



Town of Holly Springs
Development Review Committee
3:00 PM **Tuesday, December 12, 2023**

Regular Meeting
Holly Springs Town Hall
128 S. Main Street

Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. Development Review Committee November 14th, 2023 Regular Meeting Minutes

4. Requests and Communications

5. Consent Agenda

6. Other Business

- a. Community Garden at Sugg Farm Park Development Plan 23-DP-10

7. Adjournment

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



Development Review Committee Minutes: November 14, 2023

The Development Review Committee met virtually on Tuesday, November 14, 2023 beginning at 3:00 pm. All members available were in attendance.

Agenda Item 1: Approval of Minutes

Motion to approve the October 24, 2023 minutes as submitted.

Motion: Daniel Weeks
Second: Paul Liquorie
Vote: Unanimous to approve

Agenda Item 2: Development Projects

The Yield 2.0 Pod 4 Building G

Conor Ryan presented the Committee with an overview of the project.

Timmons Group has submitted a request for a Development Plan for approval of The Yield 2.0 Pod 3 Building G of the Green Oaks Tech Center PUD and Master Plan. The Green Oaks Tech Center is a 119.4-acre development along Holly Springs New Hill Road and Green Oaks Parkway. Pod 3 is an 11-acre portion of the overall development located within the PUD Innovation District for business and employment. The development will contain Office, Lab, and Manufacturing space totaling approximately 128,000 square feet in building area.

This project qualifies for administrative approval in accordance with the adopted standards in the Green Oaks Tech Center PUD. The PUD allows for administrative approval for Development Plans provided:

1. All uses proposed in the Development Application are one or more of the following:
 - a. Professional office building or corporate headquarters
 - b. Full-service hotel that includes a restaurant and event space
 - c. Uses listed as Town of Holly Springs Economic Development Target Industries
 - d. Uses listed as approved as eligible for Town of Holly Springs Economic Development Incentive Policy
2. The Development Application does not include a Special Exception Use (Special Use Permit)
3. The Development Application is no more than 50% of the gross site area of Green Oaks Tech Center, and
4. Each Development Application meets the applicable standards under the Holly Springs UDO

These conditions have been met, and thus the project is eligible for review by the Development Review Committee.

Motion/Action Requested:

Development Review Committee Minutes: November 14, 2023

Motion that the DRC approve Development Plan 22-DP-14 (PLDP202200367) for Yield 2.0 Pod 3 Building G as submitted by Timmons Group, dated 10/17/2023, with the following conditions:

1. All previous conditions of approval for Green Oaks Tech Center PUD & Green Oaks Tech Center Master Plan (Yield 2.0) apply to this Development Plan, except for any condition that describes a fee or 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. Raceway to serve EV-Ready parking spaces must be shown at time of Construction Drawing Submittal.
3. The following must be submitted with the first Construction Drawing submittal:
 - a. A point-by-point photometric plan for all site lighting (not including public right-of-way street and pedestrian lights) in conformance with lighting levels specified in UDO Section 7.02 shall be submitted to and approved by Development Services.
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 Special Studies must be finalized prior to being scheduled for the review board.
6. 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, or update to the Sewer Study, will be required with first construction drawing submittal for all lines and 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.
7. 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.
8. The design of the extensions of Origin Boulevard and Imprint Road to their intersection at the southwestern corner of this development plan (as shown on EX1.0 in the Development Plan submittal) must be shown on the construction drawings for Pod 3, Building G to match the previously approved Major Subdivision Plan by the time of first submittal of the Construction Drawings. This includes any and all public utility extensions required for these areas. The Developer is responsible for the construction of these roadways and no plats or building permits will be issued by the Town for Pod 3, Building G until all necessary infrastructure is completed.
9. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
10. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
11. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.

12. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information
13. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
14. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
15. 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.
16. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.

Motion: Paul Liquorie

Second: Daniel Weeks

Vote: Approved unanimously

Mackenzie Fretz
DRC Clerk



Holly Springs

Subject Title: Sugg Farm Community Garden Development Plan (23-DP-10)
Meeting Date: December 13, 2023
Presenter: Grayson Taylor, Catherine Jacobs, Development Services
Attachments: Development Plan Application, Development Plan

Project Overview/Summary

The Town of Holly Springs has submitted a request for a Development Plan for approval for the Community Garden at Sugg Farm Park. Sugg Farm Park is a ~110 acre Town park located at 2033 Grigsby Avenue. The community garden proposes 55 garden plots with a parking area on 0.95 acres.

This project qualifies for administrative approval in accordance with the adopted standards in the Unified Development Ordinance (UDO). The UDO allows administrative approval for all Development Plans not involving properties in the DMX Downtown Mixed-Use zoning district, buildings over 40,000 sf., or Special Use Permits.

1. The proposed use in the Development Application is for a .95 acre community garden.
2. The Development Application does not include Special Use Permits.
3. The Development Application meets the applicable standards under the Holly Springs UDO.

Development Standards

Total Site Area: 0.95 acres

Zoning District: RR – Rural Residential

Building Height: N/A

Provided Development Setbacks:

West: 227'

East: 385'

Minimum Landscape Buffers:

All Property Lines: 5' Wide Type A

Total Building Footprint Area:

Building Footprint: N/A

Parking Requirements

Total Required Parking

Required Parking Spaces: N/A (Parking Study Required)

Provided Parking Spaces: 20 Parking Spaces

Required Bicycle Parking

Required: 5 Bicycle Spaces

Provided: 6 Bicycle Spaces

Civil Improvements

The project is proposing service connection to the existing water main located on-site. Connection to sanitary sewer is not proposed and is therefore not subject to the Water Resource Management Policy.

No right-of-way improvements or traffic study were required by this development.

DRC Decision:

This Development Plan has been reviewed by staff (Land Development, Parks & Recreation, Utilities & Infrastructure, and Fire & Rescue) and has been found to be in compliance with applicable development standards of the UDO.

Motion/Action Requested

Motion that the DRC approve Development Plan 23-DP-10 (PLDP202300192) for the Community Garden at Sugg Farm Park as submitted by the Town of Holly Springs, dated 7/24/2023.

Agenda Item Contact Information				
Agenda item prepared by:				
Agenda Item Department Head Approval for Review and DRC Discussion				
	Approved for Distribution			
Staff	Yes	No	Initials	Department Head Comments
Grayson Taylor	X		CAC	
Catherine Jacobs				

TOWN OF HOLLY SPRINGS DEVELOPMENT PETITION PACKET

Major Subdivision, Development Plan, and Special Use Permit



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 10 business days prior but no more than 8 weeks before the Petition Submittal Deadline as specified on the appropriate submittal calendar. Please email Development Services@hollyspringsnc.gov to schedule a Sketch Plan Review (Pre-Submittal) Meeting. For more information, contact Development Services at (919) 557-3908, and selecting option 3 from the menu.

FOR MORE INFORMATION:

Current Fee Schedule: www.hollyspringsnc.gov/2170

NOTE: All fees include the initial two (2) staff reviews and Plans for Official Action review. Each additional review will cost ½ the original petition submittal fee.

Review Process: Town of Holly Springs Unified
Development Ordinance
Major Subdivision - Section 11.11
Development Plans- Section 11.10
Special Use Permit- Section 11.12

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

The full review procedures for Major Subdivisions, Development Plans, and Special Use Permit can be found in Unified Development Ordinance Chapter 11.

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."

New Submittal or Major Amendment:

- ☒ Submit the following number of copies:
(1) PDF version, plans sized to 24" x 36"

Minor Amendment:

- ☐ Submit the following number of copies:
(1) PDF version, plans sized to 24" x 36"

PLAN SHEET REQUIREMENTS:

The Plan Requirements & Data Checklist items must be included on the specific plan sheets as indicated. If complete information is not provided, it will cause a delay in the review process and move the project into a later review cycle. If a required item is not shown on the specified sheet, provide a written statement explaining why the item has not been included. If this petition is being submitted for a Wireless Telecommunications Facility, review UDO Section 3.3.9 E., for submittal requirements.

Major Subdivision Plan (Residential and Non-Residential):

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

- | | |
|--|--|
| ☐ Petition Form | ☐ Grease Trap Survey (any business using or disposing of fats, oils or grease) |
| ☐ PDF version of plans sized to 24" x 36" | ☐ Industrial Waste Survey (all businesses) |
| ☐ Processing Fees (make check payable to: Town of Holly Springs) | ☐ Residential Development Notification Form |
| ☐ Plan Requirements and Data Checklist | ☐ Engineering Special Studies- TIA, FFA, and Sewer Report- to be submitted directly to Development Services with separate check for payment of associated fees (per conditions from Master Plan, PUD approval or as outlined at the Sketch Plan Review (Pre-Submittal) Meeting) |
| ☐ Postmaster certification of Cluster Mailbox Unit location | ☐ Design Standards (Non-residential only) |
| ☐ Certification of Plan Revisions, if a revision to an approved plan | ☐ Streetscape and Mobility Standards (non-residential only) |
| ☐ Waiver Request Forms if applicable, as determined at the Sketch Plan Review (Pre-Submittal) Meeting | ☐ Neighborhood Meeting Report |
| ☐ Stormwater Fee-in-lieu Request Form | |
| ☐ Preliminary Stormwater Submittal Checklist | |

Development Plan:

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

- | | |
|--|--|
| ☒ Petition Form | ☐ Residential Development Notification Form (if applicable) |
| ☒ PDF version of plans sized to 24" x 36" | ☐ Grease Trap Survey (any business using or disposing of fats, oils or grease) |
| ☐ Processing Fees (make check payable to: Town of Holly Springs) waived, b/c Town project | ☐ Industrial Waste Survey (all businesses) |
| ☒ Plan Requirements and Data Checklist | ☐ Engineering Special Studies- TIA, FFA, and Sewer Report- to be submitted directly to Development Services with separate check for payment of associated fees (per conditions from Master Plan, PUD approval or as outlined at the Sketch Plan Review (Pre-Submittal) Meeting) |
| ☐ Certification of Plan Revisions, if a revision to an approved plan | ☐ Neighborhood Meeting Report |
| ☐ Postmaster certification of Cluster Mailbox Unit location (if applicable) | |
| ☐ Waiver Request Forms if applicable, as determined at the Sketch Plan Review (Pre-Submittal) Meeting | |
| ☐ Stormwater Fee-in-lieu Request Form | |
| ☐ Preliminary Stormwater Submittal Checklist | |

Special Use Permit:

The following items must be submitted with the Petition for a Special Use Permit to be deemed a complete submittal:

- | | |
|--|---|
| ☐ Petition Form | ☐ Grease Trap Survey (any business using or disposing of fats, oils or grease) |
| ☐ Vicinity Map | ☐ Industrial Waste Survey (all businesses) |
| ☐ Processing Fees (make check payable to: Town of Holly Springs) | ☐ Detailed Findings of Fact for Special Use Permit, consistent with the UDO |
| ☐ Plan Requirements and Data Checklist | ☐ Neighborhood Meeting Report |
| ☐ Waiver Request Forms if applicable, as determined at the Sketch Plan Review (Pre-Submittal) Meeting | |

Engineering Special Studies:

Special studies are used to provide additional detail to verify if there is adequate infrastructure available to support the proposed project and identify any necessary upgrades or improvements needed. All special studies are to be submitted to Development Services with applicable fees for review and approval.

Traffic Impact Analysis (TIA):

Refer to website for Request for TIA Scope, Form 8031: www.hollyspringsnc.us/335/Forms-Review-Schedules-Fee-Sheet.

Fire Flow Analysis (FFA):

Refer to website for Hydraulic/FFA Submittal Requirements, Form 8043: www.hollyspringsnc.us/335/Forms-Review-Schedules-Fee-Sheet.

Sewer Report:

Refer to website for Request for Sewer Study Scope, Form 8034: www.hollyspringsnc.us/335/Forms-Review-Schedules-Fee-Sheet.

Reclaimed Water Model Update:

If the project will be extending or using the reclaimed water system, additional information may be required as outlined in the Sketch Plan Review (Pre-Submittal) Meeting.

Plan Amendments:

Plan Amendments shall follow the checklist items applicable to the type of plan being amended and must include Certificate of Plan Revision with each submittal. Please refer to UDO Chapter 11 for submittal requirements and procedures.

Major Amendment Procedures:

Unacceptable plan amendments (Major Amendment) as described in UDO Section 11.16 include modifications to previously approved plans that adversely impacts the purpose and intent of the overall development or increases the intensity of any land use or adds additional land uses. The petitioner is responsible for verifying with Development Services that previously approved special studies are still applicable. Any such amendment is required to file a new petition for the appropriate review process.

Minor Amendment Procedures:

Minor Amendments as described in UDO Section 11.16 are alterations that do not substantially deviate from or alter the approved plans. These alterations may include the following types of modifications:

- An expansion of building floor area up to 25%;
- An increase in building height by up to 15%;
- An expansion or reduction in the amount of vehicle parking areas by up to 10%;
- An increase in the total number of lots/unit by up to 10%, or 10 lots/units, whichever is less.
- A reduction of open space by up to 10%;
- An increase in project acreage by up to 10% or 5 acres whichever is less;
- The designation of additional uses that only involve those listed as permitted ("P") on Table 3.2.A. – Table of Uses in Chapter 3 of the UDO;
- A reduction, relocation, or alteration the composition up to 10% of any tree preservation area or removal of a Specimen Tree; OR
- A minor change in building design, building material selection, or percentage of various building materials utilized that does not deviate from the original approval.

A Minor Modification may not be allowed for situations that are in conflict with any condition that was imposed as part of the original approval.

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.

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: Community Garden at Sugg Farm Park Project (TOHS Proj.# 23-011)

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

PUD/Master Plan/Subdivision Sugg Farm Park Shopping Center/Lot# _____

Project Location: 2033 Grigsby Avenue

Use street address. If none, use the closest intersection

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

PIN: 0658574561 Real Estate ID: 0067318

Project Acreage (rounded to nearest tenth): 0.9 Partial Parcel: ☐ No ☒ Yes (additional fee)

Current Zoning: RR Proposed Use (see UDO Table 3.2.A): Recreation Facility, Outdoor (>50 acres)

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: N/A

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

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

Project Applicant/Contact

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

Name Dirk Siebenbrodt Company Town of Holly Springs Utilities & Infrastructure Department

Mailing Address 218 South Main Street

City Holly Springs State NC Zip 27513

Telephone # (919) 805-4335 E-Mail dirk.siebenbrodt@hollyspringsnc.gov

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

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

Design Professional if different than Applicant/Contact

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () _____ E-Mail _____

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

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

Developer

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

Architect

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

Landscape Architect

Name _____ 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

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

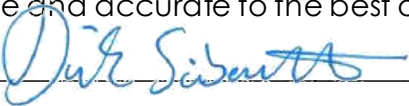
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) _____ Alternate Telephone # (_____)
Fax # (_____) _____ E-Mail _____
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices?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

Property Owner - Required

Name John Schifano Company Town of Holly Springs
Mailing Address 218 South Main Street
City Holly Springs State NC Zip 27513
Telephone # (919) 557-2917 E-Mail john.schifano@hollyspringsnc.gov
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, Dirk Siebenbrodt, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 7/24/23

PLAN REQUIREMENTS & DATA CHECKLIST



Mark each item as applicable (A) or not applicable (NA) by placing an "X" in the appropriate box.

