Holly Springs Town Council
7:00 PM **Tuesday, June 2, 2020**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order

2. Pledge of Allegiance

3. Invocation

4. Adjustment and approval of June 2, 2020 meeting agenda

PUBLIC COMMENT PERIOD **Notes on the Comment Period** -Due to the current restrictions on mass gatherings, public comment will be received in writing and delivered to Council Members prior to this meeting.

UNFINISHED BUSINESS

5. Pine Springs Preparatory Academy Middle School Development Plan, Special Exception Use and Waivers (19-DP-10 / 19-SEU-06)

PUBLIC HEARINGS

6. Fiscal Year 2020-2021 Budget Public Hearing

7. Public Hearing on Pine Springs Academy Bond Issuance

8. 20-DP-01 / 20-SEU-03 / 20-VARTC-02 / 20-WAV-08: Duncan's Ridge Well #5

CONSENT AGENDA

9. Approve the minutes of May 19, 2020 Business Meeting and the May 26, 2020 Budget Meeting.

10. Budget Amendment to Recognize Engineering Review Fee Revenue

11. Reconciliation of Trinity Creek IRA Reimbursement and Fees Paid

12. Amend Town Council Meeting Calendar to add a business meeting on Monday, June 22, 2020

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION -

ADJOURNMENT

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Public Hearings

Title: Pine Springs Preparatory Academy Middle School Development Plan, Special Exception Use and Waivers (19-DP-10 / 19-SEU-06)

Strategic Priority Area: Economic Prosperity & Diversity
Responsible & Balanced Growth

Staff Resource: Sean Ryan, Planning & Zoning, Rachel Jones, Engineering

Action(s):

1. Continue council deliberations to consider a Special Exception Use (SEU) to allow for a Public School in the R-20 Residential District.
2. Make and accept the Findings of Fact for consideration of and to approve an SEU with conditions as stated in the packet. (*Quasi-Judicial determination with simple majority*)
3. Determine appropriateness of Waivers and Approve / Deny / Defer Development Plan for Pine Springs Preparatory Academy Middle School with conditions as stated in the packet. (*Administrative determination with simple majority*)

Explanation:

- On May 19, 2020, council heard evidence on this matter and closed the public hearing.
- Council voted to grant a variance to allow a reduction in the Collector Street ("Richardson Drive") front yard from 30 feet to 10 feet.
- Council's vote to grant a variance to allow an increase in maximum building height from 35 feet to 42 feet, failed for lack of a 4/5 vote requirement. Councilman McGrath requested that Staff confirm the need for the variance. After further staff review, it was confirmed the variance was necessary for the proposed building elevations to be approved. The petitioner has since revised the building elevations to meet the Town's maximum height allowances as specified in the Unified Development Ordinance.
- The consideration of the requested Special Exception Use and Development Plan with its associated waivers was deferred.
- The applicant has proposed a development plan for a 64,700 square foot middle school. The building is 35 feet tall (previously 42 feet) and will be oriented toward N. Main Street. A predominantly brick and stone block building with Exterior Insulated and Finish Systems (EIFS) accents, including landscaping, parking and internal driveways, is proposed for this site.
- A Special Exception Use (SEU) is a Permitted Use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting an SEU, must be able to demonstrate that all required Findings of Fact are being met. The Town Council through the public hearing and sworn testimony must be able to make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a Fact cannot be met or adhered to, then the Special Exception should be denied. Any Development Plan that is submitted along with an SEU is required to be reviewed by the Planning Board for recommendation to the Town Council and then ultimately acted upon by the Town Council after determination if the proposed SEU of the land is approved by resolution.

- A waiver has been requested to allow a reduction in the number of off-street parking spaces of 25%, or 53 spaces.
- A waiver has been requested to allow for greater than 75% of the provided parking between the front building line and front lot line along Richardson Street.
- A waiver has been requested to allow for a waiver of the underground utility requirement along N. Main Street.
- A waiver was previously requested to allow rooflines to exceed 50 feet in a continuous plane along the N. Main Street building façade. Revised elevations submitted by the petitioner on May 27, 2020 has eliminated the need for this waiver.
- A waiver was previously requested to allow building bays to exceed 30 feet along the N. Main Street building façade, Richardson Street façade, and the north and south side façades. Revised elevations submitted by the petitioner on May 27, 2020 has eliminated the need for this waiver on the N. Main façade.
- In 2017, as part of the state's budget bill, the NC General Assembly created NCGS § 160A-307.1 which limits the town's ability to require street improvements for schools, including charter schools.
- Through negotiations between the Town and the applicant, the applicant has committed to completing the recommendations identified in the TIA, except for the thoroughfare widening required in the UDO, due to general statute limitations. The town would need to reimburse the school up to $100,000 for signal improvements at North Main St. and Rosewood Centre Dr.

Planning Board Recommendation:
The Planning Board discussed the following issues and concerns on February 25, 2020:

1. Traffic impacts, including: if a connection to G.B. Alford Highway was considered? Emergency access points the future connection to the existing Richardson Street, the addition of a stop light at Rosewood Centre Drive and N. Main Street. Why widening is not being completed on N. Main Street?
2. If there are concerns with landfill odors?
3. Why a parking reduction is needed and if this will cause problems during events?
4. How many students will be located at the new school and how many total between the existing school and new school?

Planning Board Recommendation:Waivers:
The Planning Board recommended approval (8-1-0)

Those voting against the motion were: Mr. Crandall stated traffic infrastructure is not sufficient for the project as proposed and encouraged the Town Council to listen to a recording of the meeting.

Special Exception Use and Development Plan:
The Planning Board recommended approval (9-0-0)

The Planning Board included an additional condition of approval: the stop light on Rosewood and Main Street must be complete before the project is complete and school opens.

Staff has modified Development Plan condition 5.b. to reflect the Planning Board condition.

Note: A minor change to the landscape plan has been made after Planning Board consideration

to modify the location of some plants in the N. Main Street landscape yard and remove a portion of a decorative wall beneath the above ground power lines at the request of Planning Staff. The modifications do not reduce the amount of landscaping provided.

A minor change to the plan has been made after Planning Board consideration to include the traffic signal and pedestrian signal at the intersection of Rosewood Centre Drive and N. Main Street. In addition, a note has been added to the plans that further clarifies the intended use of the proposed access off of N. Main Street.

Motions and Proposed Conditions- see attachment

Background:

- Parcel was zoned R-20 residential on April 2, 1996
- Council consideration of the Pine Springs Middle School development proposal was originally scheduled for March 17, 2020. Due to COVID-19 impacts the public hearing was postponed.
- Council conducted the Pine Springs Academy public hearing and considered related actions on May 19, 2020. Council deferred action on the Special Exception Use to the June 2, 2020 Council meeting.

