proposed zoning change and developer offered conditions (if any) or unique conditions associated with this request that support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. If the proposed zoning amendment is not in compliance with the comprehensive plan, the Town Council is required to determine why the proposed zoning change is reasonable and in the public interest if approved. Please provide detailed documentation to assist the Council in making their determination. *Attach Additional Sheets as needed*

Petitioner's Response

Executive Summary

See attached Exhibit B

Section 1: Future Land Use & Community Character

See attached Exhibit B

Section 2: Transportation / Comprehensive Transportation Plan

See attached Exhibit B

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

See attached Exhibit B

Section 4: Community Facilities

See attached Exhibit B

Section 5: Infrastructure and Utilities

See attached Exhibit B

Section 8: Natural Resources

See attached Exhibit B

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date



7/1/22

NEIGHBORHOOD MEETING REPORT



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

☒ Neighborhood Meeting Date: June 1, 2022
Time: 6:00 - 7:00pm
Location: Virtual (ZOOM)

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a 300 foot radius of the subject property, and any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings.
2. The Notice shall include the date, time, and location of the Neighborhood Meeting; the name of the Petitioner; the location of the proposed request (address, tax property identification number, or metes and bounds description); and an explanation of the nature of the request.
3. The Notice shall be deposited in the mail not less than ten (10) days nor more than 25 days before the date of the Neighborhood Meeting.
4. The applicant shall post a sign on the property with the Time, date, and location of the neighborhood meeting.

☒ Date of Notification Mailing: May 20, 2022

Conduct of Meetings:

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

Summary of Issues:

- Discussion of the process and timeline for rezoning application and development/construction
- Discussion of permitted uses, density, and dimensional standards in proposed zoning district
- Discussion of how the development will impact traffic
- Discussion of impacts from development to light pollution, stormwater runoff, surrounding property values, local wildlife

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

Added architectural and design guidelines for quality development

Additional attachments required for the report:

- ☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- ☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

7/1/22

May 20, 2022

Re: Notice of Neighborhood Meeting

Neighboring Property Owners:

Parker Poe Adams & Bernstein LLP is inviting you to attend a neighborhood meeting on June 1, 2022 from 6–7pm. The purpose of the meeting is to discuss an upcoming application to rezone a parcel of land located at 2836 Piney Grove Wilbon Rd (PIN 0646469015) (the “Site”). Attached is a vicinity map showing the location of the Site. The Site is currently zoned Rural Residential (RR), and is proposed to be rezoned to Neighborhood Residential Conditional District (NR-CD) to allow for the development of an Active Adult (55+) Community. At the meeting, the Applicant will describe the nature of the proposed rezoning request and field any questions from the public.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	820 0915 3480
Enter the following password:	124921

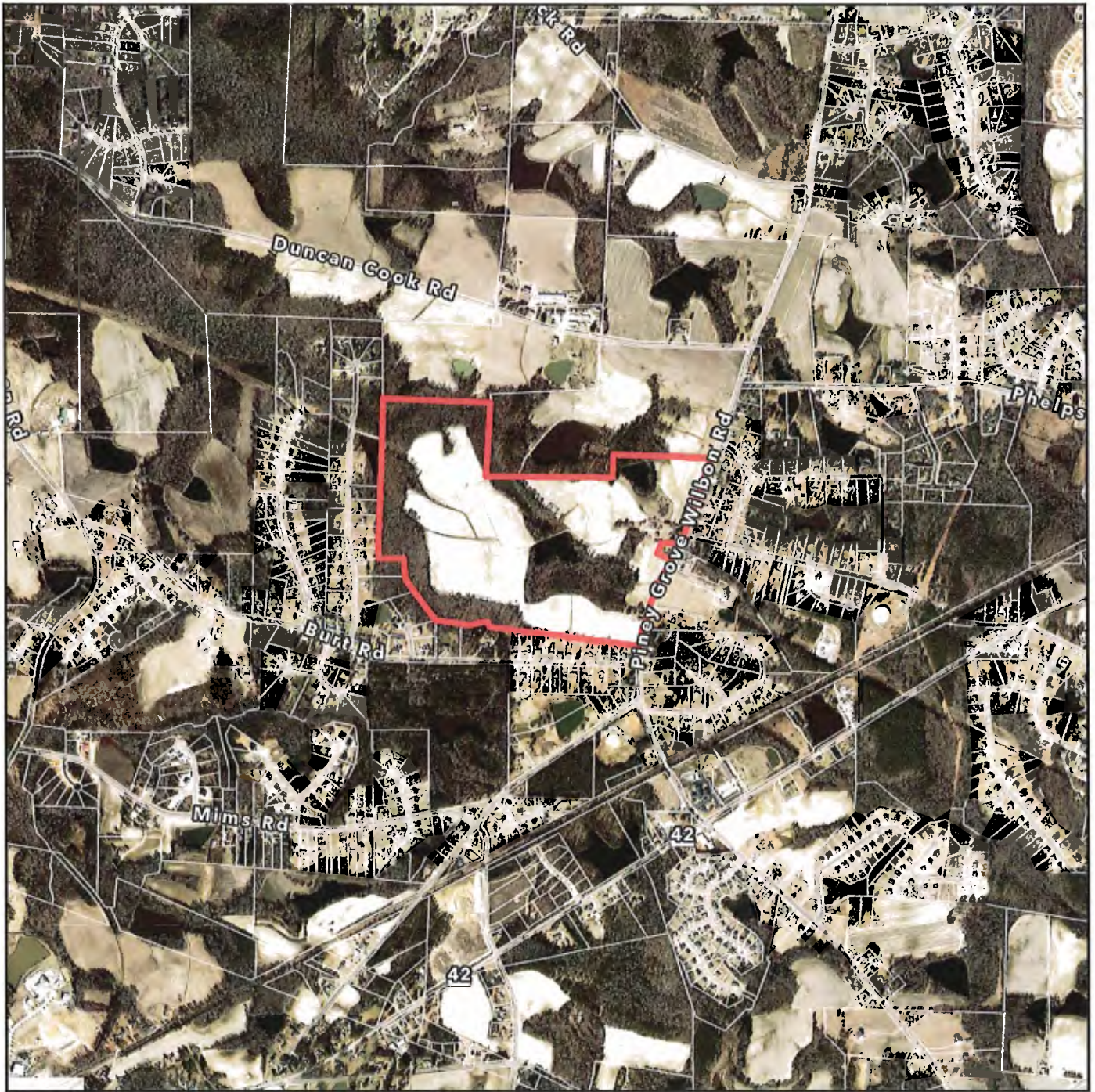
To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	820 0915 3480 #
Enter the Participant ID:	#
Enter the Meeting password:	124921 #

If you have any questions about this rezoning, please contact me at (919) 835-4023 or via email at markfrederick@parkerpoe.com.

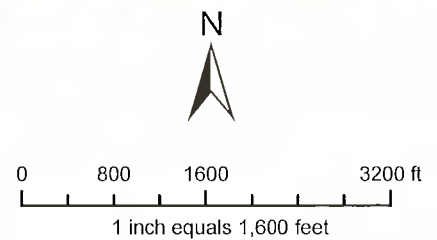
Thank you,

Mark D. Frederick



2836 Piney Grove Wilbon Road

Vicinity Map



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.

Neighbor Notice List for Pre-Filing Neighborhood Meeting

Mail Address 3

<u>Owner</u>	<u>Mail Address 1</u>	<u>Mail Address 2</u>	<u>Mail Address 3</u>
ACOSTA, JAYSON ACOSTA, LORIN JANAE	5912 BURT RD	FUQUAY VARINA NC 27526-9651	FUQUAY VARINA NC 27526-9651
ARTHUR, MICHAEL G ARTHUR, DONNA L	5908 BURT RD	2713 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8288
BAKER, KENNETH BRETT BAKER, PHYLLIS GOSS	3024 PINEY GROVE WILBON RD	3024 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7946
BARRETT, ROBERT BARRETT, SANDRA	3005 PINEY GROVE WILBON RD	2817 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8129
BARTON, NICK D BARTON, JAIMEY N	2817 PINEY GROVE WILBON RD	7009 STARCHASE LN	FUQUAY VARINA NC 27526-8289
BAUCOM, MICHAEL C BAUCOM, JENNIFER Q	PO BOX 1553	7121 STARCHASE LN	FUQUAY VARINA NC 27526-1553
BOYKIN, TERESA C	7112 STARCHASE LN	6216 BURT RD	FUQUAY VARINA NC 27526-8255
BRITTON, JEFFREY	2717 PINEY GROVE WILBON RD	7100 STARCHASE LN	FUQUAY VARINA NC 27526-8254
BURGESS, JAMES RICHARD JR	5928 BURT RD	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-9651
BUTTERFIELD, ALAN M BUTTERFIELD, NANCY HAYES	5820 DUNCAN COOK RD	7005 STARCHASE LN	FUQUAY VARINA NC 27526-7900
CHAPMAN, JON R CHAPMAN, JEAN A	6008 BURT RD	7205 STARCHASE LN	FUQUAY VARINA NC 27526-8253
CHRISTI, JOSEPH M	600 LOMBARDY RD	6200 BURT RD	FUQUAY VARINA NC 27526-9657
CLEWIS, MARY CLEWIS, KENNETH SCOTT	5904 BURT RD	2804 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-9651
CONNOR, JAMES R CONNOR, GLENDA H	7204 STARCHASE LN	3001 HOLTTREE CT	FUQUAY VARINA NC 27526-9616
COOK, DURWARD W COOK, PEGGIE B	7000 STARCHASE LN	3021 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8256
COOK, DURWOOD W COOK, PEGGY B	2825 PINEY GROVE WILBON RD	7224 STARCHASE LN	FUQUAY VARINA NC 27526-7120
CURTIS, BARBARA CURTIS, DOMINIC CHRISTOPHER	6017 BURT RD	6012 BURT RD	FUQUAY VARINA NC 27526-8252
DEAN, BILLY R DEAN, NANCY M	2805 PINEY GROVE WILBON RD	2901 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947
DEAN, DIANE CRABTREE	5901 BURT RD	6956 RAWLS CHURCH RD	FUQUAY VARINA NC 27526-8289
DRAKE, DEREK DRAKE, EUNICE	5900 BURT RD	7232 STARCHASE LN	HOLLY SPRINGS NC 27540-8127
DRAKE, JOHN R DRAKE, EUPHA P	2709 PINEY GROVE WILBON RD	PO BOX 1015	FUQUAY VARINA NC 27526-9652
EICHELBERGER, TYLER J PRESNELL, JACQUELINE	PO BOX 1015	3017 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-6010
EL BAROUDI, AHMED M	6208 BURT RD		FUQUAY VARINA NC 27526-9651
ERICKSON, MARIE E. ERICKSON, RICHARD			FUQUAY VARINA NC 27526-8256
EUCKER, BRADY C EUCKER, ASHLEY G			FUQUAY VARINA NC 27526-8288
FAW, THOMAS TODD FAW, SHERRY L			HOLLY SPRINGS NC 27540-1015
FLORES, ALMA ROCI GALLARDO			HOLLY SPRINGS NC 27540-1015
FORD, STEPHEN R			FUQUAY VARINA NC 27526-7947
FREDLEY, JAMES MARTIN SR			FUQUAY VARINA NC 27526-9657
GALATI, JOSEPH ANTHONY GALATI, JUANA ERIKA			
GARNER, JEAN UNDERWOOD			
GARNER, LARRY F GARNER, PEGGY J			
GARNER, ROYAL TRUETT II COVINGTON, KRISTIN JOY G			
GIRARDOT, DEREK S GIRARDOT, LYNDSEY B			
GIULIANI, STEPHEN THOMAS			
GLASS, BRETT A GLASS, GRACE L			
GLEASON, EDWARD ENOCH GLEASON, GRACE MARY			
GLIDEWELL, JAMES DAVID			
HAMMONDS, COLBY			
HAMMONDS, COLBY			
HARRIS, JACQUELINE BAIN			
HELDEBRANT, GORDON P			

HILLESLAND, JENNIFER L	7216 STARCHASE LN	FUQUAY VARINA NC 27526-8256
HOLLEMAN, MARJORIE CUTTS	5916 BURT RD	FUQUAY VARINA NC 27526-9651
HOLT, GARY E HOLT, BARBARA L	604 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
HORTON, MICHAEL	608 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
HOWARD, MARK ALLAN JR	5909 BURT RD	FUQUAY VARINA NC 27526-9652
ILA J BAREFOOT FARMS INC	543 STONE CREEK RD	FOUR OAKS NC 27524-8824
JONES, ROBIN JONES, NEIL WAYNE	7117 STARCHASE LN	FUQUAY VARINA NC 27526-8255
JONES, WILLIE M JR JONES, SHERTONEY E	7201 STARCHASE LN	FUQUAY VARINA NC 27526-8257
JOYCE M SAULS TRUST ENRIGHT, ROBERT A III TRUSTEE	12621 NEW BRITTANY BLVD	FORT MYERS FL 33907-3631
KEITH, JEFFREY S KEITH, DARLENE S	7205 STARLIGHT CIR	FUQUAY VARINA NC 27526-8294
KING, LARRY W KING, PATRICIA W	5936 BURT RD	FUQUAY VARINA NC 27526-9651
KLEPPE, DUANE N KLEPPE, STACEY ANN	7032 STARCHASE LN	FUQUAY VARINA NC 27526-8252
KNUDSEN, THOMAS B KNUDSEN, CYNTHIA S	7204 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864
LAKIN, MARIAN ANTOINETTE S	5913 BURT RD	FUQUAY VARINA NC 27526-9652
MAIDON, SHERRY L	612 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
MASSEY, DANIEL F MASSEY, TERESA M	7001 STARCHASE LN	FUQUAY VARINA NC 27526-8253
MCGREGOR, ROBERT J MCGREGOR, PATRICIA L	7004 STARCHASE LN	FUQUAY VARINA NC 27526-8252
MCLAURIN, BRAD WESLEY MCLAURIN, MELISSA STEPHENSON	6144 BURT RD	FUQUAY VARINA NC 27526-7313
MCLAURIN, LARRY ALLEN MCLAURIN, BRENDA S	6028 BURT RD	FUQUAY VARINA NC 27526-9653
MCLAURIN, PHILLIP B MCLAURIN, TERESA W	6140 BURT RD	FUQUAY VARINA NC 27526-9655
MEADOWS, BRENDA S	7133 STARCHASE LN	FUQUAY VARINA NC 27526-8255
MEADOWS, BRENDA SEWELL	7133 STARCHASE LN	FUQUAY VARINA NC 27526-8255
MICHAEL A KAMMER SR AND CAROL A KAMMER LIVING TRUS SPLINTER, MARTIN	1522 S WILTON RD	FUQUAY VARINA NC 27526-8255
MORGAN, JONATHAN D SR MORGAN, SHERRY R	6104 BURT RD	TACOMA WA 98465-1033
MULLEN, PATRICK T MULLEN, SHARON L	7132 STARCHASE LN	FUQUAY VARINA NC 27526-9655
MYERS, MERRILL W TRUSTEE MERRILL W MYERS REVOCABLE TRUST	5512 HICKORY LEAF DR	FUQUAY VARINA NC 27526-8254
NORTON, BRADLEY A NORTON, TONYA D	6013 BURT RD	RALEIGH NC 27606-9500
PARNELL, RONALD W PARNELL, ROBIN T	3025 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-9654
PARROTT, AMANDA PENNINGTON	2705 FLEMING RD	FUQUAY VARINA NC 27526-7947
PATTERSON, MICHAEL B PATTERSON, MEGAN B	616 LOMBARDY RD	FUQUAY VARINA NC 27526-7969
PECORELLA, LINDA FOUTZ, PENNY PECORELLA	7108 STARCHASE LN	FUQUAY VARINA NC 27526-9619
PRACTICAL PROPERTIES LLC	116 W ACADEMY ST	FUQUAY VARINA NC 27526-8254
PRINCE, RHONDA JEAN	5700 STONE CRYSTAL DR	FUQUAY VARINA NC 27526-2103
REVELS, BOBBY JOE REVELS, RUBY M	6217 BURT RD	FUQUAY VARINA NC 27526-7994
ROSNER, ANDREW THOMAS	7200 STARCHASE LN	FUQUAY VARINA NC 27526-9658
SAINZ, GLENDA JO BROWN SAINZ, MANUEL BENITO	7012 STARCHASE LN	FUQUAY VARINA NC 27526-8256
SALINAS, MARIA AUXILIADORA GUILL JARAMILLO, ALEJANDRO CAMACHO	2800 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-8252
SAVINO, DANIEL I. GONZALEZ, PAULA MARIE	7212 STARCHASE LN	FUQUAY VARINA NC 27526-9616
SCHNEIDER, DEBRA A	2809 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8256
SEXTON, VICTORIA R	7109 STARCHASE LN	FUQUAY VARINA NC 27526-8289
SHEEHAN, CONNOR T	2813 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8255
SNEED, HERBERT SNEED, BETTY	273 LAKE POINTE DR	FUQUAY VARINA NC 27526-8289
STEWART, JERRY R STEWART, GWENDOLYN D	6000 BURT RD	FUQUAY VARINA NC 27526-7155
STREIB, NELSON R STREIB, ELLEN W	7213 STARCHASE LN	FUQUAY VARINA NC 27526-9653
TESKE, TIFFANY DUKE, CONOR	7124 STARCHASE LN	FUQUAY VARINA NC 27526-8257
TUNSTALL, WARREN THADDEUS JR LESHAR, RETHA CAROL	7024 STARCHASE LN	FUQUAY VARINA NC 27526-8254
		FUQUAY VARINA NC 27526-8252

TURNER, JIMMY RAY TURNER, RACHEL B	2929 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8127
VEASEY, CHRISTOPHER SCOTT VEASEY, JEANNA B	969 JUDD RD	FUQUAY VARINA NC 27526
VELEZ, DAVID III VELEZ, HAILEY	5925 BURT RD	FUQUAY VARINA NC 27526-9652
VONUNRUH, BRANDON ALEXANDER SCHAUVILLER, CORALIE NATHALIE	7201 STARLIGHT CIR	FUQUAY VARINA NC 27526-8294
WARD, MATTHEW W WARD, BATHSHEBA R	5929 BURT RD	FUQUAY VARINA NC 27526-9652
WEAVER, WOODY ELVIN JR	5921 BURT RD	FUQUAY VARINA NC 27526-9652
WILLIAMS, LARRY ALAN WILLIAMS, MARYANN S	7105 STARCHASE LN	FUQUAY VARINA NC 27526-8255
WOLTZ, JESSICA H	5937 BURT RD	FUQUAY VARINA NC 27526-9652
WOOD, JAMES HAROLD	222 CEDAR CHASE LN	FUQUAY VARINA NC 27526-4224
WORDEN, PAUL M WORDEN, DEBORAH L	2909 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8127

Neighborhood Meeting Attendance Roster
Elliott Farm Rezoning
June 1, 2022

1. Mark Frederick*
2. Jeff Westmoreland*
3. Jordan Brewer*
4. Larry Williams
5. Mary Clewis
6. Justin Price
7. Sherry Maidon
8. Linda Pecorella
9. Perry Verille
10. Tom Knudson
11. Neil Jones
12. Mike Kammer
13. Carol Kammer
14. Jim Turner
15. Rachel Turner
16. Erinn Schneider
17. Mel Elliott
18. Deby Schneider
19. Edward Gleason
20. Joe Christi
21. Ragan Lawson
22. Connor Sheehan
23. Darryl Meeks
24. Coralie Schauviller
25. Brandon Vonunruh
26. Audra Holland

* Members of development team

AFFIDAVIT OF OWNER NOTIFICATION



The following Affidavit of Owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for property(s) he/she does not own at the time of the petition submission.

The following form or a separately prepared document in substantially the same form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). **The form must be sent to the owner(s) via certified mail.** This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

For DS Use only
Project # _____
Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0020655 and PIN 0646469015 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 1 day of July, 20 22.

Applicant Signature Mark Frederick

Printed name of Applicant Mark Frederick

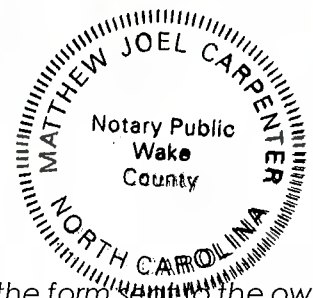
NOTARY STATEMENT

Sworn to and subscribed before me the 1 day of July, 20 22.

Notary Public in and for the State of North Carolina. My Commission expires: 2/7/2024

Matthew J. Carpenter / Matthew J. Carpenter
Notary Public Printed

Seal



Attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s)



Mark D. Frederick
Associate
Direct Line: 919.835.4023
markfrederick@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

_____, 2022

VIA CERTIFIED MAIL

Grace Marie Elliott
133 Raleigh Street
Holly Springs, NC 27540

Re: Proposed Rezoning of 2836 Piney Grove Wilbon Road, PIN 0646469015
(the "Property")

Dear Grace:

As you know, we have requested that the Town of Holly Springs (the "Town") rezone your Property from Rural Residential (RR) to Neighborhood Residential Conditional District (NR-CD). The public hearing before the Town Council is scheduled for _____, 2022 at 7:00 PM.

If you have any questions about the public hearing or the rezoning case, you can reach out to me directly or to the Town of Holly Springs Development Services at (919) 557-3908.

Sincerely,

Mark D. Frederick



Mark D. Frederick
Associate
Direct Line: 919.835.4023
markfrederick@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

_____, 2022

VIA CERTIFIED MAIL

Melick and Carol Elliott
300 Kite Drive
Fuquay Varina, NC 27526

Re: Proposed Rezoning of 2836 Piney Grove Wilbon Road, PIN 0646469015
(the "Property")

Dear Melick and Carol:

As you know, we have requested that the Town of Holly Springs (the "Town") rezone your Property from Rural Residential (RR) to Neighborhood Residential Conditional District (NR-CD). The public hearing before the Town Council is scheduled for _____, 2022 at 7:00 PM.

If you have any questions about the public hearing or the rezoning case, you can reach out to me directly or to the Town of Holly Springs Development Services at (919) 557-3908.

Sincerely,

Mark D. Frederick



Mark D. Frederick
Associate
Direct Line: 919.835.4023
markfrederick@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

_____, 2022

VIA CERTIFIED MAIL

Augustus and Karen Elliott
232 Woodrow Avenue
High Point, NC 27262

Re: Proposed Rezoning of 2836 Piney Grove Wilbon Road, PIN 0646469015
(the "Property")

Dear Augustus and Karen:

As you know, we have requested that the Town of Holly Springs (the "Town") rezone your Property from Rural Residential (RR) to Neighborhood Residential Conditional District (NR-CD). The public hearing before the Town Council is scheduled for _____, 2022 at 7:00 PM.

If you have any questions about the public hearing or the rezoning case, you can reach out to me directly or to the Town of Holly Springs Development Services at (919) 557-3908.

Sincerely,

Mark D. Frederick

AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a General Use or Conditional Zoning District on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to:

Mark Frederick, Parker Poe Adams & Bernstein LLP

Jeff Westmoreland, Toll Bros., Inc.,

to submit a Petition for Zoning Map Change for my (our) property from

Rural Residential (RR) to Neighborhood Residential Conditional District (NR-CD)
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Zoning District.

Signature of Owner(s):

Grace Marie Elliott Trustee

Grace Marie Elliott (trustee, Grace Marie Elliott Irrevocable Trust)

Wake County PIN/REID:

0646469015 / 0020655

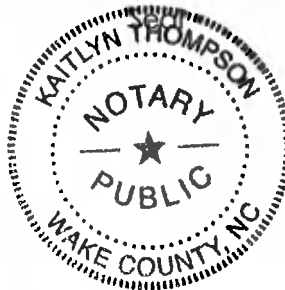
State of North Carolina
County of Wake

Sworn to and subscribed before me the 21st day of June, 2022.

Notary Public in and for the State of North Carolina. My Commission expires: 11/28/2026

Kaitlyn Thompson
Notary Public

Kaitlyn Thompson
Printed



AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a General Use or Conditional Zoning District on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to:

Mark Frederick, Parker Poe Adams & Bernstein LLP

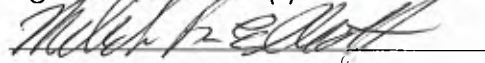
Jeff Westmoreland, Toll Bros., Inc.,

to submit a Petition for Zoning Map Change for my (our) property from

Rural Residential (RR) _____ to _____ Neighborhood Residential Conditional District (NR-CD)
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Zoning District.

Signature of Owner(s):



Melick B. Elliott



Carol W. Elliott

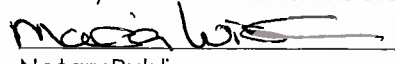
Wake County PIN/REID:

0646469015 / 0020655

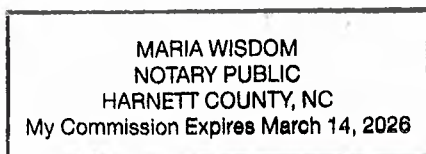
State of NC
County of Wake

Sworn to and subscribed before me the 21st day of June, 2022.

Notary Public in and for the State of North Carolina. My Commission expires: March 14, 2026

 / Maria Wisdom
Notary Public Printed

Seal



AFFIDAVIT OF OWNER CONSENT



If the Owner(s) of the subject property is giving authorization for another person to apply for a General Use or Conditional Zoning District on their property, this affidavit must be completed and signed by all record owners of the subject property.

The persons listed below do hereby appear before a Notary Public and swear or affirm that they are the legal owners of the described property, and further give authorization to:

Mark Frederick, Parker Poe Adams & Bernstein LLP

Jeff Westmoreland, Toll Bros., Inc.,

to submit a Petition for Zoning Map Change for my (our) property from

For DS Use only

Project # _____

Date Received: _____

Rural Residential (RR) _____ to _____ Neighborhood Residential Conditional District (NR-CD)
(Current Zoning District) (Proposed Zoning District)

and to offer additional use and/or standard restrictions as a part of the request for a Conditional Zoning District.

Signature of Owner(s):

Augustus G. Elliott III

Augustus G. Elliott III

Karen A. Elliott

Karen A. Elliott

Wake County PIN/REID:

0646469015 / 0020655

State of North Carolina
County of Guilford

Sworn to and subscribed before me the 22nd day of June, 2022.

Notary Public in and for the State of North Carolina. My Commission expires: 11/15/2025

Aaron J. Stafford

Notary Public

Aaron J. Stafford

Printed

Seal

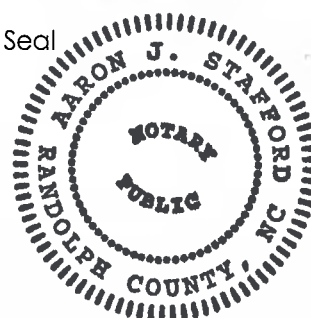


Exhibit A
to the Elliott Farm Rezoning Application

Project Description

The applicant is requesting the property be rezoned to Neighborhood Residential Conditional District (NR-CD) to facilitate the development of an age restricted, residential community with a mix of detached and attached single family dwellings.

Contact Information

Project Applicant/Contact

Developer: Toll Bros., Inc.,
c/o Mark Frederick, Parker Poe Adams & Bernstein, LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601
919-835-4023
MarkFrederick@parkerpoe.com

Property Owner Contact

Grace Marie Elliott Irrevocable Trust
c/o Grace Marie Elliott
133 Raleigh Street
Holly Springs, NC 27540

Augustus and Karen Elliott
232 Woodrow Avenue
High Point, NC 27262

Melick and Carol Elliott
300 Kite Drive
Fuquay Varina, NC 27526

ELLIOTT FARM

CONSISTENCY STATEMENT

A PLANNED ACTIVE ADULT COMMUNITY IN
HOLLY SPRINGS, NORTH CAROLINA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

PPAB 8675534v1

ELLIOTT FARM

Holly Springs, NC



SUBMITTED TO



The Town of Holly Springs
128 S Main Street
Holly Springs, NC 27540

PREPARED FOR



Toll Bros., Inc.,
900 Perimeter Park Drive, Suite B3
Morrisville, NC 27560

PREPARED BY



Parker Poe Adams & Bernstein LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601



Kimley-Horn and Associates, Inc
300 S Main Street, Suite 212
Holly Springs, NC 27540

TABLE OF CONTENTS

1.	PROJECT OVERVIEW	5
2.	CONSISTENCY STATEMENT	6
3.	DESIGN GOALS	9

**ITEMS NOT DIRECTLY ADDRESSED WITHIN THIS MANUAL WILL DEFER TO THE CURRENT
TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE
IN PLACE AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL**

**SPECIFIC REFERENCES SHALL FOLLOW THE EQUIVALENT ADOPTED ORDINANCE IF THE
REFERENCED SECTION IS NO LONGER APPLICABLE**

PROJECT OVERVIEW

This document and the accompanying exhibits submitted herewith (collectively, the “Rezoning”) are provided pursuant to Town of Holly Springs Unified Development Ordinance (“UDO”) provisions for Conditional Zoning Districts. This Rezoning addresses the development of approximately 149 acres located at 2836 Piney Grove Wilbon Road, on the west side of Piney Grove Wilbon Road and approximately a quarter mile south of Duncan Cook Road. The property is comprised of one tax parcel, PIN 0646469015 (the “Property”). The Property is within the Town’s Extra Territorial Planning jurisdiction.

This Rezoning proposes to rezone the Property to Neighborhood Residential Conditional District (NR-CD) to allow the development of an active adult (age 55+) community. The community will include a mix of high-quality housing types and community amenities to serve the Town’s growing and increasingly diverse population. Thoughtful building design and site layout will ensure that the community is well integrated with the environmental features on the Property. The community will be linked by gathering areas, open spaces, and walking trails. Tree preservation areas and landscaped buffers will provide appropriate transitions to the surrounding properties.

The design standards applicable to the Property are largely informed by the age restriction applicable to the residential uses, which requires a minimum of 80% of all occupied units to have at least one resident age 55 or older. Active adult communities have several key characteristics that differentiate the residential homes and overall community from more traditional, ‘market-rate’ neighborhoods. Residential floor plans have most of the living space on the first floor, with some limited additional loft space on a second floor. In general, these communities are highly amenitized, with central community amenity, walking trails/sidewalks, and connected open spaces. These characteristics tend to support an arrangement of ‘public’ space in the front of homes and along the streetscape, with ‘private’ space associated with the back portions of residential lots.

One of the primary features of residential floor plans in active adult communities are first floor primary bedroom suites. These are commonly located to the rear of the house to provide privacy for the owners and to separate these areas from the main guest entry at the front door. This space is often adjacent to living room or family gathering spaces that provide both visual and direct physical connections to the private backyard outdoor space.

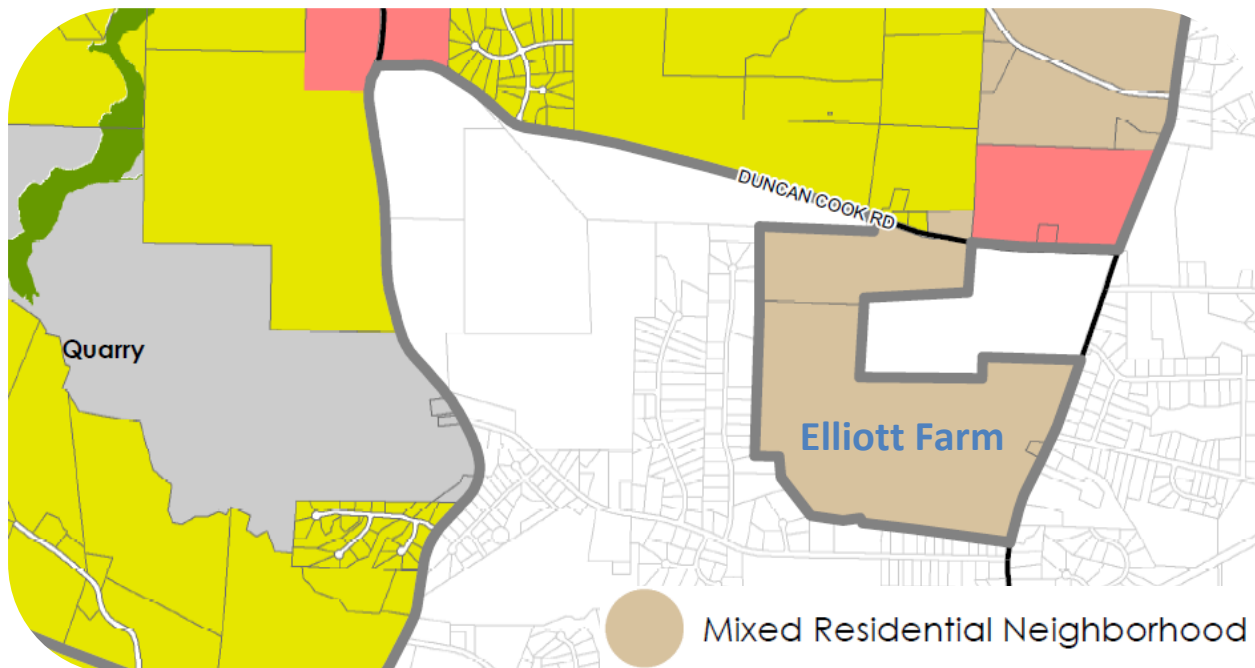
In addition to the configuration of interior spaces, the relationship between outdoor grading and finished floor elevations is an important component within active adult communities. Grading within individual residential lots is important in order to minimize steep slopes and sharp transitions within the lot area. This includes driveways and open lawn areas. For the homes themselves, a slab on grade foundation is typical to minimize the number of potential steps into the home; both at the front entrances and along the rear connections to porches, patios, and other private outdoor spaces.

CONSISTENCY STATEMENT

A. FUTURE LAND USE & COMMUNITY CHARACTER

The Future Land Use Map (the “FLUM”) designates the Property as a Mixed Residential Neighborhood. As described in the Town’s Comprehensive Plan, (“Comp Plan”), a Mixed Residential Neighborhood includes several housing types – single dwelling detached, single dwelling attached, and multi-dwelling – that provide a range of home choices (densities) in the same neighborhood. New Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provide gathering space; preserve large tree stands; and help manage stormwater run-off. These neighborhoods are organized around a neighborhood-scale park which can serve as a central gathering space, within a five-minute walk of all homes. Smaller open spaces like pocket parks and community gardens are distributed throughout the neighborhood, within a shorter walk of homes. Comp Plan, p. 44.

This Rezoning is consistent with the Mixed Residential Neighborhood FLUM designation, which recommends NR zoning. Under the proposed zoning, a mix of duplex and single family detached dwellings will provide the recommended range of home choices. The proposed community will be connected through a comprehensive network of sidewalks and walking trails, linking the dwellings to the open spaces, gathering areas, and community amenities.



B. TRANSPORTATION/COMPREHENSIVE TRANSPORTATION PLAN

The Town adopted an updated Comprehensive Transportation Plan on May 17, 2022 (the “Transportation Plan”). The Transportation Plan designates Piney Grove Wilbon Road as a 4-lane, median divided Thoroughfare. Transportation Plan p. 132. It also calls for a sidepath along the Property’s frontage on Piney Grove Wilbon Road. Transportation Plan p. 53. According to the Town’s UDO, this Rezoning shall dedicate and construct the sidepath and half of the ultimate cross section recommended by the Transportation Plan for Piney Grove Wilbon Road along the Property’s frontage. The Rezoning also proposes an internal street network that includes sidewalks and walking trails throughout the community to promote alternative forms of transportation.

A Traffic Impact Analysis (“TIA”) has been performed in connection with this Rezoning and in accordance with the Town’s Traffic Study Policy. Recommended improvements by the TIA shall be designed and constructed according to Town standards, subject to the NCDOT and Town review and approval.

C. PARKS, RECREATION & OPEN SPACE/BEYOND THE GREEN: A PARKS & RECREATION MASTER PLAN

The project is consistent with the goals and themes of the Parks, Recreation, and Greenways Master Plan (the “Parks Plan”). The Greenways Map and Park Search Areas Map do not propose a greenway or park in the vicinity of the Property. However, the Future Active Transportation Map does identify a proposed sidepath along Piney Grove Wilbon Road. This Rezoning includes a 10’ sidepath with the required street frontage improvements along Piney Grove Wilbon Road. In addition, this Rezoning proposes an internal network of sidewalks and walking trails throughout the community in order to connect open spaces and gathering places and enhance pedestrian mobility within the community.

D. COMMUNITY FACILITIES

As discussed above, the project will feature public sidewalks, walking trails, and publicly accessible open spaces throughout. The project will be organized in blocks where practical, anchored by plazas and community gathering spaces. The project will also feature an amenity area that includes a clubhouse and related features such as a pool, pickleball courts, or equivalent elements.

E. INFRASTRUCTURE AND UTILITIES

The Property will be annexed into the Town and be served by Town water and sewer services. A Sanitary Sewer Evaluation and Water System Evaluation are being completed with this Rezoning. It is anticipated that a connection to the existing 30” water main will be made at Duncan Cook. A parallel water main will be extended to the site and across the site frontage. It is anticipated that 2 water connections to the parallel water main in Piney Grove-Wilbon will be made. A

stub for future extension north along Piney Grove-Wilbon and west to Duncan Cook will also be provided. A lift station is proposed on site for sanitary sewer, with a force main routed through Piney Grove-Wilbon and eventually to the Basal Creek Pump Station. If needed, additional analysis will be performed regarding other viable options to service the site, including the Honeycutt Pump Station and the Trotter Bluffs gravity outfall. This development shall also comply with the Town's requirements related to the fiber optic network and water metering network.

F. NATURAL RESOURCES

The project will meet or exceed minimum requirements for open space, tree preservation area, and active recreation area in UDO Section 4. There is an existing stream system located near the west and north Property boundaries, including three existing ponds near the center of the Property. The streams and ponds will be appropriately buffered as required by the NC Department of Environmental Quality ("NCDEQ"), and no development or construction will occur within the riparian buffer without first obtaining authorization from NCDEQ. The Master Plan also identifies tree preservation areas on the Property that are currently forested in order to minimize disturbance of the existing environmental features.

DESIGN GOALS

The project will incorporate and/or achieve the following design goals as described in UDO Section 2.4.3.A.

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural features.

The topography on the site is rolling and slopes down from a ridge along Piney Grove Wilbon Road to a low point in the northwest corner of the property. Mass Grading will be utilized across the developed areas of the site. With these areas largely corresponding to the open field areas on the site, the mass grading can still be accomplished while meeting the tree save area requirements. In general, the steeper slopes on the site are mostly within existing wooded areas which will have limited grading.

Additionally, as discussed above, there is an existing stream and three ponds on the Property. The stream and ponds will be appropriately buffered and incorporated into the design of the Master Plan's open spaces and in some places activated with walking trails.

The significant area of tree preservation area on the Master Plan is primarily located on existing wooded features, which will allow the preservation of these existing natural features. These areas will also function as a significant buffer area between the proposed development and the existing neighborhoods to the west and south.

2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns.

The Property is located on the outer edge of the Town's Extraterritorial Jurisdiction, where low density residential uses have developed over time in a way that recognizes the existing natural features and historical agricultural uses. This Rezoning retains these elements by incorporating the Property's existing natural features into a low-density residential neighborhood, while recognizing the need for additional housing supply as the area continues to grow.

3. Development of pedestrian oriented communities; development of traditional style neighborhoods.

This Rezoning will incorporate several features to create a pedestrian oriented community. The internal street network is proposed in a grid with small blocks, while also acknowledging and working around the existing environmental features on the Property. These sidewalk lined streets, the amenity areas, and the

preserved natural areas, are all connected by walking trails that provide a well-connected, cohesive pedestrian network throughout the community.

4. [Development of communities that are visually and functionally connected to one another.](#)

This Rezoning will facilitate development and residential density that is strategically located across the site to ensure compatibility with surrounding land uses. More dense residential products are located along Piney Grove Wilbon Road and transition to lower intensities towards existing residential neighborhoods to the south and west. Street stubs are provided to vacant adjacent properties where feasible without the disturbance of existing natural features.

5. [Protection of significant watershed areas in order to preserve water quality.](#)

The Property is not located in a critical or water supply watershed. It is located within the Cape Fear Basin and will be subject to stormwater regulations for this watershed. Stormwater design will comply with Town of Holly Springs and State requirements. The site will not increase the peak flows from pre-development conditions for the 1-year, 24-hour storm event and will treat total nitrogen as required by the Town of Holly Springs.

6. [Creativity and imagination in the process of development.](#)

The project will feature a creative and thoughtful integration of the community with the existing natural features. Walking trails and gathering spaces are thoughtfully positioned throughout the community.

7. [Unique architecture or sustainable design.](#)

In addition to the thoughtful and creative site layout, Elliott Farm will provide distinctive architecture with notable quality and craftsmanship throughout the exterior and interior of homes. The new one and two-story floor plans are thoughtfully designed with modern, open concept floor plans, well-appointed kitchens, and spacious living areas that flow seamlessly to covered patios for outdoor living and entertaining.

In addition, all individual units are to be pre-configured with conduit for a solar energy system, and all garages will include wiring and an outlet for the future connection of electric vehicle charging equipment. In addition, common open space and amenity areas will be designed with native and locally adapted landscape plants, including pollinator species where appropriate.

8. [Efficient, aesthetic, and desirable use of open space.](#)

The project will meet, if not exceed, the required area of open space and/or recreation area. Existing natural features, such as the streams, ponds, and

forested areas are integrated into the community and connected by sidewalks and walking trails that wind through the development.

9. [Variety in housing types and physical development patterns.](#)

The community will feature various product types, as well as various lot sizes across the community. The mix of product types and lot sizes are organized across the development in a way that promotes a sense of community.

10. [Special considerations for property with a unique history or outstanding physical features.](#)

The proposed zoning recognizes the existing natural features on the site and ensures these features are well integrated into the community as amenities.

ELLIOTT FARM

DEVELOPMENT & DESIGN MANUAL

A PLANNED ACTIVE ADULT COMMUNITY IN
HOLLY SPRINGS, NORTH CAROLINA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

PPAB 7658255v4

ELLIOTT FARM

Holly Springs, NC



Toll Brothers
AMERICA'S LUXURY HOME BUILDER

SUBMITTED TO



The Town of Holly Springs
128 S Main Street
Holly Springs, NC 27540

PREPARED FOR



Toll Bros., Inc.,
900 Perimeter Park Drive, Suite B3
Morrisville, NC 27560

PREPARED BY



Parker Poe Adams & Bernstein LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601



Kimley-Horn and Associates, Inc
300 S Main Street, Suite 212
Holly Springs, NC 27540

TABLE OF CONTENTS

1.	PROJECT DATA	5
2.	LAND USE	6
3.	DIMENSIONAL STANDARDS	7
4.	DESIGN STANDARDS	9
5.	OPEN SPACE AND CONSERVATION	11
6.	INFRASTRUCTURE	12

**ITEMS NOT DIRECTLY ADDRESSED WITHIN THIS MANUAL WILL DEFER TO THE CURRENT
TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE
IN PLACE AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL**

**SPECIFIC REFERENCES SHALL FOLLOW THE EQUIVALENT ADOPTED ORDINANCE IF THE
REFERENCED SECTION IS NO LONGER APPLICABLE**

1. PROJECT DATA

NAME OF PROJECT

Elliott Farm

PROPERTY OWNERS

Grace Marie Elliott Irrevocable Trust
c/o Grace Marie Elliott
133 Raleigh Street
Holly Springs, NC 27540

Augustus and Karen Elliott
232 Woodrow Avenue
High Point, NC 27262

Melick and Carol Elliott
300 Kite Drive
Fuquay Varina, NC 27526

DEVELOPER

Toll Bros., Inc.
900 Perimeter Park Drive, Suite B3
Morrisville, NC 27560

PREPARED BY

Parker Poe Adams & Bernstein LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601

Kimley-Horn and Associates, Inc
300 S Main Street, Suite 212
Holly Springs, NC 27540

SITE ADDRESS

2836 Piney Grove Wilbon Road
Fuquay Varina, NC 27526

PROPERTY IDENTIFICATION NUMBER

0646469015

TOTAL ACREAGE

148.42 acres

CURRENT LAND USE

Agriculture

CURRENT ZONING

Rural Residential (RR)

FUTURE LAND USE MAP

Mixed Residential Neighborhood

PROPOSED LAND USE

Single Family Residential (age-restricted)

PROPOSED ZONING

Neighborhood Residential Conditional District (NR-CD)

2. LAND USE

The Property may be used for the uses and building types listed immediately below. All other uses are prohibited. The permitted uses are subject to the limitations and standards stated in the Town of Holly Springs Unified Development Ordinance ("UDO"), and any additional standards provided herein.

All accessory uses permitted in the Neighborhood Residential district are permitted and subject to the use specific standards in the UDO, except where modified herein. Accessory uses, buildings, or structures are permitted on a lot without a primary building.

As an active adult community, all residential uses shall be subject to the following requirement: Developer of the community shall record with the applicable Register of Deeds office a Declaration of Covenants, Conditions, and Restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied units shall have as a resident at least one person age 55 or older ("age restriction").

PERMITTED USES	
Residential Uses	Attached Dwelling
	Detached Dwelling
Recreation Uses (N1)	Recreation Facility, Indoor
	Recreation Facility, Outdoor (<50 acres)
PERMITTED BUILDING TYPES	
Building Types	Residential

PERMITTED USES – NOTES	
N1	Recreation uses are permitted in conjunction with residential development to provide recreation and amenities.

3. DIMENSIONAL STANDARDS

The base development standards described below shall apply to the Property. Where a standard is not defined below, the development standards for the **NR District in UDO Section 2.2.1** shall apply.

DIMENSIONAL STANDARDS	
Development Intensity	
Development Density (N1)	
<i>Maximum Gross Density (units/acre) (N2)</i>	2.19
Attached Dwelling and Apartment Allocation	
<i>Minimum units</i>	10%
<i>Maximum units</i>	50%
Lot Configuration	
Minimum Lot Width at the Setback Line (ft)	
<i>Detached Dwellings</i>	26
<i>Attached Dwellings</i>	18
<i>Other Buildings/Uses (N3)</i>	60
Minimum Lot Frontage at the Right-of-Way (ft)	
<i>All Buildings</i>	18
Minimum Frontage at the Right-of-Way for a Driveway (ft)	
<i>Detached Dwellings (N4)</i>	44
<i>Attached Dwellings</i>	40
Building Placement	
Thoroughfare Setback (ft)	25
Primary Building Setbacks (ft)	
<i>Front Setback (minimum)</i>	5
<i>Front Setback (maximum) (N5)</i>	20
<i>Side Setback – corner (minimum)</i>	5
<i>Side Setback – interior (minimum) (N6)</i>	5
<i>Rear Setback (minimum)</i>	20

<i>Rear Setback from Alley Centerline (minimum)</i>	15
Accessory Building Setbacks (ft)	
<i>Accessory Structure(s) < 144 sf</i>	3
<i>Accessory Structures(s) ≥ 144 sf</i>	5
<i>Setback from Alley Right-of-Way ≥ 144 sf (minimum) (N7)</i>	5 or 20+
Minimum Driveway Length (ft) (N8)	25
Building Height (ft)	
<i>Primary Structure(s) (maximum)</i>	35
<i>Accessory Structure(s) (maximum) (N9)</i>	25
<i>Residential Finished Floor Elevation Above Sidewalk Grade (ft)</i>	1.5

DIMENSIONAL STANDARDS – NOTES	
N1	The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre. Here: 148.42 acres X 2.19 units per acre = 325 units.
N2	Reference UDO Chapter 8 Building, Site & Subdivision Lot Design Standards.
N3	Not applicable to lots utilized for accessory uses including, but not limited to: private recreation, cluster mailbox units; and game courts.
N4	The UDO Permit review process may consider alternate methods of providing lot access if the provision of an alley or rear lane is not feasible in the following priority order: shared driveway between two or more lots; one single driveway a maximum of 12 feet in width. Additional flexibility is available through the Conditional Zoning District process.
N5	Not applicable to detached dwellings with front-loaded driveways. Exceptions may be granted by the Administrator to accommodate tree preservation area, steep topographic conditions, or similar environmental features.
N6	Attached dwelling units are allowed a 0-ft side setback where the unit shares a common wall with another dwelling unit.
N7	The building may be less than 5 ft or more than 20 ft from the right-of-way to avoid haphazard parking arrangements that may be disruptive to alley access.
N8	Measured from right of way to face of garage.
N9	Accessory structures shall not exceed the height of the primary structure on the lot/property.

4. DESIGN STANDARDS

In addition to the thoughtful and creative site layout, Elliott Farm will provide distinctive architecture with notable quality and craftsmanship. The Residential building type shall meet the applicable Building, Site & Subdivision Lot Design Standards described in **Chapter 8 of the UDO**, except where modified or further restricted by the architectural standards below.

In order to promote a sustainable community, all dwelling units shall be pre-configured with conduit for future connection of a solar energy system, and all garages shall include wiring and an outlet for the future connection of electric vehicle charging equipment.

In addition to the architectural standards below, the following standards shall apply to the detached units:

- 60% of all detached units shall include a front porch with a minimum area of fifty square feet.
- A minimum of ten different floor plans shall be offered for the detached units. Each of these floor plans will offer four different elevations styles. No two adjacent lots shall be constructed with the same exterior elevation style or exterior color scheme. Adjacent lots being defined as those side by side and fronting the same street right-of-way or directly across the same street from one another.

BUILDING DESIGN STANDARDS	DETACHED UNITS	ATTACHED UNITS
Shutters or Window Trim Wrap (Front Façade Only)	R	R
Shutters or Window Trim Wrap (Side Façade with Public Right-of-Way Frontage)	R	R
At Least One (1) Window on Side Elevation (N1)	R	R
Wood/Fiber Cement Siding	P	P
Brick, Cultured or Natural Stone	P (N2)	P
Vinyl Siding – Trim Elements Only (limited to 20% of total façade area)	P	P
Decorative Brackets or Shelf Supports for Cantilever Front Elevation Accent (if applicable)	R	R

Slab on Grade Foundation	P	P
Two-car Garage Minimum	R	R
Decorative Light Fixture at Garage Doors	R	R
Glass/Windows on Garage Doors	R	R
Homeowner's Association	R	R
Roof Eaves – 8" Minimum (Front, Rear, and Side Facades)	R	R
Maximum Building Height	35'	35'
R = required P = permitted		

BUILDING DESIGN STANDARDS – NOTES	
N1	For all units located on a corner lot, all facades fronting a right-of-way shall include a minimum of three (3) windows.
N2	Brick or stone located on a portion of the front exterior elevation shall be required on 75% of all detached units.

5. OPEN SPACE AND CONSERVATION

This Rezoning will allow the existing natural features on the Property to be largely preserved and featured as amenities for the resident. Development of the Property will either meet or exceed the Open Space and Conservation standards defined in UDO Section 14, and described below.

On-Site Private Open Space. The Town requires new development projects to provide On-Site Private Open Space to serve their tenants, residents, and/or patrons. On-Site Open Space may include a combination three components: Tree Preservation, Active Recreation, and Urban Civic Space. The Property shall meet or exceed the requirements below.

ON-SITE PRIVATE OPEN SPACE	
Total Area Required (minimum)	30% (37.31 acres)
Open Space Components	
Tree Preservation Area Required (minimum)	20% (29.8 acres)
Active Recreation Area Required (minimum)	5% (7.5 acres)
Urban Civic Space Required	N/A
Flexible Space Permitted	5% (7.5 acres)

Public Park Space. The Town finds that new residential projects shall provide land and/or a cash payment to off-set their impact on the public parks system and to maintain the Town's adopted level of service for parks. New projects that contain residential dwelling units (including all subdivisions) shall dedicate public park land and/or provide a payment in lieu (subject to the limitations of Section 4.7) to the Town for the creation and development of public parks and recreation serving its residents. This Rezoning shall include a park dedication fee according to the standards of UDO Section 4.7.2.

Conservation Areas. The Town finds that conservation buffers and use restrictions are warranted along riparian corridors, designated greenways, and other critical environmental features to ensure their perpetual ecological and habitat functions. The conservation buffer standards are intended to protect natural resources (including riparian corridors and wetlands), specific watersheds, and areas along major roadway corridors and are intended to mostly remain in their natural state; where applicable, the buffers shall be enhanced with native trees and vegetation. This Rezoning shall comply with the Conservation Area requirements of UDO Section 4.8.

Landscaping and Perimeter Buffers. Common open space and amenity areas will be designed and landscaped with native and locally adapted plants, including pollinator species where appropriate. A five ft Type A buffer yard is provided at the perimeter of the Property, although a large portion of the perimeter buffer will be provided as Tree Preservation Area. A Type 'A' Modified buffer has been provided along Piney Grove-Wilbon. The density of plantings within this buffer has been increased, as shown in the typical detail on the Landscape Plan.

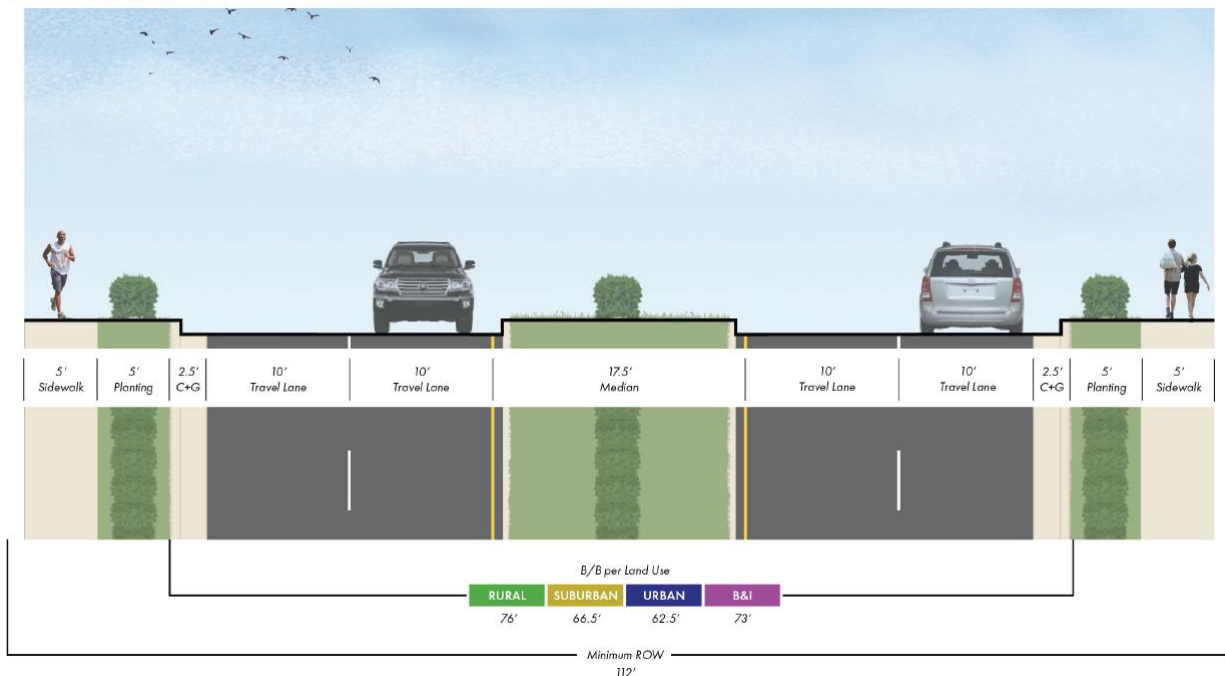
6. INFRASTRUCTURE

Transportation. Based on the Traffic Impact Analysis prepared for this Rezoning (see Elliott Farm TIA prepared by Kimley-Horn), the following improvements are recommended. These improvements, pending final coordination and subject to NCDOT and Town approval, shall be performed as part of this development.

1. Roadway Thoroughfare Widening:

- a. The project should accommodate ½ of the required roadway sections along site frontage along Piney Grove-Wilbon Road. Piney Grove-Wilbon Road is designated as a Thoroughfare (T-4A) in the Comprehensive Plan's Cross Section Map, and ½ of the required roadway shall be constructed along the site's frontage according to UDO requirements.

T-4A Minimum



2. Piney Grove-Wilbon Road at Fleming Road/North Site Driveway:

- a. Provide a northbound left-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers;
- b. Provide a southbound right-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers (this lane is assumed to be constructed as part of required frontage widening); and
- c. Construct the North Site Driveway with one ingress lane and one egress lane.

3. Piney Grove-Wilbon Road at South Site Driveway:

- a. Provide a northbound left-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers;

- b. Provide a southbound right-turn lane on Piney Grove-Wilbon Road with 50 feet of storage and appropriate tapers (this lane is assumed to be constructed as part of required frontage widening); and
- c. Construct the South Site Driveway with one ingress lane and one egress lane.

Internal Street Network. This Rezoning shall provide an internal street network that provides sufficient access and circulation for the amount of traffic expected to be generated. Internal roads shall include a variety of cross sections constructed according to the Town's Transportation Plan requirements.

Stub streets have been provided to the vacant parcel to the north where practical. A street has not been extended to the west or south because it is not practical due to environmental features, and is not a priority according to UDO Section 7.3.F.2. A stub street to the adjacent parcel to the northwest has not been provided due to the environmental features that would need to be disturbed to make this connection.

Street Trees. Street trees shall be planted along all streets in accordance with UDO Section 5.3.5.

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EXISTING CONDITIONS LEGEND

450

PROPERTY LINE

POTENTIAL JURISDICTIONAL STREAM

POTENTIAL JURISDICTIONAL DITCH LINE

EXISTING TOPOGRAPHY

30' RIPARIAN BUFFER

OVERHEAD UTILITY EASEMENT

POTENTIAL JURISDICTIONAL WETLANDS

POTENTIAL JURISDICTIONAL PONDS

NOTES

1. JURISDICTIONAL DETERMINATION UNDER REVIEW. FINAL DETERMINATION WILL BE INCLUDED WITH CONSTRUCTION DRAWINGS.

2. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT.

075150300

GRAPHIC SCALE IN FEET

NORTH

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON PUBLICLY AVAILABLE DATA TAKEN FROM WAKE COUNTY GIS. EXISTING INFORMATION IS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY OWNER OR ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C1.0

EXISTING SITE

KHA PROJECT
012826054

DATE
03/24/2023

SCALE AS SHOWN

DESIGNED BY KLV

DRAWN BY ZDT

CHECKED BY WJB

Kimley»Horn

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300 S MAIN STREET SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM

PRELIMINARY
NOT FOR CONSTRUCTION

REVISED PER TOWN COMMENT 03/24/23 KLV

REVISED PER TOWN COMMENT 02/28/23 KLV

REVISED PER TOWN COMMENT 11/11/22 KLV

REVISED PER TOWN COMMENT 09/16/22 ZDT

REVISED PER TOWN COMMENT 08/12/22 KLV

REVISIONS

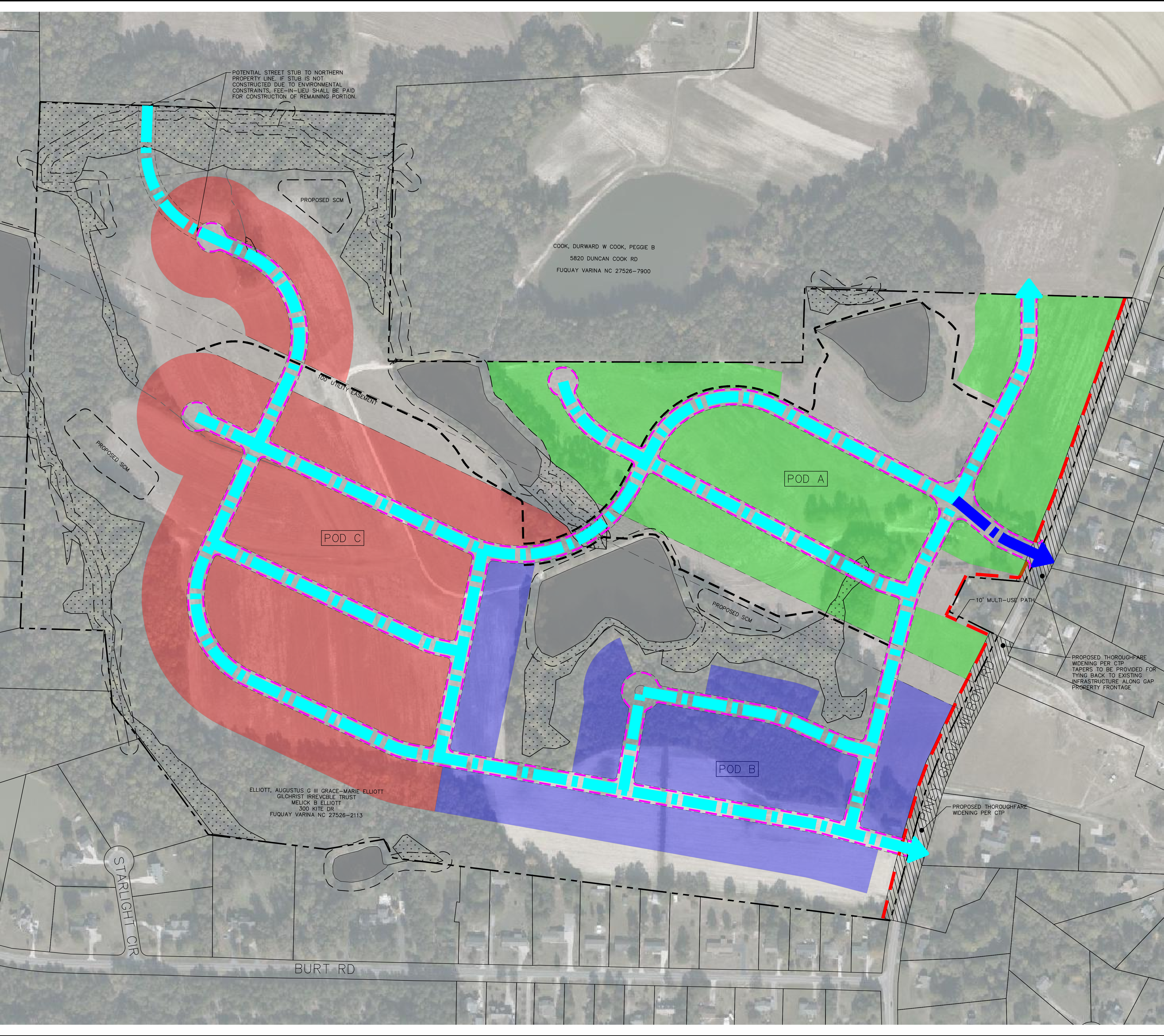
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BY

Page 55 of 165

Plotted By: Wtl, Katie Sheet Set: ELLIOTT FARM Layout: C2.0 TRANSPORTATION & MOBILITY PLAN March 24, 2023 12:16:38pm K:\RAL\LD\VA\012826054_ellottfarm\08_cad files\plansheets\C2.0 OVERALL SITE PLAN.dwg

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SITE LEGEND

	PROPERTY LINE
	10' MULTI-USE PATH
	EASEMENT LINE
	2-LANE STREET SECTION COMPLYING WITH CTP
	ENHANCED ENTRY SECTION
	SIDEWALK
	WALKING TRAIL
	POTENTIAL JURISDICTIONAL WETLANDS
	POTENTIAL JURISDICTIONAL PONDS
	PROPOSED THOROUGHFARE WIDENING PER CTP

LOT BREAKDOWN

POD "A"	DUPLEX LOTS (40' MIN. WIDTH): 10 - 30 LOTS 44' x 120'-150' LOTS: ±15 - 30 LOTS 50' x 120'-150' LOTS: ±20 - 35 LOTS 60' x 120'-150' LOTS: ±5 - 20 LOTS
POD "B"	DUPLEX LOTS (40' MIN. WIDTH): ±15 - 25 LOTS 44' x 120'-150' LOTS: ±20 - 30 LOTS 50' x 120'-150' LOTS: ±15 - 30 LOTS 60' x 120'-150' LOTS: ±15 - 30 LOTS
POD "C"	DUPLEX LOTS (40' MIN. WIDTH): N/A 44' x 120'-150' LOTS: 50 - 60 LOTS 50' x 120'-150' LOTS: ±20 - 30 LOTS 60' x 120'-150' LOTS: ±45 - 60 LOTS

SITE DATA TABLE

PARCEL NUMBER:	646469015
PARCEL ACREAGE:	149.25 ACRES
CURRENT ZONING:	RURAL RESIDENTIAL (RR)
PROPOSED ZONING:	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD)
CURRENT LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
FUTURE LAND USE MAP DESIGNATION:	MIXED RESIDENTIAL NEIGHBORHOOD
MAXIMUM HEIGHT:	35'
NUMBER OF UNITS:	325 MAXIMUM
DWELLING UNITS PER ACRE:	2.19 MAXIMUM
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFER/YARDS:	5' TYPE "A" BUFFER
REQUIRED OPEN SPACE:	FLEXIBLE AREA = 5% (7.5 ACRES) RECREATIONAL AREA = 5% (7.5 ACRES) TREE PRESERVATION = 20% (29.9 ACRES) TOTAL = 30% (44.8 ACRES)
PROVIDED OPEN SPACE:	FLEXIBLE AREA = 5-6% (7.5-9 ACRES) RECREATIONAL AREA = 5-6% (7.5-9 ACRES) TREE PRESERVATION = 20-25% (29.9-37 ACRES) TOTAL = 30-39% (44.8-58.2 ACRES)

NOTES

- WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT
- OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN
- LOCATION AND ROUTING OF WALKING TRAIL IS CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN.
- POD COUNTS CAN VARY UP TO 10% AND WILL BE FINALIZED DURING DETAILED DESIGN.
- INTERNAL STREETS WILL BE 2-LANE CROSS SECTIONS COMPLYING WITH THE CTP.

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON PUBLICLY AVAILABLE DATA TAKEN FROM WAKE COUNTY GIS. EXISTING INFORMATION IS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY OWNER OR ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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

5	REVISED PER TOWN COMMENT	03/24/23 K/LW	No.	REVISIONS	DATE	BY
4	REVISED PER TOWN COMMENT	02/28/23 K/LW				
3	REVISED PER TOWN COMMENT	11/11/22 K/LW				
2	REVISED PER TOWN COMMENT	09/16/22 ZDT				
1	REVISED PER TOWN COMMENT	08/12/22 K/LW				

CONCEPT PLAN /
TRANSPORTATION &
MOBILITY PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

NC

HOLLY SPRINGS

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
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#P-0102

KHA PROJECT
012826054

DATE
03/24/2023

SCALE AS SHOWN

DESIGNED BY
K/LW

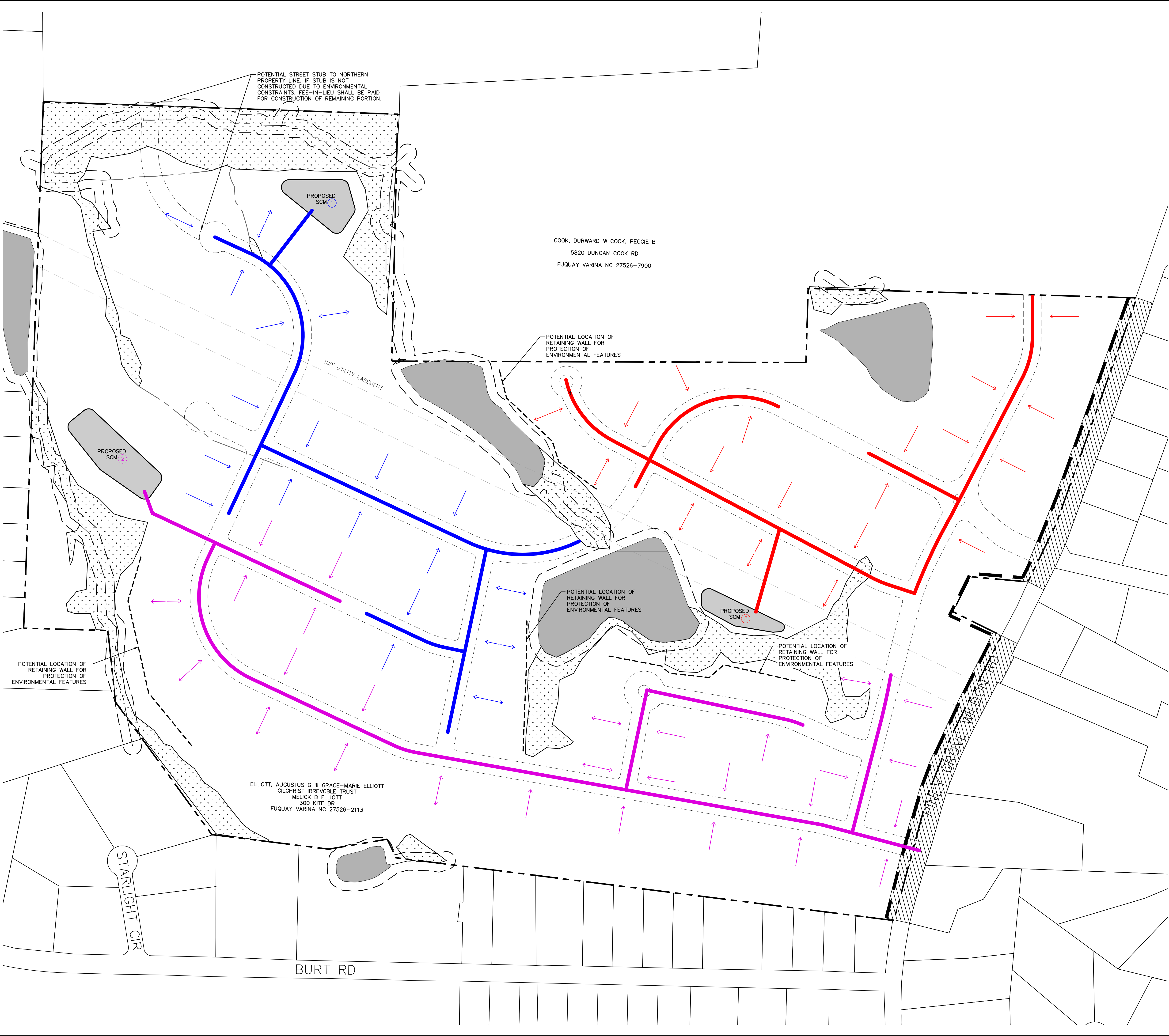
DRAWN BY
ZDT

CHECKED BY
WJB

SHEET NUMBER
C2.0

Plotted By: WIL, Katie Sheet Set: ELLIOTT FARM Layout: C4.0 OVERALL GRADING AND DRAINAGE PLAN March 24, 2023 12:10:44pm K:\REAL_LDE\A\012826054_elliottfarm\08_cad files\plansheets\C4.0 OVERALL GRADING AND DRAINAGE PLAN.dwg

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GRADING AND DRAINAGE LEGEND

---	PROPERTY LINE
—	STORM DRAINAGE 1
—	STORM DRAINAGE 2
—	STORM DRAINAGE 3
■	STORM CONTROL MANAGEMENT POND
▨	POTENTIAL JURISDICTIONAL WETLANDS
■	POTENTIAL JURISDICTIONAL PONDS
→	FLOW ARROW
- - -	POTENTIAL RETAINING WALL LOCATION

NOTES

1. FINAL WALL LOCATIONS TO BE DETERMINED DURING DETAILED DESIGN.

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON PUBLICLY AVAILABLE DATA TAKEN FROM WAKE COUNTY GIS. EXISTING INFORMATION IS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY OWNER OR ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

KHA PROJECT 012826054	DATE 03/24/2023	SCALE AS SHOWN	DESIGNED BY KLW	DRAWN BY ZDT	CHECKED BY WJB	ELLIOTT FARM PREPARED FOR TOLL BROS INC. HOLLY SPRINGS NC	SHEET NUMBER C4.0	
	OVERALL GRADING AND DRAINAGE PLAN							
	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 300 S MAIN STREET SUITE 212, HOLLY SPRINGS, NC 27540 PHONE: 919-677-2000 FAX: 919-677-2050 WWW.KIMLEY-HORN.COM #P-0102							
	PRELIMINARY NOT FOR CONSTRUCTION							
	REVISED PER TOWN COMMENT 03/24/23 KLW REVISED PER TOWN COMMENT 02/28/23 KLW REVISED PER TOWN COMMENT 11/11/22 KLW REVISED PER TOWN COMMENT 09/16/22 ZDT REVISED PER TOWN COMMENT 08/12/22 KLW							
No.						REVISIONS	DATE	BY

Plotted By: Wtl, Katie Sheet Set: ELLIOTT FARM Layout: C5.0 OPEN SPACE & PRESERVATION PLAN March 24, 2023 12:11:04pm K:\RAL\LOE\012826054_ellottfarm\08_cod_files\plansheets\C5.0 OPEN SPACE & PRESERVATION PLAN.dwg
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OPEN SPACE LEGEND

	TREE PRESERVATION AREA
	ACTIVE RECREATION AREA
	FLEXIBLE AREA
	6' WALKING TRAIL
	10' MULTI-USE PATH

SITE DATA TABLE

PARCEL NUMBER:	646469015
PARCEL ACREAGE:	149.25 ACRES
CURRENT ZONING:	RURAL RESIDENTIAL (RR)
PROPOSED ZONING:	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD)
CURRENT LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
FUTURE LAND USE MAP DESIGNATION:	MIXED RESIDENTIAL NEIGHBORHOOD
MAXIMUM HEIGHT:	35'
NUMBER OF UNITS:	325 MAXIMUM
DWELLING UNITS PER ACRE:	2.19 MAXIMUM
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFERYARDS:	5' TYPE 'A' BUFFER
REQUIRED OPEN SPACE:	FLEXIBLE AREA = 5% (7.5 ACRES) RECREATIONAL AREA = 5% (7.5 ACRES) TREE PRESERVATION = 20% (29.9 ACRES) TOTAL = 30% (44.8 ACRES)
PROVIDED OPEN SPACE:	FLEXIBLE AREA = 5.6% (7.5-9 ACRES) RECREATIONAL AREA = 5.6% (7.5-9 ACRES) TREE PRESERVATION = 20-25% (29.9-37 ACRES) TOTAL = 30-39% (44.8-58.2 ACRES)

NOTES

- WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT.
- OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN.
- LOCATION AND ROUTING OF WALKING TRAIL IS CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN.

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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
012826054	03/24/2023	AS SHOWN	KLW	ZDT	WJB

Kimley»Horn

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300 S MAIN STREET SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#-0102

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C5.0

5	REVISED PER TOWN COMMENT	03/24/23 KLW
4	REVISED PER TOWN COMMENT	02/28/23 KLW
3	REVISED PER TOWN COMMENT	11/11/22 KLW
2	REVISED PER TOWN COMMENT	09/16/22 ZDT
1	REVISED PER TOWN COMMENT	08/12/22 KLW

REVISIONS

No. DATE BY

Page 59 of 165

Plotted By: Will Kottle Sheet Set: ELLIOTT FARM Layout: L1.0 LANDSCAPE PLAN March 24, 2023 12:11:39pm K:\REAL\DEVELOPMENT\2826054-elliottfarm\08_cad_files\plansheets\L1.0 LANDSCAPE PLAN.dwg

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PINEY GROVE WILBON ROAD PLANTING SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
	23	ACER BUERGERIANUM	TRIDENT MAPLE	5 GAL
	21	LAGERSTROEMIA INDICA 'BILOXI'	BILOXI CRAPE MYRTLE	5 GAL

COOK, DURWARD W COOK, PEGGIE B
5820 DUNCAN COOK RD
FUQUAY VARINA NC 27526-7900

ELLIOTT, AUGUSTUS G III GRACE-MARIE ELLIOTT
GILCHRIST IRREVOCBLE TRUST
MELICK S ELLIOTT
300 KITE DR
FUQUAY VARINA NC 27526-2113

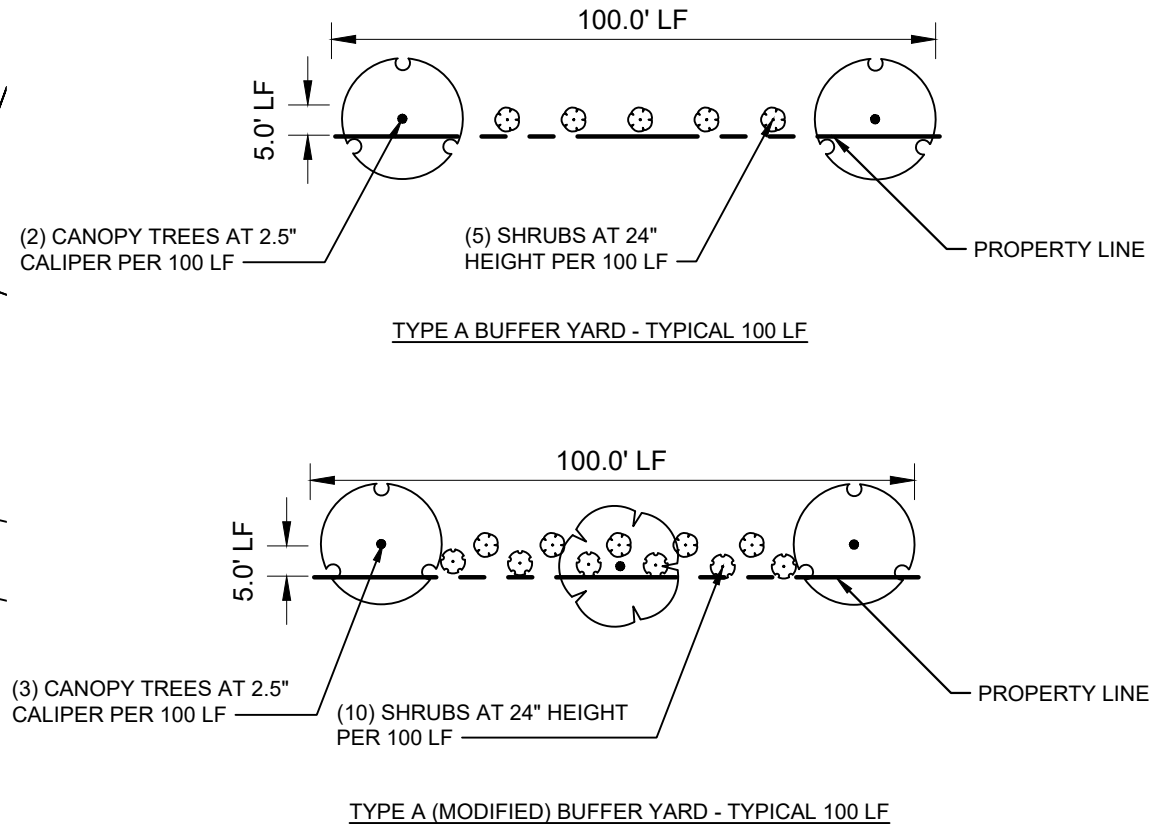
LANDSCAPE REQUIREMENTS & CALCULATIONS						
Town of Holly Springs UDO						
AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
REQUIRED OPEN SPACE	30% OF TOTAL PROJECT SITE	SEE PLANS	382,892 SF	TOTAL = 30% (44.8 ACRES)	44.8 ACRES	4.2
STREET TREES	1 TREE PER 30 LF - 45 LF	Road A	3,350 LF	MAX. - 3,350/30 = 112 TREES MIN. - 3,350/45 = 76 TREES	77 TREES	5.3.4
		Road B	5,662 LF	MAX. - 5,662/30 = 189 TREES MIN. - 5,662/45 = 126 TREES	136 TREES	5.3.4
		Road C	2,654 LF	MAX. - 2,654/30 = 89 TREES MIN. - 2,654/45 = 59 TREES	64 TREES	
		Road D	2,086 LF	MAX. - 2,086/30 = 70 TREES MIN. - 2,086/45 = 46 TREES	53 TREES	
		Road E	7,763 LF	MAX. - 7,763/30 = 259 TREES MIN. - 7,763/45 = 172 TREES	180 TREES	5.3.4
		Road F	1,166 LF	MAX. - 1,166/30 = 39 TREES MIN. - 1,166/45 = 26 TREES	26 TREES	5.3.4
		Road G	1,656 LF	MAX. - 1,656/30 = 55 TREES MIN. - 1,656/45 = 37 TREES	37 TREES	
	PINEY GROVE WILBON RD		1,880 LF	MAX. - 1,880/30 = 62 TREES MIN. - 1,880/45 = 41 TREES	45 TREES	
BUFFER TYPE A	2 DECIDUOUS TREES PER 100 LF 5 SHRUBS PER 100 LF 5' BUFFER WIDTH	SEE PLANS	9,875 LF	(9,875/100) * 2 = 198 TREES (9,875/100) * 5 = 493 SHRUBS	198 TREES 493 SHRUBS	5.3.1
BUFFER TYPE A (MODIFIED)	3 DECIDUOUS TREES PER 100 LF 10 SHRUBS PER 100 LF 5' BUFFER WIDTH	SEE PLANS	1,858 LF	(1,858/100) * 3 = 56 TREES (1,858/100) * 10 = 186 SHRUBS	56 TREES 493 SHRUBS	5.3.1

KEY

TYPE A BUFFER YARD

WETLAND

TYPE A (MODIFIED) BUFFER YARD



- NOTES
1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT

2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN

3. ALL TREES LOCATED WITHIN A SITE DISTANCE TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MIN ABOVE FINISHED GRADE TO PROVIDE CLEAR SITE LINES.

4. THIS PLAN IS INTENDED FOR LANDSCAPE INSTALLATION REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS

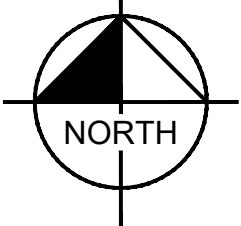
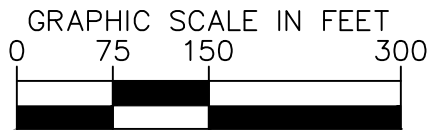
5. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

6. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.

7. EXISTING VEGETATION SHALL BE USED TO SATISFY THE TYPE A BUFFER REQUIREMENT WHENEVER POSSIBLE.

8. SEE SHEET C5.0 FOR PRELIMINARY OPEN SPACE & TREE PRESERVATION LOCATIONS AND CALCULATIONS

9. ALL STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE UDO. DEVIATION IN QUANTITY AND LOCATION DUE TO REQUIRED UTILITY SERVICES, LIGHTING, SIGHT TRIANGLES, OR ANY OTHER REQUIRED SITE ELEMENTS WILL BE DETERMINED AT SITE CONSTRUCTION DRAWING LEVEL, AND WILL BE COORDINATED WITH PLANNING STAFF IN AN EFFORT TO MEET THE INTENT OF THE UDO.



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Kimley»Horn

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REVISIONS

No.	REVISIONS	DATE	BY
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2	REVISED PER TOWN COMMENT	09/16/22 ZDT	
1	REVISED PER TOWN COMMENT	08/12/22 KLV	

PRELIMINARY

NOT FOR CONSTRUCTION

KHA PROJECT 012826054

DATE 03/24/2023

SCALE AS SHOWN

DESIGNED BY WAH

DRAWN BY WAH

CHECKED BY MRG

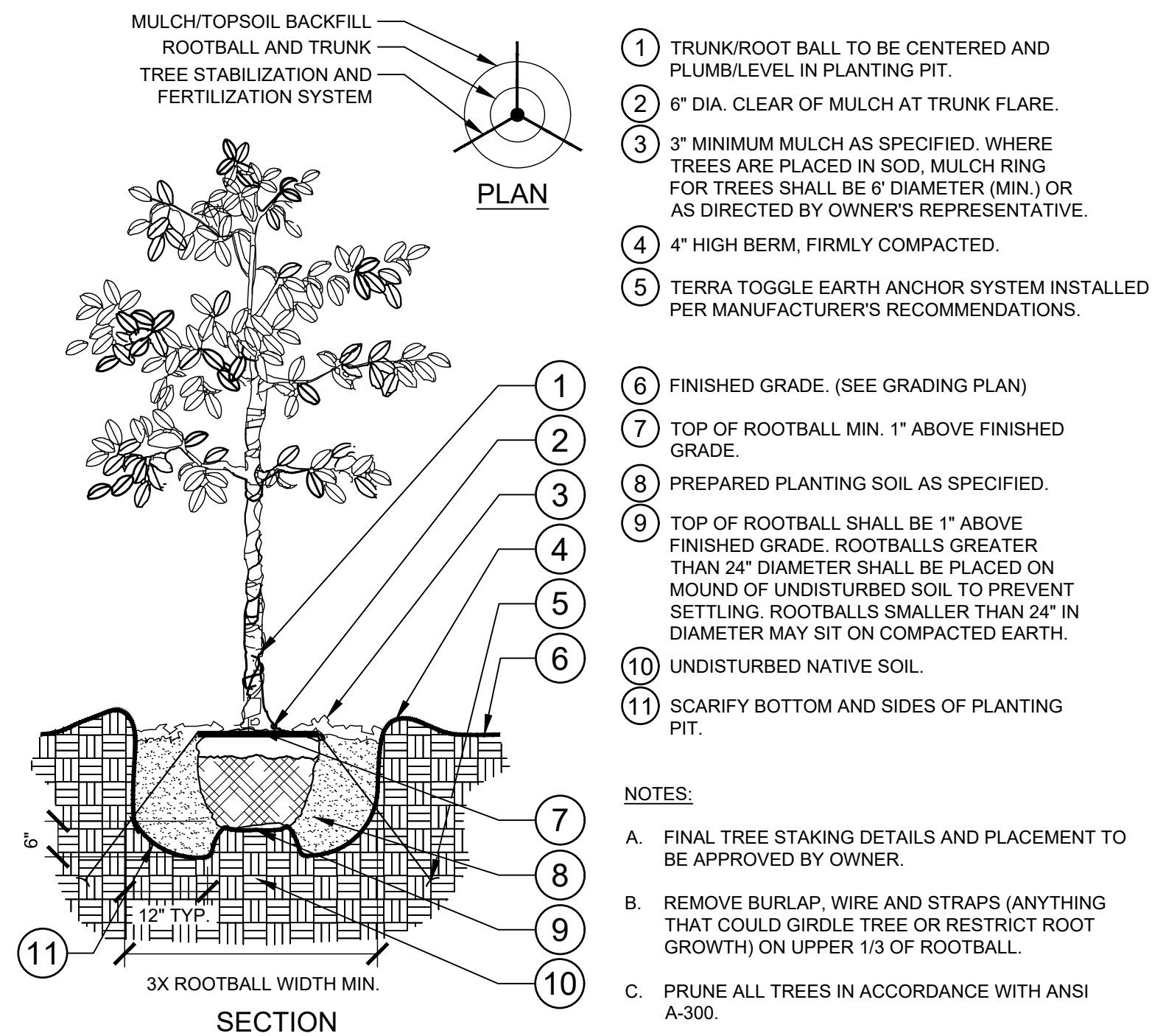
LANDSCAPE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

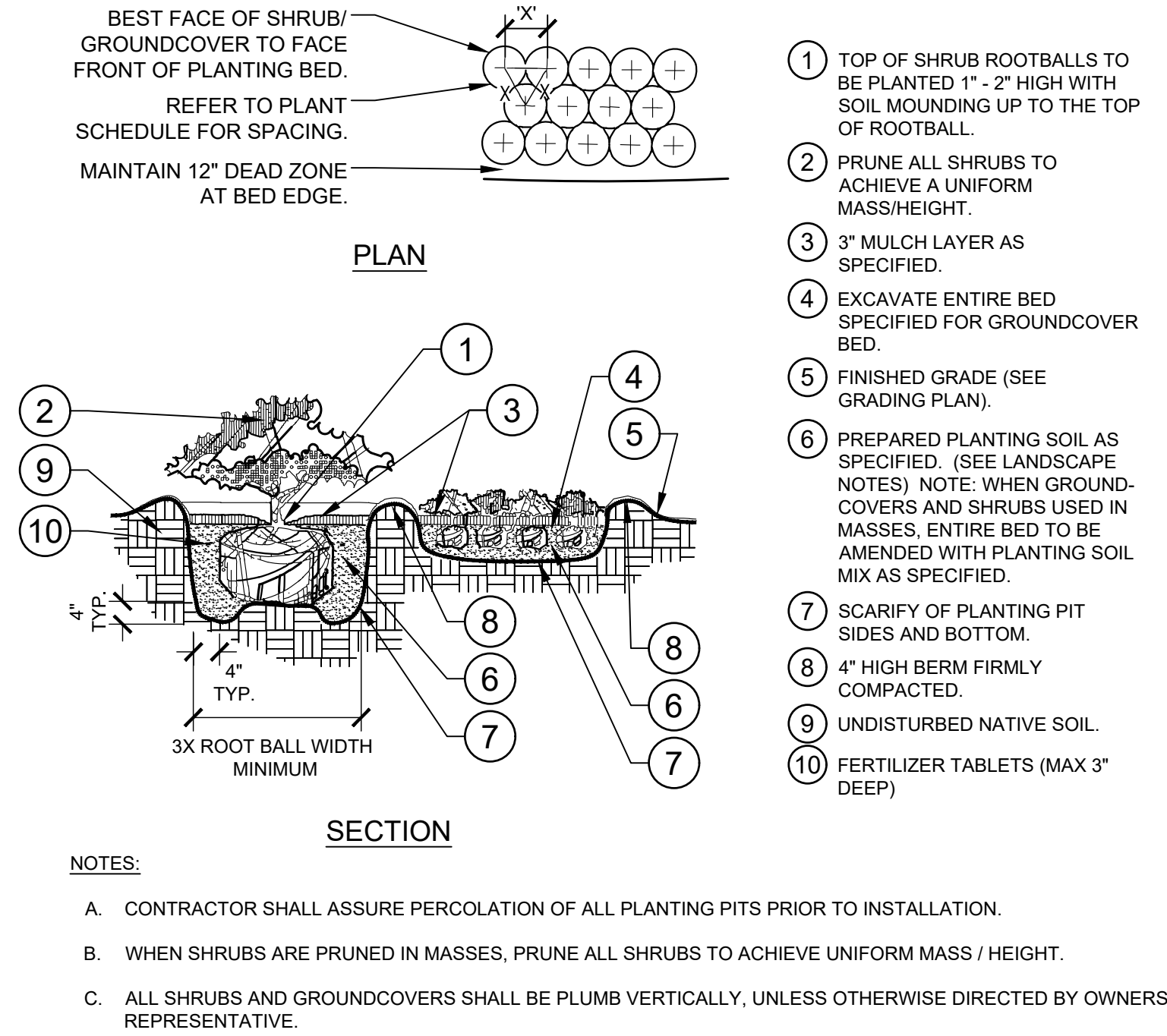
NC

SHEET NUMBER L1.0

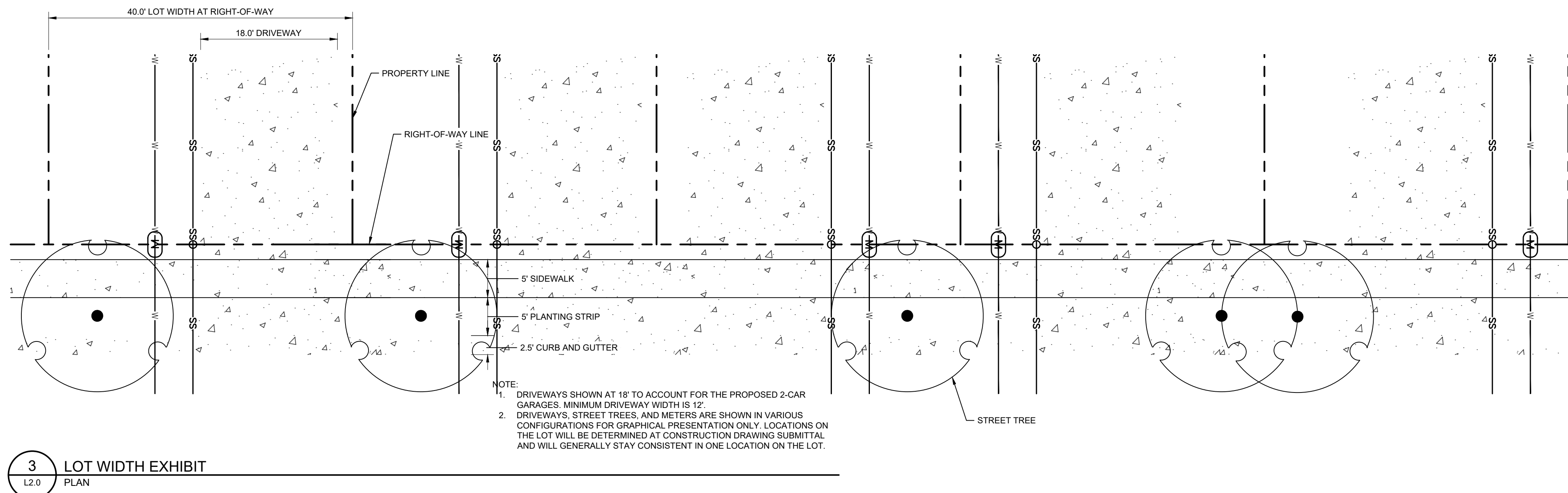
HOLLY SPRINGS



1 TREE PLANTING
L2.0 SECTION / PLAN NTS



2 SHRUB/GROUNDCOVER PLANTING
L2.0 SECTION / PLAN



3 LOT WIDTH EXHIBIT
L2.0 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 3 INCHES OF DOUBLE SHREDDED HARDWOOD DESIGNER MULCH IN DARK BROWN OR OWNER PREFERENCE.
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 THESE 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 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. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
14. 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.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. ALL SHRUB, GROUND COVER AND PERENNIAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH DOUBLE SHREDDED HARDWOOD DESIGNER MULCH IN DARK BROWN OR OWNER PREFERENCE 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.
17. 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.
18. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
21. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
22. 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.
23. 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.
24. THE CONTRACTOR SHALL INSTALL NON-WOVEN GEOTEXTILE UNDER PLANTING BED MULCH IN ALL LANDSCAPE BEDS TO PREVENT WEED GROWTH.
25. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT APPROVAL OF THE TOWN OF HOLLY SPRINGS AND THE PROJECT LANDSCAPE ARCHITECT.