Note: This checklist is a general list of requirements. More specific requirements are available upon request.

A	NA	
I. EACH SHEET MUST CONTAIN THE FOLLOWING ITEMS		
X		A. Name, address, telephone number, and fax number of the Engineer, Architect, Landscape Architect, and/or Surveyor responsible for the plans.
X		B. Date of drawing preparation and all revision dates.
X		C. Sheet Number and Title.
X		D. North Arrow.
X		E. The scale of the drawings listed in feet per inch in both graphic and numeric scale. Use Engineering scale no larger than 1" = 200'.
X		F. Seal and signature of Registered Design Professional.
X		G. Name of the proposed development plus the name of Master Plan or PUD, if applicable.
	X	H. For Plan Amendments Only: Cloud all individual changes that were made to the plans and place a numbered delta next to each clouded area that corresponds with the numbered revisions on the coversheet.
X		I. For Site Plan, Landscape, Utilities, and Grading Plans: show all overhead and underground utilities. If overhead utilities exist, developer/engineer must contact Duke Energy and/or other overhead utility providers and provide documentation regarding the relocation of such underground.
II. COVER SHEET INFORMATION		
X		A. Parcel Identification Number (PIN)/Real Estate Identification Number and location (including township, county, and state) for all parcels involved.
X		B. Vicinity map at 1" = 500' with project boundary clearly marked. There must be sufficient detail and legibility in order to locate the project in reference to nearby roads and property lines.
	X	C. Note the dates of any previously approved Waivers, Variances, Master Plans, or PUDS.
X		D. Owner/Applicant/Developer/Engineer/Architect/Landscape Architect(s) name, address, and telephone number.
X		E. Zoning designation of the property to be developed (and list of conditions, if applicable).
X		F. Provide statement "Plan is subject to revisions during Construction Drawing Approval Process."
X		G. Total Acreage of Tract(s) to be developed and number lots.
	X	H. Clearly identify survey benchmark used for project on the cover or overall project sheet. Project should be tied to local monuments established by G.P.S. for Town of Holly Springs with identification of the monument that was used, if such monument is in proximity to the project. This requirement shall not supersede any requirement to tie to NCGS monumentation.
X		I. List type of development: Development Plan, Major Subdivision Plan, Special Use Permit, etc.
	X	J. Provide proposed sewer flow for the project including how calculation was determined.
	X	K. For Plan Amendments Only: Provide a dated table listing all amendments made to plan since last Town approval.
III. BASE DATA/SITE PLAN SHEET / LOT LAYOUT INFORMATION		
X		A. Show boundaries of tract(s) proposed for development. If there is more than one tract involved and a recombination is to occur, place the note "to be recombined". All adjoining property lines of tracts adjoining the property should include zoning designation and property owner information for adjacent properties. Zoning of adjoining properties is shown on vicinity map on cover sheet
X		B. Show all historic resources identified within the project area (Refer to Vision Holly Springs: The Town of Holly Springs Comprehensive Plan, Section 1: Future Land Use & Character). Provide information on the preservation, rehabilitation, or reuse of the historic resource.

For DS Use only

Project # _____

Date Received: _____

Location 12 (Page 132 and Page 137 on Historic Resources Map), the former Sugg Farm main building is shown on Sheet 1.2

A	NA	
	X	C. Show and label proposed and existing streets, right-of-way, sidewalks and greenway, including all dimensions. Provide existing street names and required road improvements
	X	D. Show proposed Pedestrian and Vehicular Circulation as specified in UDO Section 8.4
X		E. Show any existing structures, underground storage tanks, utilities (specify overhead or underground and indicate where overhead lines will be relocated underground), drives, roads, and natural features on and within 200' of the subject property and label them as such. <i>(If a structure on the subject property is to be removed, label it "to be removed".)</i>
	X	F. Show, dimension, and label required Thoroughfare Conservation Buffers as specified in UDO Section 4.8. Provide information on the future maintenance of the buffer.
X		G. List minimum perimeter buffers, building and driveway setbacks, and indicate on plan the setback from each side of the building to the corresponding property line.
	X	H. Show proposed building layout; including square footage, FFE's and building footprint if applicable
	X	I. Show the location of all HVAC units, Mailbox Kiosks, exterior CO canisters and similar equipment, and Trash Enclosures with the trash truck turning radii template. Note: Trash or recycling containers of any size must be enclosed. All ground mounted equipment, including HVAC units, exterior CO canisters, and similar equipment must be screened from view.
	X	J. List the average lot size, minimum lot width, minimum lot frontage, minimum lot depth, maximum building height, minimum open space, and the gross density of the development.
	X	K. Show and label required riparian buffers, FEMA and local floodplain areas within the boundaries of the site.
	X	L. Design Engineering data for all roadway radii and curves.
	X	M. Provide lot size(s).
	X	N. Show and label all easements.
X		O. Show proposed parking lot layout and list the required number of spaces, including Electric Vehicle Spaces, and the number of spaces provided. Provide dimensions of spaces and aisles. <i>[See UDO Section 6.4 and 6.6].</i>
X		P. Show the proposed location and list the required number of bicycle racks and the number of bicycle racks being provided (see UDO Section 6.5).
	X	Q. Show off-street loading areas and off-street loading spaces. (See UDO Section 8.4).
	X	R. Show all required greenways. <i>[See UDO Section 7.6].</i>
	X	S. Indicate areas for all proposed outdoor operations including outdoor seating, display/sales of merchandise, outdoor storage, and business vehicle parking.
IV. GRADING AND DRAINAGE PLAN		
X		A. Show existing and proposed grading plan which includes all lot lines, building footprints if applicable, proposed structures.
	X	B. Provide preliminary drainage calculations.
	X	C. Provide preliminary drainage designs, including structure, swales, preliminary pipe sizes, and easements
	X	D. Clearly label restricted stream buffers.
	X	E. Draft Stormwater Management Plan – provide draft sizing calculations for all BMP's. Also provide drainage area map for BMP's and the site.
	X	F. Draft Flood Study – Demonstrate site will be able to accommodate any required detention facilities, provide draft supporting calculations.
V. LANDSCAPE PLAN		
	X	A. Location and size of proposed plant material including live vegetation ground cover and species selection. This includes perimeter buffers and/or foundation landscaping and/or vehicle parking area screening and/or interior vehicle parking area planting. Include site distance triangles at all intersections.
	X	B. Indicate locations, size, and species of proposed street trees, <i>[See UDO Section 5.3.5]</i>
	X	C. Show fencing details <i>[See UDO Section 5.5.]</i>
	X	D. Show the location of berms, if there are any, and provide detail information on the berm <i>[See UDO Section 5.5]</i>
	X	E. Show utility and drainage easements and any drainage devices (BMP, temporary erosion control devices, swales or structures)

A	NA	
	X	F. Show location of ground level utility boxes, HVAC equipment, RPZ, overhead (if allowed to remain overhead) and underground utility lines, etc.
	X	G. Provide landscape tables listing the plant species to be used. Note: No single species shall constitute more than twenty-five percent (25%) of the plant material of its type. Verify species are not listed on the <i>Invasive Species List</i> (See UDO Section 5.4.1).
	X	H. Provide calculations for perimeter yards, foundation landscaping (for both primary and accessory structures) and parking areas if required.
	X	I. Specify the limits of live vegetation, ground cover and mulch. [See UDO Section 5.4]
	X	J. Note who will be responsible for the maintenance of the Landscaping and include the following notes: Example: Owner shall be responsible for: "The maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e., thickets), and kept free from trash, debris and other objectionable materials; "The replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season; and, the replacement of any tree in a Tree Save Area, which is removed or dies after the date of approval of a Preservation Landscape Plan. Such replacement shall occur during the next planting season."
	X	K. If an alternate Landscape Plan is being proposed, see UDO Section 5.2.3. and include a letter to the Administrator regarding why this is being requested.
	X	L. Indicate the location of all tree protection fencing.
	X	M. Show all tree preservation areas.
	X	N. Landscape Plans shall be sealed by a Registered Landscape Architect.

VI. TREE PRESERVATION PLAN

	X	A. The latest available aerial photograph of the project area.
	X	B. An Existing Vegetation Plan depicting the location, area, predominant species, general health, estimated number of trees, and average Diameter at Breast Height (or DBH) of stands of trees.
	X	C. When Sample Area Surveys are used in place of a full site-survey, Survey Area shall include a detailed survey of all trees and other vegetation existing in a twenty foot by twenty-foot (20' X 20') representative sample area to be preserved and the location of the sample area. [See UDO Section 4.4]
	X	D. Provide area calculations for Tree Preservation Areas within and outside of Environmental features (Wetlands, Stream Buffers, etc.).
	X	E. Provide calculations for overall Tree Preservation Area, specifying which methods (Specimen Tree, Significant Tree Stands, Significant Natural Resource Areas, or Supplemental Undisturbed Perimeter Buffers) were used to meet Tree Preservation Area requirements.
	X	F. Tree Preservation Plan must be prepared by a Certified Arborist, Registered Forester, or Registered Landscape Architect.

VI. UTILITY LAYOUTS

X		A. Provide base site plan information including, but not limited to all structures, utilities, drives, roads and natural features on the property and within 200' beyond property lines.
	X	B. Show any proposed irrigation or sprinkler, and sewer line information and associated backflow prevention devices
X		C. Show, label and dimension all existing and proposed Town utility lines (potable water, sanitary sewer, reclaimed water, and fiber optic). Also show both underground and overhead dry utilities on and off site to serve site (example: electric, telephone, and cable)
	X	D. Provide street lighting plan for interior and/or adjacent roadways
	X	E. Provide Water Metering Network information (See UDO Section 7.2.1.H)

VII. DETAILS SHEET

	X	A. Provide EDCS Detail HS-816 and HS-817 for street tree and root guard installation
	X	B. Provide EDCS Detail HS-359, HS-360, or HS-361 for appropriate street blade poles and traffic control signage
	X	C. For projects within the Village District: Provide EDCS Detail HS-009 for benches

A	NA
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VII. INFORMATION REQUIRED FOR DEVELOPMENT PLANS

	X	A. Indicate the type of outdoor light fixtures that will be used (Parking lot lighting, architectural lighting, building lights, safety lights, and landscaping lights), including but not limited to, the manufacturers or electric utility catalog specifications sheets, drawings, or photometric reports, color of pole, type of light source [See UDO Section 8.4] 1. The maximum light level permitted within the parcel shall not exceed fifteen (15) horizontal foot candles. 2. The maximum light level permitted on the lot line shall not exceed (0.2) horizontal foot candles.
	X	B. Provide details for all proposed dumpster enclosures, mailbox kiosks, accessory structures, and fences on either the elevation or detail sheet with material and color call outs.
	X	C. Provide color, scalable elevations with building material and color callouts, and dimension stringers (vertical and horizontal dimensions) indicating building height. Building Design shall comply with UDO Section 8.2. Provide square footage and % of façade area for all materials. Also include an explanation of how the architectural design elements that are being used satisfy the applicable Building Design Requirements in the UDO. Show all roof mounted mechanical equipment and screening. Provide a materials board indicating all colors and materials proposed for the project.
	X	D. Provide Public Realm Standards in accordance with UDO Section 8.3.

VIII. INFORMATION REQUIRED FOR SPECIAL USE PERMIT

	X	A. Special Use Permit petitions are required to submit a written narrative response which provides a detailed statement regarding the proposed use in addition to the required Findings of Fact Form.
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IX. INFORMATION REQUIRED FOR MAJOR RESIDENTIAL SUBDIVISIONS (PLEASE INCLUDE ON SITE PLAN)

	X	A. Show and label all passive and active open space, and reference applicable greenway and park requirements as specified in the Comprehensive Plan [See UDO Chapter 4]
	X	B. Indicate the amount of land dedicated to Open Space and the entity responsible for maintenance
	X	C. Provide the maximum and minimum lot sizes
	X	D. Adhere to Subdivision Lot Design Standards (UDO Section 8.5)

X. INFORMATION REQUIRED FOR MAJOR NON-RESIDENTIAL SUBDIVISIONS (PLEASE INCLUDE ON SITE PLAN)

	X	A. Include the max number of lots, minimum lot area, access easements to all lots
	X	B. Show layout of major road connections (including curb cuts to existing roads and internal road connectivity), layout of utility layout as needed to serve each phase or lots (including where the utilities will be tied to and how adjacent properties will be stubbed).
	X	C. Adhere to Subdivision Lot Design Standards (UDO Section 8.5)
	X	D. Provide Design Standards and Streetscape & Mobility Standards (UDO Section 8.5.6 E. and F.)

This checklist serves as a list of basic information required with a Major Subdivision Plan, Development Plan, or Special Use Permit. There may be additional information needed that is considered by the Town Staff members, the Planning Board, or Town Council as being pertinent to the review of the project being submitted.

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



CERTIFICATION OF PLAN REVISIONS

NOTE: THIS FORM REQUIRES THE SIGNATURE AND SEAL OF THE PROFESSIONAL ENGINEER, DESIGN PROFESSIONAL, OR LAND SURVEYOR PREPARING THE AMENDED/REVISED PLAN

Note: Multiple signatures and seals may be required

I, _____, certify that the only changes made to the plans for Town
of Holly Springs Project Number ____-____-____ /

Project Name _____ that is being submitted to the Town of
Holly Springs for a ☐ Major ☐ Minor Amendment (PLAN DATED _____)

ARE AS NOTED BELOW:

I understand that any modification to the plans not indicated on the Certificate of Plan Revision and not clouded on the plan set will not be approved as a part of this/these requested amendment(s).

Date

Signature (Seal)

Date

Signature (Seal)

Date

Signature (Seal)



Public Utilities Department

150 Treatment Plant Rd.
Holly Springs, NC 27540
phone (919) 577-1090, fax (919) 577-2280

In compliance with State and Federal Laws the Town of Holly Springs has developed a Fats, Oils, and Grease (FOG) Management Program. The purpose of this program is to educate the public and business owners of the problems associated with grease and grease accumulations. FOG in wastewater can result in decreased capacity of sewer lines by cooling and congealing on the insides of pipes. This occurrence eventually causes blockages and sewer overflows and, therefore, is a major concern for the Town's wastewater collection system. Significant sources of FOG are cooking establishments due to the amount of grease used in cooking and other food preparation work. Improper disposal and cleanup practices allow FOG to enter the wastewater collection system. In an effort to work together to achieve the common goal of protecting the Town's resources we are asking business owners that produce grease as part of their daily operations to take a few moments and complete the following survey.