Funding Source(s):

N/A

Attachment(s):

1. 19SEU06 Pine Springs Development Plans
2. 19DP10 19SEU06 Pine Springs Conditions of Approval
3. Revised N. Main Street Elevation Explanation

Town of Holly Springs
Staff Report to the Planning Board

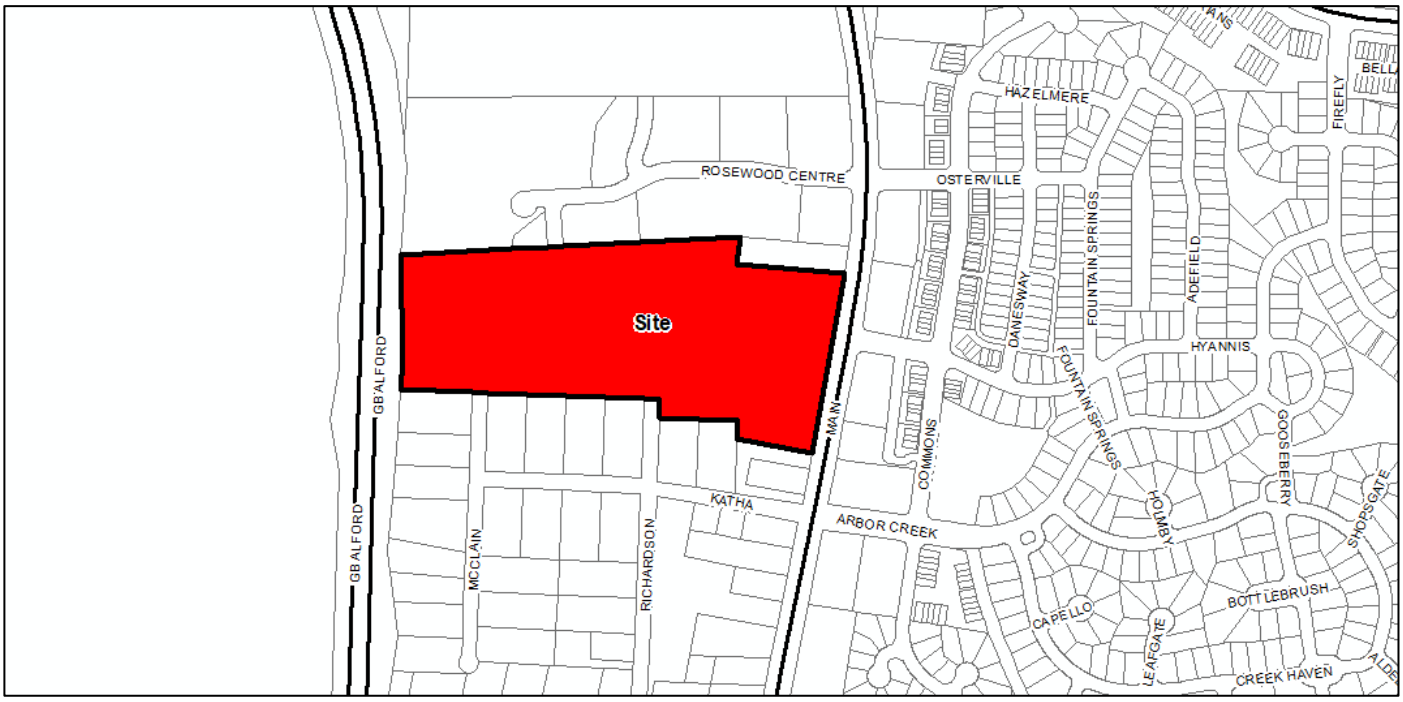
REQUEST FOR SPECIAL EXCEPTION USE AND DEVELOPMENT PLAN
Pine Springs Preparatory Academy Middle School
19-DP-10 / 19-SEU-06

APPLICANT(S):
Kristen Stocking
Pine Springs Preparatory Academy
220 Rosewood Centre Drive
Holly Springs, NC 27540

DEVELOPER(S):
Kristen Stocking
Pine Springs Preparatory Academy
220 Rosewood Centre Drive
Holly Springs, NC 27540

OWNER(S):
Jessie and Joeline McDougald
5300 US 401 N
Fuquay-Varina, NC 27526

LOCATION:



[**X**] Within Corporate Limits of Holly Springs [] Within Holly Springs ETJ [ ] Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board:	02/25/2020
Town Council Public Hearing & Action:	03/17/2020

STAFF CONTACTS: Sean Ryan, Planner II
Rachel Jones, Development Review Engineer

ATTACHMENTS:
Site Plans, Petitioner's Response to the Special Exception Use Petition Findings of Fact, Waiver Petition and Response to Waiver Findings of Fact.

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
Jessie and Joeline McDougald	0740819224	R-20 Residential	23.08 ac
		TOTAL	**23.08 ac**

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	R-20 Residential	Vacant
North	R-20 Residential; CB Community Business	Single Family Residential Commercial Subdivision (Rosewood Centre)
South	R-10 Residential; LB Local Business	Single Family Residential; Vacant
East	PUD: Arbor Creek	Commercial
West	BT Business & Technology	NC 55 Right-of-Way

PROPERTY HISTORY

Rezoning History
Rezoning Number: 96-R-03
Original Zoning: RMH-10
Proposed Zoning: R-20
Approved by Town Council on: Apr 2, 1996

Annexation History
Annexation Number: A88-04
Approved by Town Council on: Apr 19, 1988

SPECIAL EXCEPTION USE

Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 2.02 R-20 Residential District to allow for a Public School in the R-20 Residential District at the property located at 1729 N. Main Street, Wake County PIN 0740819224.

Special Exception Use Findings of Fact:
A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
b. The proposed use will not injure or adversely affect the adjacent area;
c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;

g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
j. 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.

WAIVER REQUESTS

1. 19-WAV-27: Request to allow for a Waiver of Regulations of UDO Section 7.04 E. 2. Reduction in the Number of Off-Street Parking Spaces to allow a reduction in the number of off-street parking spaces of 25%, or 53 spaces, in association with Development Plan Petition #19-DP-10.

UDO Requirements:
Section 7.04 E. 2. Reduction in the Number of Off-Street Parking Spaces

2. Reduction in the Number of Required Off-Street Parking Spaces.

A reduction of required off-street parking spaces may be granted so that the amount of impervious surface can be reduced.

The Director may grant a reduction in the minimum required off-street parking spaces of up to twenty-five (25) percent in all districts.

Waiver Findings of Fact:
A petition for a waiver of regulations of UDO Section 7.04 E. 2. Reduction in the Number of Off-Street Parking Spaces may only be granted upon the presentation of sufficient evidence to enable a written determination that:

a. The nature and location of the proposed building or structure, and;
b. The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time, and;
c. The quantity of existing public or private parking on the lot or in the integrated center, business park or industrial park that can reasonably be expected to be available when the building or structure is in use, or;
d. The reduction of required off-street parking spaces will result in preserving existing vegetation on the property, or;
e. A land banked area for future off-street parking spaces is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such land banked area shall not be used for any form of development unless an amended alternate parking plan is submitted, and approved, that indicates compliance with the provisions of this sub-Section.

2. **19-WAV-31: Request to allow for a Waiver of Regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces to allow for greater than 75% of the provided parking between the front building line and front lot line along Richardson Street in association with Development Plan Petition #19-DP-10.**

UDO Requirements:
UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces

4. Maximum Number of *Off-Street Parking Spaces*.
In order to minimize the impact of glare and heat buildup, reduce impervious surface area, storm water run-off and the level of pollutants from non-point sources, no single use site, *integrated center, business park* or *industrial park* shall provide a total number of *off-street parking spaces* in excess of one-hundred and ten (110) percent of the minimum number *off-street parking spaces* required by this UDO. **In order to encourage shared parking and help reduce the visibility of parking areas, no more than seventy-five (75) percent of the total number of *off-street parking spaces* provided shall be placed between the front *building line* and the property line**. However, **a waiver may be requested** in accordance with Section 7.04, H. Waiver of Off-Street Parking Regulations to grant up to one-hundred and fifty (150) percent of the minimum number of required off-street parking spaces; and, or **to locate more than seventy-five (75) percent of the total number of *off-street parking spaces* between the front *building line* and the property line.**

Waiver Findings of Fact:
A waiver of the Off-Street Parking requirements contained in Section 7.04, E., 4., may only be granted upon making the following findings:
1. A parking demand study completed by a third party that provides evidence regarding:
   a. Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
   b. Number of employees on the largest shift; and,
   c. Minimum number of spaces needed to meet the parking demand for the specific use; and,
2. The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts; and,
3. The proposed development is consistent with the intent of the *Comprehensive Plan*; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

3. **19-WAV-40: Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (g).: Roof Treatment, to allow rooflines to exceed 50 feet in a continuous plane in association with Development Petition #19-DP-10, as follows:**
   a. **N. Main Street Elevation – An increase in maximum roofline from 50 feet to 57 feet**

UDO Requirements:
Section 3.08 A. 1. c. (2). (g). : Roof Treatment

(g) Roof Treatment.
1. Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a continuous plane for more than fifty (50) feet.