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SHEET NUMBER L2.0		ELLIOTT FARM PREPARED FOR TOLL BROS INC.		HOLLY SPRINGS NC		LANDSCAPE DETAILS		KHA PROJECT 012826054		DATE 03/24/2023		SCALE AS SHOWN		DESIGNED BY WAH		DRAWN BY WAH		CHECKED BY NRG		PRELIMINARY NOT FOR CONSTRUCTION		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 300 S MAIN STREET SUITE 212, HOLLY SPRINGS, NC 27540 PHONE: 919-677-2000 FAX: 919-677-2050 WWW.KIMLEY-HORN.COM		Kimley»»Horn		5 REVISED PER TOWN COMMENT		03/24/23 KLV			
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																								No.		REVISIONS		DATE		BY	



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE

Elliott Farm 22-REZ-07

PETITIONER(S):

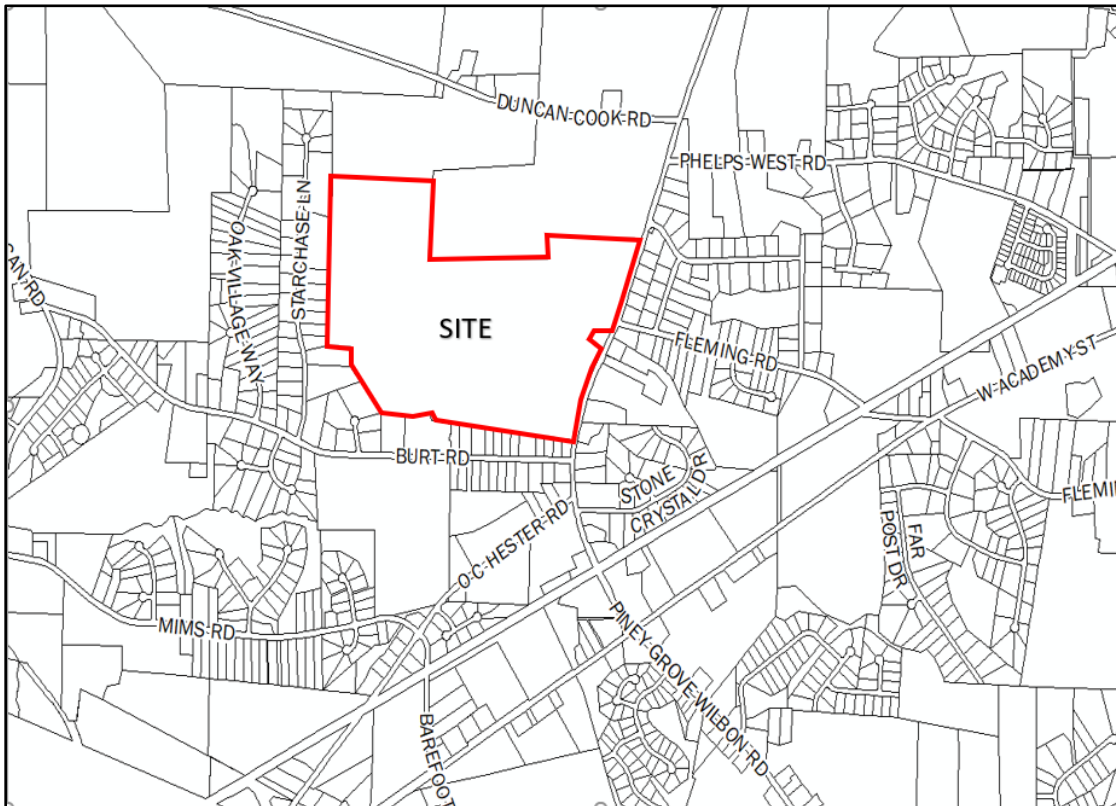
Mark Frederick
Parker, Poe, Adams & Bernstein,
LLP
301 Fayetteville St., Suite 1200
Raleigh, NC 27601

DEVELOPER(S):

Toll Brothers, Inc.
Jeff Westmoreland
900 Perimeter Park Dr., Suite B3
Morrisville, NC 27650

OWNER(S):

Augustus G Elliott III Grace-
Marie Elliott Gilchrist
Irrevocable Trust
Melick B Elliott
300 Kite Dr.
Fuquay-Varina, NC 27526

LOCATION:

☐ Within Corporate Limits of Holly Springs ☒ Within Holly Springs ETJ ☐ Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: May 23, 2023

Public Hearing and Town Council Action: June 20, 2023

STAFF CONTACTS: Cheryl Caines, Senior Planner
Catherine Jacobs, Engineering Manager

ATTACHMENTS: Petition for Zone Map Change, Statement of Zoning Compatibility, Schematic Master Plan, Design Goals Narrative, Development & Design Manual

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Augustus G Elliott III Grace-Marie Elliott Gilchrist Irrevocable Trust Melick B Elliott	0646469015	RR Rural Residential	149.3 acres ±
TOTAL			149.3 acres ±

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	RR Rural Residential	Agriculture
North	RR Rural Residential RA Residential Agriculture (Fuquay-Varina Zoning)	Agriculture
South	R-30 (Wake County Zoning)	Detached single family dwellings
East	RA Residential Agriculture (Fuquay-Varina Zoning)	Detached single family dwellings
West	R-30 (Wake County Zoning)	Detached single family dwellings

PROPERTY HISTORY

Rezoning History

Rezoning Number: 15-REZ-07

Original Zoning: Wake County

Proposed Zoning: R-30 Residential (Reassigned to RR with new UDO)

Approved by Town Council on: June 7, 2016/Effective June 17, 2016

ZONE MAP CHANGE REQUEST		
	CURRENT	PROPOSED
Zoning District	RR Rural Residential	NR-CD Neighborhood Residential Conditional Zoning District
Future Land-Use Designation	Mixed Residential Neighborhood	Mixed Residential Neighborhood

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to rezone 149.3 acres ± located at 2836 Piney Grove Wilbon Road from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.

Zone Map Change Request:

The NR Neighborhood Residential zoning district encourages the development of medium density detached and attached dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. These districts are expected to be compact in form and utilize a connected street and open space network and a variety of lot and house sizes within the block. For those neighborhoods in walking and biking distance to Commercial & Mixed-Use Districts, this district is expected to orient its highest densities towards those areas.

Conditional Zoning District (CD) information:

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development

process, while creating additional controls to ensure quality development. The proposed Conditional Zoning District (CD) proposes the following modifications to the base district standards of the UDO.

Development Standards (UDO Section 2):

	UDO Standard	Proposed Standard
Maximum Gross Density - by-right - with Conditional Zoning District	5 units/acre 8 units/ acre	2.19 units/acre (325 units)
Minimum Lot Frontage at the ROW for a Driveway - Detached Dwellings - Attached Dwellings	60 feet 60 feet	44 feet 40 feet

Permitted Uses (UDO Section 3):

Residential Uses	UDO Standard	Proposed Standard
Attached Dwelling	Permitted	Permitted
Detached Dwelling	Permitted	Permitted
Recreation Facility, Indoor Recreation Facility, Outdoor	Permitted Special Standards	Permitted in conjunction with residential development to provide recreation and amenities.

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

	UDO Standard	Proposed Standard
Solar Energy System	Allowance, but no requirement	All dwelling units shall be pre-configured with conduit for future connection of a solar energy system
Elevation Variety	No design standards	- Minimum of ten different floor plans - Each floor plan will offer four different elevations - No two adjacent lots shall be constructed with the same exterior elevation style or color scheme
Building Façade Design Standards	No design standards	60% of all detached units shall include a front porch with a minimum area of fifty square feet - See Building Design Standards Table below

BUILDING DESIGN STANDARDS		DETACHED UNITS	ATTACHED UNITS
Shutters or Window Trim Wrap (Front Façade Only)		R	R
Shutters or Window Trim Wrap (Side Façade with Public Right-of-Way Frontage)		R	R
At Least One (1) Window on Side Elevation (N1)		R	R
Wood/Fiber Cement Siding		P	P
Brick, Cultured or Natural Stone		P (N2)	P
Vinyl Siding – Trim Elements Only (limited to 20% of total façade area)		P	P
Decorative Brackets or Shelf Supports for Cantilever Front Elevation Accent (if applicable)		R	R
Slab on Grade Foundation		P	P
Two-car Garage Minimum		R	R
Decorative Light Fixture at Garage Doors		R	R
Glass/Windows on Garage Doors		R	R
Homeowner's Association		R	R
Roof Eaves – 8" Minimum (Front, Rear, and Side Facades)		R	R
Maximum Building Height		35'	35'
R = required P = permitted			

BUILDING DESIGN STANDARDS – NOTES	
N1	For all units located on a corner lot, all facades fronting a right-of-way shall include a minimum of three (3) windows.
N2	Brick or stone located on a portion of the front exterior elevation shall be required on 75% of all detached units.

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Perimeter Buffer	5 ft. Type A	5' Type A modified along Piney Grove-Wilbon Rd. with additional plantings

PLANNING & ZONING**Vision Holly Springs Section 1: Land Use & Character Plan****Growth Strategy Map:**

The property is designated as Places to Enhance. These places 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 (single-family detached), or Mixed Residential Neighborhoods with two or more home types (single dwelling attached and detached, multi-dwelling) in the same development. Infill development should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Future Land Use:

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

- Streets should provide connections to adjacent neighborhoods and development.
- New residential uses have off-street parking at the side or rear of the lot enhancing the streetscape and walkability. Smaller lots may be served by rear alleys.
- Development should be sensitive to existing natural resources.
- Very walkable, with sidewalks, bike facilities, paths and trails providing pedestrian connectivity.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.

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:

- Establish Mixed-use Activity Centers Throughout Holly Springs
- Transitions
- Increase Home & Neighborhood Choices in Holly Springs
- Increase Diversity & Affordability of Housing in Holly Springs
- More Transportation-Land Use Coordination in the Community

Specific Recommendations:

Several recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- FLU-1: Encourage Use of the Land Use & Character Plan in Everyday Decision-Making
- FLU-8: Protect Housing Affordability
- SI-4: Improve the Land Use - Transportation Connection

- SI-13: Continue to Install all Utilities Underground in New Development, and Continue to Move Existing Overhead Utilities Underground
- CC-2: Provide Attention to Building Transitions
- CC-8: Increase Walkability

Unified Development Ordinance

Conditional Zoning District (CD) (UDO 2.4.3 A)

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

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

PARKS & RECREATION

Greenways (UDO Section 7.6):

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Town's Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for the Piney Grove Wilbon Rd frontages of this proposed development. The applicant has shown that they plan to be fully compliant with this requirement and are showing the Sidepath in their Zoning Exhibits.

Public Park Space (UDO Section 4.7):

The Town's UDO requires Development projects and subdivision activities that would result in additional residential dwelling units shall provide Public Park Space or pay a fee-in-lieu of Public Park Space dedication. The applicant will not be dedicating any Public Park Space and will be required to pay a fee-in-lieu prior to issuance of a building permit for the residential portions of the development.

CIVIL IMPROVEMENTS

Potable Water:

With this development, a regional connection will be made to the existing 30" watermain located in Piney Grove Wilbon Road with a new stub proposed to the west for future connection. The proposed connection point is north of the property at Duncan Cook Road. From this connection, the proposed development will be served by a new parallel watermain proposed along Piney Grove Wilbon. The new parallel watermain will be extended across the property's frontage as well as throughout the development.

Sanitary Sewer:

With this development, a new pump station is proposed in the northwest corner of the site to serve the property. Approximately 21,150 LF of forcemain is proposed from the new pump station and along Piney Grove Wilbon to ultimately discharge into the Basal Creek Pump Station. This development will trigger and be required to complete the Phase 3 upgrades for the Basal Creek Pump Station per the study completed in 2019 by the Lowe's development.

- A Sanitary Sewer Study and Pump Station Capacity Analysis was required and approved with this project.

Transportation:**Traffic Impact Analysis:**

A Traffic Impact Analysis (TIA) was completed with this project as required by the NCDOT and the Town. Review comments were provided by the Town and NCDOT's Congestion Management. Improvements from the TIA are listed below.

- Town's UDO requires R/W dedication and thoroughfare widening across the property street frontage to meet ½ of the ultimate street cross section, including a 10' sidepath, in accordance with the CTP.
- Improvements required at the northern site driveway/Fleming Road:
 - An exclusive northbound left-turn lane on Piney Grove Wilbon Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.
 - An exclusive southbound left-turn lane on Piney Grove Wilbon Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.
 - An exclusive southbound right-turn lane on Piney Grove Wilbon Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.
 - The northern site driveway is to be constructed with one ingress and one egress lane.
 - The northern site driveway is to be a full access intersection.
- Improvements required at the southern site driveway:
 - An exclusive northbound left-turn lane on Piney Grove Wilbon Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.
 - An exclusive southbound right-turn lane on Piney Grove Wilbon Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.
 - The southern site driveway is to be constructed with one ingress and one egress lane.
 - The southern site driveway is to be right-in/ right-out/ left-over intersection.

ZONE MAP CHANGE ANALYSIS

The site is designated Mixed Residential Neighborhood District on the Future Land Use Map which is characterized by neighborhoods that include several housing types (attached and detached single-family dwellings and multi-family units. This provides residents housing options within their same community as needs change. Smaller blocks and a grid network support a well-connected community. A comprehensive and connected network of open space provides gathering space and preserves tree stands. Neighborhoods are organized around a central gathering space with smaller pocket parks distributed throughout the neighborhood. Density is highest around the central gathering place or park. Lots transition from smaller to larger transitioning to single family detached.

The site has an existing single-family home and outbuildings and has historically been used for agriculture. Existing tree areas are found on the site perimeter and near on-site ponds, wetlands, and creeks. Preservation of many of these ponds and natural areas are proposed to be incorporated into the

development. The applicant notes the conceptual layout integrates existing natural features and provides walking trails and gathering spaces as part of a creative and thoughtful design.

The proposed development is mostly per the base standards of the UDO with the exception of narrower lots with front driveways, design standards for single- and two-family dwellings, and modified buffer along Piney Grove Wilbon Road. The majority of housing type is single-family detached homes, but some duplexes are proposed in PODs A & B. These are located along the eastern half of the site with only single family in the western half. No further commitment was proposed beyond this for varying housing types or development patterns. Building architectural design features are proposed for the front and street side of all dwellings. A variety of facades will be incorporated and adjacent buildings cannot be similar in style or color scheme. Each home will also be equipped with an outlet for future connection of electric vehicle (EV) charging equipment and conduit for a solar energy system.

Street stubs are shown for properties to the north but not to the east and south. The applicant notes natural features and existing development patterns as reasons for not providing connections. Full street connection may or may not be possible, but pedestrian only connections were also not proposed. The design includes an internal pedestrian system through sidewalks along proposed streets and walking trails in the central and northern portions of the site, but no trails are proposed in the southwest portion of the site. All lots will have driveway access onto the adjacent internal streets, and some of the lots are narrower than required by the UDO. Walkability will be diminished by the number of driveways.

A large community open space with pool, outdoor courts, and club house is shown in the northeast corner of the site. Other small open spaces with more passive activities such as (reading nooks, birdwatching, community garden, shade structure) are proposed in other parts of the development. A minimum of 30% open space is required (20% tree preservation, 5% active recreation, and 5% flexible space). The flexible space is a mix of tree preservation and stormwater facilities. The active space is generally centralized away from the majority of the residents and the active recreation is the minimum required by the UDO.

The Conditional District Rezoning is intended to achieve an innovative, higher quality, and sustainable neighborhood by allowing flexibility in development standards and design requirements. The proposed Neighborhood Residential Conditional District Zoning is consistent and implements some of the characteristics of the Mixed Residential Neighborhood, such as providing multiple housing types and lot sizes, but not others. Areas of inconsistency include parking at the side or rear of the lot to enhance streetscape and walkability, walkable transportation networks, and avoiding front-facing garages or having greater setback of such garages.

One of the modified standards is to allow narrow lots with front driveway access, which does not enhance streetscape/walkability and is not aligned with the Land Use & Character Plan vision for Mixed Residential Neighborhoods. This provides some variety in lot size, but, since no alleys are proposed, each unit will have a driveway on the street frontage which will increase the number of driveways along local and collector streets – potentially impacting walkability and streetscape. It is not clear how the flexibility to allow narrower lots with driveways has created a more creative or unique design that meets the characteristics of the Mixed Residential Neighborhood.

STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

1. The Conditional District Rezoning is intended to achieve an innovative, higher quality, and sustainable neighborhood. The proposed standards for development and design guidelines are mostly per the base standards of the UDO. Does the Development and Design Manual guidelines ensure a unique or innovative design related to
 - pedestrian oriented communities

- open space design
 - lot layout and development patterns
 - building design
2. The Comprehensive Plan notes characteristics of a Mixed Residential Neighborhood including many related to walkability, parking location, street grids, connectivity, sensitivity to natural resources, and development patterns. Does the overall proposal align with the characteristics of a Mixed Residential Neighborhood?

PLANNING BOARD RECOMMENDATION

ACTION #1:

PLAN CONSISTENCY STATEMENT:

The requested zone map change from RR Rural Residential to NR Neighborhood Residential Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Mixed Residential Neighborhood. The proposed Conditional Zoning District (CD) would provide a mix of housing options within a walkable, connected neighborhood that includes a central gathering space and pocket parks dispersed throughout the community.

ACTION #2:

ZONE MAP CHANGE PETITION MOTION:

Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-07 to change the zoning of 149.3 acres of Wake County PINs #0646469015 from RR: Rural Residential to NR CD: Neighborhood Residential Conditional District as submitted by Parker Poe Adams & Bernstein LLP.



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.b.

Public Hearings

Title: Pine Springs Preparatory Academy Rezoning 23-REZ-02

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement
- Recommend the Town Council approve/deny Rezoning 23-REZ-02 from MXR-CU to MXR-CD Mixed-Use Residential Conditional Zoning District.

Explanation:

- This applicant is requesting a change from the current zoning of MXR-CU Mixed-Use Residential Conditional Use to MXR-CD Mixed-Use Residential Conditional District to allow for the expansion of the existing school building.
- The use of the property of a School (K-12) is considered to be a legal non-conforming use but would not allow for the expansion of the building as long as it is non-conforming. The use of School (K-12) is only allowable in conditional zoning districts.
- Because the development does not propose a change in use or an increase in the number of students or staff, the existing water and sewer infrastructure is adequate, and no utility studies were required.
- Because the development does not propose a change in use or an increase in the number of students or staff, the existing roadway infrastructure is adequate, and a traffic study was not required.

Background:

- Pine Springs Preparatory Academy Development Plan 16-DP-14 on January 17, 2017.
- Rosewood Centre Master Plan 03-MAS-02 was approved on May 6, 2003.
- The property was approved for rezoning by Town Council on June 21, 2016 from CB to R-MF-15 CU (Reassigned to RMX-CU with new UDO).
- The property was approved for rezoning by Town Council on October 15, 2002 from C-1 to CB.
- The property was approved for rezoning by Town Council on September 20, 1994 from WC H to C-1.

Funding Source(s):

Attachment(s):

Planning Board Meeting
May 23, 2023

1. 23REZ02__PineSprings_DesignGoalNarrative
2. 23REZ02__PineSprings_DesignManual
3. 23REZ02__PineSprings_MasterPlan
4. 23REZ02__PineSprings_Application
5. 23REZ02_PineSprings - PBStaffReport

Prepared for:



Pine Springs Preparatory Academy
220 Rosewood Centre Drive
Holly Spring, NC 27540
919.439-9448

Goals Narrative

PINE SPRINGS PREPARATORY ACADEMY

Mixed Use Residential Conditional
Zoning District (MXR-CD)
Town of Holly Springs, North Carolina

February 3, 2023 – First Review
April 14, 2023 – Second Review



Prepared by:

Andrew Petty, PE
The Curry Engineering Group, PLLC
PO Box 2018
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526
(919)552-0849

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1.0 Goals Narrative

Pine Springs Preparatory Academy (PSPA) is dedicated to improving the lives of its students by providing authentic learning experiences in a collaborative, nurturing environment that will build a foundation for students' success in school, career, and in life. At Pine Springs Preparatory Academy, we aim to inspire and educate the whole child. Our K-8th grade curriculum is a rigorous academic program where we embrace differences through our hands-on curriculum, including the Core Knowledge Sequence Framework, Singapore Math Strategies, and Pioneer Core Values. Our students learn to think critically, listen with discernment, and communicate effectively which aids them in becoming the best he or she can be, and helping them become great American citizens.

The proposal to rezone this property to a conditional district zoning is to allow the existing school to have the flexibility it needs to expand and grow as an educational institution that is able to provide learning experiences that continues to make Pine Springs a very sought after educational option to the residents of Holly Springs and the surrounding areas.

1.1 *The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character.*
The proposed rezoning will preserve the existing wooded areas and slopes in their entirety. This site was previously developed in 2017 with expansion areas built into the original design to ensure that future construction projects would be able to avoid clear cutting or disturbance to existing vegetation.

1.2 *The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns.*

The existing school is located on the last parcel of the Rosewood Business Centre and provided a 100' type C buffer along NC Highway 55. The school cannot be seen from NC Highway 55, therefore all view corridors will be retained.



- 1.3** *Development of pedestrian oriented communities; development of traditional style neighborhoods.*
The campus provides pedestrian sidewalk in a full 360 degrees around the building that lead to the sidewalk in the public right of way at Rosewood Centre Drive. This sidewalk system connects to North Main Street.
- 1.4** *Development of communities that are visually and functionally connected to one another.*
The site is located within a business center with a variety of uses. The school is visually aesthetic with the materials that were used to enhance the appeal of the business center. Functionally the school has instituted schedules for start and release times to minimize any conflicts with peak hour traffic of the surrounding businesses. Several students that attend the school walk along the pedestrian paths to the dance studio business along Rosewood Centre Drive.
- 1.5** *Protection of significant watershed areas in order to preserve water quality.*
The maximum built upon area allocated as part of the originally approved plans for PSPA will not be exceeded with the institution of stormwater control measures that will be designed to the Town of Holly Springs standards for water quality and quantity.
- 1.6** *Creativity and imagination in the process of development.*
Development on the PSPA elementary school campus will adhere to the originally approved site plan to the maximum extent practicable. Expansions of the main school building shall follow the approved site plan as it relates to location and size.
- 1.7** *Unique architecture or sustainable design.*
Varied colors, materials and massing while maintaining a fully functional floor plan were utilized to create an attractive yet functional K-5 school.
- 1.8** *Efficient, aesthetic and desirable use of open space.*
Open space on public schools is not only a requirement but a necessity. Open areas surround the existing school, parking and driveways to allow for multiple areas of recess areas as well as teaching areas. Small gardens are planted to teach students about sustainability and nutrition. Playgrounds are provided to ensure there is adequate space for students to release energy and exercise. Open fields allow for outdoor sports and classroom games.
- 1.9** *Variety in housing types and physical development patterns.*
There will be no housing within this development as the site is located within a business park however this development provides a unique use with in the park that assist in making the business park truly mixed use.
- 1.10** *Special considerations for property with a unique history or outstanding physical features.*
There are no historical or outstanding features on this site that necessitate special considerations.

END OF REPORT

Prepared for:



Pine Springs Preparatory Academy
220 Rosewood Centre Drive
Holly Spring, NC 27540
919.439-9448

Development and Design Manual

PINE SPRINGS PREPARATORY ACADEMY

Mixed Use Residential Conditional
Zoning District (MXR-CD)
Town of Holly Springs, North Carolina

February 3, 2023 – First Review

April 14, 2023 – Second Review

May 4, 2023 – Final Review



Prepared by:

5/4/2023

Andrew Petty, PE
The Curry Engineering Group, PLLC
PO Box 2018
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526
(919)552-0849

TABLE OF CONTENTS

	Page
1.0 Table of Contents	2
2.0 Vicinity Map.	3
3.0 Project Data.	4
4.0 Development Standards.	5
5.0 Architectural Standards	6
6.0 Parking and Loading	7
7.0 Signs.	7
8.0 Landscaping	7
9.0 Natural Resources and Environment Data	7
10.0 Stormwater Management	7
11.0 Public Facilities	7



2.0 Vicinity Map



Figure 1 - Vicinity Map – Courtesy of Wake County iMaps 2023

3.0 Project Data

3.1 Project Name: Pine Springs Preparatory Academy

3.2 Owner/Developer: Pine Springs Foundation, LLC
220 Rosewood Centre Drive
Holly Springs, NC 27540
(919) 439-9448

3.3 Property Information:

PIN: 0740-81-2940
REID: 0316624
DB / PG: 017708 / 2590
BM / PG: 2017 / 833
Area: 8.71 acres

3.4 Current and Proposed Zoning of the Property:

Current Zoning: Mixed Use Residential (MXR)
Proposed Zoning: Mixed Use Residential Conditional
Zoning District (MXR-CD)

3.5 Current and Proposed Land Uses:

Current: School (K-12)
Proposed: School (K-12)

3.6 Prepared By: The Curry Engineering Group, PLLC
205 S Fuquay Avenue
Fuquay-Varina, NC 27526
(919) 552-0849

3.7 Designated Single Point of Contact: Andrew Petty, PE
The Curry Engineering Group, PLLC

4.0 Development Standards

The Town of Holly Springs UDO allows a mixture of uses in the Conditional Zoning Districts however this rezoning will only permit the following uses on this property:

Residential Use District
School (K-12)
Accessory Uses

The school is operated as a member of the business district and the community for over 4 years. The school intends to remain a good steward in the community for the foreseeable future.

4.1 Maximum Building Coverage Area

Maximum building footprint must not exceed 10,000 sf per acre.

4.2 Maximum Height of the Buildings

Primary Structures – 55 feet
Accessory Structures – 20 feet

4.3 Minimum Principal Building Setbacks

Front Yard (Rosewood Centre Drive) – 30 feet
Front Yard (NC 55 By-Pass) – 100 feet
Side Yard – 30 feet
Rear Yard – 30 feet

Accessory uses shall adhere to the building setback set forth in the Town of Holly Springs UDO

4.4 Perimeter Buffers

The subject property shall provide adequate perimeter buffering to screen the site from surrounding uses.

Buffer along NC 55 By-Pass – 100' Type C Buffer
Buffer along Rosewood Centre Drive – 30' Type B Buffer
Buffer along Property 0740605700 – 30' Type B Buffer
Buffer along Property 0740827439 – 30' Type B Buffer
Buffer along Property 0740817938 – 30' Type B Buffer
Buffer along Property 0740814622 – 30' Type B Buffer

No buffer shall be required along internal streets.

No buffer shall be provided in utility or storm drainage easements.

Any disturbed areas of a buffer area shall be replanted to meet the standards of a Type B buffer as shown on the landscape plans.

4.5 Open Space & Tree Preservation Summary

Minimum open space shall be 15% of the total property area with 10% being tree preservation area and 5% being active open space. Active open space areas shall be open play fields, play grounds, visiting seating, or other exterior gathering areas intended for communal use by the school.

Minimum Open Space Required = 1.31 acres (15%)
Total Open Space Provided = 2.20 acres (25%)

Active Open Space Required = 0.45 acres (5%)
Active Open Space Provided = 1.15 acres (13%)

Tree Preservation Required = 0.87 acres (10%)
Tree Preservation provided = 1.05 acres (12%)

No additional clear cutting of the site shall be permitted. Existing woods and large diameter trees (defined as trees equal to or greater than 24 inches DBH) shall be retained to the maximum extent feasible. Any large diameter trees that are removed shall be replaced with minimum 2.5" caliper trees at a rate of 1 tree per 2 inches DBH of any tree removed.

4.6 Life Safety

All portions of the building shall be accessible by means of emergency vehicles by way of a minimum 20' wide all weather surface. As part of this rezoning the existing gravel fire lane surrounding the building shall be paved with asphalt or concrete capable of supporting a fire truck apparatus.

5.0 Architectural Standards

All new construction will provide building standards that are compliant with UDO Section 8. Any proposed building additions shall match the existing building in terms of colors, materials and appearance.

6.0 Parking and Loading

Existing parking areas with exceptions granted will remain as previously approved and are not subject to new UDO guidelines.

Carpool queueing lengths shall meet the standards set forth by North Carolina Department of Transportation (NCDOT).

7.0 Signs

New or proposed signage for this project shall comply with UDO Section 9. Existing signage located on the site or the building is not subject to new UDO guidelines.

8.0 Landscaping

All new development for this project shall comply with UDO Section 5 for landscaping. Existing buildings and parking areas are not subject to new UDO guidelines.

9.0 Natural Resource and Environmental Data

- 9.1** The site drains to Little Branch within the Cape River Basin. The stream index classification is #18-7-6-1-1 and is designated as "C". Per original design plans for Pine Springs Preparatory Academy prepared by Horvath & Associates, dated 3-10-2017 and signed by the Town of Holly Springs 3-22-2017 there are no streams or wetlands present on the subject property.

10.0 Stormwater Management

Stormwater control measures, if triggered, shall comply with Town of Holly Springs Requirements and Regulations.

11.0 Public Facilities

Any proposed public infrastructure shall be constructed to Town of Holly Springs standards and specifications. Public infrastructure shall be constructed inside dedicated public right of ways or easements and recorded with the Wake County Register of Deeds.

END OF REPORT

PINE SPRINGS PREPARATORY ACADEMY

TOWN OF HOLLY SPRINGS WAKE COUNTY, NORTH CAROLINA MASTER PLAN REVIEW TOWN OF HOLLY SPRINGS PROJECT # 23-REZ-02 / PLRZ202300026

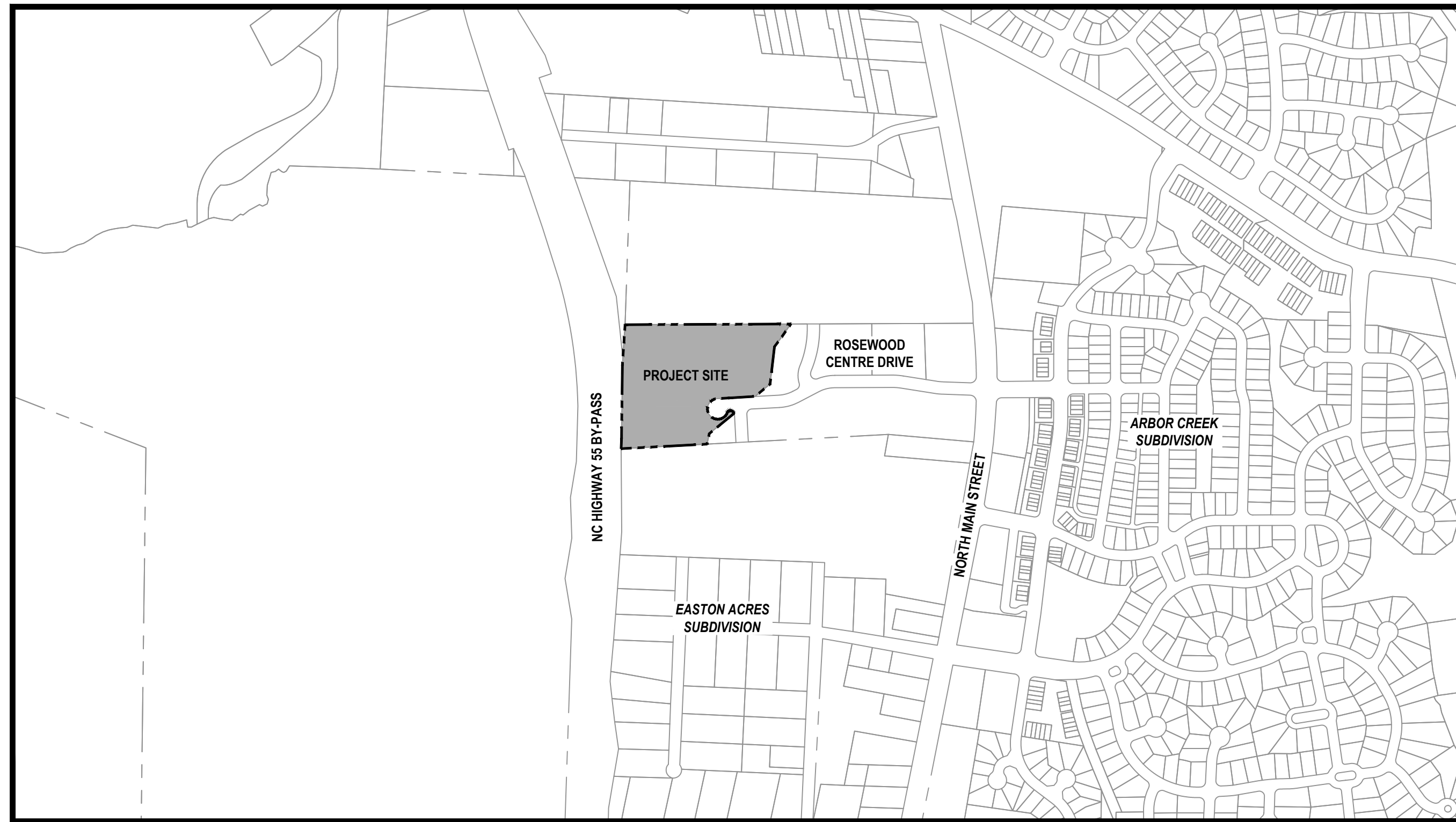
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2nd SUBMITTAL TO TOWN OF HOLLY SPRINGS: APRIL 14, 2023
FINAL SUBMITTAL TO TOWN OF HOLLY SPRINGS: MAY 4, 2023

DRAWING INDEX

- | | |
|-------|--------------------------|
| C-0.0 | COVER SHEET |
| C-1.0 | EXISTING CONDITIONS PLAN |
| C-2.0 | OVERALL CONCEPT PLAN |
| C-2.1 | OPEN SPACE PLAN |
| C-2.2 | TRANSPORTATION PLAN |
| C-3.0 | OVERALL UTILITY PLAN |
| C-4.0 | OVERALL GRADING PLAN |
| L-1.0 | OVERALL LANDSCAPE PLAN |

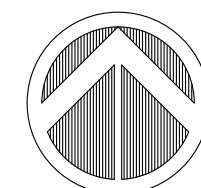
SITE INFORMATION

GENERAL INFORMATION	
LOCATION:	220 ROSEWOOD CENTRE DRIVE
COUNTY:	WAKE
PARENT PIN:	0740-81-2940
DEED REFERENCE:	DB: 017708, PG: 2590
PROPERTY BOUNDARY:	8.70 AC
TOWNSHIP:	HOLLY SPRINGS
EXISTING ZONING:	MIXED USE RESIDENTIAL (MXR)
PROPOSED ZONING:	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)
CURRENT USE:	SCHOOL (K-12)
PROPOSED USE:	SCHOOL (K-12)
BUILDING SETBACKS:	
FRONT YARD (ROSEWOOD):	30'
FRONT YARD (NC 55 BY-PASS):	100'
SIDE YARD:	30'
REAR YARD:	30'
MAX BUILDING HEIGHT:	55'
PERIMETER BUFFERS:	
NC 55 BY-PASS:	100' TYPE C BUFFER
ROSEWOOD CENTRE DRIVE:	30' TYPE B BUFFER
ALL OTHER PROPERTY LINES:	30' TYPE B BUFFER
OPEN SPACE & TREE PRESERVATION:	
MINIMUM OPEN SPACE REQUIRED:	1.31 AC (15%)
MINIMUM OPEN SPACE PROVIDED:	2.20 AC (25%)
ACTIVE OPEN SPACE REQUIRED:	0.45 AC (5%)
ACTIVE OPEN SPACE PROVIDED:	1.15 AC (13%)
TREE PRESERVATION REQUIRED:	0.87 AC (10%)
TREE PRESERVATION PROVIDED:	1.05 AC (12%)



VICINITY MAP

SCALE: 1" = 500'



Developer:

Pine Springs Academy
220 Rosewood Center Drive, Suite 200
Holly Springs, NC 27540
919.439.9448 (m)
Contact: Bruce Friend
bfriend@pinespringsprep.org

Land Owner:

Pine Springs Foundation, LLC
220 Rosewood Center Drive, Suite 200
Holly Springs, NC 27540
919.439.9448 (m)
Contact: Bruce Friend
bfriend@pinespringsprep.org

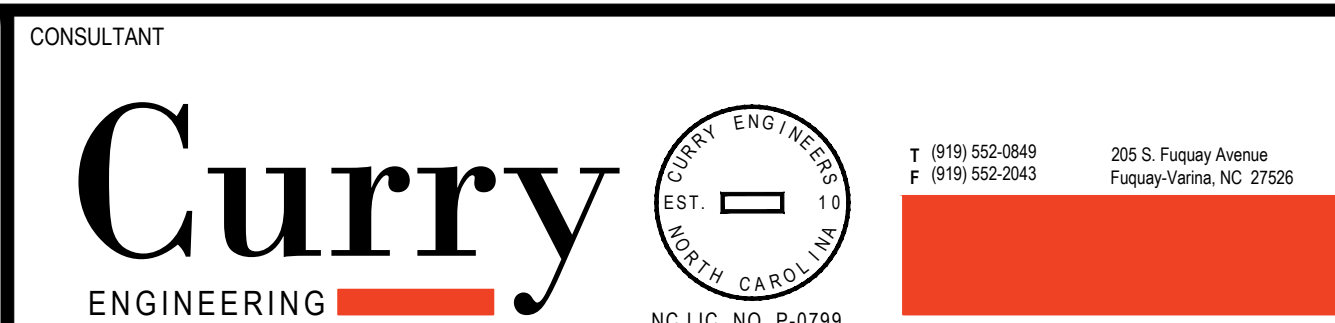
Architect:

Insight Architects, PA
1307 W. Morehead Street, Suite 108
Charlotte, NC 28208
704.344.0445 (o)
Contact: Vince Ciccarelli, AIA
vciccarelli@insightarch.com

Civil Engineering:

The Curry Engineering Group, PLLC
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
Contact: Andy Petty, PE
andy@curryeng.com

REVISIONS	
STATUS	
ISSUED FOR REVIEW	
DATE: JANUARY 10, 2023	HORZ. SCALE:
FILE NO. 2022-044	ORIG. SHEET SIZE: 24 x 36



CLIENT

PINE SPRINGS PREPARATORY ACADEMY

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

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0740-81-2940
REID: 0316624
ZONING: MXR
DEED BOOK: 17708
PAGE: 2590

CONDITIONAL DISTRICT MASTER PLAN PINE SPRINGS PREPARATORY ACADEMY COVER SHEET

C-0.0

1. THE PURPOSE OF THIS DRAWING IS TO REPRESENT THE CURRENT CONDITIONS OF THE PROPERTY AS IT EXISTS TODAY. THE DRAWING IS COMPRISED OF EXISTING CONDITIONS SURVEY FROM ORIGINAL SCHOOL CONSTRUCTION, DESIGN PLANS FOR ELEMENTARY SCHOOL & DESIGN PLANS FOR MODULAR CLASSROOMS. THIS PLAN SHALL NOT BE USED AS AN EXISTING CONDITIONS SURVEY FOR CONSTRUCTION.
2. PROPERTY BOUNDARY SHOWN PER EXISTING SURVEY DRAWINGS.
3. LANDSCAPING INSTALLED AS PART OF THE ORIGINAL SCHOOL CONSTRUCTION NOT SHOWN FOR CLARITY PURPOSES.

GENERAL INFORMATION:

LOCATION:	220 ROSEWOOD CENTRE DRIVE
COUNTY:	WAKE
PARENT PIN:	0740-81-2940
DEED REFERENCE:	DB: 017708, PG: 2590
PROPERTY BOUNDARY:	8.70 AC
TOWNSHIP:	HOLLY SPRINGS
EXISTING ZONING:	MIXED USE RESIDENTIAL (MXR)
PROPOSED ZONING:	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)
CURRENT USE:	SCHOOL (K-12)
PROPOSED USE:	SCHOOL (K-12)

BUILDING SETBACKS:

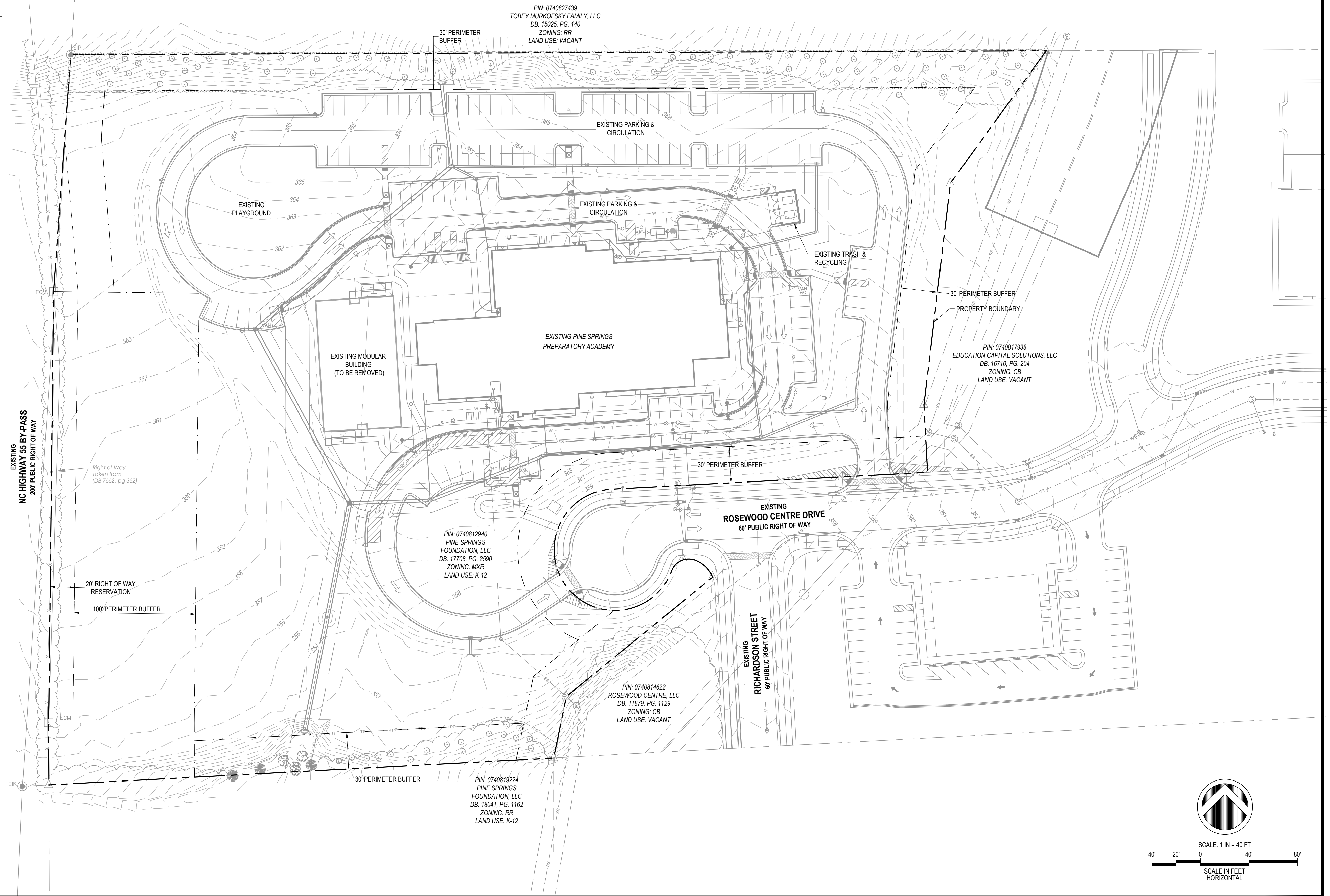
FRONT YARD (ROSEWOOD):	30'
FRONT YARD (NC 55 BY-PASS):	100'
SIDE YARD:	30'
REAR YARD:	30'
MAX BUILDING HEIGHT:	55'

PERIMETER BUFFERS:

NC 55 BY-PASS:	100' TYPE C BUFFER
ROSEWOOD CENTRE DRIVE:	30' TYPE B BUFFER
ALL OTHER PROPERTY LINES:	30' TYPE B BUFFER

OPEN SPACE & TREE PRESERVATION:

MINIMUM OPEN SPACE REQUIRED:	1.31 AC (15%)
MINIMUM OPEN SPACE PROVIDED:	2.20 AC (25%)
ACTIVE OPEN SPACE REQUIRED:	0.45 AC (5%)
ACTIVE OPEN SPACE PROVIDED:	1.15 AC (13%)
TREE PRESERVATION REQUIRED:	0.87 AC (10%)
TREE PRESERVATION PROVIDED:	1.05 AC (12%)



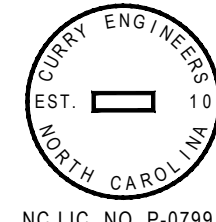
REVISIONS					
STATUS					
<i>ISSUED FOR REVIEW</i>					
DATE: JANUARY 10, 2023			HORIZ SCALE:		
FILE NO. 2022-044			ORIG. SHEET SIZE: 24 x 36		

PROFESSIONAL'S SEAL



05/04/2023

Curry
ENGINEERING



T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

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



OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0740-81-2940
REID: 0316624
ZONING: MXR
DEED BOOK: 17708
PAGE: 2590

CONDITIONAL DISTRICT MASTER PLAN
PINE SPRINGS PREPARATORY ACADEMY
EXISTING CONDITIONS PLAN

-1.0

1.	THE DRAWING IS COMPRISED OF EXISTING CONDITIONS SURVEY FROM ORIGINAL SCHOOL CONSTRUCTION, DESIGN PLANS FOR ELEMENTARY SCHOOL & DESIGN PLANS FOR MODULAR CLASSROOMS. THIS PLAN SHALL NOT BE USED AS AN EXISTING CONDITIONS SURVEY FOR CONSTRUCTION.
2.	PROPERTY BOUNDARY SHOWN PER EXISTING SURVEY DRAWINGS.
3.	AREAS IDENTIFIED ON THIS CONCEPT PLAN MATCH SITE PLAN DRAWINGS FOR ORIGINAL SITE PLAN OF PINE SPRINGS PREPARATORY ACADEMY AS APPROVED BY THE TOWN OF HOLLY SPRINGS.

GENERAL INFORMATION:

LOCATION:	220 ROSEWOOD CENTRE DRIVE
COUNTY:	WAKE
PARENT PIN:	0740-81-2940
DEED REFERENCE:	DB: 017708, PG: 2590
PROPERTY BOUNDARY:	8.70 AC
TOWNSHIP:	HOLLY SPRINGS
EXISTING ZONING:	MIXED USE RESIDENTIAL (MXR)
PROPOSED ZONING:	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)
CURRENT USE:	SCHOOL (K-12)
PROPOSED USE:	SCHOOL (K-12)

BUILDING SETBACKS:

FRONT YARD (ROSEWOOD):	30'
FRONT YARD (NC 55 BY-PASS):	100'
SIDE YARD:	30'
REAR YARD:	30'
MAX BUILDING HEIGHT:	55'

PERIMETER BUFFERS:

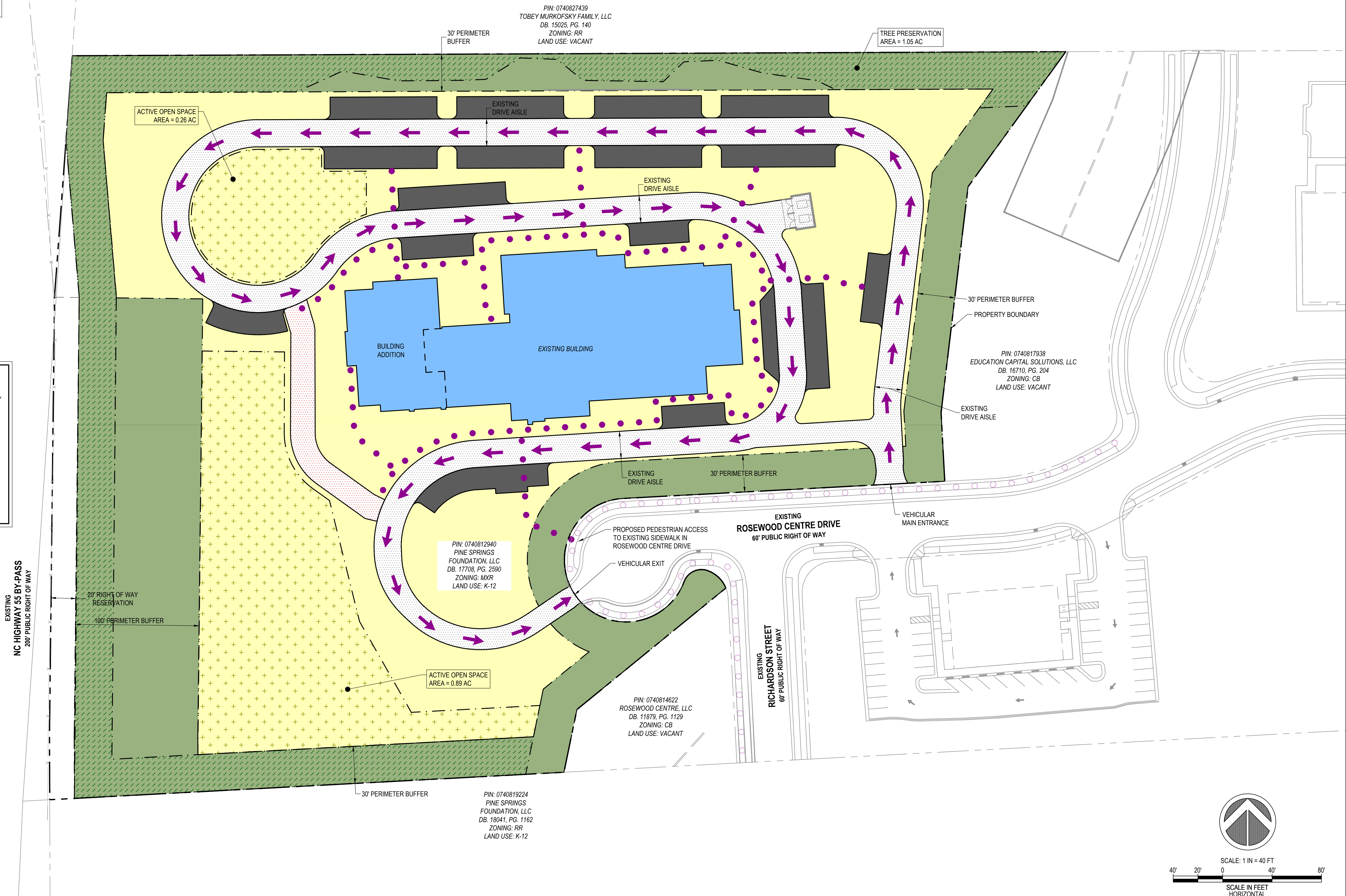
NC 55 BY-PASS:	100' TYPE C BUFFER
ROSEWOOD CENTRE DRIVE:	30' TYPE B BUFFER
ALL OTHER PROPERTY LINES:	30' TYPE B BUFFER

OPEN SPACE & TREE PRESERVATION:

MINIMUM OPEN SPACE REQUIRED:	1.31 AC (15%)
MINIMUM OPEN SPACE PROVIDED:	2.20 AC (25%)
ACTIVE OPEN SPACE REQUIRED:	0.45 AC (5%)
ACTIVE OPEN SPACE PROVIDED:	1.15 AC (13%)
TREE PRESERVATION REQUIRED:	0.87 AC (10%)
TREE PRESERVATION PROVIDED:	1.05 AC (12%)

Legend:

- PROPERTY BOUNDARY
- PERIMETER BUFFER
- TREE PRESERVATION AREA
- OPEN AREAS
- ACTIVE OPEN SPACE
- VEHICULAR TRAVEL WAY
- PEDESTRIAN TRAVEL WAY
- EXISTING PEDESTRIAN TRAVEL WAY
- BUILDING AREA
- PARKING AREAS
- DRIVE AISLES
- FIRE LANE



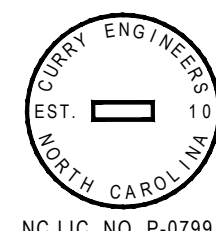
REVISIONS			
STATUS			
<i>ISSUED FOR REVIEW</i>			
DATE: JANUARY 10, 2023		HORIZ SCALE:	
FILE NO. 2022-044		ORIG. SHEET SIZE: 24 x 36	

PROFESSIONAL'S SEAL



05/04/2023

Curry
ENGINEERING



T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

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



OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0740-81-2940
REID: 0316624
ZONING: MXR
DEED BOOK: 17708
PAGE: 2590

CONDITIONAL DISTRICT MASTER PLAN
PINE SPRINGS PREPARATORY ACADEMY
OVERALL CONCEPT PLAN

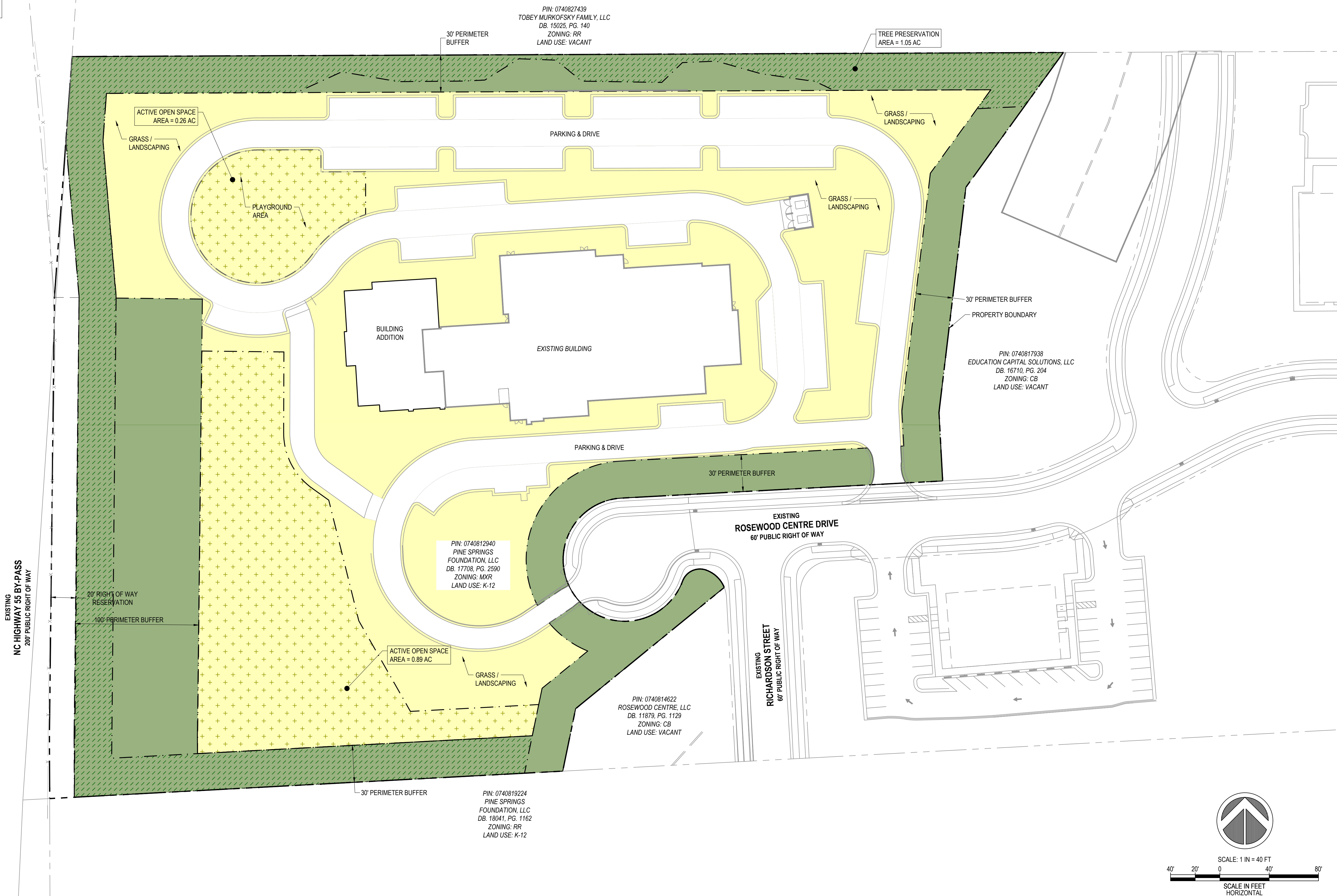
C-2.0

1.	THE DRAWING IS COMPRISED OF EXISTING CONDITIONS SURVEY FROM ORIGINAL SCHOOL CONSTRUCTION, DESIGN PLANS FOR ELEMENTARY SCHOOL & DESIGN PLANS FOR MODULAR CLASSROOMS. THIS PLAN SHALL NOT BE USED AS AN EXISTING CONDITIONS SURVEY FOR CONSTRUCTION.
2.	PROPERTY BOUNDARY SHOWN PER EXISTING SURVEY DRAWINGS.
3.	AREAS IDENTIFIED ON THIS CONCEPT PLAN MATCH SITE PLAN DRAWINGS FOR ORIGINAL SITE PLAN OF PINE SPRINGS PREPARATORY ACADEMY AS APPROVED BY THE TOWN OF HOLLY SPRINGS.

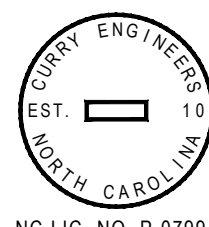
<u>GENERAL INFORMATION:</u>	
LOCATION:	220 ROSEWOOD CENTRE DRIVE
COUNTY:	WAKE
PARENT PIN:	0740-81-2940
DEED REFERENCE:	DB: 017708, PG: 2590
PROPERTY BOUNDARY:	8.70 AC
TOWNSHIP:	HOLLY SPRINGS
EXISTING ZONING:	MIXED USE RESIDENTIAL (MXR)
PROPOSED ZONING:	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)
CURRENT USE:	SCHOOL (K-12)
PROPOSED USE:	SCHOOL (K-12)
<u>BUILDING SETBACKS:</u>	
FRONT YARD (ROSEWOOD):	30'
FRONT YARD (NC 55 BY-PASS):	100'
SIDE YARD:	30'
REAR YARD:	30'
MAX BUILDING HEIGHT:	55'
<u>PERIMETER BUFFERS:</u>	
NC 55 BY-PASS:	100' TYPE C BUFFER
ROSEWOOD CENTRE DRIVE:	30' TYPE B BUFFER
ALL OTHER PROPERTY LINES:	30' TYPE B BUFFER
<u>OPEN SPACE & TREE PRESERVATION:</u>	
MINIMUM OPEN SPACE REQUIRED:	1.31 AC (15%)
MINIMUM OPEN SPACE PROVIDED:	2.20 AC (25%)
ACTIVE OPEN SPACE REQUIRED:	0.45 AC (5%)
ACTIVE OPEN SPACE PROVIDED:	1.15 AC (13%)
TREE PRESERVATION REQUIRED:	0.87 AC (10%)
TREE PRESERVATION PROVIDED:	1.05 AC (12%)

The diagram illustrates the five landscape design zones, each with a specific color and pattern:

- PROPERTY BOUNDARY:** Represented by a dashed line.
- PERIMETER BUFFER:** Represented by a solid green rectangle.
- TREE PRESERVATION AREA:** Represented by a green rectangle with diagonal hatching.
- OPEN AREAS:** Represented by a solid yellow rectangle.
- ACTIVE OPEN SPACE:** Represented by a yellow rectangle with a pattern of small black crosses.

[illegible]

Curry
ENGINEERING 



T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 2752

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



OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0740-81-2940
REID: 0316624
ZONING: MXR
DEED BOOK: 17708
PAGE: 2590

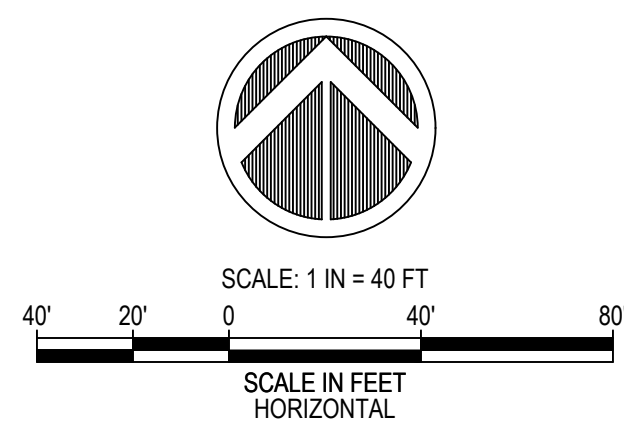
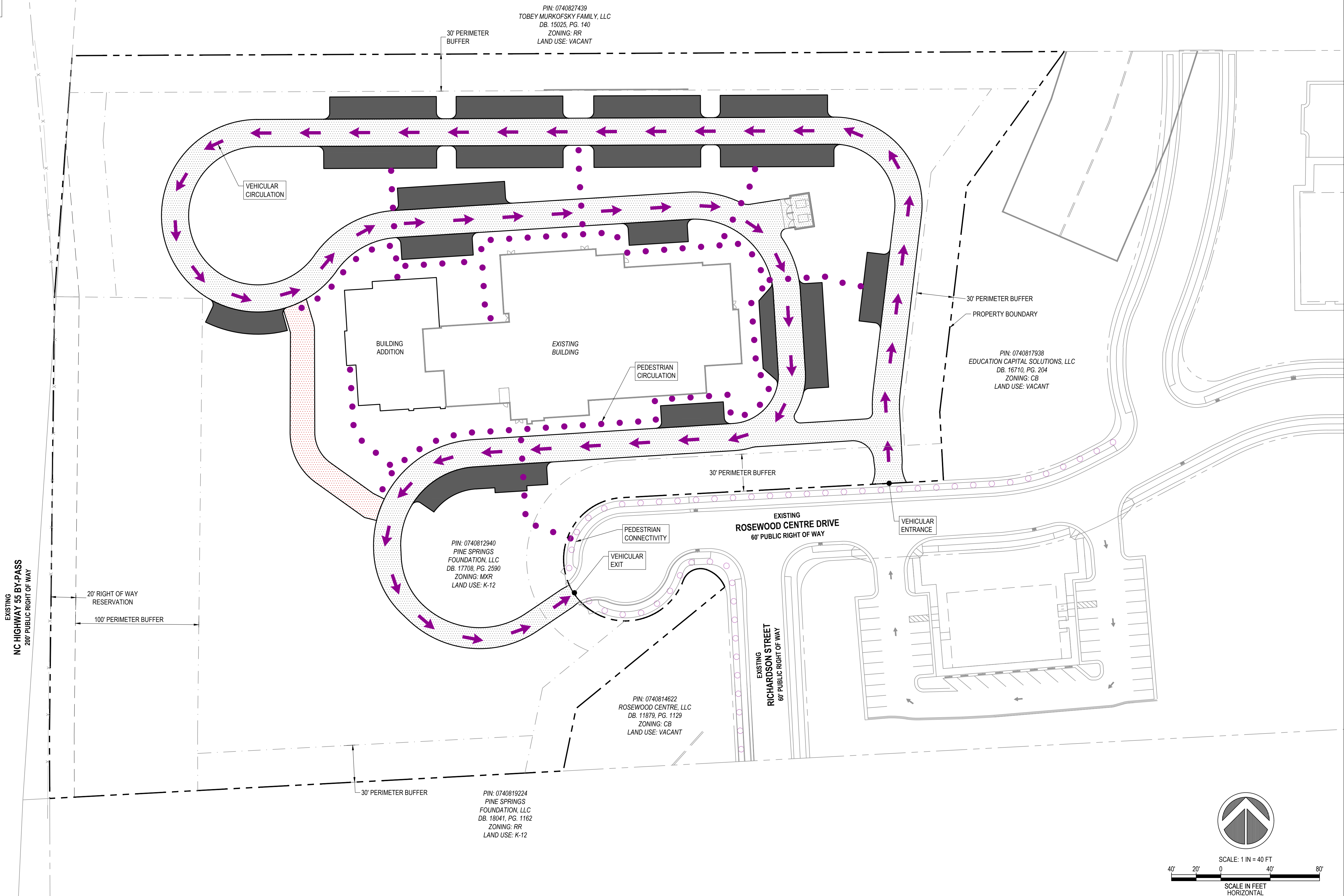
CONDITIONAL DISTRICT MASTER PLAN
PINE SPRINGS PREPARATORY ACADEMY
OPEN SPACE PLAN

C-2.1

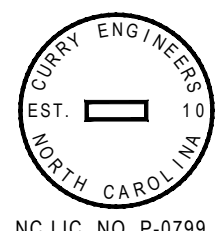
1. THE DRAWING IS COMPRISED OF EXISTING CONDITIONS SURVEY FROM ORIGINAL SCHOOL CONSTRUCTION, DESIGN PLANS FOR ELEMENTARY SCHOOL & DESIGN PLANS FOR MODULAR CLASSROOMS. THIS PLAN SHALL NOT BE USED AS AN EXISTING CONDITIONS SURVEY FOR CONSTRUCTION.
2. PROPERTY BOUNDARY SHOWN PER EXISTING SURVEY DRAWINGS.
3. AREAS IDENTIFIED ON THIS CONCEPT PLAN MATCH SITE PLAN DRAWINGS FOR ORIGINAL SITE PLAN OF PINE SPRINGS PREPARATORY ACADEMY AS APPROVED BY THE TOWN OF HOLLY SPRINGS.

<u>GENERAL INFORMATION:</u>	
LOCATION:	220 ROSEWOOD CENTRE DRIVE
COUNTY:	WAKE
PARENT PIN:	0740-81-2940
DEED REFERENCE:	DB: 017708, PG: 2590
PROPERTY BOUNDARY:	8.70 AC
TOWNSHIP:	HOLLY SPRINGS
EXISTING ZONING:	MIXED USE RESIDENTIAL (MXR)
PROPOSED ZONING:	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)
CURRENT USE:	SCHOOL (K-12)
PROPOSED USE:	SCHOOL (K-12)
<u>BUILDING SETBACKS:</u>	
FRONT YARD (ROSEWOOD):	30'
FRONT YARD (NC 55 BY-PASS):	100'
SIDE YARD:	30'
REAR YARD:	30'
MAX BUILDING HEIGHT:	55'
<u>PERIMETER BUFFERS:</u>	
NC 55 BY-PASS:	100' TYPE C BUFFER
ROSEWOOD CENTRE DRIVE:	30' TYPE B BUFFER
ALL OTHER PROPERTY LINES:	30' TYPE B BUFFER
<u>OPEN SPACE & TREE PRESERVATION:</u>	
MINIMUM OPEN SPACE REQUIRED:	1.31 AC (15%)
MINIMUM OPEN SPACE PROVIDED:	2.20 AC (25%)
ACTIVE OPEN SPACE REQUIRED:	0.45 AC (5%)
ACTIVE OPEN SPACE PROVIDED:	1.15 AC (13%)
TREE PRESERVATION REQUIRED:	0.87 AC (10%)
TREE PRESERVATION PROVIDED:	1.05 AC (12%)

 VEHICULAR TRAVEL WAY
 PEDESTRIAN TRAVEL WAY
 EXISTING PEDESTRIAN TRAVEL WAY
 BUILDING AREA
 PARKING AREAS
 DRIVE AISLES
 FIRE LANE

[illegible]

Curry
ENGINEERING 



T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

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



OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0740-81-2940
REID: 0316624
ZONING: MXR
DEED BOOK: 17708
PAGE: 2590

CONDITIONAL DISTRICT MASTER PLAN
PINE SPRINGS PREPARATORY ACADEMY
TRANSPORTATION PLAN

C-2.2

1. THE PURPOSE OF THIS DRAWING IS TO REPRESENT THE CURRENT CONDITIONS OF THE PROPERTY AS IT EXISTS TODAY. THE DRAWING IS COMPRISED OF EXISTING CONDITIONS SURVEY FOR ORIGINAL SCHOOL CONSTRUCTION, DESIGN PLANS FOR ELEMENTARY SCHOOL, & DESIGN PLANS FOR MODULAR CLASSROOMS. THIS PLAN SHALL NOT BE USED AS AN EXISTING CONDITIONS SURVEY FOR CONSTRUCTION. 2. PROPERTY BOUNDARY SHOWN PER EXISTING SURVEY DRAWINGS. 3. LANDSCAPING INSTALLED AS PART OF THE ORIGINAL SCHOOL CONSTRUCTION NOT SHOWN FOR CLARITY PURPOSES. 4. ALL UTILITIES SHOWN ON THIS PLAN ARE EXISTING.
--

GENERAL INFORMATION:

LOCATION: 220 ROSEWOOD CENTRE DRIVE

COUNTY: WAKE

PARENT PIN: 0740-81-2940

DEED REFERENCE: DB: 017708, PG: 2690

PROPERTY BOUNDARY: 8.70 AC

TOWNSHIP: HOLLY SPRINGS

EXISTING ZONING: MIXED USE RESIDENTIAL (MXR)

PROPOSED ZONING: MIXED USE RESIDENTIAL
CONDITIONAL DISTRICT (MXR-CD)

CURRENT USE: SCHOOL (K-12)

PROPOSED USE: SCHOOL (K-12)

BUILDING SETBACKS:

FRONT YARD (ROSEWOOD): 30'

FRONT YARD (NC 55 BY-PASS): 100'

SIDE YARD: 30'

REAR YARD: 30'

MAX BUILDING HEIGHT: 55'

PERIMETER BUFFERS:

NC 55 BY-PASS: 100' TYPE C BUFFER

ROSEWOOD CENTRE DRIVE: 30' TYPE B BUFFER

ALL OTHER PROPERTY LINES: 30' TYPE B BUFFER

OPEN SPACE & TREE PRESERVATION:

MINIMUM OPEN SPACE REQUIRED: 1.31 AC (15%)

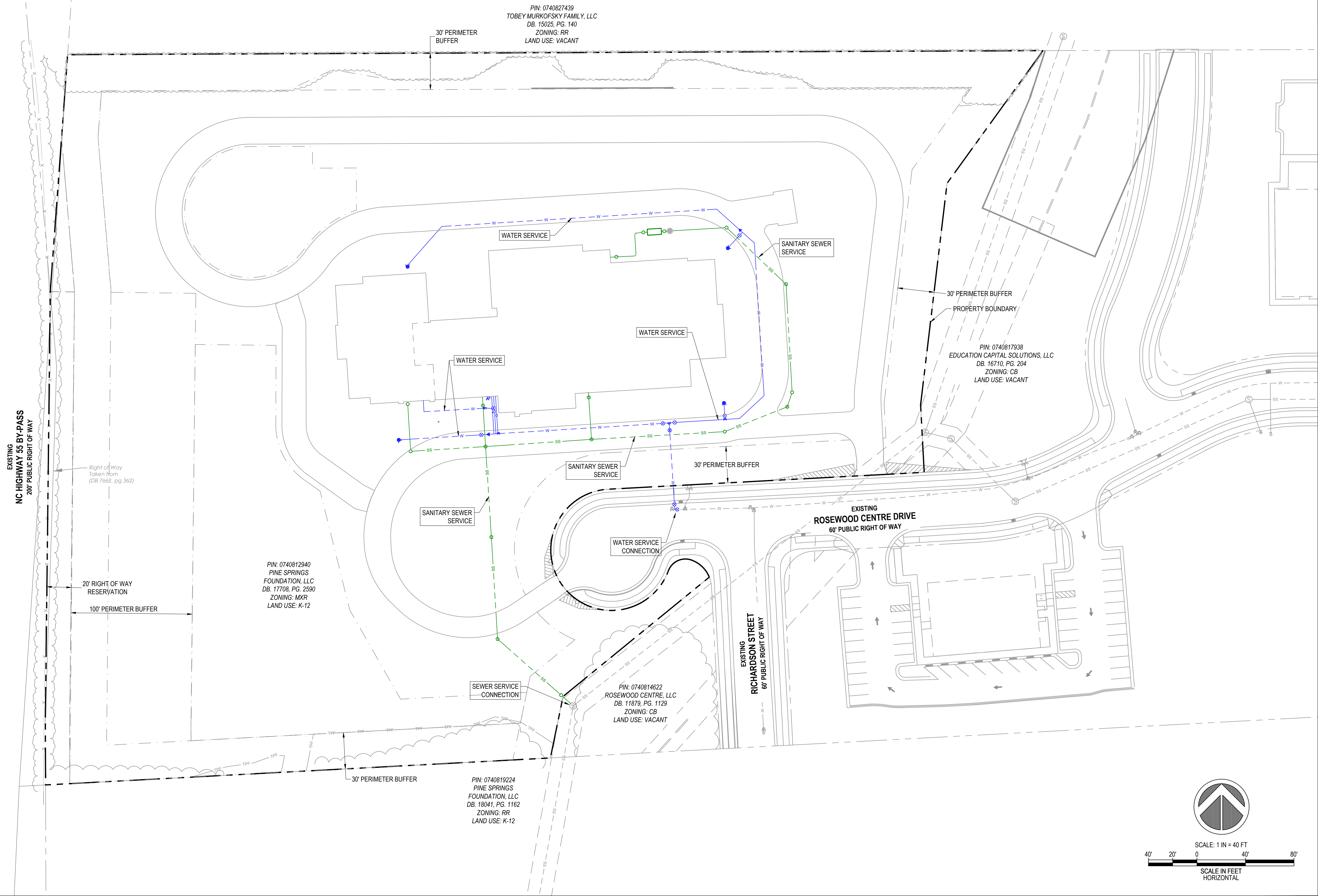
MINIMUM OPEN SPACE PROVIDED: 2.20 AC (25%)

ACTIVE OPEN SPACE REQUIRED: 0.45 AC (5%)

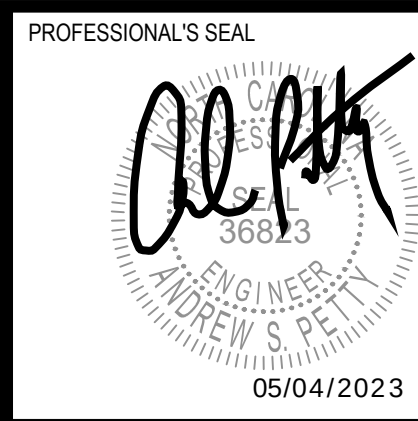
ACTIVE OPEN SPACE PROVIDED: 1.15 AC (13%)

TREE PRESERVATION REQUIRED: 0.87 AC (10%)

TREE PRESERVATION PROVIDED: 1.05 AC (12%)



REVISIONS			
STATUS			
ISSUED FOR REVIEW			
DATE: JANUARY 10, 2023		HONORABLE:	
FILE NO. 2022-044		ORIG. SHEET SIZE: 24 x 36	



CLIENT

PINE SPRINGS PREPARATORY ACADEMY

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

 **Pine Springs**
PREPARATORY ACADEMY

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, L.L.C.
PIN: 0740-81-2940
REID: 0316624
ZONING: MXR
DEED BOOK: 17708
PAGE: 2590

CONDITIONAL DISTRICT MASTER PLAN
PINE SPRINGS PREPARATORY ACADEMY
OVERALL UTILITY PLAN

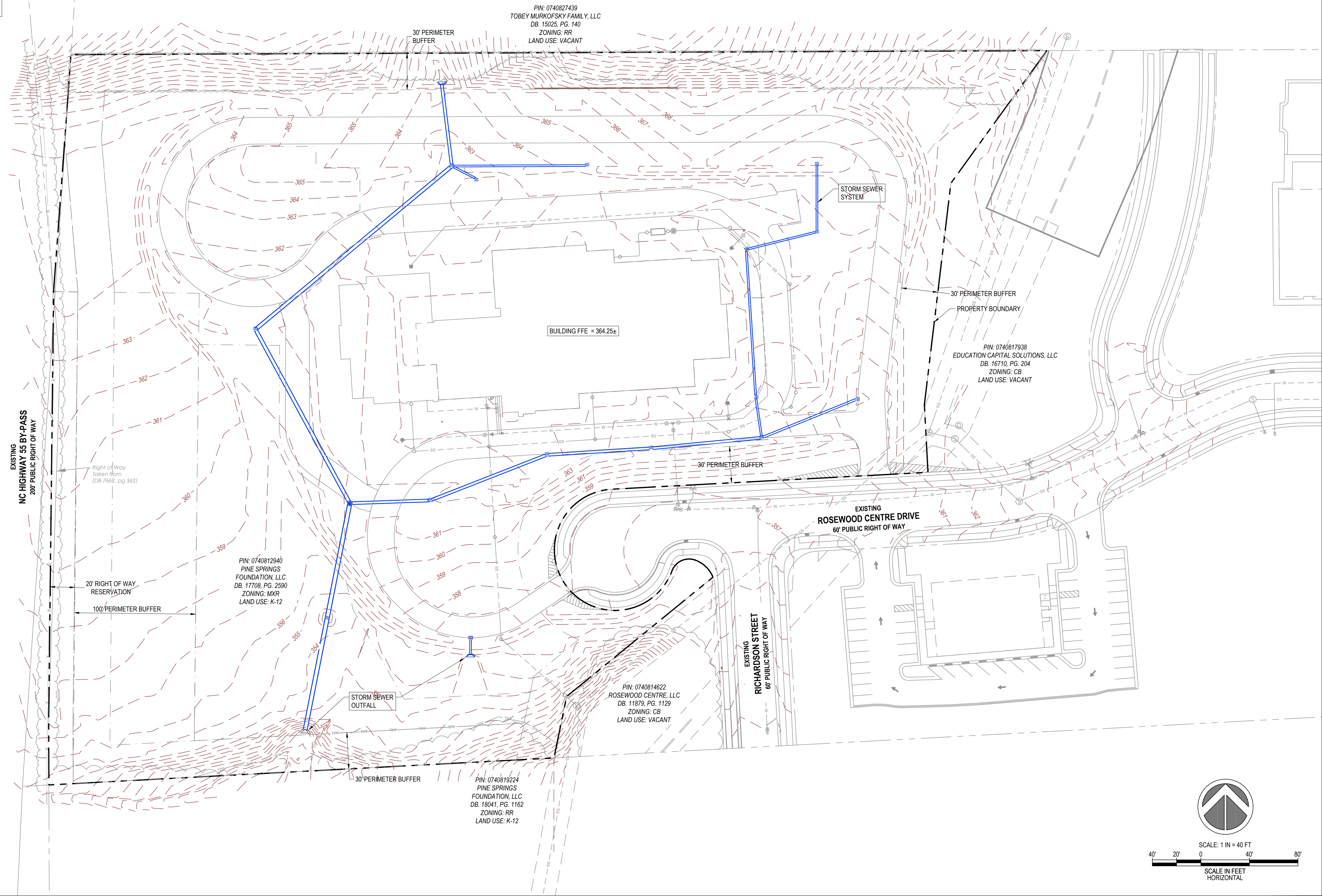
C-3.0

1. THE PURPOSE OF THIS DRAWING IS TO REPRESENT THE CURRENT CONDITIONS OF THE PROPERTY AS IT EXISTS TODAY. THE DRAWING IS COMPRISED OF EXISTING CONDITIONS SURVEY FROM ORIGINAL SCHOOL CONSTRUCTION, DESIGN PLANS FOR ELEMENTARY SCHOOL, & DESIGN PLANS FOR MODULAR CLASSROOMS. THIS PLAN SHALL NOT BE USED AS AN EXISTING CONDITIONS SURVEY FOR CONSTRUCTION.

2. PROPERTY BOUNDARY SHOWN PER EXISTING SURVEY DRAWINGS.

3. LANDSCAPING INSTALLED AS PART OF THE ORIGINAL SCHOOL CONSTRUCTION NOT SHOWN FOR CLARITY PURPOSES.

<u>GENERAL INFORMATION:</u>	
LOCATION:	220 ROSEWOOD CENTRE DRIVE
COUNTY:	WAKE
PARENT PIN:	0740-61-2940
DEED REFERENCE:	DB: 017708, PG: 2590
PROPERTY BOUNDARY:	8.70 AC
TOWNSHIP:	HOLLY SPRINGS
EXISTING ZONING:	MIXED USE RESIDENTIAL (MXR)
PROPOSED ZONING:	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)
CURRENT USE:	SCHOOL (K-12)
PROPOSED USE:	SCHOOL (K-12)
<u>BUILDING SETBACKS:</u>	
FRONT YARD (ROSEWOOD):	30'
FRONT YARD (NC 55 BY-PASS):	100'
SIDE YARD:	30'
REAR YARD:	30'
MAX BUILDING HEIGHT:	55'
<u>PERIMETER BUFFERS:</u>	
NC 55 BY-PASS:	100' TYPE C BUFFER
ROSEWOOD CENTRE DRIVE:	30' TYPE B BUFFER
ALL OTHER PROPERTY LINES:	30' TYPE B BUFFER
<u>OPEN SPACE & TREE PRESERVATION:</u>	
MINIMUM OPEN SPACE REQUIRED:	1.31 AC (15%)
MINIMUM OPEN SPACE PROVIDED:	2.20 AC (25%)
ACTIVE OPEN SPACE REQUIRED:	0.45 AC (5%)
ACTIVE OPEN SPACE PROVIDED:	1.15 AC (13%)
TREE PRESERVATION REQUIRED:	0.87 AC (10%)
TREE PRESERVATION PROVIDED:	1.05 AC (12%)

[illegible]

PROFESSIONAL'S SEAL



05/04/2023

CONSULTANT

Curry
ENGINEERING

CURRY ENGINEERS
EST. 1910
NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-0443

205 S. Fuquay Avenue
Fuquay-Varina, NC 27326

CLIENT	PROPERTY INFORMATION
PINE SPRINGS PREPARATORY ACADEMY 220 Rosewood Center Drive Suite 200 Holly Springs, NC 27540 919-439-9448 Contact: Bruce Friend	OWNER: PINE SPRINGS FOUNDATION, LLC PIN: 0740-81-2940 REID: 0316624 ZONING: MXR DEED BOOK: 17708 PAGE: 2590

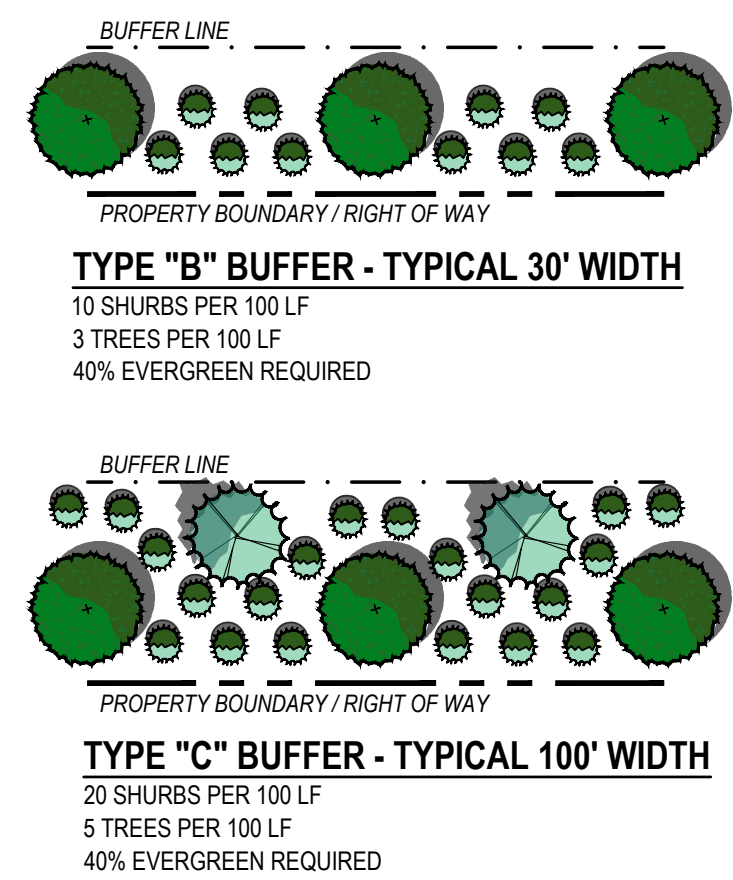
CONDITIONAL DISTRICT MASTER PLAN
PINE SPRINGS PREPARATORY ACADEMY
OVERALL GRADING PLAN

1. THE DRAWING IS COMPRISED OF EXISTING CONDITIONS SURVEY FROM ORIGINAL SCHOOL CONSTRUCTION, DESIGN PLANS FOR ELEMENTARY SCHOOL, & DESIGN PLANS FOR MODULAR CLASSROOMS. THIS PLAN SHALL NOT BE USED AS AN EXISTING CONDITIONS SURVEY FOR CONSTRUCTION.
2. PROPERTY BOUNDARY SHOWN PER EXISTING SURVEY DRAWINGS.
3. AREAS IDENTIFIED ON THIS CONCEPT PLAN MATCH SITE PLAN DRAWINGS FOR ORIGINAL SITE PLAN OF PINE SPRINGS PREPARATORY ACADEMY AS APPROVED BY THE TOWN OF HOLLY SPRINGS.
4. EXISTING BUFFERS ON SITE ARE ASSUMED TO MEET THE INTENT OF BUFFER DETAILS SHOWN ON PLAN. NO SUPPLEMENT PLANTINGS WILL BE PROVIDED UNLESS THERE IS DISTURBANCE TO EXISTING BUFFERS ON SITE.

<u>GENERAL INFORMATION:</u>	
LOCATION:	220 ROSEWOOD CENTRE DRIVE
COUNTY:	WAKE
PARENT PIN:	0740-81-2940
DEED REFERENCE:	DB: 017708, PG: 2590
PROPERTY BOUNDARY:	8.70 AC
TOWNSHIP:	HOLLY SPRINGS
EXISTING ZONING:	MIXED USE RESIDENTIAL (MXR)
PROPOSED ZONING:	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)
CURRENT USE:	SCHOOL (K-12)
PROPOSED USE:	SCHOOL (K-12)
<u>BUILDING SETBACKS:</u>	
FRONT YARD (ROSEWOOD):	30'
FRONT YARD (NC 55 BY-PASS):	100'
SIDE YARD:	30'
REAR YARD:	30'
MAX BUILDING HEIGHT:	55'
<u>PERIMETER BUFFERS:</u>	
NC 55 BY-PASS:	100' TYPE C BUFFER
ROSEWOOD CENTRE DRIVE:	30' TYPE B BUFFER
ALL OTHER PROPERTY LINES:	30' TYPE B BUFFER
<u>OPEN SPACE & TREE PRESERVATION:</u>	
MINIMUM OPEN SPACE REQUIRED:	1.31 AC (15%)
MINIMUM OPEN SPACE PROVIDED:	2.20 AC (25%)
ACTIVE OPEN SPACE REQUIRED:	0.45 AC (5%)
ACTIVE OPEN SPACE PROVIDED:	1.15 AC (13%)
TREE PRESERVATION REQUIRED:	0.87 AC (10%)
TREE PRESERVATION PROVIDED:	1.05 AC (12%)

The diagram shows five horizontal rectangular zones stacked vertically, each with a unique pattern and a corresponding label to its right:

- PROPERTY BOUNDARY:** Represented by a dashed black line.
- PERIMETER BUFFER:** Represented by a solid green fill.
- TREE PRESERVATION AREA:** Represented by a green fill with diagonal hatching lines.
- OPEN AREAS:** Represented by a solid yellow fill.
- ACTIVE OPEN SPACE:** Represented by a yellow fill with a pattern of small black crosses.

[illegible]

PROFESSIONAL'S SEAL



05/04/2023



T (919) 552-0848
F (919) 552-2043

205 S. Fuyaux Avenue
Fuyaux-Varina, NC 27526



NC LIC. NO. P-0799

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



The logo features a stylized green pine tree icon above the text "Pine Springs" in a large, blue, serif font. Below "Pine Springs" is the text "PREPARATORY ACADEMY" in a smaller, blue, sans-serif font, all enclosed within a thin blue rectangular border.

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0740-81-2940
REID: 0316624
ZONING: MXR
DEED BOOK: 17708
PAGE: 2590

CONDITIONAL DISTRICT MASTER PLAN
PINE SPRINGS PREPARATORY ACADEMY
OVERALL LANDSCAPE PLAN

-1.0

TOWN OF HOLLY SPRINGS REZONING, COMPREHENSIVE PLAN AMENDMENT, & UDO AMENDMENT PACKET



General Use Rezoning, Conditional Zoning District, Comprehensive Plan Amendment,
and Unified Development Ordinance Amendment

General Information

A Traffic Impact Analysis (TIA) scope determination is required from Development Services prior to scheduling a Sketch Plan Review (Pre-Submittal) Meeting. The Request for TIA Scope, Form 8031 is available here: www.hollyspringsnc.us/335/Sheet. Please contact Development Services at (919) 557-3908 for more information.

A Sketch Plan Review (Pre-Submittal) 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. Please email developmentservices@hollyspringsnc.gov to schedule a Sketch Plan Review (Pre-Submittal) Meeting. For more information, contact Development Services at (919) 557-3908, select option 3 from the menu.

FOR MORE INFORMATION:

Current Development Services Petition Fee Schedule:
www.hollyspringsnc.us/2170/Development-Services

Review Process: Unified Development Ordinance Chapter 11

Review Calendar: See Town of Holly Springs Development Procedures Manual (DPM) Appendix 1.

General Use Rezoning Schedule

Conditional Zoning District Rezoning Schedule

During the Sketch Plan Review (Pre-Submittal) Meeting, it will be determined whether a request for Zoning Map Change to a General Use District or Conditional Zoning District will be appropriate.

Submittal Requirements

All information required as part of your petition must be submitted as one (1) pdf file on the Holly Springs City View Portal: <https://cityview.hollyspringsnc.us/portal>. You must register an account and then click on "Apply for a Planning & Zoning Review" underneath "Preliminary Development Approval."

Zoning Map Change/ Comprehensive Plan Amendment/UDO Text Amendment:

- ☐ Submit the following number of copies:
(1) PDF format version

Zoning Map Change- General Use District:

The following items must be submitted with the Petition for Zoning Map Change to a General Use District to be deemed a complete submittal:

- ☐ Vicinity Map
- ☐ Petition Form
- ☐ Processing Fees (make check payable to: Town of Holly Springs)
- ☐ Plan Consistency Statement
- ☐ Affidavit of Owner Notification (required if Applicant **is not** the property owner)
- ☐ Affidavit of Owner's Consent
- ☐ Traffic Impact Analysis
- ☐ Property survey/legal description (required only if request does not include the entire tax parcel) in both hard copy and digital to the FTP website in Word format. Note: All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto.
- ☐ Neighborhood Meeting Report

Zoning Map Change - Conditional Zoning District:

The following items must be submitted with the Petition for Zoning Map Change to a Conditional Zoning District to be deemed a complete submittal:

- | | |
|--|---|
| ☒ Vicinity Map | ☒ Development and Design Manual |
| ☒ Petition Form | ☒ Property survey/legal description (required only if request does not include the entire tax parcel) in both hard copy and digital to the FTP website in Word format. Note: All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto. |
| ☒ Processing Fees (make check payable to: Town of Holly Springs) | |
| ☒ Plan Consistency Statement | |
| ☒ Affidavit of Owner Notification (required if Applicant is not the property owner) | ☒ Affidavit of Owner's Consent |
| ☒ Traffic Impact Analysis | ☒ Neighborhood Meeting Report |
| ☒ Conditional Zoning District Design Goals Narrative | |
| ☒ Conditional Zoning District Master Plan | |

Comprehensive Plan Amendment:

The following items must be submitted with the Petition for Comprehensive Plan Amendment to be deemed a complete submittal:

- | | |
|---|--|
| ☐ Vicinity Map | ☐ Property survey/legal description (required only if request does not include the entire tax parcel) in both hard copy and digital to the FTP website in Word format. Note: All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto. |
| ☐ Petition Form | |
| ☐ Processing Fees (make check payable to: Town of Holly Springs) | |
| ☐ Statement of Comprehensive Plan Future Land Use Plan Compatibility | ☐ Neighborhood Meeting Report |

UDO Text Amendment:

The following items must be submitted with the Petition for UDO Text Amendment to be deemed a complete submittal:

- ☐ Petition Form
- ☐ Processing Fees (make check payable to: Town of Holly Springs)
- ☐ Statement of Justification including:
 - ☐ Existing UDO language
 - ☐ Proposed UDO language (**bold** additions to the text and ~~strikethrough~~ text to be removed)
 - ☐ Justification for the amendment

Submittal Specifications:

Plan Consistency Statement: (Zoning Map Change)

A written statement that includes a description of the proposed area for zoning map change and its relationship to the surrounding land uses and zoning; the compatibility of the request with the Vision Holly Springs: Town of Holly Springs Comprehensive Plan; and any other supporting information regarding the request. The statement must provide evidence, not hearsay, on how the current zoning is not the highest and best use for the property and that the proposed zoning is the highest and best use for the property.

Statement of Comprehensive Plan Future Land Use Plan Compatibility: (Land Use Plan Amendment)

A written statement that includes a description of the proposed area for land use designation modification and its relationship to the surrounding future and existing land uses; the compatibility of the request with the vision, intent and goal of Vision Holly Springs: Town of Holly Springs Comprehensive Plan; and any other supporting information regarding the request. The statement must provide evidence on how the current land use designation is not the highest and best use for the property and that the proposed designation would result in a land use pattern that will enhance the quality of life and its appropriateness to the Town's growth and development.

Traffic Impact Analysis:

A Traffic Impact Analysis (TIA) may be required to verify that there are adequate transportation facilities for the proposed development. This report must be submitted, reviewed, and approved prior to the project being scheduled for review by the Planning Board and Town Council.

Affidavit of Owner Notification:

If the Applicant for the proposed Zoning Map Change (either General Use or Conditional Zoning District) is not the property owner, the Applicant shall certify to the Town Council that all record owners of the property as shown on the Wake County tax listing has received actual notice of the proposed Zoning Map Change request and a copy of the notice of public hearing. The person(s) mailing such notices required to provide this notice shall certify to the Town Council that proper notice has been provided.

Property Survey/Legal Description:

If the proposed Zoning Map Change Petition is only for a portion of an existing parcel of land, a recent property survey map (not exceeding 24" X 36") and written metes and bounds description of the area to be considered for Zoning Map Change is to accompany the Petition at time of submittal in digital (Word) version. All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto.

Conditional Zoning District Requirements (UDO Section 11.16):

If the proposed Zoning Map Change Petition is for a Conditional Zoning District, the following additional application materials must be submitted with the initial application:

1. Design Goals Narrative: A narrative that lists the Conditional Zoning District Design Goals as provided in Section 2.4 of the Unified Development Ordinance. The narrative shall provide an analysis of how the proposed Conditional Zoning District is consistent with those goals.
2. Conditional Zoning District Master Plan: A Master Plan for the specific Conditional Zoning District that establishes the future regulatory components for land use, transportation/mobility, and open space/preservation in the Conditional Zoning District.
3. Development and Design Manual: A Development and Design Manual that establishes the land use, development, and design requirements for the properties within the proposed Conditional Zoning District that coincides with the Conditional Zoning District Master Plan.

Affidavit of Owner's Consent:

If the proposed Zoning Map Change Petition is for a Conditional Zoning District, all record owners of the property (i.e. both husband and wife; if the record owner is deceased, then applicant shall provide a title opinion written by a licensed attorney indicating all owners of the property, with an affidavit from each owner) as shown on the Wake County tax listings must sign the Petition. If the Property Owner(s) are granting authority to a designated agent, an Affidavit of Owner's Consent must accompany the Petition at time of submittal.

Neighborhood Meeting (UDO Section 11.5):

Before submitting an application, the Petitioner must hold at least one (1) neighborhood meeting and submit to Development Services a written summary report of the neighborhood meeting. The purpose of the neighborhood meeting is to educate neighbors about the proposed Petition, to receive neighborhood comments, and to address concerns about the Petition.

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

Meeting Notification:

The neighborhood meeting notifications shall include the following minimum information pertaining to the application:

1. Project and applicant names;
2. Location of proposed action (i.e., address or major cross streets);
3. Description of the UDO application/permit;
4. Time, date, and location of the neighborhood meeting. For virtual meetings, the notice shall include a weblink and access numbers (as applicable);
5. The telephone number and email address to contact the applicant hosting the neighborhood meeting.

Meeting Location:

The neighborhood meeting shall occur at a physical location and/or in a web-based (virtual) format.

1. For physical meetings, the venue, whether in a building or outside, shall be rated to accommodate at least 50 participants (pursuant to fire capacity restrictions). The venue shall be generally accessible to neighbors that reside in close proximity to location of proposed action. The applicant shall be responsible for reserving the venue/building, obtaining all leases/approvals, and paying all applicable fees.
2. For web-based meetings, the applicant shall utilize readily available software that is free to access for the public.

Meeting Format (Information Presented):

The applicant shall schedule a neighborhood meeting for at least a one hour duration. The meeting shall occur on a Monday, Tuesday, Wednesday, or Thursday and not on nationally recognized holidays. The meeting shall occur between the hours of 4:00pm and 8:00pm. At a minimum, the applicant shall orally explain the proposed application in terms of location, size, and proposed land uses and density, and the requested action from the Town. The applicant shall solicit written and/or oral comment from the participants.