Name of Business _____

Please provide a brief description of business operations:

Company Representative _____ Title _____

Address _____

Telephone _____ Fax number _____

How many and what size grease handling device (grease trap or interceptor) do you have?
(Please list dimensions) _____

Location of grease handling device(s) _____

Cleanout service provider _____

Does your grease handling device have a sampling chamber? _____
(A sampling chamber is required for grease traps)

How is the waste disposed of and where? _____

Thank you for taking the time to complete this survey. If you have any questions or concerns of your responsibilities in maintaining your grease trap or interceptor in accordance with the Town's Sewer Use Ordinance please contact Seann Byrd at (919)577-1090 or email seann.byrd@hollyspringsnc.us.



**Town of Holly Springs
Industrial Wastewater Survey, Short Form**

This form has been sent to your business to determine types and sources of wastewater that are entering the Town of Holly Springs' Wastewater Treatment Facility. This form must be completed in accordance with the Town's Sewer Use Ordinance. The Sewer Use Ordinance can be examined on the Town's website at www.hollyspringsnc.us

Facility Name: _____
Facility Address: _____
Facility Telephone Number: _____ Facility Fax: _____
Type of Industry, Manufacture, Trade, or Business: _____

Products Produced: _____

Number of Employees: _____

General Description of the industrial activities and/or plant processes at this site: _____

Current Federal Standard Industrial Classification Code (S.I.C): _____ (if applicable)

Does the facility discharge any water from parts washing operations, contact cooling, oil/water separators, or any other type of wastewater other than from restrooms? If so, describe: _____

"Industrial Waste" means liquid or other wastes resulting from any processes of industry, manufacturing, trade, or business, or from the development of any natural resources. "Other Waste" means decayed wood, sawdust, shavings, bark, limes, garbage, refuse, ashes, offal's, tar, oil, chemicals, and all other substances, except industrial waste and sewage, which may cause pollution in any waters.

1. Does this facility discharge industrial waste or other waste to the sanitary sewer? YES NO
2. Is the discharge from industrial waste or other waste continuous or batch? _____
3. Does this facility use any type of chemical mixed with water that is discharged to the sanitary sewer?
YES NO If yes, please list: _____
4. What is the total discharge to the sanitary sewer (gallons per day)? _____
5. What is the total industrial or other waste discharge to the sanitary sewer (gallons per day)? _____
6. Are any chemicals stored in quantities of 55 gallons or more? YES NO
7. Does this facility use any well water or other water source other than the public water supply? YES NO
8. Are any outside drains connected to the sanitary sewer? YES NO
9. Does your facility discharge storm water to the sanitary water? YES NO

Our Sewer Use Ordinance requires that an Authorized Representative of the User sign all reports to the Town. Authorized Representative is defined as "a person responsible for the Principle Business decisions or other policy decisions for the facility."

To the best of my knowledge the information on this form is true and accurate.

Signature _____ Date _____

Print name _____ Job Title _____

*For more information or any questions, please contact the Water Quality Department at (919) 577-2273
Return this form with your Development Petition*

SPECIAL USE PERMIT FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information:

Project Name: _____

Special Exception Use:

Use: _____

Specific Special Use Permit Request:

For DS Use only

Project # _____

Date Received:

Findings of Fact:

A petition for Special Use Permit may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

(1) The proposed use will not be injurious to the public health, safety, comfort, convenience, or general welfare:

(2) The proposed use will not injure or adversely affect the adjacent area:

(3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Comprehensive Plan:

(4) The proposed use shall conform to all development standards of the applicable district (unless a Variance or Administrative Adjustment is issued for said standard):

(5) Roadways, access drives, and/or driveways are or will be sufficient in size and properly located to: ensure automotive, bicyclist, and pedestrian safety and convenience, traffic flow as set forth in this UDO and, control and access in case of fire or other emergency:

(6) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian accessways harmonize with adjoining properties and the general area and minimize adverse impacts:

(7) The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood:

Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: _____

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: _____
Time: _____
Location: _____

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: _____

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:

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

Developer Company Information	
Company Name	
Company Phone Number	
Developer Representative Name	
Developer Representative Phone Number	
Developer Representative Email	

New Residential Subdivision Information	
Date of Application for Subdivision	
City, Town or Wake County Jurisdiction	
Name of Subdivision	
Address of Subdivision (if unknown enter nearest cross streets)	
REID(s)	
PIN(s)	

Please complete each section and return by email or fax to all:

WCPSS

Debra Adams

dbadams@wcpss.net

Judy Stafford

jstafford1@wcpss.net

Fax: 919-431-7302

WAKE

Bill Shroyer

bill.shroyer@wakegov.com

Fax: 919-856-6389

Projected Dates Information	
Subdivision Completion Date	
Subdivision Projected First Occupancy Date	

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes																	
Condos																	
Apartments																	
Other																	

TOWN COUNCIL MEMBERS:	DANIEL H. BERRY SHAUN MCGRATH TIMOTHY FORREST DR. AARON WOLFF DANIELLE HEWETSON	PROPERTY OWNER:	TOWN OF HOLLY SPRINGS 128 S MAIN STREET HOLLY SPRINGS, NC 27540
TOWN MANAGER:	RANDY HARRINGTON	DEVELOPER:	TOWN OF HOLLY SPRINGS 128 S MAIN STREET HOLLY SPRINGS, NC 27540
ASSIST. TOWN MANAGERS	SCOTT CHASE DANIEL WEEKS	WAKE COUNTY P.I.N.	0658574561
MAYOR:	SEAN MAYEFSKIE	WAKE COUNTY REID	0067318
PARKS & RECREATION DEPT. MEMBERS:	LEEANN PLUMER, CPRP MATT BEARD, AICP, CPD	WAKE COUNTY MAP NAME	065802
UTILITY AND INFRASTRUCTURE DEPT. MEMBERS:	MICHAEL LEONAS, PE DIRK SIEBENBRODT, PE	WAKE COUNTY "CITY"	HOLLY SPRINGS
		PLANNING JURISDICTION	HS
		TOWNSHIP	HOLLY SPRINGS
		ZONING	RR - RURAL RESIDENTIAL

Town of Holly Springs
Community Garden at
Sugg Farm Project
Prepared by:
TOWN OF HOLLY SPRINGS
UTILITY & INFRASTRUCTURE DEPT.
OCTOBER 2023
TOHS Project Number: 23-011
CW & DP#: PLDP 202300192 / 23-DP-10

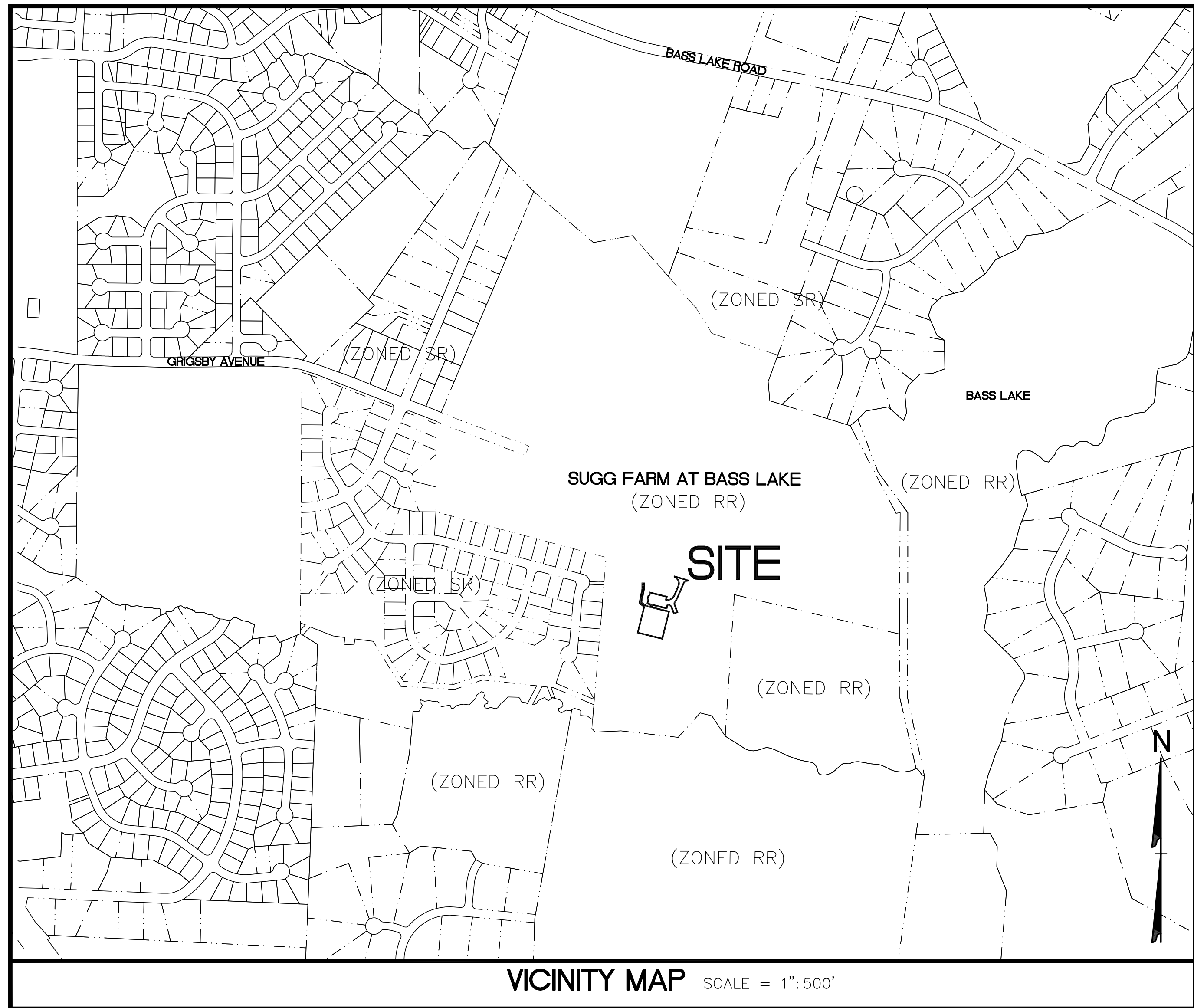
SITE DATA

- EX. ASPHALT REMOVAL: 352 SY
- PERMEABLE PAVERS OR 8" HEAVY DUTY GRAVEL: 959 SY
- PERMEABLE PAVERS OR 6" LIGHT DUTY GRAVEL: 348 SY
- 6" ADA PARKING PAD: 80 SY
- 4" CONCETE: 80 SY
- WHEEL STOPS: 20
- TOTAL PARKING SPACES: 20
- RAILROAD CROSS TIES OR EQUAL: 203 LF
- SILT FENCE: 840 LF
- CONSTRUCTION ENTRANCE: 67 SY
- SEEDING AREA: 2,974 SY
- BIKE RACKS: 3
- ADA SIGNS: 3
- WATER METER, RPZ, FITTINGS, ETC.: SEE SHEET 1.5
- 1" WATER LINE: 546 LF
- WATER SPIGOTS: 10
- FENCE: 599 LF
- FENCE GATES: 2
- RECTANGULAR 8' PICNIC TABLE: 1
- TRASH AND RECYCLING BIN: 1 EACH
- LANDSCAPING QUANTITIES: SEE SHEET 1.6

THIS NOTE SHALL APPLY TO EACH & EVERY SHEET.

THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING UTILITIES SUCH AS PIPELINES, ELECTRICAL LINES, CONDUIT, TELEPHONE CABLE SERVICE CONNECTIONS, OR OTHER UTILITIES ARE SHOWN ON THE PLANS. THOSE UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S & BIDDERS RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED BY THEIR RESPECTIVE OWNERS, TO FIELD MARK THE UTILITY LOCATIONS, TO PROTECT ALL SUCH EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION, FOR ANY DAMAGE TO UTILITIES RESULTING FROM HIS ACTIVITIES, AND TO WORK AROUND SUCH UTILITIES AND/OR COORDINATE RELOCATIONS AS NECESSARY TO ACCOMPLISH THE PROJECT AT NO ADDITIONAL COSTS TO THE OWNER. THE CONTRACTOR IS FULLY RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS IN ACCORDANCE WITH NC GENERAL STATUTE CHAPTER 87, ARTICLE 8, THE UNDERGROUND DAMAGE PREVENTION ACT.

SPOT LOCATES MAY BE NECESSARY BY CONTRACTOR TO INSURE PROPER SEPARATION AND LOCATION OF EXISTING UTILITIES.



PREPARED BY:



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 ON THESE PLANS 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 IN THESE DRAWINGS.

DEPUTY DIRECTOR
Aaron S. Levitt, P.E.

EXECUTIVE DIRECTOR OF UTILITIES &
INFRASTRUCTURE SERVICES
Kendra D. Parrish, P.E., CFM

SHEET INDEX

SHEET	NOTES
SHEET 1.1	EXISTING CONDITIONS PLAN
SHEET 1.2	EROSION CONTROL PLAN
SHEET 1.3	GRADING PLAN
SHEET 1.4	SITE PLAN
SHEET 1.5	LANDSCAPING PLAN
SHEET 1.6	TREE PRESERVATION PLAN
SHEET 2.1	DETAIL SHEET
SHEET 2.2	DETAIL SHEET
SHEET 2.3	DETAIL SHEET

SITE ADDRESS:
2033 GRIGSBY AVENUE
HOLLY SPRINGS, NC 27540

ENGINEER CONTACT INFORMATION:
DIRK SIEBENBRODT, PE
TOHS U&I DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
TEL. OFFICE (919) 557-3931
FAX. (919) 552-9881



OWNER CONTACT INFORMATION:
JOHN SCHIFANO
TOHS LEGAL DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
OFFICE (919) 567-4020
FAX. (919) 552-9881

ADDITIONAL COVER SHEET INFORMATION NOTES:

- PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS
- TOTAL ACREAGE OF TRACT TO BE DEVELOPED (SITE WITHIN SUGG FARM PARK): 0.95 ACRES
- TYPE OF DEVELOPMENT: DEVELOPMENT PLAN
- MINIMUM BUILDING SETBACK (ZONED RR) FRONT AND SIDE: 20'; REAR :25'.
- PARKING PROVIDED IS 20 VEHICULAR PARKING SPACES AND 6 BICYCLE PARKING SPACES. SEE PARKING DATA NOTES ON SHEET 1.1.