Waiver Findings of Fact:

(1) The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;

(2) The proposed development will be compatible with and will enhance the use or value of area properties;

(3) The proposed development is consistent with the intent of the Comprehensive Plan; and,

(4) The proposed development is consistent with the intent and purpose of this UDO.

4. 19-WAV-41: Request to allow for a Waiver of Regulations of UDO Section 7.08 Utility Design and Reservation to allow for a waiver of the underground utility requirement along N. Main Street in association with Development Petition #19-DP-10.

UDO Requirements:
Section 7.08 B. 1. b. (2) Underground Installation Required

b. Underground Installation Required.

(2) Relocation – Where any *major subdivision*, *non-residential incremental subdivision*, *multifamily dwelling project* commercial / mixed *use project* or industrial *project* is proposed, existing overhead utility services along or through the proposed development shall be relocated underground, provided, however, where the existing utility service is of a nature where relocation underground is not feasible, the *Town Council* may waive this requirement upon recommendation of the *Director of Engineering* and payment of a fee-in-lieu of such relocation.

Waiver Findings of Fact:

(1) The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property:

(2) Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:

(3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:

(4) The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:

(5) Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:

5. 19-WAV-42: Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (b).: Variation in Massing, in association with Development Petition #19-DP-10. as follows:

1. **N Main Street - an increase in the maximum building bay width from 30 feet to 57 feet.**
2. **Richardson Street - an increase in the maximum building bay width from 30 feet to 55 feet.**
3. **North and South Elevation - an increase in the maximum building bay width from 30 feet to 32 feet.**

UDO Requirements:
Section 3.08 A. 1. c. (2). (b).: Variation in Massing

(b) Variation in Massing.

(i) Building walls shall consist of a building bay or structural building system that is a maximum of thirty (30) feet in width. Bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, no less than twelve (12) inches in width and four (4) inches in depth or an equivalent element that subdivides the wall into human scale proportions.

Waiver Findings of Fact:

(1) The proposed development represents the use of building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
(2) The proposed development will be compatible with and will enhance the use or value of area properties;
(3) The proposed development is consistent with the intent of the Comprehensive Plan; and,
(4) The proposed development is consistent with the intent and purpose of this UDO.

TOWN COUNCIL VARIANCE REQUESTS–
NOT FOR PLANNING BOARD DISCUSSION OR CONSIDERATION

1. 19-VARTC-02: Request to allow for a Variance of Regulations of UDO Section 3.02 2. a. LB Local Business Yards and Building Setbacks to allow a reduction in the Collector Street yard from 30 feet to 10 feet in association with Development Plan Petition #19-DP-10.

UDO Requirements:
UDO Section 9.10 Special Exception Uses specifies that all new development associated with a Special Exception Use in the R-20 District shall be subject to the perimeter landscape yards or bufferyard regulations of the Local Business District.

Section 3.02 2. a. LB Local Business

B. Development Standards.

2. *Yards* and *Building* Setbacks

a. Front - a *minimum front yard* and *minimum building setback* measured from the greater of the *proposed right-of-way* or existing *right-of-way* shall be provided as follows:

Collector Street: 30'

Variance Findings of Fact:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

2. 19-VARTC-03: Request to allow for a Variance of Regulations of UDO Section 2.02 B. 7. R-20 Residential District to allow an increase in maximum building height from 35 feet to 42 feet in association with Development Plan Petition #19-DP-10.

UDO Requirements:
Section 2.02 R-20 Residential District

7. Maximum Building Height.

   a. Primary Building – 35'

Variance Findings of Fact:
1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

STAFF ANALYSIS

PROJECT OVERVIEW

Part 1: Special Exception
A Special Exception Use is a Permitted Use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting a Special Exception Use, must be able to demonstrate that all required Findings of Fact are being met. The Town Council through the public hearing and sworn testimony must be able to make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a Fact cannot be met or adhered to, then the Special Exception should be denied.

The Town has received a request for a Special Exception Use to locate a new public school/charter middle school along N Main Street south of the Rosewood Centre commercial subdivision. The property is zoned R-20 Residential, which allows for public schools by Special Exception Use. The proposed project is located on ± 23.08 acres at 1729 N Main Street.

Part 2: Development Plan
Any Development Plan that is submitted along with a Special Exception Use is required to be reviewed by the Planning Board for recommendation to the Town Council and then ultimately acted upon by the Town Council after determination if the proposed Special Exception Use of the land is approved.

In conjunction with Special Exception Use request to locate a new charter middle school, the applicant is requesting approval of a development plan for a 64,700 square foot middle school. The building is 42 feet tall and will be oriented toward N. Main Street. A predominantly brick and stone block building with EIFS accents, including landscaping, parking and internal driveways, is proposed for this site.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Future Land Use & Community Character
The Development Petition for this project was submitted prior to the adoption of the new Land Use and Character Plan. The project was reviewed with the former future land use plan that was in place at the time of application. All discussions of the future land use plan refer to the previous plan, which was replaced on October 15, 2019.

Future Land Use: The Future Land Use Plan has this property designated as Mixed Use to allow for a wide range of commercial, business, and higher density residential land uses up to 15 units per acre. Projects in this area should include multiple land uses or provide a compatible use for the area. The goal for each mixed use area is to create a "village-like" atmosphere with areas that are interconnected and pedestrian friendly.

Future Land Use Objectives
1) Actively balance commercial, industrial and residential development with conservation when promoting land use decision that will enable the Town to develop a sustainable balance tax base.
3) Balance land use decisions with their potential impact on the regional transportation network.

Community Character Objectives
1) Encourage a "village atmosphere" by creating a sense of community and identity for the residents and businesses of Holly Springs.
2) Enhance the public streetscape with trees, landscaping and street furniture as appropriate along thoroughfares and in the cores of the community growth areas, using both public and private initiatives to develop the character of pedestrian places.
8) Encourage the development of connected pedestrian oriented developments.

North Main Area Plan*:* The North Main Corridor area has been designated as the northern entrance or "gateway" to Holly Springs and includes parcels that front both N. Main Street as well as GB Alford Highway (NC55). The area is in close proximity to NC 540 and as such this area is primed to become a regional destination. This corridor will feature land uses, architectural design and site design that are strategically planned to create a visual impact that residents and visitors alike will know that they have arrived in Holly Springs. The corridor is anchored by the North Main Athletic Complex, a regional soccer, baseball and tennis facility. Current land uses feature a mixture of single family, multi family, office space and commercial uses, with significant acreage remaining to develop or redevelop. The future land use pattern will be primarily mixed use development that serves as a destination for sports and entertainment with an emphasis on hospitality and retail services.

The area will feature compatible styles of architecture to create an urban village atmosphere. New development is encouraged to provide parking to the side and rear of buildings to allow the buildings to be pulled closer to the street to create an urban edge along N. Main Street. Additionally, appropriately scaled landscaping and streetscapes will help the area have a uniform look and feel. For the parcels that front along GB Alford Highway, the existing natural buffer area will be preserved to maintain the visual appeal that currently exists along this major thoroughfare throughout Town.