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION



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

Petition Type (check one- each request must be on separate petitions)

- ☒ Zoning Map Change: ☐ General Use District **or** ☒ Conditional Zoning District
☐ Comprehensive Plan Amendment (check all that apply)
☐ Text Amendment ☐ Future Land Use Map Amendment
☐ Area/Corridor Plan Map Amendment / Name: _____
☐ UDO Amendment (UDO Section: _____)

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: Pine Springs Preparatory AcademyProject Location: 220 Rosewood Centre Drive

Use street address. If none, use the closest intersection

- ☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation

PIN: 0740-81-2940Real Estate ID: 0316624Project Acreage: (Rounded to nearest tenth) 8.7 Partial Parcel: ☒ No ☐ YesSketch Plan Review (Pre-Submittal) Meeting Date: January 26, 2023

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

Petition Request

Current Zoning: Mixed Use Residential (MXR) Proposed Zoning: Mixed Use Residential Conditional ZoningCurrent Future Land Use Designation: N. Main Street District District (MXR-CD)Proposed Future Land Use Designation: N. Main Street District

Area Plan Designation (if applicable): _____

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other _____

Is the applicant applying on behalf of the property owner(s)? ☐ Yes ☒ No If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.

Name Andrew S Petty, PECompany Curry Engineering Group, PLLCMailing Address 205 S Fuquay AvenueCity Fuquay-VarinaState NCZip 27526Telephone # (919) 552-0849E-Mail andy@curryeng.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail-Certified

Property Owner(s) if different than Applicant/Contact-REQUIRED attach additional sheets if necessary

Name Bruce FriendCompany Pine Springs Foundation, LLCMailing Address 220 Rosewood Centre DriveCity Holly SpringsState NCZip 27540Telephone # (919) 439-9448E-Mail bfriend@pinespringsprep.orgHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail-Certified

Owner's Authorization

Owner's Signature(s)

PIN/REID

Date

0740-81-2940 / 03166244-14-23

PLAN CONSISTENCY STATEMENT



Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.

You must respond to each section; please type or print legibly in blue or black ink

Project Information:

Project Name: Pine Springs Preparatory Academy

Proposed Zoning District: Mixed Use Residential Conditional Zoning District (MXR-CD)

Proposed Land Use/Density: School (K-12)

Future Land Use Plan Map Designation: N. Main Street District

Future Land Use Plan Designation Land Use/Density: Neighborhood Center Mixed Use

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

In accordance with NCGS § 160D-605 prior to adopting or rejecting any zoning amendment, the Town Council shall adopt a statement of zoning consistency or inconsistency. Please include as much detailed information about the proposed zoning change and developer offered conditions (if any) or unique conditions associated with this request that support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. If the proposed zoning amendment is not in compliance with the comprehensive plan, the Town Council is required to determine why the proposed zoning change is reasonable and in the public interest if approved. Please provide detailed documentation to assist the Council in making their determination. *Attach Additional Sheets as needed*

Petitioner's Response

Executive Summary

This rezoning is being submitted on behalf of the Pine Springs Preparatory Board of Directors to allow the school to develop or expand their current facilities which have become an educational destination for the residents of the Town of Holly Springs without the requirement a special exception use. PSPA is dedicated to improving the lives of its students by providing authentic learning experiences in a collaborative, nurturing environment that will build a foundation for student's success in school, career, and in life. Allowing them to continue this charter free of special exception uses will provide them with the flexibility to continue the exceptional level of education the community deserves and expects.

Section 1: Future Land Use & Community Character

The future land use of this parcel is within the North Main Street District that encourages design, scale, character and intensity of development to be compatible with, and transition to, adjacent land uses with non-franchise architecture. This application to include PSPA within the Conditional Use District will follow these guiding principals of the N. Main Street District by providing unique, aesthetic architecture that is compatible with the surrounding uses within the Rosewood Business Park. Currently the park contains several office uses with PSPA providing a substantially different use to assist in the desire for Mixed Use within the N. Main Street District.

Section 2: Transportation / Comprehensive Transportation Plan

The rezoning of this tract from Mixed Use Residential to Conditional Zoning District has no impact on the transportation plan since this conditional use district with it's specific uses are consistent with the existing use. The subject property does not front a street requiring improvements as part of the Town's transportation plan. PSPA recently improved Rosewood Centre Drive and N. Main Street with additional striping and traffic signals as part of the Middle School project. Additionally, the rezoning and expansion of the school will not increase enrollment therefore will not increase traffic beyond current conditions.

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

The rezoning of this tract from Mixed Use Residential to Conditional Zoning District has no impact on the parks and recreation master plan since this conditional use district with it's specific uses are consistent with the existing use. The existing site utilizes several areas on site as open space for recreational uses to support the school and its students. This includes open areas for free play and outdoor learning environments as well as dedicated playgrounds.

Section 4: Community Facilities

While PSPA property is private property, the school remains committed to being a community asset for the Town of Holly Springs. We have routinely made our facilities available to local community organizations such as the Boy Scouts of America, a local church, Holly Springs Parks and Recreation, a local wrestling and basketball league, dance studio and theatre productions (with a focus on special needs students and adults), and meeting space for the Holly Springs Police Dept., just to name a few examples. In partnership with Glaxo-Smith Kline and the Morehead Planetarium, we have also offered summer science camps for students throughout Western Wake County regardless of what school they attend.

Section 5: Infrastructure and Utilities

The rezoning of this tract from Mixed Use Residential to Conditional Zoning District has no impact on the surrounding infrastructure and utilities as all necessary infrastructure and utilities for this property were designed and accounted for during the initial development of this property.

Section 8: Natural Resources

No natural resources on the property will be impacted by the rezoning of this tract to the Conditional Zoning District. There are no wetlands on site being impacted by this rezoning and currently there is a buffer along the northern property line that is being conserved as tree preservation.

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date



4-14-23

NEIGHBORHOOD MEETING REPORT



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

☒ Neighborhood Meeting Date: April 11, 2023
Time: 6 PM
Location: Pine Springs Preparatory Academy

Notification of Owners:

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

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

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

☒ Date of Notification Mailing: March 31, 2023

Conduct of Meetings:

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

Summary of Issues:

No issues as no one from the public attended the meeting. The only attendee was Bruce Friend from PSPA.

Attach Additional Sheets as needed

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

No changes made as no one from the public attended the meeting

Attach Additional Sheets as needed

Additional attachments required for the report:

- ☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☐ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

4-14-23



Pine Springs

PREPARATORY ACADEMY

Notice Date: March 31, 2023

Pursuant to Section 11.5 of the Unified Development Ordinance for the Town of Holly Springs, all property owners within a 500 ft. radius of the following proposed development are receiving this Notice.

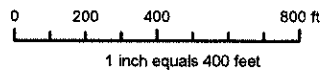
Proposed Development

Project: Pine Springs Preparatory Academy – Expansion of existing K-5 building
Location: 220 Rosewood Centre Dr., Holly Springs, NC 27540
Applicant: Triangle Education Foundation (Board of Directors of Pine Springs Preparatory Academy)

Description: Construction of a permanent addition to the existing school building; replacing the modular building that currently resides at the location. A two-story, approximately 12,500 sq. feet, addition that will be connected to the current building and will have the same external architectural design as the existing school building. This addition does not add any additional student enrollment or traffic to the site, but merely replaces the existing modular building with a permanent addition on the west side of the existing school building.

Neighborhood Meeting Details

Location: Pine Springs Preparatory Academy
220 Rosewood Centre Dr., Holly Springs, NC 27540
Date: April 11, 2023
Time: 6:00pm



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.

Notification List

ROSEWOOD CENTRE LLC	8916 BARKER RD	NEW HILL NC 27562-9786
ROSEWOOD CENTRE #1 LLC	8916 BARKER RD	NEW HILL NC 27562-9786
TOBEY MURKOFKY FAMILY LLC THE	12709 LITTLE CREEK DR	RALEIGH NC 27603-9758
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550 HOLLY SPRINGS NC 27540- 7652
ADELAIDE PROPERTIES LLC	221 COVENANT ROCK LN	SCOTTSDALE AZ 85255-5686
STORE MASTER FUNDING IX LLC	8377 E HARTFORD DR STE 100	APEX NC 27539-7765
MCI CORNERSTONE LLC	2121 E WILLIAMS ST STE 100	220 ROSEWOOD CENTRE DR
PINE SPRINGS FOUNDATION LLC	ATT BOARD CHAIR	HOLLY SPRINGS NC 27540- 6504
PINE SPRINGS FOUNDATION LLC	220 ROSEWOOD CENTRE DR	KANSAS CITY MO 64106-2003
EDUCATION CAPITAL SOLUTIONS, LLC	909 WALNUT ST STE 200	



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE Pine Springs Prep Rezoning 23-REZ-02

PETITIONER(S):

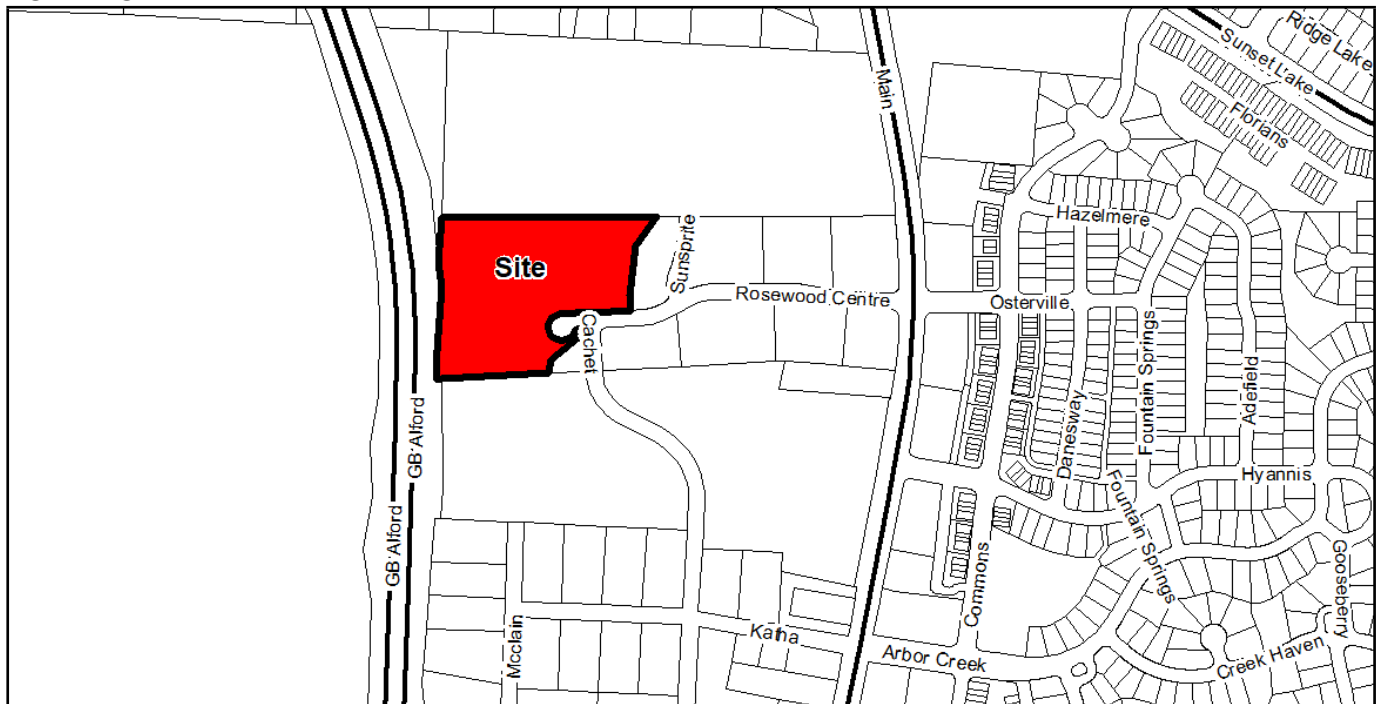
Andrew S Petty
Curry Engineering Group, LLC
205 S Fuquay Ave
Fuquay Varina, NC 27526

DEVELOPER(S):

Same as Owner

OWNER(S):

Bruce Friend
Pine Springs Foundation, LLC
220 Rosewood Centre Dr.
Holly Springs, NC 27540

LOCATION:

☒ Within Corporate Limits of Holly Springs ☐ Within Holly Springs ETJ ☐ Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: May 23, 2023

Public Hearing and Town Council Action: June 6, 2023

STAFF CONTACTS: Brett Gosney, Planner I

James Smith, Development Plans Reviewer I

ATTACHMENTS:

Petition for Zone Map Change; Conditional District Plan set; Conditional District Design Goal Narrative
Statement of Zoning Compatibility

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Pine Springs Foundation, LLC	0740812940	MXR-Mixed-Use Residential Conditional Use	8.36 acres
TOTAL			8.36 acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	MXR-CU Mixed-Use Residential Conditional Use	Elementary School
North	RR Rural Residential	Vacant
South	RR Rural Residential	Middle School
East	BRT Business Research Technology	South Wake County Landfill
West	CB Community Business	Vacant

PROPERTY HISTORY

Rezoning History

Rezoning Number: 94-R-11
Original Zoning: WC H
Proposed Zoning: C-1
Approved by Town Council on: 09/20/94

Rezoning Number: 02-UDO-01
Original Zoning: C-1
Proposed Zoning: CB
Approved by Town Council on: 10/15/2002

Rezoning Number: 16-REZ-03
Original Zoning: CB
Proposed Zoning: R-MF-15 CU (*Reassigned to MXR-CU with new UDO*)
Approved by Town Council on: 06/21/2016

Development Plan History

Project Number: 16-DP-14
Description: Development Plan for Pine Springs Preparatory Academy
Approved by Town Council on: January 17, 2017

Subdivision History

Project Number: 03-MAS-02
Description: Rosewood Centre Master Plan
Approved by Town Council on: May 6, 2003

ZONE MAP CHANGE REQUEST		
	CURRENT	PROPOSED
Zoning District	MXR-CU Mixed-Use Residential Conditional Use Conditional Use Permit Restrictions: 1. There shall be no permitted primary uses. 2. The following uses shall be permitted by Special Exception Use: a. Educational Use: Kindergarten; child care ministry; Public library; School – public or private b. Government Use: Fire Station; Police Station; Post Office – without outdoor parking of delivery vehicles c. Residential Use: Assisted living facility	MXR-CD Mixed-Use Residential Conditional District
Future Land-Use Designation	N. Main Street District	No Change

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to rezone 8.36 acres located at 220 Rosewood Centre Drive from MXR-CU Mixed-Use Residential-Conditional Use to MXR-CD Mixed-Use Residential Conditional Zoning District (CD).

Zone Map Change Request:

The Mixed-Use Residential District encourages the creation of highly walkable neighborhoods in proximity to Commercial & Mixed-Use Districts with a range of predominately residential uses including detached and attached dwellings, small-scale apartment dwellings, larger scale apartment dwellings, limited public and institutional uses, and limited commercial uses. When adjacent to lower density neighborhoods the intensity of development should be compatible with the edge conditions. These districts are expected to be compact in form and utilize a connected street and open space network.

Conditional Zoning District (CD) Information:

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The proposed Conditional Zoning District (CD) is required to allow for the use of School (K-12) on the site. The Conditional Zoning District proposes the following modifications to the base district standards of the UDO:

Development Standards (UDO Section 2):

	UDO Standard	Proposed Standard
Building Height Maximum	35 ft 60ft (with CD)	55ft*

**Staff Note: The original R-MF-15 zoning district in place at the time of the initial school approval permitted up to 60 feet in height. The existing school building is approximately 36 feet tall.*

Permitted Uses (UDO Section 3):

Public & Institutional Uses	UDO Standard	Proposed Standard
School (K-12)	Conditional District	Conditional District

Landscaping (UDO Section 5):

	UDO Standard	Proposed Standard
Perimeter Buffer	10 ft. Type B	30 ft. Type B
Type B – semi-opaque buffer that creates a partial visual and sound barrier. Intended for abutting lots with similar land use intensities but may contain lights, sounds, and operations which adversely impact adjacent properties. Requires a mixture of plants with sufficient evergreens to provide year-round buffering.		

PLANNING & ZONING

Vision Holly Springs Section 1: Land Use & Character Plan

Growth Strategy Map:

The property is designated as 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.

Future Land Use:

The N. Main Street District represents the corridor extending north of the Downtown Village District

to Sunset Lake Road, including small-scale retail and office buildings and residential neighborhoods.

Uses and buildings are located on small blocks with streets designed to extend a grid network in both directions of N. Main Street and offer different choices for residents to live near and experience

activity along the corridor. Non-residential buildings in the N. Main Street District should be low intensity, unobtrusive, and at a scale and design compatible with nearby residential neighborhoods.

Non-residential or mixed-use buildings may stand one to three stories tall and include residential or

office space above storefronts. The design, scale, character, and intensity of development in the N.

Main Street District should be compatible with, and transition to, adjacent land uses. Non-franchise

architecture is encouraged in the N. Main Street District as a way to maintain unique character.

Parking is satisfied with on-street parking and shared rear-lot parking strategies.

Key characteristics include:

- Blocks are small, and streets are in a grid network.
- Parking is located in and accessed from the rear.
- The compact urban development patterns place less emphasis on preservation of the natural landscape, and prioritizes the provision of a variety of formal public spaces. Very walkable, with sidewalks, bike facilities, paths and trails providing pedestrian connectivity.
- Front setbacks are small, or there may be no front setback at all in the most urban areas.
- Buildings may be one to three stories in height.

Conditional Zoning District (CD) (UDO 2.4.3 A)

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

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

Vision Holly Springs Section 4: Community Facilities

Section 4 of the Comprehensive Plan identifies that population growth leads to an increased 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. Various stakeholders must be involved during the process of planning for, designing and construction of community facilities.

Comprehensive Plan Consistency

The UDO limits Schools (K-12) to Conditional Zoning Districts. The site is already improved with an existing school building, that will remain on the property, however the school is seeking to expand their building footprint and remove the existing modular classrooms. In order to move forward with the addition, the rezoning to the Conditional Zoning District is required.

The requested zoning is not likely to have significant impacts to adjacent property owners. The building addition will not increase school capacity since it will serve as replacement space for the existing modular classrooms. Wooded areas along the perimeter are preserved and larger, more opaque buffers are proposed to minimize impacts on adjacent existing neighborhoods.

CIVIL IMPROVEMENTS

Public Utilities:

Because the development does not propose a change in use or an increase in the number of students or staff, the existing water and sewer infrastructure is adequate, and no utility studies were required.

Transportation:

Because the development does not propose a change in use or an increase in the number of students or staff, the existing roadway infrastructure is adequate, and a traffic study was not required.

PLANNING BOARD RECOMMENDATION TO THE TOWN COUNCIL

ACTION #1:

Plan Consistency Statement:

The requested zone map change from MXR-CU Mixed-Use Residential Conditional Use to MXR-CD Mixed-Use Residential Conditional District is consistent with Vision Holly Springs Comprehensive Plan since the proposed MXR-CD district would allow for limited public and institutional uses compatible with the residential neighborhoods and commercial and office land uses described in the Character Area description of the N. Main Street District and will allow for the expansion of an existing education facility to meet the demands of population growth.

Action #2:

Zone Map Change Petition Motion:

Motion to recommend the Town Council approve / deny Zone Map Change Petition #23-REZ-02 to change the zoning of 8.36 acres of Wake County PINs #0740812940 from MXR-CU Mixed-Use Residential Conditional Use to MXR-CD Mixed-Use Residential Conditional Zoning District as submitted by Andrew Petty of Curry Engineering Group, LLC.



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.a.

New Business

Title: Duke Ops & Training Center Development Plan 22-DP-09

Strategic Priority Area:

Staff Resource:

Action(s):

- Recommend the Town Council approve/deny Development Plan 22-DP-09 with the conditions listed in the staff report.

Explanation:

- A new Unified Development Ordinance (2022 UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council is considering for each respective case.
 - Applicable Ordinance: 2022 UDO
 - Process: Quasi-Judicial, Development Plan
- A Development Plan has been submitted for the Duke Energy Progress Operations and Training Center in the HI-CD Heavy Industrial Conditional Zoning District.
- The site is located on 87.07 acres at 101 Cinder Station Road.
- The proposed plan includes two separate buildings for each the Operations and the Training center. Additional structures onsite include a climbing barn and storage yard.
- A connection will be made to the existing watermain in Woods Creek Road. The watermain will be extended with the development of this project down the length of the proposed Cinder Station Road.
- A connection will be made to the existing reclaimed watermain in Woods Creek Road. The reclaimed watermain will be extended with the development of this project down the length of the proposed Cinder Station Road.
- A connection will be made to an existing sanitary sewer stub from the Carolina Springs Development. The proposed gravity sewer main servicing this development will run parallel to Woods Creek Road approximately 170' before ultimately crossing under the road to tie into the existing sanitary sewer draining to the Carolina Springs Pump Station.
- With this development, the existing Woodfield Deadend Road Extension is to be abandoned and removed. A new roadway outlined on the Comprehensive Transportation Plan is proposed to set up for future connection.
- Town's UDO requires R/W dedication and thoroughfare widening across the project street frontage of Woods Creek Rd to meet ½ of the ultimate street cross section, including a 10' sidepath, in accordance with the CTP.

Planning Board Meeting
May 23, 2023

- The Town's CTP requires R/W dedication and the construction of a roadway across the property to provide future connectivity.

Background:

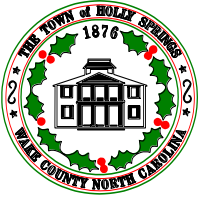
- The applicant entered into a Development Agreement with the Town during the Rezoning phase for the following terms:
 - Cost share of infrastructure related to development of Fire Station #3 and Duke Energy Operations & Training Center (up to \$585,000).
 - Duke agrees to accept excess cut material (approximately 27,000 cubic yards) meeting Duke's requirements from the Town at no cost to the Town.
 - Duke will not be required to dedicate right-of-way, construct, or pay a fee in lieu of constructing the remainder of Cinder Station Road Extension to the property line.
- The property was rezoned from RR Rural Residential to HI-CD Heavy Industrial Conditional Zoning District on March 21, 2023
- The site was annexed into Town limits and assigned to the RR Rural Residential Zoning District on January 17, 2023

Funding Source(s):

N/A

Attachment(s):

1. 22DP09_DukeOperationsCenter_PBStaffRpt
2. 22DP09_DukeApplication
3. 22DP09_DukePlans



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR DEVELOPMENT PLAN APPROVAL Duke Energy Operations Center 22-DP-09

APPLICANT(S):

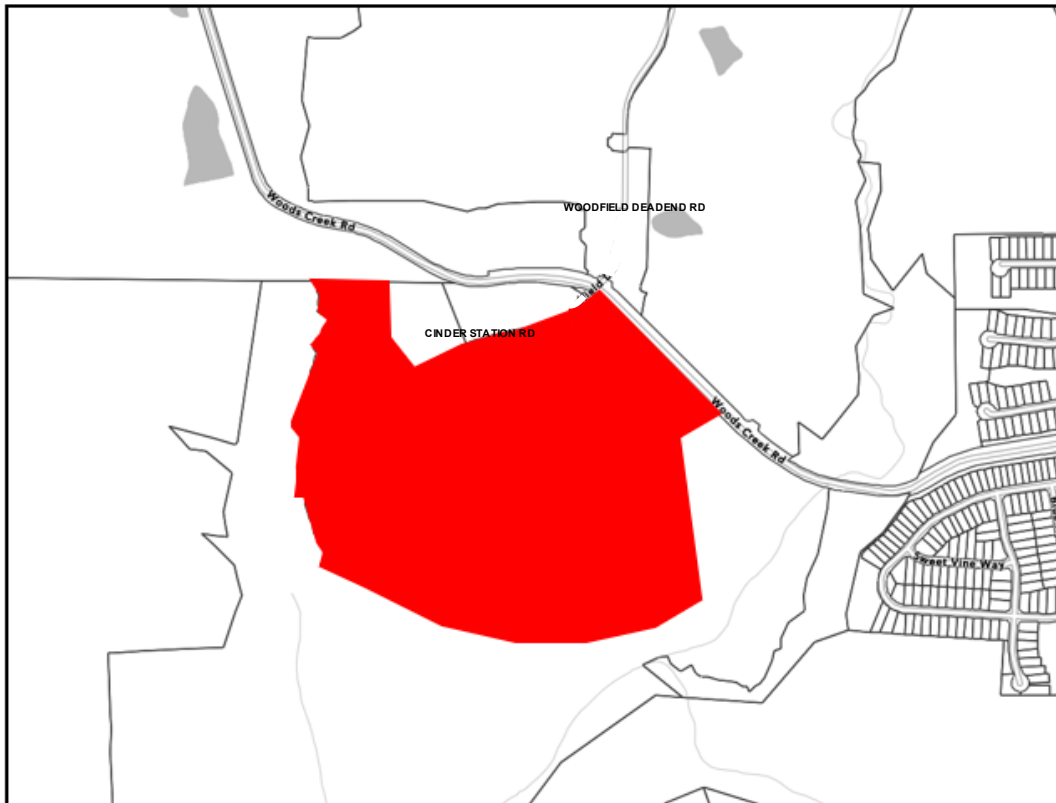
Laura Holloman
McAdams
One Glenwood Ave, Ste. 201
Raleigh, NC 27603

DEVELOPER(S):

Duke Energy Progress, Inc
Tax Dept – DEC41B
550 S Tryon St
Charlotte, NC 28202

OWNER(S):

Duke Energy Progress, Inc
Tax Dept – DEC41B
550 S Tryon St
Charlotte, NC 28202

LOCATION:

☒ Within Corporate Limits of Holly Springs ☐ Within Holly Springs ETJ ☐ Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: May 23, 2023
Town Council: June 20, 2023

STAFF CONTACTS: Cheryl Caines, Senior Planner
Catherine Jacobs, Engineering Manager

ATTACHMENTS: Petition and Development Plans

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Duke Energy Progress Inc	0730511581	HI-CD Heavy Industrial Conditional Zoning District	87.07 acres ±
TOTAL			87.07 acres ±

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	HI-CD Heavy Industrial Conditional Zoning District	Vacant
North	Right-of-Way; Carolina Springs PUD; RR – Rural Residential	Woods Creek Rd (SR 1154); Woods Creek Elementary School (Future); Fire Station #3
South	R-80 (Wake County)	Vacant
East	R-80 (Wake County)	Vacant
West	R-80 (Wake County)	Vacant

PROPERTY HISTORY

Annexation History

Annexation Number: A22-07

Approved by Town Council on: January 17, 2023

Rezoning History

Rezoning Number: A22-07

Original Zoning: R-80 (Wake County)

Proposed Zoning: RR Rural Residential
(Assigned at Annexation)

Approved by Town Council on: January 17, 2023

Rezoning Number: 22-REZ-08

Original Zoning: RR Rural Residential

Proposed Zoning: HI-CD - Heavy Industrial –
Conditional Zoning District

Approved by Town Council on: March 21, 2023

Historic Use of the Property

The property is identified in the 2016 survey of Holly Springs as having a potential historic structure. According to the survey, the potential historic resource is identified as Shearon Harris Project Houses. The applicant submitted a letter from North Carolina Department of Natural and Cultural Resources State Historic Preservation Office which indicated a cemetery may be present on the site. There are no existing structures. An existing Cemetery will be relocated.

DEVELOPMENT AGREEMENT SUMMARY

The applicant entered into a Development Agreement with the Town during the Rezoning phase for the following terms:

- Cost share of infrastructure related to development of Fire Station #3 and Duke Energy Operations & Training Center (up to \$585,000).
- Duke agrees to accept excess cut material (approximately 27,000 cubic yards) meeting Duke's requirements from the Town at no cost to the Town.
- Duke will not be required to dedicate right-of-way, construct, or pay a fee in lieu of constructing the remainder of Cinder Station Road Extension to the property line.

PROJECT OVERVIEW

A Development Plan has been submitted for the Duke Energy Progress Operations and Training Center in the HI-CD Heavy Industrial Conditional Zoning District located on 87.07 acres at 101 Cinder Station Road. The proposed plan includes two separate buildings for each the Operations and the Training center. Additional structures onsite include a climbing barn and storage yard.

STAFF ANALYSIS

Vision Holly Springs Comprehensive Plan

Section 1: Land Use & Character Plan

Growth Strategy Map:

The property is designated as 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:

The Future Land Use Plan has this property designated as Innovation Village. An Innovation Village abandons the idea of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices — including live-work units in the employment center. The design, scale, character, and intensity of development in the Innovation Village emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees.

Key characteristics include:

- Grid street patterns with high connectivity
- Sidewalks and bike facilities provide links to adjacent residential areas and a variety of commuting options
- Connected public open spaces throughout a walkable, activated environment
- Sensitivity to existing natural resources, large tree stands and drainage ways
- Building types vary and may include residential townhomes, live/work units and apartments or condominiums, in addition to mixed use commercial, retail, and office uses. Buildings should incorporate innovative design techniques and materials
- Most buildings should be 3-4 stories, though slightly taller buildings may be appropriate in the core, and shorter buildings along the edges

Important Themes for Transforming Holly Springs:

Seven 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 in determining consistency with the Future Land Use designation of Innovation Village:

- Establish Mixed-Use Activity Centers Throughout Holly Springs – creating new activity centers in Town through mixed-use, walkable development
- Transitions – limiting intense or obtrusive operations of industrial development in proximity to adjacent neighborhoods

- More Transportation-Land Use Coordination in the Community – improve overall efficiency of the transportation system and promote livability

Specific Recommendations:

Several recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- Create an Interconnected Network of Green Space
- Build a Green Infrastructure Framework
- Promote Compact Mixed-Use Development in Appropriate Character Areas
- Improve Multi-Modal Connectivity Throughout the Town
- Increase Walkability
- Build a Community Attractive to Today's Businesses and Their Employees
- Coordinate with Large Land Owners in the Town's Western Planning Area
- Capitalize on Strategic Partnerships
- Build 'Smart Streets' in Proposed Innovation Villages on the Future Land Use Map

Development Standards (UDO and Conditional Zoning District)

Setbacks:

Required

Front: Minimum: 30'/Maximum: N/A
 Side Interior: 5'
 Side Corner: 30'
 Rear: 5'
 Adjacent to Residential/Commercial/Mixed-Use: 20'

Proposed setbacks satisfy the minimum requirements.

Building Height:

Maximum: 50'
 Proposed: 27' for Operations Center
 27' for Training Center
 47' for Climbing Barn
 50' for Training Pole

Gross Floor Area:

Maximum: No Maximum Floor Area

Proposed: Operations Center: 23,748 sf Office/ 18,175 sf Infrastructure
 Training Center: 18,329 sf
 Climbing Barn: 2,961 sf

Parking & Loading:

Required Off-Street Parking

Office Use minimum 2 spaces/1,000 sq ft; maximum 4 spaces/1,000 sq ft
 Infrastructure Use no minimum or maximum
 Total: 84 minimum/167 maximum (Operations Center: 48 minimum / 94 maximum;
 Training Center: 36 minimum / 73 maximum)

Proposed: 146 Total Spaces Proposed (including 1 Van ADA, 5 ADA, 8 EV, 21 EV Ready)

Outdoor Operations:

All Outdoor Storage shall be completely within an enclosed building or within a defined storage area in compliance with the following:

- Enclosed within a chain link, lattice, ornamental fence, solid walled, or similar type fenced area, including entry/exit gates made of materials compatible with the fence
- The height above grade of said fence shall be at least 6 feet and shall not exceed 20 feet
- Materials or products stored within the fenced storage area shall not exceed the height of the fence
- The fenced storage area shall be surrounded by landscaping installed in compliance with the requirements for a Type C Buffer.

Amount of Outdoor Storage and Operations

Maximum Allowed: 50% of total lot

Proposed: 14.13 acres (615,502.8 sf), which is approximately 16% of the site.

The proposed outdoor storage and operations area will be fenced. Black, vinyl coated security fencing is proposed in areas visible by site visitors with non-coated, chain link security fencing in other areas. All fencing is 7 feet high with 1 foot barbed wire extension for security. A 20-foot, Type C landscape buffer is provided along the site perimeter. Some areas include additional preserved trees.

Landscape Requirements:

Perimeter Buffers: 20 ft., Type C; additional landscape screening along the greenway

Foundation:

Required: One overstory tree for every 5,000 square feet of landscaped area outside the structure, parking area, or loading area, or one small tree, deciduous or evergreen, for every 3,000 square feet outside the structure, parking area, or loading area, or a proportional combination.

Proposed: 13 trees, 126 shrubs (Operations); 11 trees, 108 shrubs (Training)

Interior Parking Lot:

Required: 1 landscape island with one tree and 4 shrubs for every 10 parking spaces (146 spaces)

Proposed: 32 trees, 30 landscape islands total

Street Trees: A variety of street trees are proposed including Trident Maple, Green Vase Zelkova, American Hornbeam, and Freeman's Maple.

Open Space Requirements

Required: A minimum of 3% open space (2% active recreation area; 1% flexible space) or 2.61 acres. No minimum tree preservation area is required.

Proposed: 2.51 acres of active recreation area with a mulched pedestrian pathway is proposed along with 33.47 acres tree preservation area.

General Regulations

Accessory Structures not subject to materiality, horizontal variation, vertical variation, roof expression, façade activation, transparency, human scale elements and public realm standards per Conditional Zoning District.

Fences: 7' Black Security Fence, with 1' Barbed Wire Extension around site. The proposed fencing is exempt from material requirements if as it is not visible from the Right-of-Way or any adjacent Residential Use Districts.

Trash Containers: All proposed dumpsters are located outside the front yard and setbacks and screened with enclosures.

Architectural and Site Design Requirements

Façade Key Elements per Conditional Zoning District

Vehicle Facing Areas (service areas or those only visible by users)

- Concrete base provided at a height of 2' around columns
- No minimum fenestration percentage
- Attractive use of durable, easy to maintain materials (formed panels, concrete)

Pedestrian Facing Areas (parking lots, streets, entry points)

- Awning over main and employee entrances will extend depth of door swing (3')
- Minimum fenestration 10%
- Building elevations to focus glazing in internal work spaces

Proposed Facades: Proposed elevations demonstrate compliance with these requirements.

Building Materials, Colors, and Textures

Materials per Conditional Zoning District

Type I Materials

- Glazing
- Brick
- Formed Metal (vehicle facing facades)
- MCM and Striated MCM - Metal Composite Material (pedestrian and vehicle facing facades)

Type II Materials:

- Formed Metal (Pedestrian Facing)

Proposed Materials include brick, windows, and metal panels/coping on pedestrian facing facades. Vehicle facing facades include formed metal and windows. Materials provide a variety of textures and colors.

Bulk & Massing:

Horizontal Variation: a discernable base, middle, and top are proposed through the use of different materials and colors.

Vertical Variation: discernable building bays are proposed through material changes and façade articulation. An alternate building bay width of 75' versus 50' is allowed by UDO because 1 additional human scale element along the façade is proposed beyond the minimum 2 elements.

Roof Expression:

Variation in roofline is proposed. An alternate maximum for continuous roofline of 100' is allowed by UDO because 1 additional human scale element along the façade is proposed beyond the minimum 2 elements.

Façade Activation:

Blank walls may not exceed 20 feet in any direction. Two continuous or repeating details (human scale elements) shall be incorporated within the first 15 feet of the building façade. The proposed design includes four human scale elements to allow for alternate Vertical Variation and Roof Expression. These elements include vertical reveals, horizontal reveals, punched openings/windows, and awnings over entries.

Glazing (windows and glass doors) is proposed with the majority on the pedestrian facing facades. The minimum requirement is 10% on the ground floor and 0% on upper levels. A minimum of 17% is proposed for the ground floor.

Lighting: Will be provided with Civil Construction Drawings.

Pedestrian Circulation and Vehicular Area Design (UDO Section 8)

Per the Conditional Zoning District, the project shall not be subject to UDO Section 8.4.B.3 related to street, sidewalk, sidepath, and greenway systems that maximize connectivity internally and to adjacent streets and greenways. Access drives and a sidewalk connecting to Cinder Station Road are proposed. An internal pedestrian system connecting parking areas to building entries is also proposed.

PARKS & RECREATION**Greenways (UDO Section 7.6):**

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Town's Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for the Woods Creek Rd frontage of this proposed development as well as a 10' Greenway connecting to Woods Creek Rd from the south.

The applicant has shown a 10' Sidepath extending across the project frontage on Woods Creek Rd, and had extended the Sidepath to meet an already planned 10' Greenway being constructed as part of the Carolina Springs development.

CIVIL IMPROVEMENTS**Potable Water:**

With this development, connection will be made to the existing watermain in Woods Creek Road. The watermain will be extended with the development of this project down the length of the proposed Cinder Station Road.

Reclaimed Water:

With this development, connection will be made to the existing reclaimed watermain in Woods Creek Road. The reclaimed watermain will be extended with the development of this project down the length of the proposed Cinder Station Road.

Sanitary Sewer:

With this development, connection will be made to an existing sanitary sewer stub from the Carolina Springs Development. The proposed gravity sewer main servicing this development will run parallel to Woods Creek Road approximately 170' before ultimately crossing under the road to tie into the existing sanitary sewer draining to the Carolina Springs Pump Station.

- A Sanitary Sewer Study and Pump Station Capacity Analysis was required and approved with this project.

Transportation:

With this development, the existing Woodfield Deadend Road Extension is to be abandoned and removed. A new roadway outlined on the Comprehensive Transportation Plan is proposed to set up for future connection.

Traffic Impact Analysis:

A Traffic Impact Analysis (TIA) was completed with this project as required by the NCDOT and the Town. Review comments were provided by the Town and NCDOT's Congestion Management. Improvements from the TIA are listed below.

- Town's UDO requires R/W dedication and thoroughfare widening across the project street frontage to meet ½ of the ultimate street cross section, including a 10' sidepath, in accordance with the CTP.
- The Town's CTP requires R/W dedication and the construction of a roadway across the property to provide future connectivity.
- An exclusive westbound left-turn lane on Woods Creek Road is required by the TIA. The developer is designing and constructing these improvements at their own expense.
- The northbound approach of the proposed Cinder Station Road will include an exclusive left turn lane and a shared right-turn/ through lane as required by the TIA.

Pedestrian connectivity to adjacent sites is not planned for except a 10' sidepath across the site frontage.

PLANNING BOARD RECOMMENDATION TO THE TOWN COUNCIL

Motion to recommend the Town Council approve / deny Development Plan #22-DP-09 for Duke Operations and Training Center as submitted by McAdams, dated Revised 4/7/2023 with the following conditions:

1. All previous conditions of approval for Duke Operations Campus Conditional District 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. 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 Chapter 8 shall be submitted to and approved by Development Services.
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.
 - b. Show placement and height of the poles within the Pole Training Area.
 - c. Provide a decorative crosswalk detail that meets UDO 8.4.B.3.b.
 - d. Provide an updated landscape plan showing the perimeter buffer between the Duke and Fire station properties.
 - e. Show detailed design of Active Recreation Area.
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. 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.
6. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements

- included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
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. Off-site 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. All Special Studies must be finalized prior to being scheduled for Planning Board.
 12. Preliminary Pump Station Site Plan is required to be on the same Town Council Meeting agenda as this plan.
 13. Offsite Sewer Infrastructure Incomplete: If any off site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
 14. If any off site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.
 15. A verification letter that confirms no changes occurred to the gravity sewer network; including final sizing for lines that are stubbed upstream, will be required with first construction drawing submittal. If changes have been 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. This will become a condition of approval.
 16. Fiber utility connection/extension is required with this project associated with traffic signal/pump station installation and construction. Please continue to coordinate with Staff through approval of this project
 17. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 18. Payment of the 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. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
 21. 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. (site)

- 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. (Residential)**
- 23. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.**
- 24. There are existing downstream drainage complaints in this area. Accordingly, a flood study will be required to meet the Town's policy for Hydrologic Basin Models. (Town Policy - P-018)**

DEVELOPMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:

www.hollyspringsnc.us/2170/Development-Services



Petition Type:

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

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

- ☐ **Special Use Permit**
- ☐ New

* Specify purpose of amendment on Certificate of Plan Revisions

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: Duke Energy Operations & Training Facility

If this project is part of a previously approved plan, please specify:

PUD/Master Plan/Subdivision N/A Shopping Center/Lot# N/A

Project Location: Intersection of Woodcreek Road and Woodfield Dead End Road

Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation

PIN: 0629626959 (portion of) Real Estate ID: 0110325 (portion of)

Project Acreage (rounded to nearest tenth): 95.59 Partial Parcel: ☐ No ☒ Yes (additional fee)

Current Zoning: R-30 Proposed Use (see UDO Table 3.2.A): Office; Infrastructure/Utilities (Major)

Open Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/A

Waivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____

If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

Sketch Plan Review (Pre-Submittal) Meeting Date: 8/18/22

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☒ Other Project Planner

Name Laura Holloman Company The McAdams Company

Mailing Address One Glenwood Ave, Suite 201

City Raleigh State NC Zip 27603

Telephone # (919) 610-7377 E-Mail holloman@mcadamsco.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name Patrick Covil Company The McAdams Company

Mailing Address 2905 Meridian Parkway

City Durham State NC Zip 27713

Telephone # (919) 361-5000 E-Mail covil@mcadamsco.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name Lisa Echols Company Duke Energy
Mailing Address 299 1st Avenue North
City St. Petersburg State FL Zip 33701
Telephone # (813) 760-1008 E-Mail lisa.echols@duke-energy.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name Alyssa Dohler Company HH Architecture
Mailing Address 1100 Dresser Court
City Raleigh State NC Zip 27609
Telephone # (919) 828-2301 E-Mail adohler@hh-arch.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Jack Ritchie Company The McAdams Company
Mailing Address One Glenwood Avenue, Suite 201
City Raleigh State NC Zip 27603
Telephone # (919) 361-5000 E-Mail ritchie@mcadamsco.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

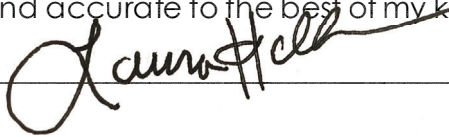
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # () _____ Alternate Telephone # () _____
Fax # () _____ E-Mail _____
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☐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

Property Owner - Required

Name Marty Clayton Company Duke Energy Progress Inc
Mailing Address Tax Dept - DEC41B 550 S Tryon St
City Charlotte State NC Zip 28202
Telephone # (919) 546-3311 E-Mail marty.clayton@duke-energy.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

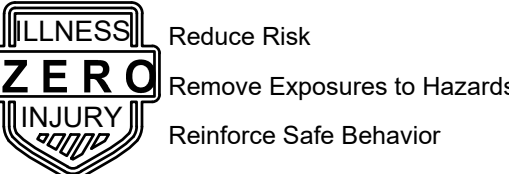
I, Laura Holloman, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 8/26/22



MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



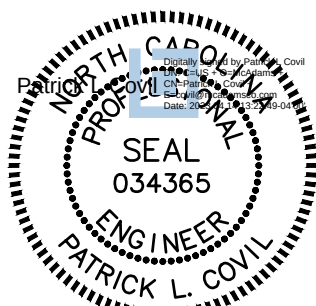
ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com



McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com



**HOLLY SPRINGS
OPERATIONS
CENTER**

WOODFIELD DEAD END ROAD

DATE ISSUED: **8-26-2022**
PROJECT STATUS: **DEVELOPMENT**

REVISION	DATE	BY	DESCRIPTION
1	4/10/23	SNP	REDUCTION OF CLEARING ACTIVITIES

PROJECT NO. **22-008**
DRAWING NUMBER
CFD-XXXX- A000 XXXXX
ELECTRONIC FILE NAME: C0001.DWG
DRAWN BY: SMP 08-26-2022
CHK'D BY: KAS 08-26-2022
E-MAIL: COVIL@MCADAMSCO.COM

SHEET TITLE
**COVER
SHEET**

SHEET NO.

DUKE ENERGY PROGRESS HOLLY SPRINGS OPERATIONS CENTER AND TRAINING FACILITY

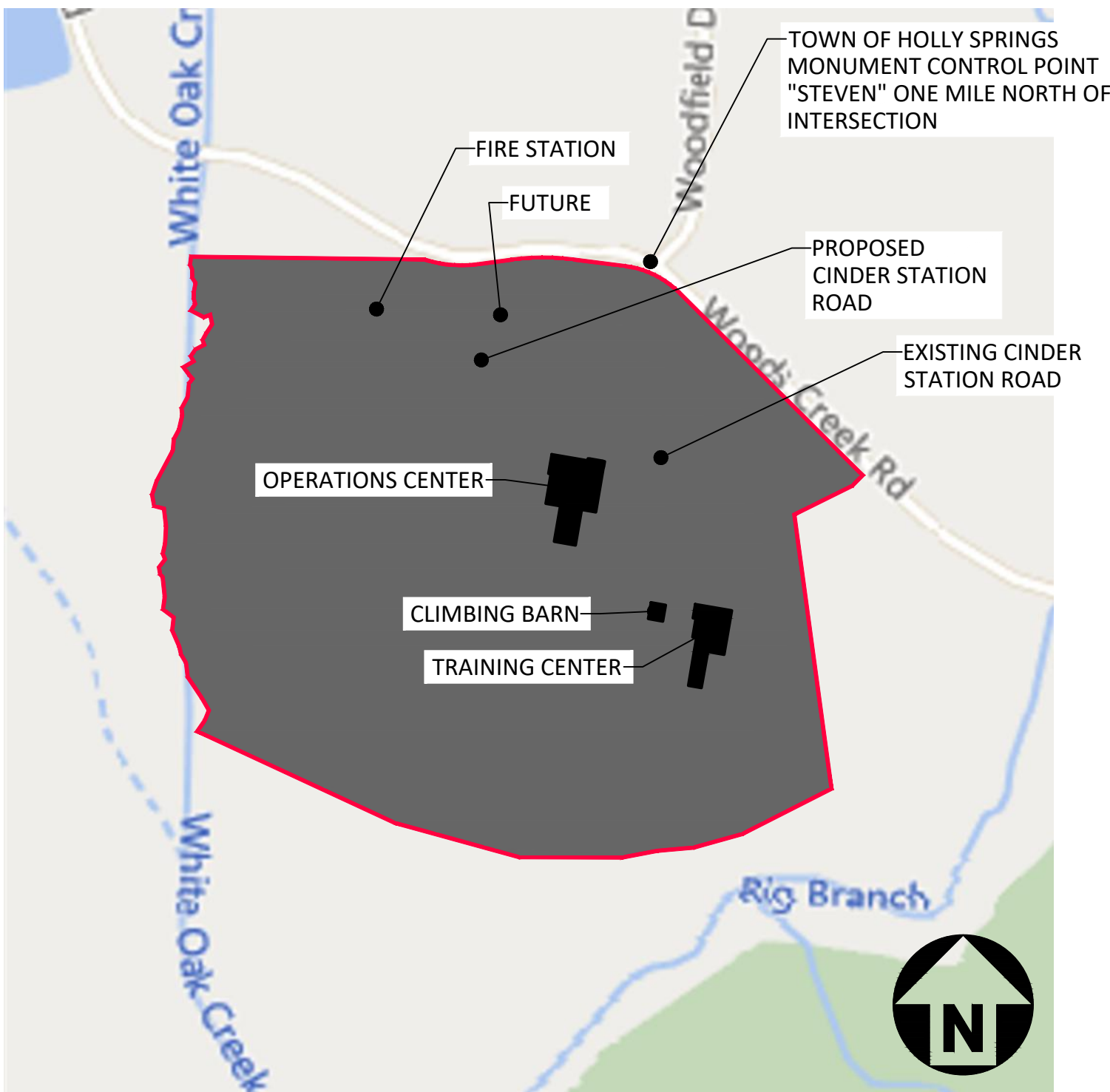
WOODS CREEK ROAD (S.R. 1154) AND CINDER STATION ROAD (S.R. 1155)
HOLLY SPRINGS, NORTH CAROLINA 27539
LAT: 35.677736 LONG: -78.881189

DEVELOPMENT PLAN

PROJECT NUMBER: DKE-22004

DATE: FEBRUARY 3rd, 2023

OWNER REPRESENTATIVE:
CONTACT: MARK B. FRANKLIN
410 S. WILMINGTON STREET, RALEIGH, NC. 27602
EMAIL: MARKB.FRANKLIN.JLL-AM.COM
PHONE: (919)-828-2301



VICINITY MAP

SCALE: 1" = 500'



SHEET INDEX

C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS
C1.01	CLEARING AND DEMOLITION PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN 'A'
C2.02	SITE PLAN 'B'
C2.03	SITE PLAN 'C'
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN 'A'
C3.02	GRADING AND STORM DRAINAGE PLAN 'B'
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN 'A'
C4.02	UTILITY PLAN 'B'
C4.03	UTILITY PLAN 'C'
C4.04	UTILITY PLAN 'D'
C7.00	OVERALL SIGHT PLAN
C7.01	SIGHT PLAN AND PROFILE - WEST FENCE AND OPERATIONS BUILDING
C7.02	SIGHT PLAN AND PROFILE - CLIMBING BARN
C7.03	SIGHT PLAN AND PROFILE - TRAINING CENTER 1
C7.04	SIGHT PLAN AND PROFILE - TRAINING CENTER 2
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	WATER DETAILS
C8.04	WATER DETAILS
C8.05	RECLAIM WATER DETAILS
C8.06	STORM DRAINAGE DETAILS
C8.07	STORM DRAINAGE DETAILS
C8.08	STORM DRAINAGE DETAILS
C8.09	SANITARY SEWER DETAILS
C8.10	SANITARY SEWER DETAILS
C8.11	SIGNAGE AND FENCE DETAILS
C9.00	STORMWATER CONTROL MEASURE PLAN VIEW
C9.01	STORMWATER CONTROL MEASURE DETAILS
C9.02	STORMWATER CONTROL MEASURE DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN 'A'
L1.02	LANDSCAPE PLAN 'B'
L1.03	LANDSCAPE DETAILS
L1.04	LANDSCAPE DETAILS
L1.05	TREE PRESERVATION PLAN
E1.00	LIGHTING PLAN
A200	ZONING ELEVATIONS
A201	ZONING ELEVATIONS-TRAINING
A202	ZONING ELEVATIONS-ACCESSORY

ONSITE IMPROVEMENTS
SEE HOLLY SPRINGS DUKE OPS ONSITE IMPROVEMENTS PLAN SET

OFFSITE IMPROVEMENTS
SEE HOLLY SPRINGS DUKE OFFSITE IMPROVEMENTS PLAN SET

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.

PROPOSED SANITARY SEWER FLOW

THE NUMBER OF EMPLOYEES / TRAINEES AT THE PROPOSED OPERATIONS
CENTER, TRAINING CENTER/CLIMBING BARN IS ESTIMATED AS FOLLOWS:
• OPERATIONS CENTER = 85 EMPLOYEES
• TRAINING CENTER/CLIMBING BARN = 5 EMPLOYEES
• MAX. # OF TRAINEES = 120 (4 ROOMS @ 30 SEATS EACH)
• TOTAL = 210 EMPLOYEES & TRAINEES

PER 15A NCAC 02T .0114, DAILY FLOW FOR GENERAL BUSINESS AND OFFICE
FACILITIES CALLS FOR 25 GAL/EMPLOYEE/SHIFT. USING THIS FIGURE,
SEWER FLOW FOR THE NEW OPERATIONS CENTER IS CALCULATED AS
FOLLOWS:

210 EMPLOYEES X 25 GAL/EMPLOYEE/SHIFT X 1 SHIFT = 5,250 GAL/DAY
AVERAGE DAILY FLOW

WITH AN AVERAGE DAILY FLOW OF 5,250 GPD FROM THE PROPOSED DUKE
OPERATIONS CENTER AND AN ASSUMED 400 GPD FROM THE PROPOSED
FIRE STATION (TO BE VERIFIED BY THE FIRE STATION DESIGNER AT THE
TIME OF DEVELOPMENT PLAN), THE NEEDED CAPACITY OF THE
DOWNSTREAM PUMP STATION AT PEAK HOUR IS CALCULATED AS
FOLLOWS:

(5,250 GAL/DAY + 400 GAL/DAY) X 2.5 = 14,125 GAL/DAY OR 9.8 GAL/MIN

THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID,
TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED
INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF
THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND
SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF BOTH CONSTRUCTION PLANS AND
AS BUILTS SUBMITTED TO THE TOWN.

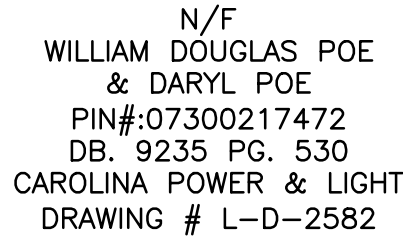
ALL CONSTRUCTION SHALL CONFORM TO TOWN
OF HOLLY SPRINGS ENGINEERING DESIGN AND
CONSTRUCTION STANDARDS

CONSTRUCTION DRAWING APPROVAL IS
REQUIRED BEFORE CONSTRUCTION ON THIS
PROPERTY MAY BEGIN. DEVELOPMENT FEES ARE
DUE BEFORE CONSTRUCTION DRAWING
APPROVAL.

I CERTIFY THAT THESE PLANS WERE PREPARED AND THAT THIS PROJECT SHALL BE
CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, THE LATEST EDITION
OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF
HOLLY SPRINGS AND OTHER APPLICABLE TOWN ORDINANCES AND POLICIES. THE
ENGINEER WHOSE SEAL AND SIGNATURE APPEAR BELOW CERTIFIES THAT THE
TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS
HAVE BEEN THOROUGHLY REVIEWED FOR APPLICABILITY TO THIS PARTICULAR
PROJECT. ANY PROPOSED EXCEPTIONS OR DEVIATIONS FROM THE STANDARDS ARE
LISTED SPECIFICALLY ON THE CERTIFICATION OF PLAN SUBMITTAL FORM.
FURTHERMORE, THESE PLANS WERE PREPARED IN CONFORMANCE WITH THE
APPROVED PRELIMINARY PLAN FOR THIS PROJECT.

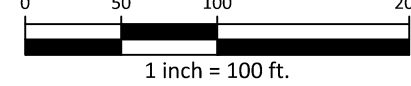
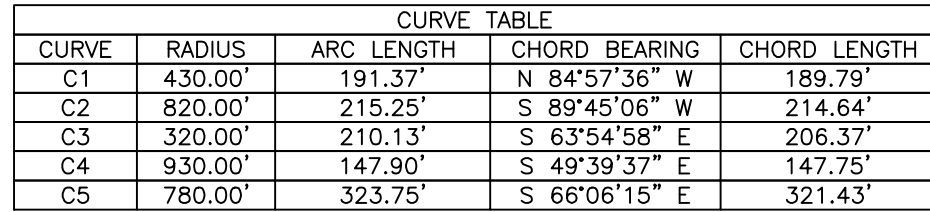
MIGRATORY BIRD HOTLINE	
STATE AND FEDERAL LAWS PROTECT ALL SPECIES OF NATIVE BIRDS FOUND THROUGHOUT THE DUKE ENERGY SERVICE AREA. INTERACTIONS OF BIRDS WITH GENERATING FACILITIES, TRANSMISSION AND DISTRIBUTIONS, SUBSTATIONS, OTHER STRUCTURES AND EQUIPMENT, AND OPERATIONS ARE POTENTIALLY HARMFUL OR FATAL TO BIRDS. DUKE ENERGY OPERATES THESE 24-HOUR MIGRATORY BIRD HOTLINES TO ASSIST EMPLOYEES AND CONTRACTORS WITH RELATED INCIDENTS THAT OCCUR DURING WORK ACTIVITIES.	
CAROLINAS: 800.573.3853 FLORIDA: 727.386.3084 MIDWEST: 317.430.4497	

SPILL REPORTING HOTLINE	
IN ORDER TO ENSURE THE PROTECTION OF HUMAN HEALTH AND THE ENVIRONMENT, FEDERAL AND STATE LAWS REQUIRE THAT CERTAIN TYPES OF SPILLS AND UNPERMITTED RELEASES BE REPORTED TO THE PROPER REGULATORY AGENCIES AS SOON AS POSSIBLE FOLLOWING IDENTIFICATION. IMMEDIATELY NOTIFY YOUR SUPERVISOR AND THE FIELD ENVIRONMENTAL/EHS PROFESSIONAL WHEN A SPILL OR UNPERMITTED RELEASE IS DISCOVERED. IF YOU ARE UNABLE TO REACH THE FIELD ENVIRONMENTAL/EHS PROFESSIONAL, CONTACT ONE OF THE DUKE ENERGY SPILL REPORTING HOTLINES AT:	
CAROLINAS & MIDWEST: 800.527.3853 FLORIDA: 866.769.1266	



GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. THE DATA FOR THIS SURVEY ARE BASED ON NORTH CAROLINA GRID.
3. ALL DISTANCES ARE HORIZONTAL DISTANCES.
4. ZONING.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FLOOD ZONE IS ZONE "X" AND "AE" AS DETERMINED BY FEMA FIRM COMMUNITY PANEL WAKE COUNTY #372002300K DATED 7/19/2002.
7. REFERENCES: DE-2086 PG. 677, OF THE WAKE COUNTY REGISTRY & RECORDS DEPARTMENT.
8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES. THERE ARE NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS. THERE IS FURTHER DED NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES.
9. NO PUBLISHED NC GD MONUMENTS WITHIN 2000' OF SITE. REFERENCE TBM WERE ESTABLISHED BY GPS.
11. ELEVATIONS THAT THIS SURVEY ARE BASED ON NA83
12. NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION



SURVEYOR'S CERTIFICATE

I, JOHN R. PICKER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2086, PAGE 677); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN CAROLINA POWER & LIGHT DRAWING # L-D-2581; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 29.991; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10 DAY OF NOVEMBER, A.D., 2022.

John R. Pickens
JOHN R. PICKENS, PROFESSIONAL LAND SURVEYOR L-3297

I, JOHN R. PICKENS, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS AA
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: VRS
(4) DATE OF SURVEY: JUNE-14&27-2022 AND JULY 27, 2022
(5) DATUM/EPOCH: NAD 83(2011) NAVD88
(6) PUBLISHED/FIXED-CONTROL USED: N.C.G.S "CHILL"
(7) VERTICAL DATUM: NAVD 88 (GEOID18)
(8) COMBINED GRID FACTOR(S): 0.99988855
(9) UNITS: US SURVEY FEET
(10) PROJECT LOCALIZED ON POINT NUMBER "401" HAVING COORDINATES OF
N: 702.612.0780; E: 2,035,734.6730; EL: 324.593

John R. Pickens 11-10-2022
JOHN R. PICKENS, PROFESSIONAL LAND SURVEYOR L-329

LEGEND

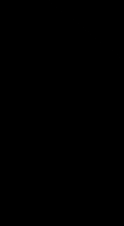
- | | |
|-------|--------------------------|
| ⊙ | EXISTING PROPERTY CORNER |
| ○ | IRON PIPE SET |
| ▲ | CALCULATED POINT |
| ----- | PROPOSED LOT |
| EIP | EXISTING IRON PIPE |

DRAWING NUMBER
CFD-XXXXXX -XXXXXX

DUKE ENERGY PROGRESS
410 S. WILMINGTON STREET
RALEIGH, NC 27602
CONTACT: MARK FRANKLIN (JLL)
PHONE: 919.427.7718

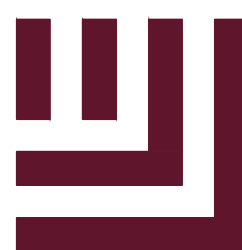
MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



HH
ARCHITECTURE

1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com



McADAMS

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2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

**OPERATIONS & TRAINING
CENTER**
EXISTING CONDITIONS SURVEY
WOODS CREEK ROAD
HOLLY SPRINGS, NC 27539

PROJECT NO.	DKE22051
DRAWING NUMBER	08.23.2022
DKE22051.C2	1"=100'

ELECTRONIC FILE NAME: DKE22051
 DRAWN BY: JRP
 CHK'D BY: BF
 E-MAIL: Finch@mcadamsco.com

THIS DESIGN DRAWING IS THE EXCLUSIVE PROPERTY OF DUKE ENERGY CORPORATION AND IS CONSIDERED CONFIDENTIAL. IT SHALL NOT BE MODIFIED, COPIED, OR DISTRIBUTED WITHOUT PRIOR APPROVAL. THIS INFORMATION SHOULD ONLY BE USED FOR THE SPECIFIC PROJECT INTENT,

SHEET TITLE

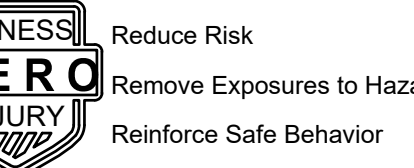
EXISTI

SHEET NO. **C1.00**



MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



HH

ARCHITECTURE

1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com



McAdams

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license number: C-0293, C-187

www.mcadamsco.com



HOLLY SPRINGS
OPERATIONS
CENTER

WOODFIELD DEAD END ROAD

.DWG

DATE ISSUED: 8-26-2022

PROJECT STATUS: DEVELOPMENT

REVISION

REDUCTION OF CLEARING ACTIVITIES

DATE: 08/26/2022

BY: SMP

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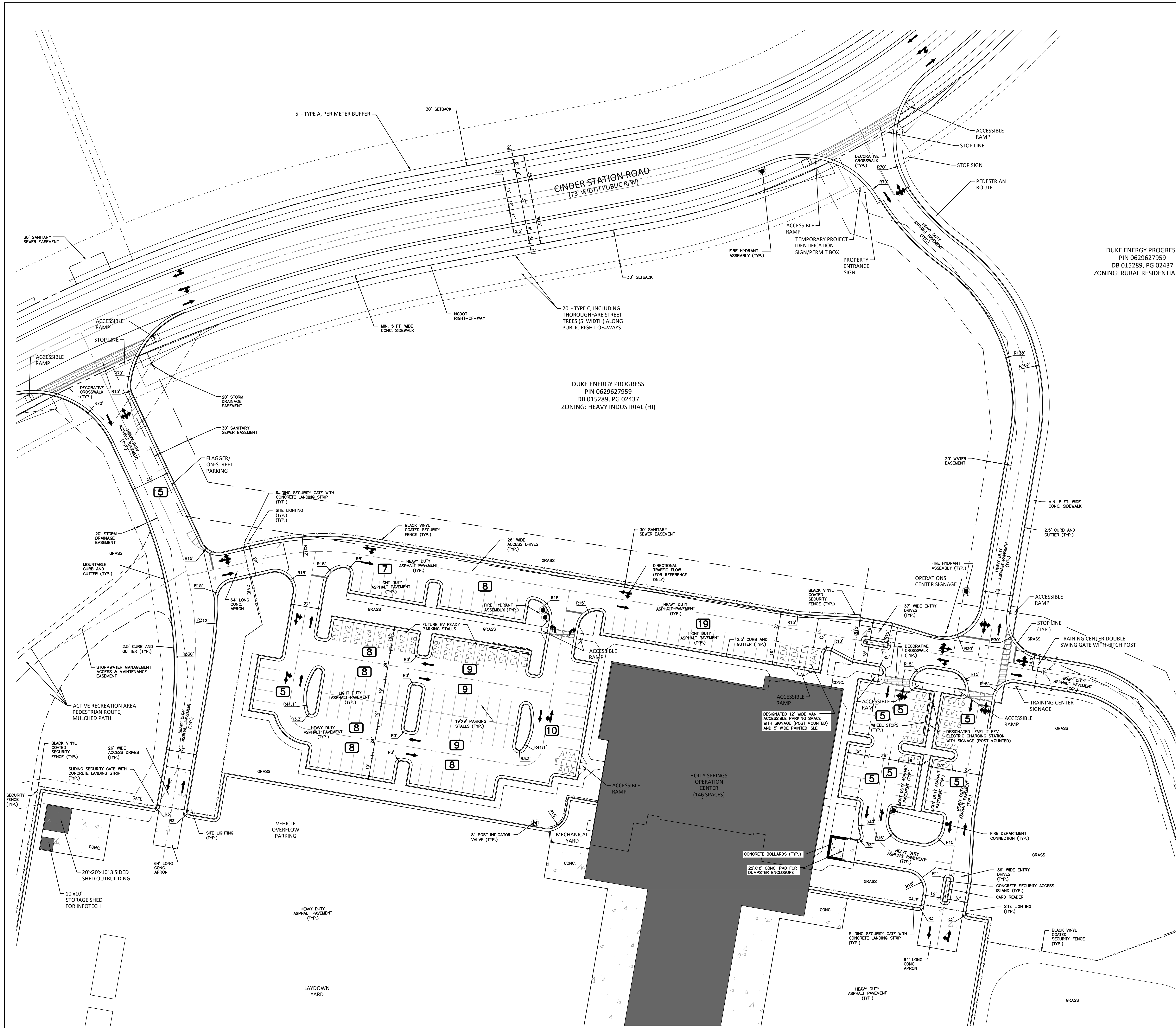
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DATE: 08/26/2022

BY: SMP

DATE: 08/26/2022

BY: SMP



SITE LEGEND

- PEV VAN
- FLUO-IN ELECTRIC VEHICLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMP
- PARKING SPACE COUNT
- PROPERTY LINE
- PROPERTY SETBACK
- LANDSCAPING BUFFER
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- LOT NUMBERS
- LOT LINES
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

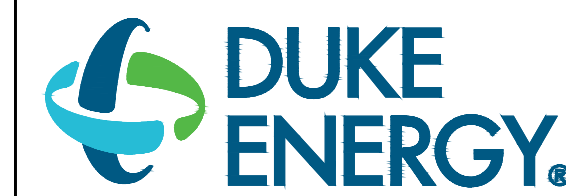
SECURITY FENCING
THE DESIGN AND SPECIFICATIONS SHALL MEET DUKE ENERGY STANDARDS. ALL MATERIALS SHALL BE HOT-DIP GALVANIZED. THE FENCE IS 7 FEET TALL WITH 1 FOOT TALL 3-STRAND BARBED WIRE EXTENSION MOUNTED ON A 45 DEGREE HEAVY DUTY BARS ARM. FENCE BOTTOM SHALL BE NO MORE THAN 2 INCHES ABOVE FINISHED GRADE. DECORATIVE FENCING AREAS TO BE BLACK VINYL COATED AS DIRECTED ON SUBSEQUENT SITE PLANS.

KNOX BOX REQUIREMENTS
A KNOX BOX IS REQUIRED AT RISER ROOM LATCH SIDE AND ALL GATES.

DUKE ENERGY PROGRESS
PIN 0629627959
DB 015289, PG 02437
ZONING: RURAL RESIDENTIAL (RR)

DUKE ENERGY PROGRESS
PIN 0629627959
DB 015289, PG 02437
ZONING: HEAVY INDUSTRIAL (HI)

DRAWING NUMBER
CFD-XXXXX A000 -XXXXX

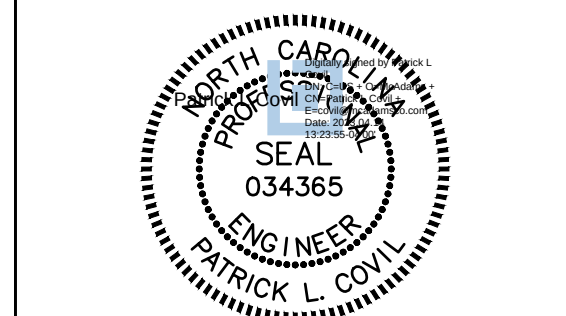


MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:
ILLNESS Reduce Risk
ZERO INJURY Remove Exposures to Hazards
SAFE Reinforce Safe Behavior

HH
ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com

McAdams
The John R. McAdams Company, Inc.
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HOLLY SPRINGS OPERATIONS CENTER
WOODFIELD DEAD END ROAD

DATE ISSUED: **8-26-2022**
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MARK	DATE	BY	DESCRIPTION
1	08/26/22	SMP	REDUCTION OF CLEARING ACTIVITIES

PROJECT NO. **22-008**
DRAWING NUMBER **CFD-XXXX- A000 XXXXX**
ELECTRONIC FILE NAME: CS011.DWG
DRAWN BY: SMP 08-26-2022
CHK'D BY: KAS 08-26-2022
E-MAIL: COVIL@MCADAMSCO.COM

SHEET TITLE
SITE PLAN 'A'
SHEET NO.

C2.01
Page 126 of 165



SITE LEGEND

- PEV VAN
- LIGHT POLE (BY OTHERS)
- PLUG-IN ELECTRIC VEHICLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PARKING SPACE COUNT
- PROPERTY LINE
- PROPERTY SETBACK
- LANDSCAPING BUFFER
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- LOT NUMBERS
- LOT LINES
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

SECURITY FENCING

THE DESIGN AND SPECIFICATIONS SHALL MEET DUKE ENERGY STANDARDS. ALL MATERIALS SHALL BE HOT-DIP GALVANIZED. THE FENCE IS 7 FEET TALL WITH 1 FOOT TALL 3-STRAND BARBED WIRE EXTENSION MOUNTED ON A 45 DEGREE HEAVY DUTY BARS AREA. FENCE BOTTOM SHALL BE NO MORE THAN 2 INCHES ABOVE FINISHED GRADE. DECORATIVE FENCING AREAS TO BE BLACK VINYL COATED AS DIRECTED ON SUBSEQUENT SITE PLANS.

KNOX BOX REQUIREMENTS

A KNOX BOX IS REQUIRED AT RISER ROOM LATCH SIDE AND ALL GATES.

DUKE ENERGY PROGRESS
PIN 0629626959
DB 015289, PG 02437
ZONING: WAKE COUNTY R-80

DUKE ENERGY PROGRESS
PIN 0629626959
DB 015289, PG 02437
ZONING: HEAVY INDUSTRIAL (HI)

DRAWING NUMBER
CFD-XXXXX A000 -XXXXX



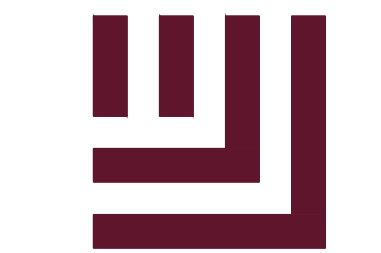
MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



ARCHITECTURE

1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com



McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com



HOLLY SPRINGS OPERATIONS CENTER

WOODFIELD DEAD END ROAD

DATE ISSUED: 8-26-2022

PROJECT STATUS: DEVELOPMENT

DATE	BY	NO.	REVISION
08/26/23	SM	1	REDUCTION OF SURVEY ACTIVITIES

PROJECT NO. 22-008

DRAWING NUMBER CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME: CS0112.DWG

DRAWN BY: SMP 08-26-2022

CHK'D BY: KAS 08-26-2022

E-MAIL: COVIL@MCADAMSCO.COM

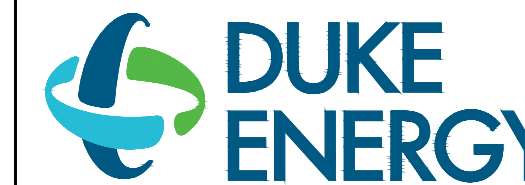
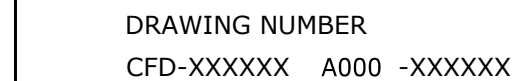
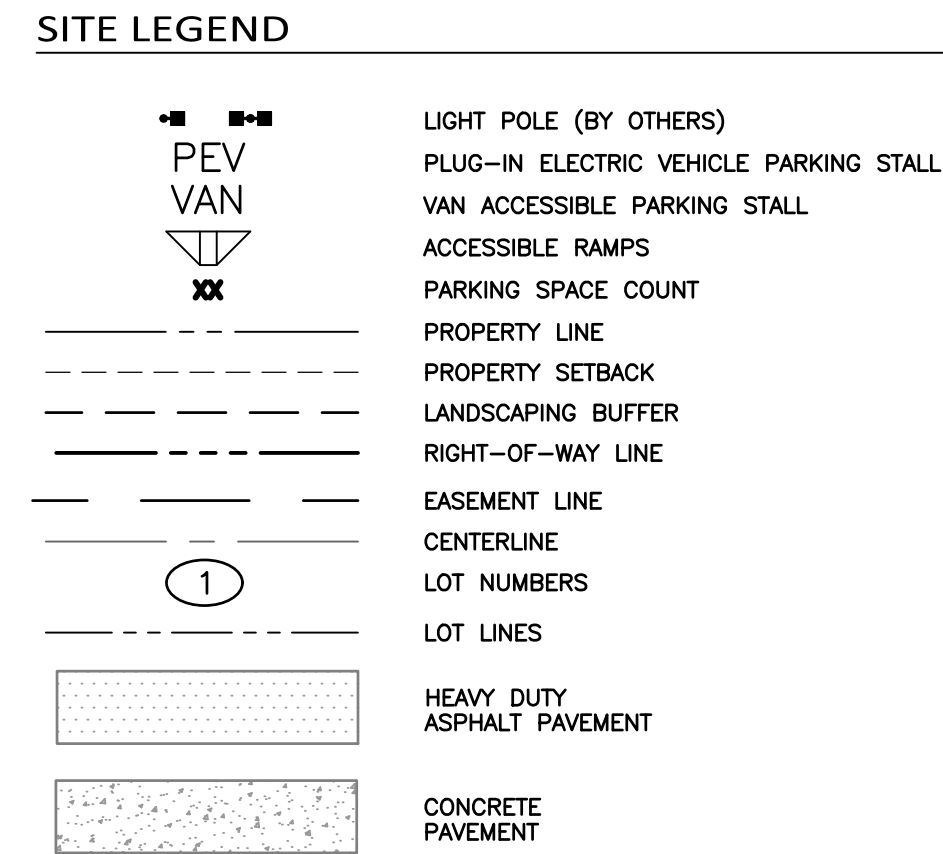
SHEET TITLE

SITE

PLAN 'B'

SHEET NO.

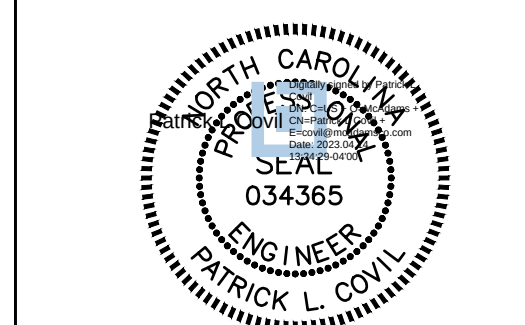
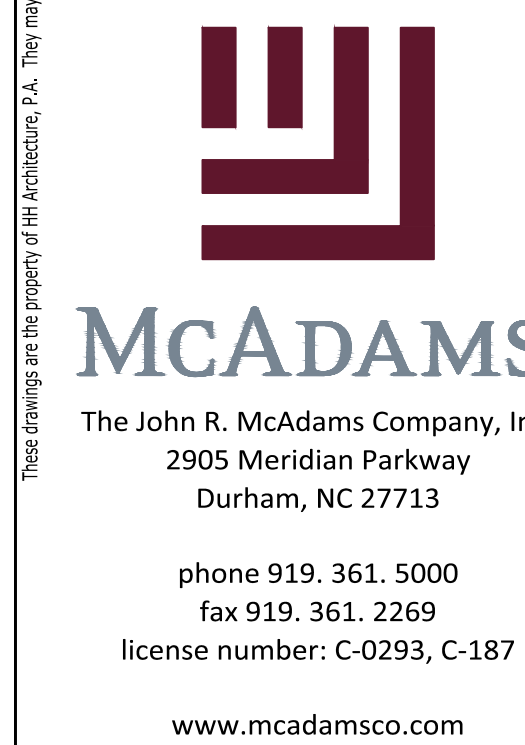
C2.02

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



- Reduce Risk
- Remove Exposures to Hazards
- Reinforce Safe Behavior



HOLLY SPRINGS
OPERATIONS
CENTER

DATE ISSUED: 8-26-2022
PROJECT STATUS: DEVELOPMENT

[illegible]

PROJECT NO. 22-008

DRAWING NUMBER
CED-XXXX- A000 XXXX

ELECTRONIC FILE NAME: CS0113.D

DRAWN BY: SMP 08-26-2022

CHK'D BY: KAS 08-26-2022

E-MAIL: COVIL@MCADAMSCO.COM

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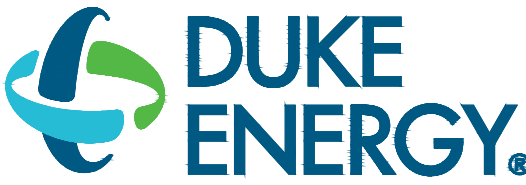
SHEET TITLE

Project SITE PLAN 'C'

SHEET NO. _____

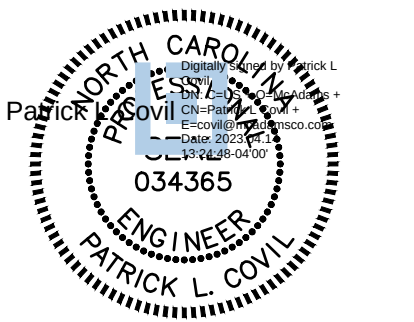
C2 03

Page 128 of 1



MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:
ILLNESS Reduce Risk
ZERO INJURY Remove Exposures to Hazards
SAFETY Reinforce Safe Behavior



HOLLY SPRINGS OPERATIONS CENTER

WOODFIELD DEAD END ROAD

DATE ISSUED: **8-26-2022**
PROJECT STATUS: **DEVELOPMENT**

MARK	DATE	DESCRIPTION	REDUCTION OF CLEANING ACTIVITIES
1	08/26/22	ISSUED FOR PERMIT	
2	08/26/22	ISSUED FOR CONSTRUCTION	
3	08/26/22	ISSUED FOR OPERATION	
4	08/26/22	ISSUED FOR MAINTENANCE	
5	08/26/22	ISSUED FOR DEMOLITION	
6	08/26/22	ISSUED FOR REPAIR	
7	08/26/22	ISSUED FOR REMEDIATION	
8	08/26/22	ISSUED FOR RESTORATION	
9	08/26/22	ISSUED FOR MONITORING	
10	08/26/22	ISSUED FOR EVALUATION	
11	08/26/22	ISSUED FOR REPORTING	
12	08/26/22	ISSUED FOR ARCHIVING	

PROJECT NO. **22-008**

DRAWING NUMBER
CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME: **CG0110.DWG**

DRAWN BY: **SMP 08-26-2022**

CHK'D BY: **KAS 08-26-2022**

E-MAIL: **COVIL@MCADAMSCO.COM**

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SHEET TITLE
**OVERALL GRADING AND
STORM DRAINAGE PLAN**

SHEET NO.

C3.00

ALL CONSTRUCTION SHALL BE IN ACCORDANCE
WITH THE CURRENT DUKE ENERGY PROGRESS,
WAKE COUNTY AND NCDOT ENGINEERING DESIGN
AND CONSTRUCTION STANDARDS

GRADING LEGEND

- CATCH BASIN
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION
- ENDWALL SECTION
- STORM DRAINAGE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- TOP & BOTTOM CURB ELEVATIONS
- SPOT ELEVATION

250.50
250.00
+ 250.60

LENNAR CAROLINAS LLC
PIN 0730534863
DB 017612, PG 01928
ZONING: HOLLY SPRINGS PUD

PROJECT LOCALIZED ON
POINT NUMBER "401"

LENNAR CAROLINAS LLC
PIN 0730534863
DB 017612, PG 01928
ZONING: HOLLY SPRINGS PUD

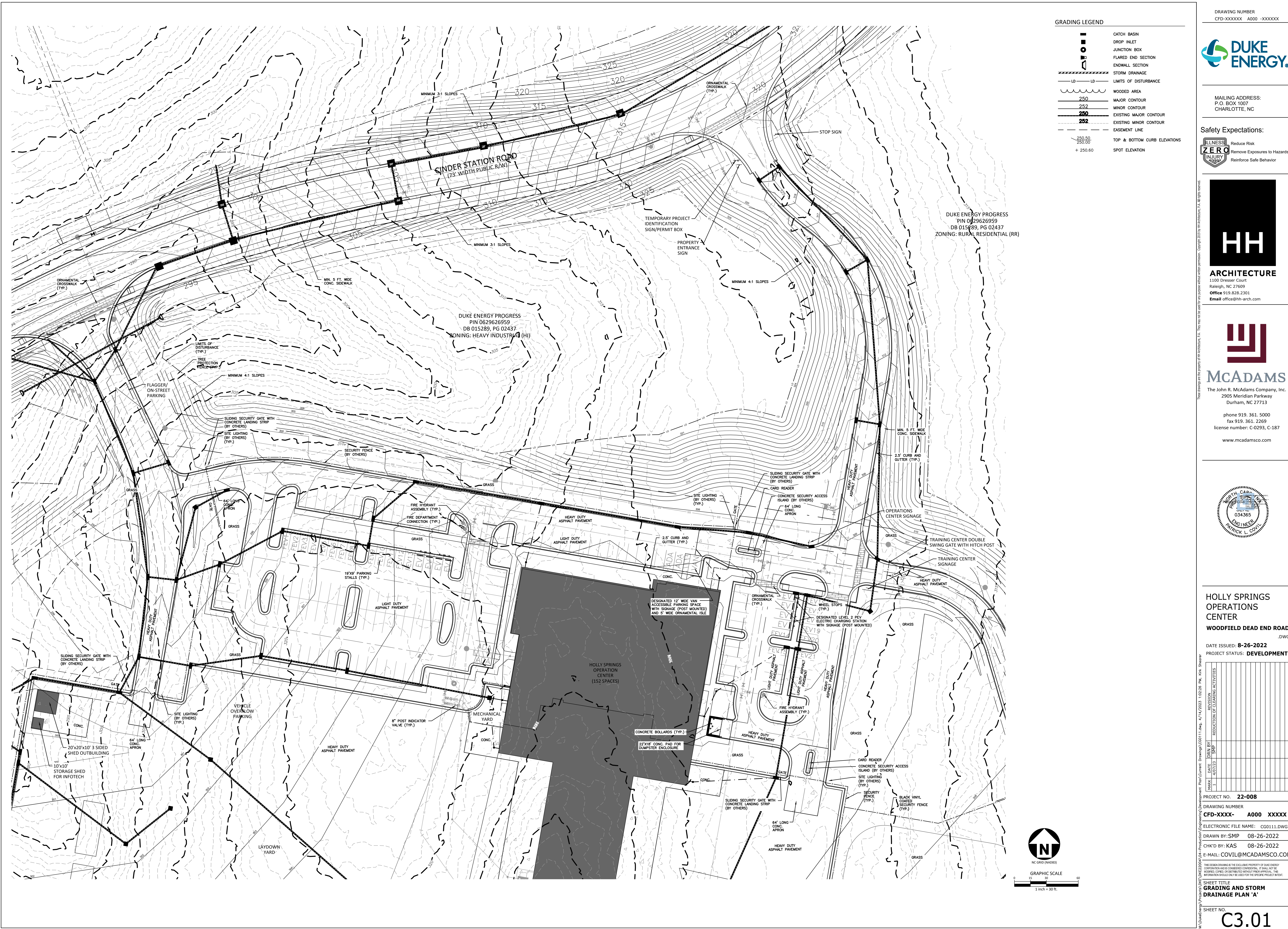
DUKE ENERGY PROGRESS
PIN 0629626959
DB 015289, PG 02437
ZONING: WAKE COUNTY R-80

DUKE ENERGY PROGRESS
PIN 0629626959
DB 015289, PG 02437
ZONING: HEAVY INDUSTRIAL (HI)

DUKE ENERGY PROGRESS
PIN 0629626959
DB 015289, PG 02437
ZONING: WAKE COUNTY R-80



GRAPHIC SCALE
0 100 200
1 inch = 100 ft.



GRADING LEGEND	
	CATCH BASIN
	DROP INLET
	JUNCTION BOX
	FLARED END SECTION
	ENDWALL SECTION
	STORM DRAINAGE
	LIMITS OF DISTURBANCE
	WOODED AREA
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT LINE
	TOP & BOTTOM CURB ELEVATIONS
	SPOT ELEVATION

DRAWING NUMBER
CFD-XXXXX A000 -XXXXX

DUKE ENERGY

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:

Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

HH
ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com

McADAMS
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2905 Meridian Parkway
Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamscs.com

**HOLLY SPRINGS
OPERATIONS
CENTER**
WOODFIELD DEAD END ROAD
.DWG
DATE ISSUED: **8-26-2022**
PROJECT STATUS: **DEVELOPMENT**

MARK	DATE	BY	DESCRIPTION
1	08/26/22	KAS	REDUCTION OF CLEARING ACTIVITIES

PROJECT NO. **22-008**
DRAWING NUMBER
CFD-XXXX- A000 XXXXX
ELECTRONIC FILE NAME: CG0111.DWG
DRAWN BY: SMP 08-26-2022
CHK'D BY: KAS 08-26-2022
E-MAIL: COVIL@MCADAMSCS.COM
SHEET TITLE
**GRADING AND STORM
DRAINAGE PLAN 'A'**
SHEET NO.
C3.01

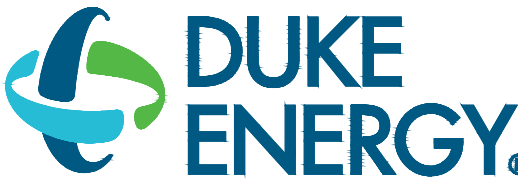
N
N.C. GRID (NAD83)

GRAPHIC SCALE
0 10 20 30
1 inch = 30 ft.



GRADING LEGEND	
	CATCH BASIN
	DROP INLET
	JUNCTION BOX
	FLARED END SECTION
	ENDWALL SECTION
	STORM DRAINAGE
	LIMITS OF DISTURBANCE
	WOODED AREA
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT LINE
	TOP & BOTTOM CURB ELEVATIONS
	SPOT ELEVATION

DRAWING NUMBER
CFD-XXXXX A000 -XXXXX

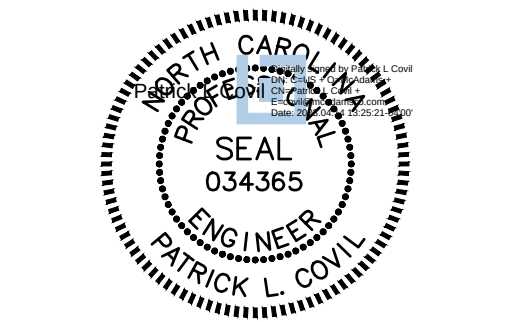


MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:
ILLNESS Reduce Risk
ZERO INJURY Remove Exposures to Hazards
REPAIR Reinforce Safe Behavior

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ARCHITECTURE
1100 Dresser Court
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Email office@hh-arch.com

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phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com



HOLLY SPRINGS OPERATIONS CENTER
WOODFIELD DEAD END ROAD

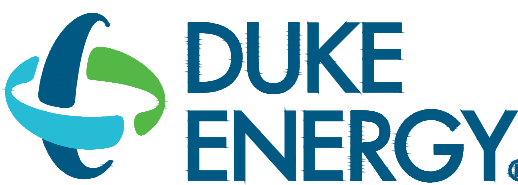
DATE ISSUED: **8-26-2022**
PROJECT STATUS: **DEVELOPMENT**

DATE	BY	DESCRIPTION
8/26/22	SM	REDUCTION OF CLEARING ACTIVITIES

PROJECT NO. **22-008**
DRAWING NUMBER
CFD-XXXX- A000 XXXXX
ELECTRONIC FILE NAME: CG0112.DWG
DRAWN BY: SMP 08-26-2022
CHK'D BY: KAS 08-26-2022
E-MAIL: COVIL@MCADAMSCO.COM

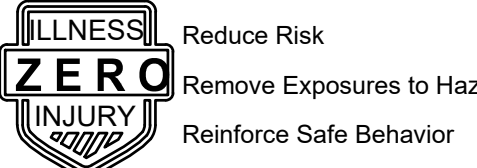
SHEET TITLE
GRADING AND STORM DRAINAGE PLAN 'B'
SHEET NO.