TRIANGLE LAND CONSERVANCY NOTES:

- ALL PAVED, IMPERVIOUS SURFACES SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE B. SHOULD A PATH BE NECESSARY TO BE EXTENDED PAST THOSE BOUNDARIES, THEN ADA APPROVED, CRUSHED/DECOMPOSED GRANITE MATERIAL SHALL BE USED.
- SEE CONSERVATION EASEMENT PLAT OF BLACK PATCH FARMS FOR TRIANGLE LAND CONSERVANCY BY S.D. PUCKETT & ASSOCIATES, INC., DATED 5/2/2008, RECORDED ON 5/9/2008 AS BOOK 2008, PAGE 930, WAKE COUNTY REGISTER OF DEEDS.

CONSTRUCTION SEQUENCE:

NOTE:
UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY-DOWN, PORTA POTTY, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTER CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED AND FROM OR SOIL IS EXPORTED TO ON A SITE MAP.

- SCHEDULE AND HOLD A PRE-CONSTRUCTION MEETING WITH THE TOWN OF HOLLY SPRINGS U&I AND P&R DEPARTMENT, INCLUDING THE TOWN INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 557-3938) BEFORE BEGINNING ANY CONSTRUCTION.
- INSTALL SILT FENCE ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).
- ALL DEVICES MUST BE INSTALLED AND APPROVED BY A TOHS INSPECTOR BEFORE ANY LAND DISTURBANCE ACTIVITIES.
- ALL WORK SHALL BE WITHIN THE LIMITS SHOWN. DO NOT PROVIDE ANY EROSION CONTROL DEVICES AND/OR PERFORM ANY GRADING ON ADJOINING PROPERTIES, UNLESS SHOWN ON PLAN.
- PREPARE TEMPORARY PARKING AREA AND STORAGE AREA, COORDINATE LOCATION WITH TOWN OF HOLLY SPRINGS UTILITIES AND INFRASTRUCTURE DEPARTMENT.
- BEGIN GRADING, AND CLEARING AND GRUBBING SITE IF NECESSARY
- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
- PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- PREPARE SITE FOR PAVING.
- INSTALL GRAVEL DRIVE, GRAVEL PARKING LOT AND CONCRETE PARKING LOT. CONSTRUCT SIDEWALK AND ACCESS PATH TO COMMUNITY GARDEN.
- COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS. RE-GRADE SLOPES TO PRE-CONSTRUCTION CONDITION WHERE NO PROPOSED GRADING WAS PLANNED.
- OBTAIN CONCURRENCE WITH THE APPROPRIATE TOHS PERSONNEL THAT THE SITE HAS BEEN FULLY STABILIZED, THEN:
- REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
- COORDINATE ANY POSSIBLE, APPROPRIATE ASBUILT CERTIFICATIONS WITH THE TOHS.

WATER LINE NOTES:

- PROPOSED WATER LINE FROM TAP TO WATER SPIGOT LOOP, EITHER PVC OR TYPE K COPPER.
- COPPER SERVICE TUBING SHALL BE TYPE K SOFT COPPER TUBING PER ASTM B88. THE LONGEST AVAILABLE LENGTH OF SERVICE LINE SHOULD BE USED WITH NO UNIONS. AS AN EXAMPLE, FOR A ¾-INCH SERVICE CONNECTION, NO UNION SHALL BE USED IN THE INSTALLATION OF 100 FEET OR LESS. UNIONS SHALL BE MADE WITH FLARE TYPE COUPLINGS.
- METER BOXES FOR 1-INCH SERVICES SHALL BE 18 INCH DEPTH CAST IRON BOX AND COVER WITH A METER YOKE AND/OR COPPER RESETTER. METER BOX GRADE ADJUSTER RINGS ARE NOT ACCEPTABLE.
- SERVICE TAPS TO EXISTING WATER LINES SHALL BE MADE BY THE TOWN OF HOLLY SPRINGS UTILITIES AND INFRASTRUCTURE SERVICES.
- ALL IRRIGATION SERVICES AND NON-RESIDENTIAL SERVICES SHALL BE PROVIDED WITH REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION INSTALLED IN ACCORDANCE WITH THE STATE OF NORTH CAROLINA AND THE FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH AT THE UNIVERSITY OF SOUTH CAROLINA (USC) AND AWWA STANDARD C-511.
- WATER LINE CALCULATIONS WERE COMPLETED FOLLOWING THE 2018 NC STATE BUILDING CODE: PLUMBING CODE, CHAPTER 6 WATER SUPPLY AND DISTRIBUTION.

CONSTRUCTION NOTES:

- ALL CONSTRUCTION IS TO BE TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
- ANY LOCATIONS SHOWN ON THE PLAN SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE LOCATED IN THE FIELD. CONTRACTOR SHALL ACCURATELY LOCATE, BOTH HORIZONTALLY AND VERTICALLY, ALL EXISTING UTILITIES AND SYSTEMS PRIOR TO THE START OF CONSTRUCTION. COST TO REPAIR DAMAGED UTILITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL PROTECT ALL UTILITIES TO REMAIN. ALL UTILITIES SHALL REMAIN IN SERVICE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO MAINTAIN ACCESS ALONG ROAD TO THE ARCHERY FIELD AND BARN EAST OF THE SITE. CONTRACTOR SHALL COORDINATE WITH TOHS FOR ANY TEMPORARY CONDITIONS. IF NECESSARY TRAFFIC CONTROL MUST BE PROVIDED PER MUTCD GUIDELINES AND TOHS STANDARDS.
- ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT TO A CLEAN EDGE. ALL PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE APPROVAL OF THE TOHS. NO ADDITIONAL PAYMENT WILL BE MADE FOR PAVEMENT REPAIR. CONTRACTOR SHALL BEAR ALL COST ASSOCIATED WITH PAVEMENT AND CONCRETE REPAIR.
- CONTRACTOR TO KEEP ROADS FREE OF DIRT AND DEBRIS AT ALL TIMES.
- NOTIFY THE TOHS IMMEDIATELY OF DAMAGE TO OR AN ENCOUNTER WITH ANY UTILITIES NOT SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRS OF DAMAGE TO EXISTING UTILITY LINES THAT ARE INDICATED OR MADE KNOWN TO THE CONTRACTOR PRIOR TO START OF CLEARING AND GRUBBING OPERATIONS.
- ALL PROPERTY OWNER DATA SHOWN IS TAKEN FROM THE RECORDED PLAT. ALL SURVEY WORK SHALL USE WAKE COUNTY DEED INFORMATION ALONG SIDE THE PLAT FOR FIELD DETERMINATION. ALL PLANIMETRIC FEATURES WERE DETERMINED BY TOHS PERSONAL USING AERIAL AND GIS DATA. CONTRACTOR TO CONFIRM. BENCHMARK CONTROL POINT NOT NDT USED.
- THERE IS NO FLOODPLAIN WITHIN THE PROJECT LIMITS PER FEMA FIRM PANEL 0658K MAP NUMBER 3720065680K DATED 7/19/2022.
- VEGETATE ALL CUTS, FILLS AND OTHER DISTURBED AREAS OR OTHERWISE APPROPRIATELY STABILIZE AS SOON AS GRADING IS COMPLETE.
- CONTRACTOR TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THROUGH SPRINKLING THE SURFACE UNTIL IT IS WET. CONTRACTOR TO MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

TRIANGLE LAND CONSERVANCY NOTES:

- ALL PAVED, IMPERVIOUS SURFACES SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE B. SHOULD A PATH BE NECESSARY TO BE EXTENDED PAST THOSE BOUNDARIES, THEN ADA APPROVED, CRUSHED/DECOMPOSED GRANITE MATERIAL SHALL BE USED.
- SEE CONSERVATION EASEMENT PLAT OF BLACK PATCH FARMS FOR TRIANGLE LAND CONSERVANCY BY S.D. PUCKETT & ASSOCIATES, INC., DATED 5/2/2008, RECORDED ON 5/9/2008 AS BOOK 2008, PAGE 930, WAKE COUNTY REGISTER OF DEEDS.

PARKING DATA:

THE PROPOSED PARKING LOT WILL SERVE:

- 15 ADA ACCESSIBLE GARDEN PLOTS
- 40 NON-ADA ACCESSIBLE GARDEN PLOTS
- EXISTING NATURE SURFACE TRAIL
- ACCESSIBLE PATHWAY LOOP
- NATURE PLAY AREA

IN THE FUTURE, THE FOLLOWING FEATURES WILL BE ADDED AND A PARKING DATA SHEET WILL BE INCLUDED WITH THE EXPANSION PLANS:

- BATHROOM PICNIC SHELTER
- ROPES COURSE AREA

PER THE TOHS UDO, SECTION 6 PARKING, PUBLIC AND INSTITUTIONAL USES, A STUDY IS REQUIRED FOR THE MIN. AND MAX. VEHICLE PARKING RATIO.

INSTEAD OF THE STUDY, THE PARKING SPACE NUMBER FOR THE COMMUNITY GARDEN WAS BASED ON THE ASSUMPTION THAT AT A RARE PEAK VISIT TIME, 20% OF THE 55 GARDEN PLOTS WILL BE VISITED, WITH ONE CAR PER VISITOR GROUP = 11 PARKING SPACES.

FURTHERMORE, THE PARKING SPACE NUMBER FOR THE NATURE SURFACE TRAIL, ACCESSIBLE PATHWAY LOOP AND NATURE PLAY AREA WAS BASED ON THE ASSUMPTION THAT AT A RARE PEAK VISIT TIME, THREE CARS PER FEATURE WILL BE USED = 9 PARKING SPACES.

THEREFORE, THE REQUIRED PARKING NUMBER WAS DETERMINED TO BE 20 SPACES IN TOTAL. REQUIRED IS ALSO 1 ADA VAN PARKING SPACE FOR UP TO 25 PARKING SPACES.

THEREFORE, OUT OF THE 20 PARKING SPACES, 17 ARE REGULAR PARKING SPACES, AND 3 ARE ADA PARKING SPACES (INCLUDING 1 VAN ACCESSIBLE PARKING SPACE).

GRADING NOTES:

- EXCAVATION AND CONSTRUCTION SHALL PROCEED ACCORDING TO THE LATEST OSHA REGULATIONS.
- ALL GRADED AREAS RECEIVING PERMANENT SEED SHALL BE COMPACTED TO A MINIMUM 85% MODIFIED PROCTOR DRY DENSITY PER ASTM D 1557.
- ALL AREAS RECEIVING PAVEMENT (GRAVEL AND ASPHALT) SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT MODIFIED PROCTOR DRY DENSITY PER ASTM D 1557.
- ALL AREAS RECEIVING SEED OR SOD SHALL HAVE A MINIMUM OF 4 INCH TOPSOIL.
- ALL AREAS SHALL HAVE POSITIVE DRAINAGE, NO PONDING IS ALLOWED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FILL MATERIAL AND TOPSOIL REQUIRED ON-SITE TO MEET ELEVATIONS SHOWN, INCLUDING ANY FILL MATERIAL PROVIDED FROM OFF-SITE. ALL REQUIRED FILL MATERIAL SHALL BE TESTED FOR SUITABILITY IN ACCORDANCE WITH THE SPECIFICATIONS.

STOCKPILE NOTES:

- CONTRACTOR SHALL COORDINATE LOCATION OF STOCKPILE WITH OWNER.
- STOCKPILE AREA SHALL BE A MINIMUM OF 20'x35' IN SIZE.
- STOCKPILE AREA SHALL BE ENCLOSED BY SILT FENCE.

PROJECT IS LOCATED IN
NEUSE RIVER BASIN

EROSION & SEDIMENT NOTES:

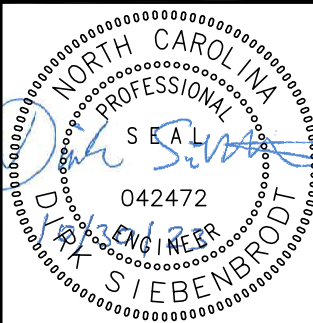
- DISTURBED AREA = 0.98 ACRES.
- CONTRACTOR SHALL IMPLEMENT THE REQUIRED SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS. ADDITIONAL DEVICES SHALL BE USED WHEN NECESSARY TO PREVENT EROSION AND SEDIMENTATION. NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
- NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE ACTIVITIES MAY BEGIN UNTIL ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN LOCATIONS AS SHOWN ON THE DRAWINGS. IF CLEARING IS REQUIRED FOR INSTALLATION OF A GIVEN MEASURE, ALL OTHER MEASURES SHALL BE INSTALLED FIRST. THE NECESSARY LAND DISTURBANCE ACTIVITIES REQUIRED FOR INSTALLATION OF THE GIVEN MEASURE MAY THEN PROCEED. LIMITS OF CONSTRUCTION SHOWN ON DRAWINGS INCLUDE LIMITS OF LAND-DISTURBING ACTIVITIES AS WELL AS ACCESS WAYS TO NON-LAND-DISTURBING WORK AREAS. CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE. NO LAND-DISTURBING ACTIVITIES SHALL BE PERFORMED 'DOWNSTREAM' OF EROSION CONTROL DEVICES.
- UTILITIES SHOWN IN APPROXIMATE MANNER ONLY. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO DEMOLITION, CONSTRUCTION OR LAND DISTURBANCE ACTIVITIES BEGIN.
- PROVIDE SILT FENCING IN LOCATIONS SHOWN ON PLANS.
- THE CONTRACTOR SHALL REMOVE SEDIMENT FROM EROSION CONTROL DEVICES WHEN APPROXIMATELY ONE-HALF OF THE STORAGE VOLUME HAS BEEN FILLED.
- SITE STRIPPING, EXCAVATION AND CONSTRUCTION SHALL ONLY TAKE PLACE WITHIN LIMITS OF DISTURBANCE.
- REPAIR ANY DAMAGE DONE TO EXISTING FACILITIES LOCATED INSIDE AND OUTSIDE OF LIMITS OF WORK DUE TO CONSTRUCTION ACTIVITY.
- DEBRIS REMOVED DURING CONSTRUCTION SHALL BE THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF PROPERLY AT A CONSTRUCTION AND DEMOLITION LANDFILL.
- PROVIDE TEMPORARY SEEDING AFTER CLEARING AND GRUBBING OPERATION IF THE AREA IS TO REMAIN UNDISTURBED FOR MORE THAN 7 WORKING DAYS. PROVIDE PERMANENT SEEDING WITHIN 14 WORKING DAYS OF ESTABLISHING FINAL GRADES. SLOPES GREATER THAN 3:1 SHALL BE SEEDED WITHIN 7 CALENDAR DAYS.
- THE CONTRACTOR SHALL CONDUCT PROJECT INSPECTIONS OF EROSION CONTROL MEASURES AND STORMWATER OUTFALLS WEEKLY AND AFTER EVERY RAIN EVENT 1/2" OR GREATER. ALL CONTROL DEVICES SHALL BE MAINTAINED AS SPECIFIED BY THE CONTRACT DOCUMENTS. A RAIN GAUGE SHALL BE INSTALLED AT THE PROJECT SITE TO FACILITATE RAINFALL MONITORING. THE CONTRACTOR SHALL MAINTAIN THESE RECORDS. ONCE PROJECT STABILIZATION IS EVIDENT BY 95% VEGETATIVE GROWTH FOR AREAS PROVIDED SEEDING, AT SUCH TIME THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF SEDIMENT ON-SITE. IF THE APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES PROVE INSUFFICIENT, THE CONTRACTOR MUST TAKE THOSE ADDITIONAL STEPS NECESSARY TO STOP SEDIMENT FROM LEAVING THE SITE.
- CONTRACTOR SHALL PROVIDE MEASURES NECESSARY TO PREVENT THE TRACKING OF SEDIMENT OR DEBRIS OFF-SITE. ANY SEDIMENT OR DEBRIS TRACKED OFF-SITE SHALL BE SWEEP/REMOVED DAILY.
- ANY BORROW MATERIAL BROUGHT ONTO THIS SITE SHALL BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE. A SINGLE USE BORROW SITE OR AN AREA TO WASTE MATERIAL IS ONLY PERMISSIBLE IF IT IS OPERATED UNDER THE TOTAL CONTROL OF THE FINANCIALLY RESPONSIBLE PERSON OR FIRM WHO IS DEVELOPING THIS SITE AND HAS BEEN SEPARATELY PERMITTED AND INCORPORATED AS PART OF THIS PLAN MEETING ALL THE REQUIREMENTS OF NC GENERAL STATUTE 74-49(7)f.
- THE CONTRACTOR SHALL COORDINATE LOCATION OF TEMPORARY STOCKPILE AREAS WITH THE TOWN. IMPACT OF TEMPORARY STORAGE OF EXCAVATED SOILS SHALL BE MINIMIZED. EXCAVATED SOILS SHALL NOT BE STORED WITHOUT PERMISSION OF THE OWNER. STOCKPILE AREAS SHALL BE DELINEATED WITH SILT FENCE AND PROVIDED TEMPORARY SEED.
- PURSUANT TO NC GENERAL STATUTE 113A-54.1(e), THE CONTRACTOR SHALL CONDUCT 'SELF-INSPECTIONS' OF EROSION CONTROL DEVICES AT COMPLETION OF EACH CONSTRUCTION PHASE AND DOCUMENT SUCH INSPECTIONS AS OUTLINED IN 5A NCAC 04B .0131.
- CONTRACTOR SHALL MAINTAIN COMPLIANCE WITH PLANS. ANY CHANGES SHALL BE APPROVED BY THE TOWN PRIOR TO EXECUTION.
- EROSION AND SEDIMENTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND VEGETATION HAS BEEN ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND VEGETATION HAS BEEN ESTABLISHED, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION DEVICES.