The subject parcel is specifically designated as Mixed Use within the N Main Area Plan – This designation is intended to encourage developments that include a mix of uses within a single plan to

promote interconnectivity between residential, offices, and commercial uses. Developments should be pedestrian friendly and create a destination where living, working, and shopping can occur in one location.

For reference: Land Use & Character Plan (Adopted October 2019)
The property is designated on the new Land Use & Character plan as N. Main Street District. 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.

Transportation

Comprehensive Transportation Plan
The Comprehensive Transportation Plan (CTP) shows the extension of Richardson Street to ultimately connect to Katha Drive. This project is constructing the Richardson Street extension through the site to just short of the property line. The complete connection to Katha Drive through existing right-of-way will be made in the future as development occurs. In accordance with the UDO, thoroughfare widening across the subject property frontage is required. Due to General Statutes and financial limitations, this project did not include this improvement with the proposed development plan. A Traffic Impact Analysis (TIA) was completed and detailed in the “Engineering” section below. Though the NCDOT did not require the TIA, Town Staff and the NCDOT closely coordinated during the review process to meet all requirements.

Community Facilities
A corollary of population growth is 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.

New school facilities will be needed in Holly Springs to account for the anticipated continued growth of school-aged children as development continues.

DEVELOPMENT PLAN

Development Standards
Lot Size: 23.08 acres

Minimum Yards and Setbacks:
All yard and setback requirements have been met, except for along Richardson Street as noted:

Front - NC 55 Bypass:	100’	
Front – N Main Street:	50’	
Front – Richardson Street:	30’	**A variance has been requested to reduce the setback from 30’ to 10’ (19-VARTC-02)*
Side Yard:	10’	

Side Bufferyard: 20'

Building Height:

Allowed Maximum: 35'

Proposed: 42' **A variance has been requested to increase height from 35' to 42' (19-VARTC-03)*

Gross Floor Area:

64,700 square feet

Parking & Loading:

Parking Required: 213 spaces

Parking Provided: 162 spaces*

**Waiver for a reduction in number of off-street parking (25% reduction or 53 spaces) has been submitted for review and determination by Town Council (19-WAV-27). Future areas for all 213 parking spaces identified on site plan.*

Parking is provided to the front and side of the building. The property has multiple street frontages on account of the extension of Richardson Street. A waiver has been requested to place greater than 75% of parking between the rear of the building and Richardson Street *(19-WAV-31).*

Loading Required: 1 space

Loading Provided: 2 spaces, one pull-off space to the front of the building and one pull-off space along the north side.

Open Space:

Required: 0.12 acres

Provided: 0.18 acres at the front and rear of the building as seating areas.

Landscape Requirements:

Perimeter Yard/Bufferyard

Existing vegetation has been preserved wherever possible and is supplemented with new plants where necessary. Supplemental plants include Holly, Red Cedar, and White Oak.

Front - NC 55 Bypass:	100' – C-225 Buffer Area Existing vegetation use to meet landscape requirements (75% Evergreen Trees provided)
Front – N. Main Street	50' – A-75 Thoroughfare Yard Plant species include Trident Maple, Red Maple, Willow Oak, and Crape Myrtle
Front - Richardson Street:	10-20' – A-20 Yard Plant species include Gingko, Pin Oak, and Cherry
Side Yard:	10' – A-20 Yard Existing vegetation use to meet landscape requirements
Side Bufferyard:	20' – C-75 Yard Plant species include Holly, Red Cedar, and White Oak

Foundation

Foundation plantings have been provided along all sides of the building as required by the UDO.

Interior Parking Lot

Landscape Island Required: 16
Landscape Island Provided: 16

Each landscape island contains 1 tree and 4 shrubs.

Parking Area Screening

Parking area screening is required along all parking that faces a roadway or residentially zoned property.

Tree Preservation

The property is mainly wooded with mixed forest areas of hardwood and pine.

Area Required: 10% or 2.3 acres
Area Provided: 2.63 acres

Tree preservation areas include significant tree standards and specimen trees. The preservation areas are predominantly located along stream buffers but smaller areas have been provided along the northeast and southeast property lines to preserve additional specimen trees.

General Regulations

Trash Containers:

The trash dumpsters are located to the rear of the building and are enclosed with opaque gates.

Architectural and Site Design Requirements

Building Materials, Colors, Textures, Architecture, Roof Treatment, and Façade Modulation:

The building is proposed to be constructed with brick, cast stone, and EIFS accents.

Various architectural elements such as multiple building materials, façade modulation, roofline variation, multiple brick patterns, canopies/awnings, and glazing are proposed.

The following Waivers, which are specifically outlined earlier in this report, have been requested:

1. 19-WAV-40: Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (g).: Roof Treatment, to allow rooflines to exceed 50 feet in a continuous plane in association with Development Petition #19-DP-10, as follows:
    a. N. Main Street Elevation – An increase in maximum roofline from 50 feet to 57 feet

2. 19-WAV-42: Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (b).: Variation in Massing, in association with Development Petition #19-DP-10. as follows:
    a. N Main Street - an increase in the maximum building bay width from 30 feet to 57 feet.
    b. Richardson Street - an increase in the maximum building bay width from 30 feet to 55 feet.
    c. North and South Elevation - an increase in the maximum building bay width from 30 feet to 32 feet.

Building Orientation:

The front of the building is oriented toward N. Main Street while the rear is oriented towards Richardson Street. All facades of the building are designed to meet the primary facade requirements in the UDO.

Fencing:

New or relocated control of access fence will be decorative/ornamental

A 42” tall masonry wall/fence is proposed along N. Main Street.

Signs:

Signs are not proposed at this time.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Walkways or Pedestrian/Bikeway System Design:

Sidewalks along Richardson Street connect the site to Rosewood Centre Drive and provide inner connectivity.

A 5-ft sidewalk is proposed along N. Main Street.

Vehicular Area Design:

Vehicle Stacking is provided onsite.

ENGINEERING

Water Service:

Water service for this project will be provided through a connection to existing 16-inch watermain in N. Main St. and existing 8-inch watermain stub from the adjacent Pine Springs Preparatory Academy site.

Sewer Service:

Sewer service for this project will be provided through a connection to an existing manhole and sewer main on the western portion of the site. A Sewer Evaluation Report was completed and it was determined that there is adequate capacity in the downstream pump station to serve this project.

Transportation

A Traffic Impact Analysis (TIA) was competed for this project, by the Town due to General Statute requirements. The Traffic Management Plan (TMP) was submitted to and reviewed by the Town in accordance with the NCDOT’s Municipal and School Transportation Assistance (MSTA) guidelines as well as the Town’s UDO. The TIA indicated the following improvements be completed to mitigate the impact from this project.

- Signal Timing Modifications along the NC 55 corridor.
- Re-stripe Rosewood Centre Drive to 3-lanes with existing pavement.
- Perform Signal Warrant Analysis (SWA) at Rosewood Centre Drive/Osterville Drive/NC 55 (N. Main Street)
- Provide signalization if warranted
- Provide exclusive eastbound right-turn lane
- Restrict Site Access off of N. Main to RIRO
- Provide exclusive southbound right turn lane on NC 55 (N. Main Street)
- Provide channelization on the eastbound approach on NC 55 (N. Main Street) to prevent left turns into the site.
- Widen across project frontage to half of the ultimate cross section in accordance with the UDO requirements.