C3.02



MAILING ADDRESS
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



ARCHITECTURE

1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com

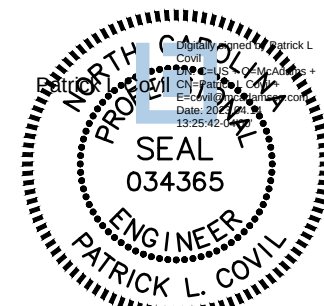


McADAMS

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HOLLY SPRINGS
OPERATIONS
CENTER

WOODFIELD DEAD END ROAD

DATE ISSUED: 8-26-2022

PROJECT STATUS: **DEVELOPMENT**

[illegible]

PROJECT NO. 22-008

DRAWING NUMBER
ED-XXXX- A000 XXXXX

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ELECTRONIC FILE NAME: CU0110.DWG

RAWN BY: SMP 08-26-2022

CHK'D BY: KAS 08-26-2022

MAIL: COVIL@MCADAMSCO.CO

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SHEET TITLE

VERALL

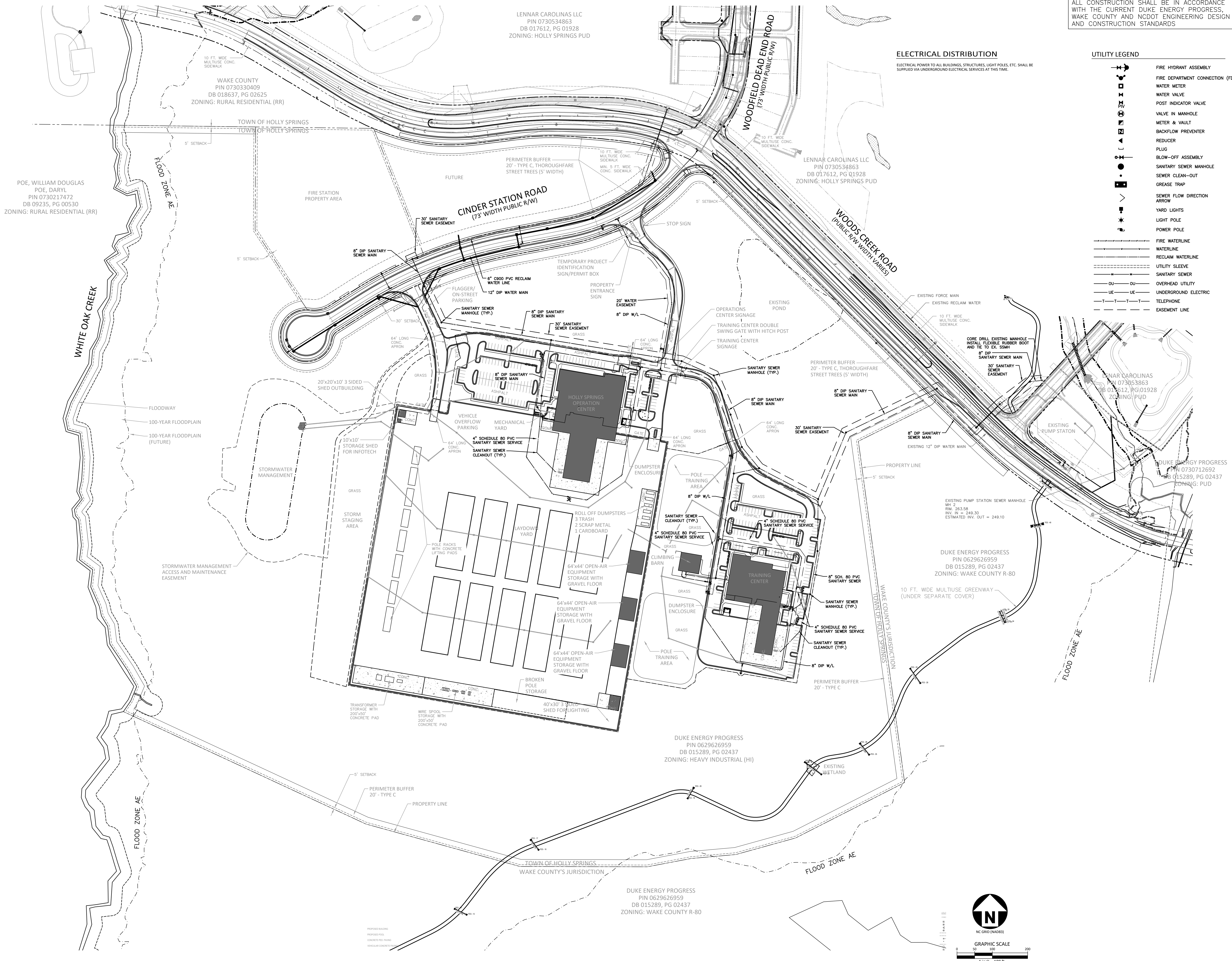
UTILITY PLAN

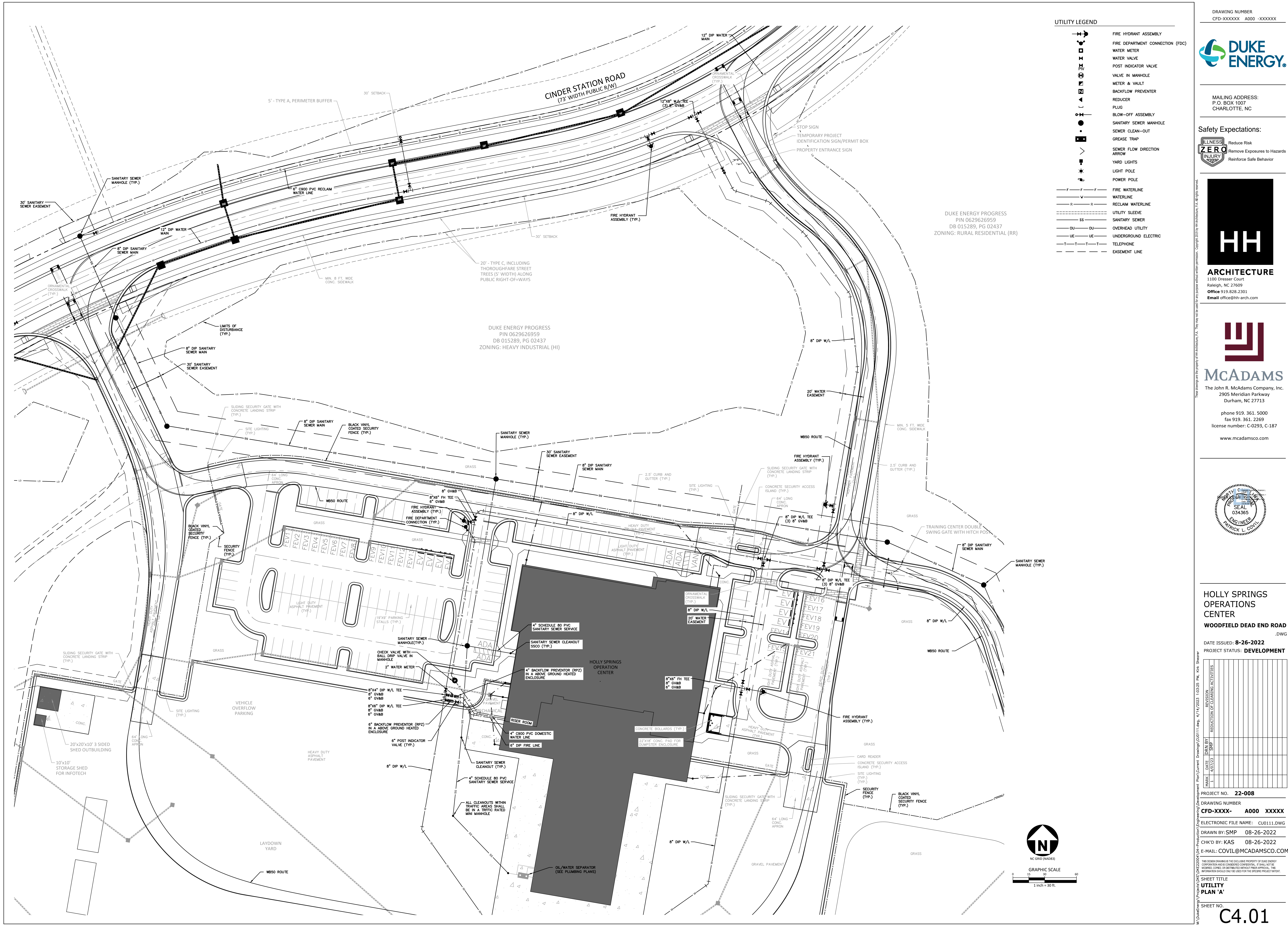
SHEET NO. _____

C4 00

C4.00

Page 132 of 165





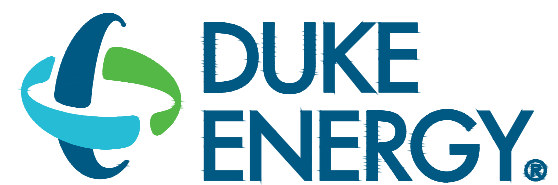
UTILITY LEGEND

- 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
- FIRE WATERLINE
- WATERLINE
- RECLAIM WATERLINE
- UTILITY SLEEVE
- SANITARY SEWER
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

DUKE ENERGY PROGRESS
PIN 0629626959
DB 015289, PG 02437
ZONING: RURAL RESIDENTIAL (RR)

DUKE ENERGY PROGRESS
PIN 0629626959
DB 015289, PG 02437
ZONING: HEAVY INDUSTRIAL (HI)

DRAWING NUMBER
CFD-XXXXXX A000 -XXXXXX

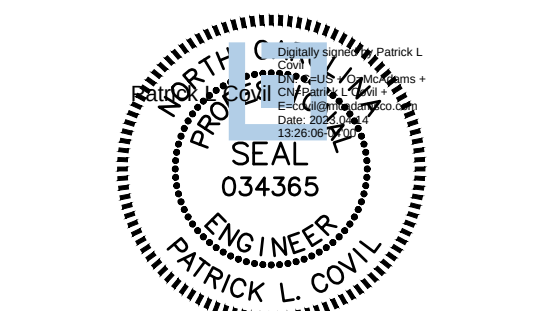


MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:
ILLNESS - Reduce Risk
ZERO INJURY - Remove Exposures to Hazards
SAFETY - Reinforce Safe Behavior

HH
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1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com

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Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com



HOLLY SPRINGS OPERATIONS CENTER
WOODFIELD DEAD END ROAD

DATE ISSUED: **8-26-2022**
PROJECT STATUS: **DEVELOPMENT**

MARK	DATE	DESCRIPTION
1	08/26/22	ISSUED FOR PERMIT
2	08/26/22	ISSUED FOR PERMIT
3	08/26/22	ISSUED FOR PERMIT
4	08/26/22	ISSUED FOR PERMIT
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97	08/26/22	ISSUED FOR PERMIT
98	08/26/22	ISSUED FOR PERMIT
99	08/26/22	ISSUED FOR PERMIT
100	08/26/22	ISSUED FOR PERMIT

PROJECT NO. **22-008**
DRAWING NUMBER **CFD-XXXX- A000 XXXXX**
ELECTRONIC FILE NAME: CU0111.DWG
DRAWN BY: SMP 08-26-2022
CHK'D BY: KAS 08-26-2022
E-MAIL: COVIL@MCADAMSCO.COM

SHEET TITLE
UTILITY PLAN 'A'

SHEET NO.
C4.01



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
	GREASE TRAP
	SEWER CLEAN-OUT
	SEWER FLOW DIRECTION ARROW
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	FIRE WATERLINE
	WATERLINE
	RECLAIM WATERLINE
	UTILITY SLEEVE
	SANITARY SEWER
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE

DRAWING NUMBER
CFD-XXXXXX A000 -XXXXXX

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:

Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com

McADAMS
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Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

HOLLY SPRINGS OPERATIONS CENTER
WOODFIELD DEAD END ROAD .DWG
DATE ISSUED: 8-26-2022
PROJECT STATUS: DEVELOPMENT

MARK	DATE	BY	DESCRIPTION
1	08/26/2022	SMP	REDUCTION OF CLEARING ACTIVITIES

PROJECT NO. 22-008
DRAWING NUMBER CFD-XXXX- A000 XXXXX
ELECTRONIC FILE NAME: CU0112.DWG
DRAWN BY: SMP 08-26-2022
CHK'D BY: KAS 08-26-2022
E-MAIL: COVILL@MCADAMSCO.COM

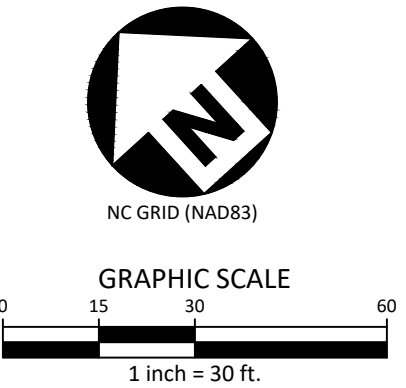
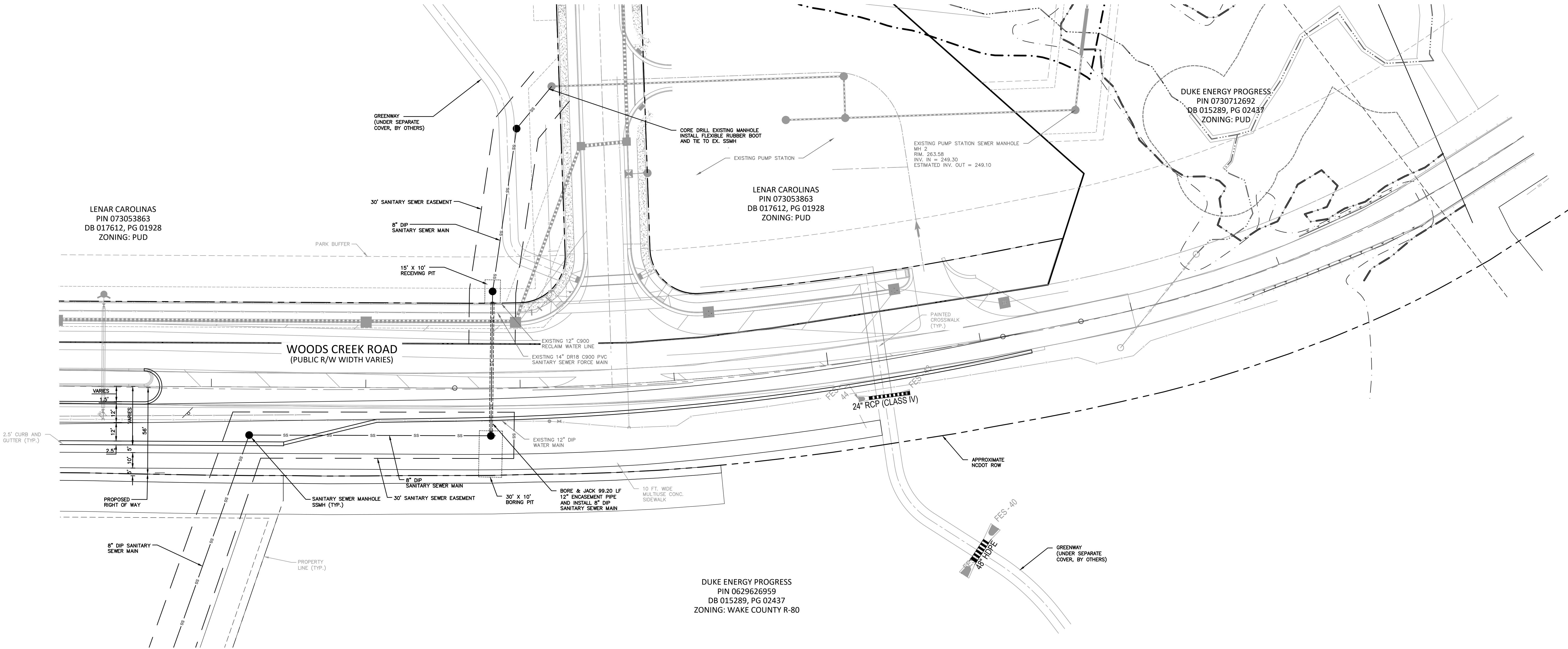
SHEET TITLE
UTILITY PLAN 'B'

SHEET NO. C4.02

\\d:\data\energy\projects\hsc\hsc220204\04 - Production (Engineering)\Development Plan\Current Drawings\CU0112.dwg, 4/14/2023 1:53:47 PM, Kirk, Shaver

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
- FIRE WATERLINE
- WATERLINE
- RECLAIM WATERLINE
- UTILITY SLEEVE
- SANITARY SEWER
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE



DRAWING NUMBER
CFD-XXXXX A000 -XXXXX

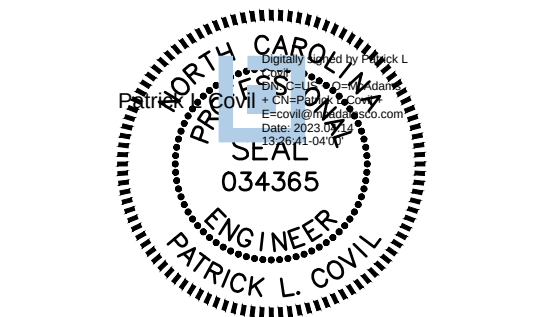
DUKE ENERGY

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:
ILLNESS Reduce Risk
ZERO INJURY Remove Exposures to Hazards
ARROW Reinforce Safe Behavior

HH
ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com

McADAMS
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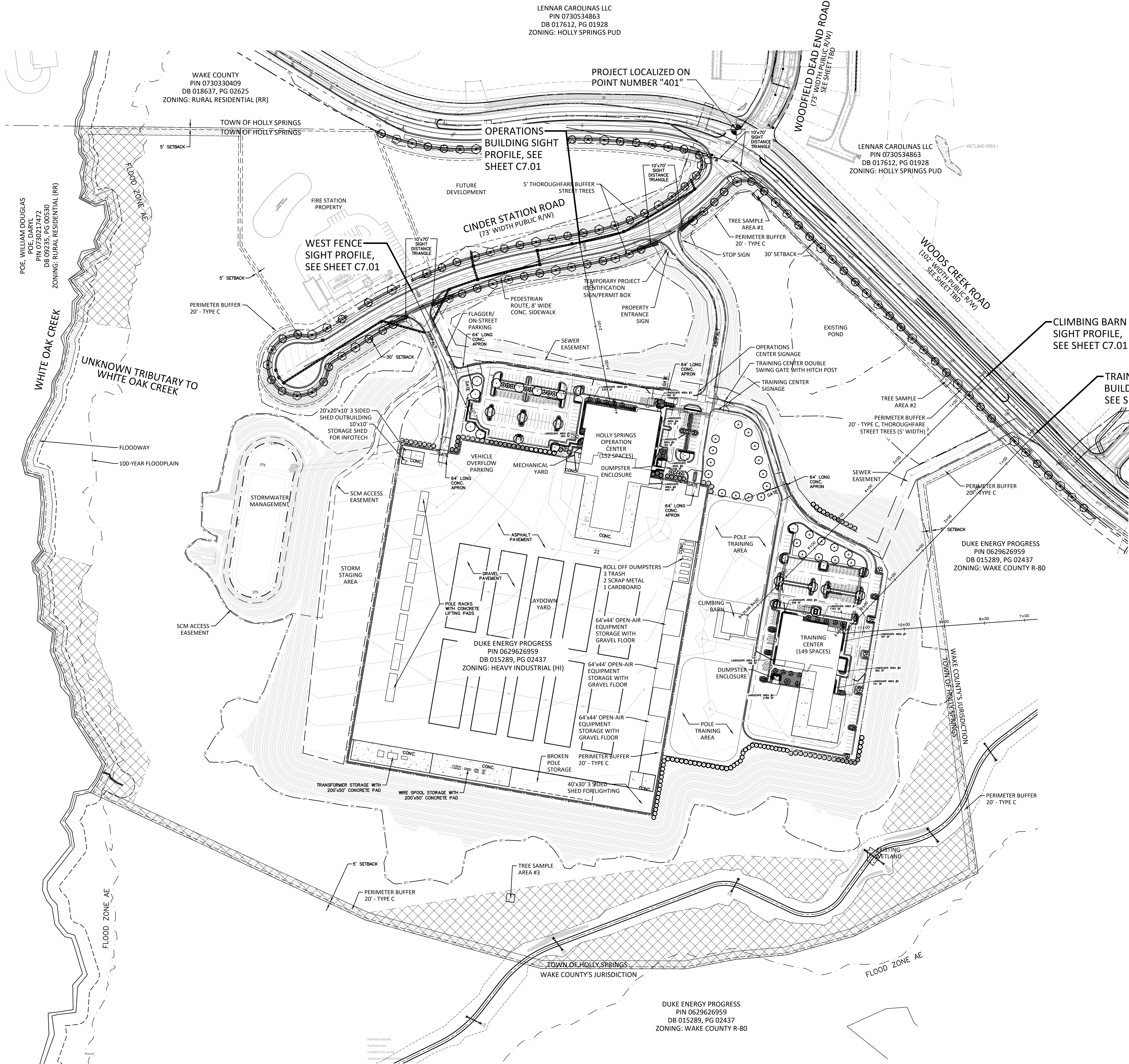
HOLLY SPRINGS
OPERATIONS
CENTER
WOODFIELD DEAD END ROAD

DATE ISSUED: 8-26-2022
PROJECT STATUS: DEVELOPMENT

MARK	DATE	DESCRIPTION
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2	08/26/22	REVISION
3	08/26/22	REVISION
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100	08/26/22	REVISION

PROJECT NO. 22-008
DRAWING NUMBER CFD-XXXX- A000 XXXXX
ELECTRONIC FILE NAME: CU0113.DWG
DRAWN BY: SMP 08-26-2022
CHK'D BY: KAS 08-26-2022
E-MAIL: COVIL@MCADAMSCO.COM
SHEET TITLE UTILITY PLAN 'C'
SHEET NO. C4.03





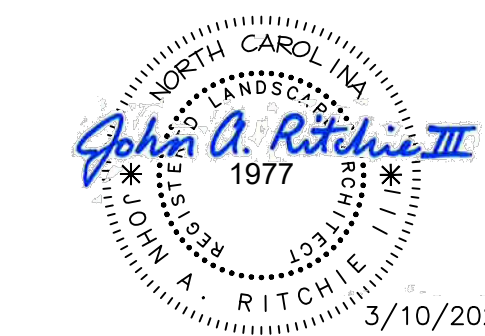
- LANDSCAPE LEGEND**
- 5' THOROUGHFARE BUFFER
 - 20' TYPE C PERIMETER BUFFER
 - FOUNDATION LANDSCAPE AREA
 - SIGHT DISTANCE TRIANGLE
 - TREE PRESERVATION 9.01 AC

DRAWING NUMBER
CFD-XXXXX A000 -XXXXX



MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



HOLLY SPRINGS OPERATIONS CENTER

WOODFIELD DEAD END ROAD

DATE ISSUED: **8-26-2022**

PROJECT STATUS: **DEVELOPMENT**

MARK	DATE	DESCRIPTION
1	08/26/22	ISSUED FOR PERMIT
2	08/26/22	ISSUED FOR PERMIT
3	08/26/22	ISSUED FOR PERMIT
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20	08/26/22	ISSUED FOR PERMIT

PROJECT NO. **22-008**

DRAWING NUMBER
CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME: **C7000.DWG**

DRAWN BY: SMP **08-26-2022**

CHK'D BY: KAS **08-26-2022**

E-MAIL: COVIL@MCADAMSCO.COM

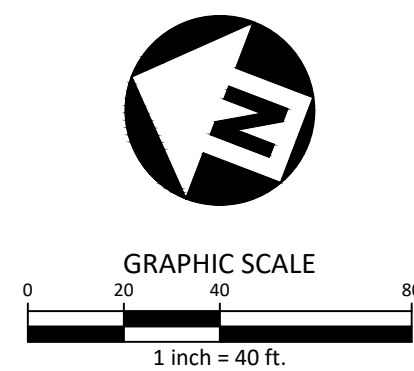
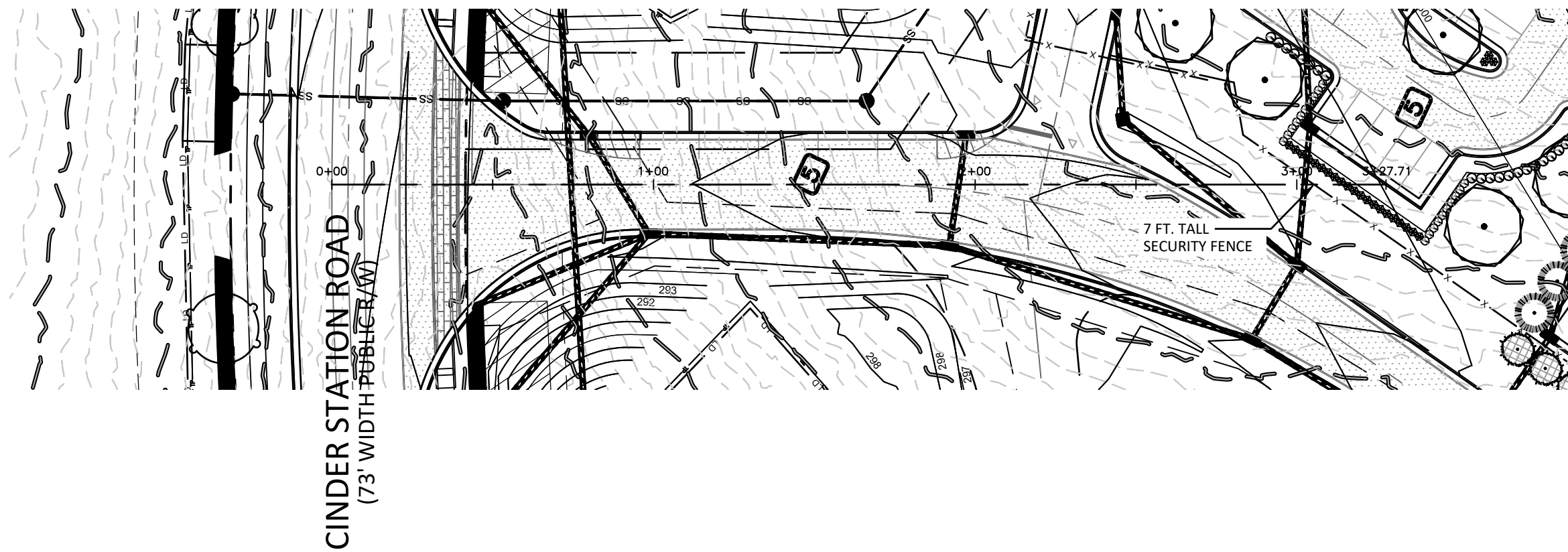
SHEET TITLE

**OVERALL
SIGHT PLAN**

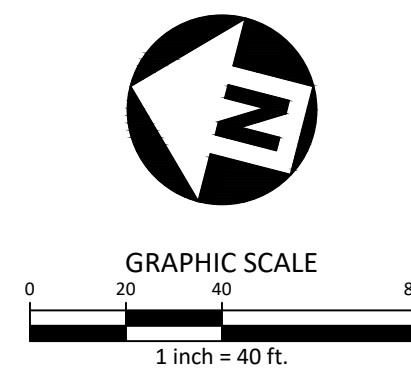
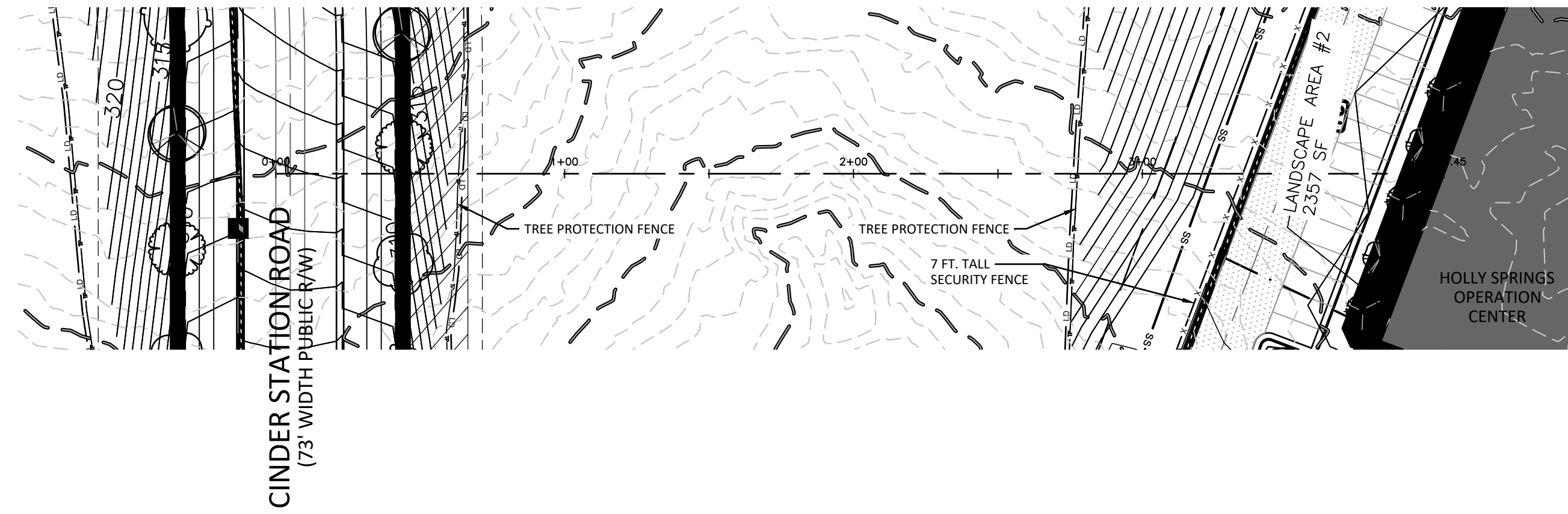
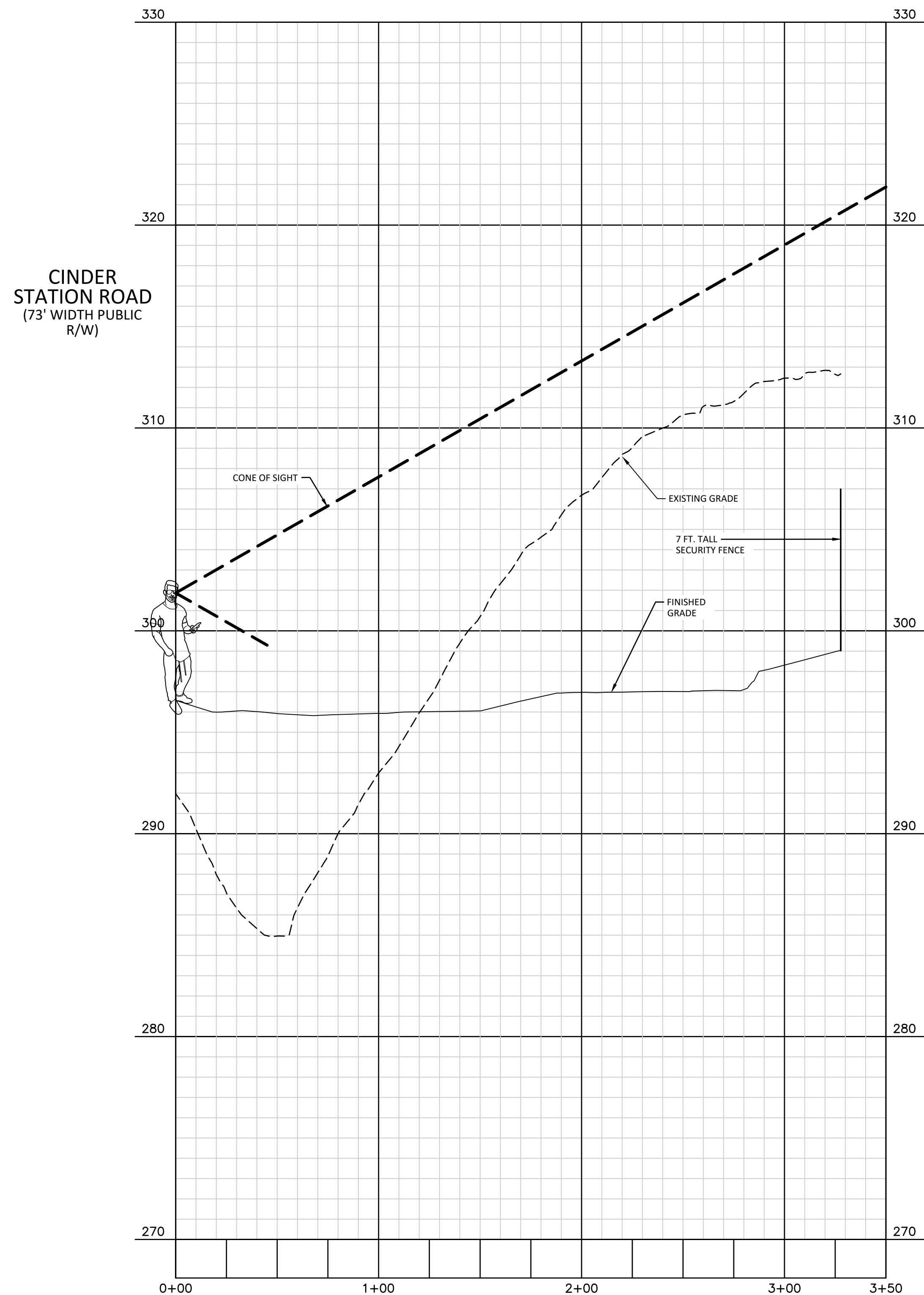
SHEET NO.

C7.00

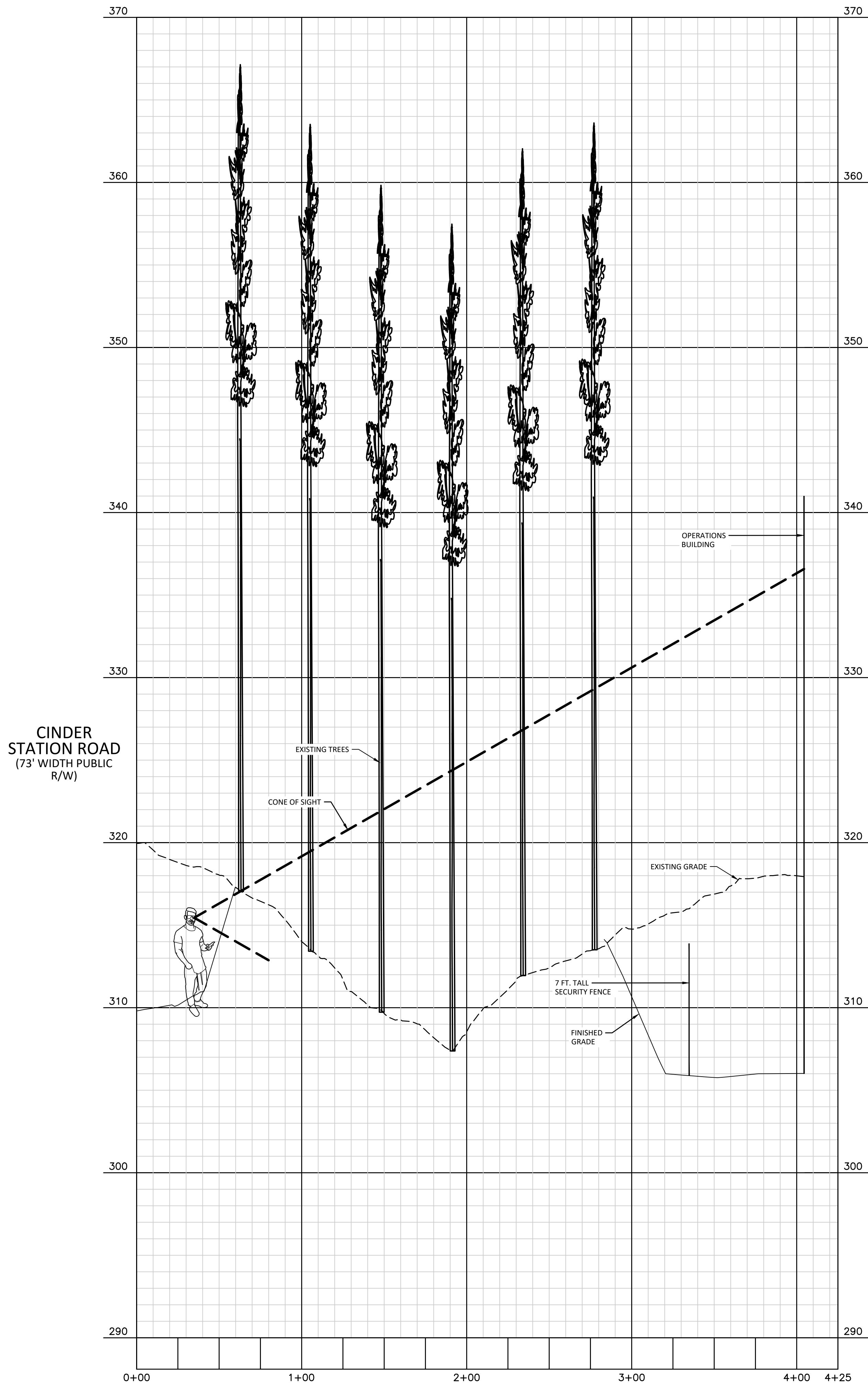
Page 137 of 165



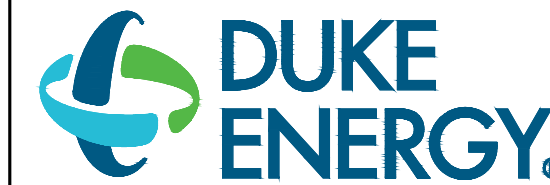
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OPERATIONS BUILDING

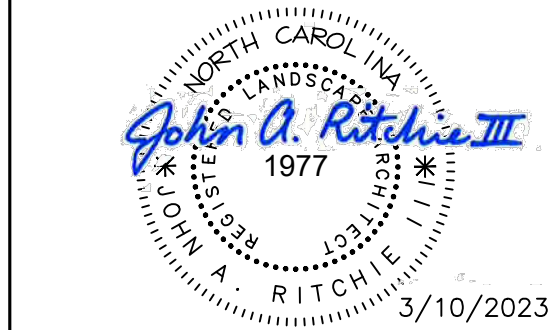
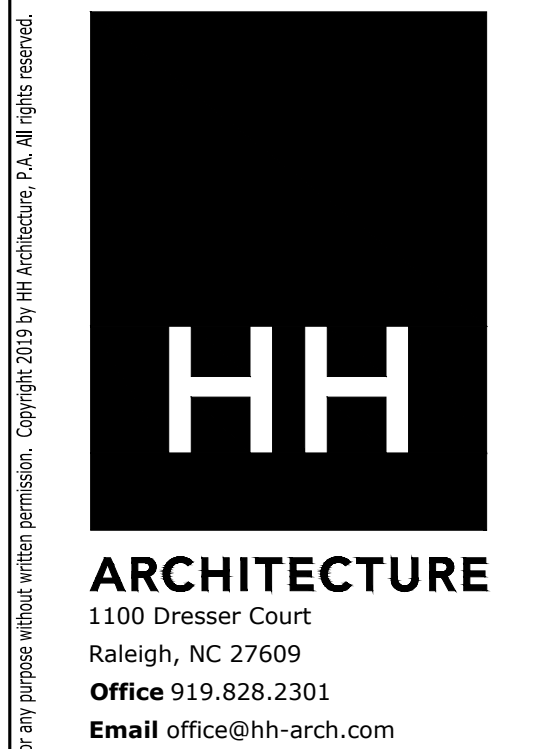


DRAWING NUMBER
CFD-XXXXX A000 -XXXXX



MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



HOLLY SPRINGS
OPERATIONS
CENTER

WOODFIELD DEAD END ROAD
.DWG

DATE ISSUED: 8-26-2022
PROJECT STATUS: DEVELOPMENT

MARK	DATE	BY	REVISION
1	8/26/22	SMP	REDUCTION OF EXISTING ACTIVITIES

PROJECT NO. 22-008

DRAWING NUMBER
CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME:

DRAWN BY: SMP 08-26-2022

CHK'D BY: KAS 08-26-2022

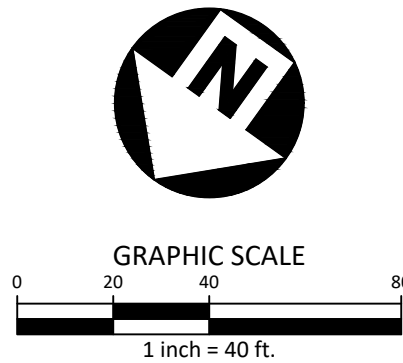
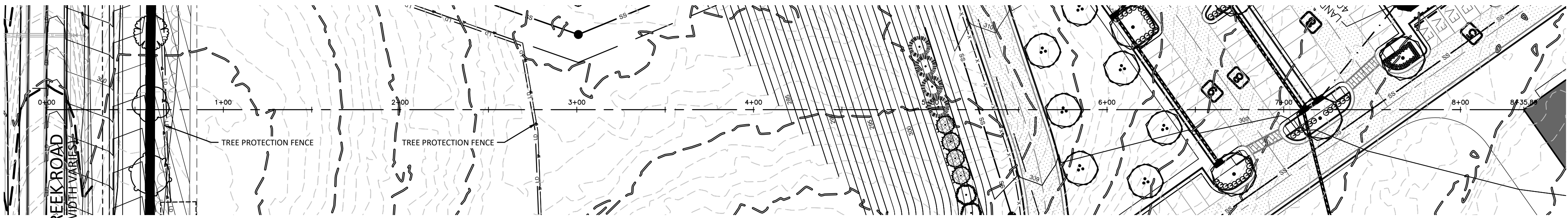
E-MAIL: COVIL@MCADAMSCO.COM

SHEET TITLE
SIGHT PLAN AND PROFILE
WEST FENCE AND
OPERATIONS BUILDING

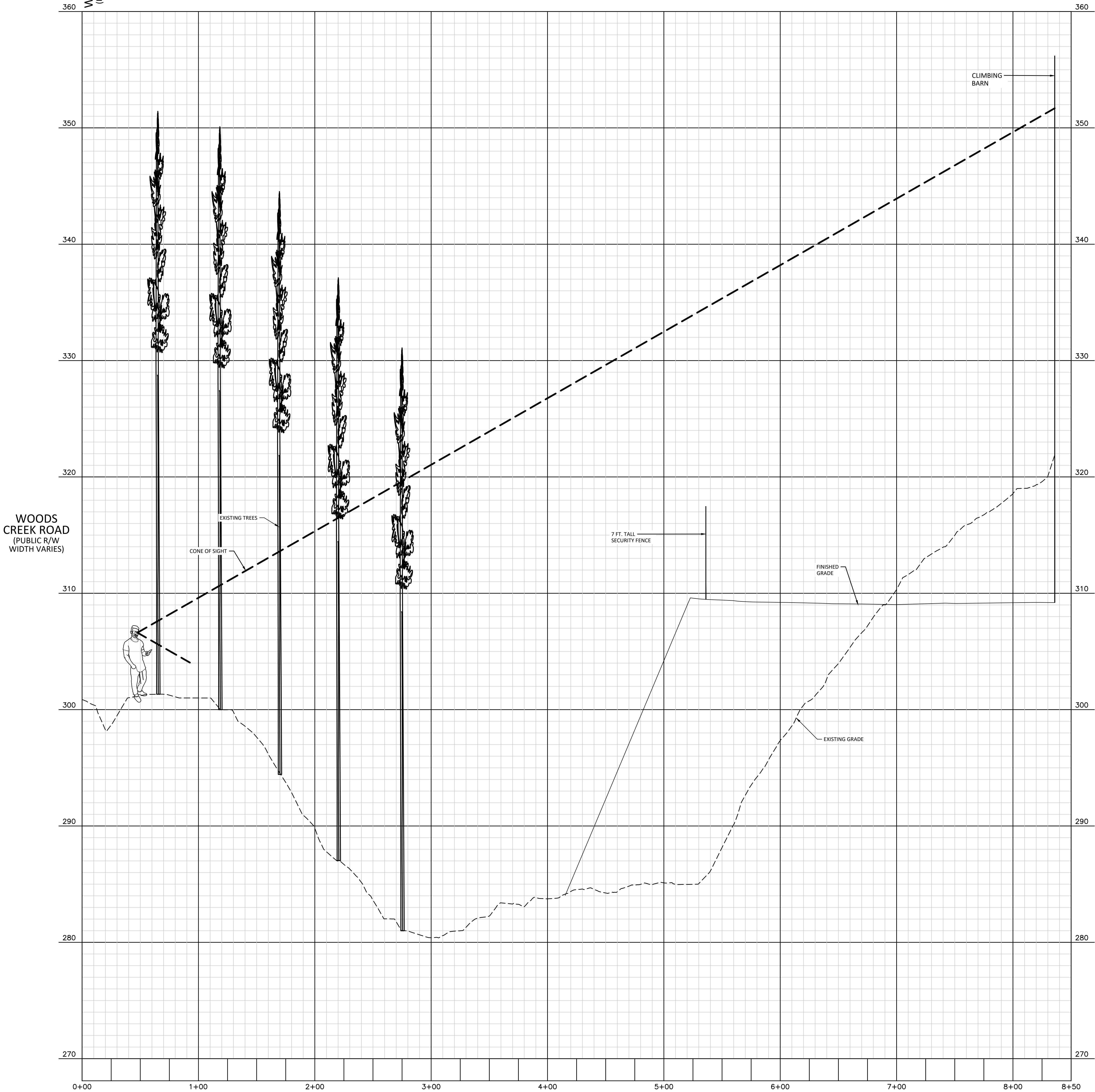
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C7.01

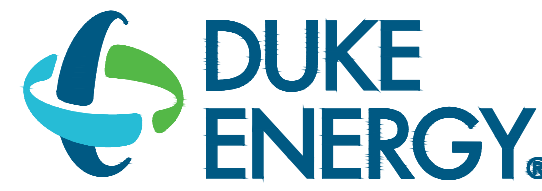
Page 138 of 165



CLIMBING BARN

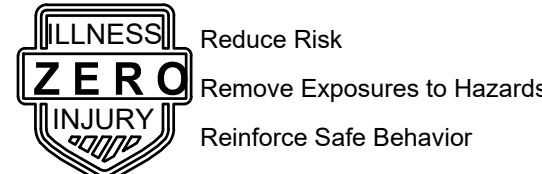


DRAWING NUMBER
CFD-XXXXX A000 -XXXXX



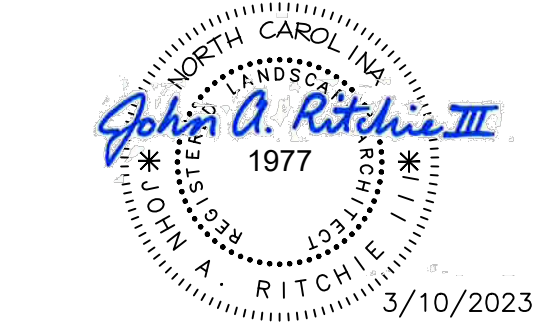
MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



HH
ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com



HOLLY SPRINGS
OPERATIONS
CENTER

WOODFIELD DEAD END ROAD

DATE ISSUED: 8-26-2022
PROJECT STATUS: DEVELOPMENT

DATE	BY	REVISION
8/26/22	SMP	REDUCTION OF EXISTING ACTIVITIES

PROJECT NO. 22-008

DRAWING NUMBER
CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME:

DRAWN BY: SMP 08-26-2022

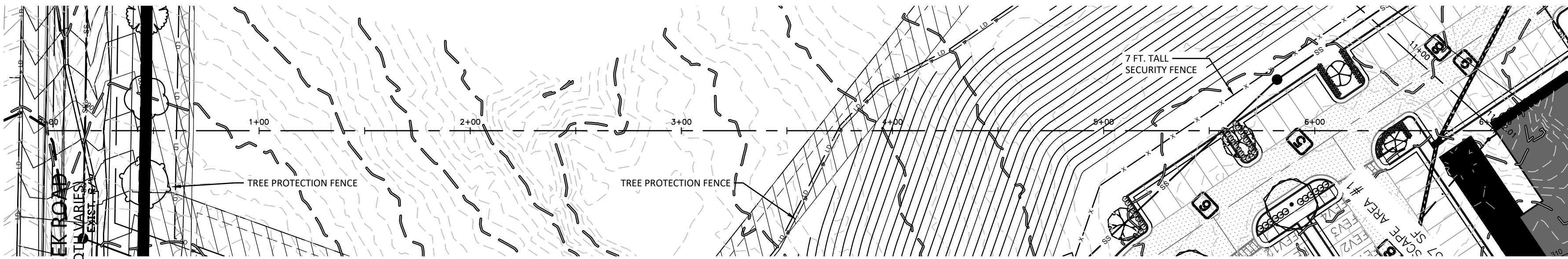
CHK'D BY: KAS 08-26-2022

E-MAIL: COVIL@MCADAMSCO.COM

SHEET TITLE
SIGHT PLAN AND PROFILE
CLIMBING BARN

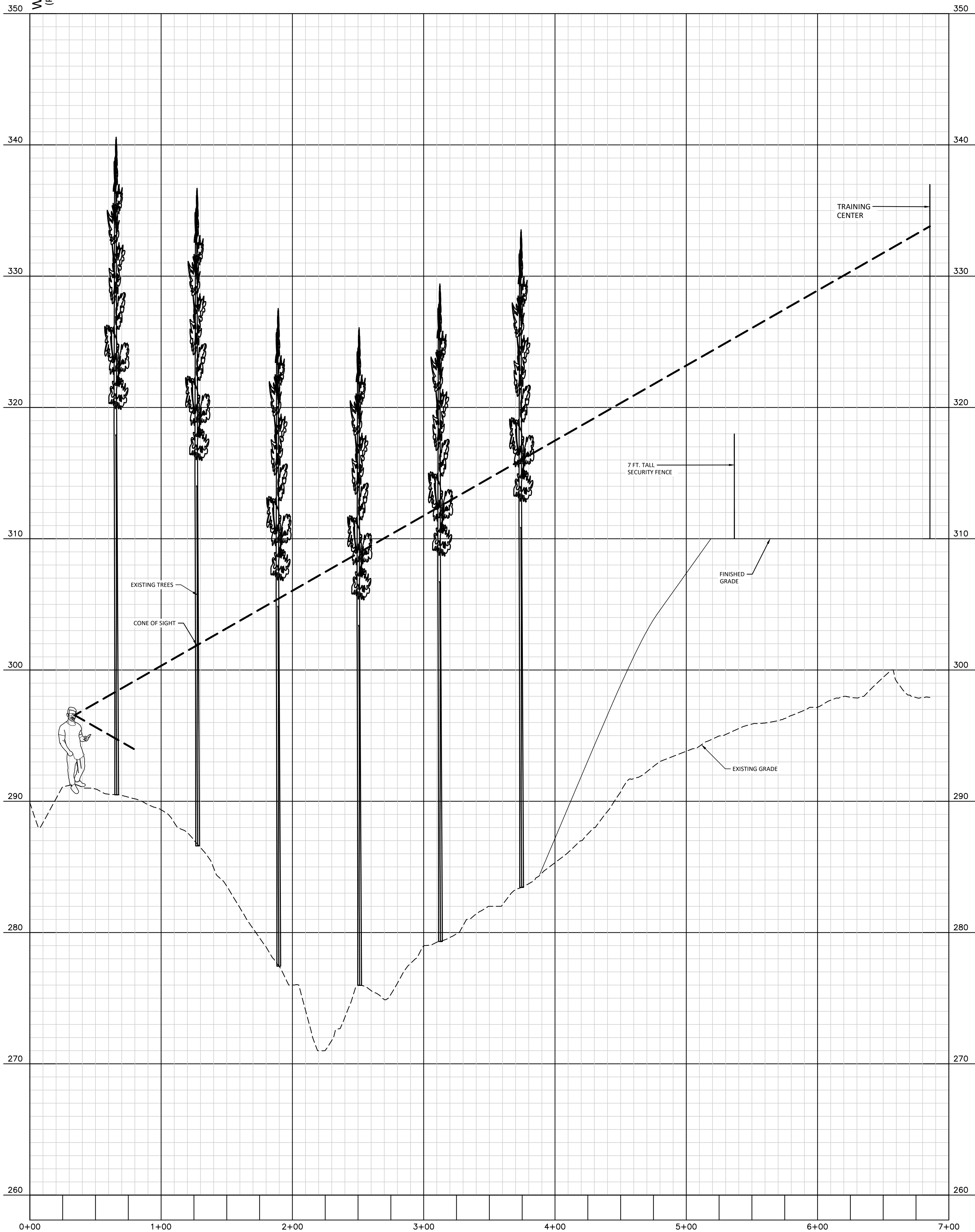
SHEET NO.

C7.02



TRAINING CENTER

TRAINING CENTER-1

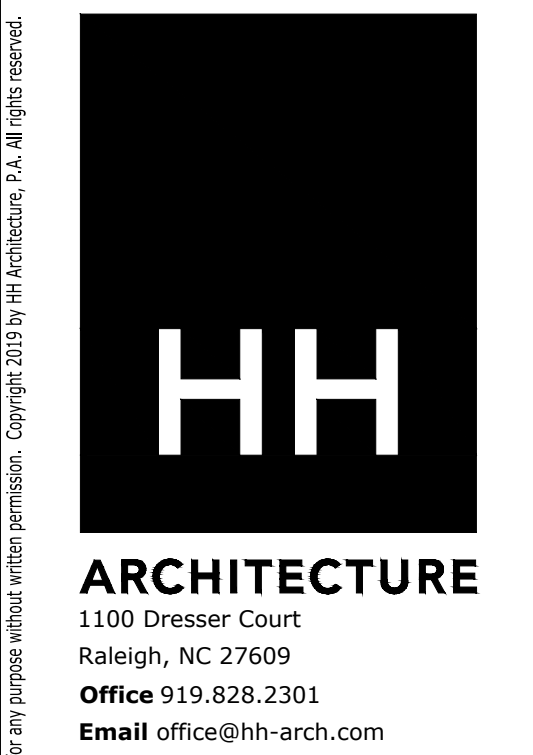


DRAWING NUMBER
CFD-XXXXX A000 -XXXXX



MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



HOLLY SPRINGS
OPERATIONS
CENTER

WOODFIELD DEAD END ROAD

DATE ISSUED: 8-26-2022

PROJECT STATUS: DEVELOPMENT

MARK	DATE	DESCRIPTION
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PROJECT NO. 22-008

DRAWING NUMBER CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME:

DRAWN BY: SMP 08-26-2022

CHK'D BY: KAS 08-26-2022

E-MAIL: COVIL@MCADAMSCO.COM

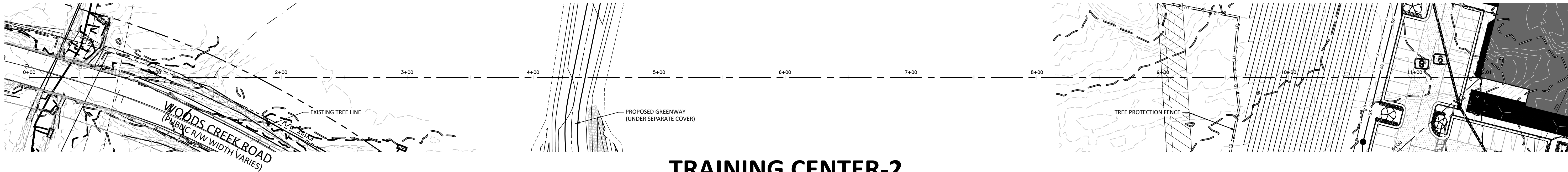
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SHEET TITLE
SIGHT PLAN AND PROFILE
TRAINING CENTER 1

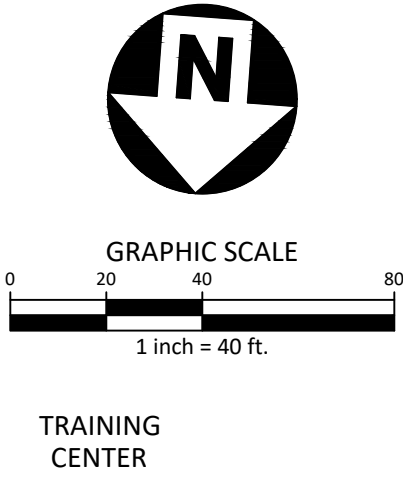
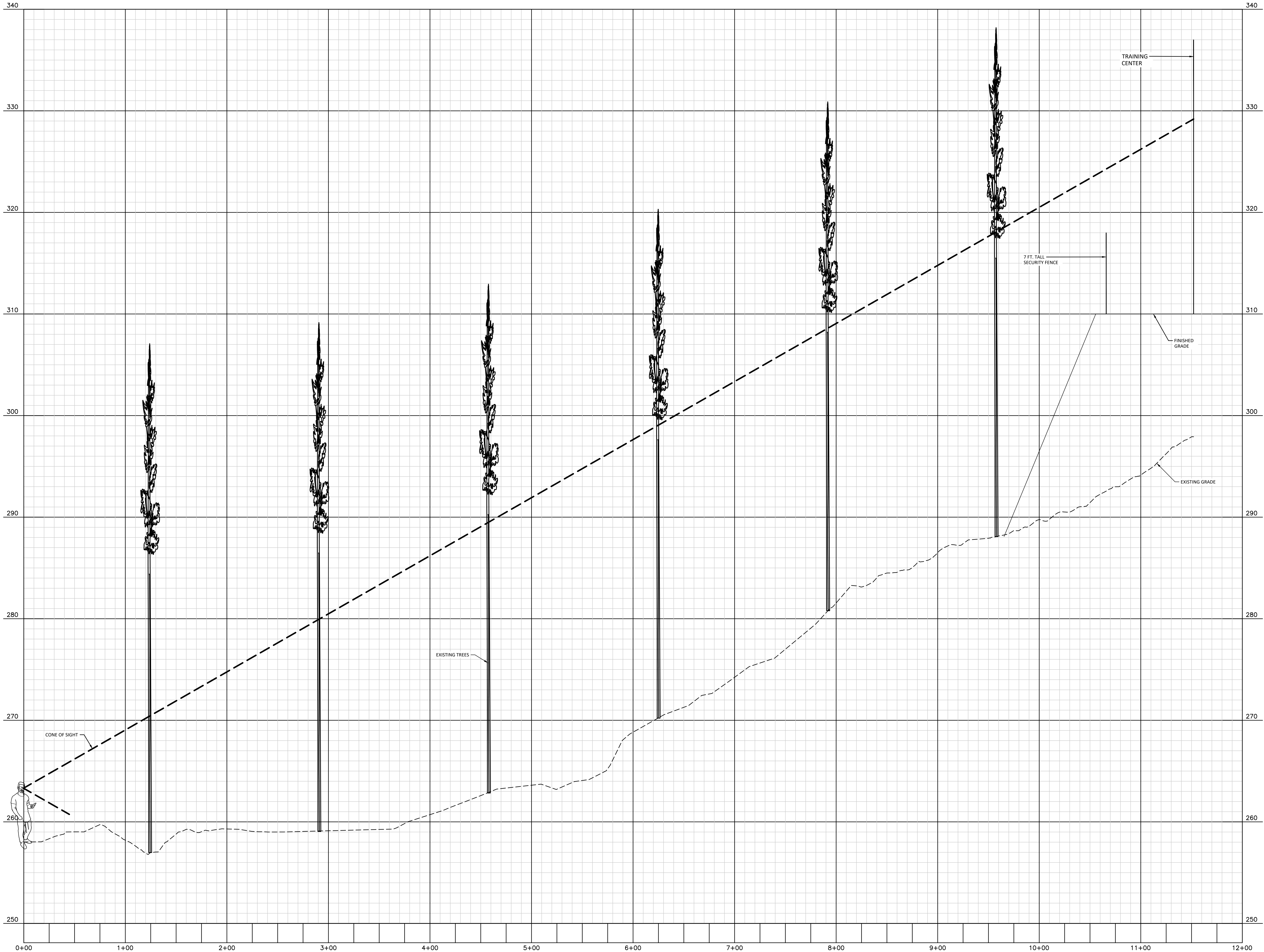
SHEET NO.

C7.03

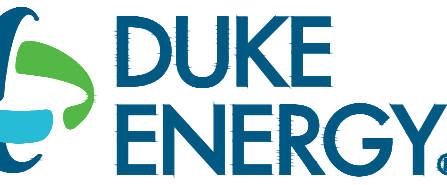
Page 140 of 165



TRAINING CENTER-2

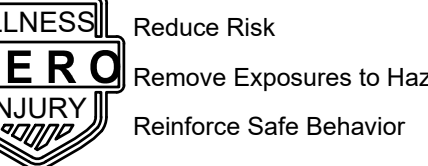


DRAWING NUMBER
CFD-XXXXX A000 -XXXXX



MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com



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phone 919.361.5000
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www.mcadamsco.com



HOLLY SPRINGS
OPERATIONS
CENTER

WOODFIELD DEAD END ROAD

.DWG

DATE ISSUED: 8-26-2022

PROJECT STATUS: DEVELOPMENT

MARK	DATE	DESCRIPTION
1	08/26/22	ISSUED FOR PERMIT
2	08/26/22	REDUCTION OF CLEARING ACTIVITIES
3	08/26/22	SM
4	08/26/22	SM
5	08/26/22	SM
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PROJECT NO. 22-008

DRAWING NUMBER

CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME:

DRAWN BY: SMP 08-26-2022

CHK'D BY: KAS 08-26-2022

E-MAIL: COVIL@MCADAMSCO.COM

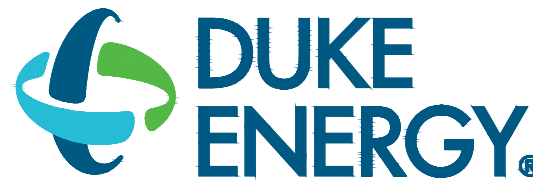
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SIGHT PLAN AND PROFILE

TRAINING CENTER 2

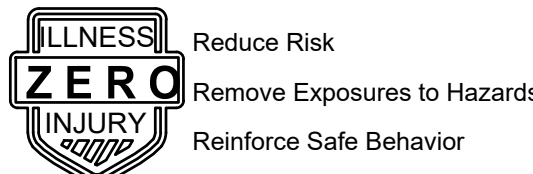
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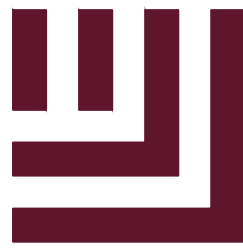


MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:

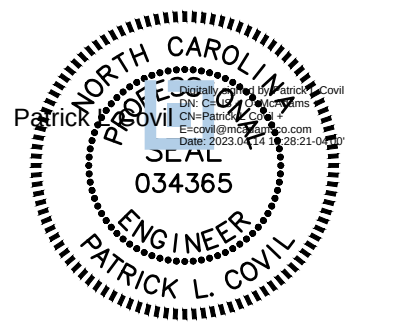


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1100 Dresser Court
Raleigh, NC 27609
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McADAMS
The John R. McAdams Company, Inc.
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Durham, NC 27713

phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com



HOLLY SPRINGS
OPERATIONS
CENTER

WOODFIELD DEAD END ROAD

DATE ISSUED: 8-26-2022

PROJECT STATUS: DEVELOPMENT

REVISION	DATE	BY	DESCRIPTION
1	4/07/23	SMP	REDUCTION OF CLEARING ACTIVITIES

PROJECT NO. 22-008

DRAWING NUMBER

CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME:

DRAWN BY: SMP 08-26-2022

CHK'D BY: KAS 08-26-2022

E-MAIL: COVIL@MCADAMSCO.COM

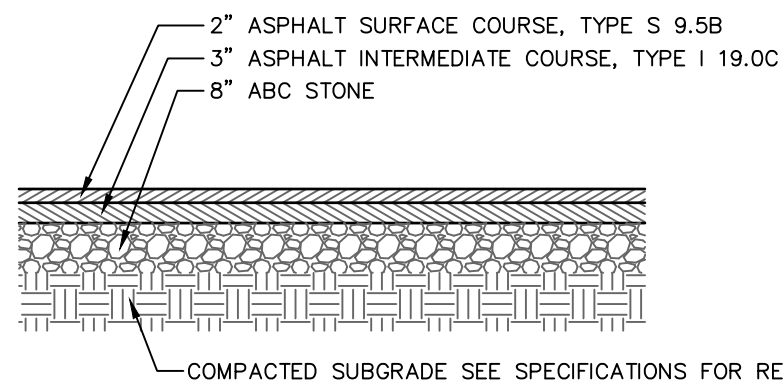
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SHEET TITLE
SITE
DETAILS

SHEET NO.

C8.00

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

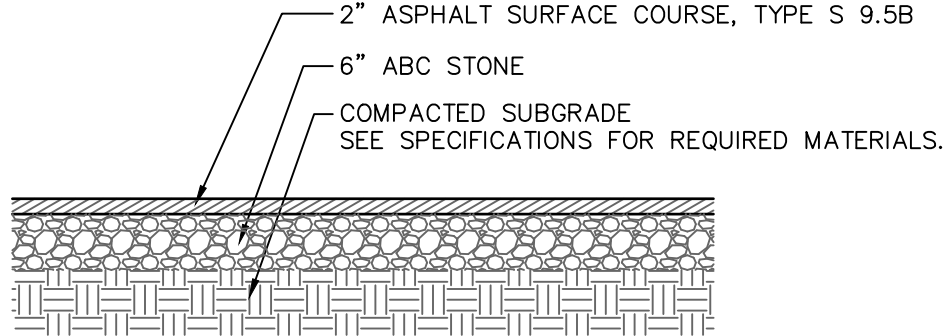


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

HEAVY-DUTY ASPHALT PAVEMENT DETAIL

N.T.S.

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

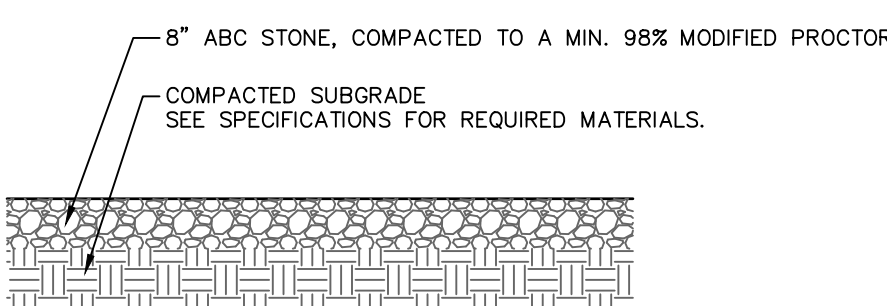


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

ON-SITE ASPHALT PARKING PAVEMENT DETAIL

N.T.S.

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

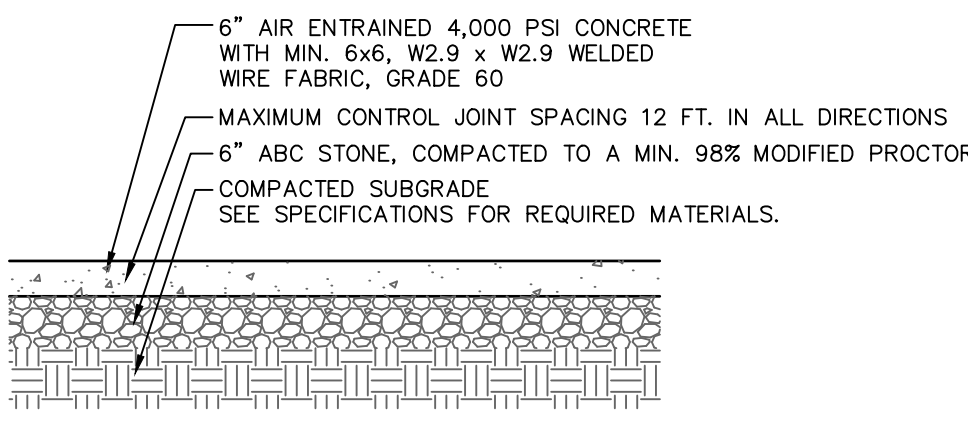


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

GRAVEL STORAGE YARD SECTION DETAIL

N.T.S.

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

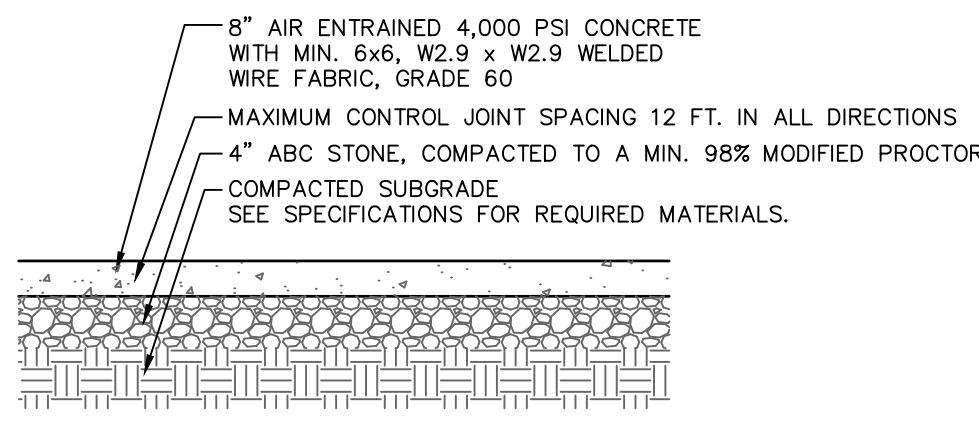


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

CONCRETE PAVEMENT DETAIL

N.T.S.

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

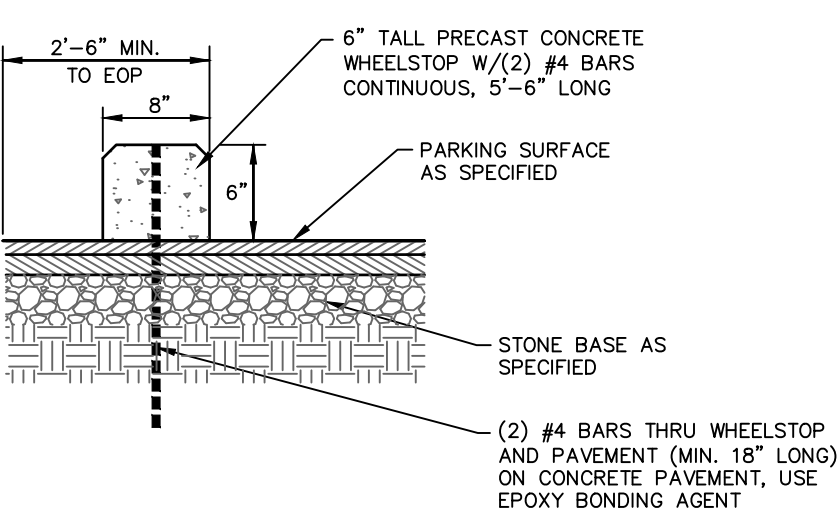


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

CONCRETE PAD DETAIL

N.T.S.

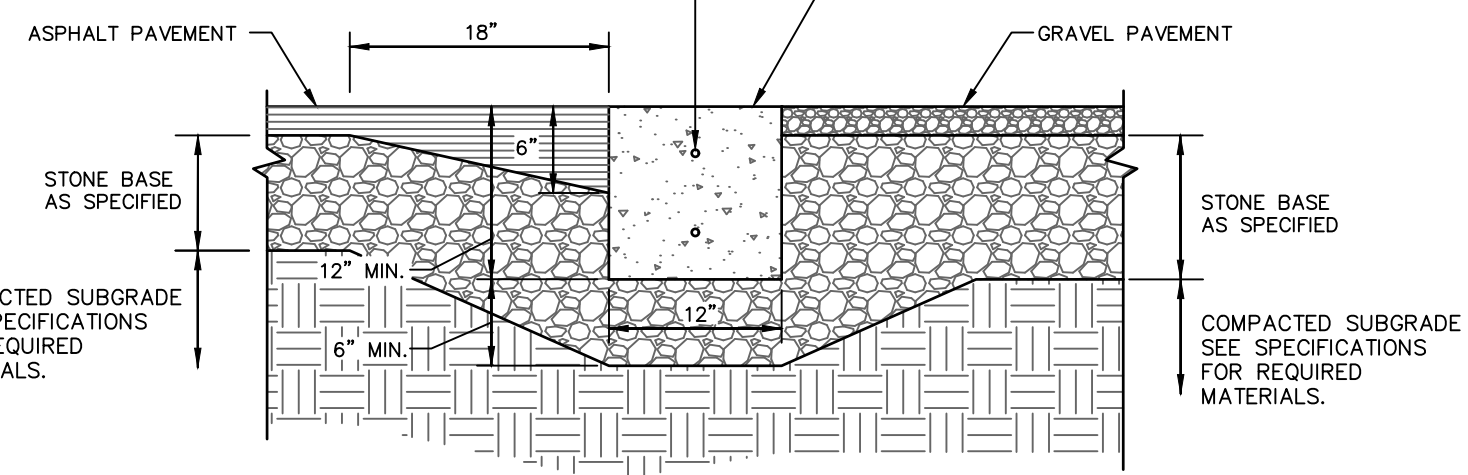
NOTE: CURB STOP SHALL BE SLOTTED, FOR DRAINAGE



WHEEL STOP

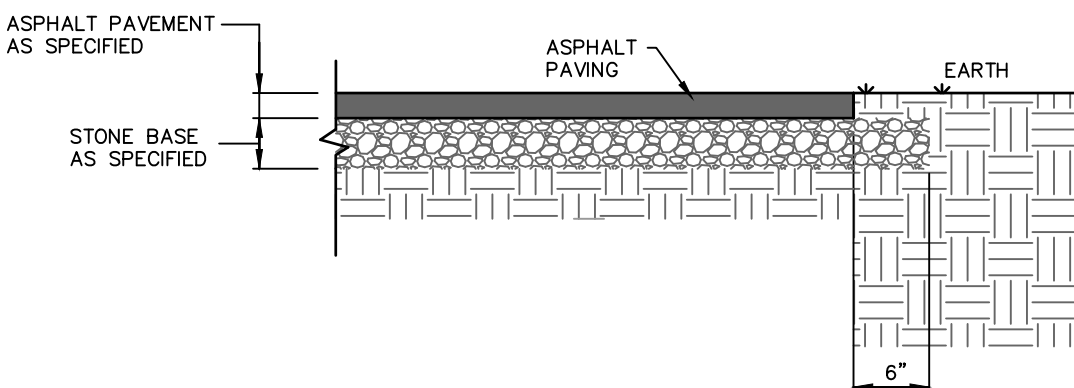
N.T.S.

#4 BAR'S TOP AND BOTTOM OF ALL THICKENED EDGES (TYP.)



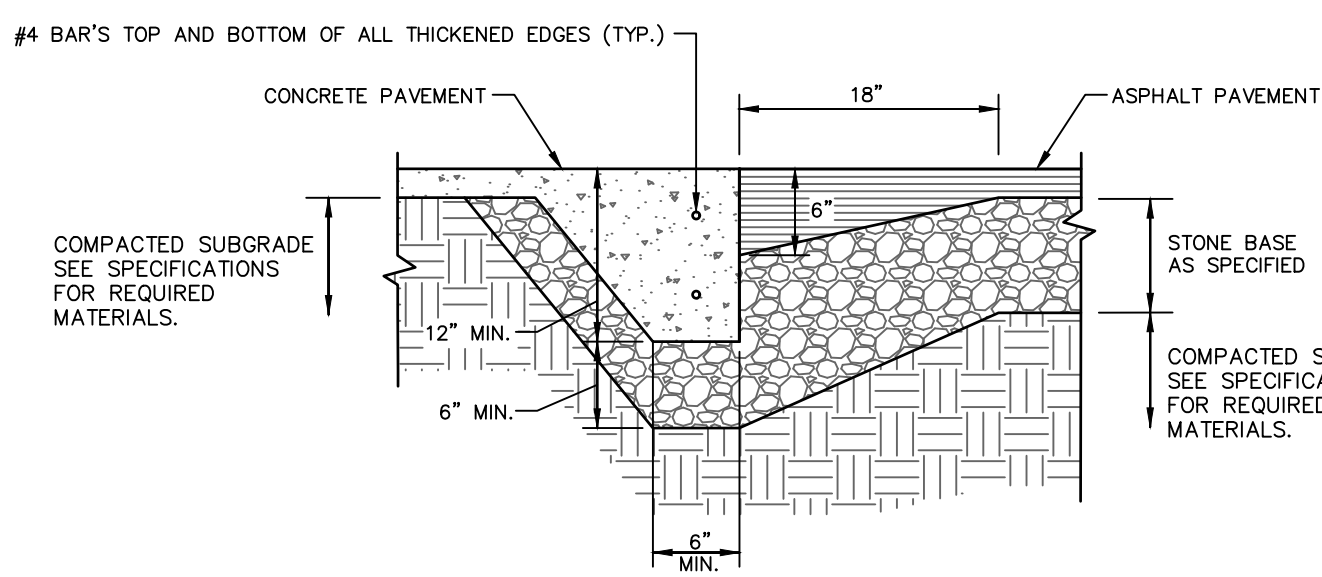
PAVEMENT TRANSITION

N.T.S.



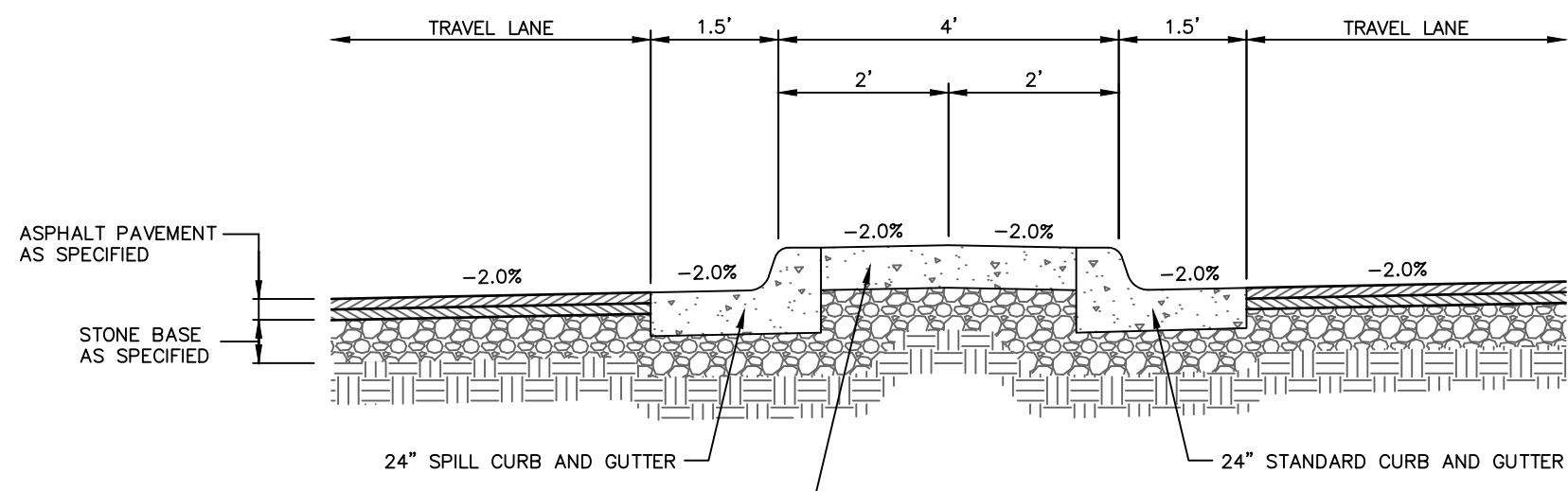
ASPHALT EDGE DETAIL

N.T.S.



CONCRETE TO ASPHALT PAVEMENT TRANSITION

N.T.S.



CONCRETE SECURITY ACCESS ISLAND

N.T.S.

STANDARD FLUME

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

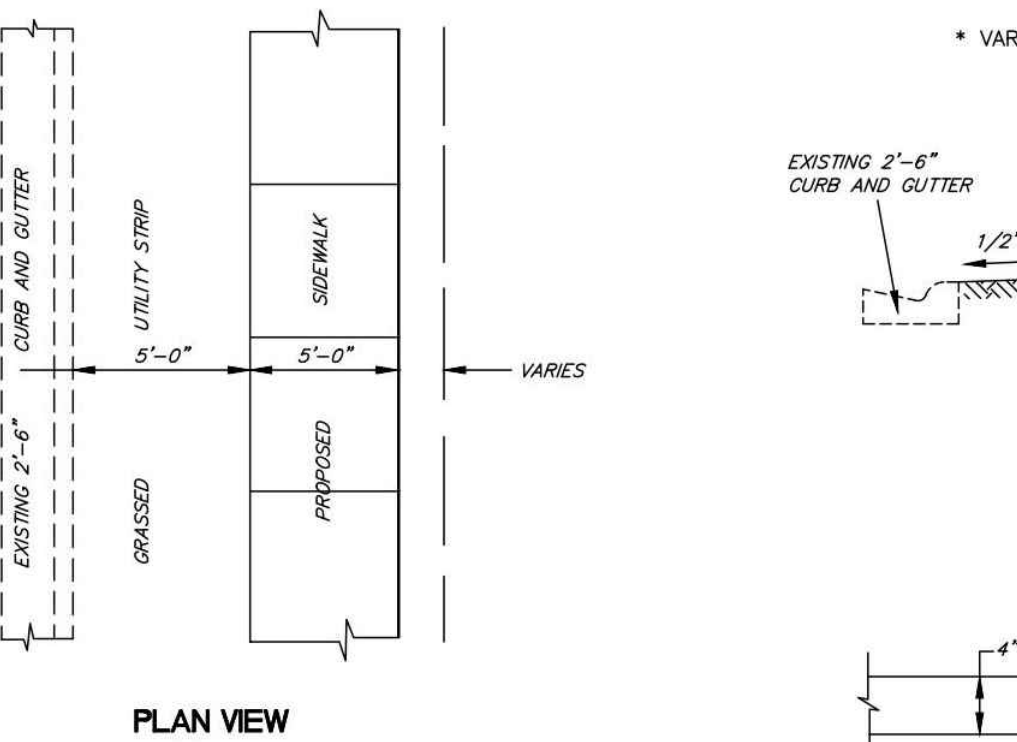
STANDARD DETAIL NUMBER: HS324

DATE REVISIONS

2/8/20



NOTES:
1. ENSURE FLUME HAS POSITIVE DRAINAGE
2. CONCRETE SHALL BE 3000 PSI
3. STONE IS REQUIRED IF FLUME IS ON A STREET
4. STONE IS NOT REQUIRED IF FLUME IS IN A PARKING LOT



PLAN VIEW

TRANSVERSE EXPANSION JOINT

DRAWING NOT TO SCALE

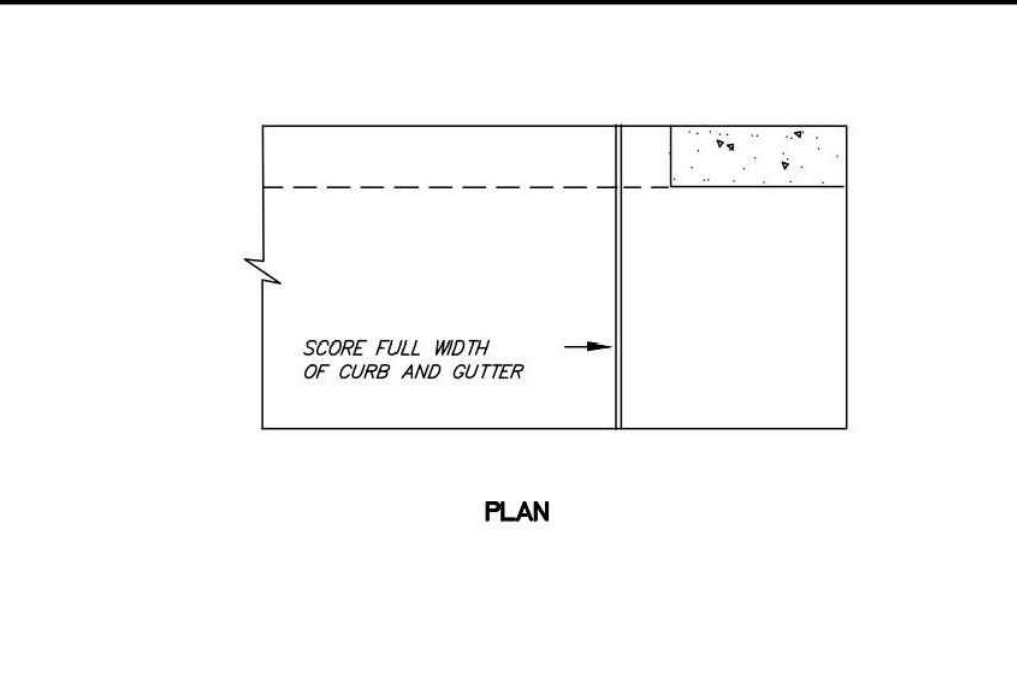
STANDARD CONCRETE SIDEWALK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS327

DATE REVISIONS

2/8/20



PLAN

FRONT

END

DRAWING NOT TO SCALE

STANDARD METHOD OF ENDING CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS323

DATE REVISIONS

2/8/20



PLAN

FRONT

END

DRAWING NOT TO SCALE

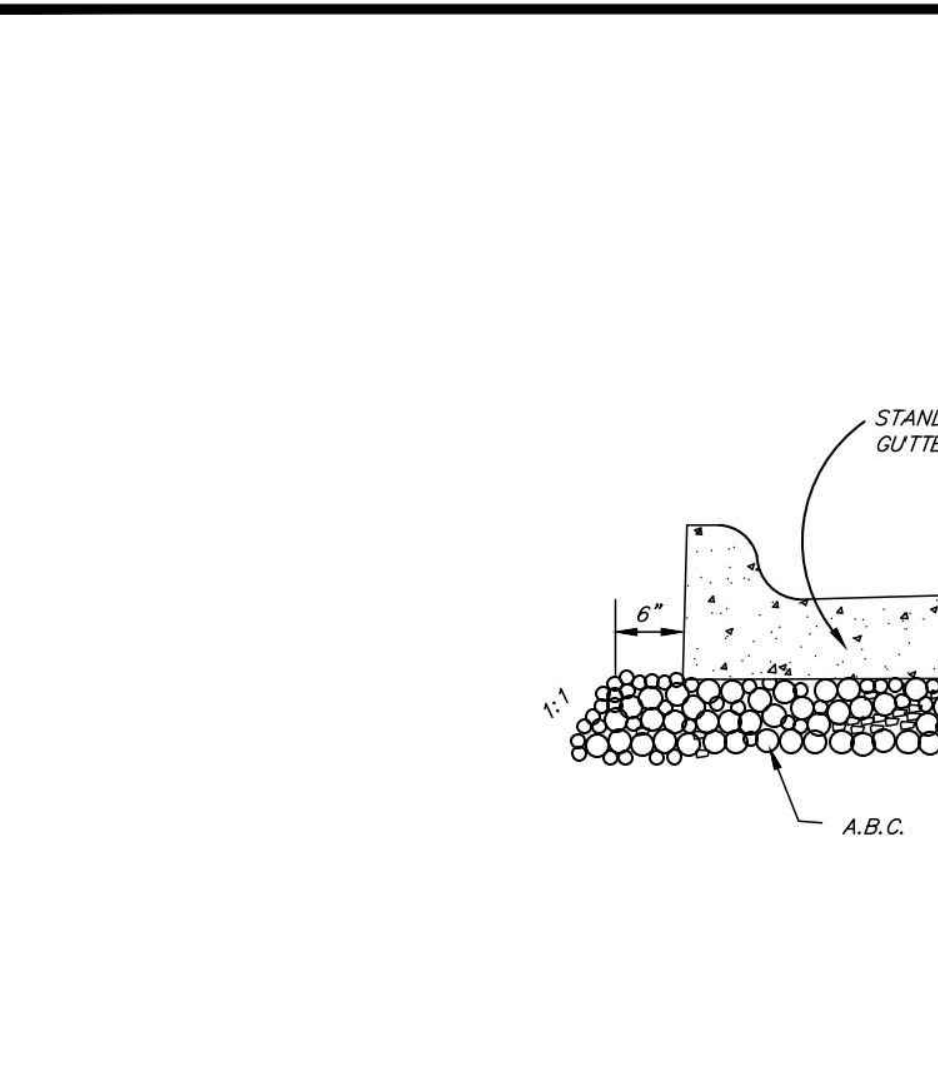
STANDARD CONCRETE CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS321

DATE REVISIONS

2/8/20



NOTES:

1. STONE IS REQUIRED UNDER ALL TYPES OF CURB AND GUTTER ON STREETS
2. STONE IS NOT REQUIRED ON PARKING LOTS

DRAWING NOT TO SCALE

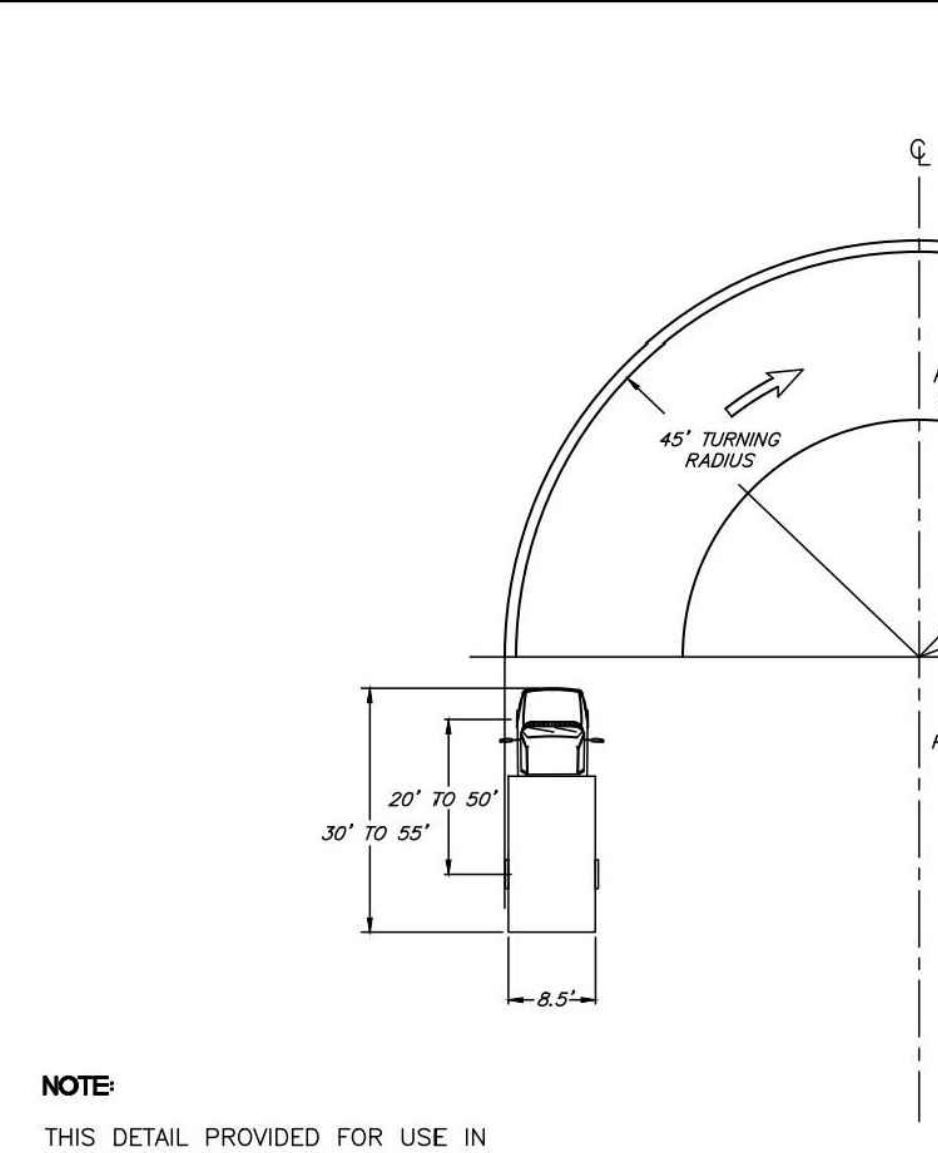
A.B.C. UNDER CURB AND GUTTER

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS322

DATE REVISIONS

2/8/20



NOTE:

THIS DETAIL PROVIDED FOR USE IN PUMP STATION DESIGN.