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#	DATE	REVISION	BY

PROJECT #:	DES:DS
SCALE:	DWN:DS
DATE:	CHK:ML



COMMUNITY GARDEN AT SUGG FARM PARK PROJECT

NOTES

1.1

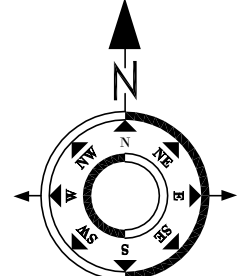


LEGEND

- SF SILT FENCE
- LIMITS OF DISTURBANCE/CONSTRUCTION
- 451 PROPOSED CONTOUR
- [Pattern] GRASSED AREA
- DIRECTION OF FLOW

North Carolina 811
www.nc811.org

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.


20 0 20 40 60
SCALE: 1" = 20'

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BY: _____

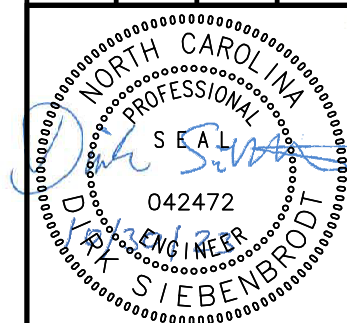
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DATE: _____

PROJECT #: 23-011 DES:DS

SCALE: 1"=20' DWN:DS

DATE: 10/23 CHK:ML

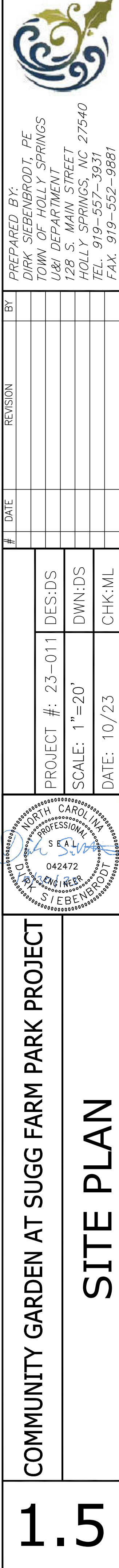


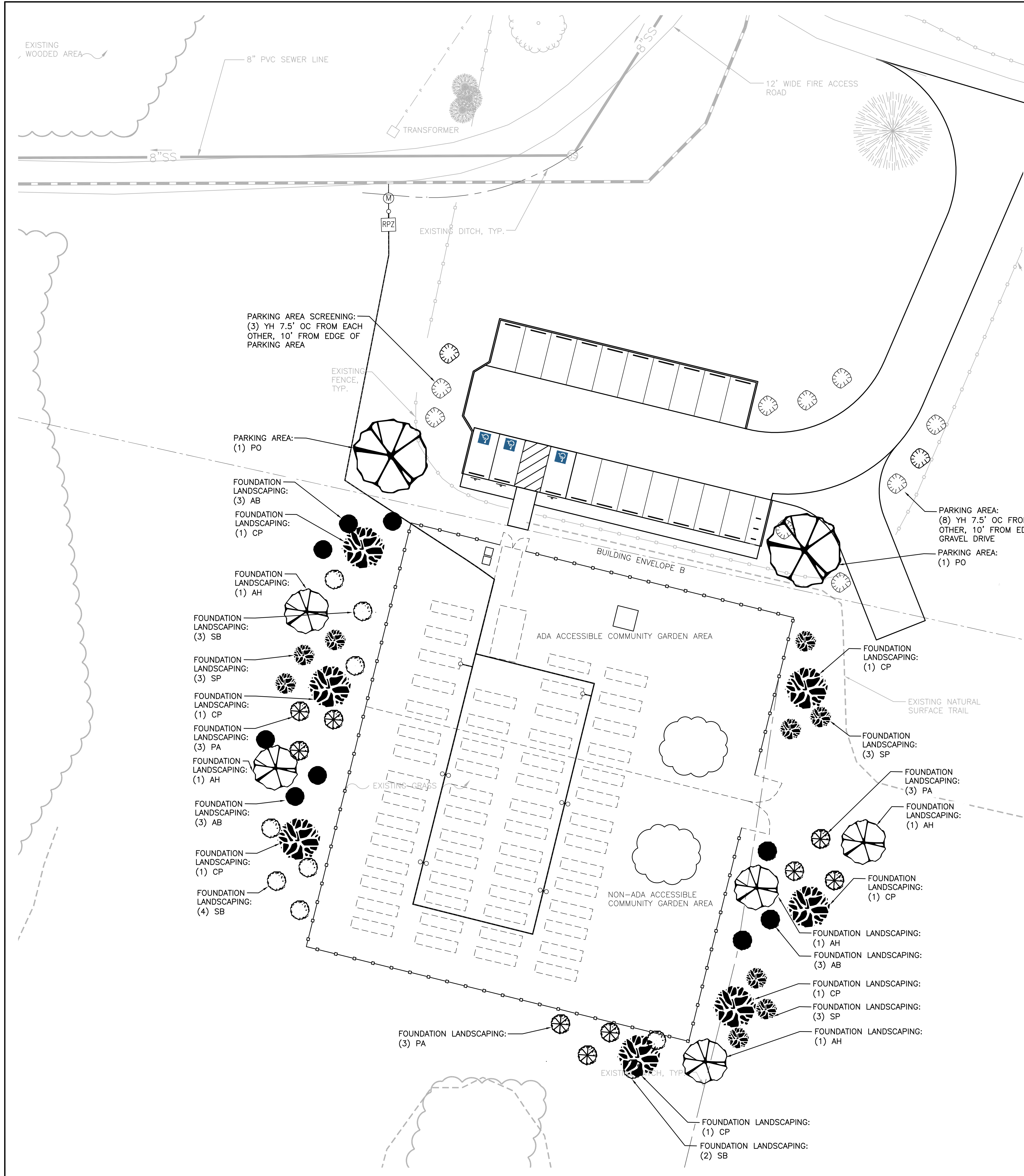
COMMUNITY GARDEN AT SUGG FARM PARK PROJECT

EROSION CONTROL PLAN

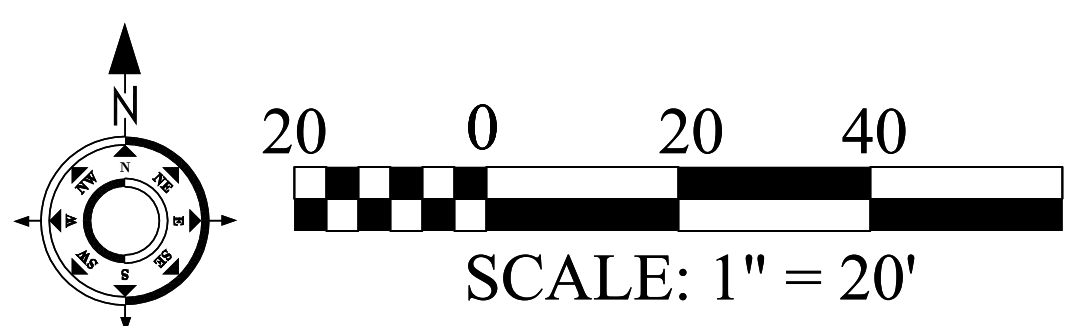
1.3







PLANT LIST								
	QUANTITY	SYMBOL	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENT	SPACING	MAT. SIZE (SPREAD)
TREES								
CANOPY TREE	2		PO	QUERCUS PALUSTRIS	PIN OAK	2" MIN. CALIPER MIN. 10' HEIGHT	AS SHOWN	30-40'
	7		CP	PRUNUS ANGUSTIFOLIA	CHICKSAW PLUM	2" MIN. CALIPER MIN. 10' HEIGHT	AS SHOWN	15-25'
UNDERSTORY TREES	5		AP	PRUNUS AMERICANA	AMERICAN PLUM	0.5" MIN. CALIPER MIN. 5' HEIGHT	AS SHOWN	15'-25'
	9		AB	CALICARPA AMERICANA	AMERICAN BEAUTYBERRY	MIN. 24" HEIGHT 1 GALLON	AS SHOWN	3'-5' TALL 4' WIDE
SHRUBS	9		SB	BENZOID	SPICEBUSH	MIN. 24" HEIGHT 1 GALLON	AS SHOWN	3'-5' TALL 4' WIDE
	9		SP	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	MIN. 24" HEIGHT 1 GALLON	AS SHOWN	3'-5' TALL 4' WIDE
	9		PA	RHODODENDRON MINUS	PIEDMONT AZALEA	MIN. 24" HEIGHT 1 GALLON	AS SHOWN	3'-5' TALL 4' WIDE
	11		YH	ILEX VOMITORIA	YAUAPON HOLLY	MIN. 24" HEIGHT 1 GALLON	AS SHOWN	3'-5' TALL 4' WIDE



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BY:

REVISION

DATE

DES:DS

DWN:DS

CHK:ML

PROJECT #: 23-011

SCALE: 1"=20'

DATE: 10/23

NORTH CAROLINA
PROFESSIONAL
SEAL
042472
DIRK SIEBENBROT
ENGINEER

COMMUNITY GARDEN AT SUGG FARM PARK PROJECT

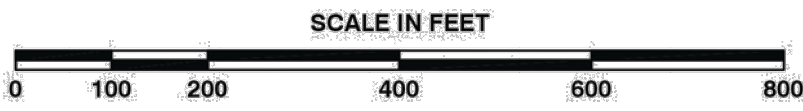
LANDSCAPE PLAN

1.6

Page 34 of 38



TREE CANOPY AREA (NO DISTURBANCE): 50.75 AC (2,210,837 SF)



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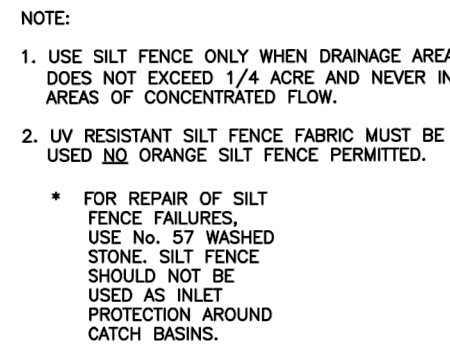
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PROJECT #:	23-011	DES:DS
SCALE:	1" = 100'	DWN:DS
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COMMUNITY GARDEN AT SUGG FARM PARK PROJECT

TREE PRESERVATION PLAN

1.7



STANDARD TEMPORARY SILT FENCE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL	
DATE	REVISIONS



DATE**	TYPE	PLANTING RATE
AUGUST 15 - NOVEMBER 1	TALL FESCUE OR HARD FESCUE	300 LBS/ACRE
NOVEMBER 1 - MARCH 1	TALL FESCUE AND ABRUZZI RYE OR ANNUAL RYE	300 LBS/ACRE
MARCH 1 - APRIL 15	TALL FESCUE OR HARD FESCUE	300 LBS/ACRE
MARCH 1 - JULY 15	HULLED COMMON BERMUDA GRASS OR HYBRID BERMUDA GRASS OR CENTIPEDE GRASS OR ZOYSIA GRASS OR ST. AUGUSTINE GRASS	200 LBS/ACRE
APRIL 15 - JUNE 30	WEeping LOVE GRASS OR BAHIA GRASS	25 LBS/ACRE
JULY 15 - AUGUST 15	TALL FESCUE, <u>AND</u> BROWNTOP MILLET OR SORGHUM-SUDAN HYBRID*	35 LBS/ACRE

**Seeding dates will vary depending on weather conditions (e.g. temperature, rainfall, etc.)

RIPARIAN AREAS TO BE RESEED WITH NATIVE GRASS MIX/ VEGETATION

SEEDING EROSION CONTROL SCHEDULE – TABLE 4.1

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

DATE	REVISIONS
9/21/16	



DATE	TYPE	PLANTING RATE
MARCH 1 – JUNE 1	SERICEA LESPEDEZA (SCARIFIED), AND	50 LBS /ACRE
MARCH 1 – APRIL 15	ADD TALL FESCUE, OR	120 LBS/ACRE
MARCH 1 – JUNE 30	ADD WEEPING LOVEGRASS, OR	10 LBS/ACRE
MARCH 1 – JUNE 30	ADD HULLED COMMON BERMUDAGRASS	25 LBS/ACRE
JUNE 1 – SEPTEMBER 1	TALL FESCUE, AND ADD BROWNTOP MILLET,* OR ADD SORGHUM–SUDAN HYBRIDS*	25 LBS/ACRE 120 LBS/ACRE 30 LBS/ACRE
SEPTEMBER 1 – MARCH 1	SERICEA LESPEDEZA (UNHULLED–UNSCARIFIED), AND ADD TALL FESCUE, AND ADD ABRUZZI RYE AND ANNUAL RYE	70 LBS/ACRE 120 LBS/ACRE 25 LBS/ACRE

RIPARIAN AREAS TO BE RESEEDED WITH NATIVE SEED MIX.