Road Widening & Connectivity: Though the applicant is not completing the required thoroughfare widening across the project frontage, they are constructing a 5-ft sidewalk across the frontage on N. Main Street.

A signal warrant analysis (SWA) was conducted at Rosewood Centre Drive/Osterville Drive/N. Main Street, and it was determined that a signal is necessary at this intersection to mitigate project impact,

improve safety conditions and level of service. The applicant has committed to design and installation of the signal and a financial contribution. The findings of fact in the special exception use submittal detail this item.

Environmental
Storm Water: This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance.

Environmental Buffers: This project is located in the Cape Fear River Basin and will be subject to all applicable requirements of that basin.

STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

1. The Comprehensive Transportation Plan (CTP) shows the extension of Richardson Street to ultimately connect to Katha Drive. This project is constructing the Richardson Street extension through the site to just short of the property line. The complete connection to Katha Drive through existing right-of-way will be made in the future as development occurs. In accordance with the UDO, thoroughfare widening across the subject property frontage is required. Due to General Statutes and financial limitations, this project did not include this improvement with the proposed development plan.

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: WAIVER OF REGULATIONS OF UDO

Motion that the Planning Board recommend the Town Council approve / deny Waivers of Regulations of UDO as follows:

1. **19-WAV-27:** Request to allow for a Waiver of Regulations of UDO Section 7.04 E. 2. Reduction in the Number of Off-Street Parking Spaces to allow a reduction in the number of off-street parking spaces of 25%, or 53 spaces, in association with Development Plan Petition #19-DP-10.

2. **19-WAV-31:** Request to allow for a Waiver of Regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces to allow for greater than 75% of the provided parking between the front building line and front lot line along Richardson Street in association with Development Plan Petition #19-DP-10.

3. **19-WAV-40:** Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (g).: Roof Treatment, to allow rooflines to exceed 50 feet in a continuous plane in association with Development Petition #19-DP-10, as follows:
    a. N. Main Street Elevation – An increase in maximum roofline from 50 feet to 57 feet

4. **19-WAV-41:** Request to allow for a Waiver of Regulations of UDO Section 7.08 Utility Design and Reservation to allow for a waiver of the underground utility requirement along N. Main Street in association with Development Petition #19-DP-10.

5. **19-WAV-42:** Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (b).: Variation in Massing, in association with Development Petition #19-DP-10. as follows:
    a. N Main Street - an increase in the maximum building bay width from 30 feet to 57 feet.
    b. Richardson Street - an increase in the maximum building bay width from 30 feet to 55 feet.

c. North and South Elevation - an increase in the maximum building bay width from 30 feet to 32 feet.

ACTION #2: SPECIAL EXCEPTION USE & DEVELOPMENT PLAN

Motion that the Planning Board recommend the Town Council approve / deny Special Exception Use #19-SEU-06 as specified in Unified Development Ordinance Section 2.02 R-20 Residential District to allow for a Public School in the R-20 Residential District and #19-DP-10 for Pine Springs Preparatory Academy Middle School as submitted by Curry Engineering, Project Number 2018-063, dated Revised 02/07/2020 with the following conditions:

1. **All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 19-SEU-06.**
2. **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 the Department of Planning & Zoning.**
3. **This project shall meet Town's NPDES Phase II Post Construction Stormwater ordinance.**
4. **The following must be addressed prior to or with 1st construction drawing submittal:**
   a. **Thoroughfares, collectors and boulevards will require a calculated pavement design and approval from Town and NCDOT.**
   b. **Documentation in the form of a recorded plat will be required for all right-of-way dedication provided with this project.**
   c. **All items listed on the Stormwater Submittal Checklist, Form #16003.**
5. **The following must be addressed prior to construction drawing approval and/or issuance of a land disturbance permit::**
   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. **Payment of the fee-in-lieu of burying existing overhead power across the property frontage.**
   c. **Approval of Stormwater Management Plan.**
   d. **Payment of the Stormwater Fee-in-Lieu.**
   e. **All environmental permits must be obtained for the entire project.**
   f. **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 BMP is required at the end of the performance monitoring period for the project.**
6. **Should the Town Council approve this development plan and special exception use permit, the following will become a condition of approval:**
   a. **The Town will hold development harmless for the installation of the signal for actual construction costs Exceeding $150K up to the towns expenditure of $100K**
   b. **This project is responsible for the design and construction of the traffic signal, crosswalk and pedestrian signal (RRFB) located at the intersection of Rosewood Centre Drive/Osterville Drive/N. Main Street**

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	**Yes**	**No**	**Initials**	**Comments**
Sean Ryan				
Rachel Jones				
Melissa Sigmund	X			

TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
Supplement #15
December 2018

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

Petition Type:

☐ **Master Plan**
- ☐ New Detailed ☐ New Schematic
- ☐ Major Amendment ☐ Minor Amendment*

☐ **Preliminary Plan- Major Subdivision**
- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ **Development Plan** (check all that apply)
- ☒ New ☐ Major Amendment ☐ Minor Amendment*
- ☒ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Multifamily
- ☐ Residential Development Options or Infill Development Options

☒ **Special Exception Use**
- ☒ New ☐ Family Child Care Home

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

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

☐ Initial ☐Revised ☐ Final

Project Information:

Project Name: **Pine Springs Preparatory Academy Middle School**

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

PUD/Master Plan/Subdivision _____ Shopping Center/Lot# _____

Project Location: **1729 N. Main Street**

Use street address. If none, use the closest intersection

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

PIN: **0740819224** Real Estate ID: **0100668**

Project Acreage (rounded to nearest tenth): **23.08** Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: **R-20** Proposed Use (see UDO Primary Use List): **Educational**

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): **UDO Section 7.04 Off-Street Parking**

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

Scoping Meeting Date: **October 30, 2018** Concept Meeting Date: **June 6, 2019**

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept 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 **Kristen Stocking** Company **Pine Springs Prep Academy**

Mailing Address **220 Rosewood Centre Drive**

City **Holly Springs** State **NC** Zip **27540**

Telephone # **(617) 480-9268** E-Mail **kpstocking@pinespringsprep.org**

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 **Andrew S Petty** Company **Curry Engineering Group**

Mailing Address **205 South Fuquay Avenue**

City **Fuquay-Varina** State **NC** Zip **27526**

Telephone # **(919) 552-0849** E-Mail **andy@curryeng.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 *Kristen Stocking* Company *Pine Springs Prep Academy*
Mailing Address *220 Rosewood Centre Drive*
City *Holly Springs* State *NC* Zip *27540*
Telephone # (*617*) *480-9268* E-Mail *kpstocking@pinespringsprep.org*
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 *Vince Ciccarelli* Company *Insight Architects*
Mailing Address *1307 West Morehead Street*
City *Charlotte* State *NC* Zip *28208*
Telephone # (*704*) *344-0445* E-Mail *vciccarelli@insightarch.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 *Adam Southwell* Company *Southwell Design, PLLC*
Mailing Address *PO Box 37178*
City *Raleigh* State *NC* Zip *27627*
Telephone # (*919*) *272-6729* 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: *Broker* (any other contact that should receive comments and correspondence for this project)

Name *Joni Barnes* Company *Pinpoint Properties*
Mailing Address *5310 NC Highway 55 - Suite 101*
City *Durham* State *NC* Zip *27713*
Telephone # (*919*) *544-0141* Alternate Telephone # ( )
Fax # ( ) E-Mail *joni@pinpointprop.com*
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 *Jessie and Joeline McDougald* Company
Mailing Address *5300 US 401 N*
City *Fuquay-Varina* State *NC* Zip *27526*
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

Certificate of Submittal Completion

I, *Andrew S Petty*, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: Date: 4/21/19

TOWN OF HOLLY SPRINGS

SPECIAL EXCEPTION USE FINDINGS OF FACT

DPM Appendix #A.04
Supplement #15
December 2018

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

Project Information:

Project Name: ***Pine Springs Preparatory Academy Middle School***

Special Exception Use:

UDO Section No.: ***2.02.A.2***

Special Exception Use: ***Educational Use***

Specific Special Exception Use Request:

Development of a 23 acre property to construct a fully functioning middle school to expand the PSPA current facility to K-8 as stated in their charter.