DRAWING NOT TO SCALE

STANDARD TURNING RADI TO ACCOMMODATE BOTH AN BU AND A WB-50 DESIGN VEHICLE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS319

DATE REVISIONS

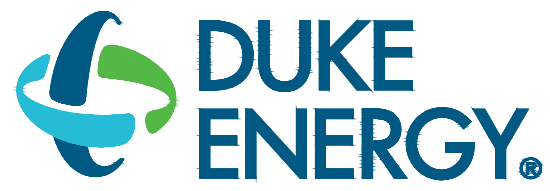
2/8/20



PLAN

FRONT

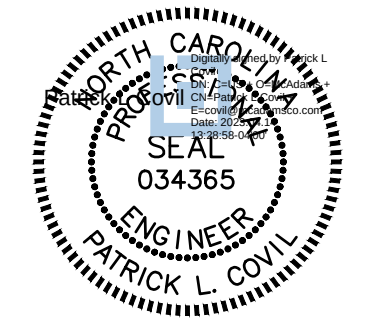
DRAWING NOT TO SCALE

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CHARLOTTE, NC

Safety Expectations:

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fax 919.361.2269
license number: C-0293, C-187

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HOLLY SPRINGS
OPERATIONS
CENTER

WOODFIELD DEAD END ROAD

DATE ISSUED: 8-26-2022
PROJECT STATUS: DEVELOPMENT

MARK	DATE	BY	DESCRIPTION
1	8/27/23	SM	REDUCTION OF ISLAND ACTIVITIES
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

PROJECT NO. 22-008

DRAWING NUMBER
CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME:

DRAWN BY: SMP 08-26-2022

CHK'D BY: KAS 08-26-2022

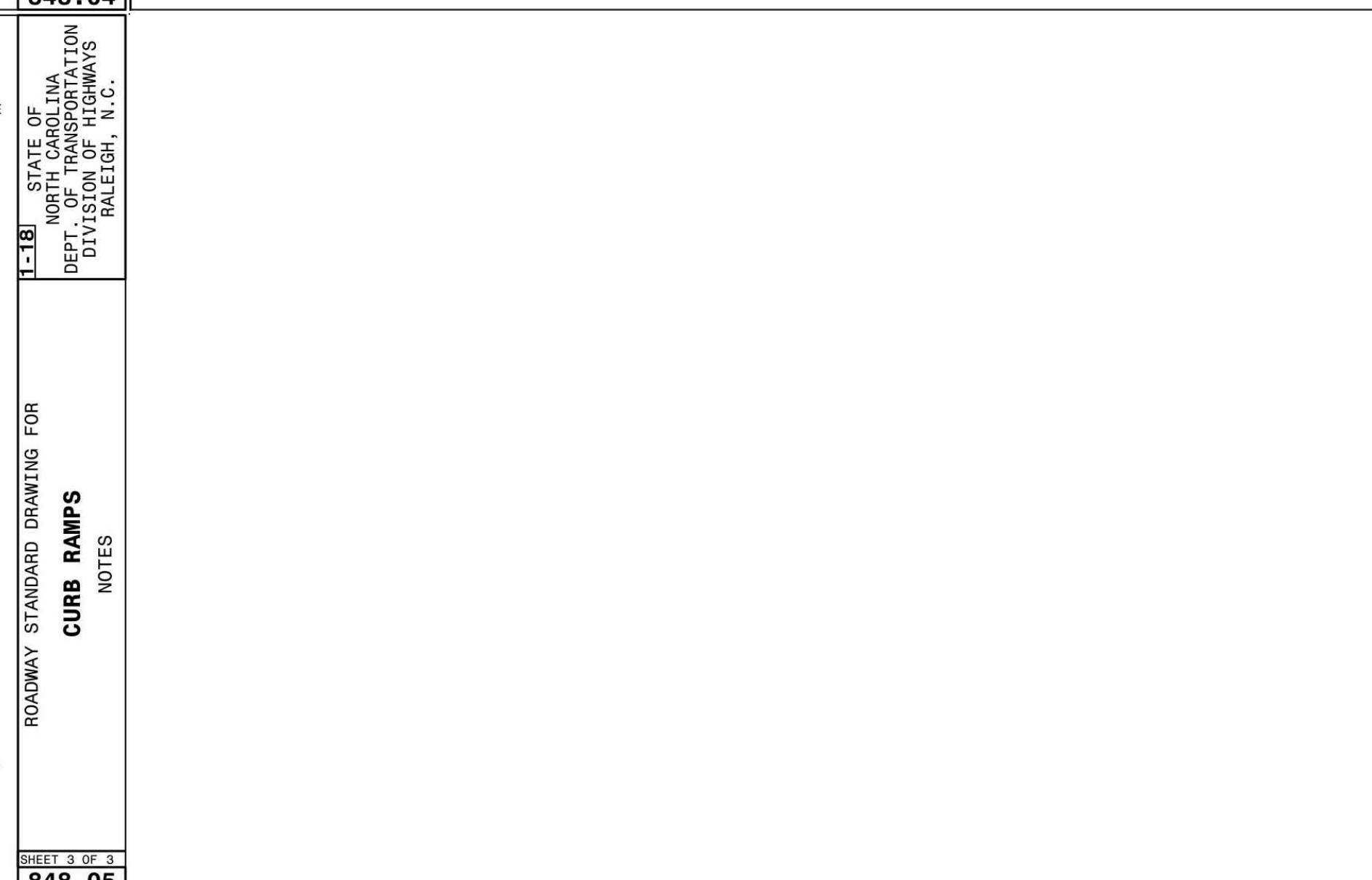
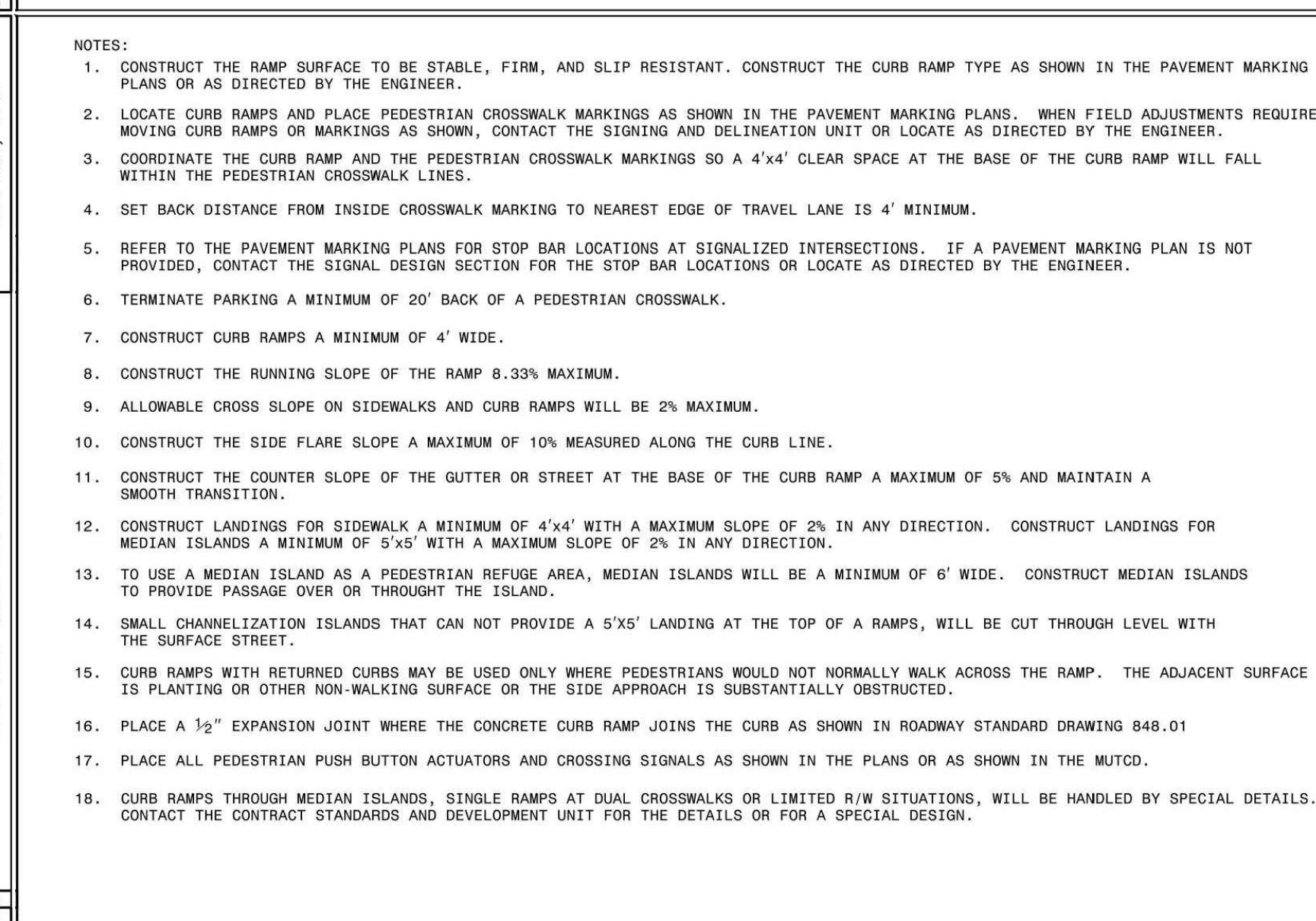
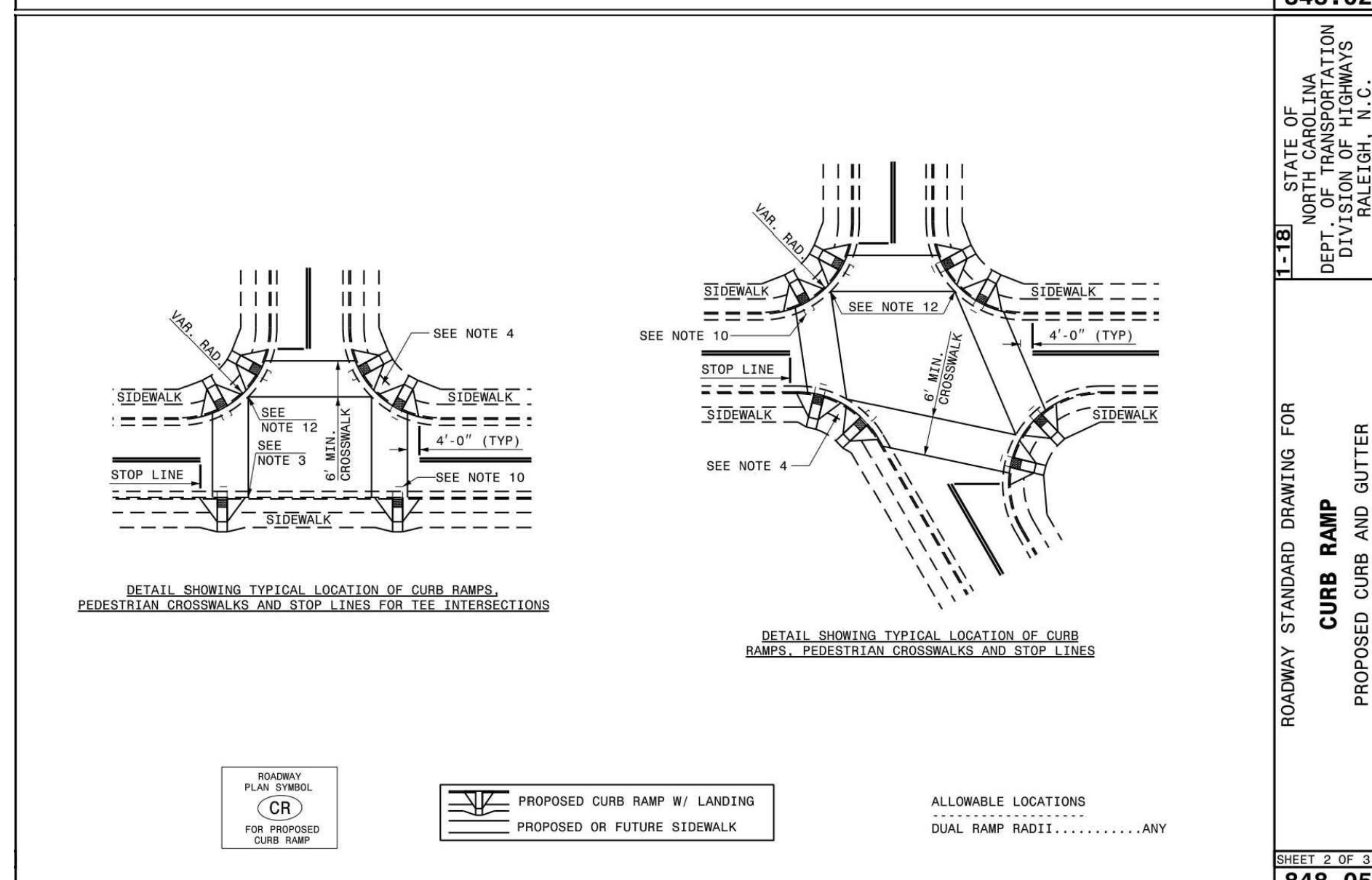
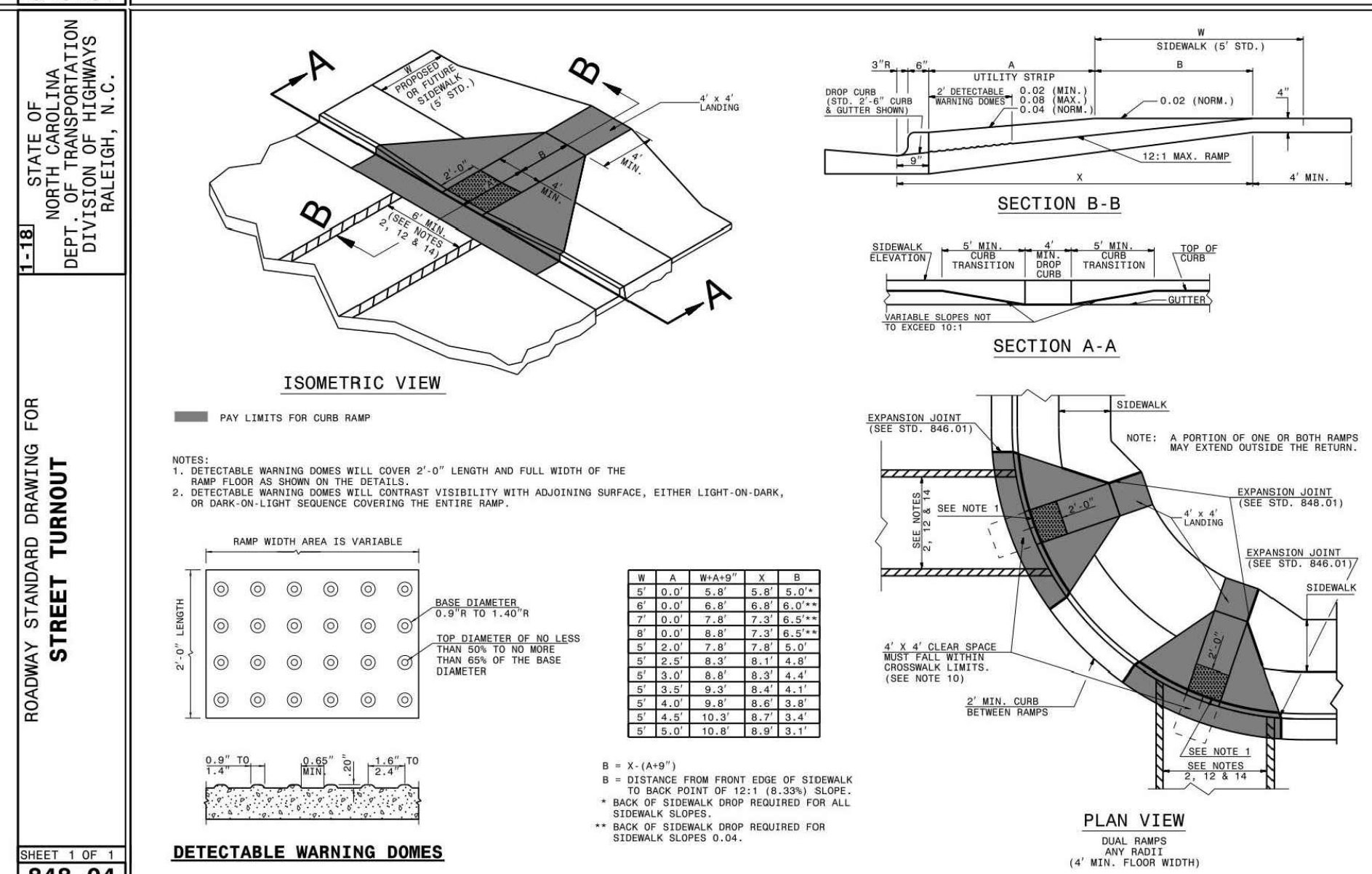
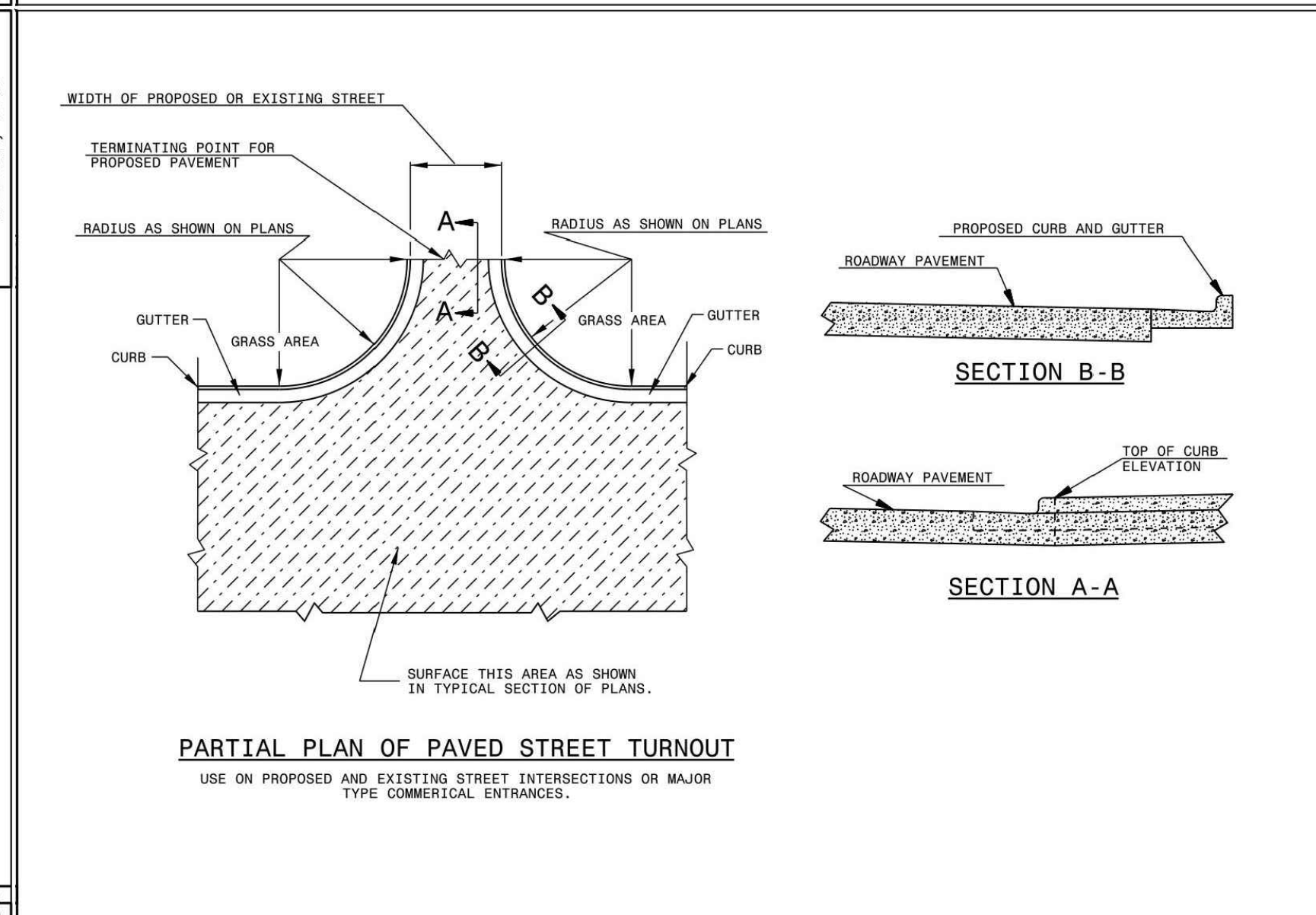
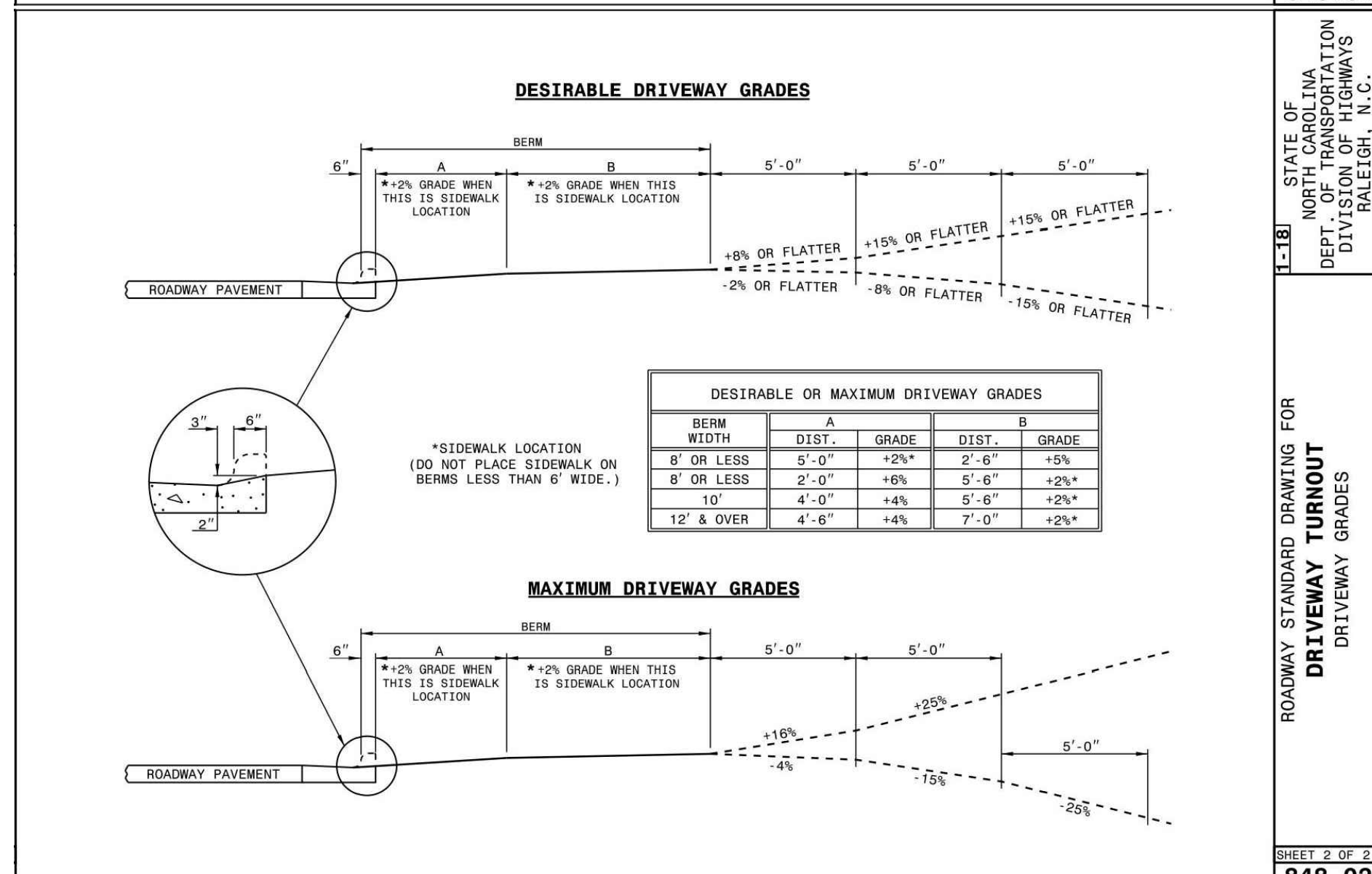
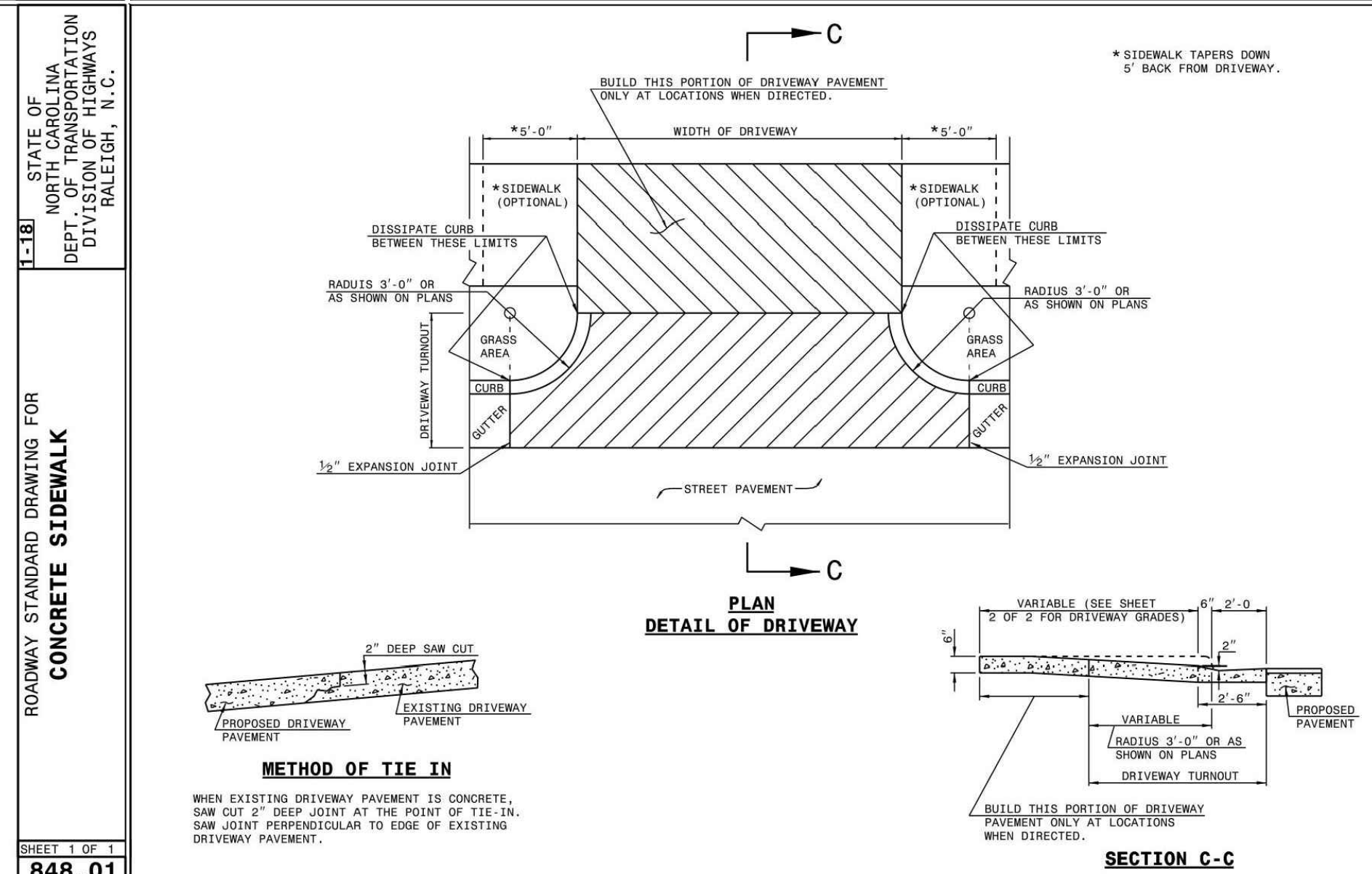
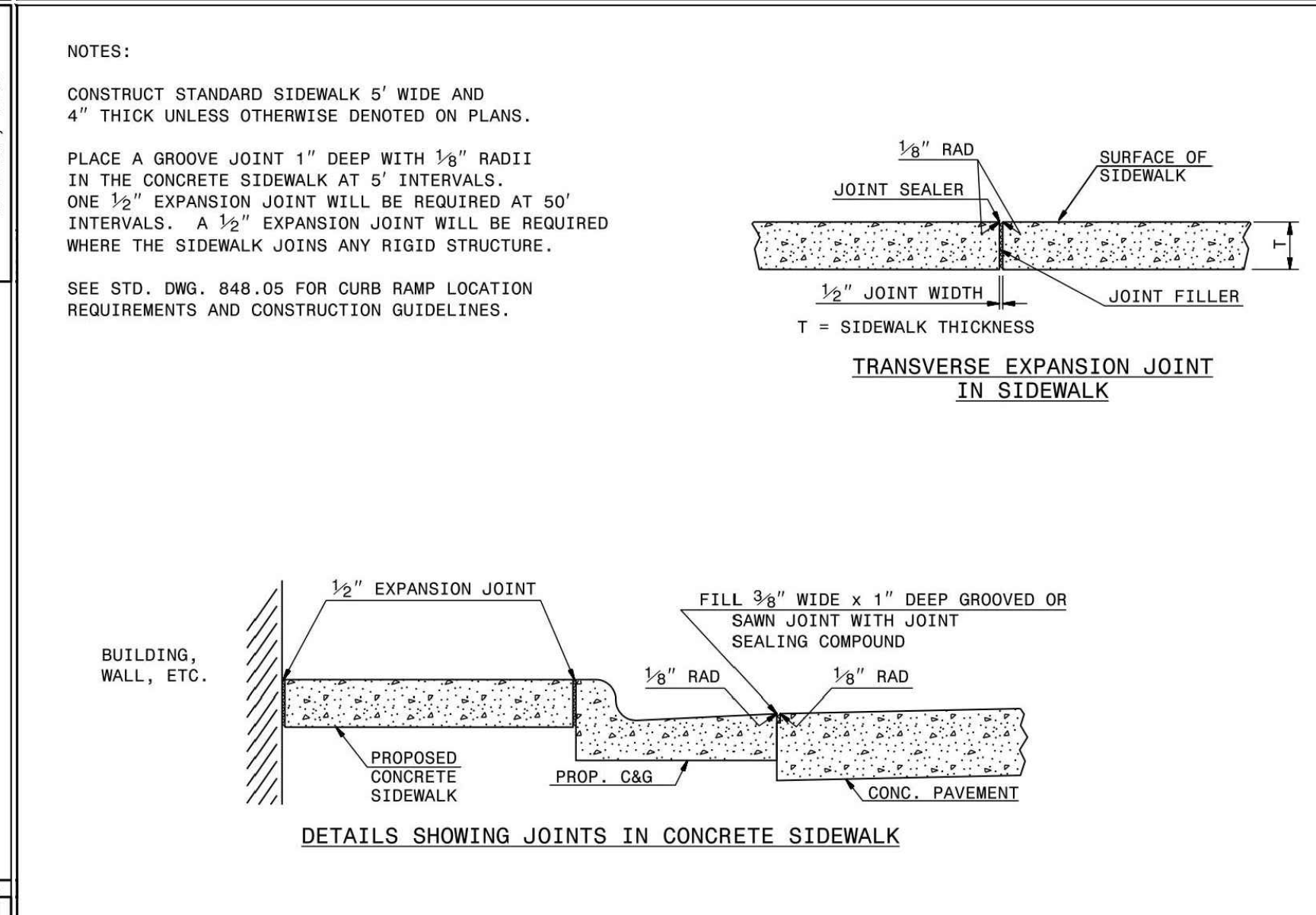
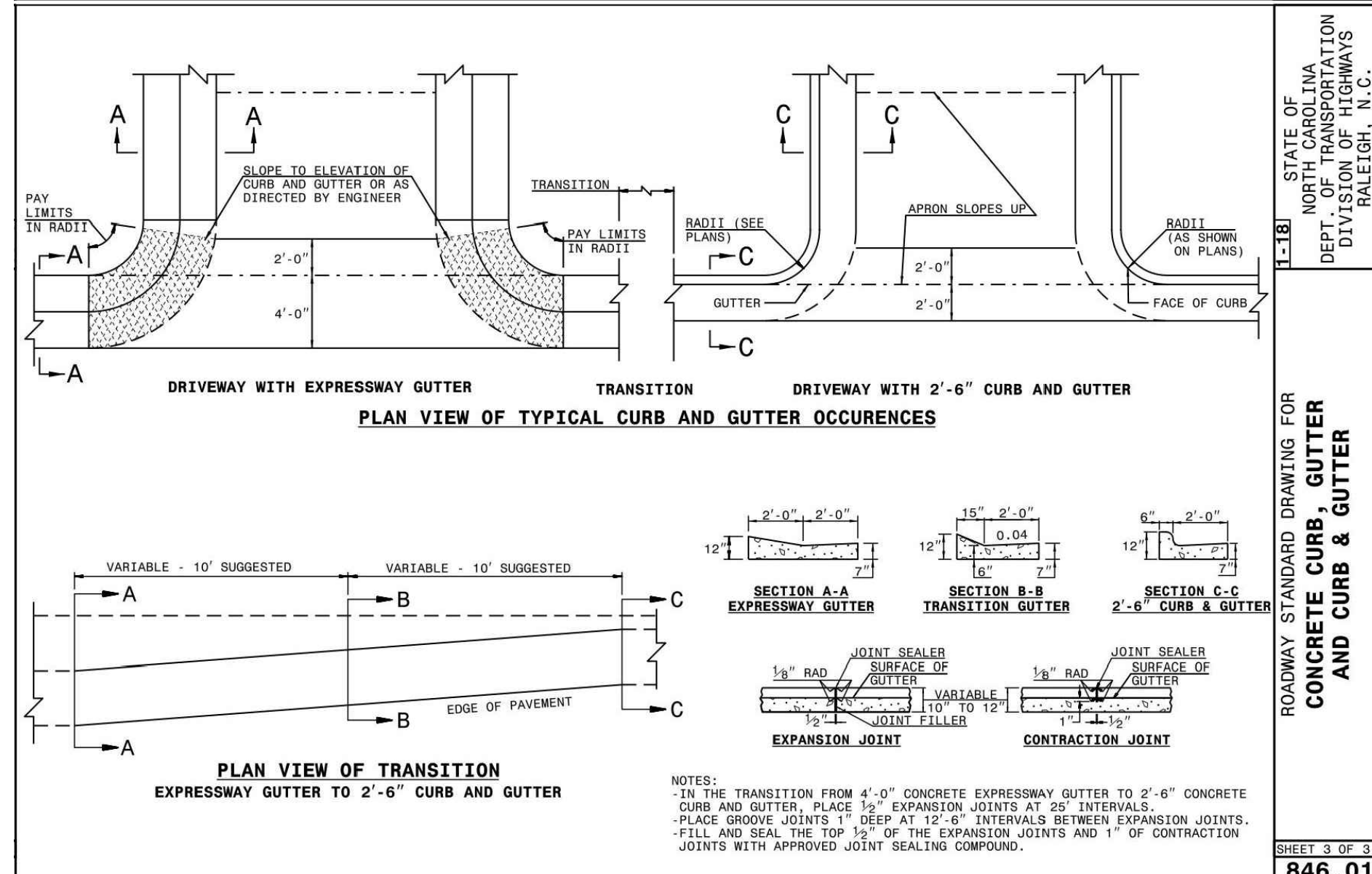
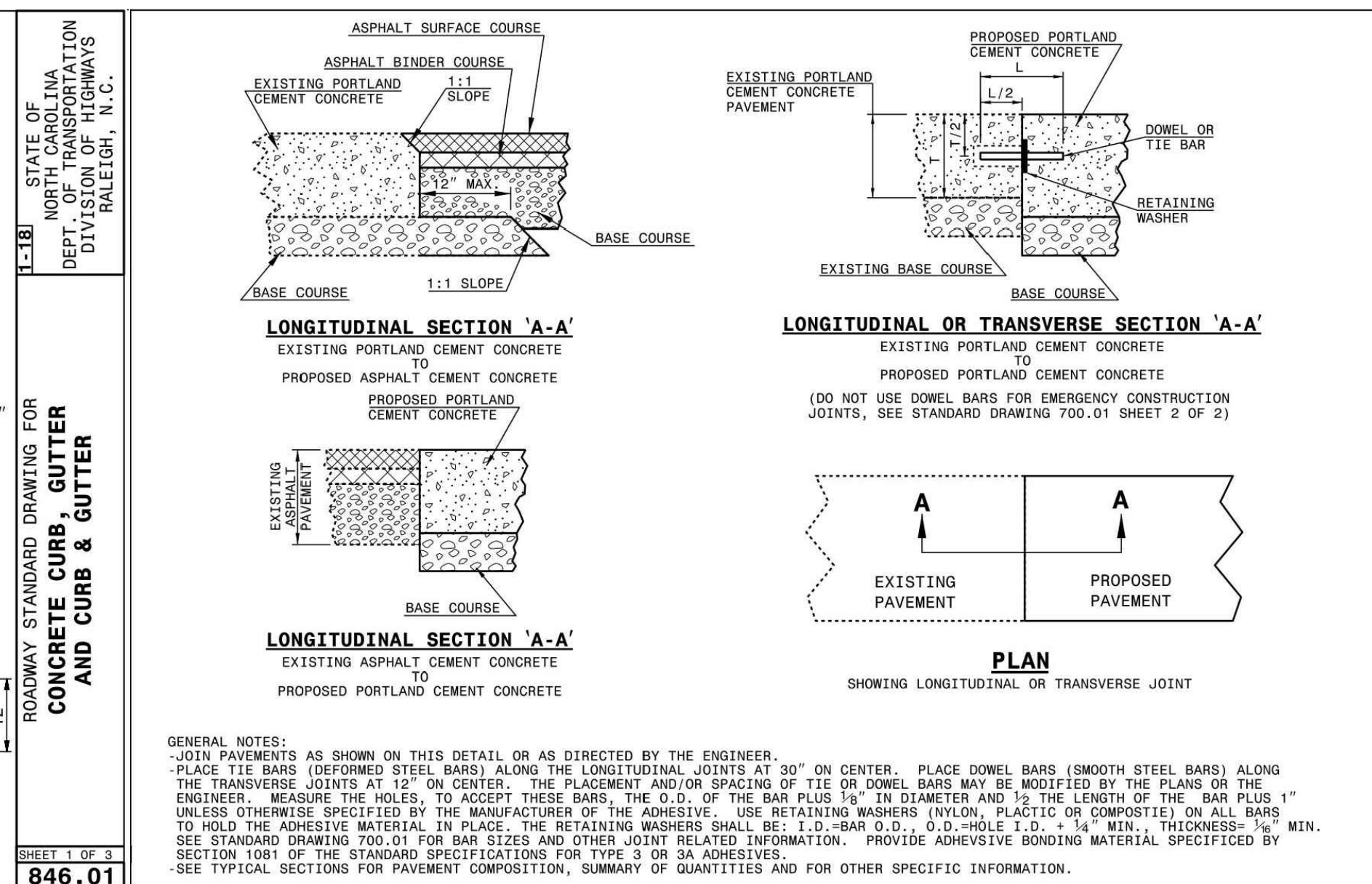
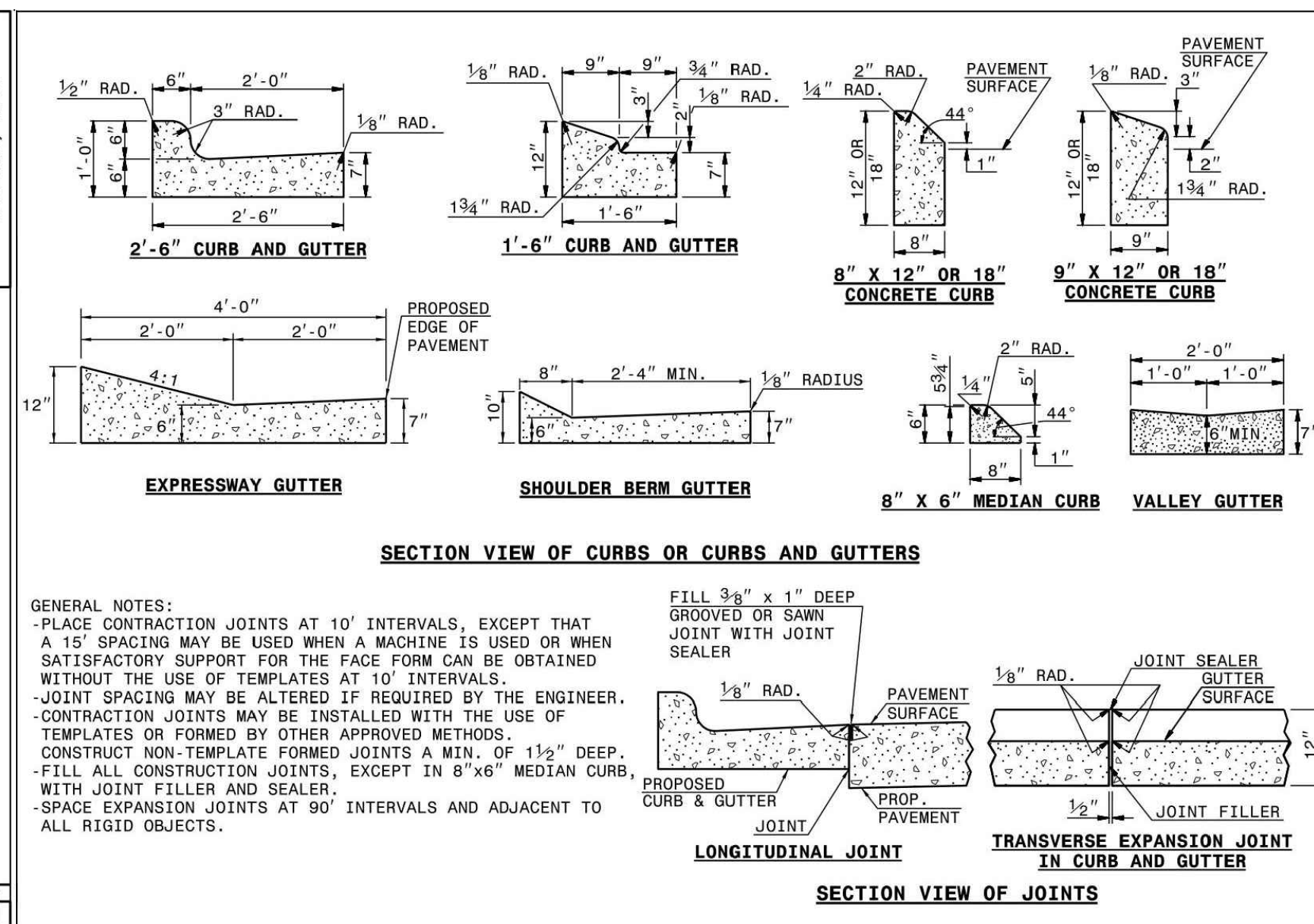
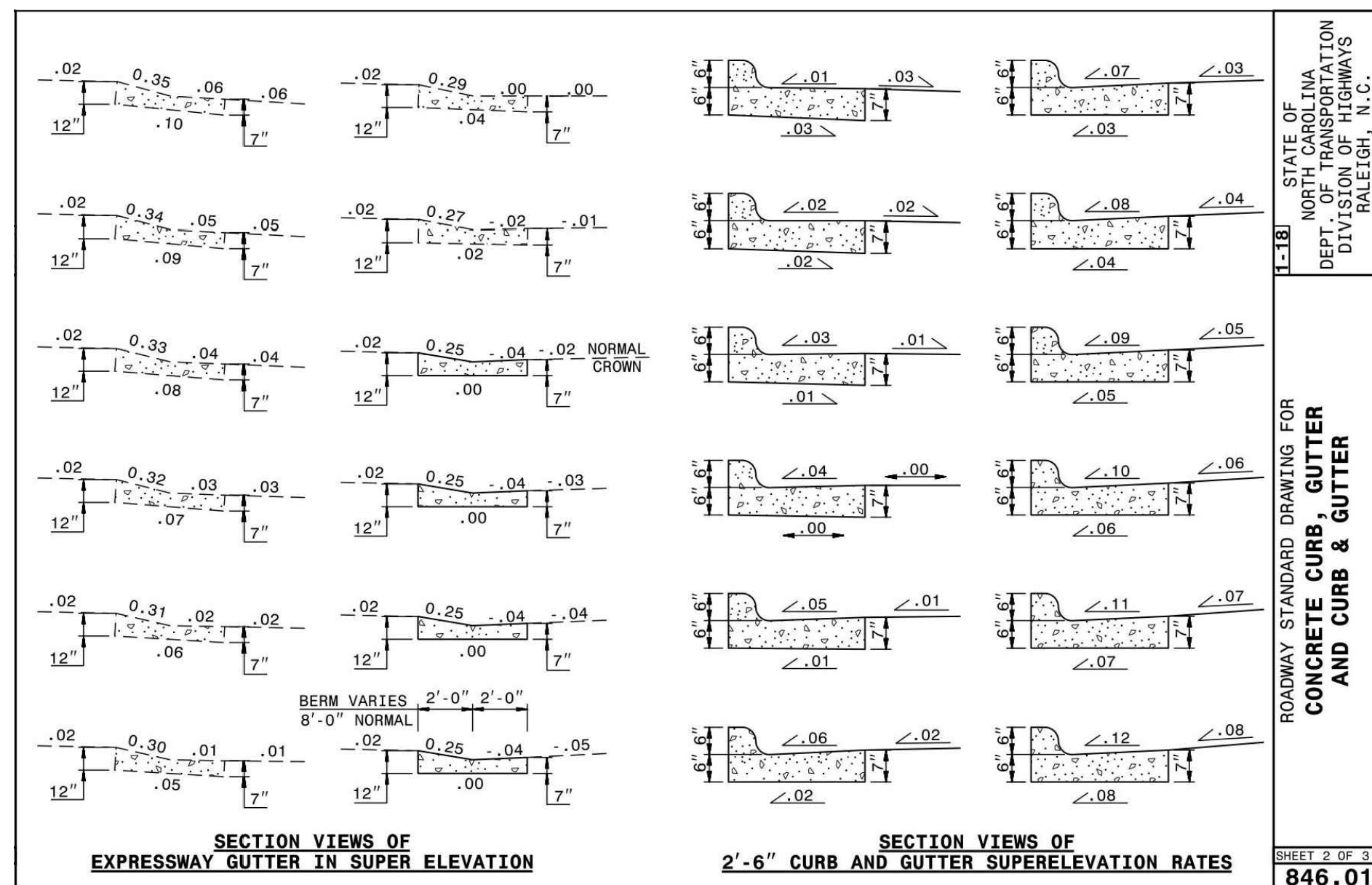
E-MAIL: COVIL@MCADAMSCO.COM

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SHEET TITLE
SITE
DETAILS

SHEET NO.

C8.02



Safety Expectations:

- Reduce Risk
- Remove Exposures to Hazards
- Reinforce Safe Behavior

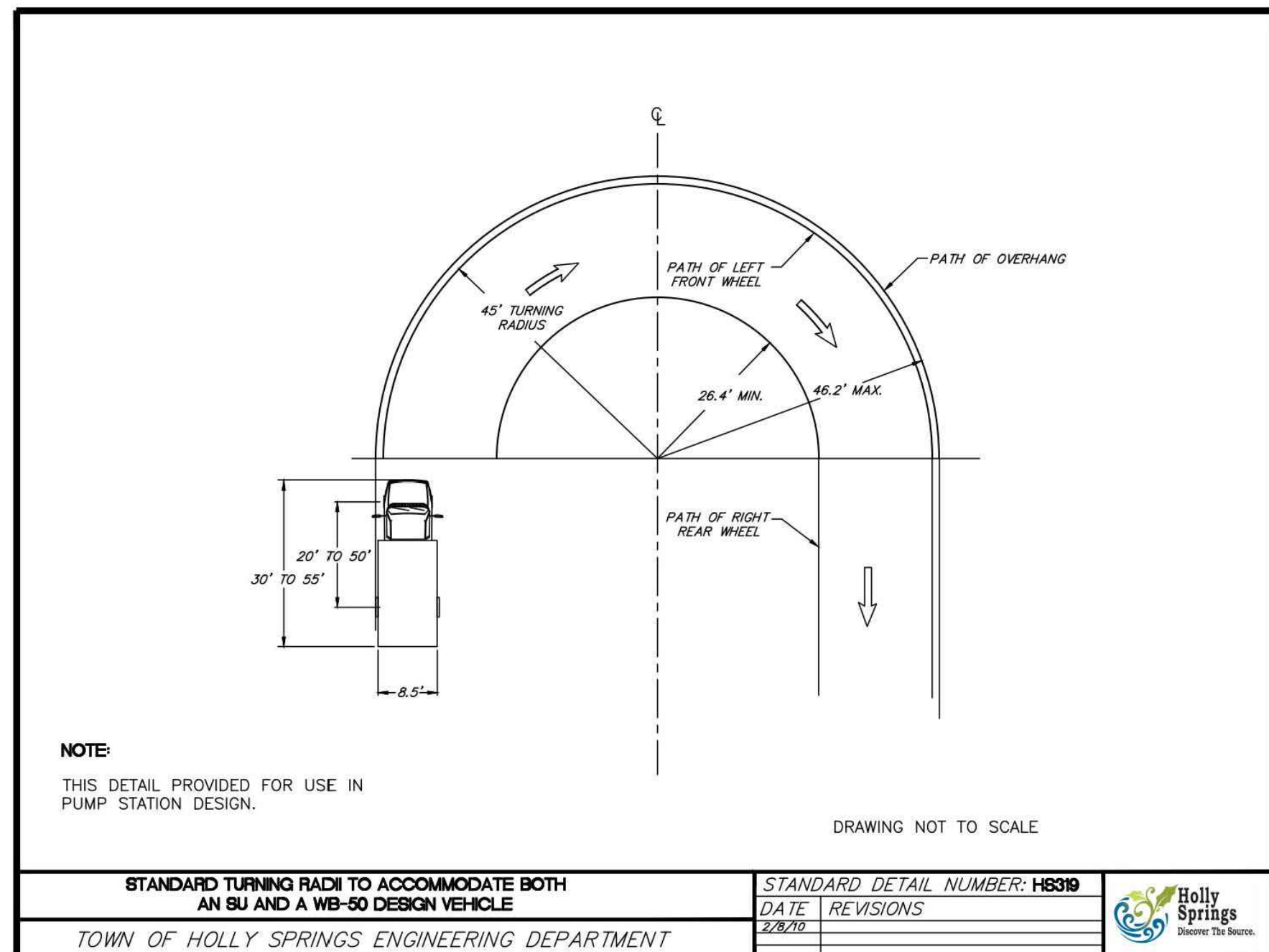


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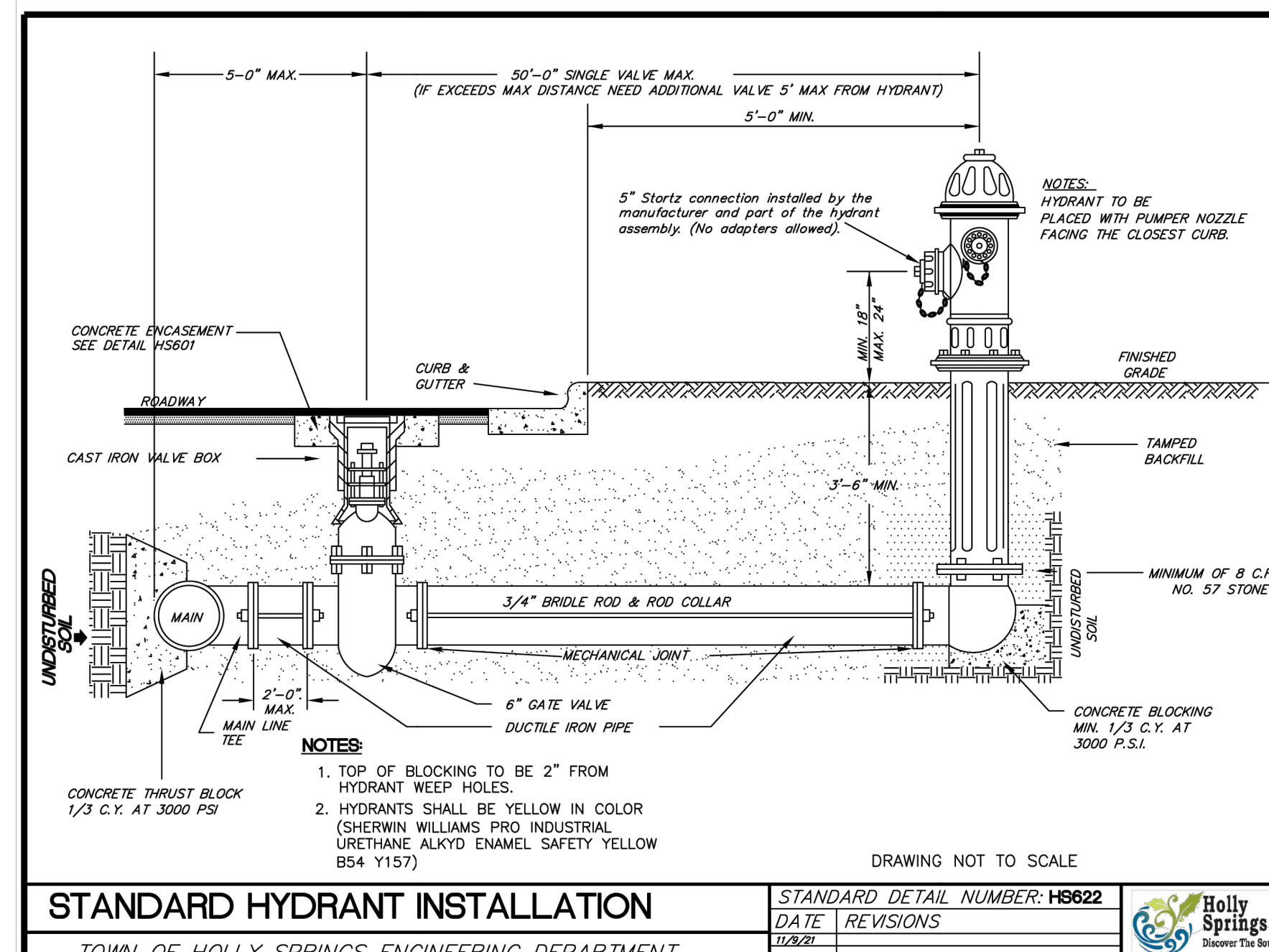
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TEST NO. _____

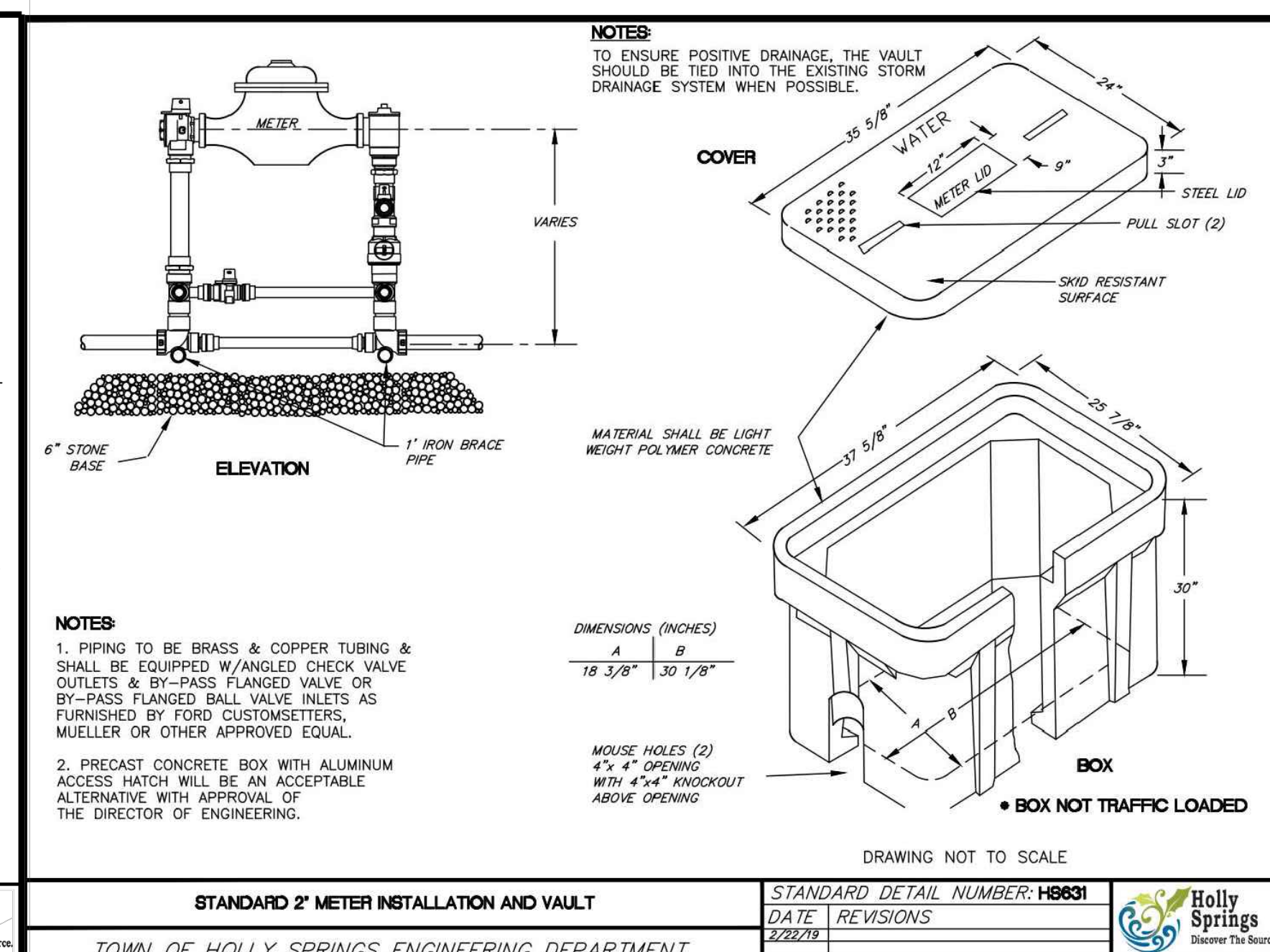




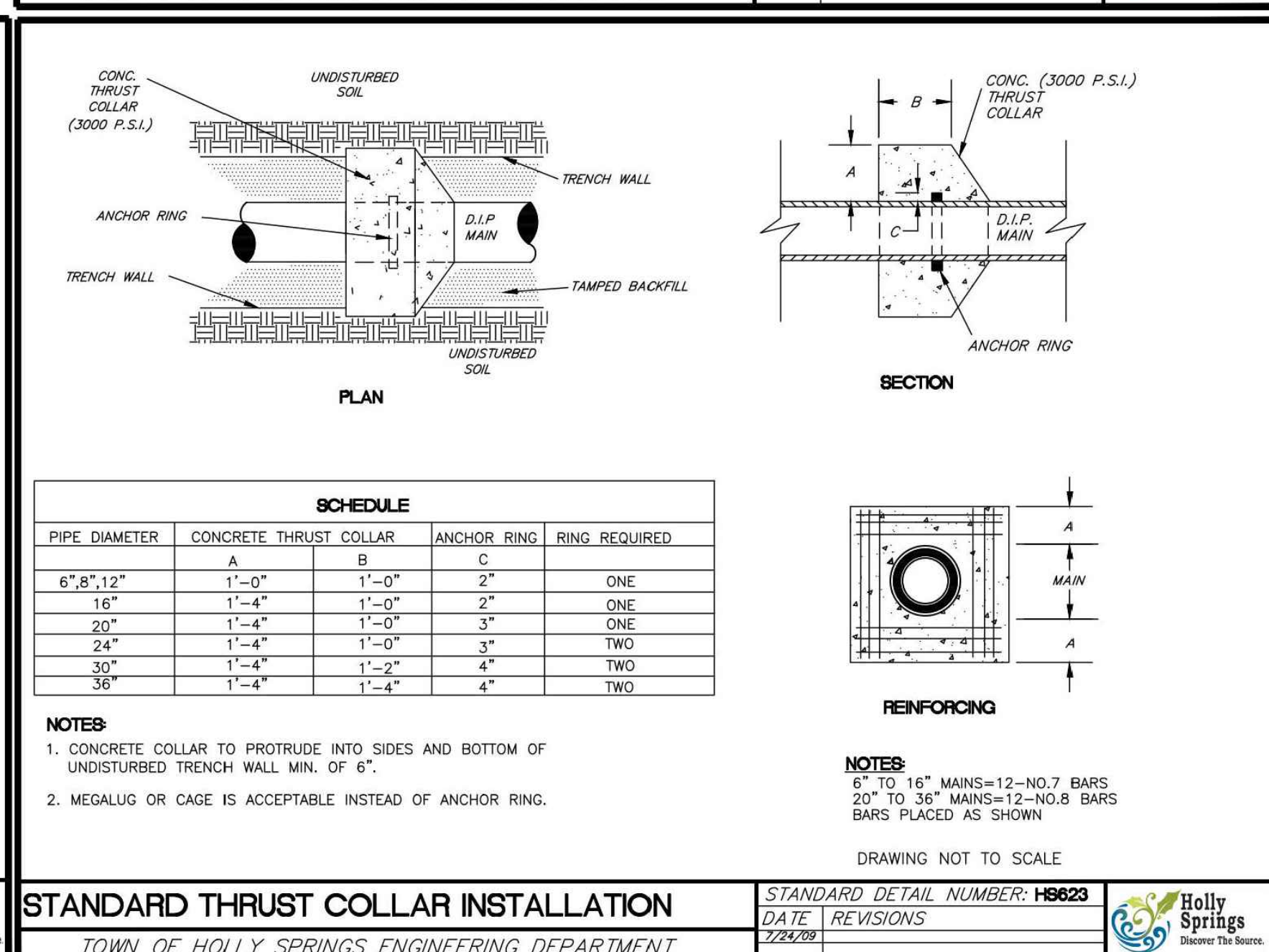
STANDARD TURNING RADI TO ACCOMMODATE BOTH AN SUV AND A WB-50 DESIGN VEHICLE	STANDARD DETAIL NUMBER: H5319
DATE: 12/20/21	REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	



STANDARD HYDRANT INSTALLATION	STANDARD DETAIL NUMBER: H5622
DATE: 12/20/21	REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	



STANDARD 2' METER INSTALLATION AND VAULT	STANDARD DETAIL NUMBER: H5631
DATE: 12/20/21	REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	

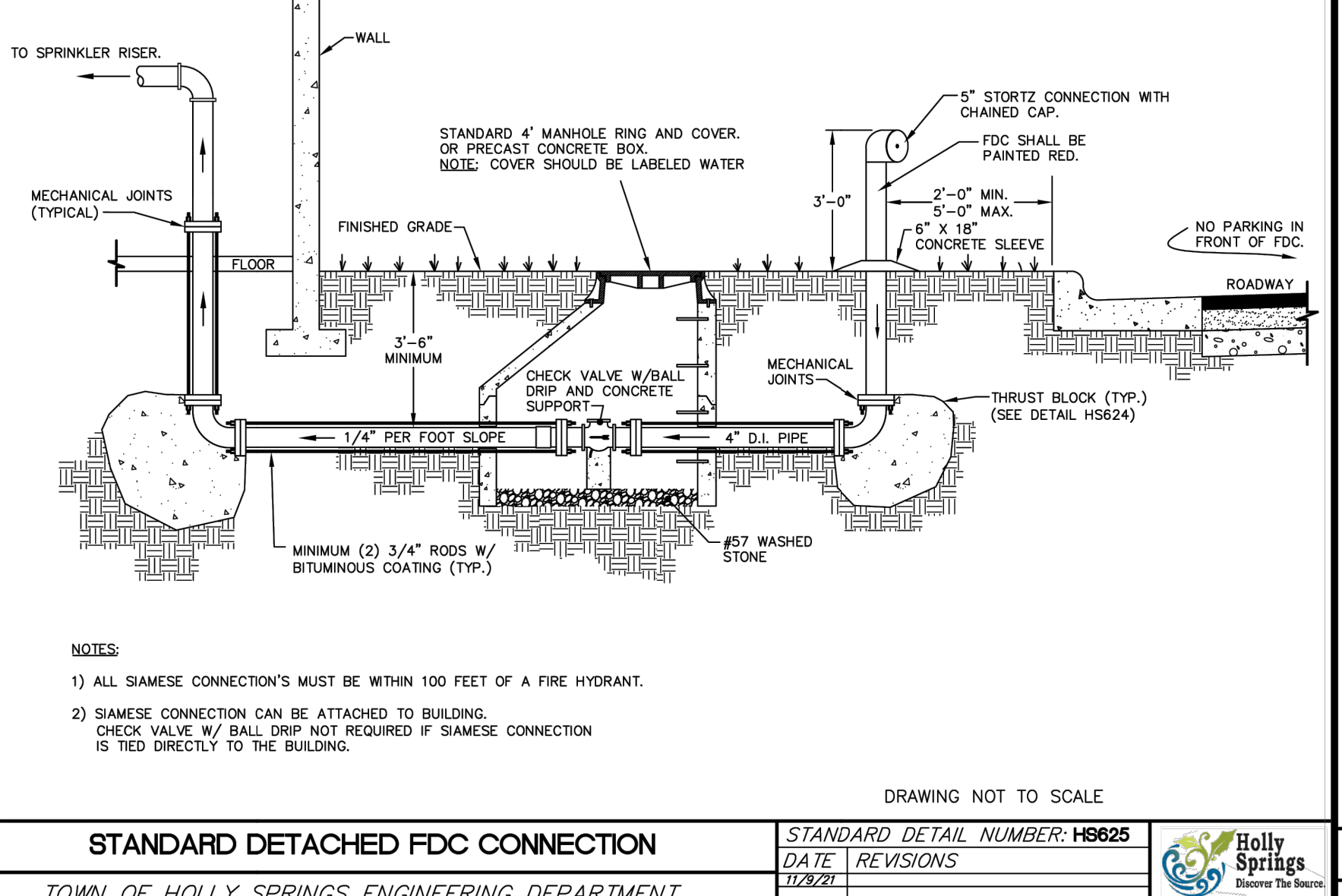


STANDARD THRUST COLLAR INSTALLATION	STANDARD DETAIL NUMBER: H5623
DATE: 12/20/21	REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	

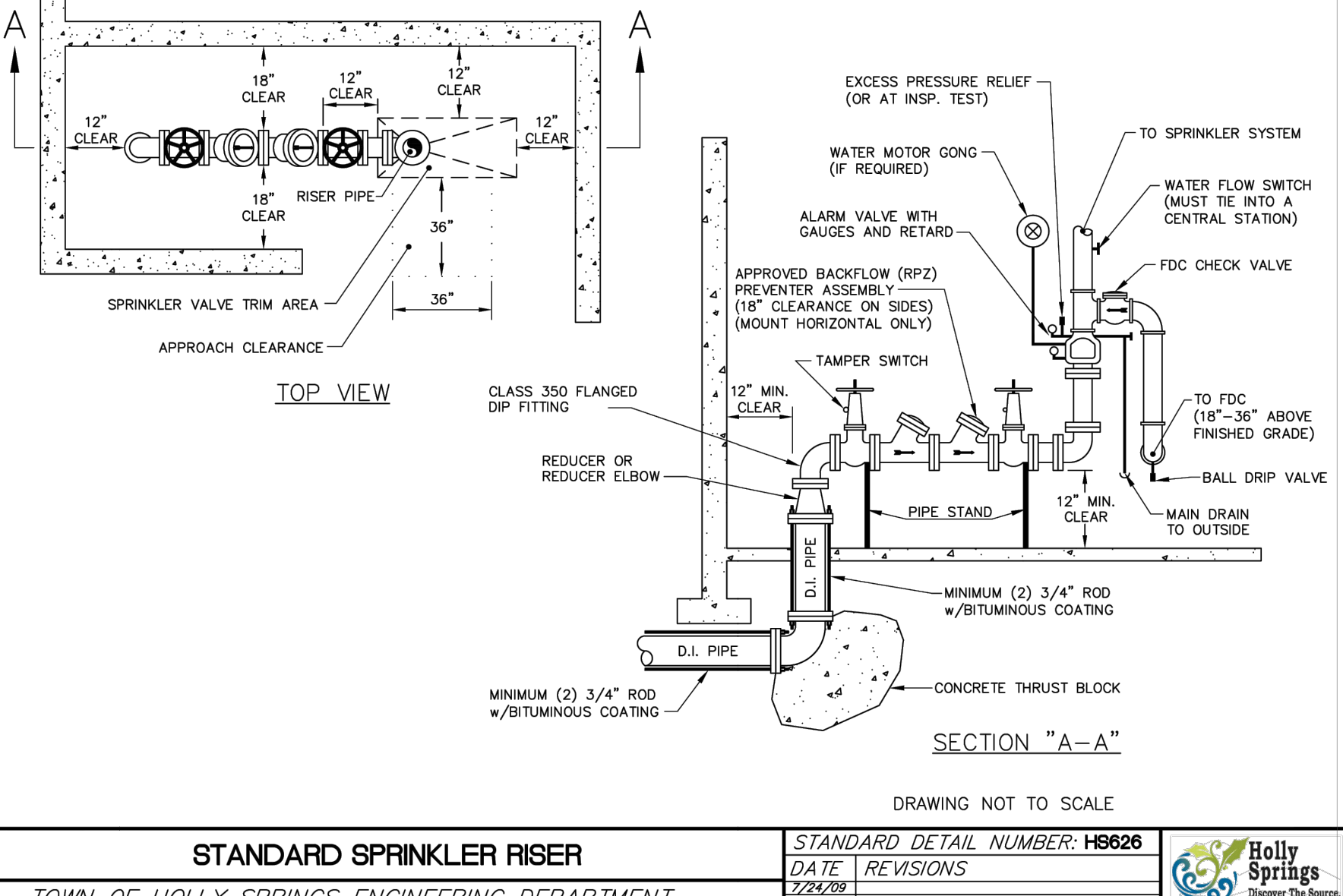
MINIMUM CONCRETE BLOCKING (C.Y.)*					
NOM. PIPE DIA. IN.	TEES & DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1/3	1/3	1/3	1/3	1/3
6	1/3	1/3	1/3	1/3	1/3
8	1/3	1/2	1/3	1/3	1/3
10	2/3	3/4	1/2	1/3	1/3
12	3/4	1.0	2/3	1/3	1/3
14	1.0	1 1/2	3/4	1/2	1/3
16	1 1/3	2.0	1.0	1/2	1/3
18	1 2/3	2 1/3	1 1/3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

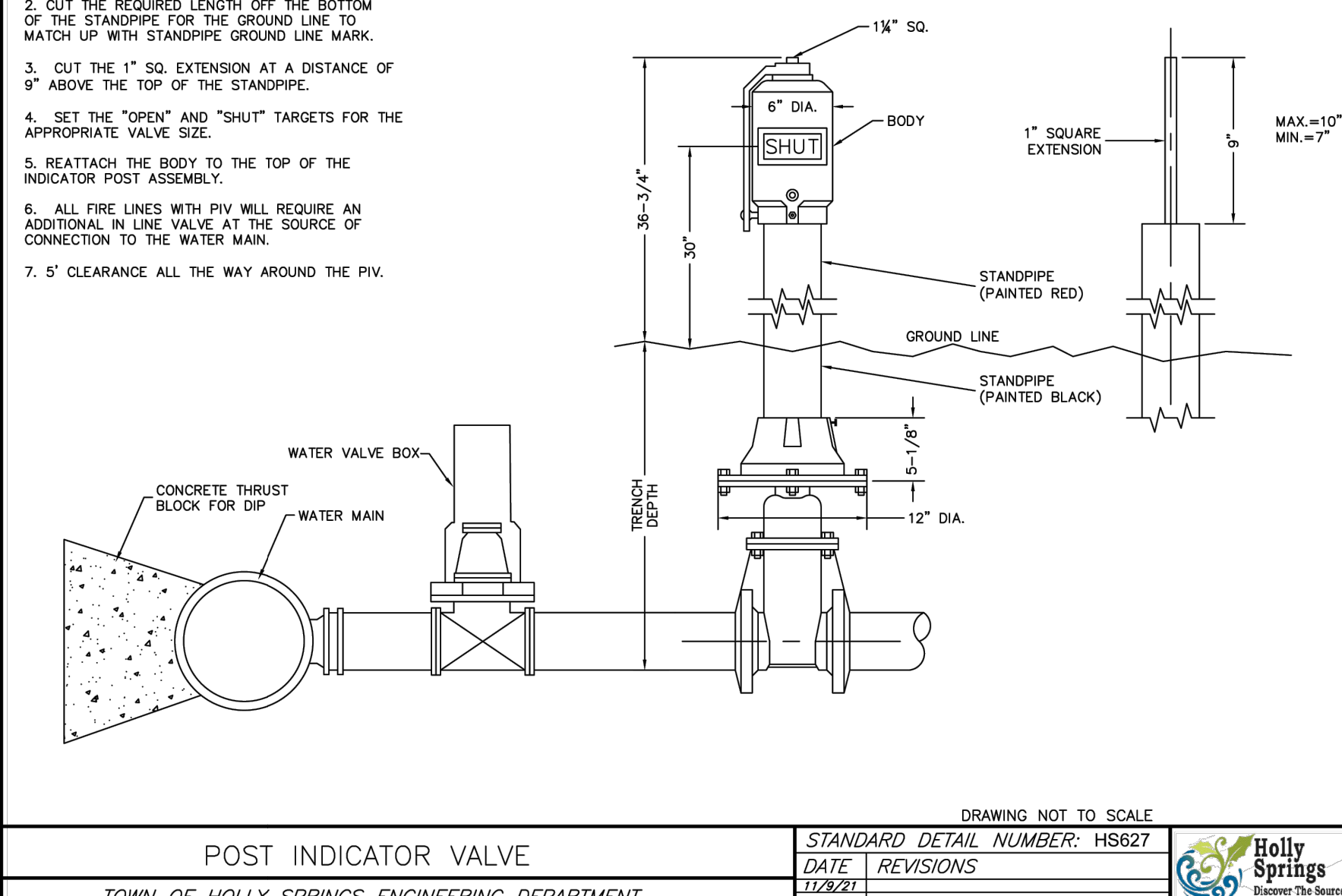
NOTES:
1. A MIN. PLASTIC MUST BE WRAPPED AROUND ALL FITTINGS PRIOR TO POURING CONCRETE.
2. NO CONCRETE SHALL COVER BOLTS OR GLANDS.



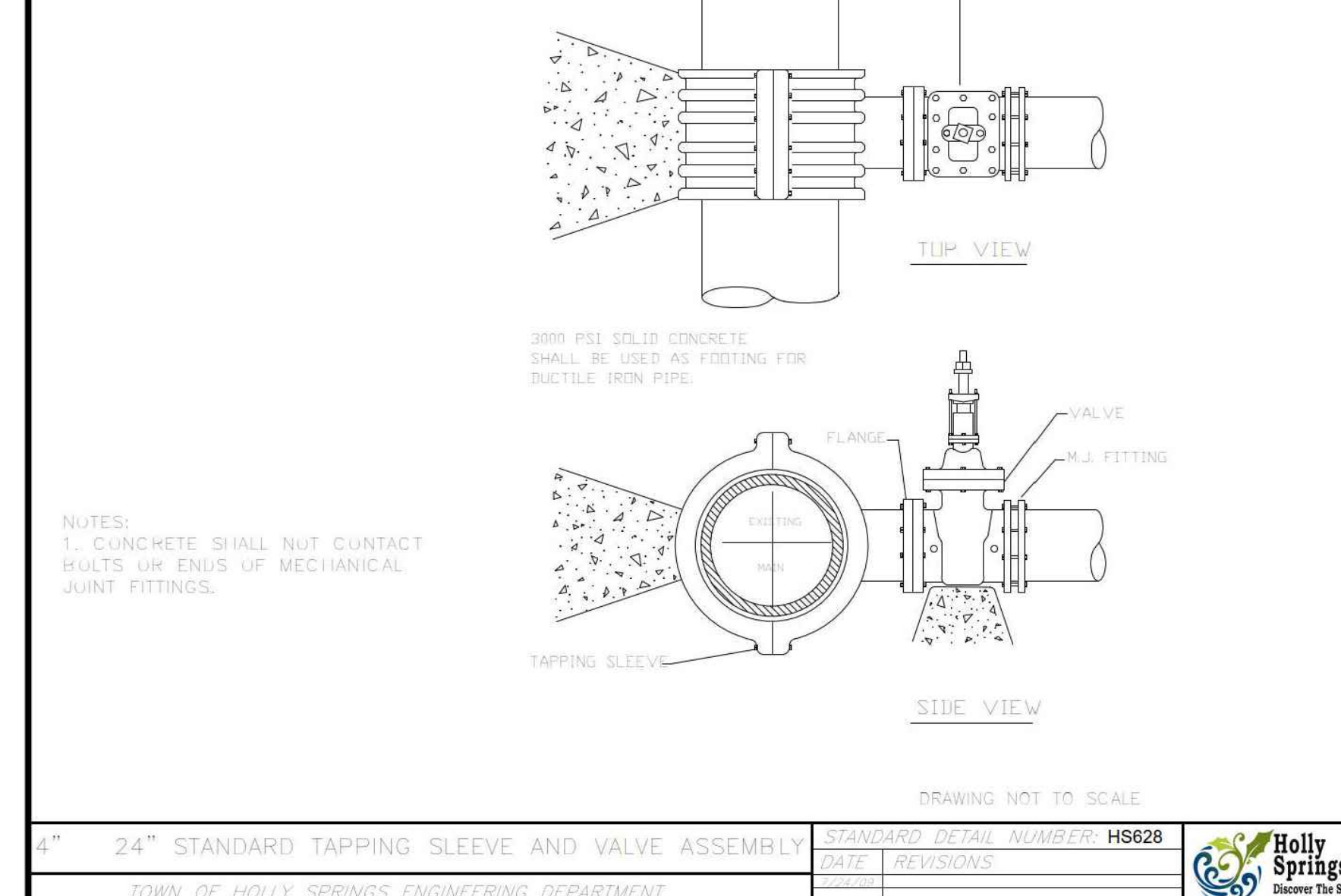
STANDARD DETACHED FDC CONNECTION	STANDARD DETAIL NUMBER: H5625
DATE: 12/20/21	REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	



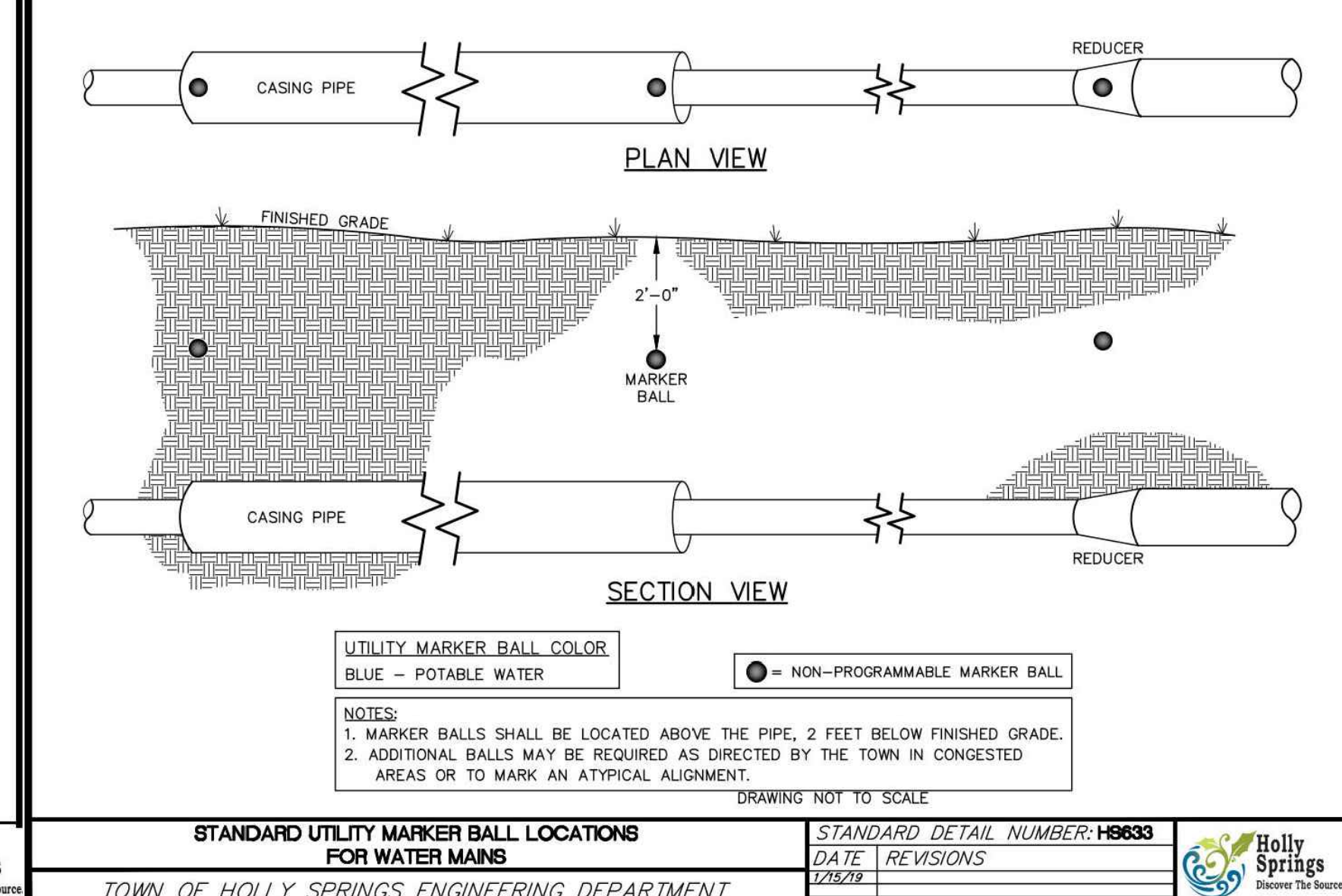
STANDARD SPRINKLER RISER	STANDARD DETAIL NUMBER: H5626
DATE: 12/20/21	REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	



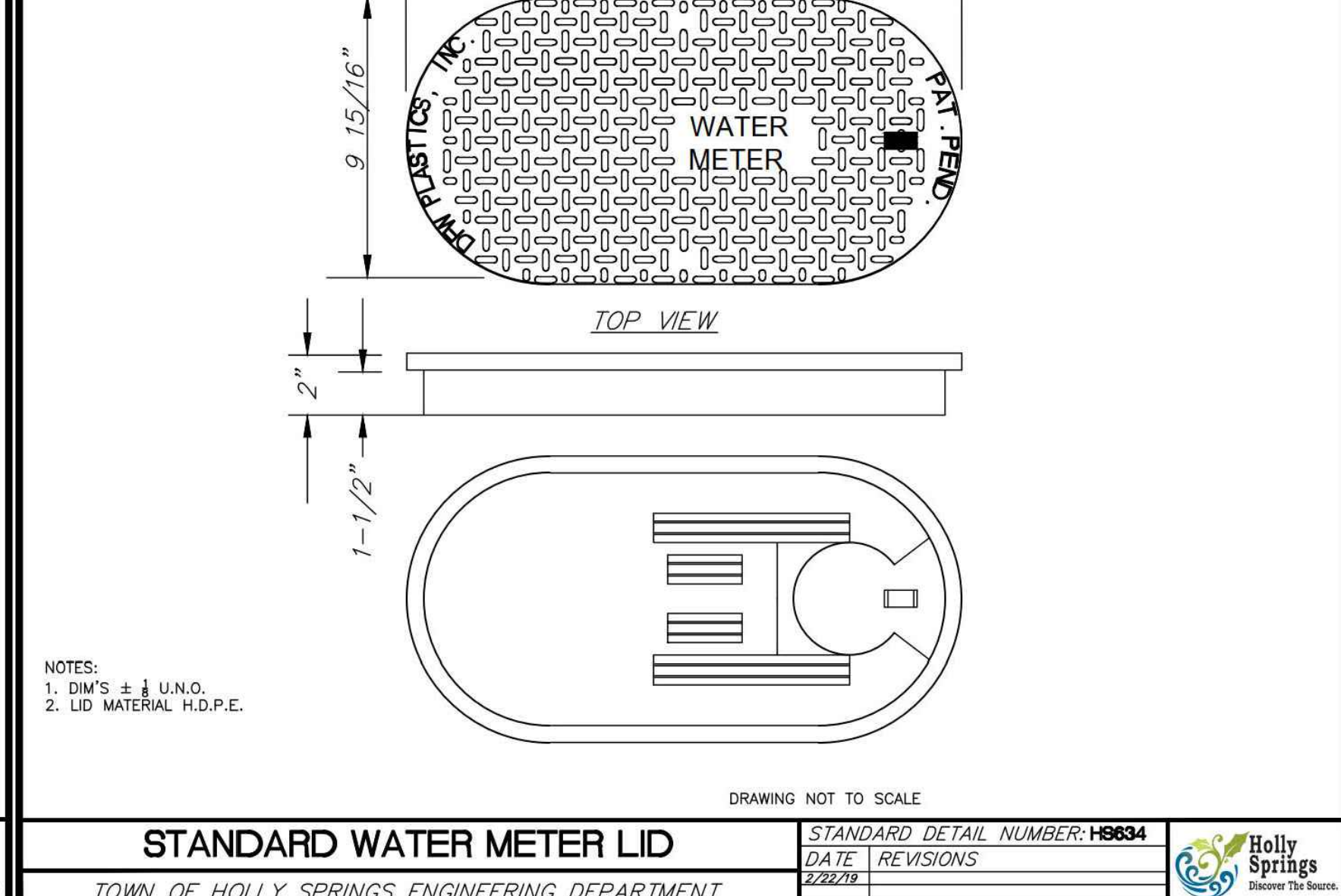
POST INDICATOR VALVE	STANDARD DETAIL NUMBER: H5627
DATE: 12/20/21	REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	



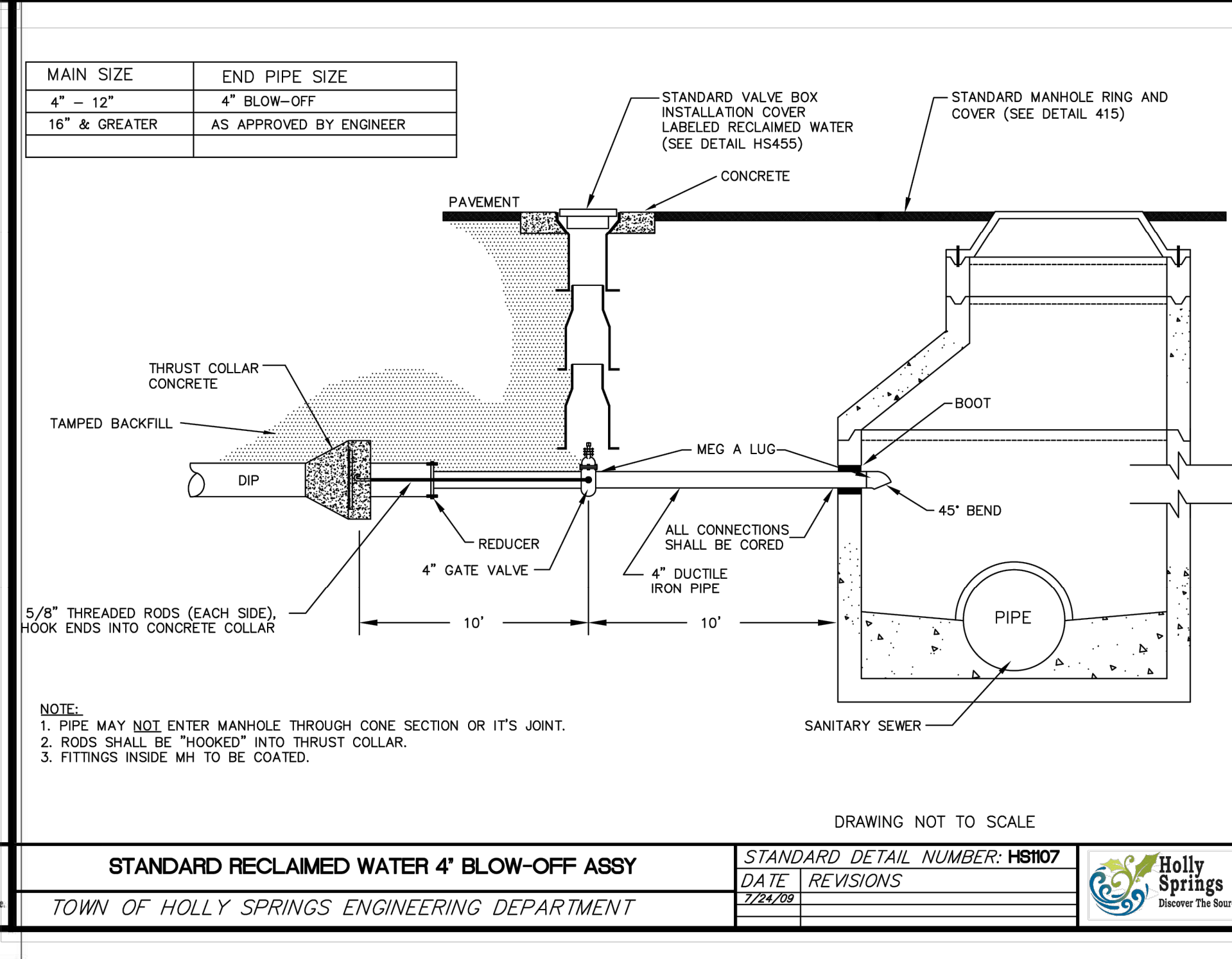
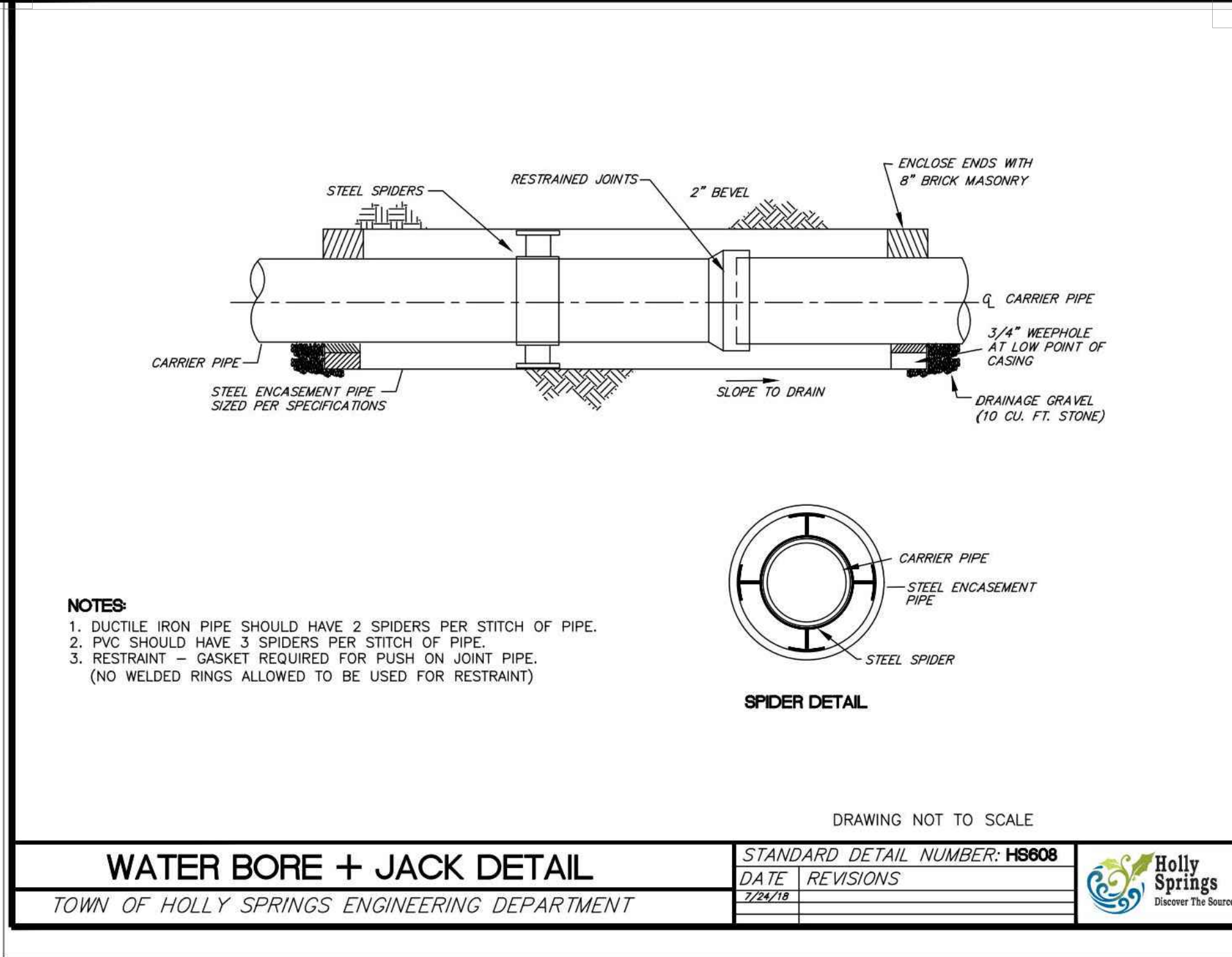
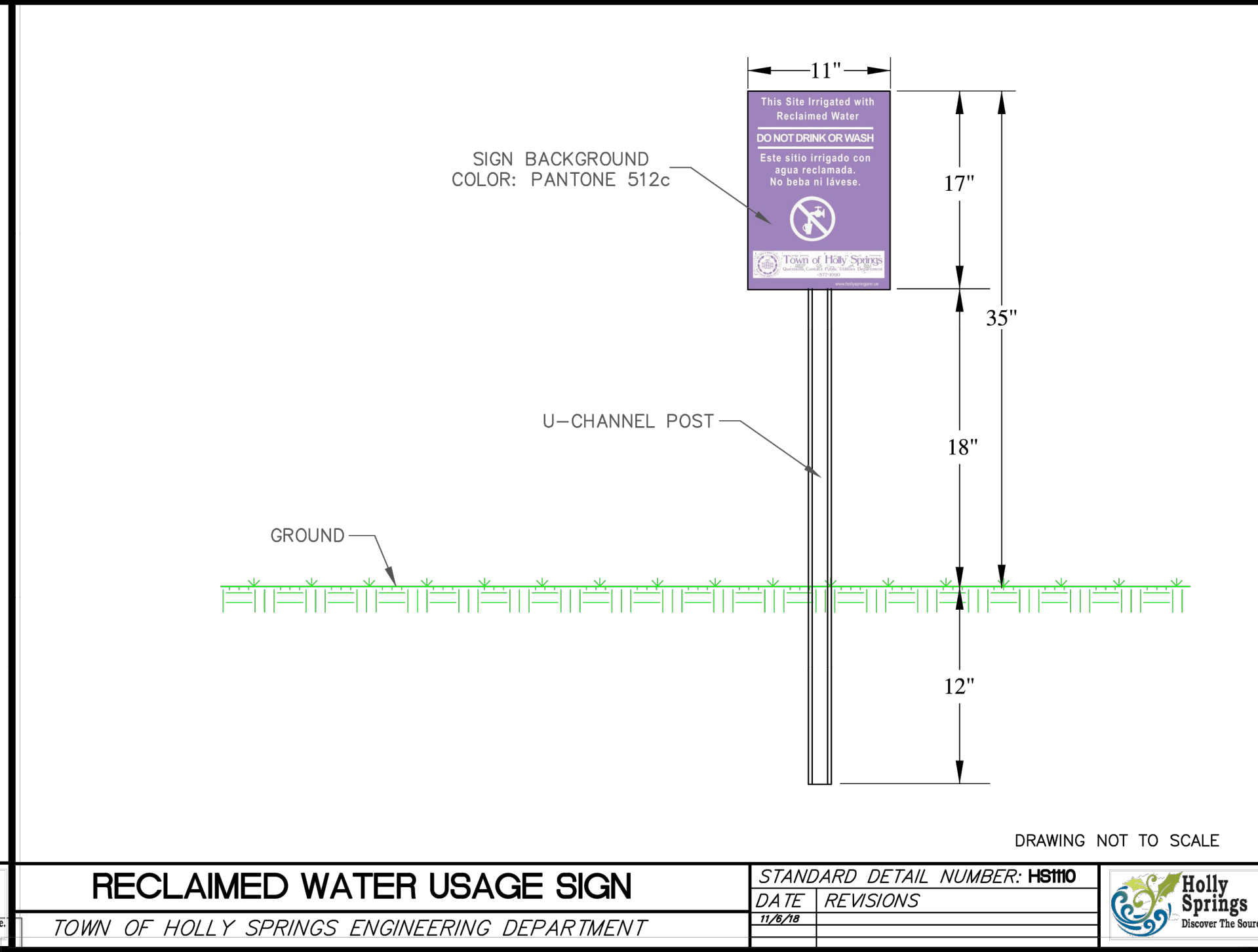
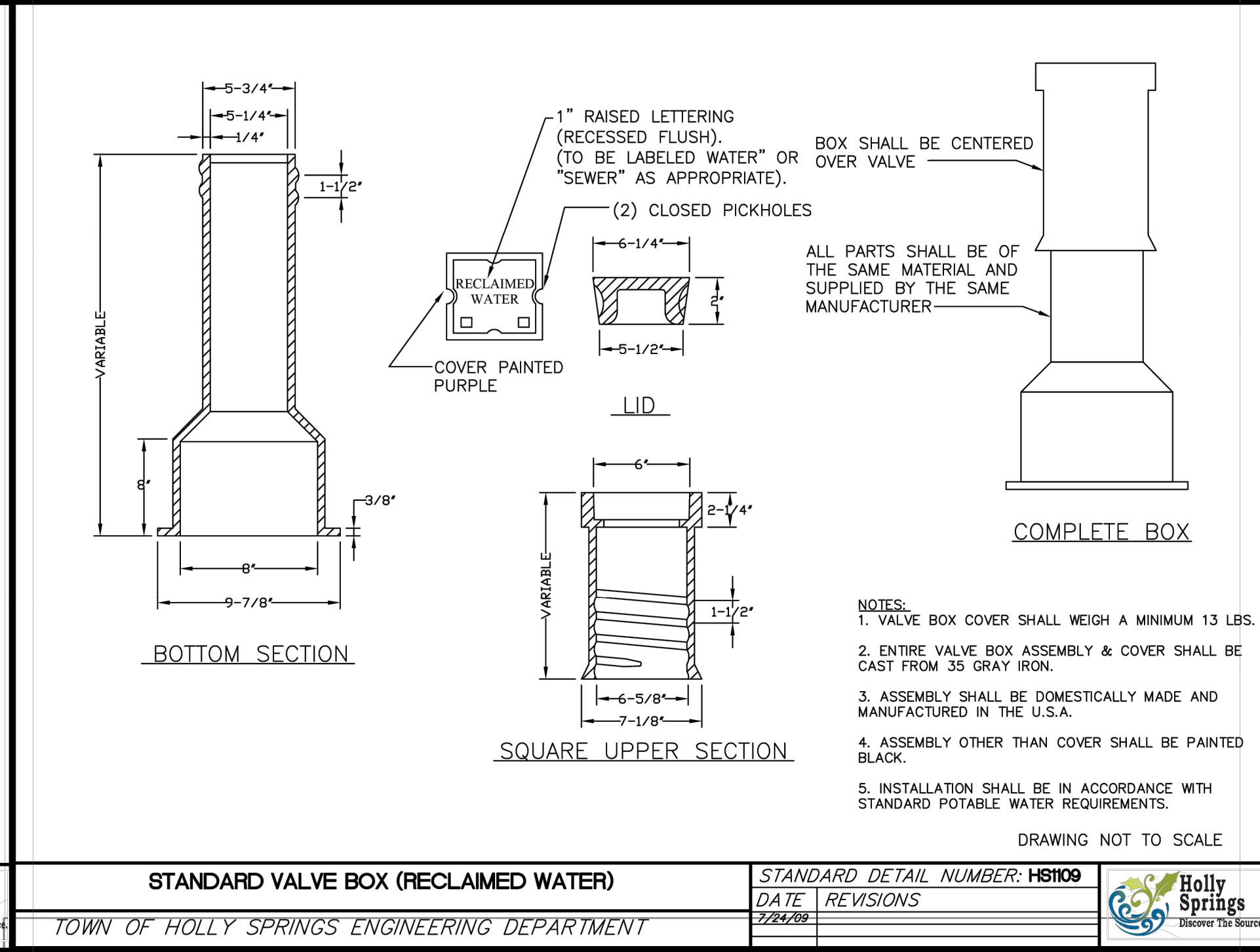
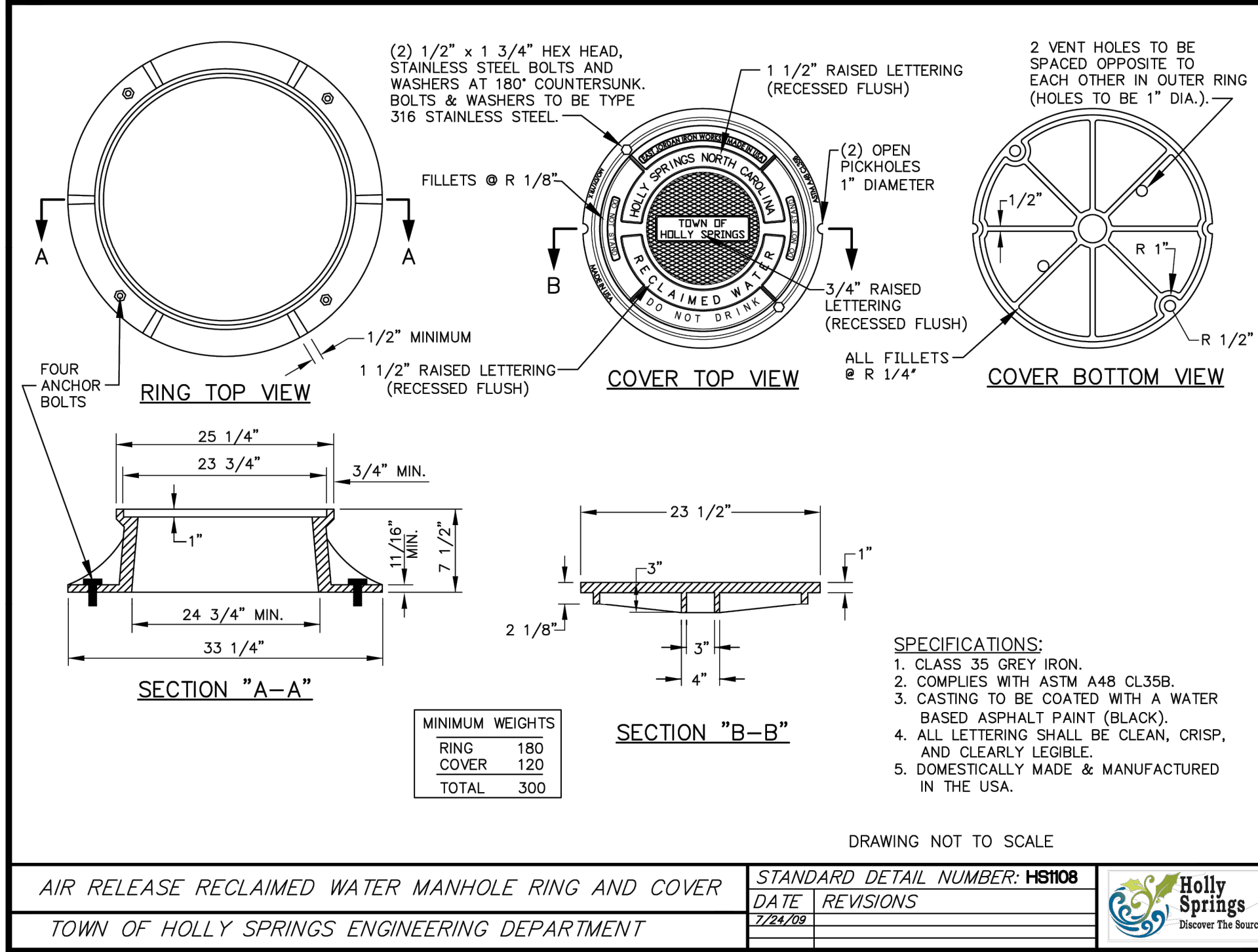
24\"/>



STANDARD UTILITY MARKER BALL LOCATIONS FOR WATER MAINS	STANDARD DETAIL NUMBER: H5633
DATE: 12/20/21	REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	



STANDARD WATER METER LID	STANDARD DETAIL NUMBER: H5634
DATE: 12/20/21	REVISIONS:
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	



DRAWING NUMBER
CFD-XXXXX A000 -XXXXXX

DUKE ENERGY

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:
ILLNESS Reduce Risk
ZERO Remove Exposures to Hazards
INJURY Reinforce Safe Behavior

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Email office@hh-arch.com

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Professional Engineer Seal
PATRICK L. COVIL
034365
ENGINEER