SEEDING EROSION CONTROL SCHEDULE – TABLE 4.2

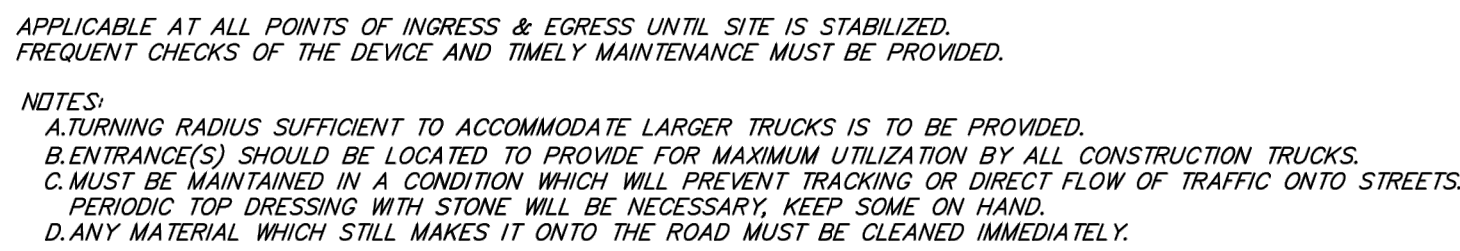
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

DATE	REVISIONS
9/21/16	



Table 6.10b	
Temporary Seeding Recommendations for Summer	Seeding mixture Species German millet
	Rate (lb/acre) 40
	In the Piedmont and Mountains, a small-stemmed Sudangrass may be substituted at a rate of 50 lb/acre.
	Seeding dates Mountains—May 15 - Aug. 15 Piedmont—May 1 - Aug. 15 Coastal Plain—Apr. 15 - Aug. 15
	Soil amendments Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.
	Mulch Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.
	Maintenance Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

Table 6.10c	Seeding mixture	
Temporary Seeding Recommendations for Fall	Species	Rate (lb/acre)
	Rye (grain)	120
	Seeding dates	
	Mountains—Aug. 15 - Dec. 15	
	Coastal Plain and Piedmont—Aug. 15 - Dec. 30	
	Soil amendments	
	Follow soil tests or apply 2,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10-10-10 fertilizer.	
	Mulch	
	Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.	
	Maintenance	
	Repair and refertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extent temporary cover beyond June 15, overseed with 50 lb/acre Kobe (Piedmont and Coastal Plain) or Korean (Mountains) lespedeza in late February or early March.	



CONSTRUCTION ENTRANCE

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL	
DATE	REVISIONS



COMMUNITY GARDEN AT SUGG FARM PARK PROJECT

DETAIL SHEET

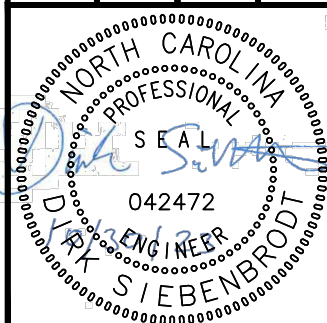
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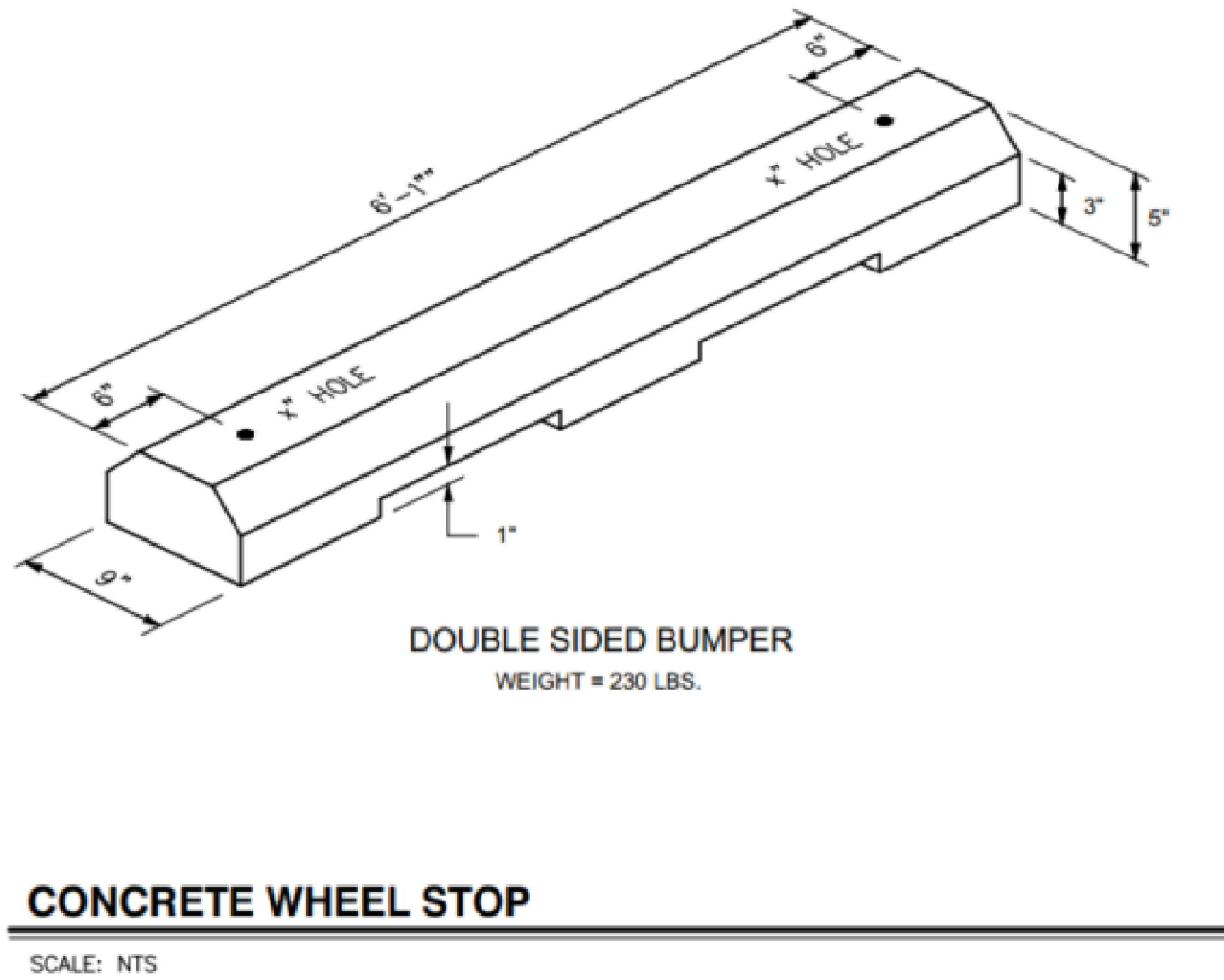
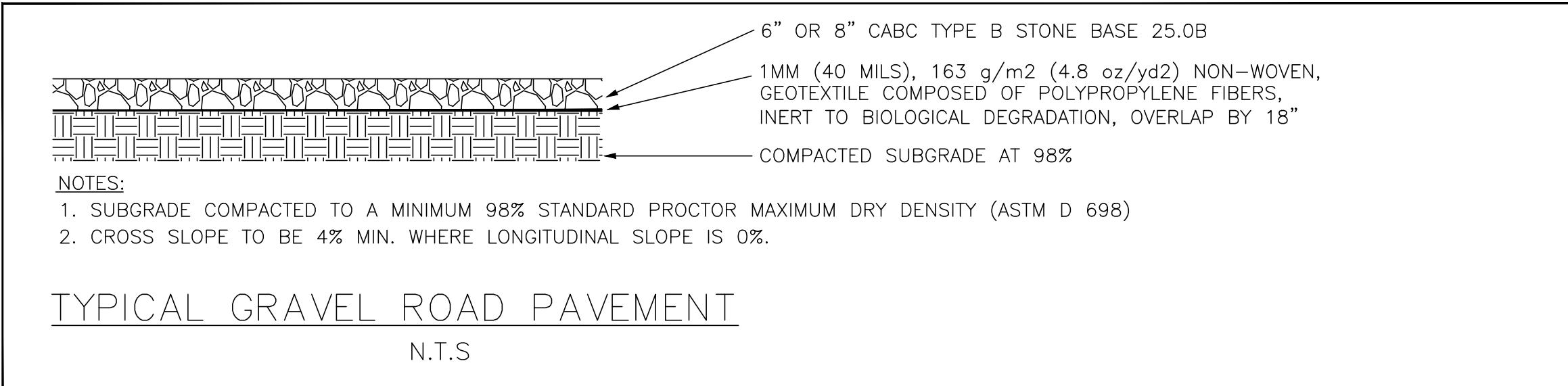
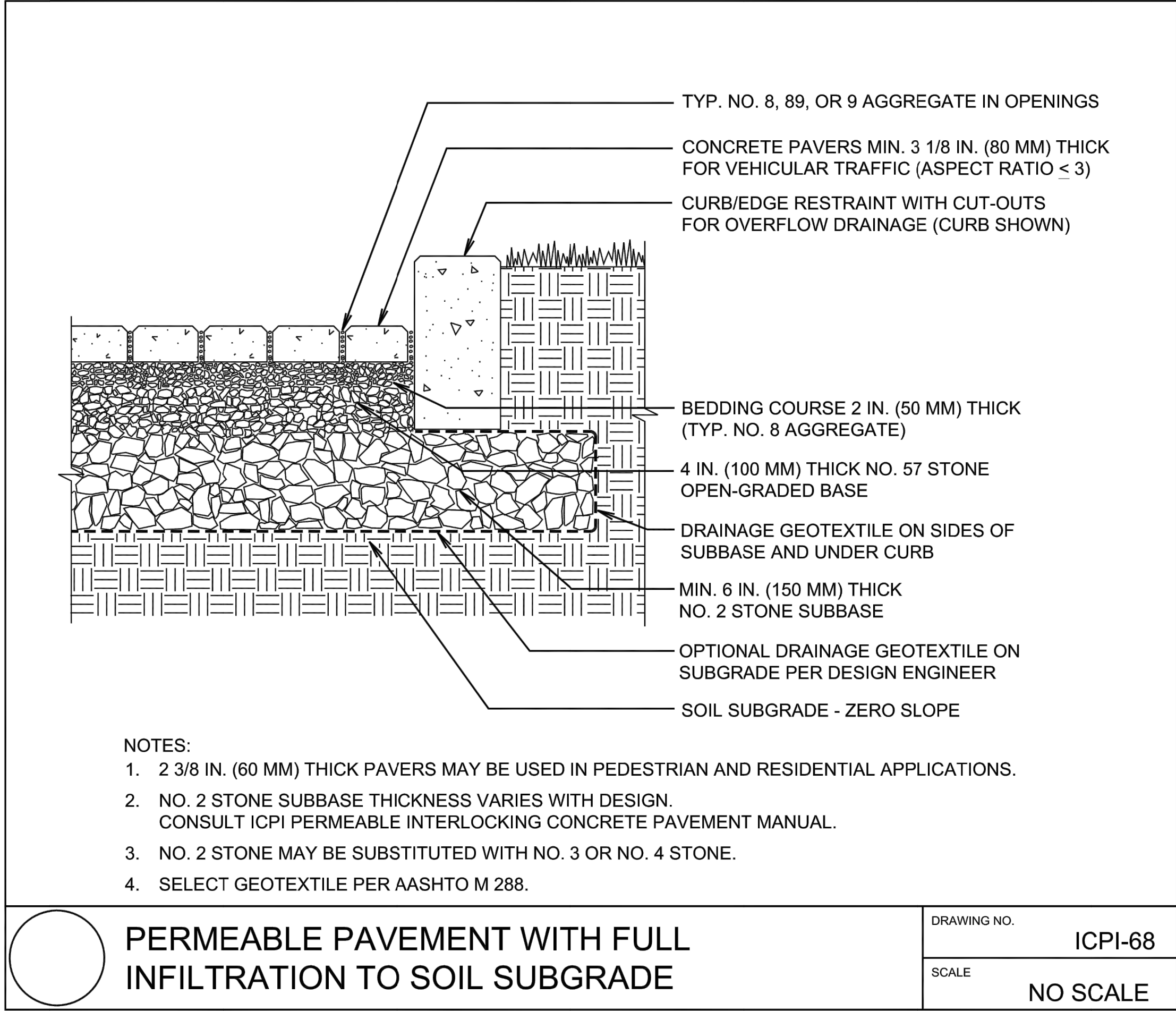


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PROJECT #:	23-011	DES:DS
SCALE:	VARIABLE	DWN:DS
DATE:	10/23	CHK:ML





ADA PARKING NOTES:

- ADA PARKING DETAIL SHOWN IS A GUIDELINE, CONTRACTOR SHALL COMPLY WITH ALL ADA STANDARDS.
- REQUIRED 1 ADA VAN PARKING SPACE FOR UP TO 25 PARKING SPACES. ADA VAN PARKING SPACE SHALL BE 132" WIDE WITH 60" WIDE ACCESS ISLE (AS SHOWN), OR 96" WIDE WITH 96" ACCESS ISLE. AREA SHALL HAVE NO MORE THAN 2.08% SLOPE IN ALL DIRECTIONS. ADA PARKING SPACES AND ACCESS ISLE SHALL BE 6" THICK CONCRETE, SIDEWALK AND PATH TO GARDEN SHALL BE 4" THICK CONCRETE.
- PARKING SPACE IDENTIFICATION SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1 MOUNTED 60 INCHES MINIMUM ABOVE THE GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

ADA PARKING SIGN DETAIL:

1X
12"x26"
R7-8E



1X
12"x6"
R7-8P

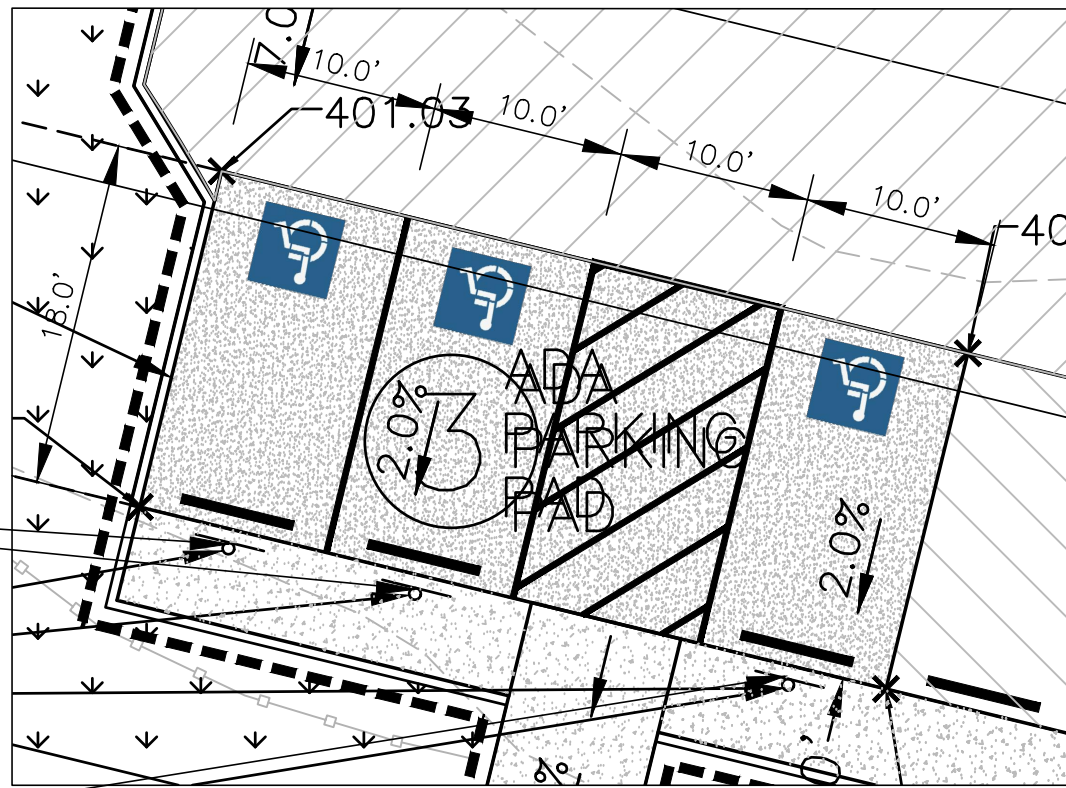
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K-6226

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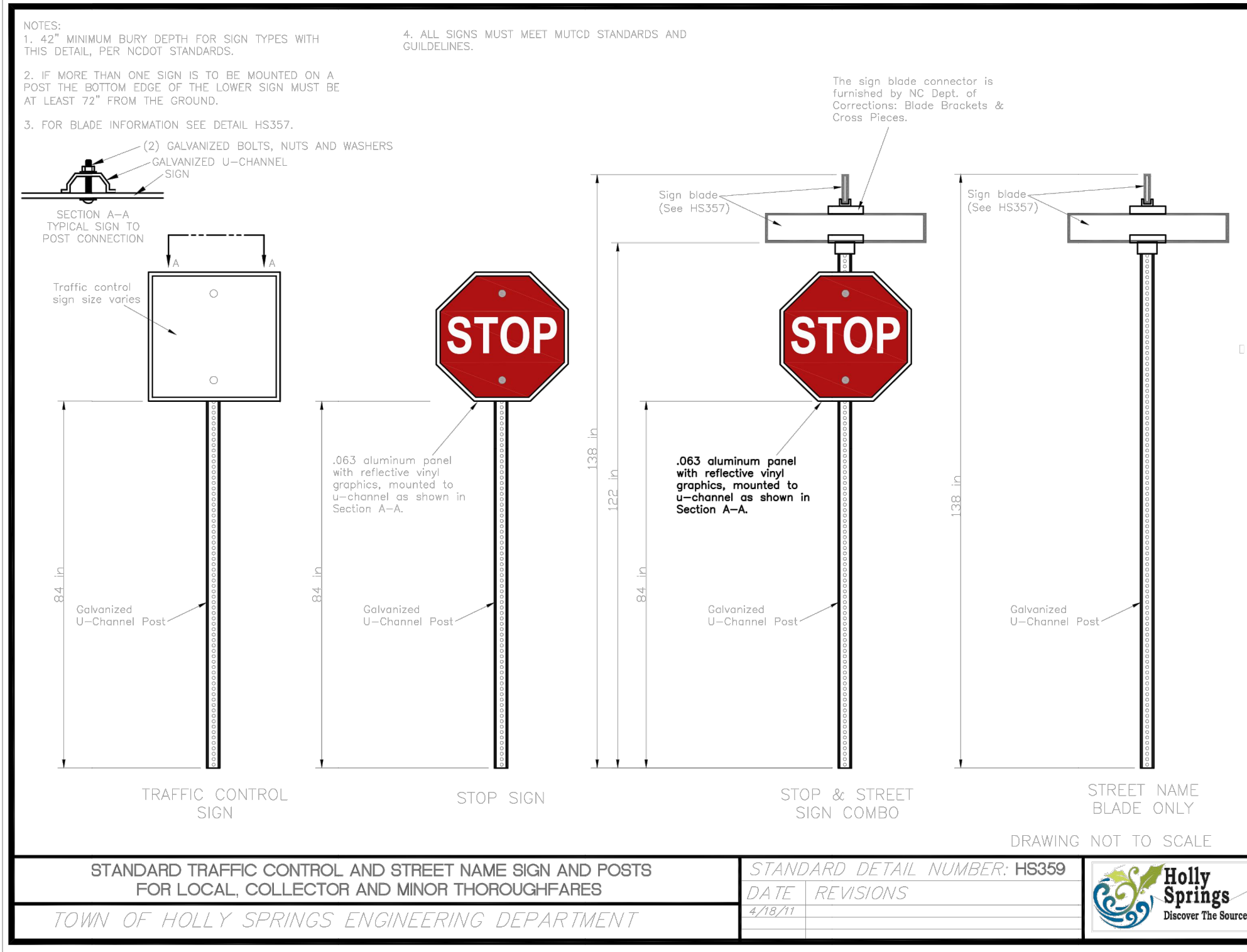
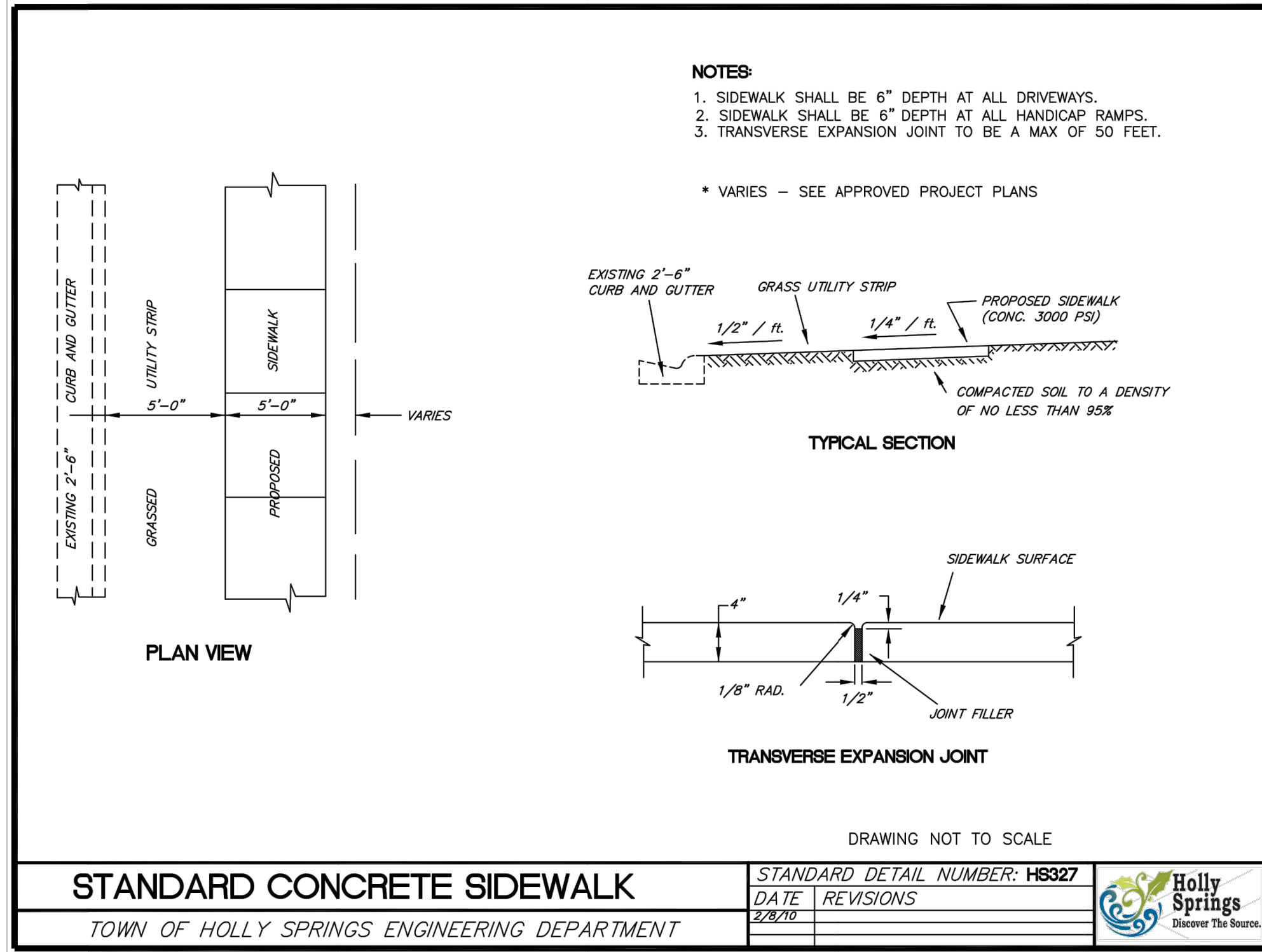


2X
12"x26"
NCDOT R7-8E

ADA PARKING DETAIL:



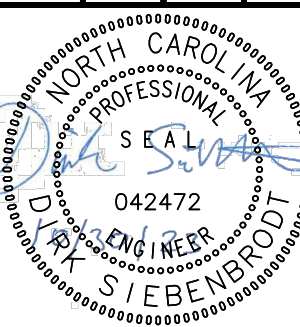
SCALE: 1" = 10'