For DPZ Use only
Project # _____
Date Received:

Findings of Fact:

A petition for Special Exception Use 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, community moral standards, convenience or general welfare:

See attached

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

See attached

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

See attached

(4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):

See attached

(5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:

See attached

(6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

See attached

(7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

See attached

(8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

See attached

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

See attached

(10) The type, size, and intensity of the proposed use, including 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:

See attached

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: Kristen P. Stocker Date: 6-20-19

Signature of Owner: Jamie H. McDonald Date: 6-20-19

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:
Educational facilities are listed in the Town of Holly Springs UDO section 2.02.A.2 as an allowable special exception use within the R-20 zoning district. The new middle school will be constructed in accordance with all applicable NC building and fire codes with access complying with all applicable ADA requirements. The purpose for this middle school is to allow Pine Springs Preparatory Academy (PSPA) to provide dedicated elementary and middle school facilities to align with the charter of PSPA. This middle school will be the permanent facility to replace and eliminate the need for the previously petitioned temporary mobile classrooms special exception use.

(2) The proposed use will not injure or adversely affect the adjacent area or property values therein:
The subject property is currently vacant land directly adjacent to the Rosewood Business Park. Based on projected enrollment for the 2020 school year this middle school will bring more attention to the surrounding uses (daycare and dance studio) and help support the community.

(3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:
The use (educational) of the subject property is allowable as an exceptional use within the R-20 zoning district and does not need to be rezoned to comply with the Town's comprehensive plan.

(4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):
The middle school conforms to all development standards in the R-20 district and the Town's UDO with the exceptions provided in the waiver documents attached to this petition.

(5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:
An existing stub street (Cachet Drive) is stubbed to the subject property. PSPA is extending this street through the property and providing a stub street connection to the existing platted right of way of Richardson Street. While Richardson Street does not currently connect to Katha Drive because the Easton Acres subdivision was developed prior to stub street construction standards, the connection will be available should the town choose to move forward with a public improvements project. Additionally a secondary entrance is being provided to North Main Street to provide connectivity and public safety circulation which will create an extensive network of roadways and drives to access the site and circulation to Rosewood Business Park.

The project will include a new traffic signal at the Rosewood and North Main Street intersection that will provide pedestrian crosswalks and pedestrian signals to the Arbor Creek Subdivision. The signal is

necessary and the town and developer agree that the town will hold development harmless for the installation of the signal for actual construction costs exceeding $150K up to the towns expenditure of $100K. This signalization and pedestrian improvements will improve safety, convenience and traffic flow in a currently congested area of Town.

(6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:
Parking areas will comply with the Town of Holly Spring's Engineering and Design criteria and have been strategically placed to avoid glare, odor and heating effect on adjacent properties and appearance from major Town corridors. Trash pickup and emergency access has been provided such that safe, effective and convenient access is achieved.

(7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:
The facility will meet all NC Building and Fire Code requirements for a new, permanent building including but not limited to fire areas, structural loads, egress, adequate toilet rooms for the number of students, fire alarm system and fire extinguishers.

(8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:
Special studies have been performed for utilities, traffic and fire protection to illustrate current infrastructure is adequate to handle the proposed use. Restriping of Rosewood Centre Drive, a dedicated right turn lane into the entrance of N. Main Street, restricted access onto N. Main Street and the construction of a traffic and pedestrian signal at N. Main Street and Rosewood Drive are committed improvements to ensure facilities will be adequate to handle the proposed use.

(9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:
The location and arrangement of the middle school building has been placed such that it is as close to North Main Street as possible to comply with the Town's vision in the comprehensive plan as well as the proposed land use plan that is due out in June 2019. The building provides 3 primary facades as well as 2 equipped with glazing requirements to provide an aesthetic building. Parking has been provided away from any residentially zoned property as much as possible and landscape buffers are being provided adjacent to these properties. Additionally, PSPA is preserving the entire western portion of the site as natural area for educational purposes. Pedestrian access is being provided along both sides of Cachet Street with internal connections to the site from Cachet Street which will allow connectivity all the way through the Rosewood Business Park and North Main Street. The North Main Street and Rosewood

Centre Drive intersection improvement will enhance the integration between the Rosewood Business Park and the Arbor Creek Subdivision allowing more availability for a work, live and play community.

(10) The type, size, and intensity of the proposed use, including 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:
The proposed use, hours of operation, and type of personnel of the new PSPA Facility will be very similar to that of the existing facility. Operationally, PSPA will stagger the start and end of the school day for the two schools to help mitigate carpool drop off queuing and impacts to the local streets. PSPA's intention is to be a town asset in every way possible and be a good steward to the surrounding community.

TOWN OF HOLLY SPRINGS

VARIANCE OF DEVELOPMENT STANDARDS PETITION

DPM Appendix #A.16
Supplement #14
April 2018

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

Variance Request (please be specific)

UDO Section No.: 3.02

Section Title: B. Development Standards part a.

Specific Variance Request: Reduce collector buffer yard setback for Special Exception Use as require in Local Business (required in R20 due to SEU) from 30' to 20' along the north side of Richardson Street & to 10' on the south side of Richardson Street

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

☐ BOA ☐ Town Council

Project Information

Project Name Pine Springs Middle/High School Preparatory Academy

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

PUD/Master Plan/Subdivision _____ Shopping Center/Lot # _____

Project Location 220 Rosewood Centre Drive, Holly

Use street address. If none, use the closest intersection

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

PIN 074081922 Real Estate ID 010066

Project Acreage 23.0 Current Zoning R-

Scoping Meeting Date : October 30, Concept Meeting Date: June 6,

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept 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 Andy Petty Company Curry Engineering Group

Mailing Address 205 South Fuquay Avenue

City Fuquay-Varina State NC Zip 27526

Telephone # (919) 552-0849 E-Mail andy@curryeng.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 Kristen Company Pine Springs Preparatory

Mailing Address 220 Rosewood Centre

City Holly State NC Zip 2754

Telephone # (617) 480-9268 E-Mail kpstocking@pinespringspr

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

Name Jessie and Joeline Company _____

Mailing Address 5300 US 401

City Fuquay- State NC Zip 2752

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

TOWN OF HOLLY SPRINGS

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT

DPM Appendix #A.16
Supplement #14
April 2018

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

Project Information

Project Name: Pine Springs Middle/High School Preparatory Academy

For DPZ Use only
Project #
Date Received:

Findings of Fact

A petition for Variance of Development Standards 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) **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

The request is being made because the current 30' requirement adversely affects the use area of the property. Per the UDO the school is required to construct a new public access road from two existing stub street locations on the north and south side of the property. This rowady creates a hardship in that it bisects the property which severely limits how the school can construct a functional facility. Additionally, by reducing the setbacks it would allow a future multi-purpose field to be closer to a larger parking area to improve connectivity.

(2) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

The hardship steams from the location of two existing stub streets that per the Town's UDO are required to be connected to and extended. With the roadway connection requirement and existing stream, the property is essentially divdided into thirds. Having additional setback distances from the collector roadway further constrains the site for development of a fully functional school.