HOLLY SPRINGS OPERATIONS CENTER
WOODFIELD DEAD END ROAD
.DWG

DATE ISSUED: **8-26-2022**
PROJECT STATUS: **DEVELOPMENT**

REVISION	DATE	BY	DESCRIPTION
1	4/07/23	SMP	REDUCTION OF CLEARING ACTIVITIES

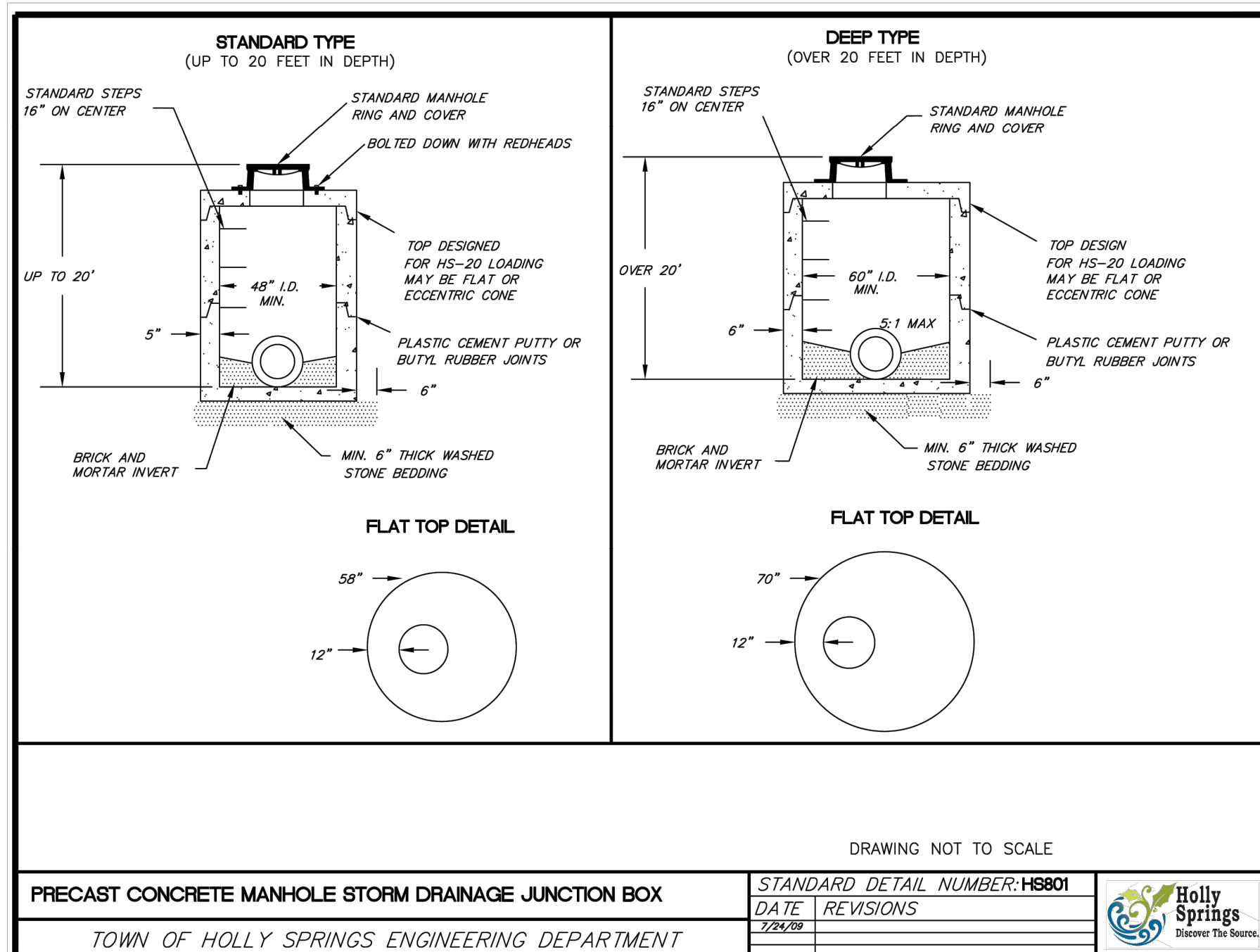
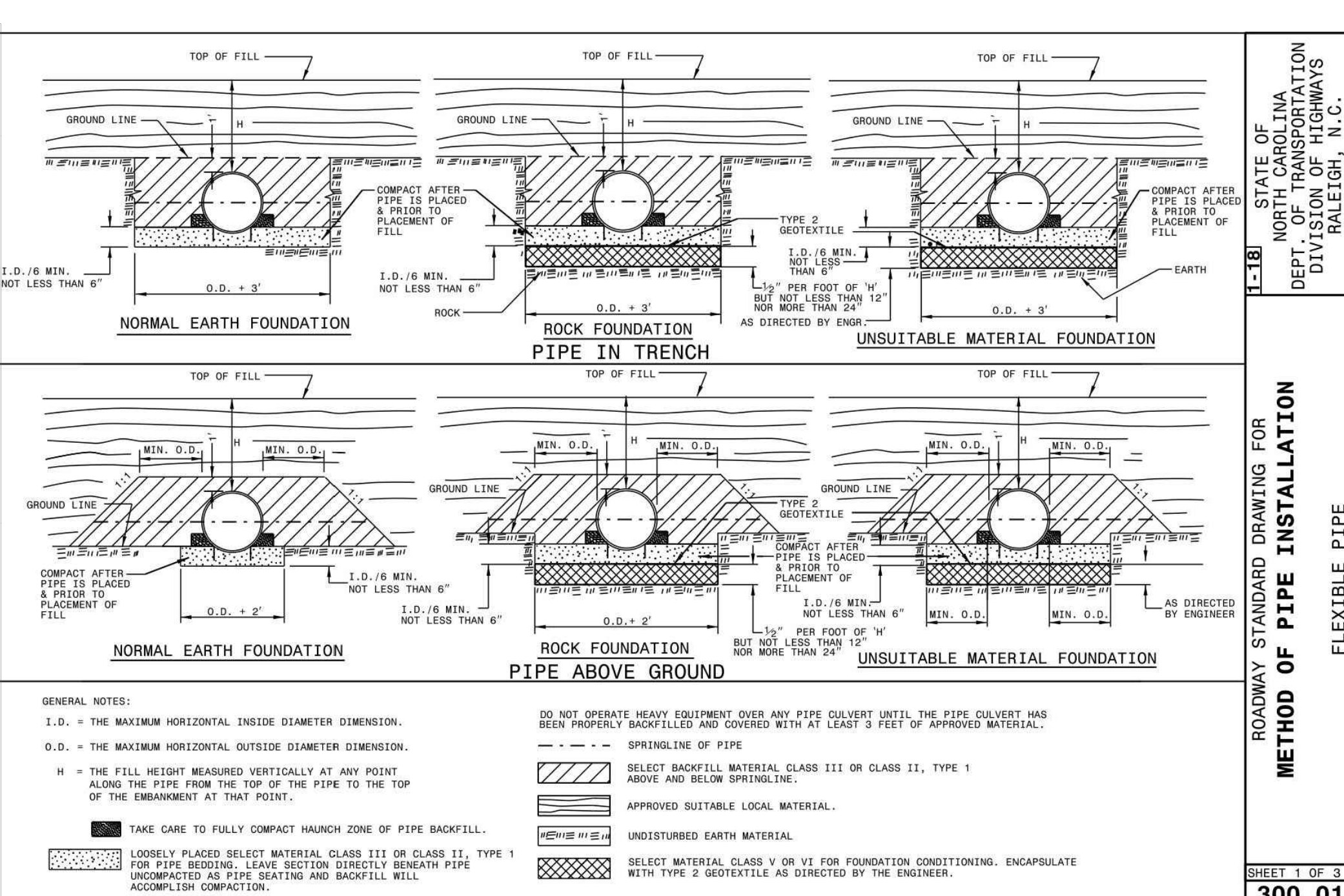
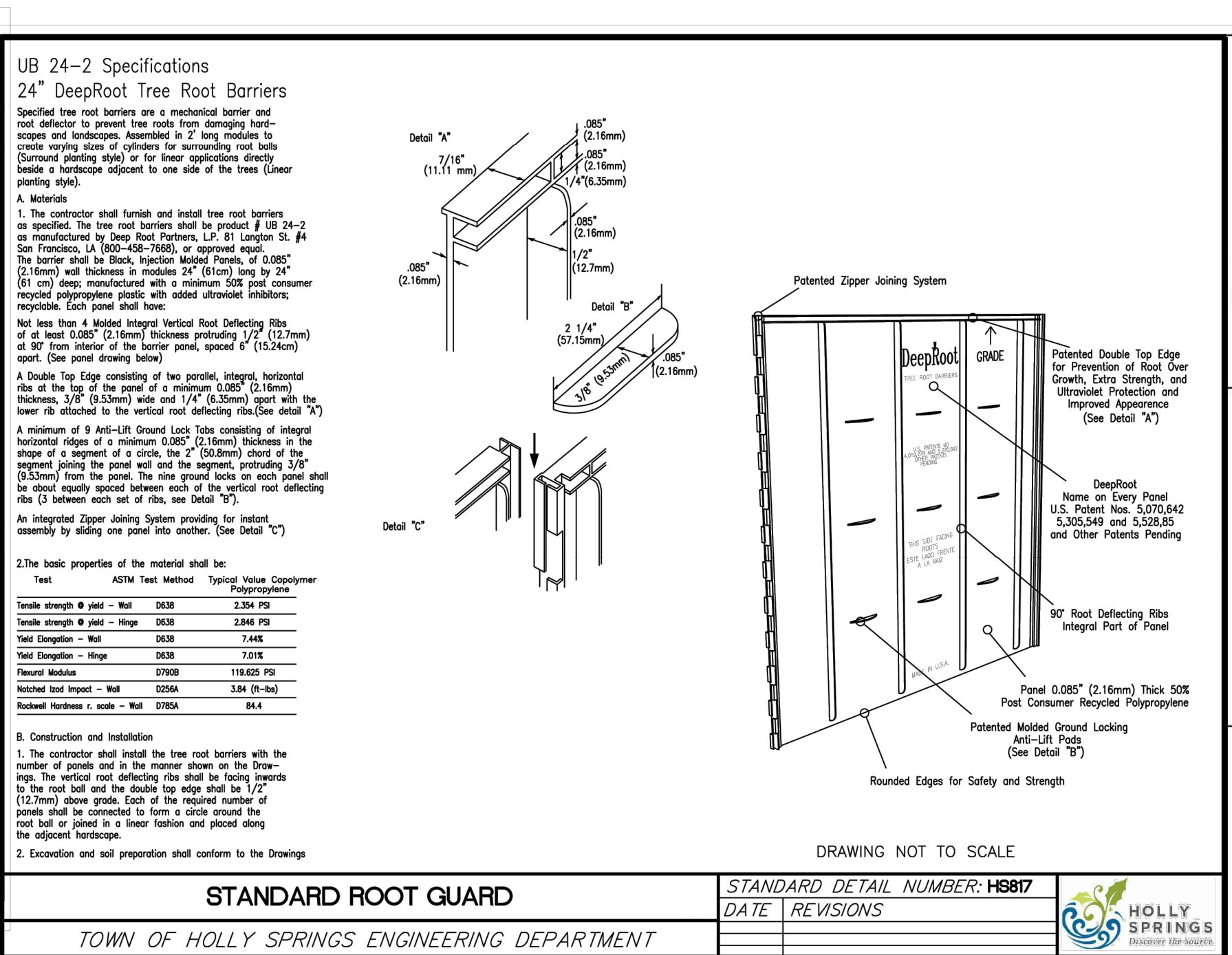
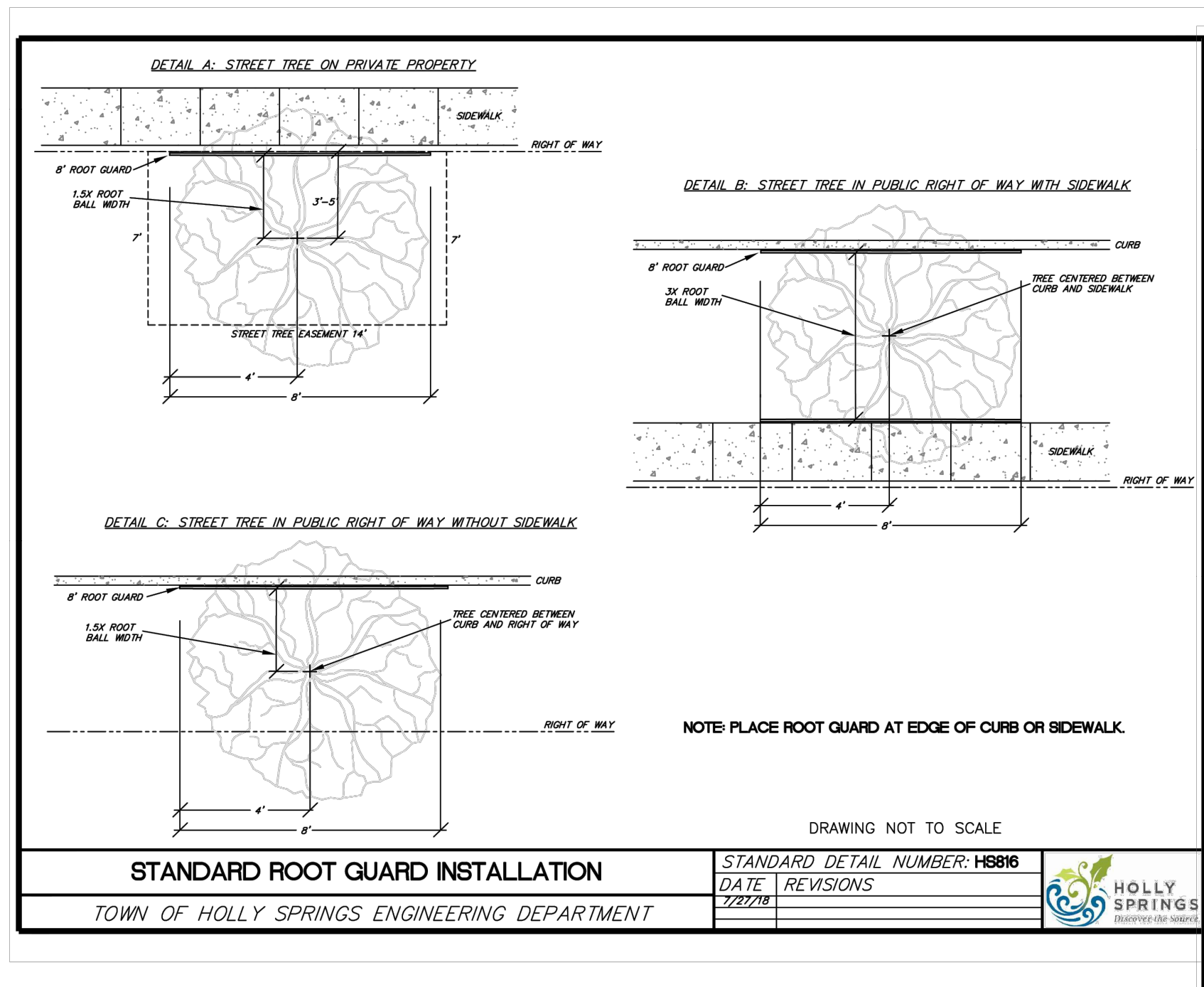
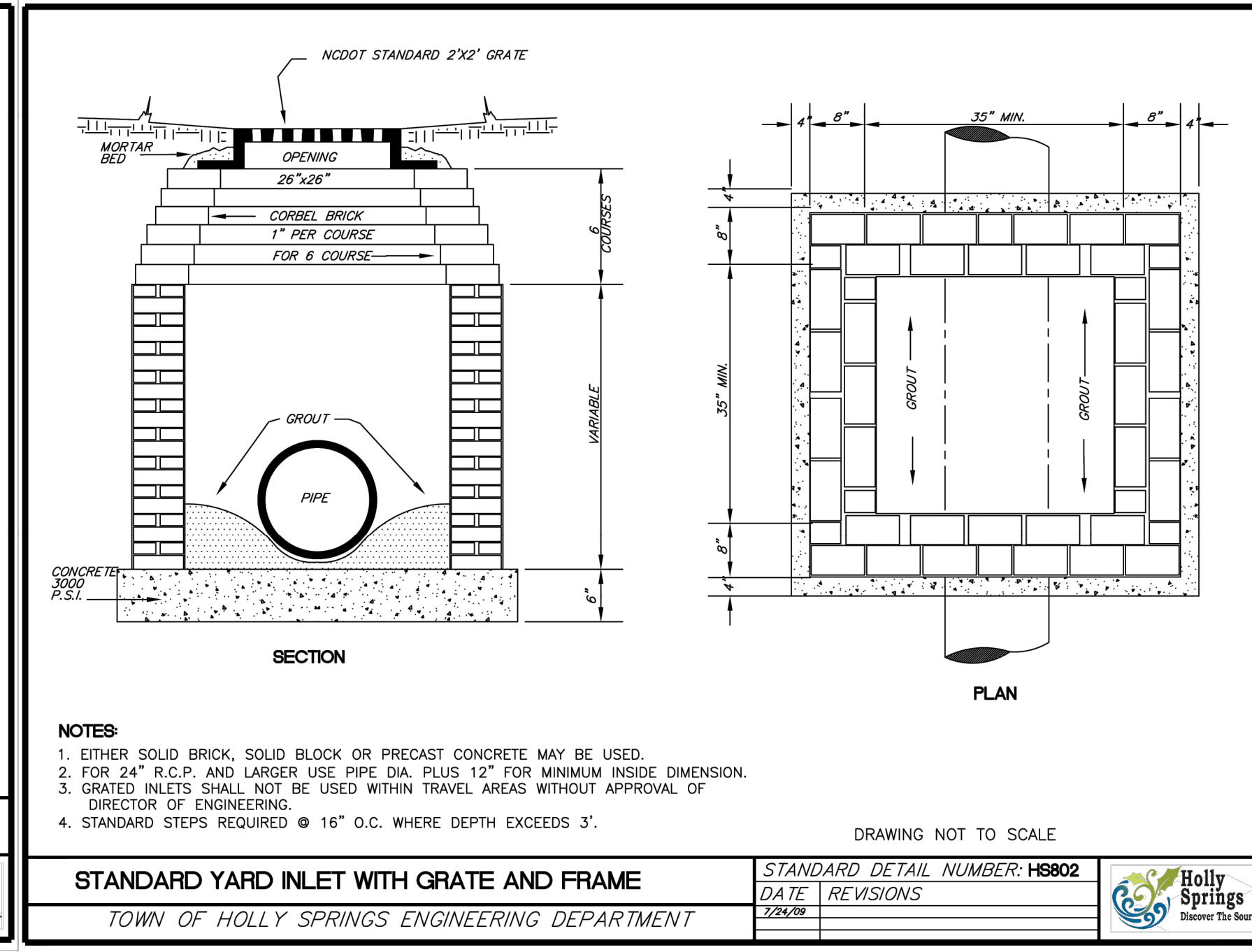
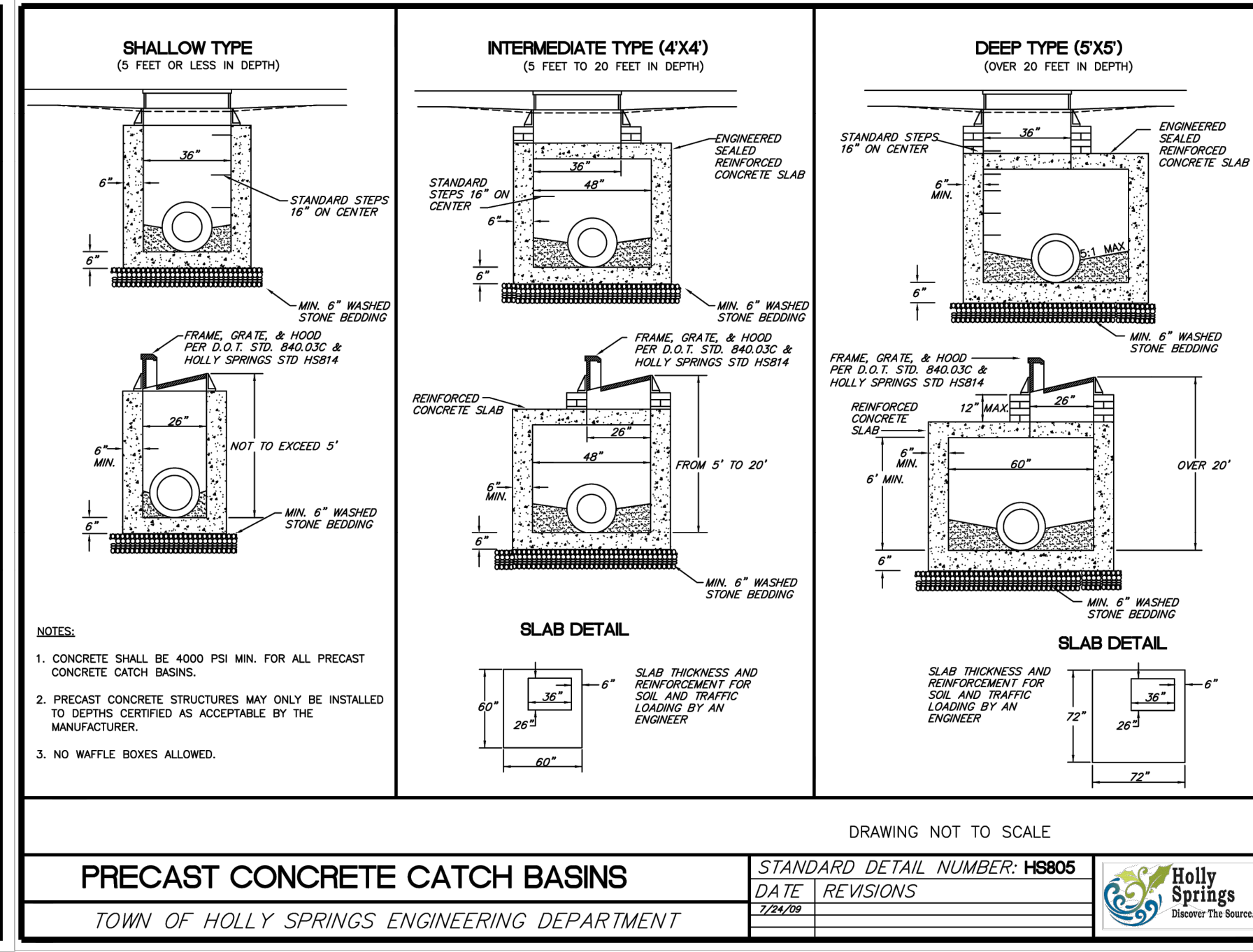
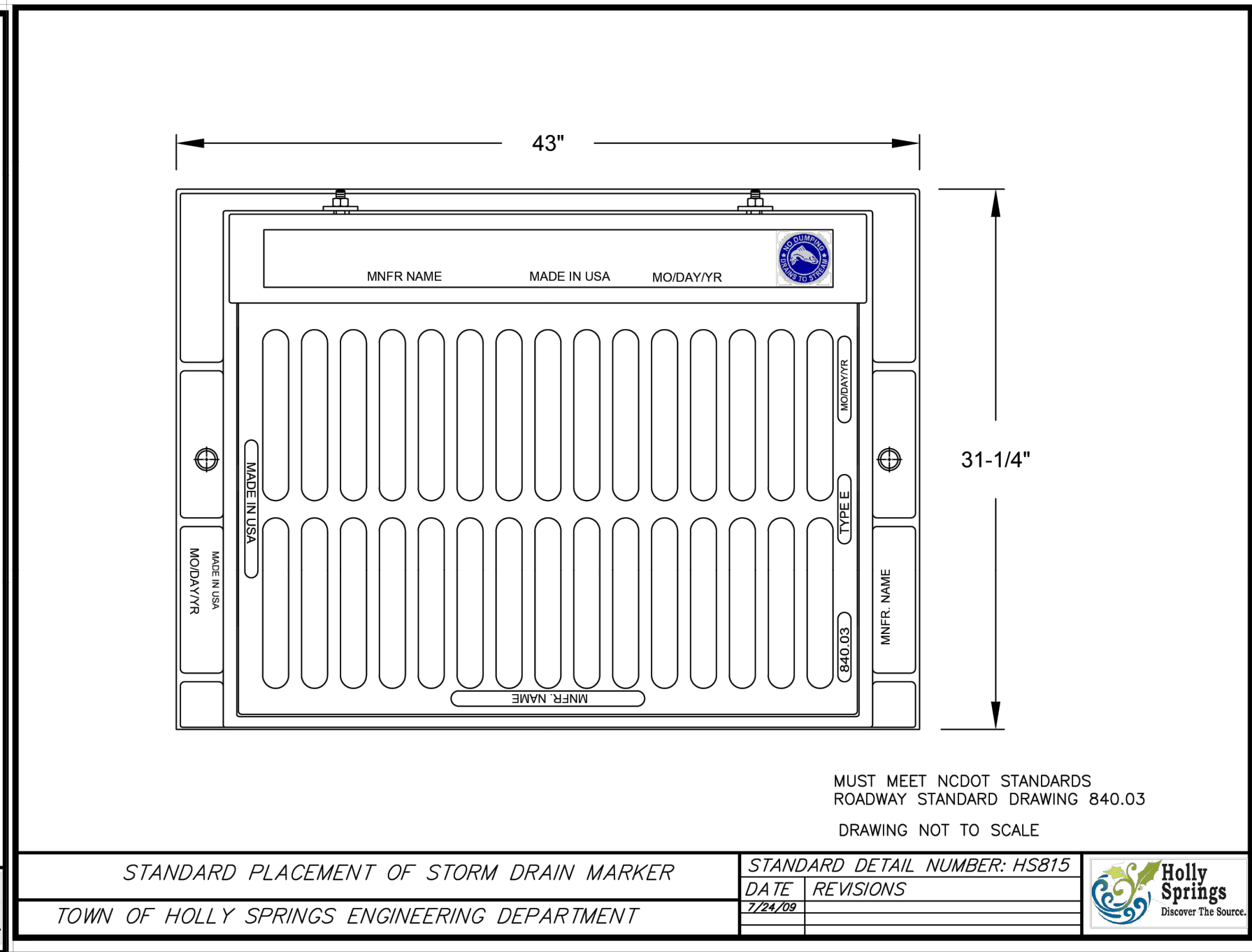
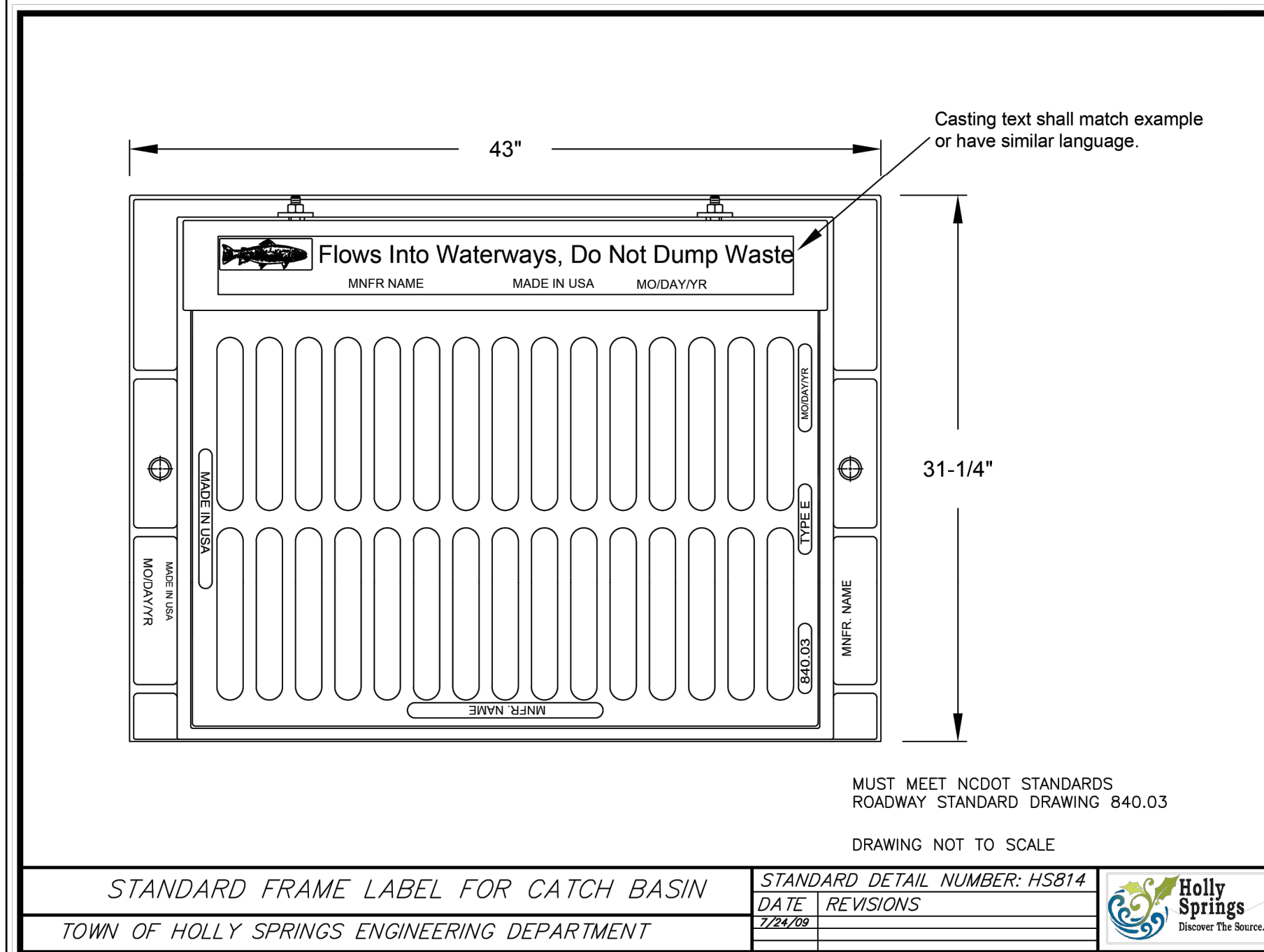
PROJECT NO. **22-008**
DRAWING NUMBER
CFD-XXXX- A000 XXXXX
ELECTRONIC FILE NAME:
DRAWN BY: **SMP** 08-26-2022
CHK'D BY: **KAS** 08-26-2022
E-MAIL: **COVIL@MCADAMSCO.COM**

SHEET TITLE
RECLAIMED WATER DETAILS

SHEET NO.
C8.05

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\\DukeEnergy\Projects\00000000\04-Production\Engineering\Development\Plan\Current Drawings\CD006.dwg, 4/14/2023, 1:09:10 PM, K. K. Shearer

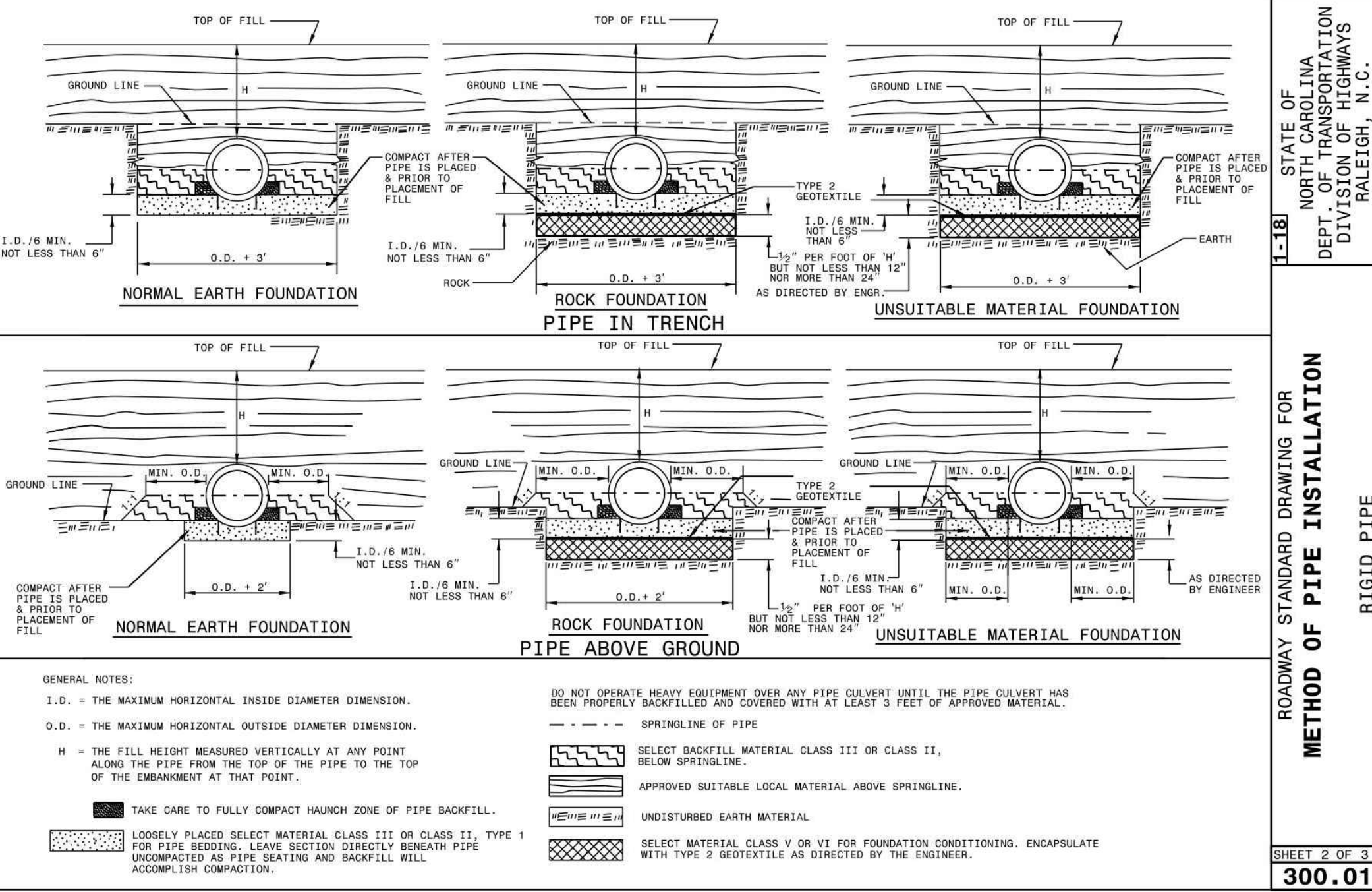


FLEXIBLE PIPE

Round Corrugated Steel Pipe 2 2/3 x 1/2 corrugation **					
Diameter (Inches)	Minimum cover (Inches)	Maximum Height of Cover (feet)			
		10	12	15	18
12	12	104	126	158	188
15	12	162	204	239	275
18	12	130	169	239	275
21	12	115	145	204	239
24	12	100	128	178	204
30	12	79	100	142	161
36	12	65	83	117	152
42	12	55	70	100	130
48	12	48	61	87	113
54	12	48	54	77	100
60	12		69	90	111
66	12			81	100
72	12			74	91
78	12				81
84	12				89

RIGID PIPE

Round Corrugated Aluminum Pipe 2 2/3 x 1/2 corrugation **					
Diameter (Inches)	Minimum cover (Inches)	Maximum Height of Cover (feet)			
		10	12	15	18
12	12	103	125	218	281
15	12	135	168	224	275
18	12	81	102	144	187
21	12	69	87	123	160
24	12	60	76	108	139
27	12		67	95	123
30	12		60	85	111
36	12		50	71	92
42	12			60	78
48	12			52	68
54	12			46	50
60	12				62
66	12				51
72	12				41



DRAWING NUMBER
CFD-XXXXX A000 -XXXXXX

DUKE ENERGY

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:
ZERO INJURY
Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

HH ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com

McADAMS
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Durham, NC 27713
phone 919.361.5000
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license number: C-0293, C-187
www.mcadamsco.com

HOLLY SPRINGS OPERATIONS CENTER
WOODFIELD DEAD END ROAD
DUG
DATE ISSUED: 8-26-2022
PROJECT STATUS: DEVELOPMENT

DRAWING NUMBER
CFD-XXXXX A000 XXXXX

ELECTRONIC FILE NAME:
DRAWN BY: SMP 08-26-2022
CHK'D BY: KAS 08-26-2022
E-MAIL: COVILL@MCADAMSCO.COM

SHEET TITLE
STORM DRAINAGE DETAILS

SHEET NO.
C8.06

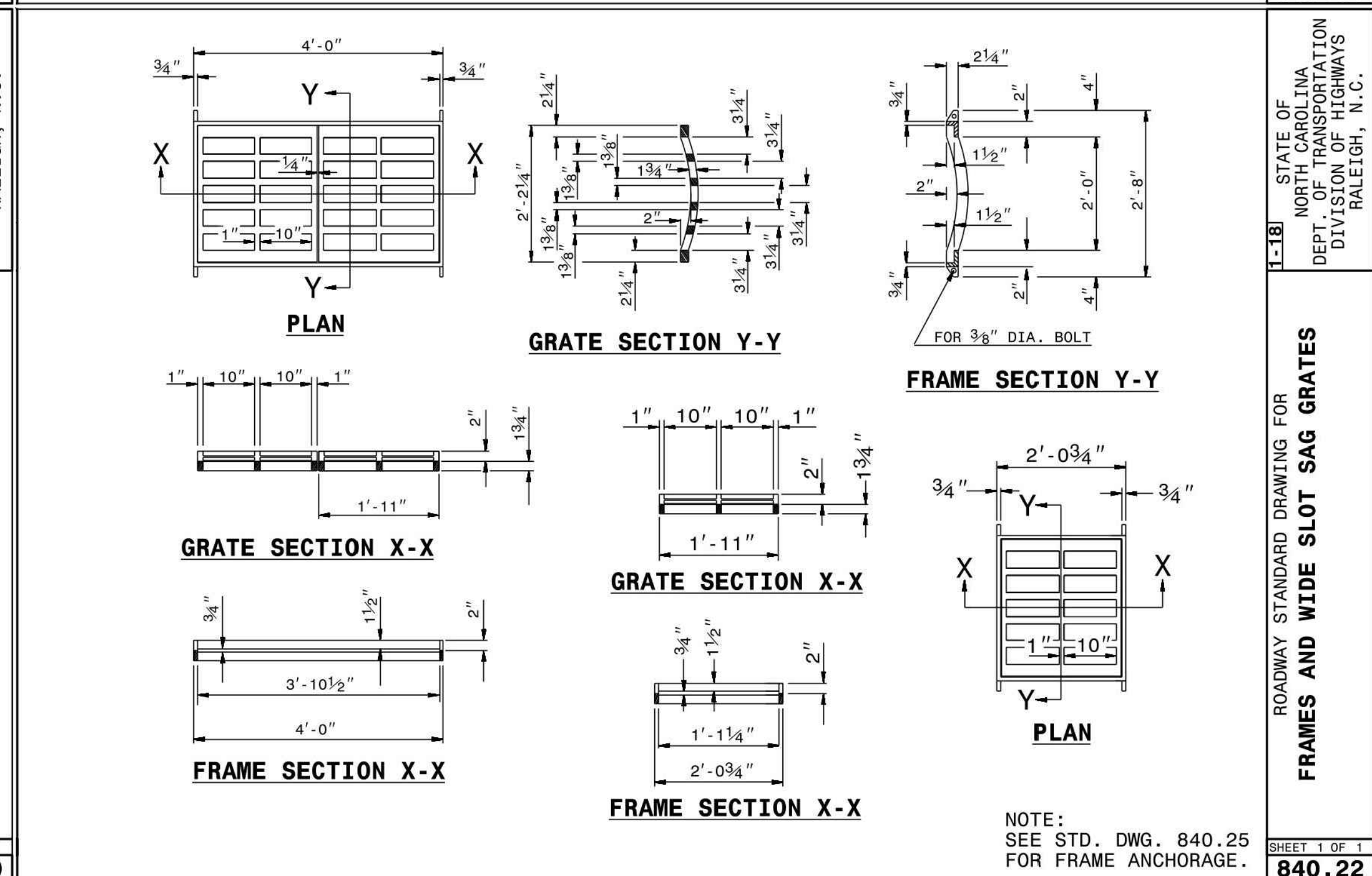
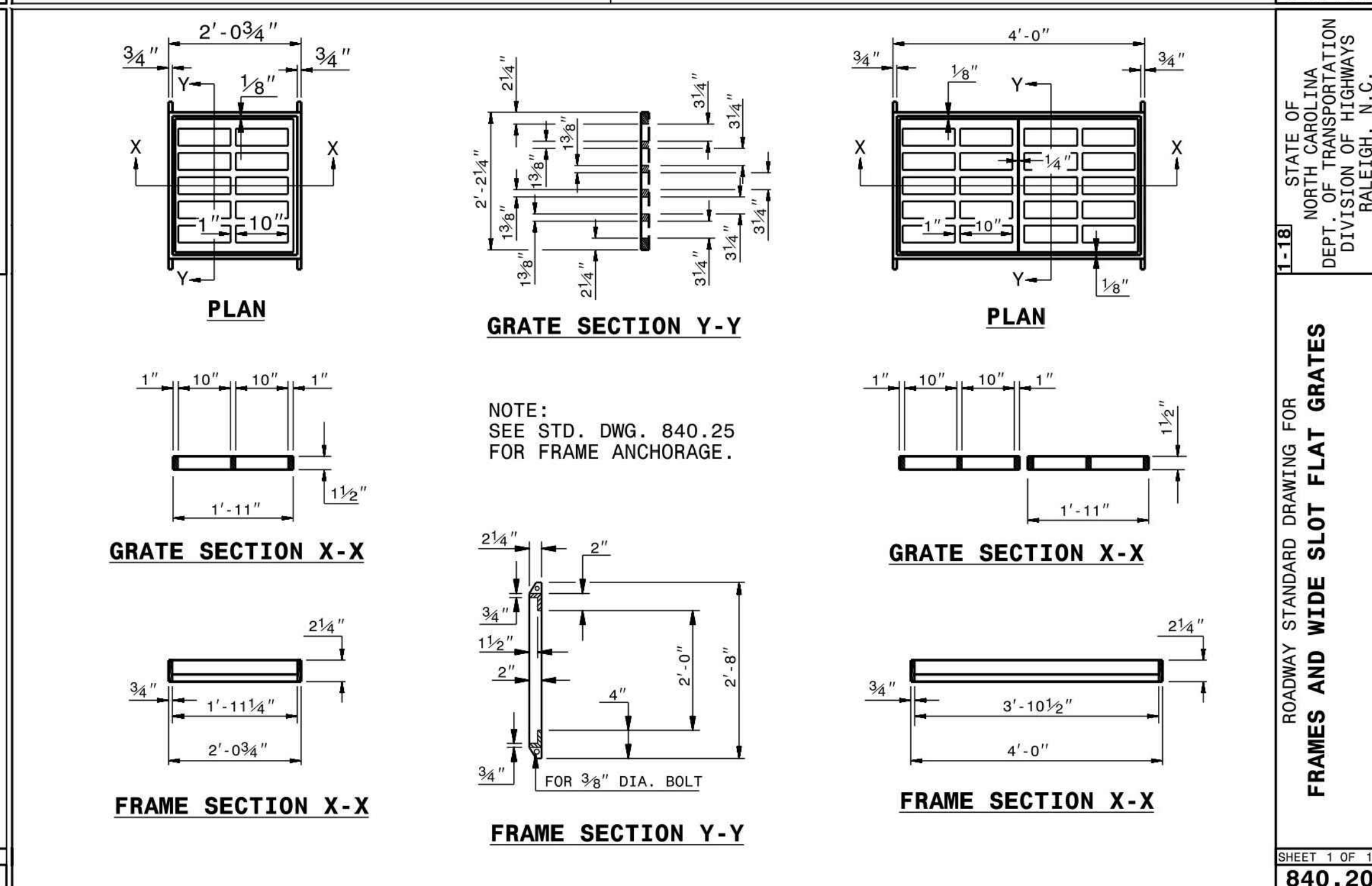
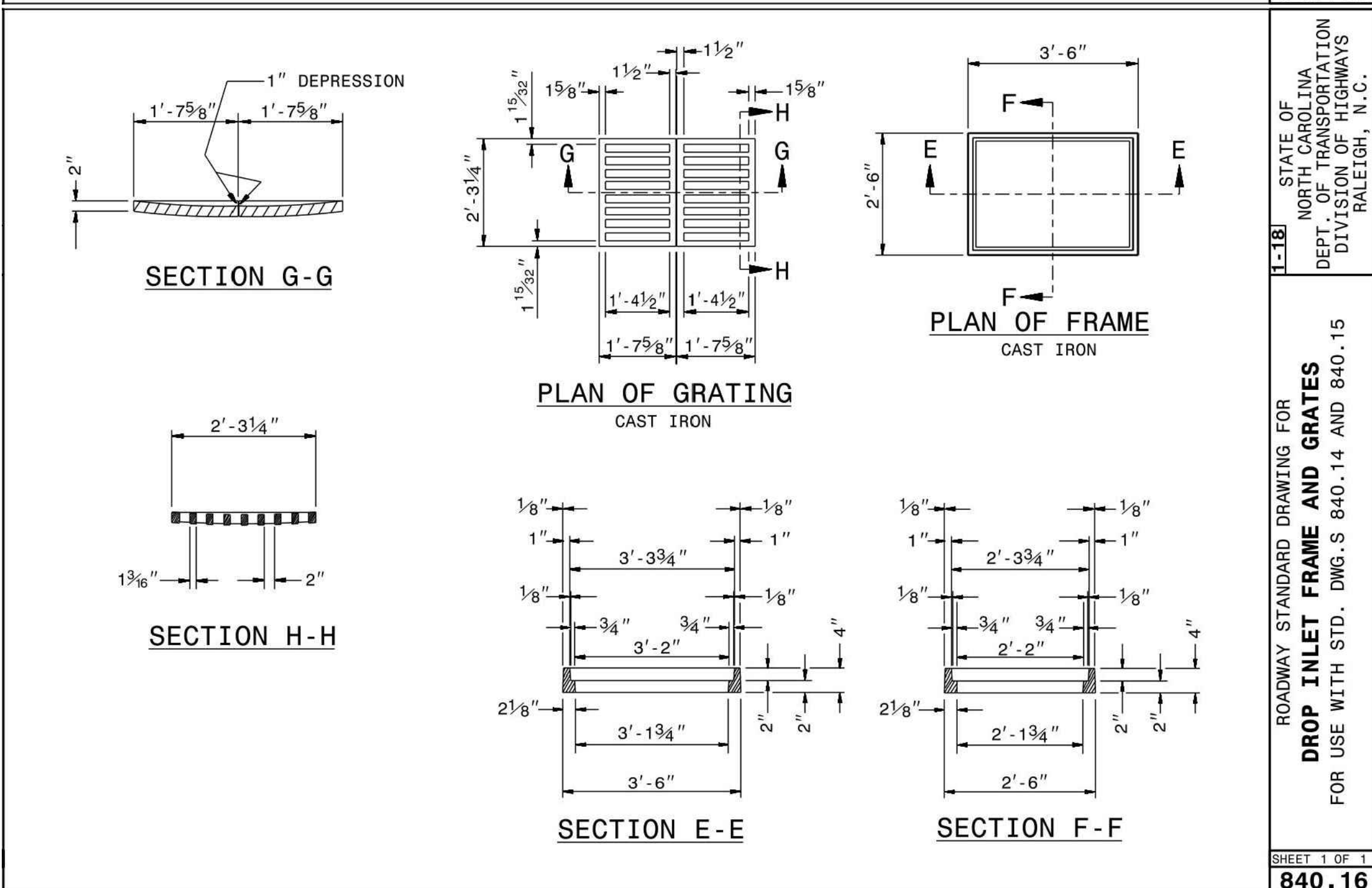
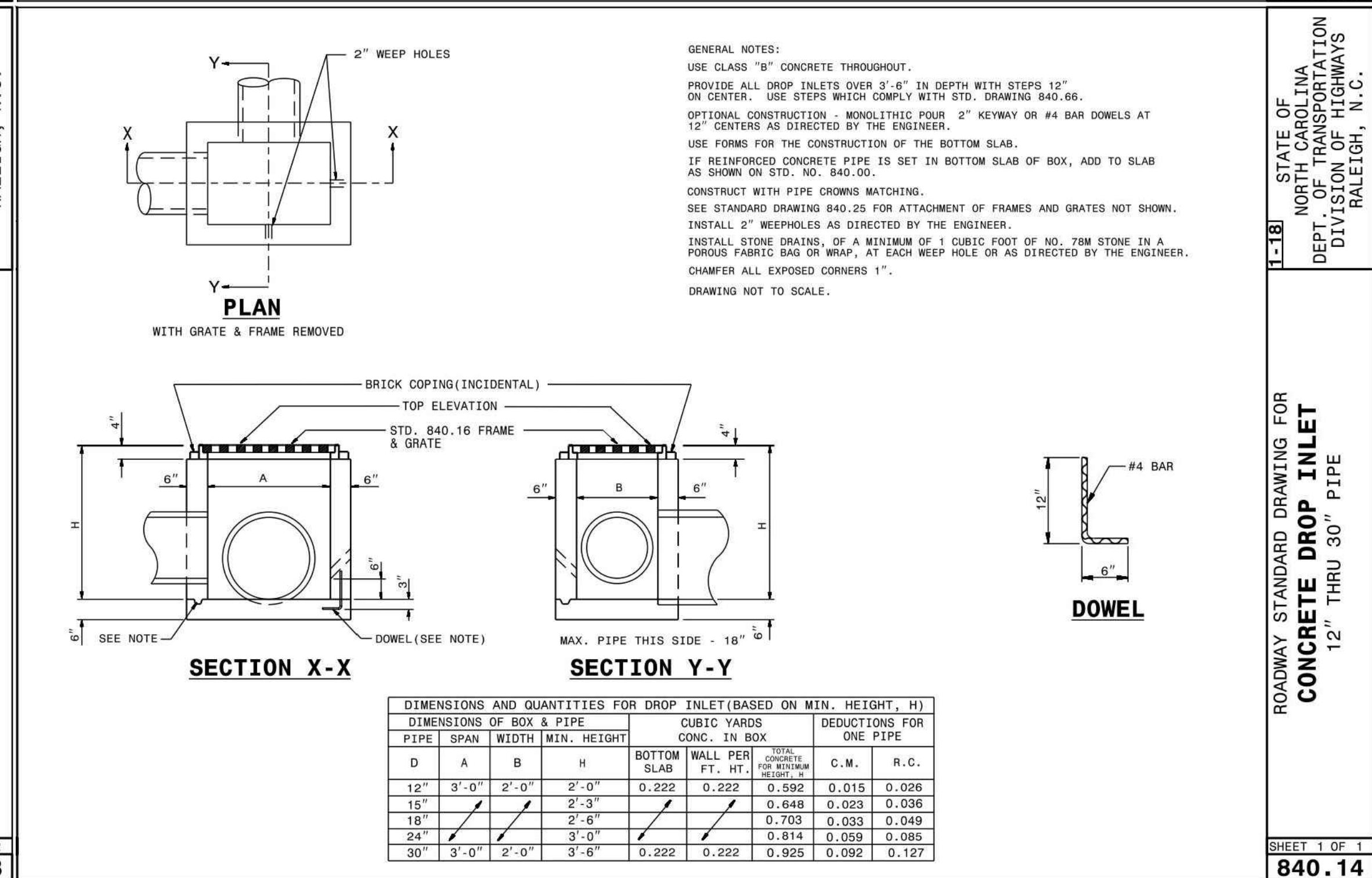
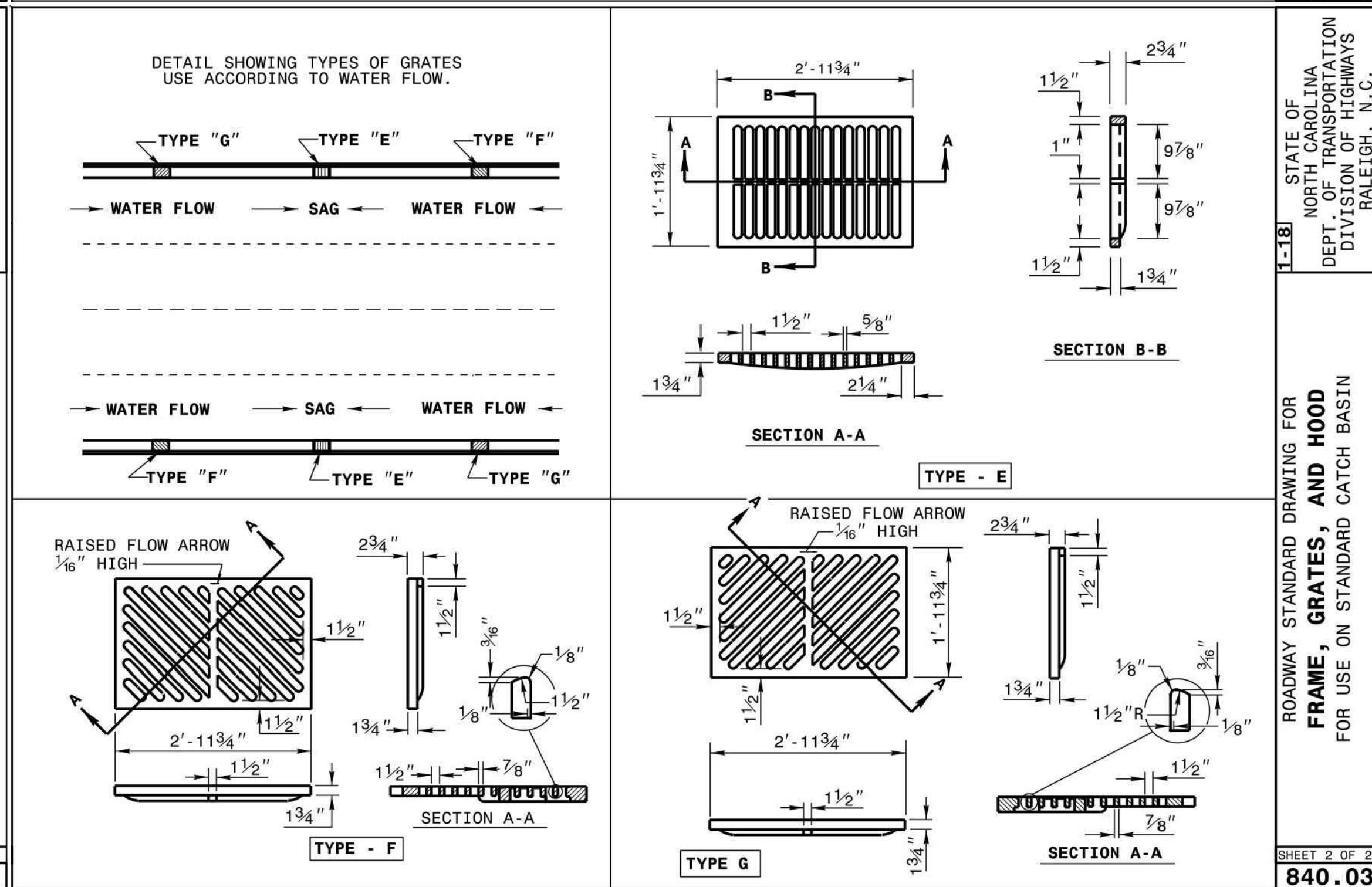
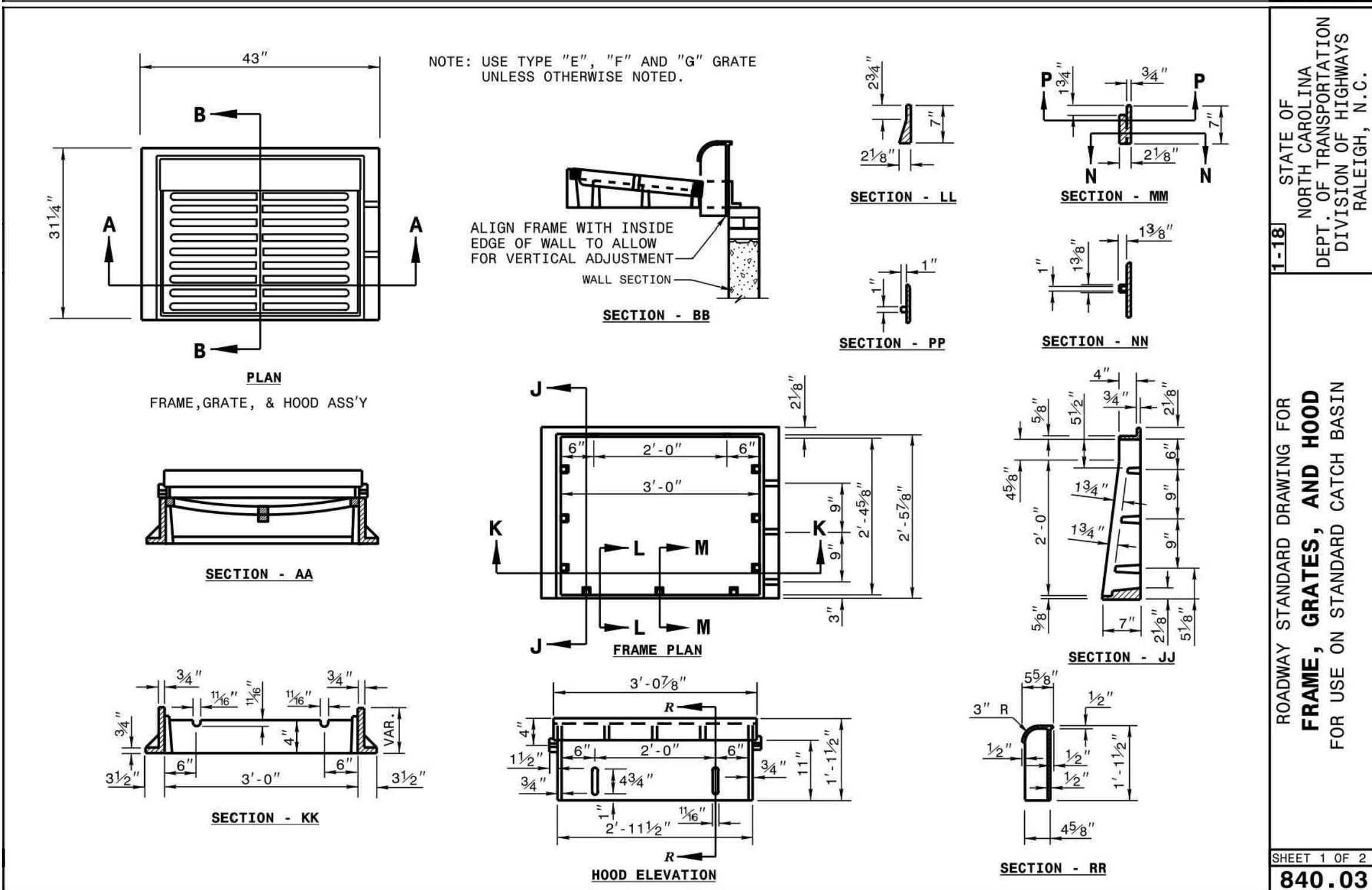
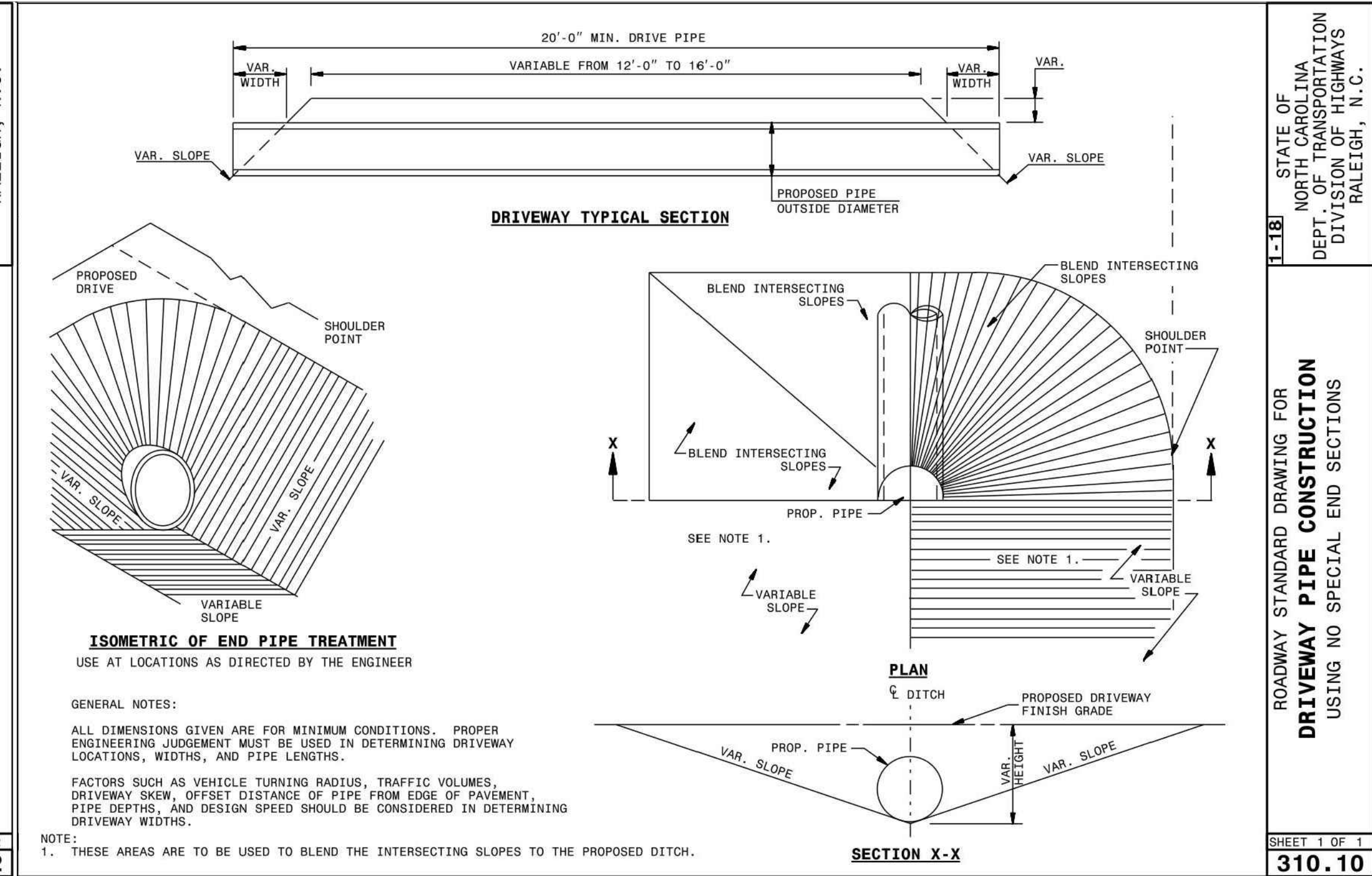
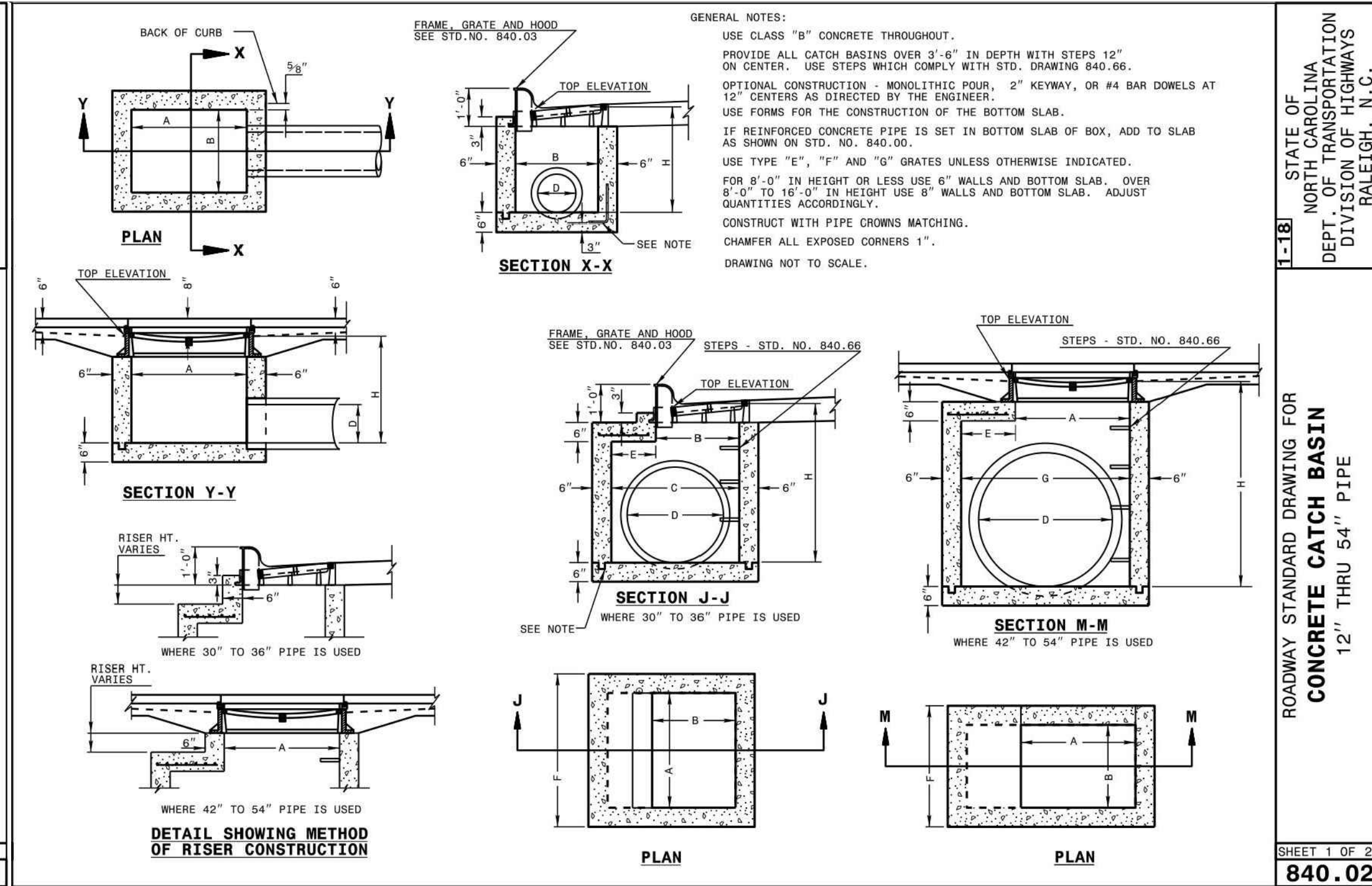
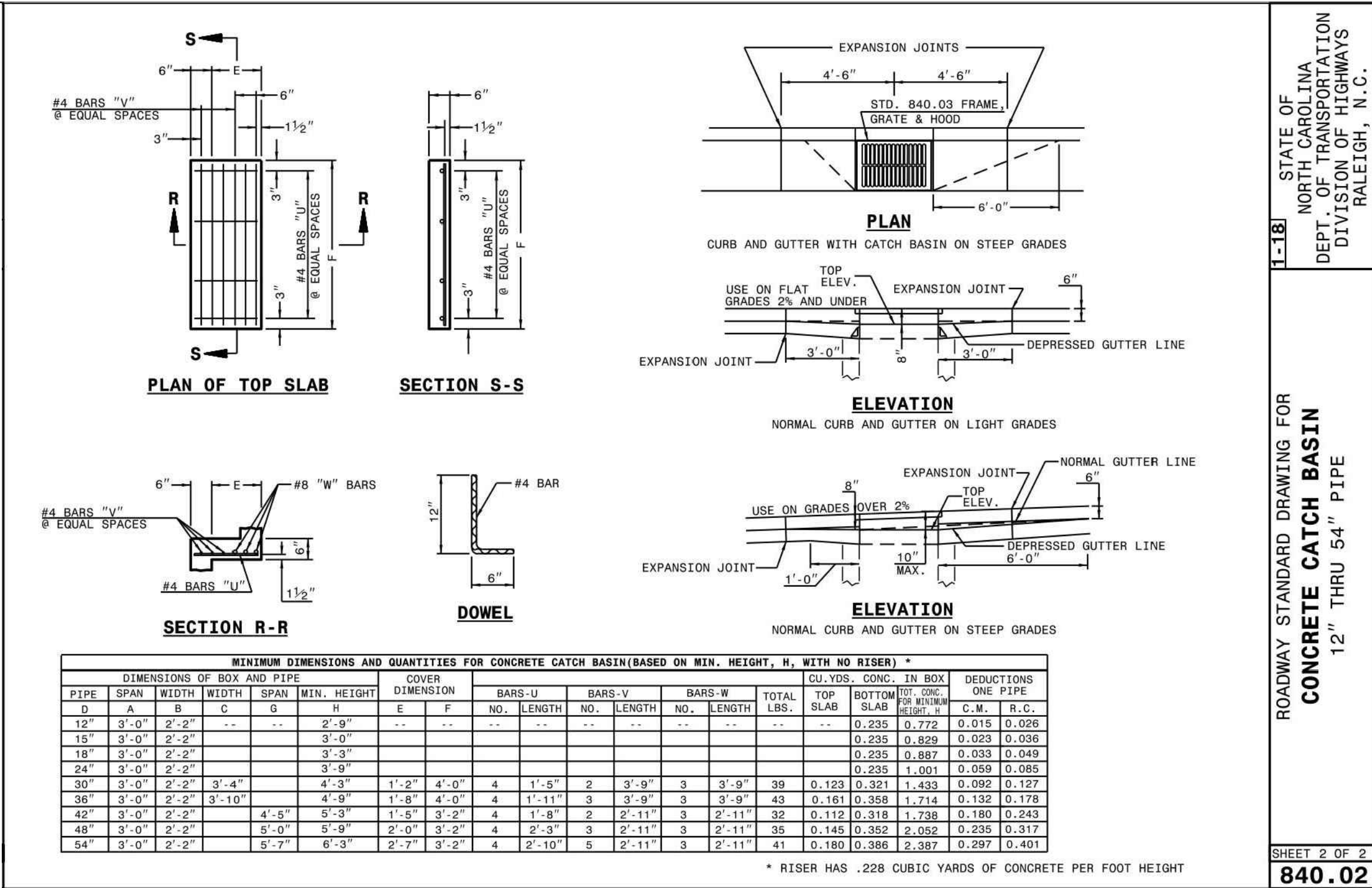
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E-MAIL: COVILL@MCADAMSCO.COM

SHEET TITLE
STORM DRAINAGE DETAILS

SHEET NO.
C8.06



DRAWING NUMBER
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DUKE ENERGY

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:
ILLNESS Reduce Risk
INJURY Remove Exposures to Hazards
DEATH Reinforce Safe Behavior

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PATRICK L. CIVIL
034365

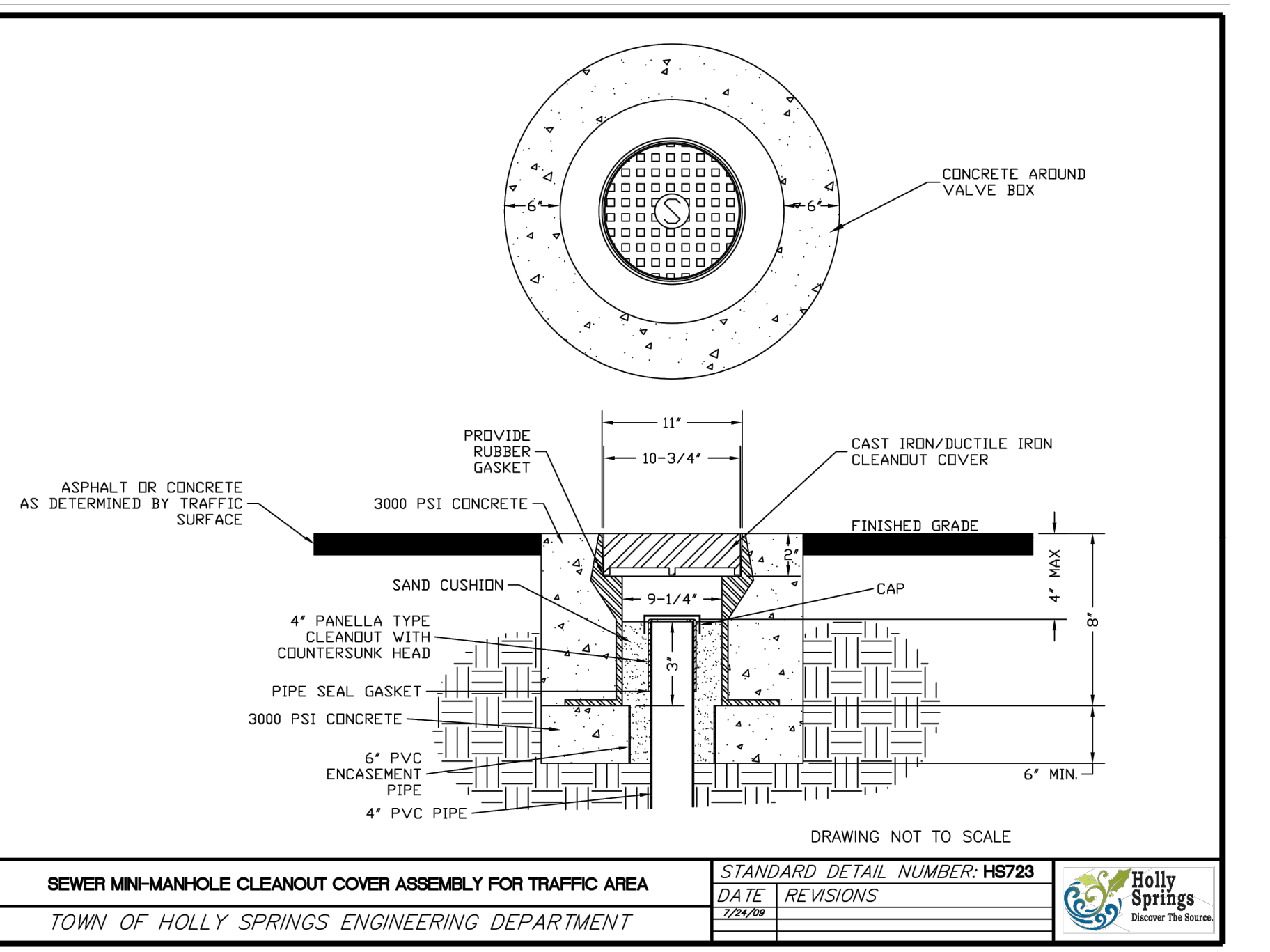
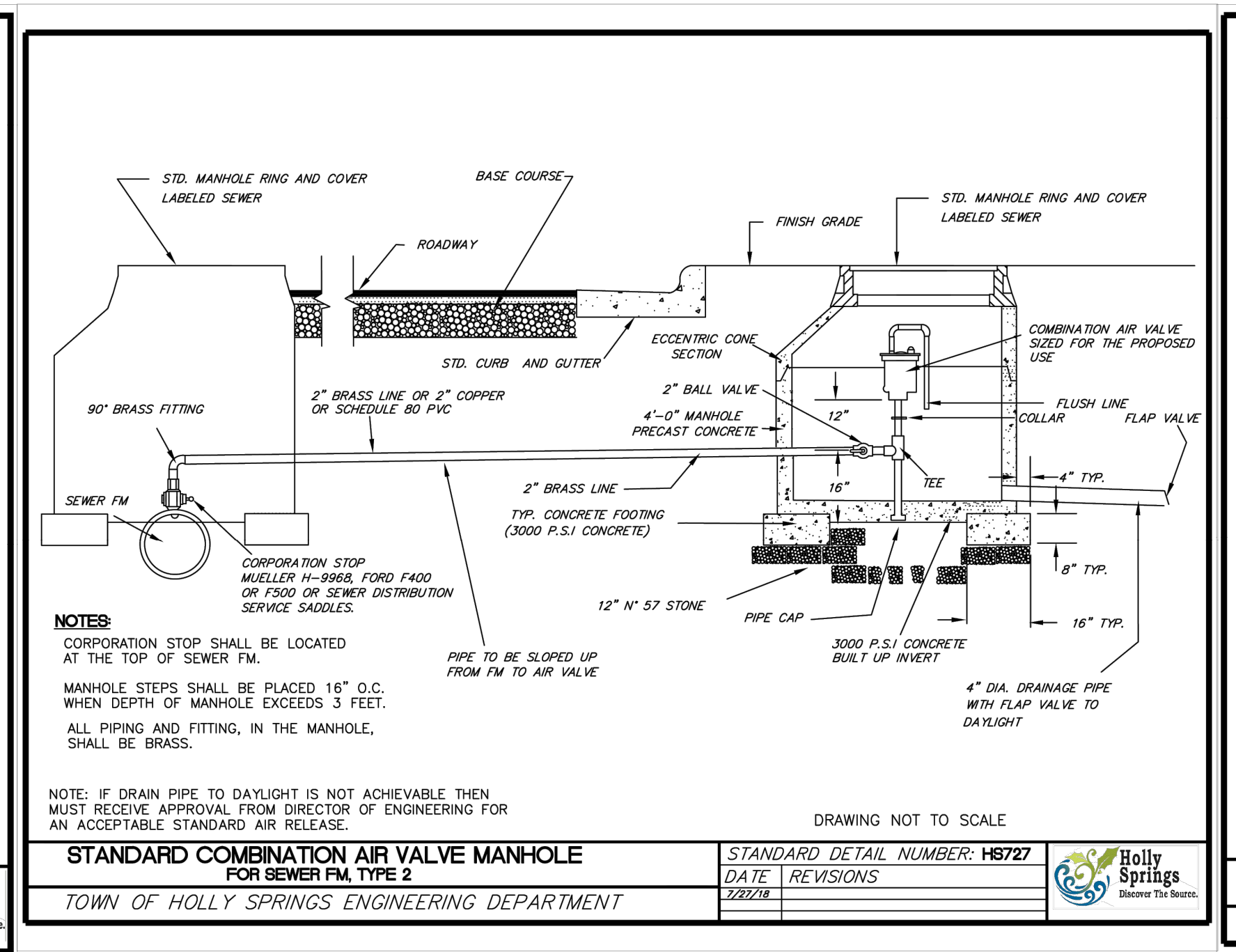
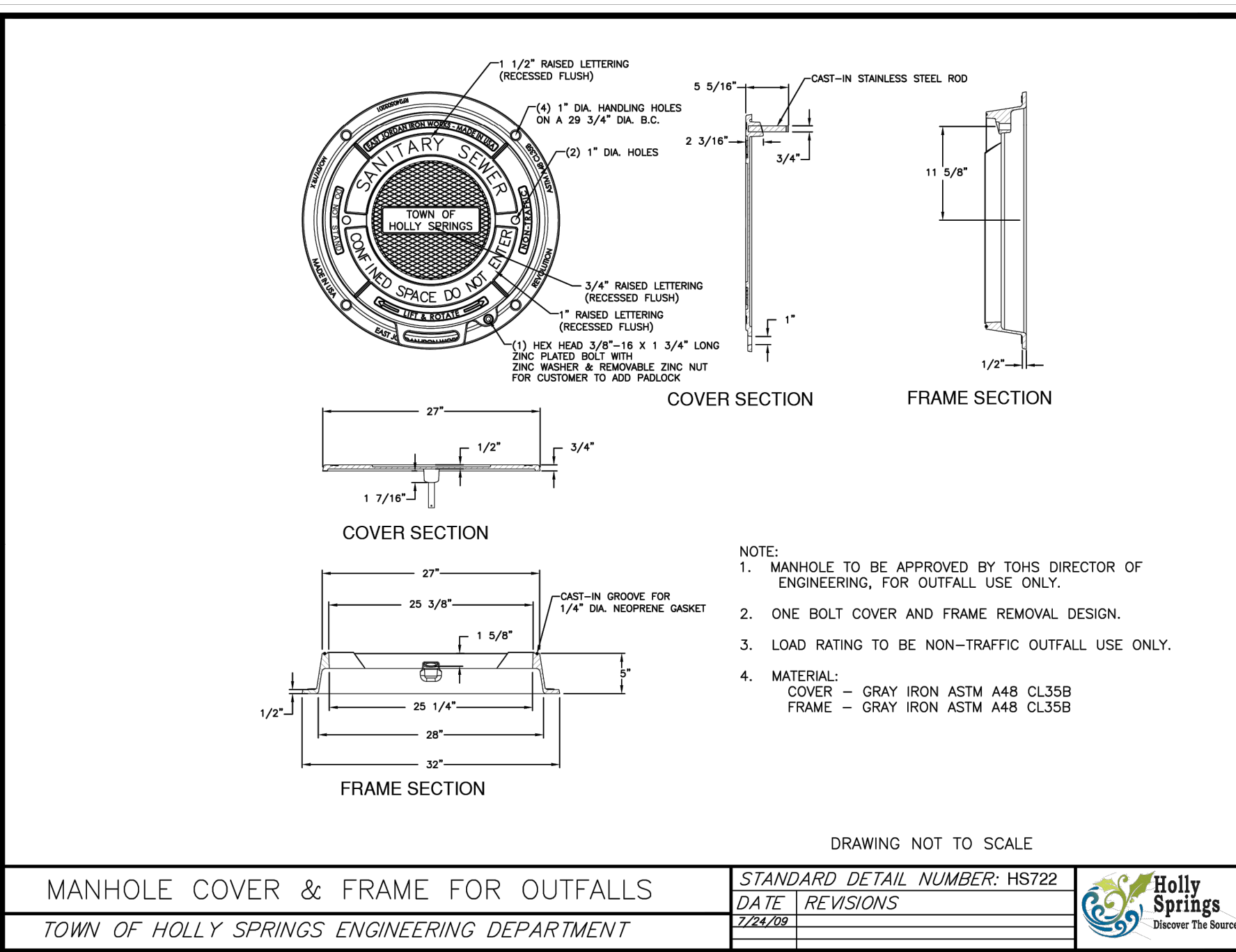
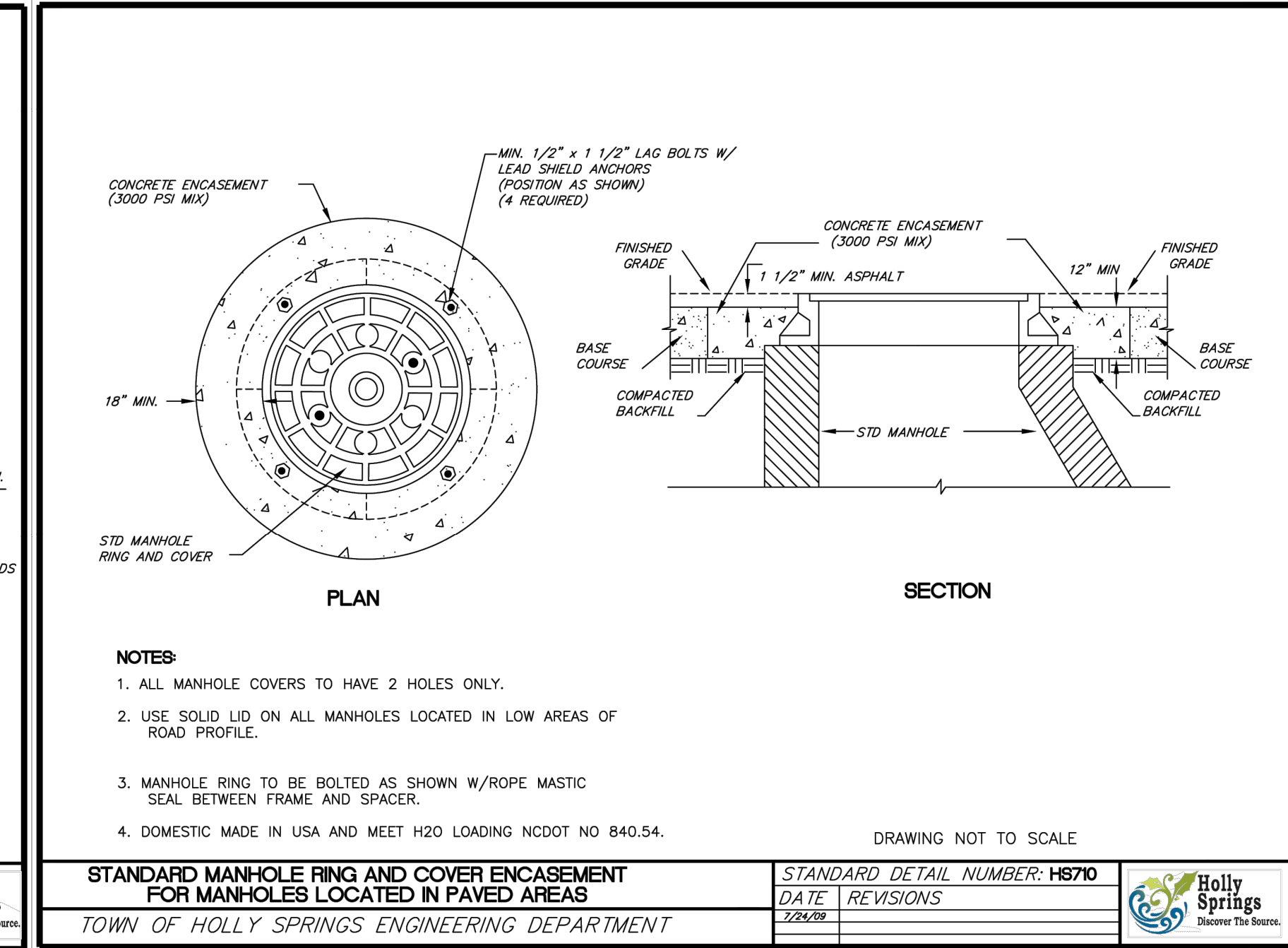
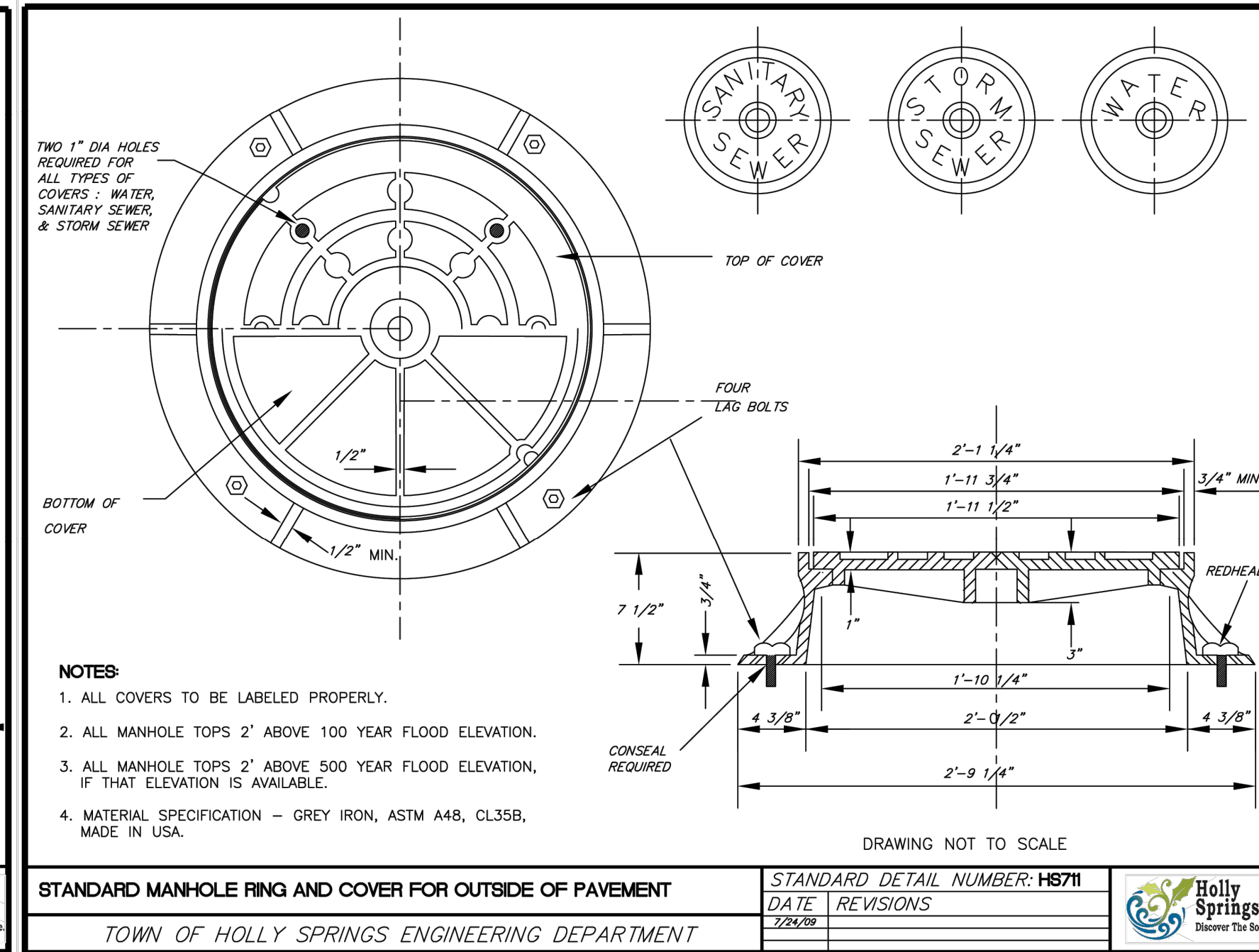
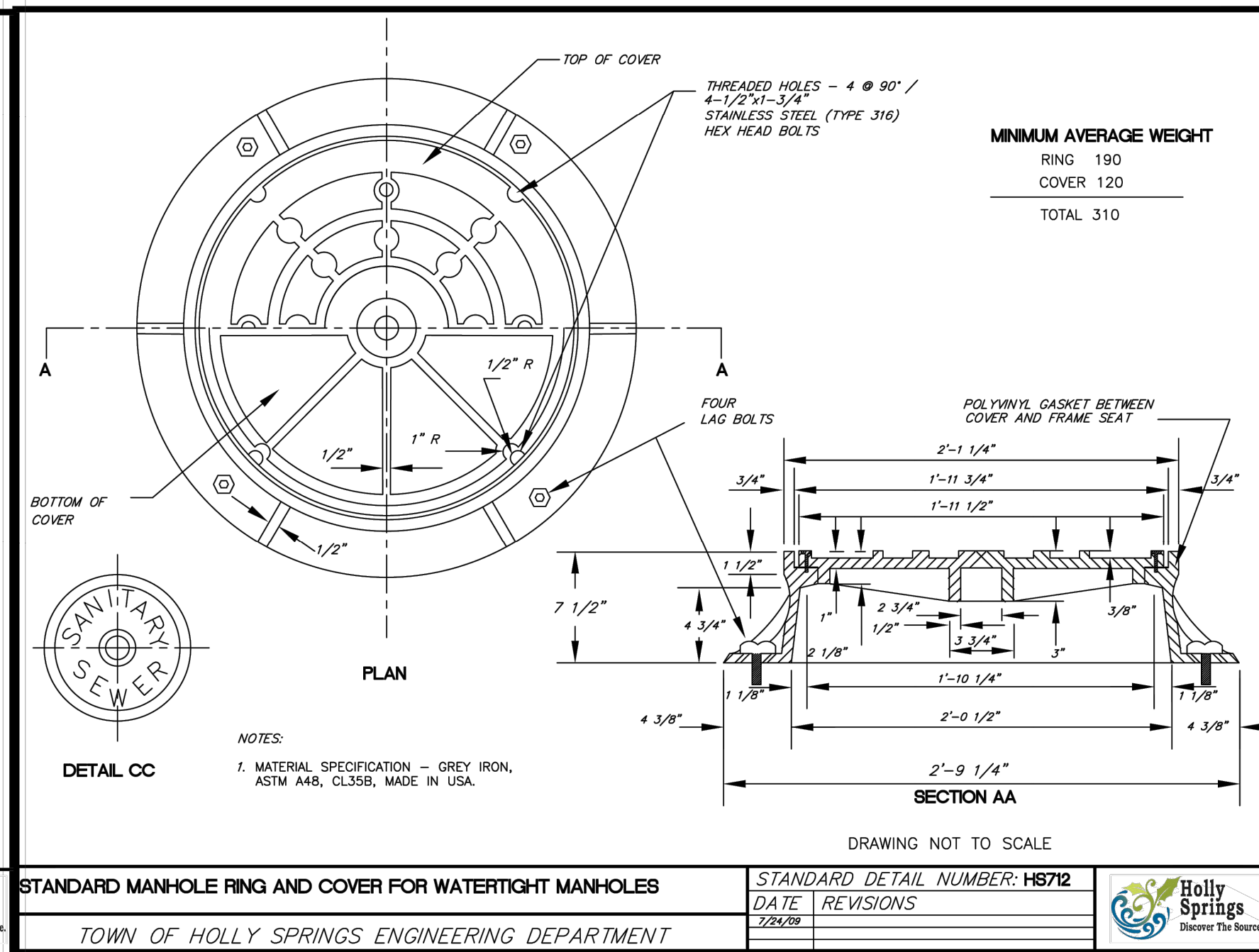
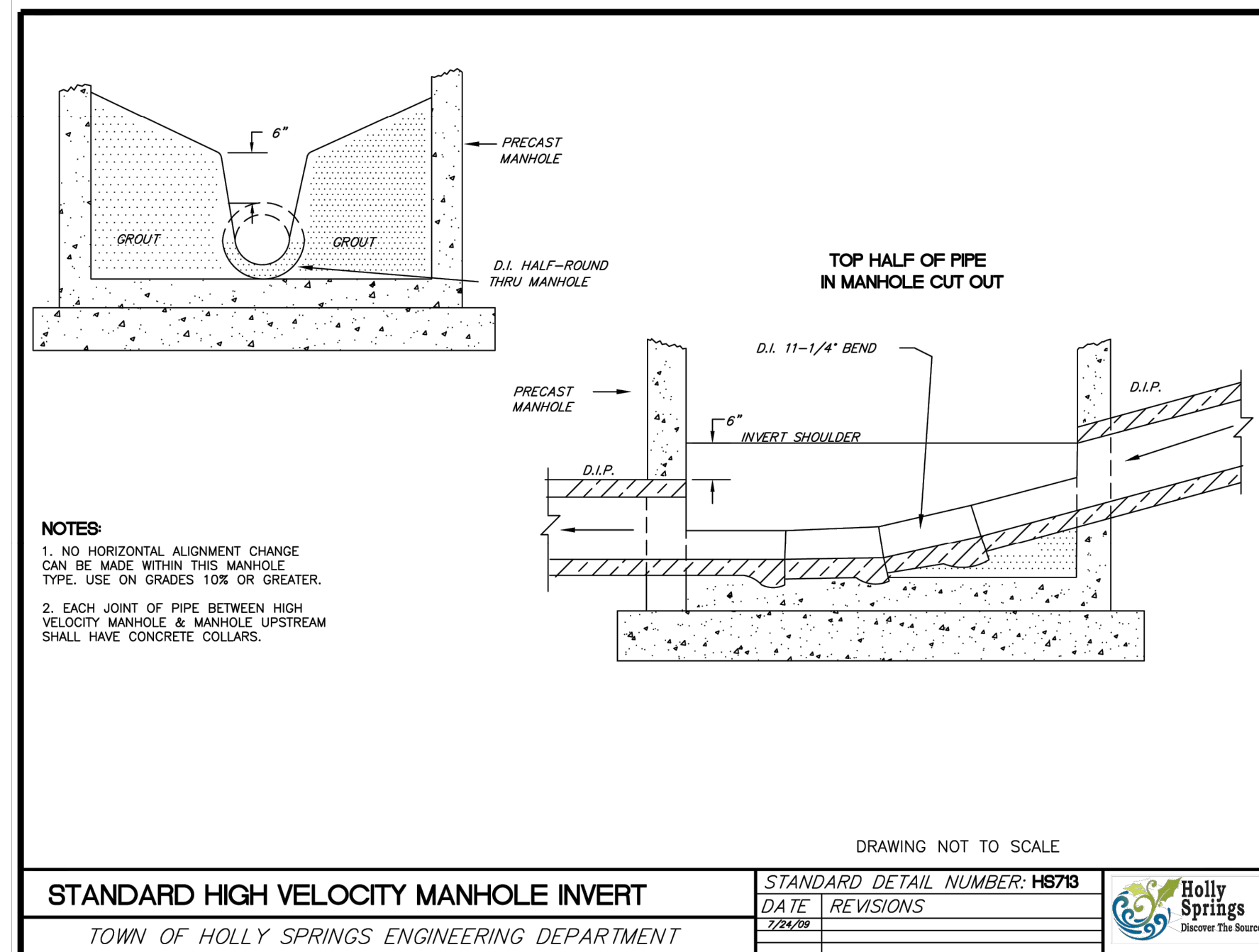
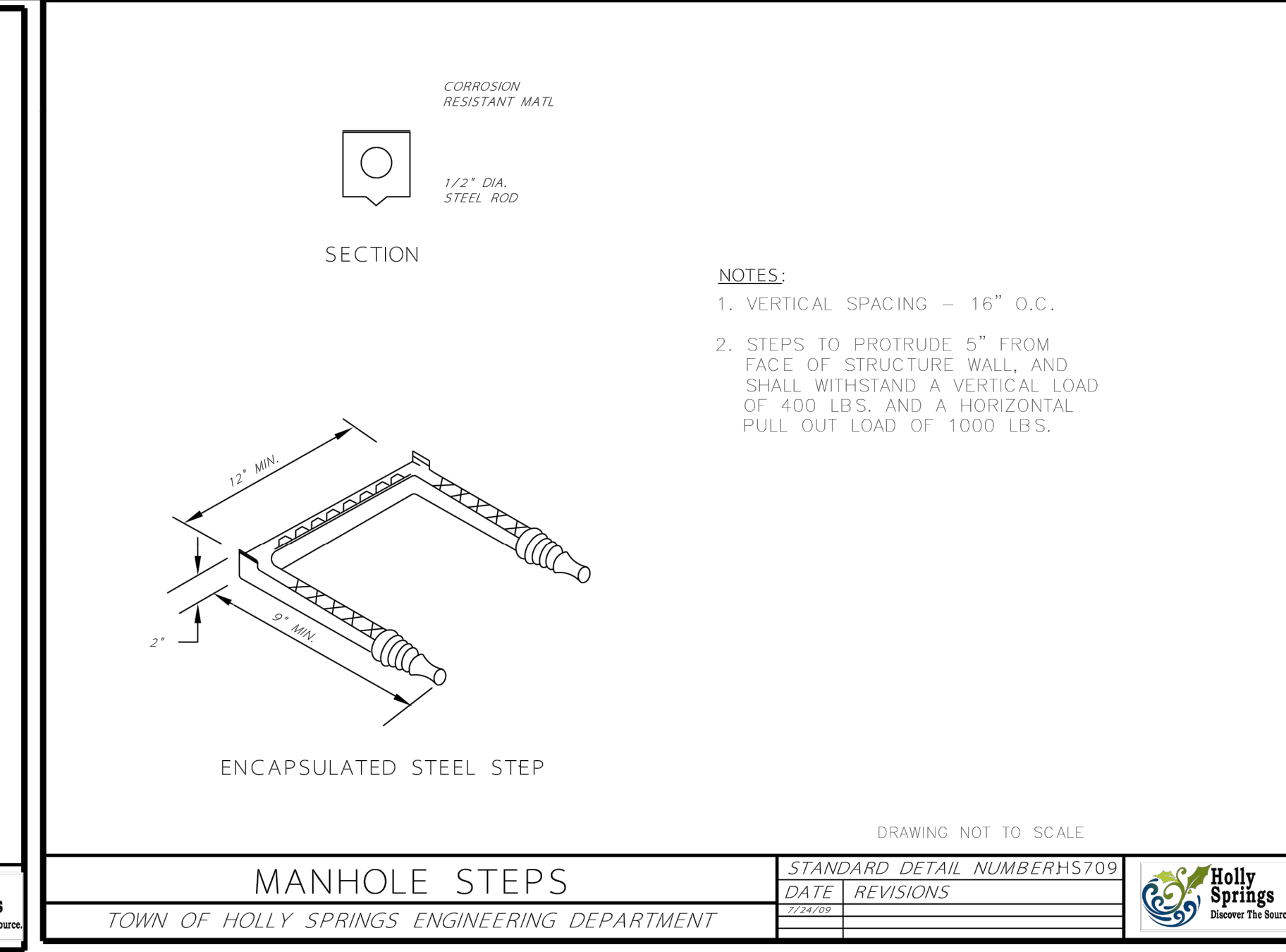
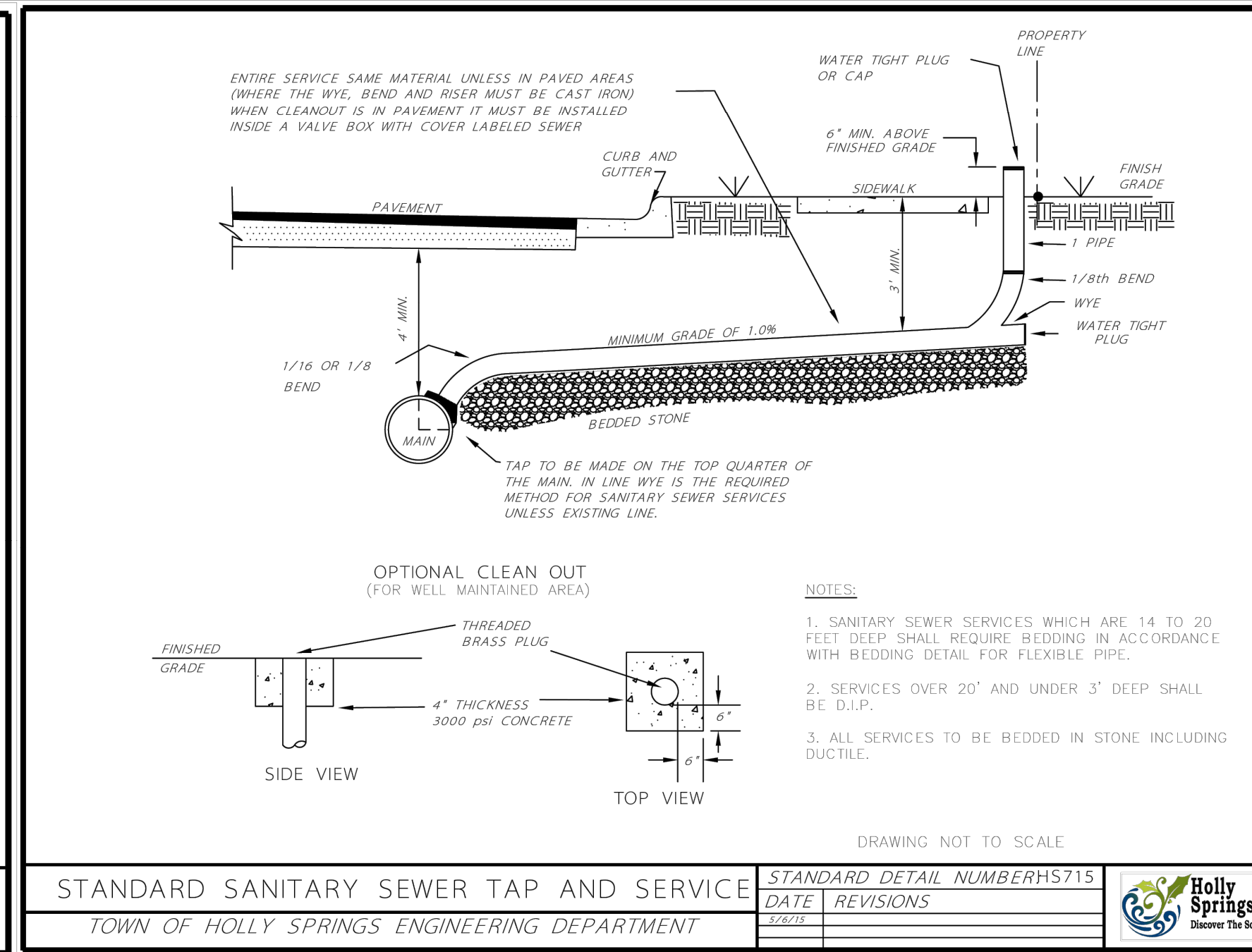
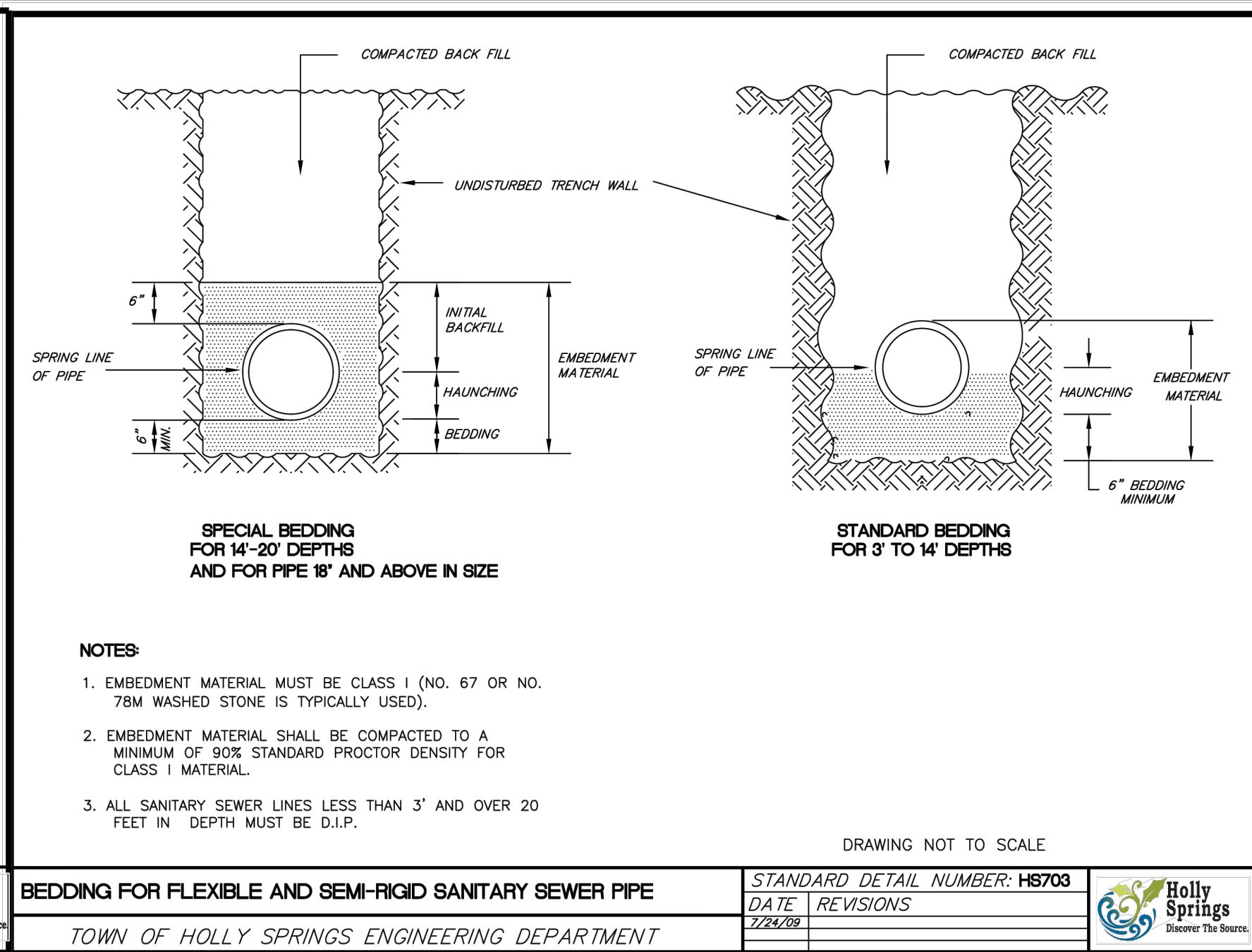
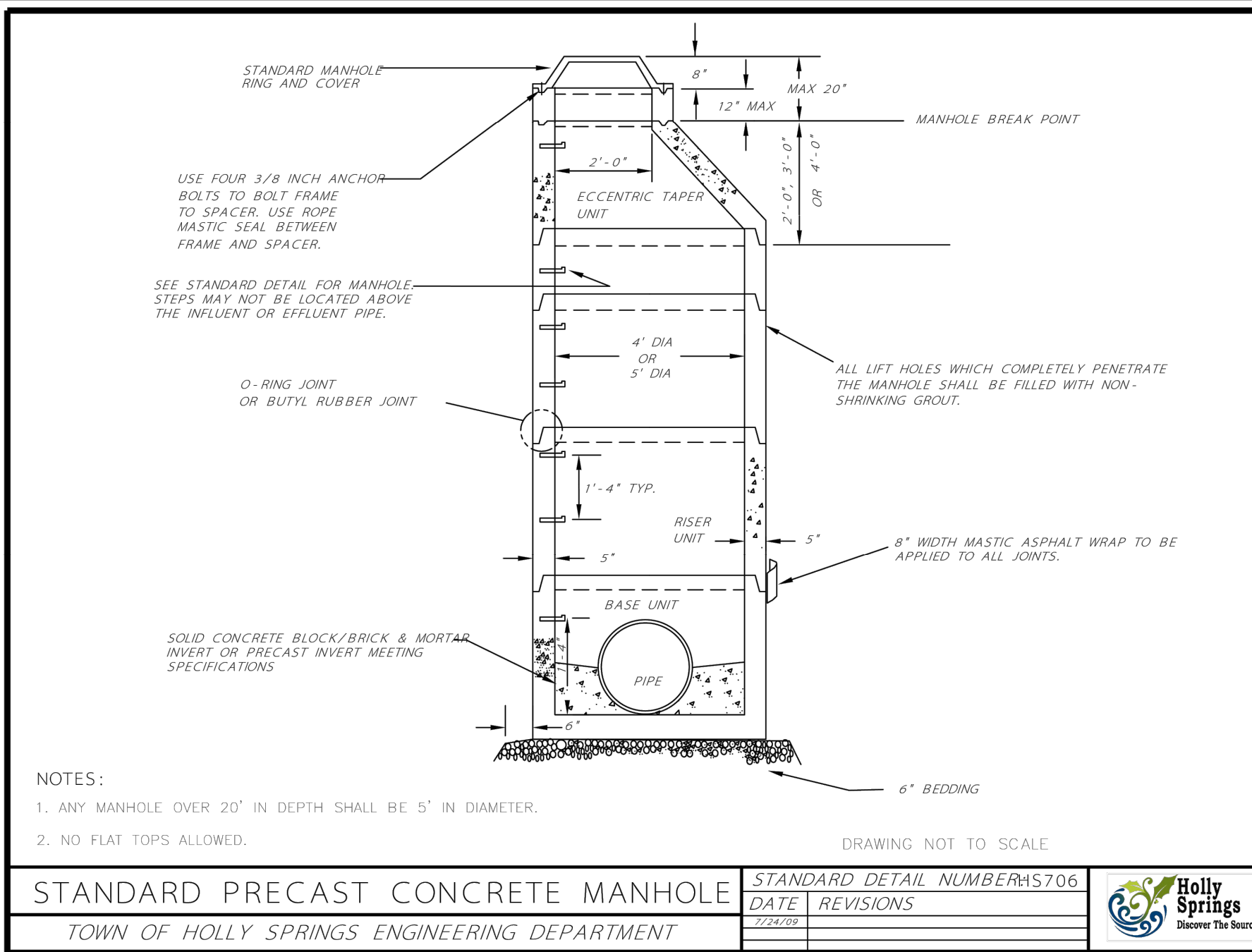
HOLLY SPRINGS OPERATIONS CENTER
WOODFIELD DEAD END ROAD
PROJECT STATUS: DEVELOPMENT
DATE ISSUED: 8-26-2022
PROJECT STATUS: DEVELOPMENT