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#	DATE	REVISION

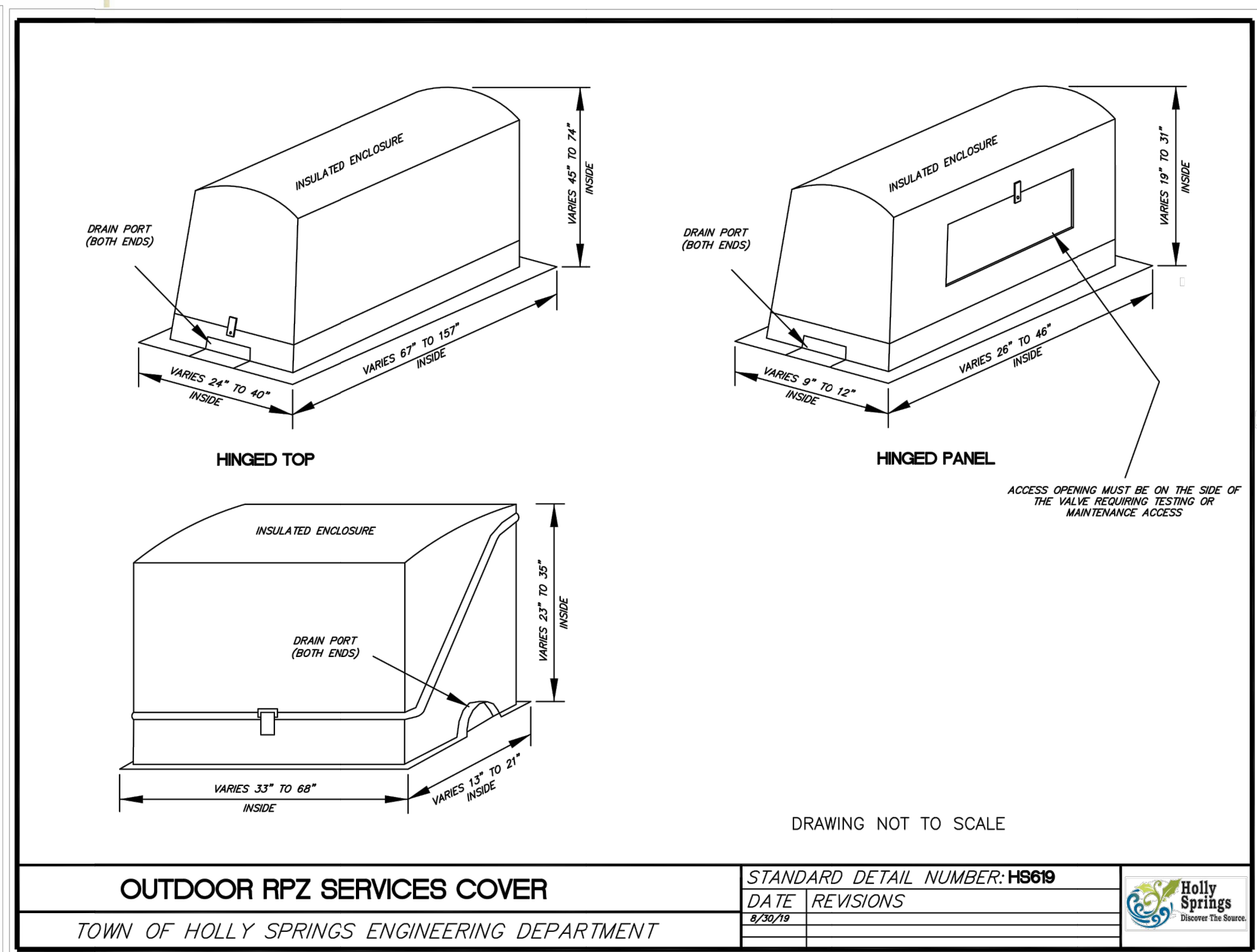
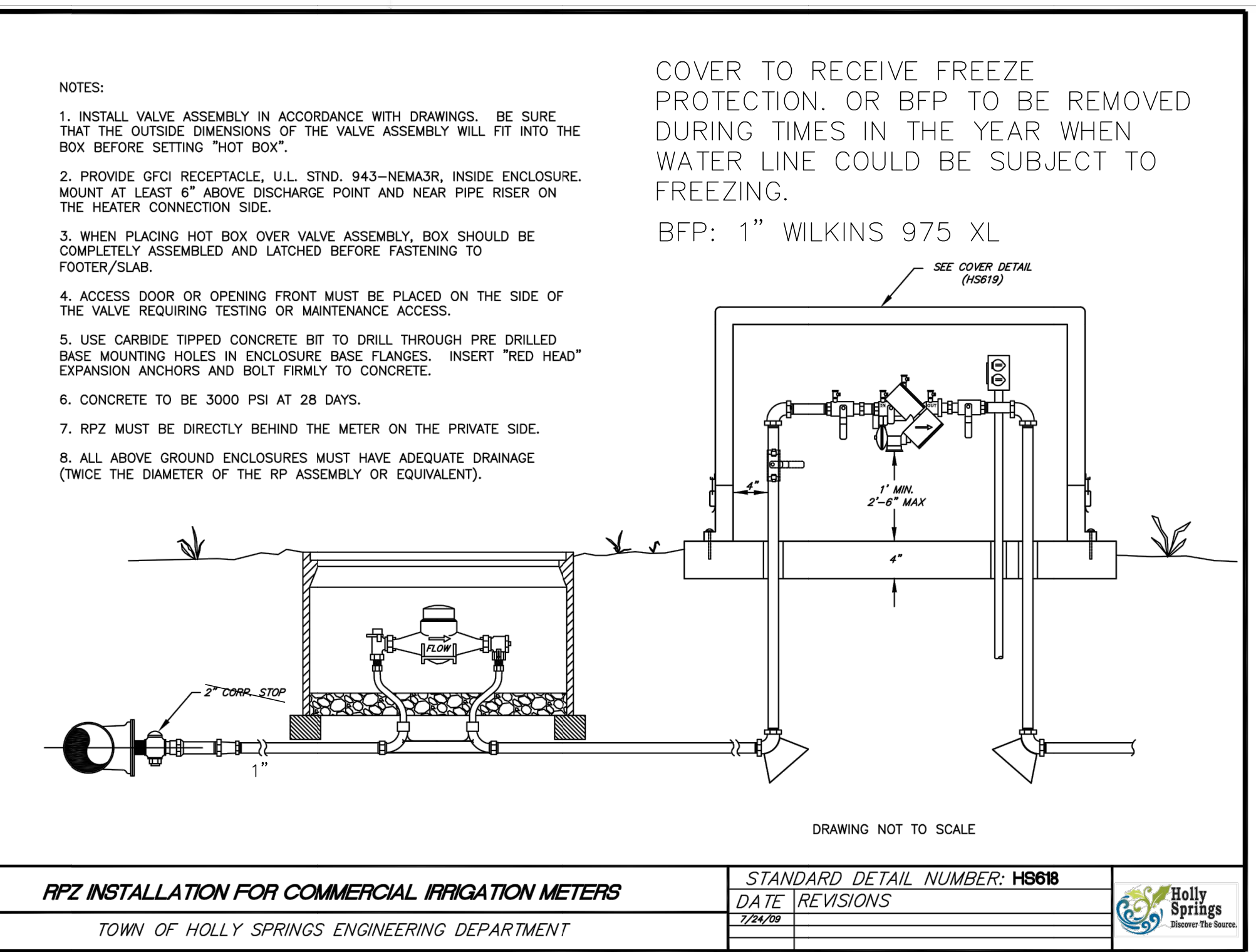
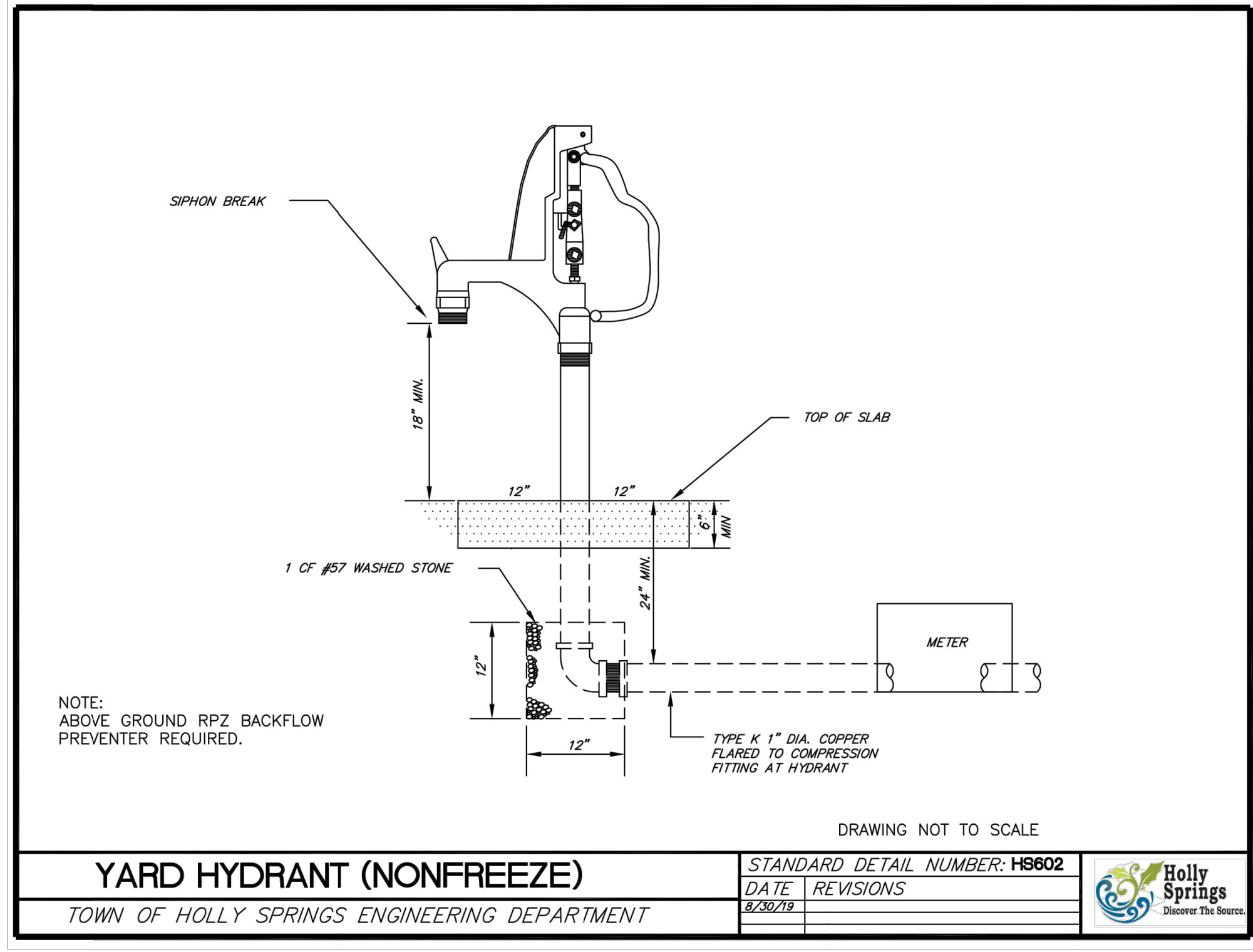
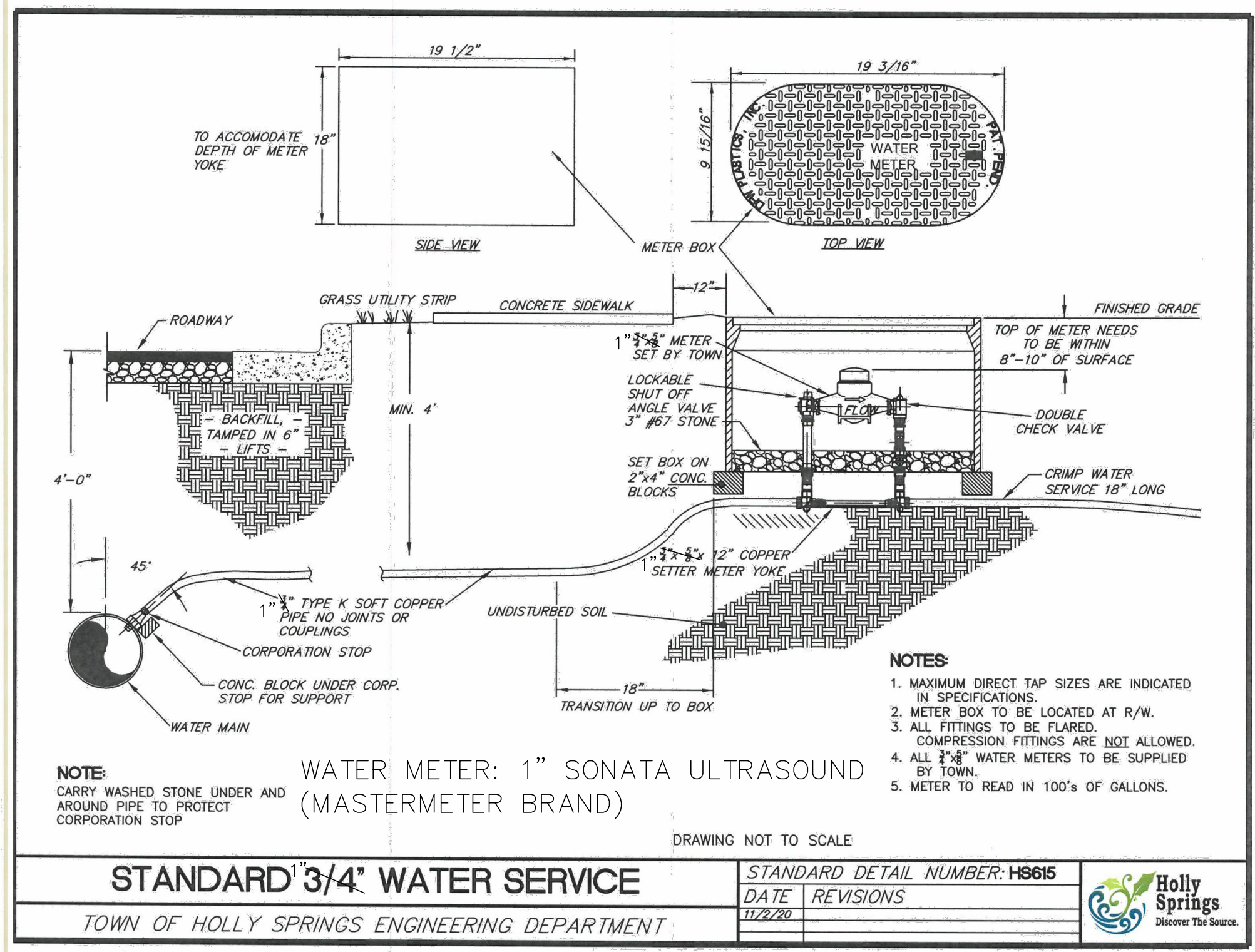
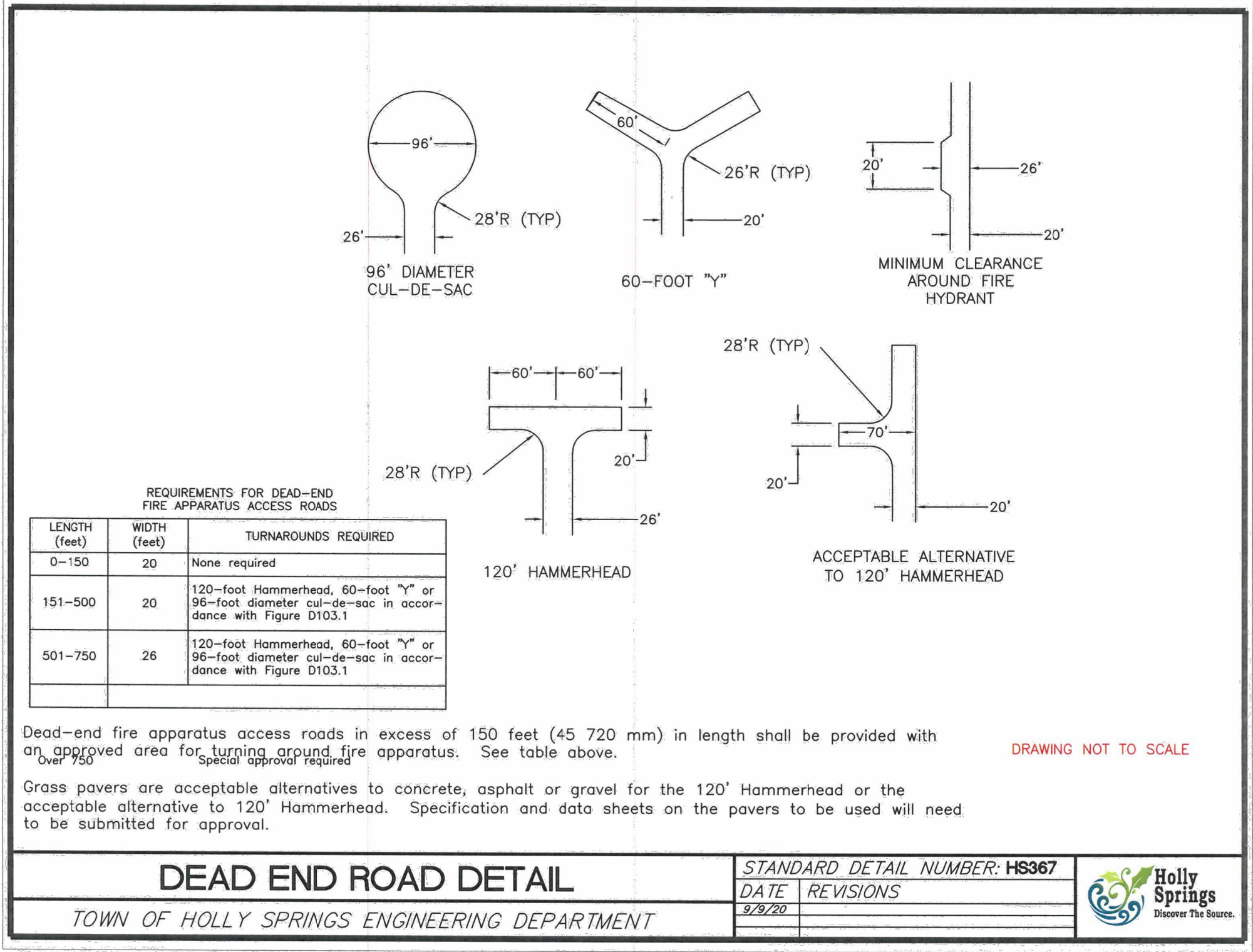
DES:DS	DWN:DS	CHK:ML
PROJECT #: 23-011	SCALE: VARIES	DATE: 10/23



COMMUNITY GARDEN AT SUGG FARM PARK PROJECT

DETAIL SHEET

2.2



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#	DATE	REVISION

PROJECT #:	DES:DS	DWN:DS	CHK:ML
23-011			
SCALE: VARIES			
DATE: 10/23			

COMMUNITY GARDEN AT SUGG FARM PARK PROJECT

DETAIL SHEET

2.3