(3) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

These street locations were determined prior to any development of this property resulting in a bisected property. The two stub streets are not only located at both the north end and south end of the property but they are off-set by approximately 400'. When complying with the Towns' design standards for non-residential collector streets to connect these two stub street location, over 1 acre of property has to be reserved for public right of way to construct and maintain the new public street.

(4) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

The proposed development will provide a 20' buffer yard along the north side which is in complete compliance with section 2.09 of the Towns UDO where a special exception use permit is not required. The 10' buffer yard along the south side will still meet the intent and purpose of the yard by providing aesthetic landscaping and creating a separation from the roadway and any development to continute to provide public safety. Additionally this request will help to prevent the project from having to disturb a jurisdictional stream and subsequent Town mandated riparian buffer along the stream by pushing the development area closer to the proposed public collector street. This will preserve as much existing forested area as possible.

Certificate of Completion

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

Signature of Applicant: _____ Date: 9/5/2019

Signature of Owner: _____ Date: 9-6-19

TOWN OF HOLLY SPRINGS

VARIANCE OF DEVELOPMENT STANDARDS PETITION

DPM Appendix #A.16
Supplement #14
April 2018

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

Variance Request (please be specific)

UDO Section No.: 2.0

Section Title: B. Development

Specific Variance Request: Increase the allowable building height from 35' to 42' at the front

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

☐ BOA ☐ Town Council

Project Information

Project Name Pine Springs Middle/High School

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

PUD/Master Plan/Subdivision _____ Shopping Center/Lot # _____

Project Location 220 Rosewood Centre Drive, Holly

Use street address. If none, use the closest intersection

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

PIN 074081922 Real Estate ID 010066

Project Acreage 23.0 Current Zoning R-2

Scoping Meeting Date : October 30, Concept Meeting Date: June 6,

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept 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 Vincent Company Insight

Mailing Address 1307 West Morehead Street,

City Charlot State NC Zip 2820

Telephone # (704) 344-044 E-Mail vciccarelli@insighta

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 Kristen Company Pine Springs Preparatory

Mailing Address 220 Rosewood Centre

City Holly State NC Zip 2754

Telephone # (617) 480-926 E-Mail kpstocking@pinespringspr

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

Name Jessie and Joeline Company _____

Mailing Address 5300 US 401

City Fuquay- State NC Zip 2752

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

TOWN OF HOLLY SPRINGS

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT

DPM Appendix #A.16
Supplement #14
April 2018

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

Project Information

Project Name: Pine Springs Preparatory

For DPZ Use only
Project #
Date Received:

Findings of Fact

A petition for Variance of Development Standards 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) **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

The requested variance of height is related to the size of the building footprint required for
a 680 student school. Due to site constraints, a two-story facility will be required to accommodate the required space program and square footage. In order to maintain acceptable ceiling heights and

(2) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

Due to the size requirements to accommodate the student capacity, and to also accommodate on-site play, parking,
drop-off queuing and new public roadway requirements, a two-story structure will be needed to minimize the building footprint.

(3) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

Adequate land was purchased by the school. However, to maximize the use of the site, adhere to NCDOT queuing requirements, TOHS parking requirements, provide a new public road, and include all space program needs for a 680 student school, a two-story school is required and associated increase in allowable building height is being requested.

(4) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

The proposed design with the increased height will be consistent with the design intent of the UDO and proportional to other buildings around it.

Certificate of Completion

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

Signature of Applicant: Vincent Ciccarelli 2019.07.30 16:34:04 -04'00' Date: 7-26-19

Signature of Owner: Jessie H. McLaurel Date: 9-6-19

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
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- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☒ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
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- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
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- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

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

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Pine Springs Preparatory Academy	Associated Project Number: 19-DP-10

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Increase the maximum allowable continuous roof line from 50 feet to 57 feet at the North Main Street elevation

Contact Information

Waiver/Alternate Compliance Contact

Name Kristen Stocking Company Pine Springs Academy
Mailing Address 220 Rosewood Centre Drive
City Holly Springs State NC Zip 27540
Telephone # (617) 480-9268 E-Mail kpstocking@pinespringsprep.org
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

FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐ Revised ☐ Final

(1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

Given the size and massing of the elevation, the longer roof line is proportional to the building. The goal of the longer roof lines is to create a scale for the building which is visually appropriate for its size.

(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

The proposed roof line is consistent with the building size and scale.

(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

The proposed waiver doesn't affect the Comprehensive Plan.

(4) **The proposed development is consistent with the intent and purpose of this UDO.**

The proposed roof line is proportional to the scale and use of the elevation. It does not impose a flat roofline towards adjacent residential properties, the street or pedestrian way.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____ Date: 1-22-2020

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

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- ☐ DPM Section 1- Waiver of Voluntary Annexation

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

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Pine Springs Preparatory Academy Middle	Associated Project Number: 19-DP-10

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

See Attached Sheet

Contact Information

Waiver/Alternate Compliance Contact

Name Kristen Stocking Company Pine Springs Prep Academy
Mailing Address 220 Rosewood Centre Drive
City Holly Springs State NC Zip 27540
Telephone # (617) 480-9268 E-Mail kpstocking@pinespringsprep.org
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

UDO SECTION 7.04: WAIVER OF OFF-STREET PARKING REGULATIONS
FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **A parking demand study (please attach all documentation) completed by a third party that provides evidence regarding:**
   a. **Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,**
   b. **Number of employees on the largest shift; and,**
   c. **Minimum number of spaces needed to meet the parking demand for the specific use.**

This standard does not apply since additional parking is not requested.

(2) **The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts:**

The granting of this waiver will not have a negative impact on the environment or adjacent properities. This approval of this waiver would place the majority of the parking central to the site and away from adjacent properties, environmental features and required buffers.

(3) **The proposed development is consistent with the intent of the *Comprehensive Plan*:**

With the the proposed development being an educational facility that is community based it complies with the spirit of the Comprehensive Plans Mission Statement to enhance development which ultimately fosters a greater sense of community. The reduction in parking request does not change the scope, intent or quality of the project.

(4) **The proposed development is consistent with the intent and purpose of this UDO:**

By placing the majority of parking away from North Main Street this proposed development with waiver is consistent with the intent and purpose of the UDO

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____ Date: 01/24/2020

Waiver Specific Request:

Allow more than 75% of the required parking between the building and a property line. Specifically between the building and the Richardson Street right of way. This parking area will serve both the school and the future recreational area south of Richardson Street therefore it is placed between the building and Richardson Street. This request goes hand in hand with the wavier request to reduce the amount of parking by 25%. Since the school is required to construct the public non residential collector street from the two existing stub street locations, the area that remains allows for parking to be constructed between the building and Richardson Street or North Main Street right of ways. The project design team determined the better location was between the building and Richardson Street such that the project would comply with the Towns land use plan to reduce parking visible from North Main Street the project has placed the majority of the required parking behind the building screened from view from North Main Street.

Total Parking Proposed = 162
Total Future Parking Proposed = 53

Number of parking spaces between the building and N. Main Street = 33
Percentage of proposed parking between the building and N. Main Street = 20%

Number of parking spaces between the building and Richardson Street = 121
Number of future parking spaces between building and Richardson Street = 53
Percentage of proposed parking between the building and Richardson Street = 80%
Percentage of proposed parking including future parking between the building and Richardson Street = 84%

Number of parking spaces between building and north property line = 8
Percentage of proposed parking between the building and north property line = 5%

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
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- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

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

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Pine Springs Preparatory Academy Middle School	Associated Project Number:

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)
See next page

Contact Information

Waiver/Alternate Compliance Contact

Name Kristen Stocking Company Pine Springs Prep Academy
Mailing Address 220 Rosewood Centre Drive
City Holly Springs State NC Zip 27540
Telephone # (617) 480-9268 E-Mail kpstocking@pinespringsprep.org
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

FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

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

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The nature and location of the proposed building or structure, and;**

The proposed alternative compliance application does not have an affect on the location of the proposed school.