PROJECT NO. 22-008
DRAWING NUMBER CFD-XXXXX A000 XXXXXX
ELECTRONIC FILE NAME:
DRAWN BY: SMP 08-26-2022
CHK'D BY: KAS 08-26-2022
E-MAIL: COVIL@MCADAMSCO.COM

SHEET TITLE
STORM DRAINAGE DETAILS

SHEET NO. C8.07

Page 149 of 165



DRAWING NUMBER
CFD-XXXXX A000 -XXXXXX

DUKE ENERGY

MAILING ADDRESS:
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CHARLOTTE, NC

Safety Expectations:
ILLNESS Reduce Risk
ZERO INJURY Remove Exposures to Hazards
IMPAIRMENT Reinforce Safe Behavior

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SEAL
CIVIL ENGINEER
034365
PATRICK L. CIVIL

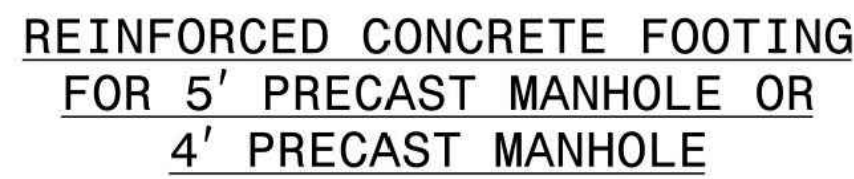
HOLLY SPRINGS OPERATIONS CENTER
WOODFIELD DEAD END ROAD
PROJECT STATUS: **DEVELOPMENT**
DATE ISSUED: **8-26-2022**
PROJECT STATUS: **DEVELOPMENT**

REVISION	DATE	BY	DESCRIPTION
1	4/07/23	SNP	REDUCTION OF CLEARING ACTIVITIES

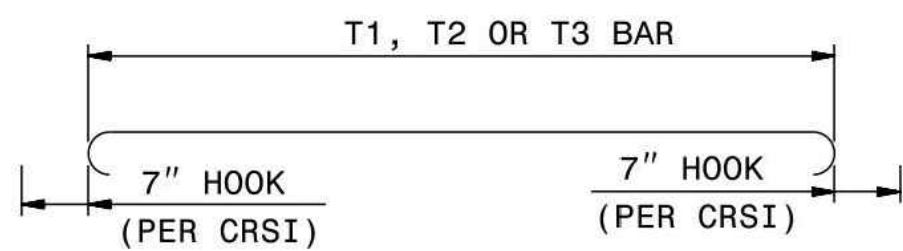
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E-MAIL: COVIL@MCADAMSCO.COM

SHEET TITLE
SANITARY SEWER DETAILS

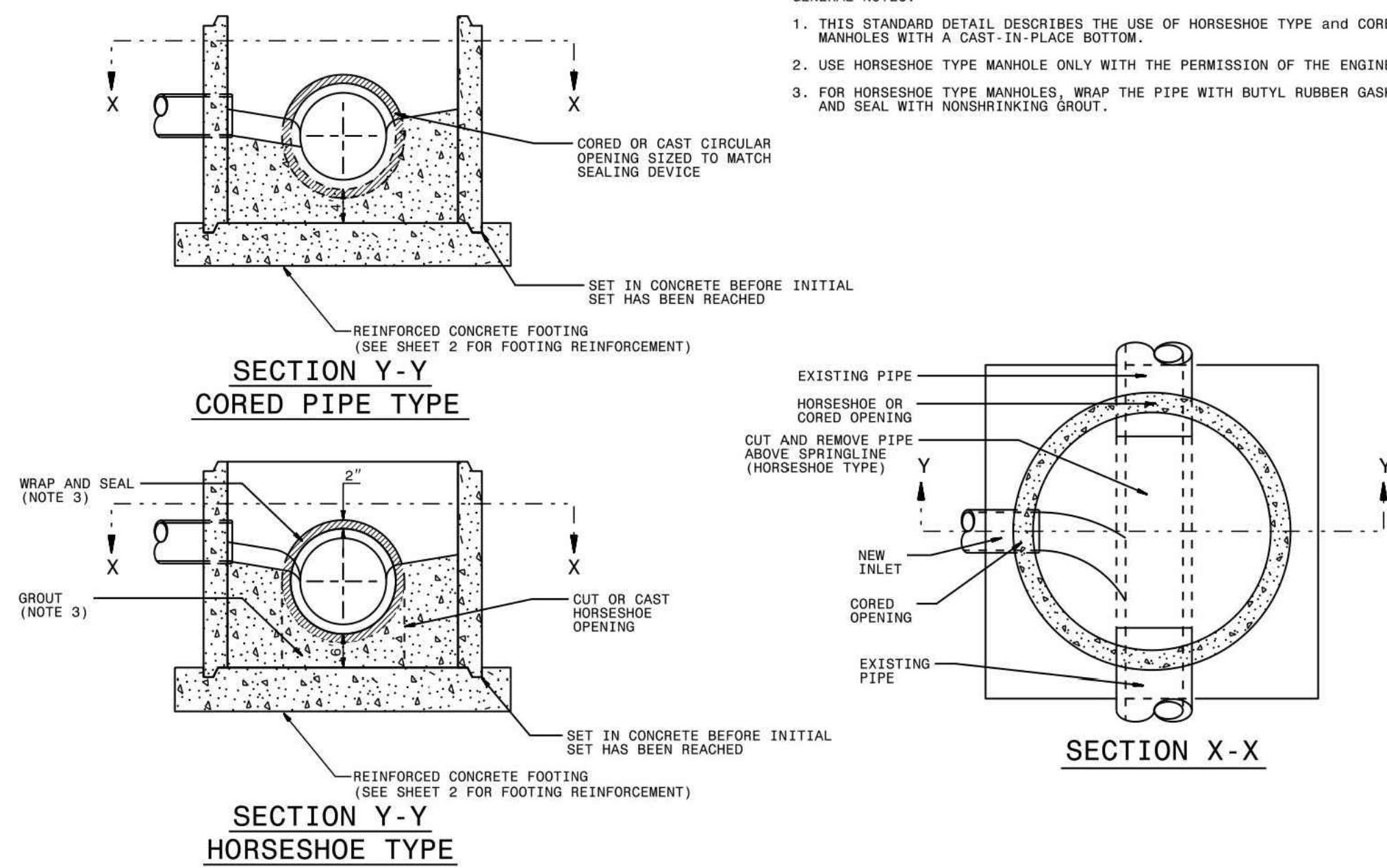
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C8.09



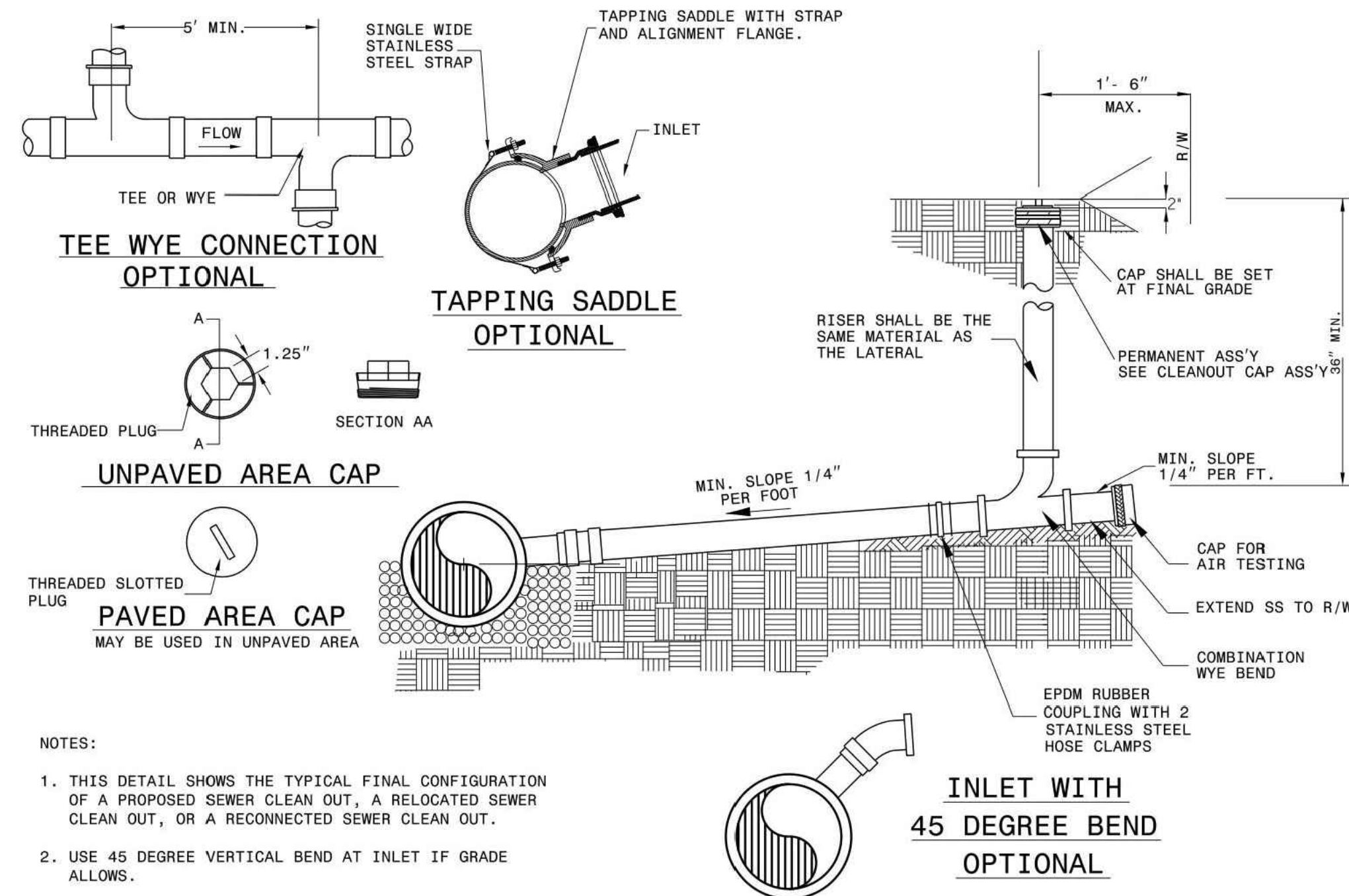
PLACE REINFORCING STEEL SO THAT
STEEL IS PLACED A MIN. OF 2" AND A
MAX. OF 4" FROM THE TOP OF THE SLAB.



SHEET 2 OF 2	ROADWAY STANDARD DRAWING FOR PRECAST CONCRETE SANITARY SEWER MANHOLE WITH CAST-IN-PLACE BOTTOM	1-18	STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1525.06			



ROADWAY STANDARD DRAWING FOR PRECAST CONCRETE SANITARY SEWER MANHOLE WITH CAST-IN-PLACE BOTTOM	1-18	STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
SHEET 1 OF 2		1525.06



ROADWAY STANDARD DRAWING FOR SEWER CLEAN OUT	1-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
SHEET 1 OF 1 1520.01	

[illegible]

STORMWATER CONTROL MEASURE 'A' CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
2. THE PROJECT WILL MEET ALL OF THE REQUIREMENTS RELATIVE TO BEST MANAGEMENT PRACTICES AND ENGINEERED STORMWATER CONTROL STRUCTURES AS OUTLINED IN THE TOWN OF HOLLY SPRINGS LAND DEVELOPMENT ORDINANCE, (CHAPTER 7, PART 7.3, LDO)
3. THE FINAL CERTIFICATION FOR THIS FACILITY WILL INCLUDE A CERTIFICATION BY THE ON-SITE GEOTECHNICAL ENGINEER THAT THE PROJECT WAS CONSTRUCTED PER THE APPROVED PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE ON-SITE GEOTECHNICAL ENGINEER FOR OBSERVATION AND TESTING SUCH THAT THE ON-SITE GEOTECHNICAL ENGINEER CAN CERTIFY THE CONSTRUCTION OF THE DAM EMBANKMENT AND SPILLWAY. THIS CERTIFICATION MUST ADDRESS THE TESTING FOR MATERIALS AND COMPACTION OF THE DAM EMBANKMENT AND SPILLWAY.
4. ALL CONSTRUCTION ACTIVITY RELATED TO THE PROPOSED STORMWATER CONTROL MEASURE SHALL BE PER THE DETAILS AND SPECIFICATIONS SHOWN IN THESE DRAWINGS, SOILS, COMPACTION, AND OTHER MISCELLANEOUS DETAILS AND SPECIFICATIONS MAY BE MODIFIED PER THE RECOMMENDATIONS OF THE ON-SITE GEOTECHNICAL ENGINEER. HOWEVER, PRIOR TO IMPLEMENTATION, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION FROM THESE DESIGN DRAWINGS, INCLUDING SHOP DRAWINGS FOR ANY PROPOSED MODIFICATION.
5. DURING THE INITIAL STAGES OF CONSTRUCTION, THE STORMWATER CONTROL MEASURE MAY BE USED AS A SEDIMENT BASIN FOR EROSION CONTROL PURPOSES. IF SO, THE CONTRACTOR SHALL FOLLOW THE GENERAL CONSTRUCTION SEQUENCE BELOW:
 - A. THE CONTRACTOR SHALL CONSTRUCT THE ENTIRE FACILITY (PERMANENT OUTLET STRUCTURE, DAM, ETC.) WITH THE EXCEPTION OF THE INTERIOR FINE GRADING FOR THE FACILITY. THE INTERIOR FINE GRADING WILL BE CONSTRUCTED ONCE THE EROSION CONTROL PHASE IS COMPLETE.
 - B. THE TEMPORARY DRAW DOWN RISER (OR SKIMMER) SHALL BE CONNECTED TO THE PERMANENT 6"Ø DIP DRAIN PIPE.
 - C. ONCE THE UPSTREAM DRAINAGE AREA IS STABILIZED AND THE EROSION CONTROL INSPECTOR APPROVES THE REMOVAL OF THE SEDIMENT BASIN, THE CONTRACTOR SHALL REMOVE THE TEMPORARY DRAW DOWN RISER (OR SKIMMER) AND CLEAN OUT THE BASIN. ALL SEDIMENT, TRASH, ETC. SHALL BE DISPOSED OF PROPERLY (I.E., PLACED IN A LANDFILL) AND NOT STOCKPILED IN AN AREA WHERE WATER QUALITY COULD BE ADVERSELY AFFECTED.
 - D. ONCE THE BASIN IS CLEANED OUT, AND ALL EROSION CONTROL DEVICES REMOVED, THE CONTRACTOR SHALL CONSTRUCT THE INTERIOR GRADING SHOWN ON THIS SHEET.
 - E. ONCE THE GRADING IS COMPLETE, THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION AND AN AS-BUILT SURVEY PRIOR TO INSTALLATION OF THE STORMWATER CONTROL MEASURE PLANTS. IF THE CONTRACTOR PLANTS THE PROPOSED VEGETATION PRIOR TO AN AS-BUILT SURVEY (AND SUBSEQUENT APPROVAL), ANY CHANGES TO THE GRADING / RE-PLANTING OF PLANTS WILL BE AT THE CONTRACTOR'S EXPENSE.
 - F. ONCE THE ENGINEER HAS APPROVED THE AS-BUILT GRADING, THE CONTRACTOR SHALL PLANT THE PROPOSED STORMWATER CONTROL MEASURE PLANTS SHOWN ON THE LANDSCAPE PLAN FOR THE FACILITY. AFTER COMPLETION OF THE PLANTING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LETTER TO THE ENGINEER CERTIFYING THAT THE PLANTS HAVE BEEN INSTALLED PER THE APPROVED STORMWATER CONTROL MEASURE PLANTING PLAN.
6. ALL OSHA REQUIREMENTS FOR EXCAVATIONS (SHORING, DEPTH, ETC.) ARE THE RESPONSIBILITY OF THE CONTRACTOR. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE AN EXCAVATION PLAN TO BE SEALED BY A NC P.E. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE IF AN EXCAVATION PLAN IS REQUIRED. THE JOHN R. MCADAMS COMPANY ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION DESIGN RELATED TO SAFETY OR OSHA REQUIREMENTS.
7. ON-SITE GEOTECHNICAL ENGINEER SHALL DETERMINE THE IN-SITU SOIL INFILTRATION RATE OF THE STORMWATER CONTROL MEASURE BOTTOM. BASED ON THE RESULTS, THE DESIGN ENGINEER SHALL DETERMINE IF A LINER WILL BE NEEDED TO MAINTAIN A PERMANENT POOL. UPON DETERMINATION OF IN-SITU PERMEABLE SOILS AND THE REASONABLE HIGH WATER TABLE OUTSIDE OF THE ACCEPTABLE RANGE, THE DESIGN ENGINEER WILL PROVIDE SPECIFICATIONS FOR THE LINER.
8. IT IS ANTICIPATED THAT DEWATERING WILL BE NECESSARY IN THE EXCAVATION AREAS (E.G., EMBANKMENT SUB GRADE, INTERIOR PORTIONS OF THE STORMWATER CONTROL MEASURE, KEY TRENCH, ETC.). THEREFORE, THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE STORMWATER CONTROL MEASURE SITE. DURING PLACEMENT OF FILL WITHIN THESE AREAS, THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION / CONSTRUCTION AREAS. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDE SLOPES ARE STABLE, WITH NO SEDIMENT DISCHARGED FROM THE SITE (I.E., PUMPED WATER MAY NEED TO BE DIRECTED TO AN APPROVED EROSION CONTROL DEVICE SUCH AS A DIRT BAS (AEC ENVIRONMENTAL), OR ENGINEER APPROVED EQUIVALENT, PRIOR TO DISCHARGE).
9. THE GRADES SHOWN ON THIS PLAN ARE FINISHED GRADES. IF THE EXISTING SOIL LAYER AFTER CONSTRUCTION / COMPACTION IS NOT DETERMINED SUITABLE BY A LANDSCAPE PROFESSIONAL FOR THE WET POND PLANTINGS, THEN THE CONTRACTOR SHALL AMEND THE PLANTING AREA OF THE WET POND AS DIRECTED BY A LANDSCAPE PROFESSIONAL.
10. PRIOR TO TOPSOIL INSTALLATION, THE CONTRACTOR SHALL SCARIFY THE TOP 2"-3" OF THE BERM SECTION TO PROMOTE BONDING OF THE TOPSOIL WITH THE COMPACTED FILL. THE TOPSOIL DEPTH SHALL RANGE FROM 3"-4" ON THE DAM EMBANKMENT AND WET POND. PLEASE NOTE THE TOPSOIL SHALL BE AMENDED, AS DIRECTED BY A LANDSCAPE PROFESSIONAL, PRIOR TO INSTALLATION ON THE EMBANKMENT AND WET POND.
11. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN FOR THE PERMANENT PLANTING PLAN/SCHEDULE FOR THIS FACILITY. THE CONTRACTOR SHALL COORDINATE WITH A LANDSCAPE PROFESSIONAL REGARDING SCHEDULING FOR PLANT INSTALLATION. PLEASE NOTE THAT NO TREES/SHRUBS OF ANY TYPE MAY BE PLANTED ON THE PROPOSED DAM EMBANKMENT (FILL AREAS).

OUTLET STRUCTURE MATERIAL SPECIFICATIONS

1. THE 42"Ø RCP OUTLET BARREL SHALL BE CLASS III RCP, MODIFIED BELL AND SPIGOT, MEETING THE REQUIREMENTS OF ASTM C576-LATEST. THE PIPES SHALL HAVE CONFINED O-RING RUBBER GASKET JOINTS MEETING ASTM C-443-LATEST. THE PIPE JOINTS SHALL BE TYPE A-4.
2. THE STRUCTURAL DESIGN FOR THE 6' X 6' (INTERNAL DIMENSIONS) RISER BOX WITH EXTENDED BASE SHALL BE BY OTHERS. PRIOR TO ORDERING THE STRUCTURES, THE CONTRACTOR SHALL PROVIDE, TO THE DESIGN ENGINEER FOR REVIEW, SHOP DRAWINGS AND SUPPORTING STRUCTURAL CALCULATIONS SEALED BY A P.E. REGISTERED IN NORTH CAROLINA DEMONSTRATING THE PERTINENT VERTICAL LOADS ARE SUPPORTED BY THE CONCRETE RISER STRUCTURE.
3. THE RISER BOX OUTLET STRUCTURE SHALL BE PROVIDED WITH STEPS 36" ON CENTER. STEPS SHALL BE PROVIDED ON THE INNER WALL OF THE RISER BOX. STEPS SHALL BE IN ACCORDANCE WITH NCDOT STD. 480.06. PLEASE REFER TO SHEET C3.01 FOR LOCATION OF THE RISER STEPS. NOTE THE STEPS SHALL LINE UP WITH THE ACCESS HATCH OF THE TRASH RACK.
4. THE CONCRETE ANTI-FLOTATION BLOCK SHALL BE CAST-IN-PLACE. STEEL REINFORCEMENT AND CONNECTION TO THE RISER SHALL BE PROVIDED IN ACCORDANCE WITH THE DETAIL ON SHEET C3.02. THE CONTRACTOR SHALL ENSURE THE WEIGHT OF THE ENTIRE RISER STRUCTURE IS GREATER THAN OR EQUAL TO 38,072 LBS. IN USE OF CAST-IN-PLACE, THE CONTRACTOR MAY OPT FOR A PRECAST ANTI-FLOTATION BLOCK. SHOP DRAWINGS FOR THE PRECAST BLOCK SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. THE PRECAST ANTI-FLOTATION BLOCK SHALL HAVE A SHIPPING WEIGHT OF 28,400 LBS.
5. THE RISER BOX JOINTS SHALL BE SEALED USING BUTYL RUBBER SEALANT CONFORMING TO ASTM-C990-LATEST. IF NECESSARY, THE CONTRACTOR SHALL INCORPORATE A WATERSTOP INTO THE RISER BOX JOINT TO ENSURE A WATER-TIGHT CONNECTION. THE CONTRACTOR SHALL PARGE JOINTS ON BOTH THE INSIDE AND OUTSIDE WITH NON-SHRINK GROUT AND INSTALL GALVANIZED STEEL STRAPS PER DETAIL ON SHEET C3.01.
6. PRIOR TO ORDERING, THE CONTRACTOR SHALL SUBMIT TRASH RACK SHOP DRAWINGS TO THE ENGINEER FOR REVIEW. CONTRACTOR SHALL ENSURE THAT AN ACCESS HATCH IS PROVIDED WITHIN THE TRASH RACK (SEE DETAIL FOR LOCATION) THAT WILL ALLOW FOR FUTURE MAINTENANCE ACCESS. CONTRACTOR SHALL ALSO PROVIDE A CHAIN AND LOCK FOR SECURING THE ACCESS HATCH. NOTE THE ACCESS HATCH SHALL LINE UP WITH THE ACCESS STEPS AFTER INSTALLATION.
7. ALL POURED CONCRETE SHALL MEET THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:
 - MINIMUM 3000 PSI (28 DAY)
 - SLUMP = 3" - 5"
 - EXTRACTED AIR = 5% - 7%PLEASE NOTE NO CONCRETE SHALL BE POURED WHEN THE AMBIENT AIR TEMPERATURES ARE EXPECTED TO BE ABOVE 85°F OR BELOW 40°F. CAST-IN-PLACE CONCRETE SHALL BE "WET CURED" AFTER FINISHING FOR A MINIMUM OF 48 HOURS.
- ON-SITE GEOTECHNICAL ENGINEER TO ENSURE AND CERTIFY ALL POURED CONCRETE MEETS THE ABOVE SPECIFICATIONS.
8. GEOTEXTILE FABRIC FOR THE 42"Ø RCP OUTLET BARREL JOINTS SHALL BE MIRAFI 180N OR ENGINEER APPROVED EQUAL (NON-WOVEN FABRIC).
9. STORMWATER CONTROL MEASURE EMERGENCY DRAW DOWN IS VIA AN 6"Ø PLUG VALVE. THE VALVE SHALL BE A MBH STYLE 1820 ECCENTRIC VALVE OR APPROVED EQUAL. THIS VALVE IS IN ACCORDANCE WITH AWWA C-517, AND SHALL BE OPERABLE FROM TOP OF OUTLET STRUCTURE VIA A HAND WHEEL (SEE DETAIL SHEET C3.01). THE CONTRACTOR SHALL PROVIDE A REMOVABLE VALVE WRENCH WITH A HAND WHEEL ON TOP FOR OPERATION OF THE 6"Ø PLUG VALVE.

CONSTRUCTION SEQUENCE

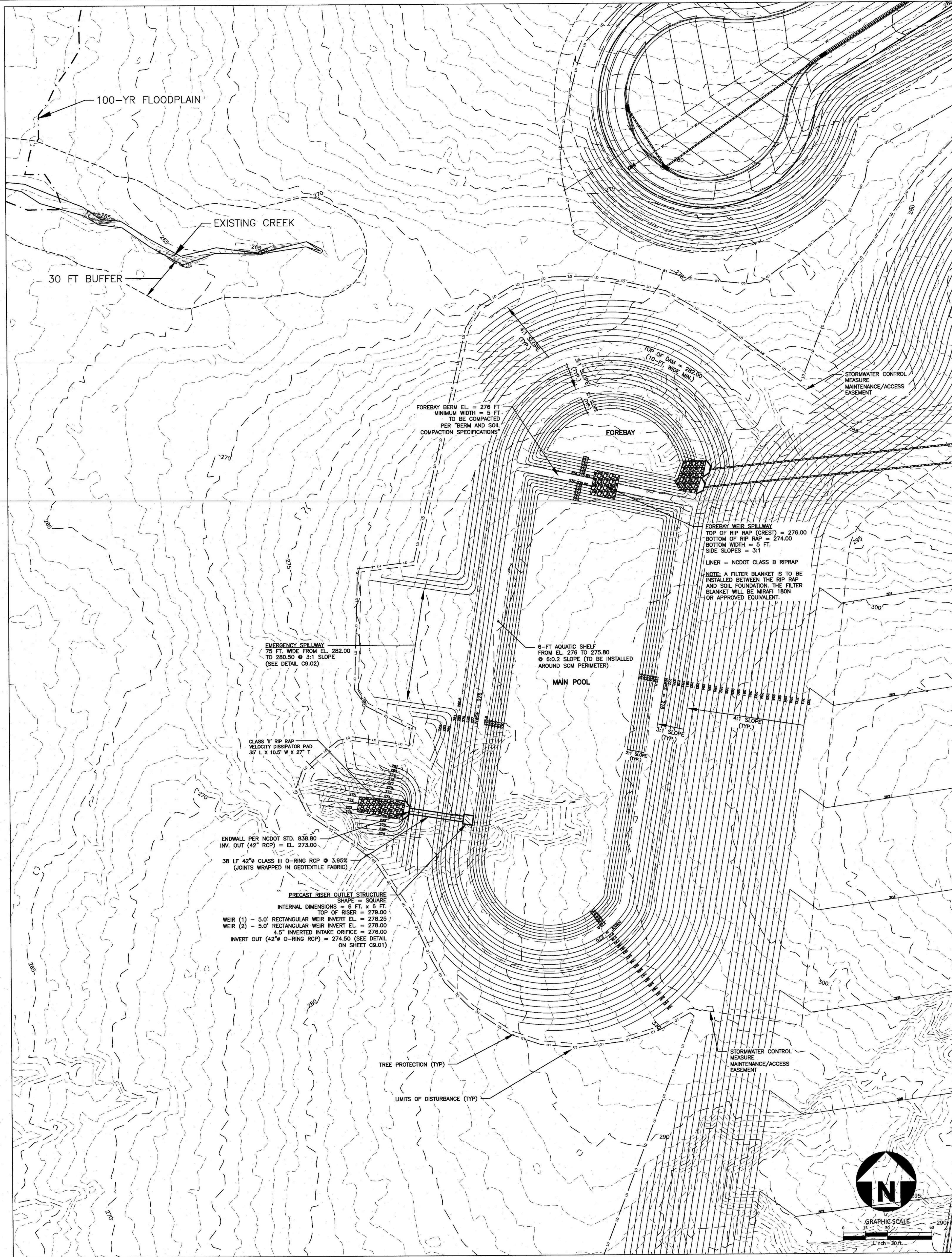
1. PRIOR TO CONSTRUCTION, THE OWNER SHALL OBTAIN A LAND DISTURBING (GRADING) PERMIT AND AN "APPROVAL TO CONSTRUCT" FROM THE TOWN OF HOLLY SPRINGS AND ALL OTHER NECESSARY PERMITS FROM APPLICABLE AGENCIES (E.G., A04 / A01 PERMITS).
2. INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED SEDIMENT AND EROSION CONTROL PLAN. THE CONTRACTOR SHALL MAINTAIN ALL APPROVED SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT THE ENTIRE PROJECT, AS REQUIRED. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE EROSION CONTROL INSPECTOR, AS REQUIRED BY GOVERNING AGENCIES, PRIOR TO ANY CLEARING.
3. CLEAR AND GRUB AREA WITHIN THE LIMITS OF THE PROPOSED DAM CONSTRUCTION. ALL TREES AND THEIR ENTIRE ROOT SYSTEMS MUST BE REMOVED FROM THE DAM FOOTPRINT AREA AND BACKFILLED WITH SUITABLE SOIL MATERIAL. THE BACKFILLED AREAS SHALL BE COMPACTED TO THE SAME STANDARDS AS THE DAM EMBANKMENT. THE REMAINING AREA OF THE EMBANKMENT SHALL BE STRIPPED TO A SUITABLE DEPTH AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER. ANY RESIDUAL SOILS TO BE LEFT IN PLACE MUST BE WELL SCARIFIED TO PROMOTE BONDING OF THE NEW EMBANKMENT FILL. NO EMBANKMENT MATERIAL SHALL BE PLACED FOR THE DAM OR KEY TRENCH UNTIL APPROVAL OF THE DAM SUBGRADE IS OBTAINED FROM THE ON-SITE GEOTECHNICAL ENGINEER.
4. EXCAVATE FOR THE NEW KEY TRENCH ALONG THE CENTRELING OF THE PROPOSED DAM EMBANKMENT. THE TRENCH SHALL EXTEND A MINIMUM OF 5' FT BELOW EXISTING GRADE OR 2' FT BELOW THE 42"Ø RCP OUTLET BARREL AND SHALL HAVE A MINIMUM BOTTOM WIDTH OF 5 FEET. THE KEY TRENCH SIDESLOPES SHALL BE A MINIMUM OF 1:1 (H:V). WHEN EXCAVATING THE KEY TRENCH, IF ANY DEBRIS IS ENCOUNTERED TO AN EXTENT THAT SUCH DEBRIS MAY EXIST IN OTHER IN-SITU PORTIONS OF THE DAM EMBANKMENT, IT SHOULD ALSO BE REMOVED. THE KEY TRENCH SHALL BE COMPACTED TO THE SAME SPECIFICATION LISTED IN ITEM 4 OF THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS," DEPENDING UPON ON-SITE SOIL CONDITIONS ENCOUNTERED DURING EXCAVATION. THE ON-SITE GEOTECHNICAL ENGINEER MAY VARY THE DEPTH AND DIMENSIONS OF THE KEY TRENCH AS DEEMED NECESSARY. THE ON-SITE GEOTECHNICAL ENGINEER SHALL RETAIN DOCUMENTATION OF ANY VARIATION FOR FUTURE AS-BUILT SUBMITTALS TO THE TOWN OF HOLLY SPRINGS.
5. BEGIN PLACEMENT OF BACKFILL WITHIN THE KEY TRENCH. THE KEY TRENCH SHALL BE COMPACTED TO THE SPECIFICATIONS LISTED IN ITEM 4 OF THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS." THE KEY TRENCH SHALL BE TESTED PER THE SPECIFICATIONS LISTED IN THAT SECTION.
6. PRIOR TO INSTALLATION, SUBGRADE CONDITIONS ALONG THE SPILLWAY PIPES SHOULD BE EVALUATED BY THE ON-SITE GEOTECHNICAL ENGINEER TO ASSESS WHETHER SUITABLE BEARING CONDITIONS EXIST AT THE SUBGRADE LEVEL. SHOULD SOFT OR OTHERWISE UNSUITABLE CONDITIONS BE ENCOUNTERED ALONG THE PIPE ALIGNMENTS, THESE MATERIALS SHOULD BE UNDERCUT AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE UNDERCUT MATERIALS SHALL BE REPLACED WITH ADEQUATELY COMPACTED STRUCTURAL FILL, LEAN CONCRETE OR FLOWABLE FILL AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER.
7. IN ORDER TO HELP PROTECT THE SOIL SUBGRADE FROM DEGRADATION (DUE TO EXPOSURE, ANIMALS, SEEPAGE, AND RUNOFF) BEFORE THE CRADLE CAN BE POURED, IT IS STRONGLY RECOMMENDED THAT A 3" TO 4" THICK CONCRETE MUD MAT BE POURED OVER THE SUBGRADE ONCE IT IS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER. THE MUD MAT WILL ALSO PROVIDE BEARING FOR THE BLOCKS THAT TEMPORARILY SUPPORT THE SPILLWAY PIPE UNTIL THE CRADLE CAN BE POURED. THE METHOD OF BLOCK SUPPORT FOR THE PIPE PROPOSED BY THE CONTRACTOR SHOULD BE SUBMITTED TO THE JOHN R. MCADAMS COMPANY FOR REVIEW.
8. BEGIN CONSTRUCTION OF THE NEW EMBANKMENT. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8" THICK LIFTS PRIOR TO COMPACTION, UNLESS DIRECTED OTHERWISE BY THE ON-SITE GEOTECHNICAL ENGINEER. FILL LIFTS SHALL BE CONTINUOUS OVER THE ENTIRE LENGTH OF FILL. IF IT IS NECESSARY, THE EMBANKMENT FILL MATERIAL WILL BE OVERBUILT IN HORIZONTAL LIFTS AND CUT BACK TO FINAL GRADE IN ORDER TO ACHIEVE PROPER COMPACTION.
9. AS CONSTRUCTION OF THE EMBANKMENT MOVES FORWARD, IT WILL BE NECESSARY TO INSTALL THE CONCRETE CRADLE. SEE NOTE ON CRADLE DETAIL (SHEET C3.02). THIS MAY BE CONSTRUCTED USING ONE OF THE FOLLOWING METHODS:
 - A. IF THE PROPOSED STRUCTURAL FILL MATERIAL IS UTILIZED AS THE FORMWORK FOR THE CONCRETE CRADLE, THEN THE STRUCTURAL FILL SHOULD BE INSTALLED AND COMPACTED UP TO THE TOP OF CONCRETE CRADLE ELEVATION. ONCE STRUCTURAL FILL REACHES THE NEXT DOWNSTREAM JUNCTION BOX OR HEADWALL AND IS COMPACTED TO THE ELEVATION OF THE TOP OF THE CONCRETE CRADLE, EXCAVATE THE CONCRETE CRADLE TRENCH PER THE PROVIDED DETAILS AND CONSTRUCT THE CONCRETE CRADLE AS PER THE PROVIDED CONSTRUCTION DETAIL.
 - B. IF THE PROPOSED STRUCTURAL FILL IS NOT UTILIZED AS THE FORMWORK FOR THE CONCRETE CRADLE, THEN PRIOR TO CONSTRUCTING THE STRUCTURAL FILL EMBANKMENT, THE FORMWORK FOR THE CONCRETE CRADLE SHOULD BE INSTALLED ON EXISTING GROUND AND/OR THE MUD MAT. THE CONCRETE CRADLE SHALL BE CONSTRUCTED PER THE PROVIDED DETAILS.
10. INSTALL RISER / BARREL ASSEMBLY, ALONG WITH THE EMERGENCY DRAIN SYSTEM. INSTALL 42" RCP OUTLET BARREL SPILLWAY FILTER FROM THE DETAILS SHOWN ON SHEET C3.02.
11. CONSTRUCT EMBANKMENT PER SPECIFICATIONS LISTED IN THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS" AND REQUIREMENTS OF THE ON-SITE GEOTECHNICAL ENGINEER. ALL CHARACTERISTICS OF THE EMBANKMENT FILL MATERIAL SHALL MEET THE STANDARDS SET FORTH IN "BERM AND SOIL COMPACTION SPECIFICATIONS", INCLUDING COMPACTION AND MOISTURE REQUIREMENTS. IF NECESSARY TO ACHIEVE PROPER COMPACTION, THE EMBANKMENT FILL MATERIAL WILL BE OVERBUILT IN HORIZONTAL LIFTS AND CUT BACK TO PROPER FINAL GRADE. ANY HAND COMPACTION ACTIVITIES AROUND SPILLWAY OR DRAIN STRUCTURES SHALL BE CONDUCTED IN 4-INCH LOOSE LIFTS AND BE TO THE SAME COMPACTION AND MOISTURE REQUIREMENTS AS THE ENTIRE EMBANKMENT. ALL COMPACTION AND MOISTURE TESTING SHALL BE CARRIED OUT AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER AND AS LISTED IN THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS".
12. UPON COMPLETION OF DAM EMBANKMENT, PROMPTLY STABILIZE AND SEED DAM EMBANKMENT PER SEEDING SCHEDULE. PERMANENT GROUND COVER SHALL BE ESTABLISHED PER THE PERMANENT SEEDING SCHEDULE FOUND ON SHEET C3.03.
13. SCHEDULE A FINAL AS-BUILT INSPECTION AND AS-BUILT SURVEY WITH THE ENGINEER AND SURVEYOR. AN AS-BUILT INSPECTION AND SURVEY SHALL BE SCHEDULED BEFORE IMPOUNDING WATER IN THE FACILITY AND A MINIMUM OF 60 DAYS PRIOR TO THE ANTICIPATED DATE OF CERTIFICATION APPROVAL. ANY COMMENTS OR DEFICIENCIES IN THE SCM CONSTRUCTION MUST BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND OWNER BEFORE CERTIFICATION SHALL BE GRANTED.

BERM AND SOIL COMPACTION SPECIFICATIONS

1. PRIOR TO CONSTRUCTION, THE ON-SITE GEOTECHNICAL ENGINEER SHALL IDENTIFY BORROW / FILL AREAS AND VERIFY THEIR SUITABILITY FOR USE WITHIN THE DAM EMBANKMENT. ALSO, THE ON-SITE GEOTECHNICAL ENGINEER SHALL PERFORM STANDARD PROCTORS ON THE PROPOSED BORROW MATERIAL TO ENSURE THAT OPTIMUM MOISTURE CONTENT AND COMPACTION CAN BE ACHIEVED / CONTROLLED DURING CONSTRUCTION.
2. ALL FILL MATERIALS TO BE USED FOR THE DAM EMBANKMENT SHALL BE TAKEN FROM BORROW AREAS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, WOOD, STONES GREATER THAN 6", AND FROZEN OR OTHER OBJECTIONABLE MATERIAL. THE FOLLOWING SOIL TYPES ARE SUITABLE FOR USE AS FILL WITHIN THE DAM EMBANKMENT AND KEY TRENCH: ML AND CL. ALL FILL MATERIALS SHALL BE APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER FOR THE INTENDED USE.
3. FILL PLACEMENT FOR THE EMBANKMENT SHALL NOT EXCEED A MAXIMUM 8" LIFT (UNCOMPACTED). EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT. FILL MATERIAL ADJACENT TO ALL SPILLWAY AND DRAINAGE STRUCTURES SHALL BE PLACED IN 4-INCH (UNCOMPACTED) LIFTS AND HAND-COMPACTED TO THE SAME COMPACTION AND MOISTURE REQUIREMENTS AS THE ENTIRE EMBANKMENT.
4. ALL FILL SOILS USED IN THE EMBANKMENT CONSTRUCTION SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN -1 TO +3 PERCENT OF ITS OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE PERFORMED BY THE ON-SITE GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO VERIFY THAT THE PROPER COMPACTION LEVEL HAS BEEN REACHED. THE FILL SHOULD BE COMPACTED USING A SHEEPSFOOT TYPE COMPACTOR. IN ORDER TO PREVENT DAMAGE TO THE PIPE, NO COMPACTION EQUIPMENT SHALL CROSS ANY PIPE UNTIL MINIMUM COVER IS ESTABLISHED ALONG THE PIPE.
5. THE DESIGN ENGINEER SHALL BE PROVIDED WITH REPORTS AND CERTIFICATION, BY THE ON-SITE GEOTECHNICAL ENGINEER, THAT THE GEOTECHNICAL ASPECTS OF THE FACILITY HAVE BEEN CONSTRUCTED PER PLAN. THIS CERTIFICATION MUST ADDRESS THE TESTING FOR MATERIALS AND COMPACTION OF THE DAM EMBANKMENT AND SPILLWAY. THESE REPORTS AND CERTIFICATION WILL BE NEEDED DURING THE AS-BUILT CERTIFICATION PROCESS FOR THIS STORMWATER CONTROL MEASURE. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE TESTING AND OBSERVATION WITH THE ON-SITE GEOTECHNICAL ENGINEER.
6. TESTING OF THE NEW FILL MATERIALS SHALL BE PERFORMED TO VERIFY THAT THE RECOMMENDED LEVEL OF COMPACTION IS ACHIEVED DURING CONSTRUCTION. THEREFORE, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF AREA FOR EVERY LIFT OF FILL OR AS RECOMMENDED BY THE ON-SITE GEOTECHNICAL ENGINEER.
7. TESTING WILL BE REQUIRED ALONG THE 42"Ø RCP OUTLET BARREL AT A FREQUENCY OF ONE TEST PER 25 LF OF PIPE PER VERTICAL FOOT OF FILL OR AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THE STORMWATER CONTROL MEASURE SHALL BE THE RESPONSIBILITY OF THE OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.



STORMWATER CONTROL MEASURE 'A' PLAN VIEW

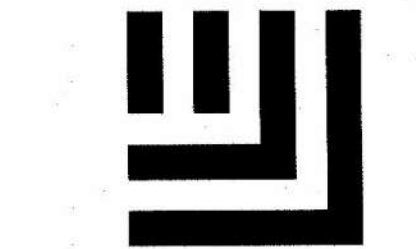
DRAWING NUMBER
CFD-XXXXX A000 -XXXXX



MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:
ILLNESS
ZERO
INJURY
Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.928.2301
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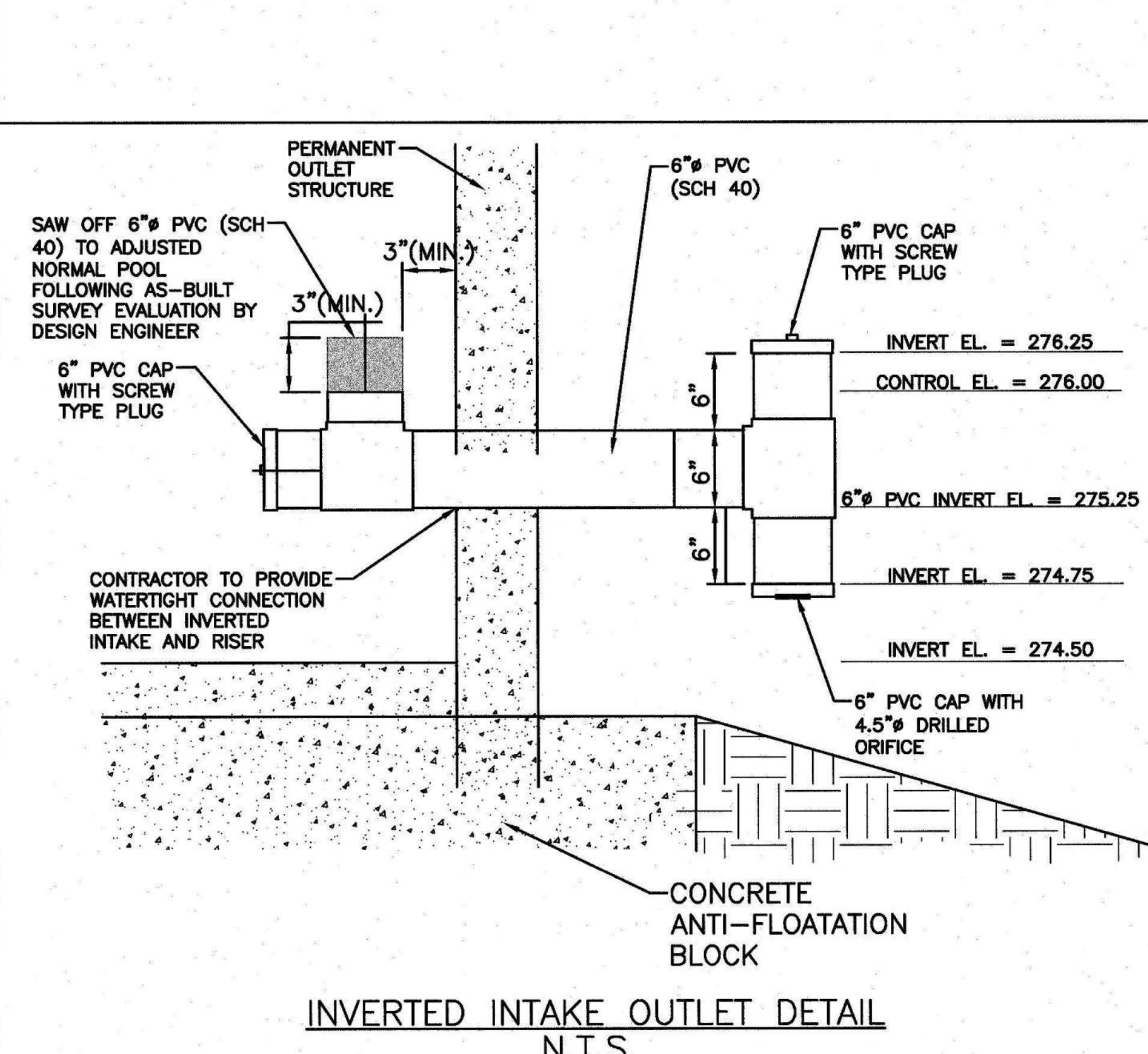
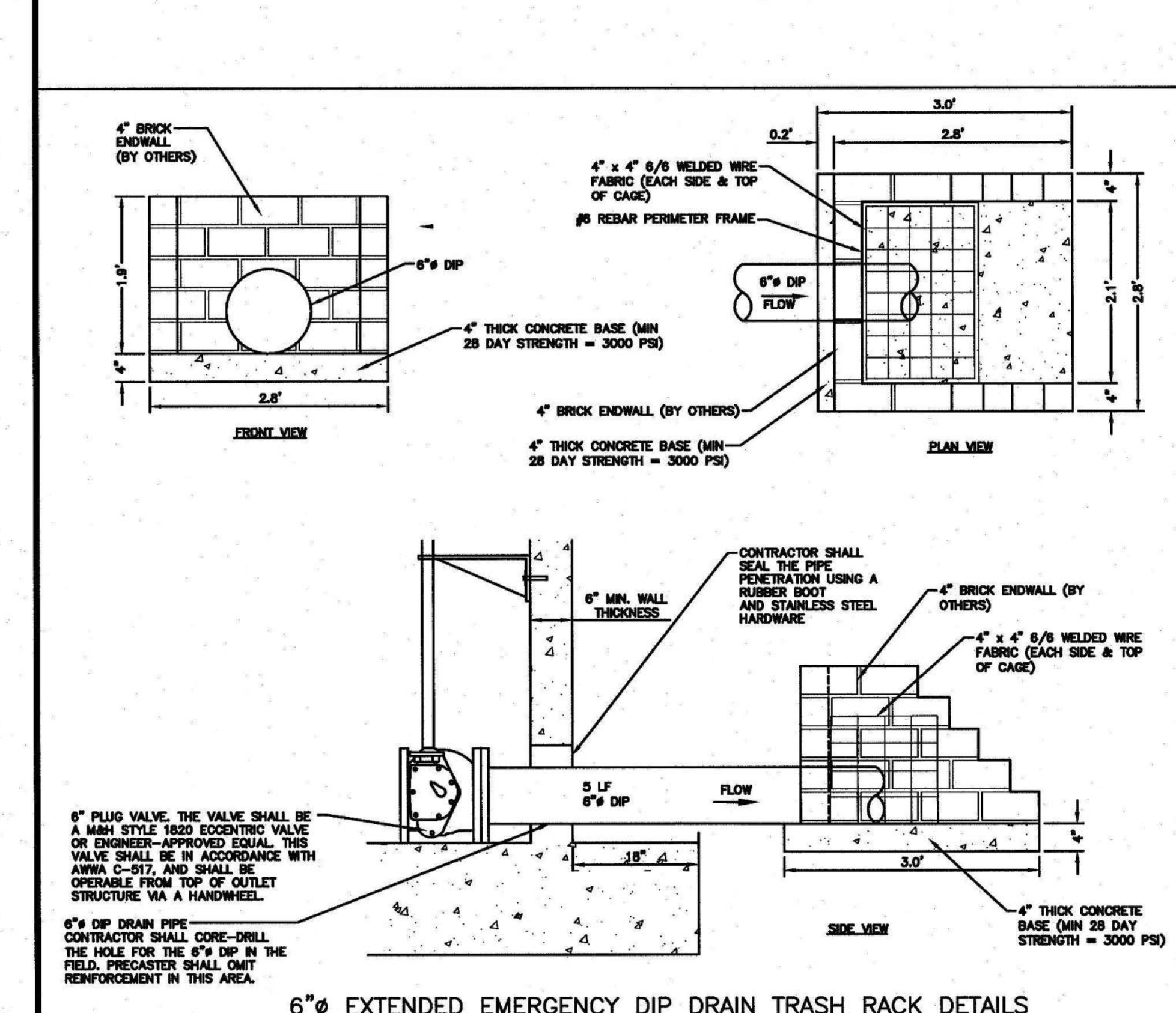
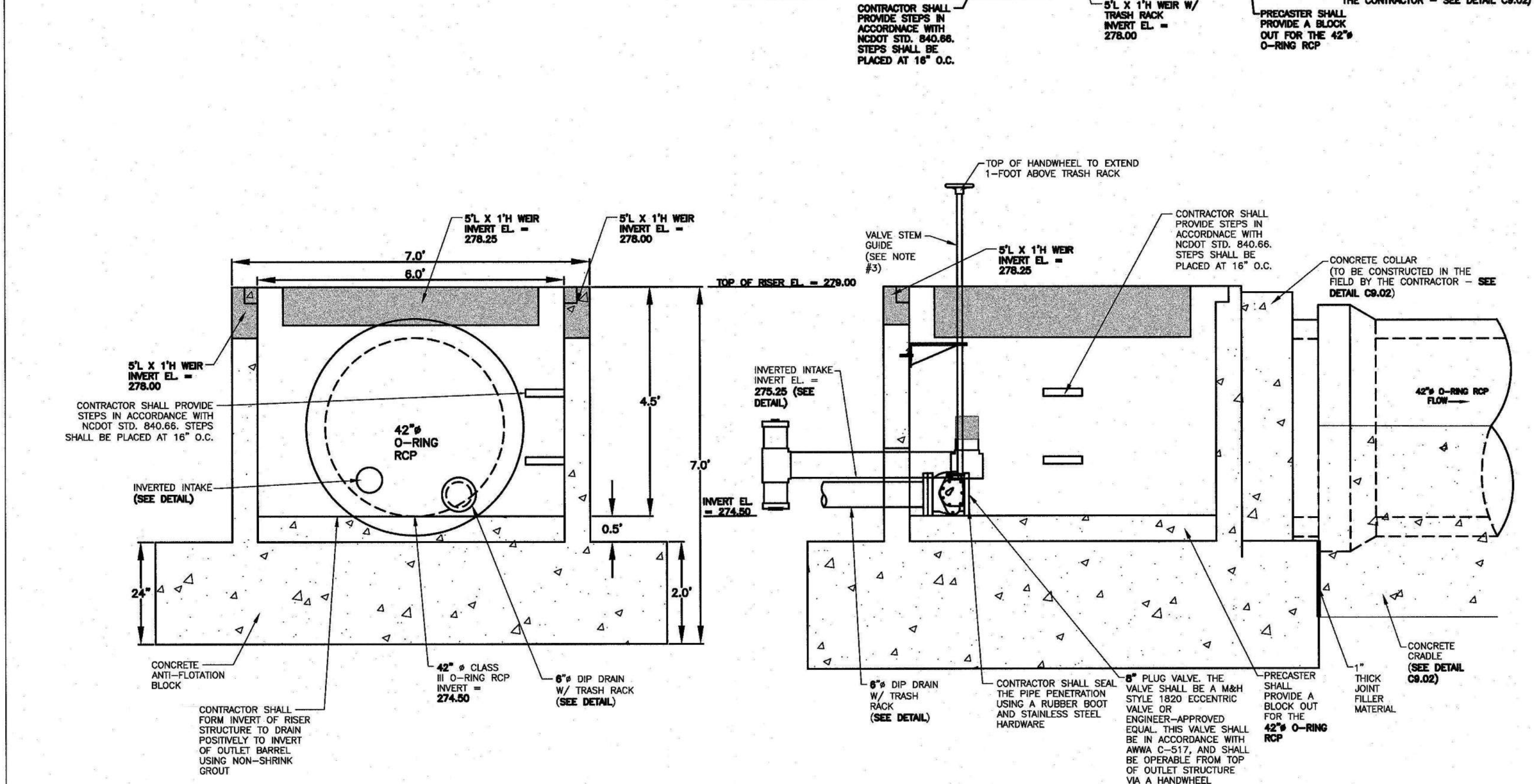
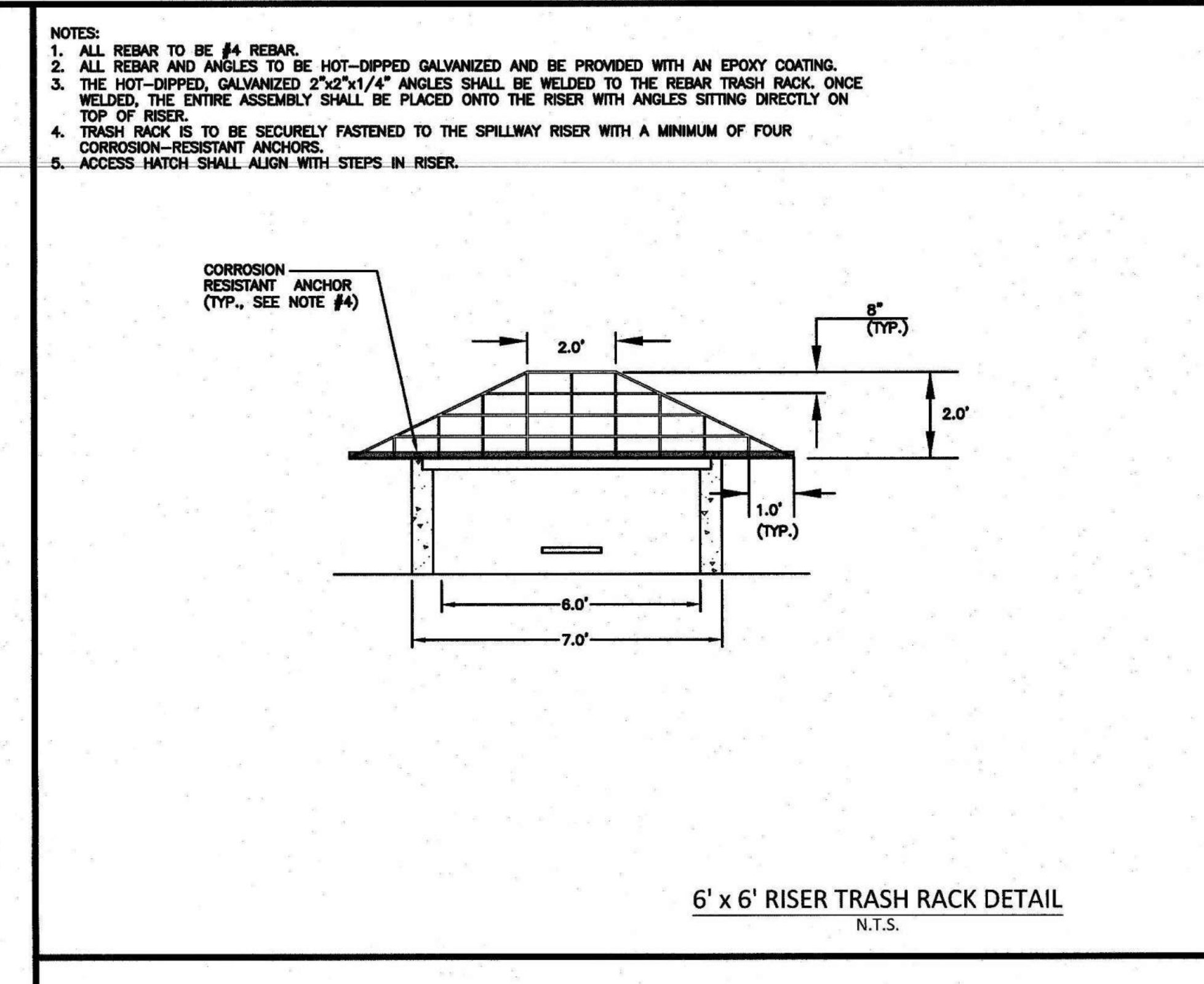
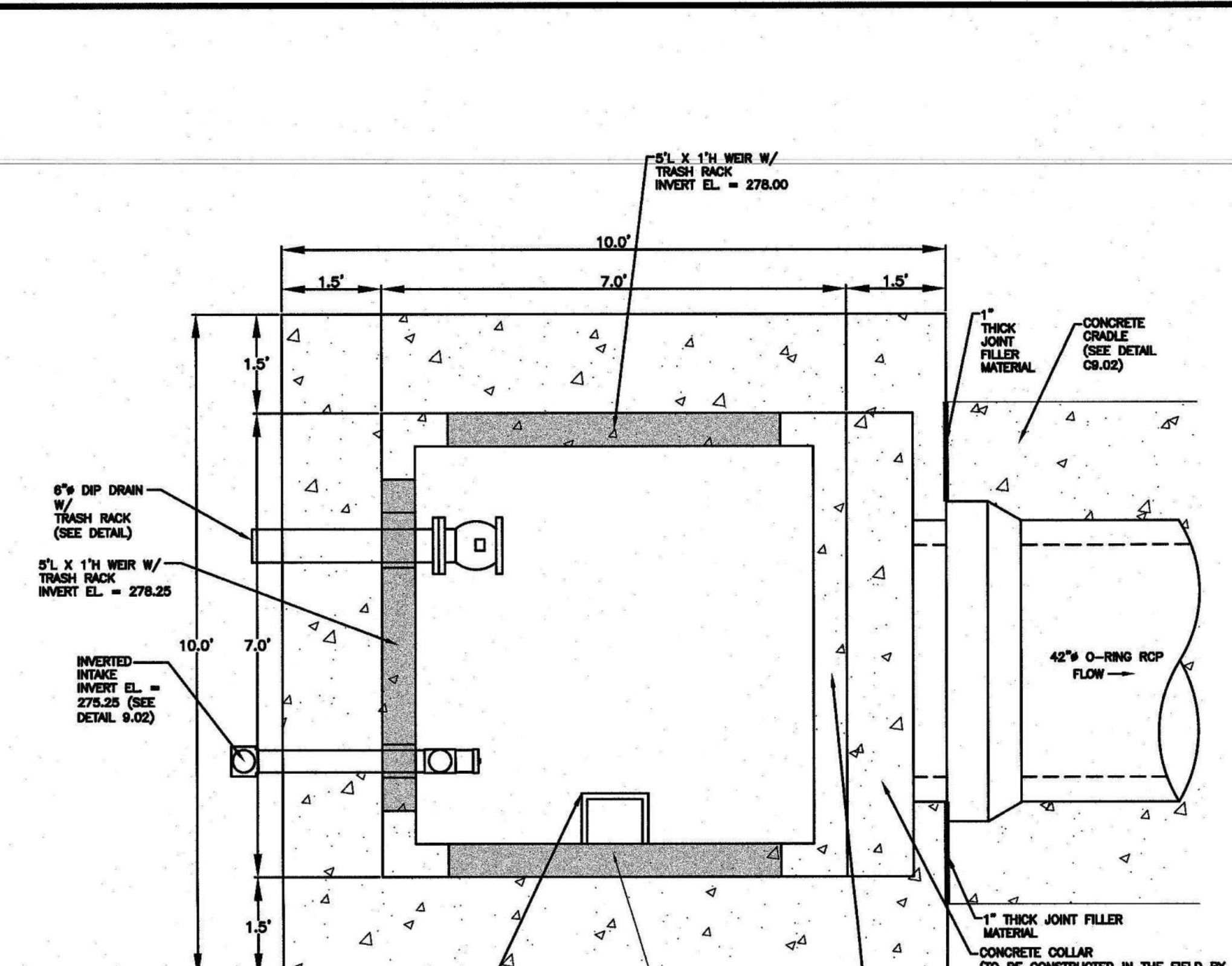
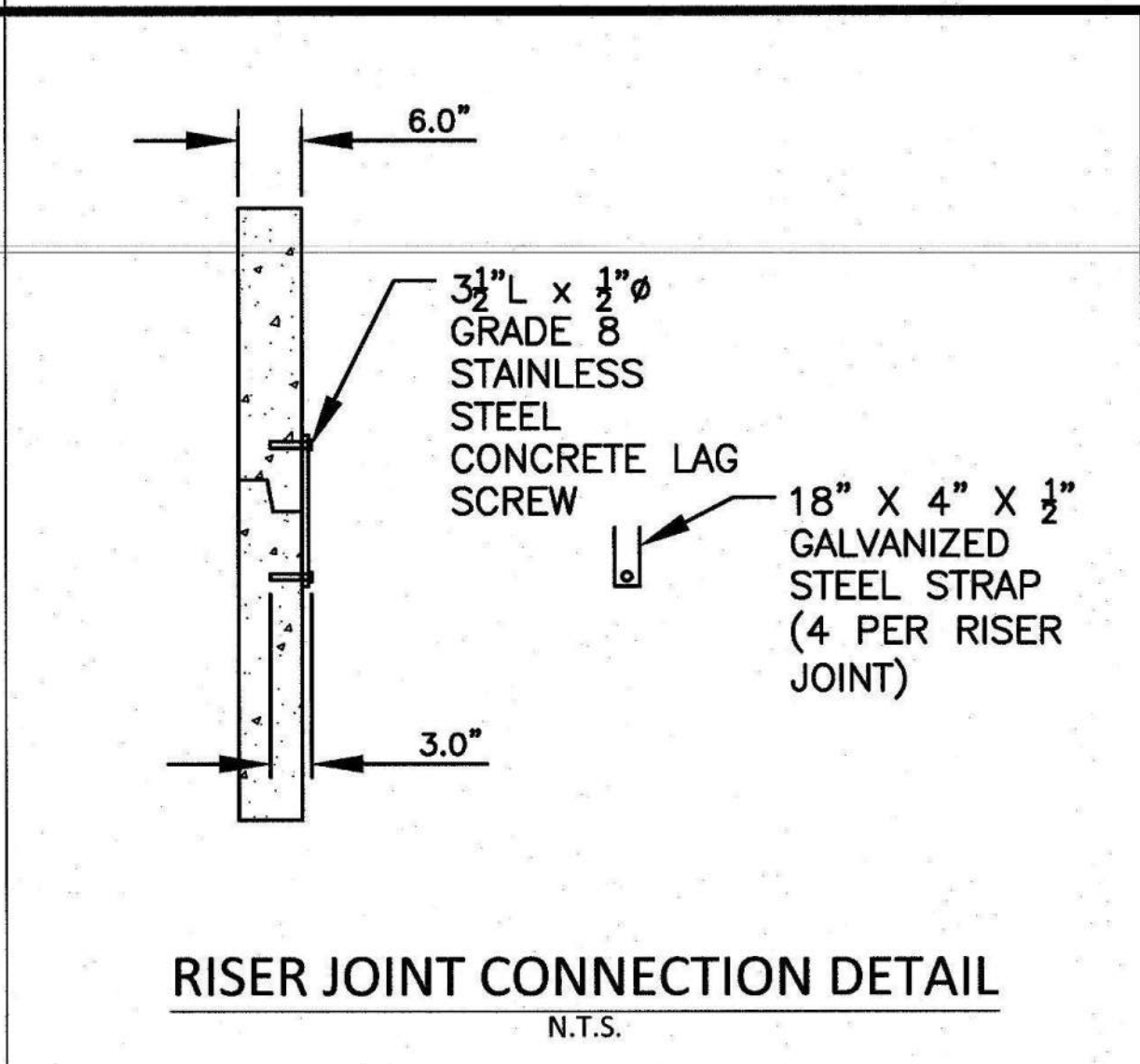
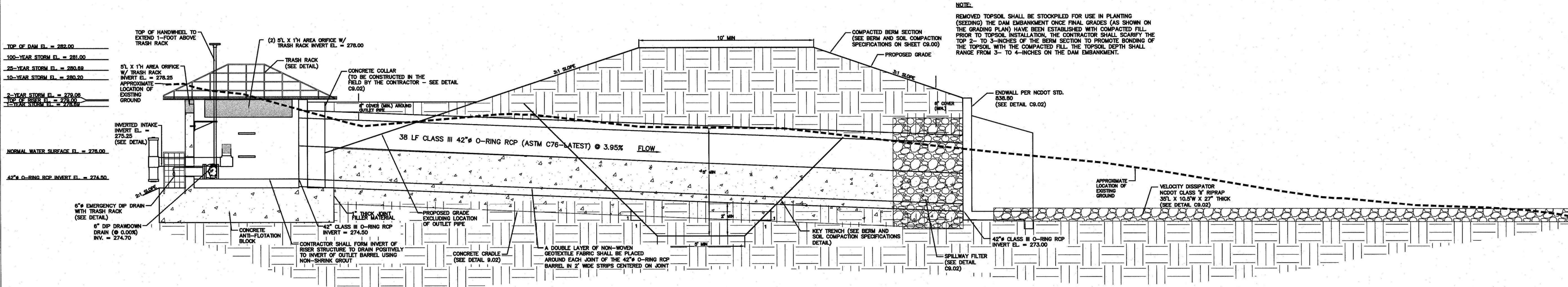
DOCUMENT FOR REVIEW
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HOLLY SPRINGS
OPERATIONS
CENTER

WOODFIELD DEAD END ROAD
DWG

DATE ISSUED: 11.08.2022
PROJECT STATUS: DEVELOPMENT

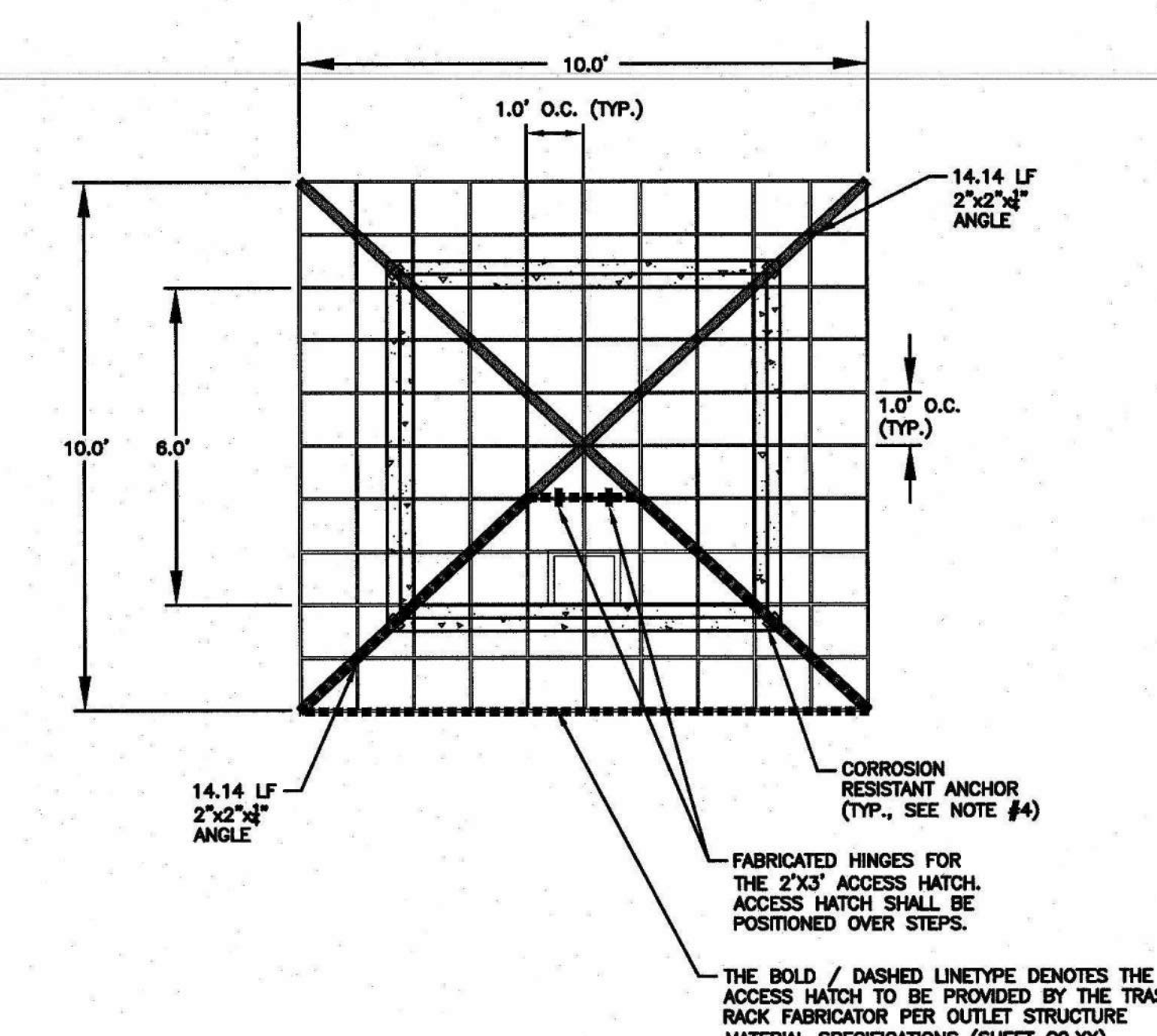
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11/08/22	100	SHR	SHR	11/08/22



6' x 6' RISER DETAIL
1" = 1.75'

NOTE:
REMOVED TOPSOIL SHALL BE STOCKPILED FOR USE IN PLANTING (SEEDING) THE DAM EMBANKMENT ONCE FINAL GRADES (AS SHOWN ON THE GRADING PLAN) HAVE BEEN ESTABLISHED WITH COMPACTED FILL. PRIOR TO TOPSOIL INSTALLATION, THE CONTRACTOR SHALL SCARIFY THE TOP 2- TO 3-INCHES OF THE BERM SECTION TO PROMOTE BONDING OF THE TOPSOIL WITH THE COMPACTED FILL. THE TOPSOIL DEPTH SHALL RANGE FROM 3- TO 4-INCHES ON THE DAM EMBANKMENT.

- NOTES:
1. ALL REBAR TO BE #4 REBAR.
 2. ALL REBAR AND ANGLES TO BE HOT-DIPPED GALVANIZED AND BE PROVIDED WITH AN EPOXY COATING.
 3. THE HOT-DIPPED, GALVANIZED 2"x2"x1/4" ANGLES SHALL BE WELDED TO THE REBAR TRASH RACK. ONCE WELDED, THE ENTIRE ASSEMBLY SHALL BE PLACED ONTO THE RISER WITH ANGLES SITTING DIRECTLY ON TOP OF RISER.
 4. TRASH RACK IS TO BE SECURELY FASTENED TO THE SPILLWAY RISER WITH A MINIMUM OF FOUR CORROSION-RESISTANT ANCHORS.
 5. ACCESS HATCH SHALL ALIGN WITH STEPS IN RISER.



DRAWING NUMBER
CFD-XXXXX A000 -XXXXXX

DUKE ENERGY

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:

 Reduce Risk
 Remove Exposures to Hazards
 Reinforce Safe Behavior

HH ARCHITECTURE
 1100 Dresser Court
 Raleigh, NC 27609
 Office 919.828.2301
 Email office@hh-arch.com

McADAMS
 The John R. McAdams Company, Inc.
 2905 Meridian Parkway
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 license number: C-0293, C-187
 www.mcadamsco.com

DOCUMENT FOR REVIEW
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HOLLY SPRINGS OPERATIONS CENTER
WOODFIELD DEAD END ROAD
 .DWG

DATE ISSUED: 10.21.2022
 PROJECT STATUS: **DEVELOPMENT**

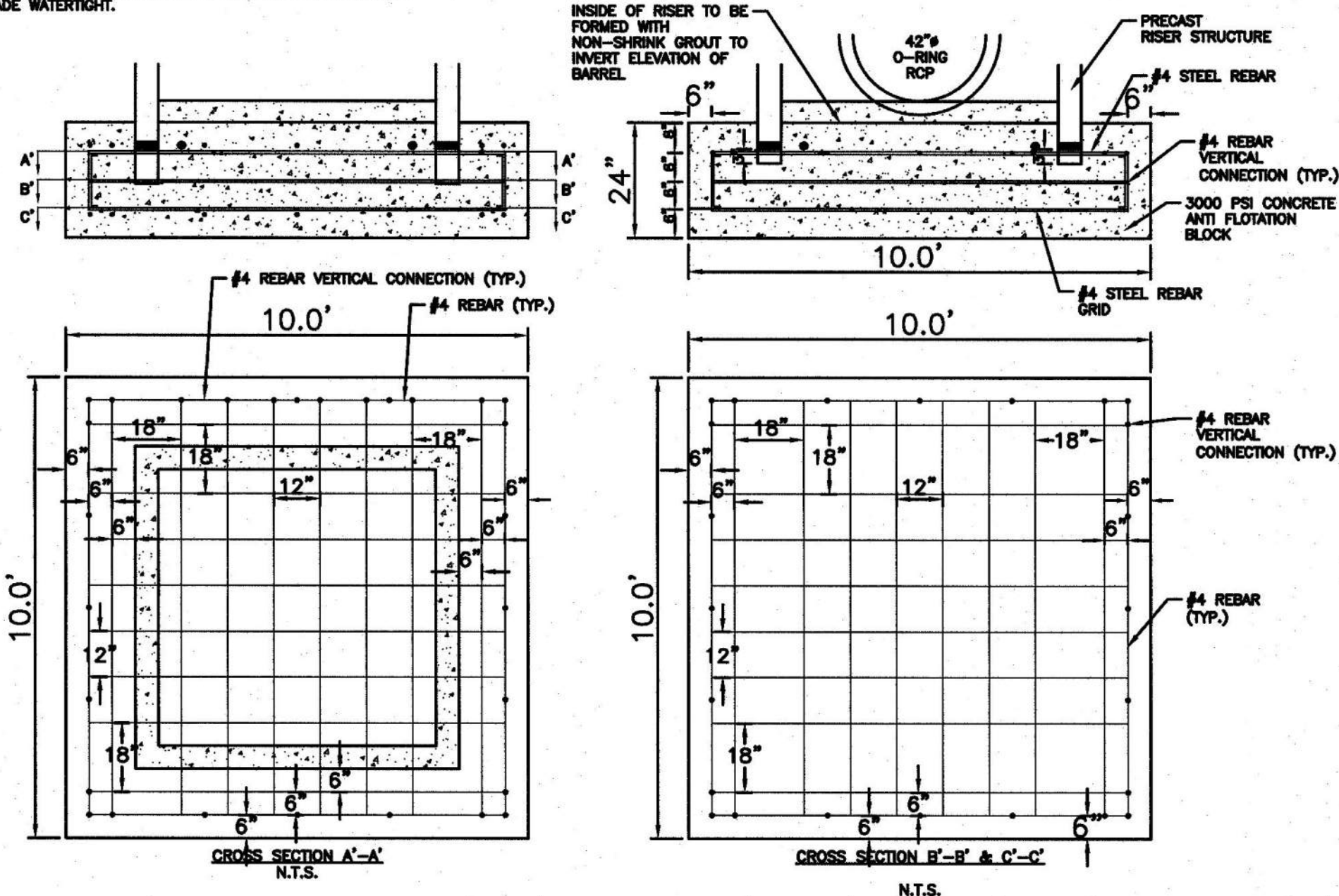
REVISION	DATE	BY	DESCRIPTION
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PROJECT NO. 22-004
 DRAWING NUMBER CFD-XXXXX- A000 XXXXXX
 ELECTRONIC FILE NAME: DKE22004X
 DRAWN BY: OVL 10.21.2022
 CHK'D BY: EAM 10.21.2022
 E-MAIL: MAGOON@MCADAMSCO.COM

SHEET TITLE
STORMWATER CONTROL MEASURE DETAILS
 SHEET NO. **C9.01**
 Page 155 of 165

NOTES:

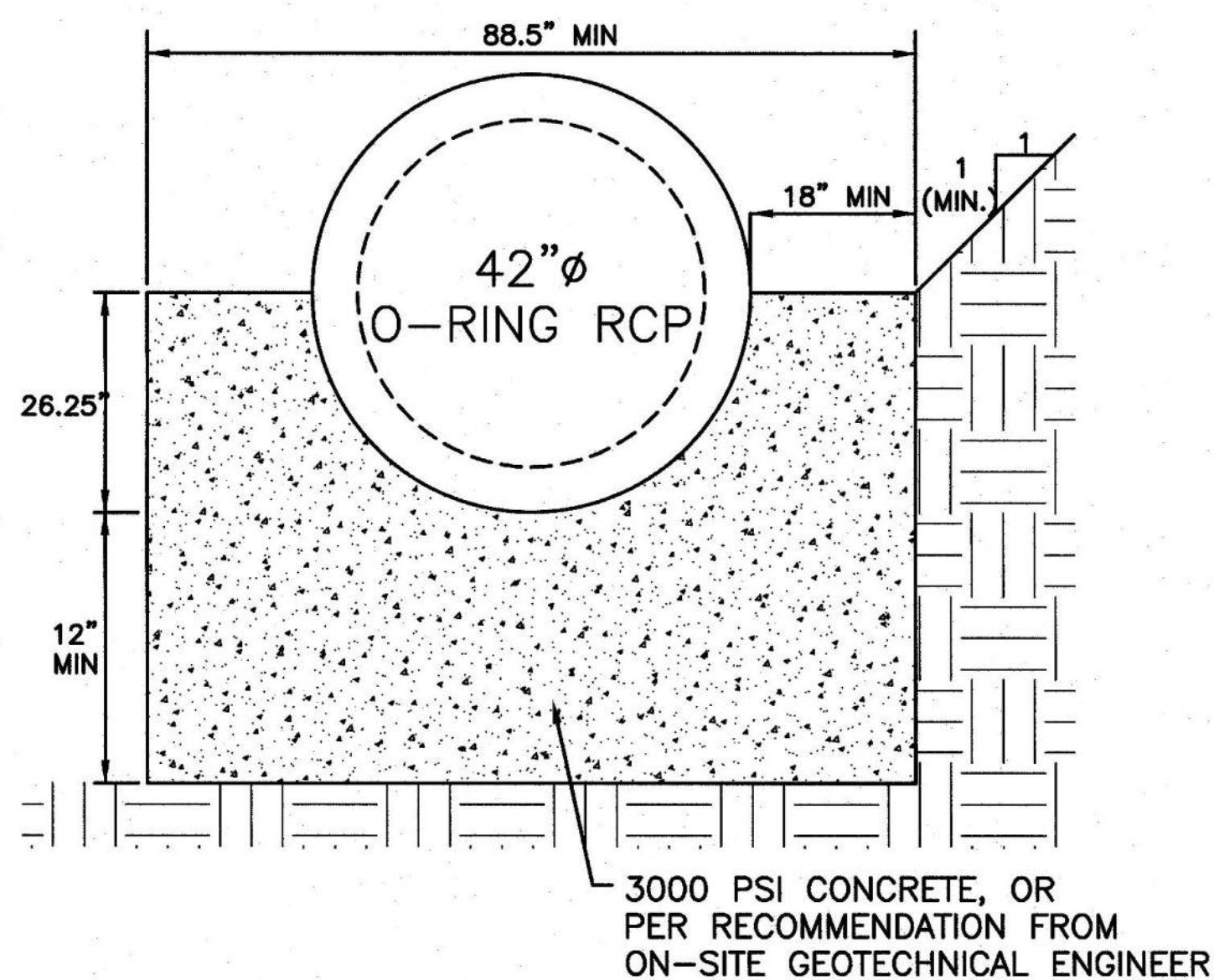
1. ALL REINFORCING STEEL IN RISER ANTI-FLOTATION BLOCK TO BE GRADE 60 #4 BARS FOR HORIZONTAL CROSSING AND GRADE 60 #4 BARS FOR VERTICAL CONNECTIONS.
2. INSIDE OF RISER BOTTOM TO BE FORMED WITH NON-SHRINK GROUT TO INVERT ELEVATION OF BARREL.
3. ALL PIPE PENETRATIONS THROUGH THE CONCRETE RISER STRUCTURE SHALL BE MADE WATER-TIGHT.



RISER/ANTI-FLOTATION BLOCK CONNECTION
N.T.S.

NOTE:

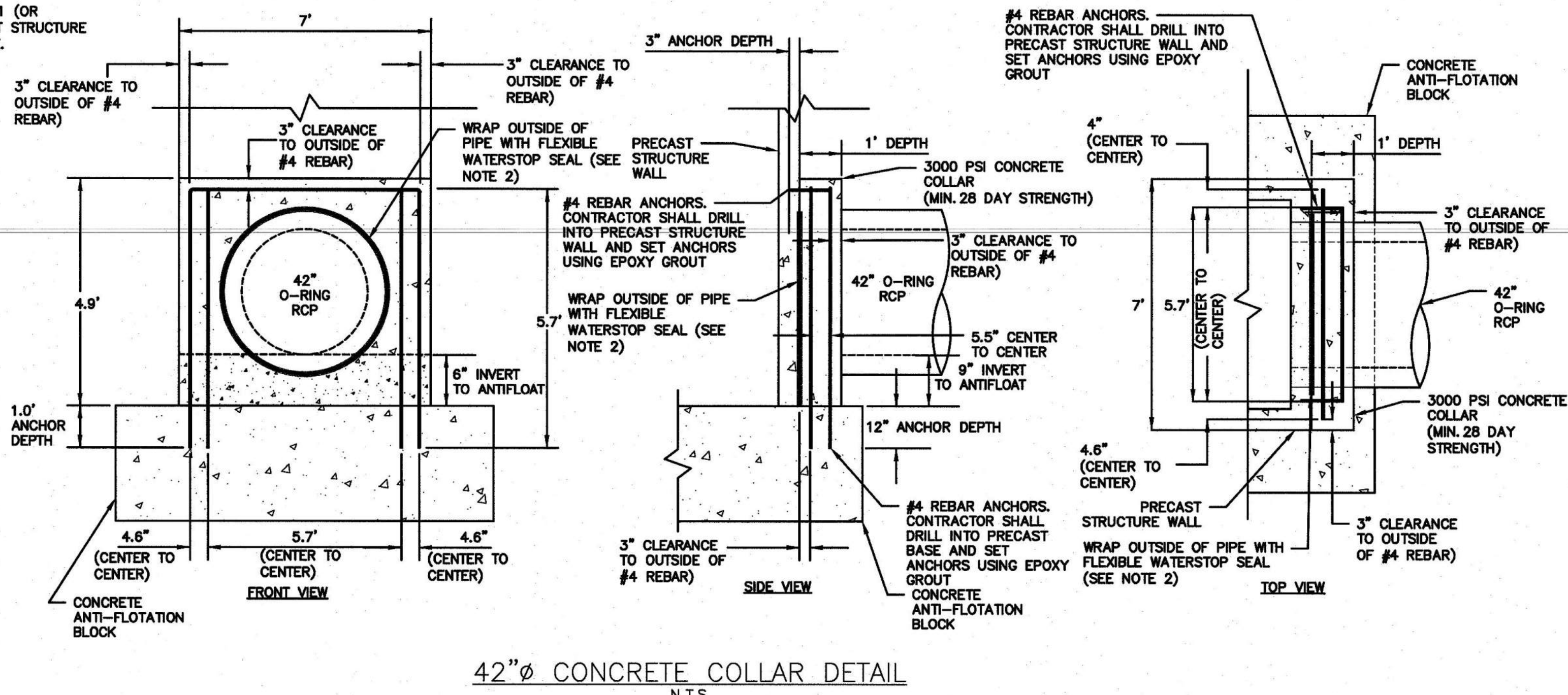
1. CONTRACTOR SHALL PROVIDE A JOINT IN THE OUTLET BARREL NO MORE THAN 5-FT FROM THE RISER.
- BARREL PIPE CONCRETE CRADLE CONSTRUCTION SEQUENCE**
1. IF OPTION A IS CHOSEN FROM NOTE 9 OF THE OUTLET STRUCTURE MATERIAL SPECIFICATIONS, THEN BRING GRADE OF DAM EMBANKMENT TO SPRINGLINE OF PIPE ELEVATION. IF OPTION B IS CHOSEN FROM NOTE 9 OF THE OUTLET STRUCTURE MATERIAL SPECIFICATIONS, THEN CONSTRUCT FORMWORK FOR CONCRETE CRADLE ON EXISTING GRADE.
 2. IF OPTION A IS CHOSEN FROM NOTE 9 OF THE OUTLET STRUCTURE MATERIAL SPECIFICATIONS, THEN EXCAVATE TRENCH FOR CRADLE AND BARREL PER DIMENSIONS ON DRAWINGS. IF OPTION B IS CHOSEN FROM NOTE 9 OF THE OUTLET STRUCTURE MATERIAL SPECIFICATIONS, PROCEED TO STEP 3 BELOW.
 3. PLACE BARREL PIPE ON CONCRETE BLOCKS TO GRADE. AT THIS STEP, CONTRACTOR SHALL WRAP A DOUBLE LAYER OF NON-WOVEN GEOTEXTILE FABRIC AROUND EACH JOINT OF THE 42" O-RING RCP BARREL IN 2" WIDE STRIPS CENTERED ON JOINT.
 4. PLACE CONCRETE FOR CRADLE FOR EACH SECTION FROM ONE SIDE OF THE TRENCH. ALLOW CONCRETE TO FILL ENTIRE AREA UNDER PIPE AND PIPE HAUNCHES AS TO LEAVE NO VOIDS UNDER THE PIPE BEFORE PLACING CONCRETE ON THE OPPOSITE SIDE OF THE TRENCH. PLACE ENTIRE CRADLE AS ONE LIFT (VERTICALLY) PER DRAWINGS.
 5. ALLOW CRADLE TO CURE FOR A MINIMUM OF 7 DAYS BEFORE ANY VIBRATING COMPACTION EQUIPMENT IS USED IN THE VICINITY OF THE BARREL PIPE.
 6. TRENCH TO BE BACKFILLED IN 5" LIFTS WHEN COMPACTION IS BY HAND. BACKFILL IS IN 8" LIFTS WHEN CONDUCTED BY MACHINE. MINIMUM OF 2 FEET COVER MUST BE PRESENT ON 42" O-RING RCP BEFORE DRIVING OVER WITH HEAVY EQUIPMENT.



42" CONCRETE CRADLE DETAIL
N.T.S.

NOTES:

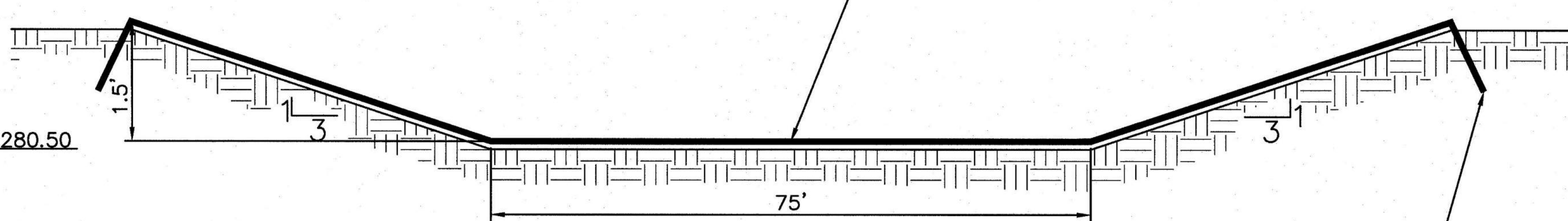
1. ALL REBAR TO BE #4 REBAR.
2. WRAP OUTSIDE OF PIPE WITH VOLCLAY WATERSTOP-RX® 101 (OR PRE-APPROVED EQUIVALENT) AT THE FACE OF THE PRECAST STRUCTURE WALL. PROVIDE 6" OVER LAP ON THE BOTTOM OF THE PIPE.



42" CONCRETE COLLAR DETAIL
N.T.S.

TOP OF DAM = EL. 282.00

EMERGENCY SPILLWAY = EL. 280.50



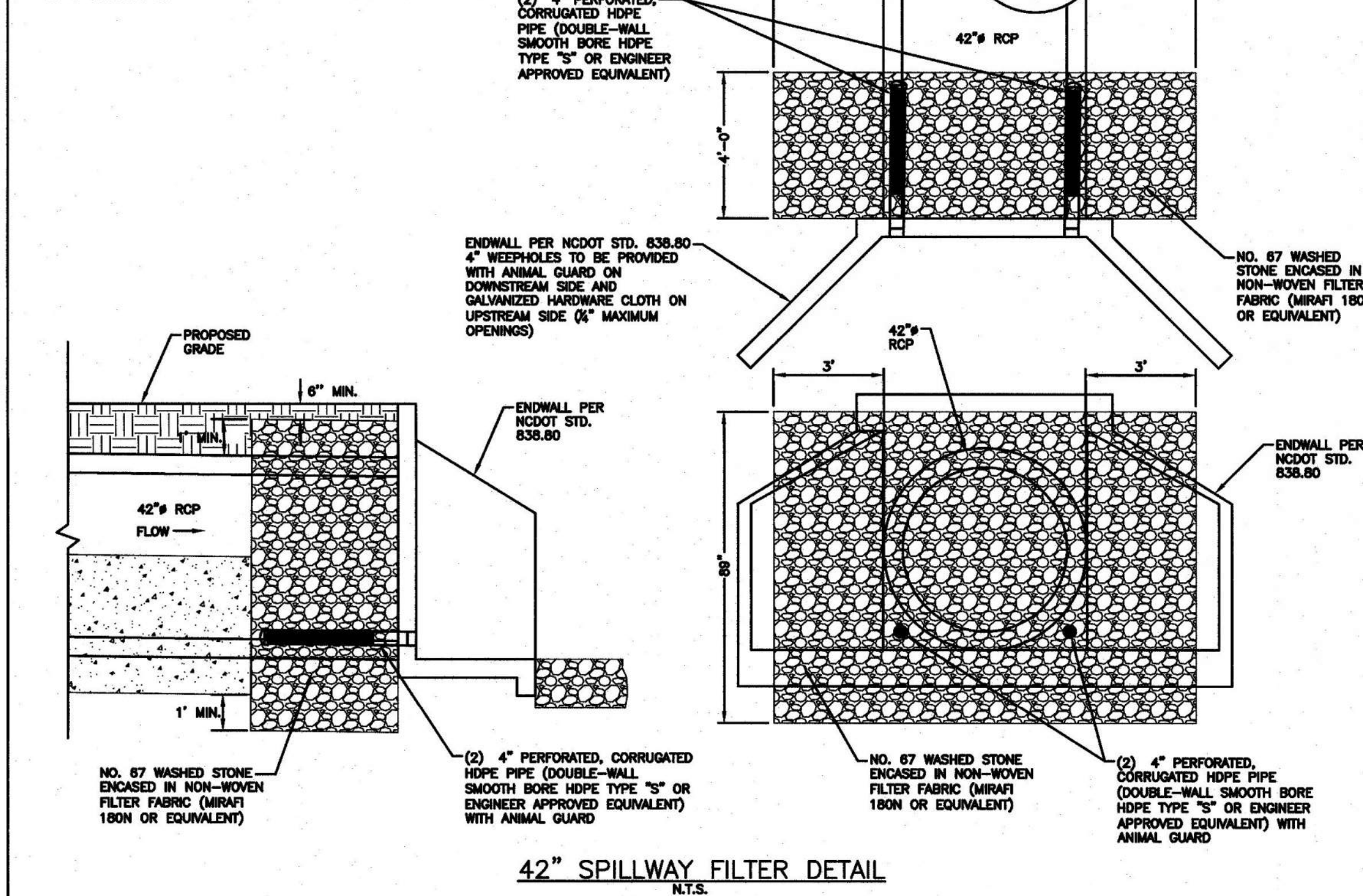
EMERGENCY SPILLWAY DETAIL
N.T.S.

CONTRACTOR SHALL LINE THE EMERGENCY SPILLWAY AND EXIT CHANNEL WITH PYRAMAT 75 HIGH PERFORMANCE TURF MATTING (HPTM) OR ENGINEER APPROVED EQUIVALENT. THE LINER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

LINER SHALL BE TRENCHED IN PER MANUFACTURER'S SPECIFICATIONS. THE TRENCH SHALL THEN BE BACKFILLED AND COMPACTED TO THE SAME SPECIFICATIONS AS THE DAM EMBANKMENT.

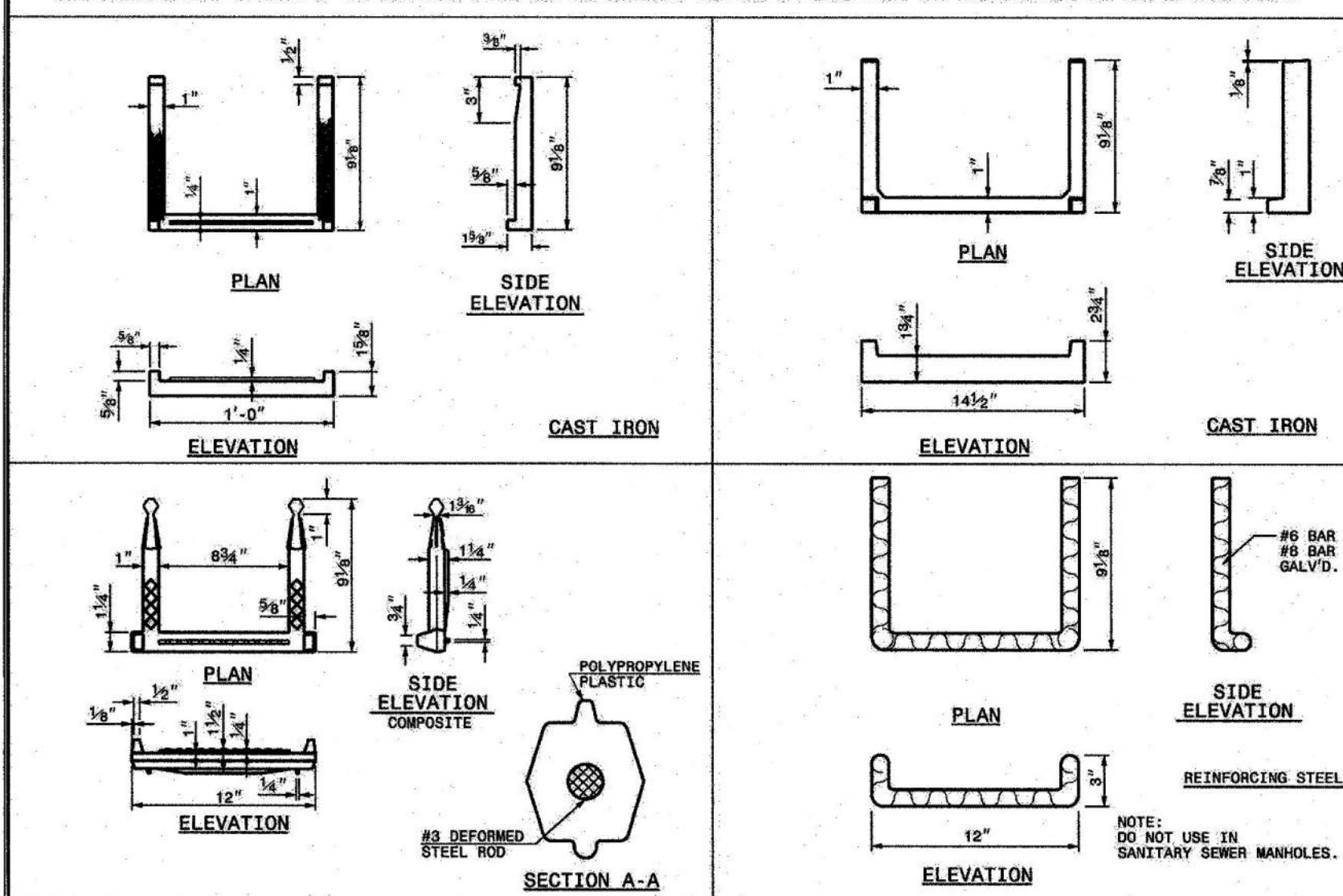
NOTE:

1. HAVLAND DRAINAGE PRODUCTS 4" ALUMINUM ANIMAL GUARD ITEM NUMBER A5504 (OR ENGINEER APPROVED EQUIVALENT) TO BE INSTALLED AT OUTLET OF 4" HOPE PIPES.

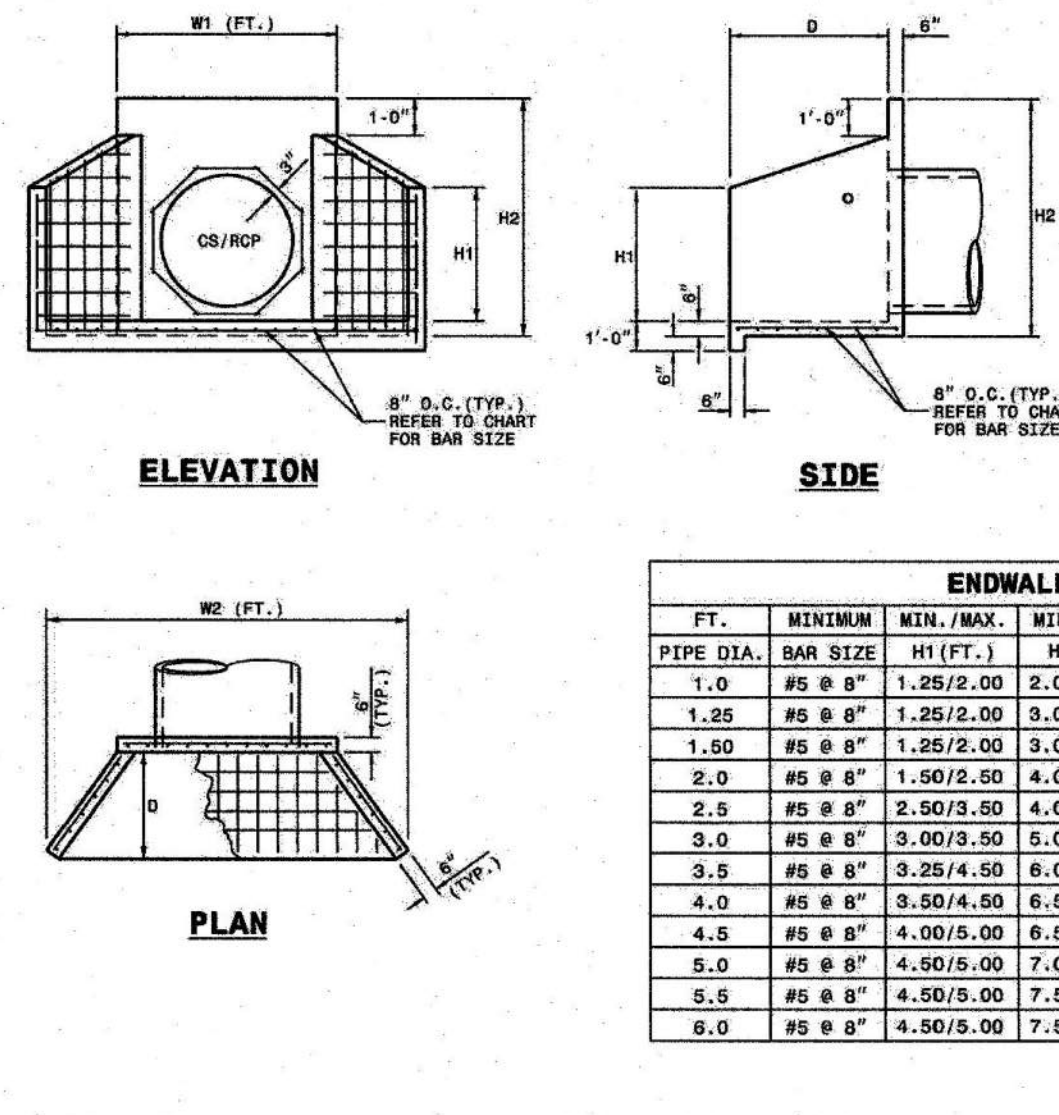


42" SPILLWAY FILTER DETAIL
N.T.S.

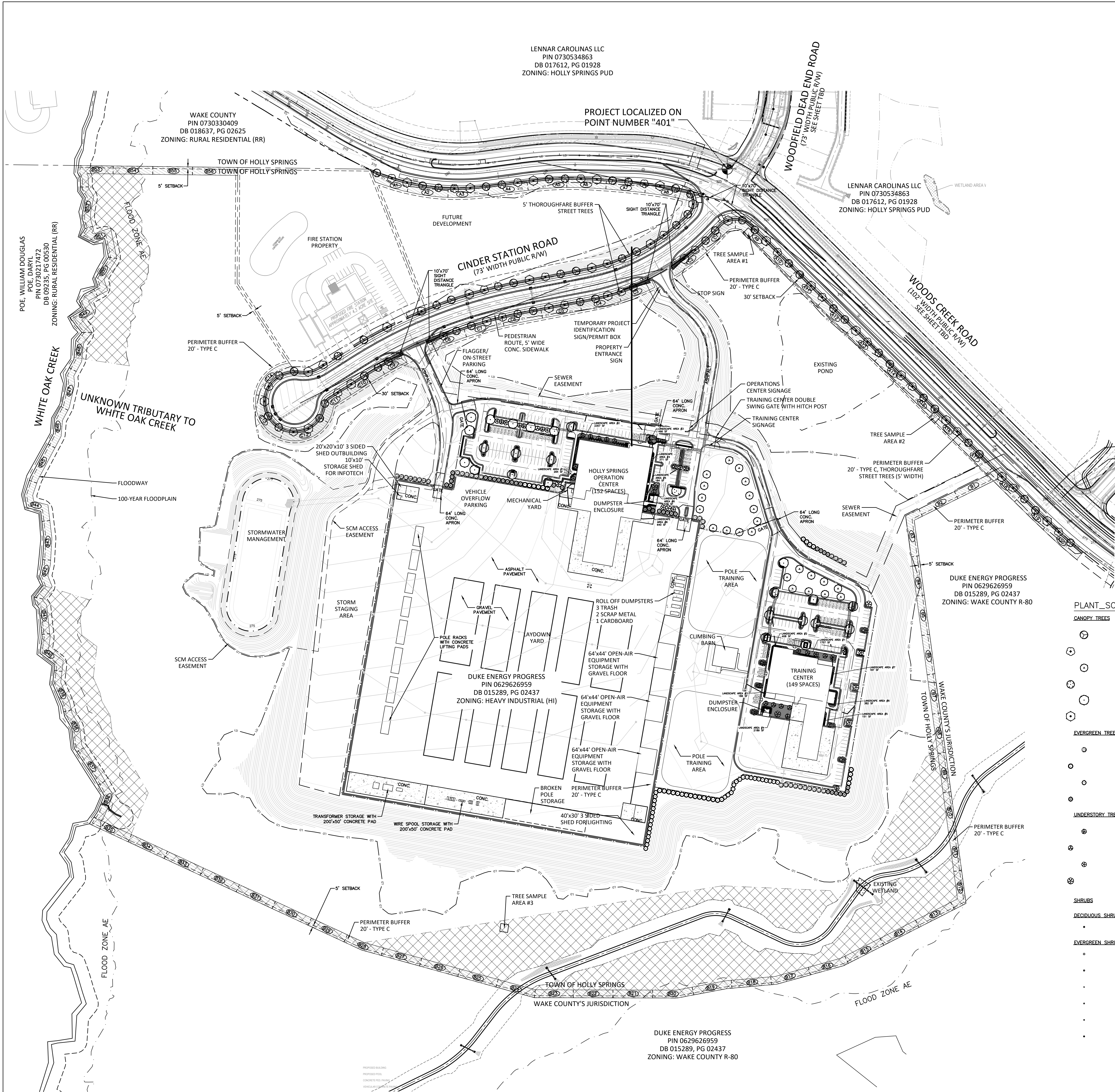
NOTES:
1. ALL STEPS PROTRUDING 4" FROM INSIDE FACE OF STRUCTURE WALL.
2. INITIAL ALL STEPS DIFFERING IN DIMENSIONS, CONFIGURATION OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THE CONTRACTOR HAS FURNISHED THE ENGINEER WITH DETAILS OF THE PROPOSED STEPS AND HAS RECEIVED WRITTEN APPROVAL FROM THE ENGINEER FOR THE USE OF SUCH STEPS.



ROADWAY STANDARD DRAWING FOR NORTH CAROLINA DIVISION OF HIGHWAYS, RALEIGH, N.C.
SHEET 1 OF 1
840.66



NOTES:
1. THIS PRECAST ENDWALL MAY BE USED FOR THE FOLLOWING STANDARDS: 800-01, 800-11, 800-21, 800-31, 800-41, 800-51, 800-61, 800-71, 800-81, 800-91, 800-101, 800-111, 800-121, 800-131, 800-141, 800-151, 800-161, 800-171, 800-181, 800-191, 800-201, 800-211, 800-221, 800-231, 800-241, 800-251, 800-261, 800-271, 800-281, 800-291, 800-301, 800-311, 800-321, 800-331, 800-341, 800-351, 800-361, 800-371, 800-381, 800-391, 800-401, 800-411, 800-421, 800-431, 800-441, 800-451, 800-461, 800-471, 800-481, 800-491, 800-501, 800-511, 800-521, 800-531, 800-541, 800-551, 800-561, 800-571, 800-581, 800-591, 800-601, 800-611, 800-621, 800-631, 800-641, 800-651, 800-661, 800-671, 800-681, 800-691, 800-701, 800-711, 800-721, 800-731, 800-741, 800-751, 800-761, 800-771, 800-781, 800-791, 800-801, 800-811, 800-821, 800-831, 800-841, 800-851, 800-861, 800-871, 800-881, 800-891, 800-901, 800-911, 800-921, 800-931, 800-941, 800-951, 800-961, 800-971, 800-981, 800-991, 800-1001, 800-1011, 800-1021, 800-1031, 800-1041, 800-1051, 800-1061, 800-1071, 800-1081, 800-1091, 800-1101, 800-1111, 800-1121, 800-1131, 800-1141, 800-1151, 800-1161, 800-1171, 800-1181, 800-1191, 800-1201, 800-1211, 800-1221, 800-1231, 800-1241, 800-1251, 800-1261, 800-1271, 800-1281, 800-1291, 800-1301, 800-1311, 800-1321, 800-1331, 800-1341, 800-1351, 800-1361, 800-1371, 800-1381, 800-1391, 800-1401, 800-1411, 800-1421, 800-1431, 800-1441, 800-1451, 800-1461, 800-1471, 800-1481, 800-1491, 800-1501, 800-1511, 800-1521, 800-1531, 800-1541, 800-1551, 800-1561, 800-1571, 800-1581, 800-1591, 800-1601, 800-1611, 800-1621, 800-1631, 800-1641, 800-1651, 800-1661, 800-1671, 800-1681, 800-1691, 800-1701, 800-1711, 800-1721, 800-1731, 800-1741, 800-1751, 800-1761, 800-1771, 800-1781, 800-1791, 800-1801, 800-1811, 800-1821, 800-1831, 800-1841, 800-1851, 800-1861, 800-1871, 800-1881, 800-1891, 800-1901, 800-1911, 800-1921, 800-1931, 800-1941, 800-1951, 800-1961, 800-1971, 800-1981, 800-1991, 800-2001, 800-2011, 800-2021, 800-2031, 800-2041, 800-2051, 800-2061, 800-2071, 800-2081, 800-2091, 800-2101, 800-2111, 800-2121, 800-2131, 800-2141, 800-2151, 800-2161, 800-2171, 800-2181, 800-2191, 800-2201, 800-2211, 800-2221, 800-2231, 800-2241, 800-2251, 800-2261, 800-2271, 800-2281, 800-2291, 800-2301, 800-2311, 800-2321, 800-2331, 800-2341, 800-2351, 800-2361, 800-2371, 800-2381, 800-2391, 800-2401, 800-2411, 800-2421, 800-2431, 800-2441, 800-2451, 800-2461, 800-2471, 800-2481, 800-2491, 800-2501, 800-2511, 800-2521, 800-2531, 800-2541, 800-2551, 800-2561, 800-2571, 800-2581, 800-2591, 800-2601, 800-2611, 800-2621, 800-2631, 800-2641, 800-2651, 800-2661, 800-2671, 800-2681, 800-2691, 800-2701, 800-2711, 800-2721, 800-2731, 800-2741, 800-2751, 800-2761, 800-2771, 800-2781, 800-2791, 800-2801, 800-2811, 800-2821, 800-2831, 800-2841, 800-2851, 800-2861, 800-2871, 800-2881, 800-2891, 800-2901, 800-2911, 800-2921, 800-2931, 800-2941, 800-2951, 800-2961, 800-2971, 800-2981, 800-2991, 800-3001, 800-3011, 800-3021, 800-3031, 800-3041, 800-3051, 800-3061, 800-3071, 800-3081, 800-3091, 800-3101, 800-3111, 800-3121, 800-3131, 800-3141, 800-3151, 800-3161, 800-3171, 800-3181, 800-3191, 800-3201, 800-3211, 800-3221, 800-3231, 800-3241, 800-3251, 800-3261, 800-3271, 800-3281, 800-3291, 800-3301, 800-3311, 800-3321, 800-3331, 800-3341, 800-3351, 800-3361, 800-3371, 800-3381, 800-3391, 800-3401, 800-3411, 800-3421, 800-3431, 800-3441, 800-3451, 800-3461, 800-3471, 800-3481, 800-3491, 800-3501, 800-3511, 800-3521, 800-3531, 800-3541, 800-3551, 800-3561, 800-3571, 800-3581, 800-3591, 800-3601, 800-3611, 800-3621, 800-3631, 800-3641, 800-3651, 800-3661, 800-3671, 800-3681, 800-3691, 800-3701, 800-3711, 800-3721, 800-3731, 800-3741, 800-3751, 800-3761, 800-3771, 800-3781, 800-3791, 800-3801, 800-3811, 800-3821, 800-3831, 800-3841, 800-3851, 800-3861, 800-3871, 800-3881, 800-3891, 800-3901, 800-3911, 800-3921, 800-3931, 800-3941, 800-3951, 800-3961, 800-3971, 800-3981, 800-3991, 800-4001, 800-4011, 800-4021, 800-4031, 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LANDSCAPE CALCULATIONS

STREET TREES

SEC 5.3.3

THOROUGHFARES

WOODS CREEK ROAD 2030 LF

UPPERSTORY TREES, 40' O.C.
REQUIRED: 50 (2030/40 LF)
PROVIDED: 50

CINDER STATION ROAD 1262 LF

UPPERSTORY TREES, 40' O.C.
REQUIRED: 32 (1262/40 LF)
PROVIDED: 59 (BOTH SIDES)

PERIMETER BUFFER

SEC 5.3.1

BUFFER LOCATION 5860 LF

DECIDUOUS TREES 293 (5100 LF)
REQUIRED: SUPPLEMENT AS NEEDED*

SHRUBS 1,172 (20100 LF)
REQUIRED: SUPPLEMENT AS NEEDED*

TREE SAMPLE AREAS

THREE SAMPLE AREAS WERE CONDUCTED ON SITE AND ARE SHOWN ON THE PLANS. EACH SAMPLE AREA IS INDICATIVE OF THE NEARBY SURROUNDING EXISTING TREE COVER. REFER TO SHEET L1.04 FOR DETAIL ON SUPPLEMENTAL PLANTING SHOULD THE 100-FOOT INCREMENT OF EXISTING VEGETATION NOT SATISFY UDCC SEC. 5.3.1 PERIMETER BUFFER REQUIREMENTS.

*TO BE VERIFIED IN FIELD, CONDITION OF PRESERVED VEGETATION. SEE DETAIL ON SHEET L1.04. PERIMETER BUFFER 100-FT LINEAR SEGMENTS LABELED AWH, BWH, AND CWH FOR REFERENCE.

VEHICLE PARKING AREA SCREENING

SEC 5.3.2

A COMPACT ROW OF SHRUBS PLANTED 3 FEET ON CENTER AND A MINIMUM OF 24 INCHES IN HEIGHT AT TIME OF PLANTING.
A COMPACT ROW OF SHRUBS PROVIDED WHERE VEHICLE PARKING AREA IS VISIBLE FROM PUBLIC RIGHT-OF-WAY

INTERIOR VEHICLE PARKING AREA

SEC 5.3.2

ALL VEHICLE PARKING AREAS SHALL INCLUDE AT LEAST ONE INTERIOR LANDSCAPE ISLAND FOR 10 PARKING SPACES. EACH ISLAND SHALL CONTAIN 1 LARGE OR SMALL DECIDUOUS TREE PLUS 4 SHRUBS/SHRUB PLANTS.

PROVIDED: 30 LANDSCAPE ISLANDS
32 TREES (18 SMALL DECIDUOUS, 14 LARGE DECIDUOUS), 407 SHRUBS

FOUNDATION LANDSCAPING

SEC 5.3.4

FOUNDATION LANDSCAPING TO BE PROVIDED ALONG ANY FACADE FACING A STREET OR PARKING AREA, AS WELL AS 25% OF THE ADJACENT FACADE.

ONE OVERSTORY, DECIDUOUS OR EVERGREEN, TREE FOR EVERY 5,000 SF OF LANDSCAPE AREA OUTSIDE THE STRUCTURE, PARKING AREA, OR LOADING AREA, OR ONE SMALL TREE, DECIDUOUS OR EVERGREEN, FOR EVERY 3,000 SF OUTSIDE THE STRUCTURE, PARKING AREA, OR LOADING AREA, OR A PROPORTIONAL COMBINATION.*

AT LEAST ONE LARGE SHRUB, 1.5 MEDIUM SHRUBS, OR 2 SMALL SHRUBS FOR EVERY 1,000 SF OF LANDSCAPED AREA OUTSIDE THE BUILDING, PARKING AREA, OR LOADING AREA, OR A PROPORTIONAL COMBINATION.*

OPERATIONS CENTER 4,848 SF PLANTING AREA

REQUIRED: 1 OVERSTORY TREE (4,848 SF/5,000 = 0.96)
OR 2 SMALL TREES (4,848 SF/3,000 = 1.61)

OR 1 LARGE AND 1 SMALL TREE (PROPORTIONAL COMBINATION*)

5 LARGE SHRUBS (4,848 SF/1,000 = 4.85)

OR 7 MEDIUM SHRUBS (4,848 SF/1,000 x 1.5 = 7.27)

OR 10 SMALL SHRUBS (4,848 SF/1,000 x 2 = 9.69)

OR A PROPORTIONAL COMBINATION*

PROVIDED: 13 TREES

1 LARGE DECIDUOUS TREES

10 SMALL DECIDUOUS TREES

3 EVERGREEN TREES

126 SHRUBS

86 EVERGREEN SHRUBS

40 DECIDUOUS SHRUBS

TRAINING CENTER 5,260 SF PLANTING AREA

REQUIRED: 1 OVERSTORY TREE (5,260 SF/5,000 = 1.05)

OR 2 SMALL TREES (5,260 SF/3,000 = 1.75)

OR A PROPORTIONAL COMBINATION*

5 LARGE SHRUBS (5,260 SF/1,000 = 5.26)

OR 8 MEDIUM SHRUBS (5,260 SF/1,000 x 1.5 = 7.89)

OR 11 SMALL SHRUBS (5,260 SF/1,000 x 2 = 10.52)

PROVIDED: 11 TREES

0 LARGE DECIDUOUS TREES

11 SMALL DECIDUOUS TREES

108 SHRUBS

79 EVERGREEN SHRUBS

29 DECIDUOUS SHRUBS

LANDSCAPE LEGEND

- 5' THOROUGHFARE BUFFER
- 20' TYPE C PERIMETER BUFFER
- FOUNDATION LANDSCAPE AREA
- SIGHT DISTANCE TRIANGLE
- TREE PRESERVATION 9.01 AC
- TYPE C BUFFER 100-FT SEGMENT

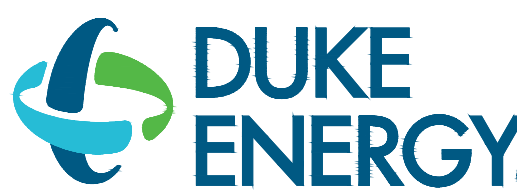
PLANT_SCHEDULE_TOTAL

CANOPY TREES	CODE	QTY	%	COMMON NAME	BOTANICAL NAME	GAL	
CANOPY TREES	ABT	28	18%	Trident Maple	Acer buergerianum	2.5" min	
	AFA	26	17%	Freeman Maple	Acer freemanii 'Armstrong'	2.5" min	
	BND	23	14%	Duraheat River Birch	Betula nigra 'Duraheat'	2.5" min	
	CA	27	17%	American Hornbeam	Carpinus caroliniana	2.5" min	
	QNN	26	17%	Nuttall Oak	Quercus nuttallii	2.5" min	
	ZSG	27	17%	Sawleaf Zelkova	Zelkova serrata 'Green Vase'	2.5" min	
EVERGREEN TREES	CODE	QTY	%	COMMON NAME	BOTANICAL NAME	GAL	HEIGHT
EVERGREEN TREES	CJJ	32	25%	Japanese Cedar	Cryptomeria japonica	—	8'
	JVE	32	25%	Eastern Red Cedar	Juniperus virginiana	—	8'
	TSP	32	25%	Green Giant Arborvitae	Thuja standishii x plicata 'Green Giant'	—	8'
	CLL	32	25%	Leylandi Cypress	x Cupressocyparis leylandii	—	8'
UNDERSTORY TREES	CODE	QTY	%	COMMON NAME	BOTANICAL NAME	GAL	HEIGHT
UNDERSTORY TREES	CCP	12	25%	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM	—	8'
	CFC	12	25%	Cherokee Princess Dogwood	Cornus florida 'Cherokee Princess'	—	8'
	LNW	13	25%	White Crape Myrtle Multi-Trunk	Lagerstroemia x 'Natchez'	—	8'
	POO	12	25%	Okame Cherry	Prunus x okame	—	8'
SHRUBS	CODE	QTY	%	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING
DECIDUOUS SHRUBS	CAB	69	9%	American Beautyberry	Callicarpa americana	24"	
	EVERGREEN SHRUBS	CODE	QTY	%	COMMON NAME	BOTANICAL NAME	HEIGHT
EVERGREEN SHRUBS	CJCA	43	6%	Camellia	Camellia japonica	24"	
	ICBB	64	8%	Burford Chinese Holly	Ilex cornuta 'Burfordii'	24"	
	ICCC	148	19%	Carissa Holly	Ilex cornuta 'Carissa'	24"	
	ICRD	164	21%	Dwarf Chinese Holly	Ilex cornuta 'Rotunda'	24"	
	IVND	168	22%	Dwarf Yaupon	Ilex vomitoria 'Nana'	24"	
	RISW	115	15%	Snow White Indian Hawthorn	Rhaphiolepis indica 'Snow White'	24"	



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

DRAWING NUMBER
CFD-XXXXX A000 -XXXXX



MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com



The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsc.com



HOLLY SPRINGS OPERATIONS CENTER

WOODFIELD DEAD END ROAD

.DWG

DATE ISSUED: 8-26-2022

PROJECT STATUS: DEVELOPMENT

MARK	DATE	DESCRIPTION	REDUCTION OF CLEANING ACTIVITIES
1	08/26/2022	SM	

PROJECT NO. 22-008

DRAWING NUMBER
CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME: CL0110.DWG

DRAWN BY: SMP 08-26-2022

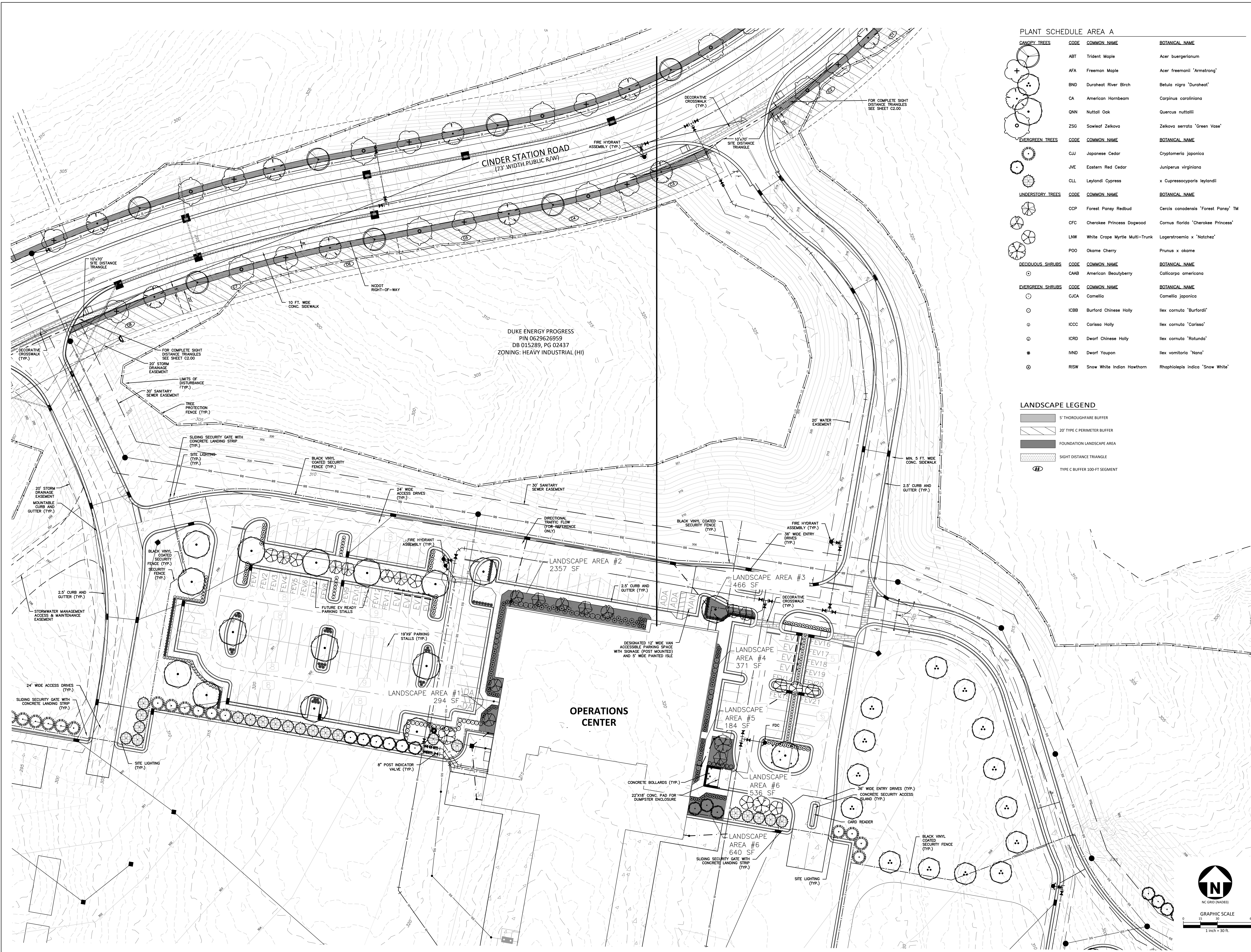
CHK'D BY: KAS 08-26-2022

E-MAIL: COVIL@MCADAMSCO.COM

SHEET TITLE
OVERALL
LANDSCAPE PLAN

SHEET NO.

L1.00



PLANT SCHEDULE AREA A			
CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
ABT	Trident Maple	Acer buergerianum	
AFA	Freeman Maple	Acer freemanii 'Armstrong'	
BND	Duraheat River Birch	Betula nigra 'Duraheat'	
CA	American Hornbeam	Carpinus caroliniana	
QNN	Nuttall Oak	Quercus nuttallii	
ZSG	Sawleaf Zelkova	Zelkova serrata 'Green Vase'	
EVERGREEN TREES	CODE	COMMON NAME	BOTANICAL NAME
CJL	Japanese Cedar	Cryptomeria japonica	
JVE	Eastern Red Cedar	Juniperus virginiana	
CLL	Leylandi Cypress	x Cupressocyparis leylandii	
UNDERSTORY TREES	CODE	COMMON NAME	BOTANICAL NAME
CCP	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM	
CFC	Cherokee Princess Dogwood	Cornus florida 'Cherokee Princess'	
LNW	White Crape Myrtle Multi-Trunk	Lagerstroemia x 'Natchez'	
POO	Okame Cherry	Prunus x okame	
DECIDUOUS SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
CAAB	American Beautyberry	Callicarpa americana	
EVERGREEN SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
CJCA	Camellia	Camellia japonica	
ICBB	Burford Chinese Holly	Ilex cornuta 'Burfordii'	
ICCC	Carissa Holly	Ilex cornuta 'Carissa'	
ICRD	Dwarf Chinese Holly	Ilex cornuta 'Rotunda'	
IVND	Dwarf Yaupon	Ilex vomitoria 'Nana'	
RISW	Snow White Indian Hawthorn	Rhaphiolepis indica 'Snow White'	

- LANDSCAPE LEGEND**
- 5' THOROUGHFARE BUFFER
 - 20' TYPE C PERIMETER BUFFER
 - FOUNDATION LANDSCAPE AREA
 - SIGHT DISTANCE TRIANGLE
 - TYPE C BUFFER 100-FT SEGMENT

DRAWING NUMBER
CFD-XXXXX A000 -XXXXX

DUKE ENERGY

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:
Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

HH
ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com

McADAMS
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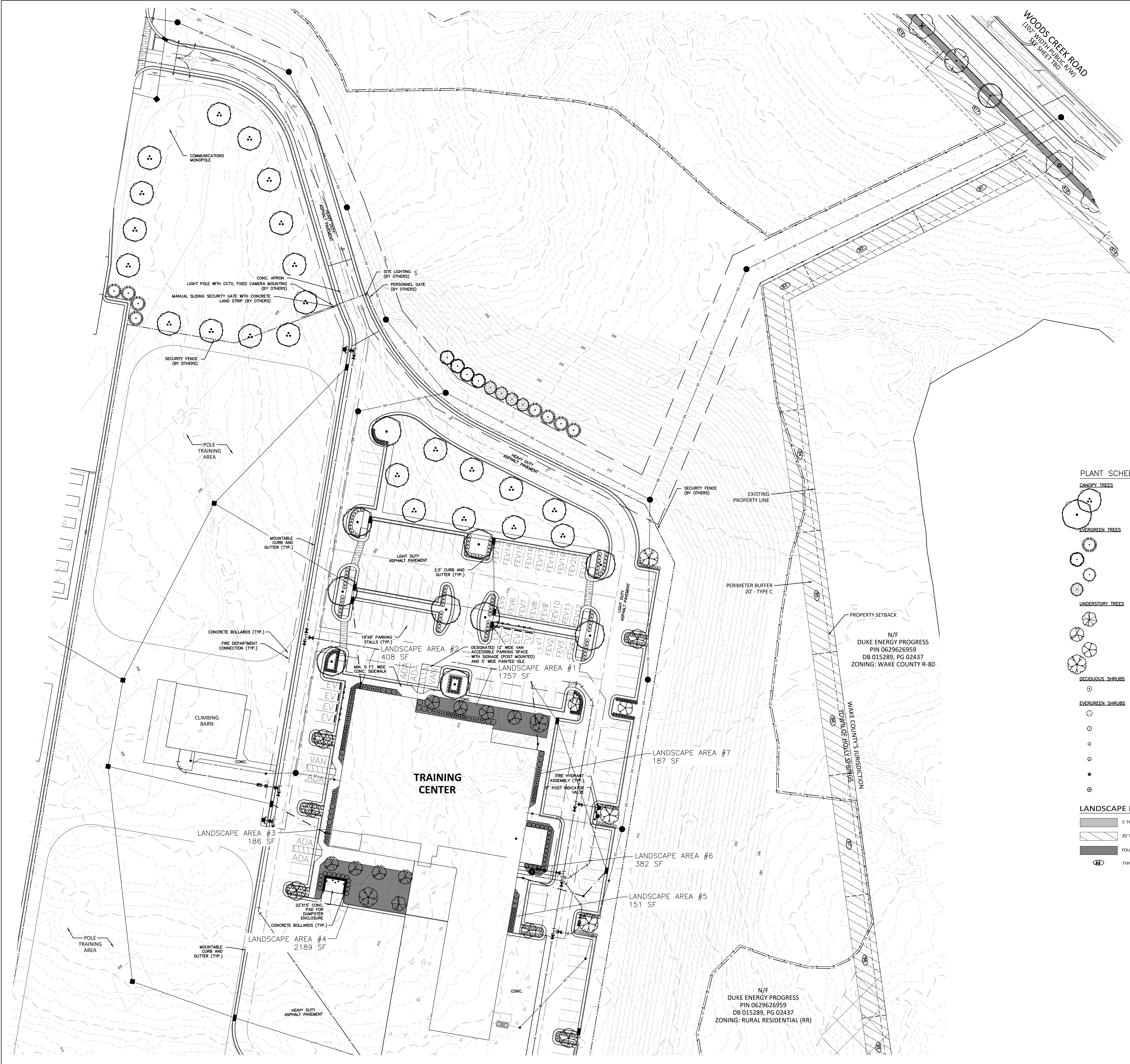
HOLLY SPRINGS OPERATIONS CENTER
WOODFIELD DEAD END ROAD
DATE ISSUED: **8-26-2022**
PROJECT STATUS: **DEVELOPMENT**

MARK	DATE	DESCRIPTION
1	08/26/22	ISSUED FOR PERMIT
2	08/26/22	ISSUED FOR CONSTRUCTION
3	08/26/22	ISSUED FOR AS-BUILT

PROJECT NO. **22-008**
DRAWING NUMBER **CFD-XXXX- A000 XXXXX**
ELECTRONIC FILE NAME:
DRAWN BY: SMP 08-26-2022
CHK'D BY: KAS 08-26-2022
E-MAIL: COVIL@MCADAMSCO.COM
SHEET TITLE
LANDSCAPE PLAN "A"
SHEET NO.

GRAPHIC SCALE
1" = 30' FT.

L1.01
Page 158 of 165

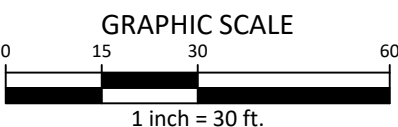
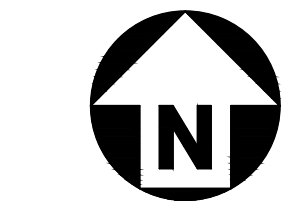


PLANT SCHEDULE AREA B

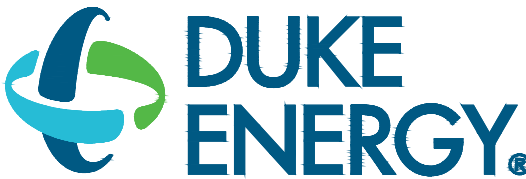
CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
	BND	Duraheat River Birch	Betula nigra 'Duraheat'
	QNN	Nuttall Oak	Quercus nuttallii
EVERGREEN TREES	CODE	COMMON NAME	BOTANICAL NAME
	CJW	Japanese Cedar	Cryptomeria japonica
	JVE	Eastern Red Cedar	Juniperus virginiana
	TSP	Green Giant Arborvitae	Thuja standishii x plicata 'Green Giant'
	CLL	Leylandi Cypress	x Cupressocyparis leylandii
UNDERSTORY TREES	CODE	COMMON NAME	BOTANICAL NAME
	CCP	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM
	CFC	Cherokee Princess Dogwood	Cornus florida 'Cherokee Princess'
	LNW	White Crape Myrtle Multi-Trunk	Lagerstroemia x 'Natchez'
	POO	Okame Cherry	Prunus x okame
DECIDUOUS SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	CAAB	American Beautyberry	Callicarpa americana
EVERGREEN SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	CJCA	Camellia	Camellia japonica
	ICBB	Burford Chinese Holly	Ilex cornuta 'Burfordii'
	ICCC	Carissa Holly	Ilex cornuta 'Carissa'
	ICRD	Dwarf Chinese Holly	Ilex cornuta 'Rotunda'
	IVND	Dwarf Yaupon	Ilex vomitoria 'Nana'
	RISW	Snow White Indian Hawthorn	Rhaphiolepis indica 'Snow White'

LANDSCAPE LEGEND

- 5' THOROUGHFARE BUFFER
- 20' TYPE C PERIMETER BUFFER
- FOUNDATION LANDSCAPE AREA
- TYPE C BUFFER 100-FT SEGMENT

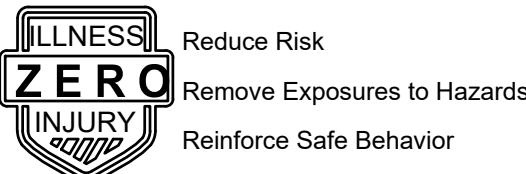


DRAWING NUMBER
CFD-XXXXXX A000 -XXXXXX



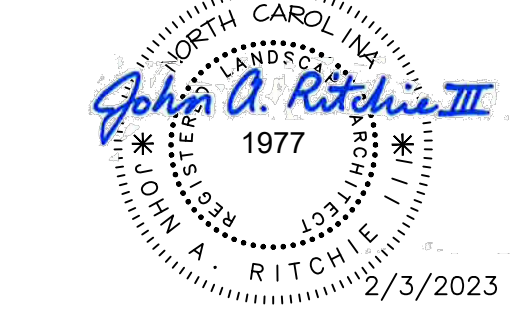
MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC

Safety Expectations:



HH
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www.mcadamsco.com



HOLLY SPRINGS
OPERATIONS
CENTER
WOODFIELD DEAD END ROAD

DATE ISSUED: **8-26-2022**
PROJECT STATUS: **DEVELOPMENT**

MARK	DATE	BY	DESCRIPTION
1	8/26/22	SM	REDUCTION OF CLEARING ACTIVITIES

PROJECT NO. **22-008**
DRAWING NUMBER
CFD-XXXX- A000 XXXXX
ELECTRONIC FILE NAME:
DRAWN BY: SMP 08-26-2022
CHK'D BY: KAS 08-26-2022
E-MAIL: COVIL@MCADAMSCO.COM
SHEET TITLE
LANDSCAPE PLAN "B"
SHEET NO.

L1.02
Page 159 of 165

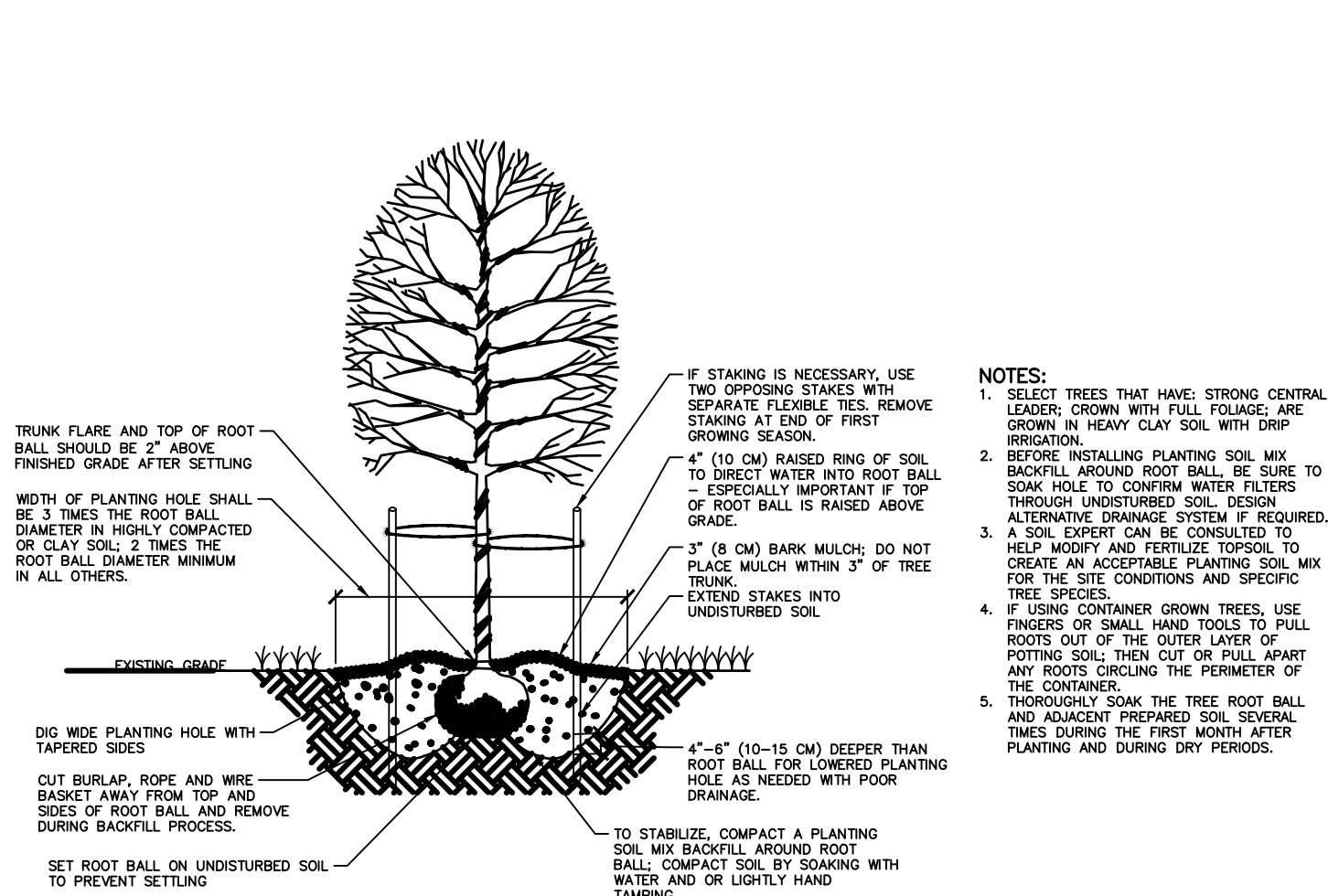
REVISION	DATE	BY	DESCRIPTION
1	4/07/23	SNP	REDUCTION OF CLEARING ACTIVITIES

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. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. 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.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. 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 BE 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.
10. 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.
11. 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.
12. 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.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYPING DAMAGE. DO NOT BEND OR BIND THE 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.
24. 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, UNITED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
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, UNIFORM 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.

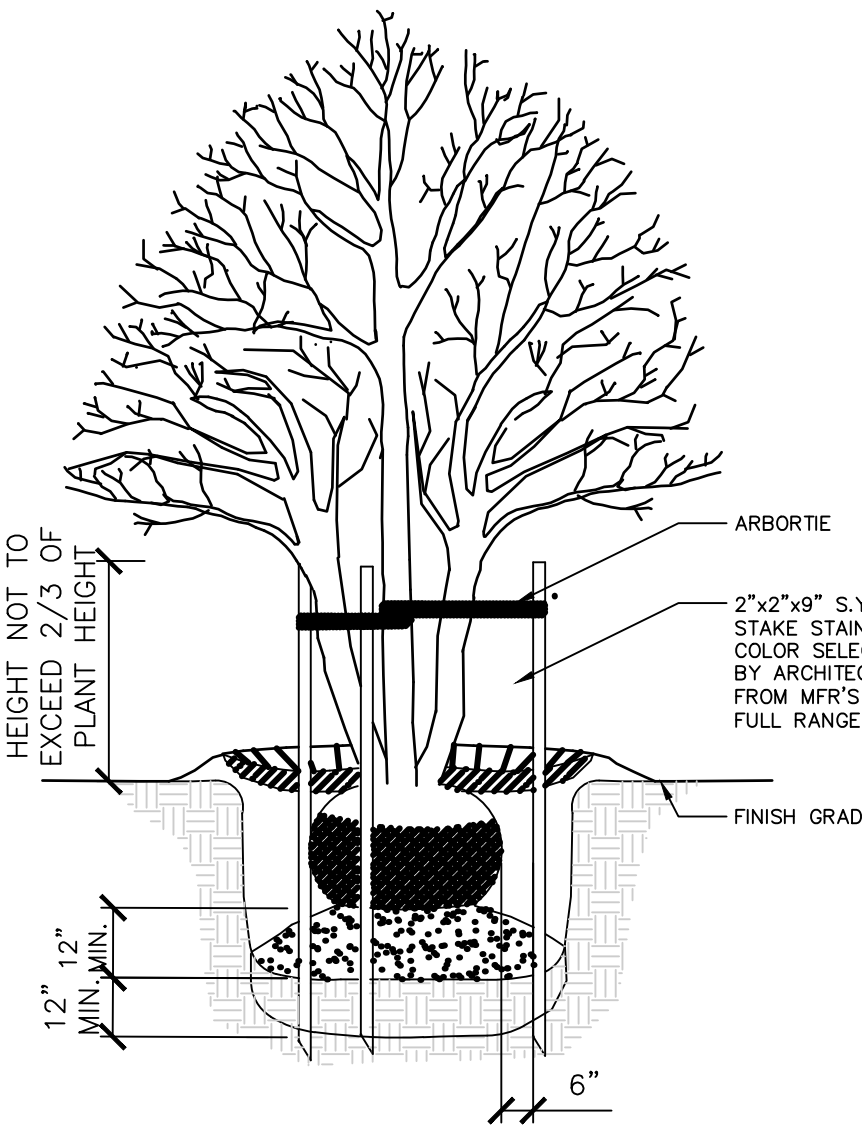
WARRANTY & MAINTENANCE:

1. WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE.
 - NEGLIGENCE, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
 - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
2. MAINTENANCE: INITIAL MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUBSTANTIAL COMPLETION. UPON SUBSTANTIAL COMPLETION, MAINTENANCE FOR ALL PLANT MATERIAL SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM SHALL INCLUDE:
 - TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
 - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.



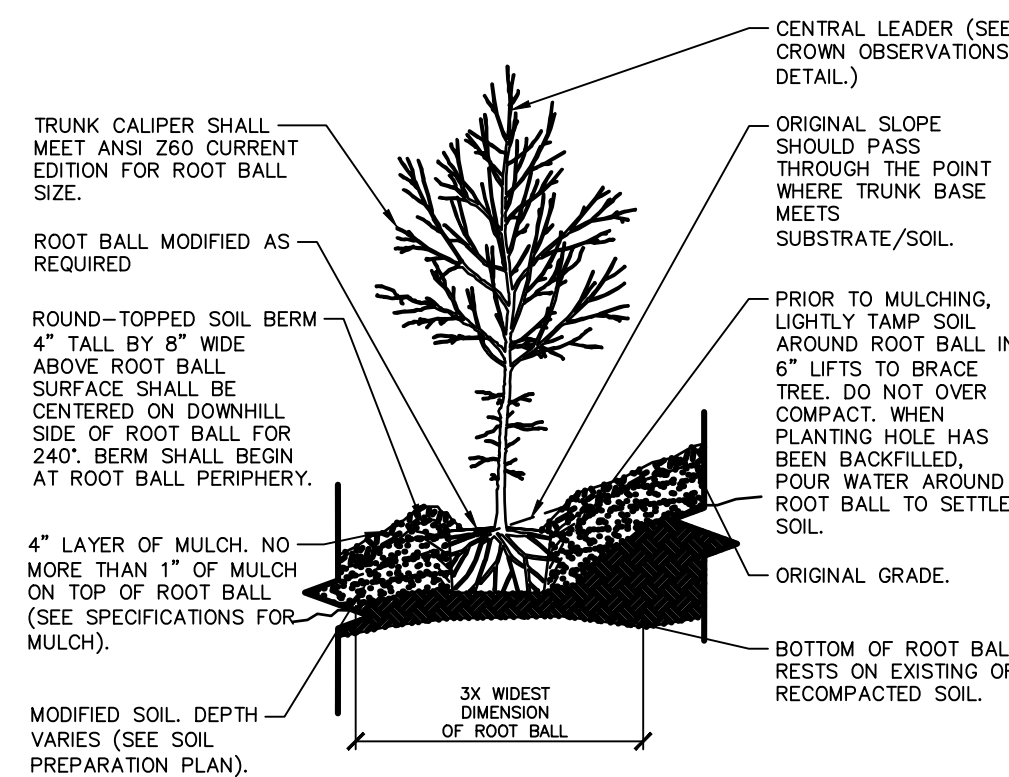
01 TREE INSTALLATION

SCALE: 3/8"=1'-0"



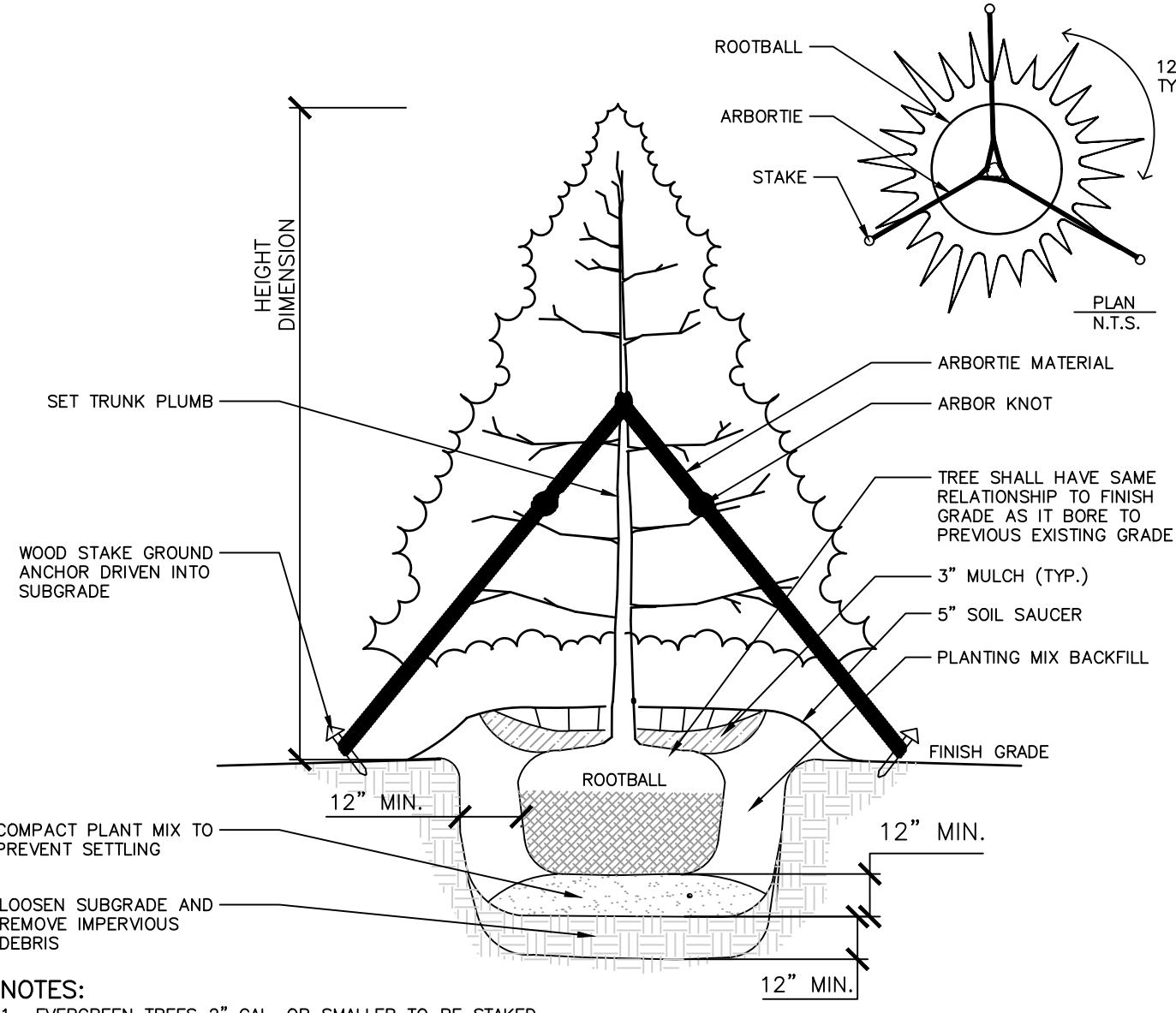
03 MULTI-TRUNK TREE INSTALLATION

SCALE: 3/8"=1'-0"



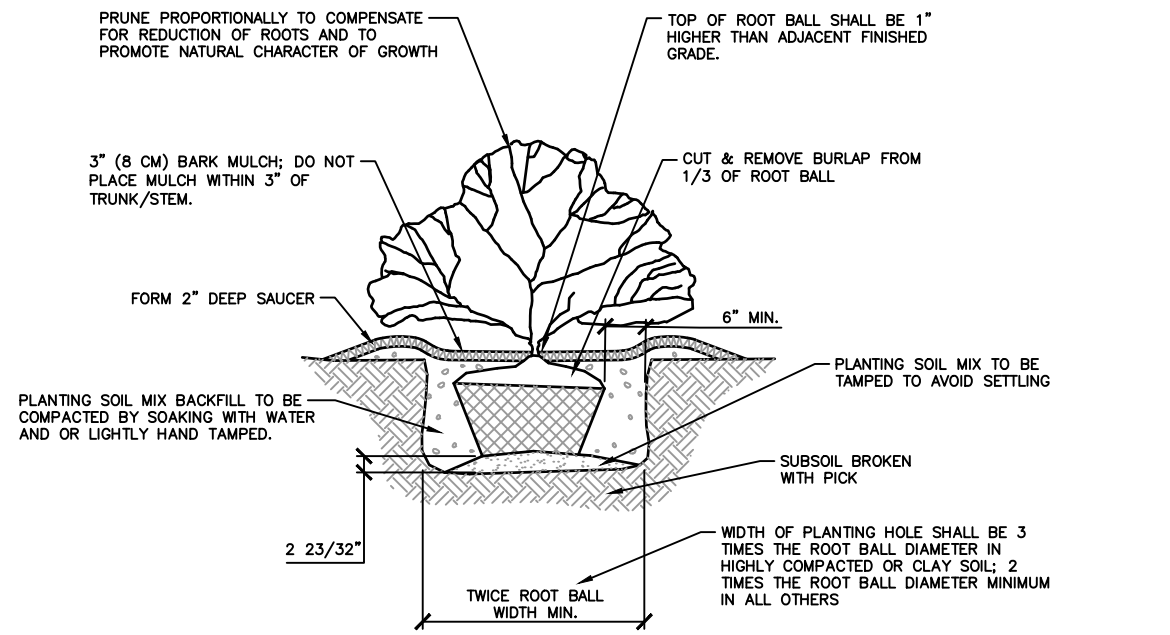
05 TREE ON SLOPE 5% (20:1) TO 50% (2:1) - MODIFIED SOIL

SCALE: N.T.S.



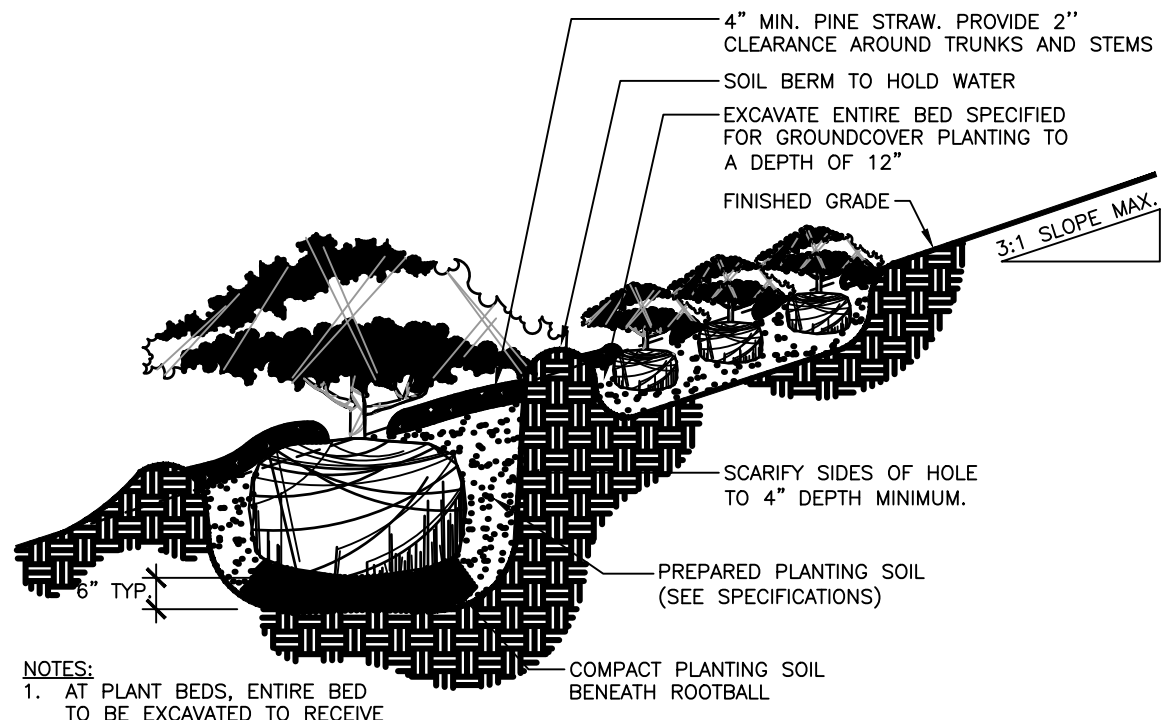
02 EVERGREEN TREE INSTALLATION

SCALE: 3/8"=1'-0"



04 SHRUB INSTALLATION

SCALE: 3/8"=1'-0"



06 SHRUB PLANTING ON SLOPE

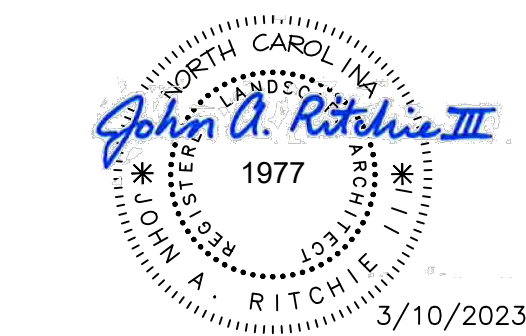
SCALE: 3/4"=1'-0"

Safety Expectations:



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3/10/2023

WOODFIELD DEAD END ROAD

DATE ISSUED: 8-26-2022

PROJECT STATUS: **DEVELOPMENT**

[illegible]

PROJECT NO. 22-008

DRAWING NUMBER

CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME: CL0114.DWG

DRAWN BY: SMP 08-26-2022

CHK'D BY: RAS 08-26-2022

E-MAIL: COVIL@HICADAMS.CO.CO

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SHEET TITLE

LANDSCAPE NOTES

REFERENCES & DETAILS

SHEET NO. _____

1104

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.

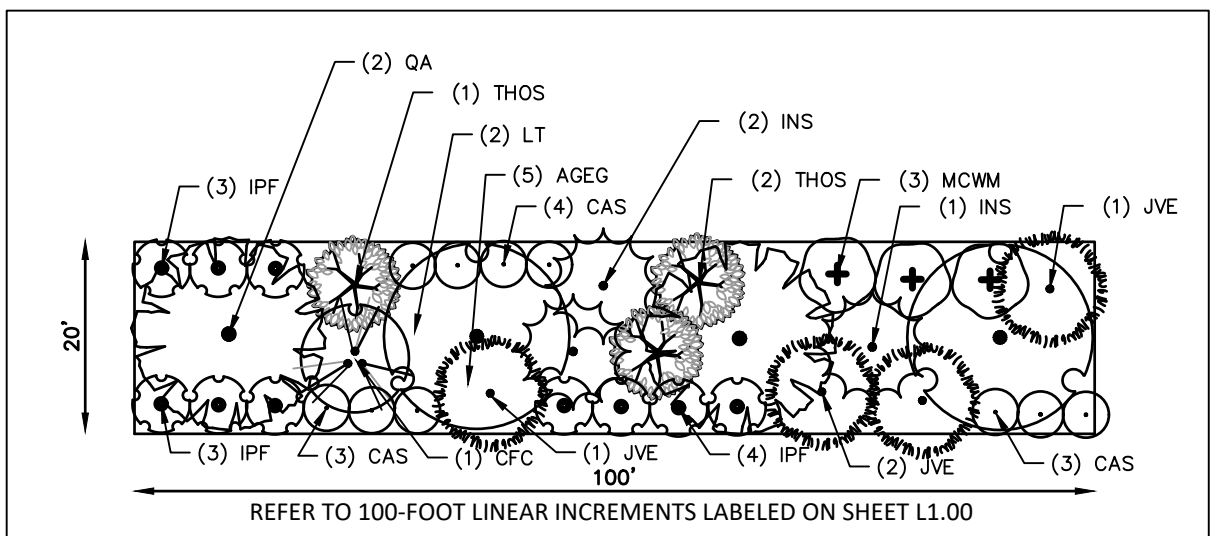
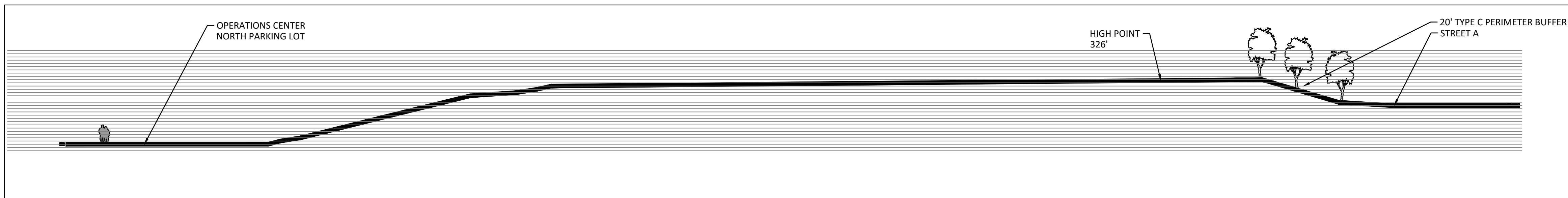
3. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
5. CONTRACTOR SHALL 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, FENCING, WALLS, ETC., REFER TO ARCHITECTURAL, 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; SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS AS QUALITY AS DEFINED IN THE CURRENT EDITION OF THE AMERICAN NURSERY STOCK ACT AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. ALL PLANT MATERIAL TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
12. ALL PLANT MATERIAL TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL SHALL BE REJECTED BY THE LANDSCAPE ARCHITECT.
13. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGE IN PLANT SPECIFICATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY MOVE BEING DUNG.
14. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MOW/SEED/SOIL IF NOT SPECIALLY 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 AMENDMENTS REQUIRED TO BE APPLIED TO THE SOIL. OWNER'S REPRESENTATIVE CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
19. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1/4 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROCKS, TRASH, OR 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 BY THE TOP 4 INCHES OF SOIL. SPREAD FERTILIZER TO A DEPTH OF 4 INCHES. DO NOT APPLY FERTILIZER TO EXPOSED ROOTS OR FRESH FINISHES AROUND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPROVED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF 4 INCHES. UNLESS OTHERWISE SPECIFIED, THE IMPROVED TOPSOIL, FOLLOWING THE INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE

1. **WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:**

- **DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.**
- **STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BULGING OVER.**

2. MAINTENANCE: INITIAL MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUBSTANTIAL COMPLETION. UPON SUBSTANTIAL COMPLETION, MAINTENANCE FOR ALL PLANTINGS SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM SHALL INCLUDE:
- TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WEEDING, MULCHING, AND RESTORING PLANTING SAUCERS, AND RESETTLING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY PLANTINGS. MAINTAIN PLANTINGS TO BE PROTECTED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND RESETTLING PLANTINGS TO PROPER GRADES OR VERTICAL POSITION, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIBRANT PLANTINGS.
 - PROJECT MAINTENANCE: MAINTAINANCE TO TAKE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TRUCK, REPAIR, OR REPLACE ANY DAMAGED PLANTINGS.

01 SCALE: 1"=20'-0"

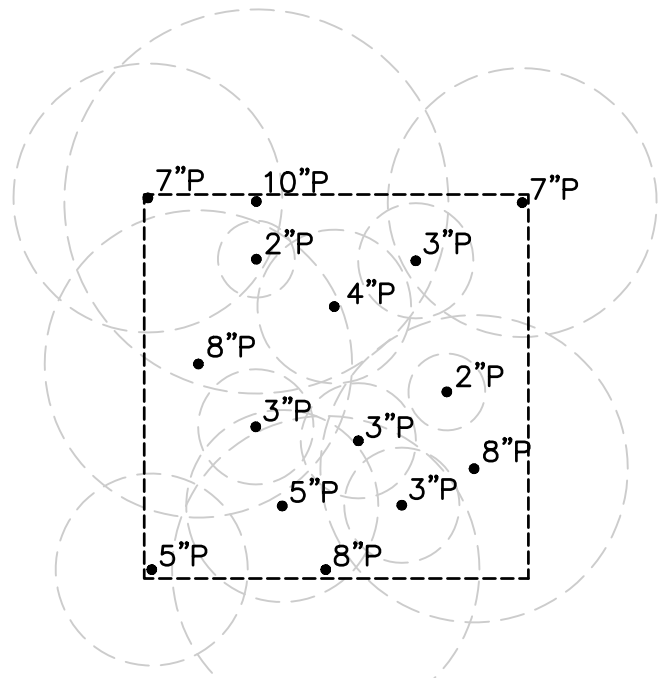


100' TYPICAL SECTION
SCALE: 1" = 20'

REQUIRED PLANT MATERIAL PER 100 LF SECTION:

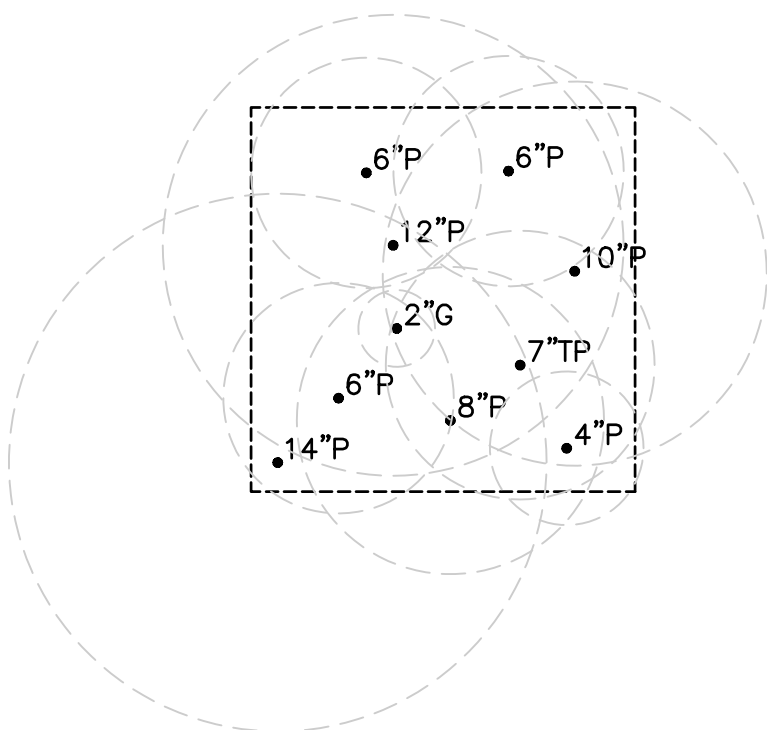
(5) DECIDUOUS TREES PER 100'	1	CORNUS FLORIDA	CHEROKEE PRINCESS	CHEROKEE PRINCESS DOGWOOD	1.5'	8"	3 GAL.
(20) SHRUBS PER 100'	1	ILEX VIRIDIS	YEW				
(80%) EVERGREEN TREES AND SHRUBS	1	CIFC	ILLUM X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY		8"	
	1	IPF	JUNIPERUS VIRGINICA	EASTERN RED CEDAR		30"	
	2	LT	LIRIODENDRON TULIFERA	TULIP POPLAR	2'	8"	
	4	JMVE	LYRICHIA CALIFORNICA	WAX MYRTLE		30"	5 GAL.
	2	LT	QUERCUS ALBA	WHITE OAK	2'	8"	
	3	THOS	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		8"	

02 SCALE: 1"=20'-0"



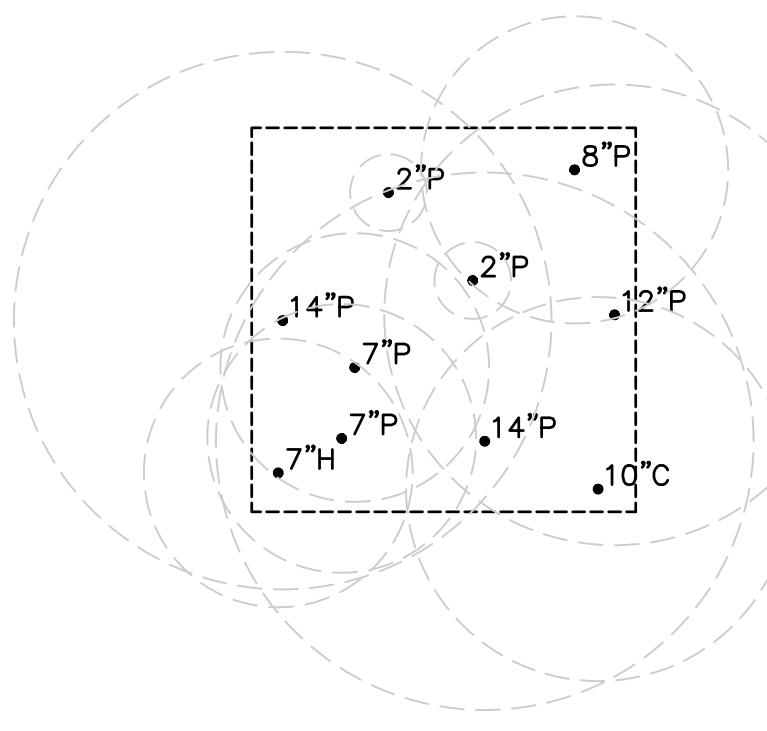
P = PINE

SCALE: 1"=10'



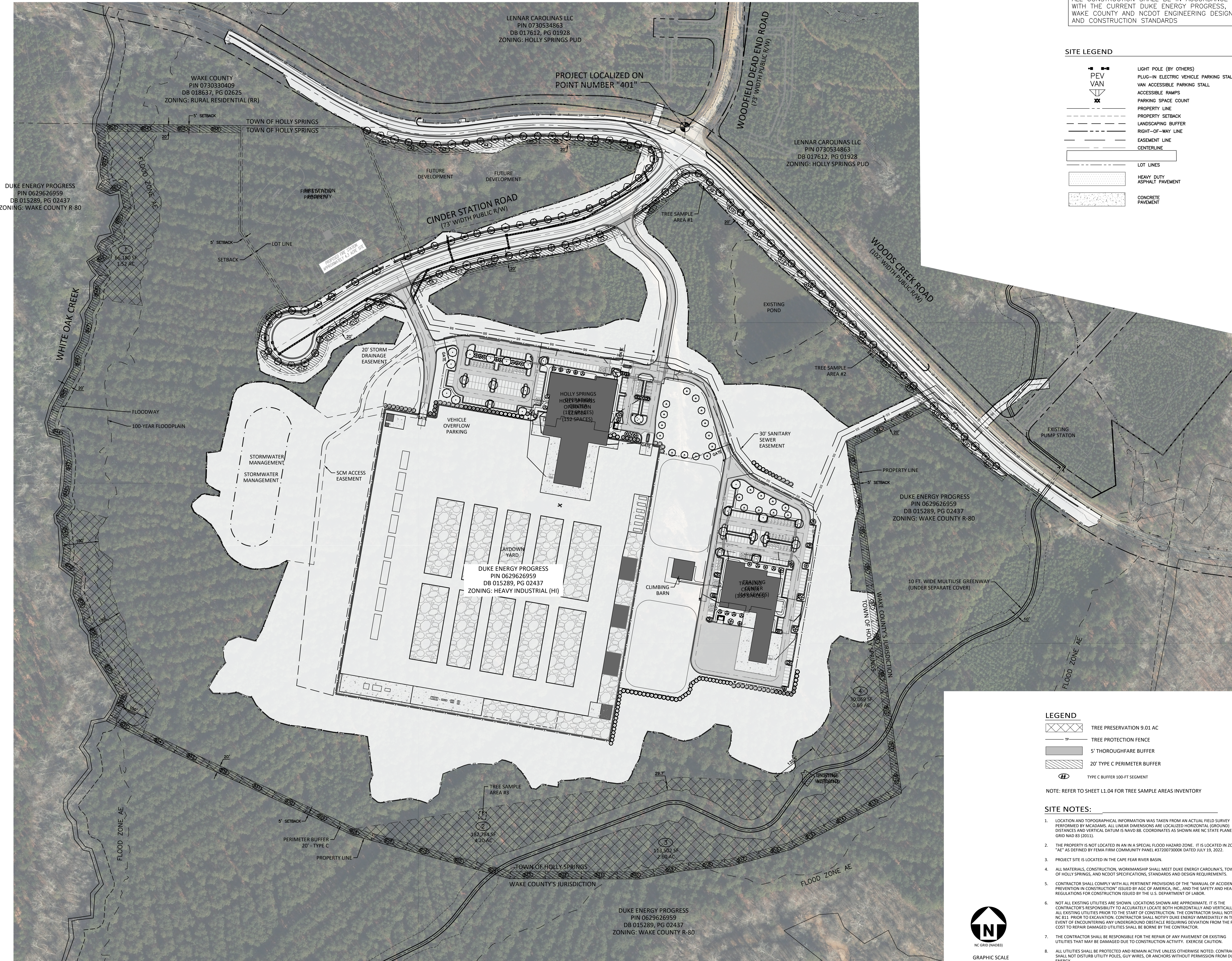
P = PINE
G = SWEET GUM
TP = TULIP POPLAR

04 SCALE: 1"=10'



P = PINE
H = AMERICAN HOLLY
C = CHERRY

SCALE: 1"=10'



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT DUKE ENERGY PROGRESS, WAKE COUNTY AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

SITE LEGEND

- PEV VAN
- LIGHT POLE (BY OTHERS)
- PLUG-IN ELECTRIC VEHICLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PARKING SPACE COUNT
- PROPERTY LINE
- PROPERTY SETBACK
- LANDSCAPING BUFFER
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- LOT LINES
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

LEGEND

- TREE PRESERVATION 9.01 AC
- TREE PROTECTION FENCE
- 5' THOROUGHFARE BUFFER
- 20' TYPE C PERIMETER BUFFER
- TYPE C BUFFER 100-FT SEGMENT

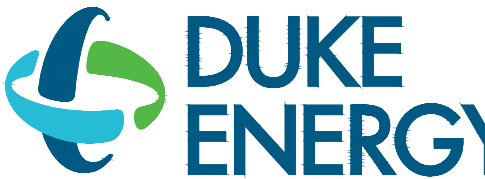
NOTE: REFER TO SHEET L1.04 FOR TREE SAMPLE AREAS INVENTORY

SITE NOTES:

- LOCATION AND TOPOGRAPHICAL INFORMATION WAS TAKEN FROM AN ACTUAL FIELD SURVEY PERFORMED BY MCADAMS. ALL LINEAR DIMENSIONS ARE LOCALIZED HORIZONTAL (GROUND) DISTANCES AND VERTICAL DATUM IS NAVD 88. COORDINATES AS SHOWN ARE NC STATE PLANE GRID NAD 83 (2011).
- THE PROPERTY IS NOT LOCATED IN AN IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY FEMA FIRM COMMUNITY PANEL #5720073000K DATED JULY 19, 2022.
- PROJECT SITE IS LOCATED IN THE CAPE FEAR RIVER BASIN.
- ALL MATERIALS, CONSTRUCTION, WORKMANSHIP SHALL MEET DUKE ENERGY CAROLINA'S, TOWN OF HOLLY SPRINGS, AND NCDOT SPECIFICATIONS, STANDARDS AND DESIGN REQUIREMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- NOT ALL EXISTING UTILITIES ARE SHOWN. LOCATIONS SHOWN ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY LOCATE BOTH HORIZONTALLY AND VERTICALLY ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY NC 811 PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY DUKE ENERGY IMMEDIATELY IN THE EVENT OF ENCOUNTERING ANY UNDERGROUND OBSTACLE REQUIRING DEVIATION FROM THE PLAN. COST TO REPAIR DAMAGED UTILITIES SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY PAVEMENT OR EXISTING UTILITIES THAT MAY BE DAMAGED DUE TO CONSTRUCTION ACTIVITY. EXERCISE CAUTION.
- ALL UTILITIES SHALL BE PROTECTED AND REMAIN ACTIVE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL NOT DISTURB UTILITY POLES, GUY WIRES, OR ANCHORS WITHOUT PERMISSION FROM DUKE ENERGY.
- EXISTING IMPROVEMENTS SLATED TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- ALL CONSTRUCTION DEBRIS SHALL BE TESTED AND DISPOSED OF OFF-SITE IN A STATE PERMITTED LINED LANDFILL OR AS DIRECTED BY DEC REPRESENTATIVE. TESTING AND DISPOSAL SHALL BE IN ACCORDANCE WITH DUKE ENERGY REQUIREMENTS AND STANDARDS AT NO ADDITIONAL COST TO THE OWNER.

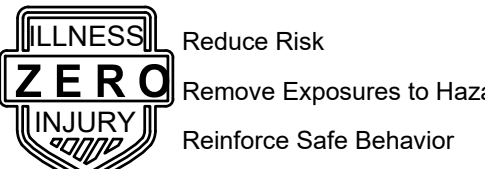


DRAWING NUMBER
CFD-XXXXXX A000 -XXXXX



MAILING ADDRESS:
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Safety Expectations:



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license number: C-0293, C-187
www.mcadamsco.com



3/10/2023

HOLLY SPRINGS
OPERATIONS
CENTER

WOODFIELD DEAD END ROAD

DATE ISSUED: **8-26-2022**

PROJECT STATUS: **DEVELOPMENT**

MARK	DATE	ISSN	BY	REVISION
1	8/26/22	1001	SMP	REDUCTION OF CLEANING ACTIVITIES

PROJECT NO. **22-008**

DRAWING NUMBER
CFD-XXXX- A000 XXXXX

ELECTRONIC FILE NAME: **CL0115.DWG**

DRAWN BY: **SMP 08-26-2022**

CHK'D BY: **KAS 08-26-2022**

E-MAIL: **COVIL@MCADAMSCO.COM**

SHEET TITLE

TREE PRESERVATION PLAN

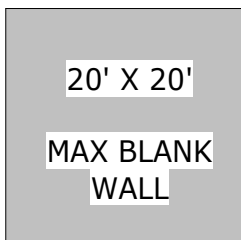
SHEET NO.

L1.05



*NOT A PRIMARY
FACADE PER SECTION
8.2.G.4

- Awning over main and employee entrances will extend the full depth of the door swing (3' - 0").
- Minimum fenestration percentage: 10% of wall area exterior to the fencing.
- Building elevations to focus glazing in internal work spaces. (Minimum daylight factor of 2 over 75% of the open work and café areas).



M These drawings are the property of HH Architecture, P.A. They

E-MAIL: kness@nh-arch.com

ZONING ELEVATIONS

224

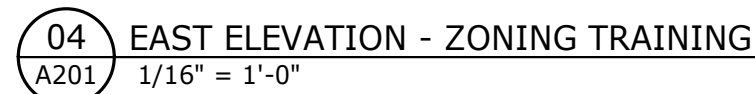
5/20/2025

SHEET NO.

A 2000

A200

Page



101-105



**DUKE
ENERGY.**

Safety Expectations:



- Reduce Risk
- Remove Exposures to Hazard
- Reinforce Safe Behavior

HH

ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com



ACCESSORY STRUCTURES

DATE ISSUED: **12/16/2022**

PROJECT STATUS:

30% CONSTRUCTION DOCS

[illegible]

PROJECT NO. **22-008**

DRAWING NUMBER

CFD-XXXXXX- A202 -3CEAE

ELECTRONIC FILE NAME: A202.DW

DRAWN BY: Author

NAME: _____

CHK'D BY: Checker

E-MAIL: 01

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SHEET TITLE

ZONING ELEVATIONS -
1.6673303Y

2022 ACCESSORY

SHEET NO.

A202

A202
Page 165 of 165

Page 165 of 165