(2) **The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time, and;**

The occupancy and parking needs of the school will fluctuate through the day and evening hours as the activities that the parking is based occur at different times. As an example the gym will not be a full capacity during the same time school is in session and vice versa. When activities occur at the gym during evening hours, school will not be at full capacity.

(3) **The quantity of existing public or private parking on the lot or in the integrated center, business park or industrial park that can reasonably be expected to be available when the building or structure is in use, or;**

The 162 parking spaces provided with a 25% reduction exceeds the required parking necessary for any one single use.
This will provide sufficient parking throughout the school day and any evening activities.

(4) **The reduction of required off-street parking spaces will result in preserving existing vegetation on the property, or;**

The site is entirely wooded therefore any reduction in parking is an automatic increase in preservation in both vegetation and in storm water runoff. A 25% reduction in parking equates to 53 spaces which at 8'x19' is over 8,055 square feet reduction in pavement without incorporating area for drive aisles.

(5) **A land banked area for future off-street parking spaces is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such land banked area shall not be used for any form of development unless an amended alternate parking plan is submitted, and approved, that indicates compliance with the provisions of this sub-Section.**

Several areas are shown on the development petition plans preserving areas for future parking to comply with full UDO parking requirements.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____ Date: 1/24/2020

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

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Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
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- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

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

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Pine Springs Preparatory Academy Middle	Associated Project Number: 19-DP-10

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

See Attached Sheet

Contact Information

Waiver/Alternate Compliance Contact

Name Kristen Stocking Company Pine Springs Prep Academy
Mailing Address 220 Rosewood Centre Drive
City Holly Springs State NC Zip 27540
Telephone # (617) 480-9268 E-Mail kpstocking@pinespringsprep.org
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

FINDINGS OF FACT

Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property:**

The proposed alternative compliance application does not have an affect on public safety, health or welfare or injury to other properties.

(2) **Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:**

This petition for a special use exception is for a public charter school which by state statute does not fund public improvements off site for roadway widening therefore North Main Street is not being widened to its final state with this development. By not widening the road in its final state there is no need to relocate overhead power to underground along the property frontage.

(3) **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:**

The significant grade change from the existing edge of pavement on North Main Street down to the natural ground along the frontage of this property make relocating the utility lines underground in a location that would not create future conflicts with the widening of North Main Street very difficult.

(4) **The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:**

All necessary right of way for the widening of North Main Street is being provided by the school on this property to allow for the future build out improvements of North Main Street in the future complying with the provisions in the UDO and Comprehensive Plan.

(5) **Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**

This waiver does not impact or prohibit the design, construction or maintenance obligations of public facilities.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____ Date: 01/24/2020

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

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- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

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

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	Pine Springs Preparatory Academy	Associated Project Number: 19-DP-10

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

Increase the maximum allowable building bay spacing from 30' to 57' on the N Main Street elevation, to 55' on the Richardson Street elevation, and to 32' on the right and left side elevations.

Contact Information

Waiver/Alternate Compliance Contact

Name Kristen Stocking Company Pine Springs Academy
Mailing Address 220 Rosewood Centre Drive
City Holly Springs State NC Zip 27540
Telephone # (617) 480-9268 E-Mail kpstocking@pinespringsprep.org
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

Town of Holly Springs
UDO Section 3.08 or 4.05: Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB & BT, RT, IT
Findings of Fact

Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐Revised ☐ Final

(1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

Given the size and massing of the elevation, the use of a larger bay spacing is proportional to the facade. The goal of the larger bay spacing is to create a scale for the building which is visually appropriate for its size.

(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

The proposed bay spacing is consistent with other buildings in the immediate vicinity.

(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

The proposed waiver doesn't affect the Comprehensive Plan.

(4) **The proposed development is consistent with the intent and purpose of this UDO.**

The proposed bay spacing is proportional to the scale and use of the elevation. It does not impose a flat elevation towards adjacent residential properties the street or pedestrian way.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____ Date: 1-22-2020

PINE SPRINGS MIDDLE SCHOOL

TOWN OF HOLLY SPRINGS CONDITIONS OF APPROVAL:

1. 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 THE DEPARTMENT OF PLANNING & ZONING.
2. THIS PROJECT SHALL MEET TOWN'S NPDES PHASE II POST CONSTRUCTION STORMWATER ORDINANCE
3. THE FOLLOWING MUST BE ADDRESSED PRIOR TO OR WITH 1ST CONSTRUCTION DRAWING SUBMITTAL:
   a. THOROUGHFARES, COLLECTORS AND BOULEVARDS WILL REQUIRE A CALCULATED PAVEMENT DESIGN AND APPROVAL FROM TOWN AND NCDOT.
   b. DOCUMENTATION IN THE FORM OF A RECORDED PLAT WILL BE REQUIRED FOR ALL RIGHT-OF-WAY DEDICATION PROVIDED WITH THIS PROJECT.
   c. ALL ITEMS LISTED ON THE STORMWATER SUBMITTAL CHECKLIST, FORM #16003.
4. THE FOLLOWING MUST BE ADDRESSED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND/OR ISSUANCE OF A LAND DISTURBANCE PERMIT:
   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. PAYMENT OF THE FEE-IN-LIEU OF BURYING EXISTING OVERHEAD POWER ACROSS THE PROPERTY FRONTAGE.
   c. APPROVAL OF STORMWATER MANAGEMENT PLAN.
   d. PAYMENT OF THE STORMWATER FEE-IN-LIEU.
   e. ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED FOR THE ENTIRE PROJECT.
   f. 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 BMP IS REQUIRED AT THE END OF THE PERFORMANCE MONITORING PERIOD FOR THE PROJECT.

SITE INFORMATION

PIN:	0740-81-9224
REID:	0100668
EXISTING LAND AREA:	23.08 AC
RIGHT OF WAY DEDICATION AREA:	0.32 AC
GROSS LAND AREA:	22.76 AC
WETLAND AREA:	0.03 AC
BUFFER AREA:	1.83 AC
EXISTING ZONING:	R-20
EXISTING USE:	VACANT
PROPOSED USE:	EDUCATION - PUBLIC SCHOOL
WATERSHED:	NONE
RIVER BASIN:	CAPE FEAR
TOWNSHIP:	HOLLY SPRINGS

LOT SUMMARY

MAXIMUM BUILDING HEIGHT:	35'
PROPOSED STRUCTURE HEIGHT:	42'
FRONT YARD / SETBACK RICHARDSON STREET (EAST):	20'* VARIANCE
FRONT YARD / SETBACK RICHARDSON STREET (WEST):	10'* VARIANCE
FRONT YARD / SETBACK N. MAIN STREET:	50'
FRONT YARD / SETBACK NC 55 BYPASS:	100'
REAR BUFFERYARD / SETBACK:	20'
SIDE BUFFERYARD / SETBACK:	20'

TREE PRESERVATION & OPEN SPACE SUMMARY

REQUIRED TREE PRESERVATION AREA:	2.30 AC (10%)
PROPOSED TREE PRESERVATION AREA:	2.63 (11%)
REQUIRED OPEN SPACE AREA:	0.12 AC (0.5%)
PROPOSED OPEN SPACE AREA:	0.18 AC (0.8%)

BUILDING SUMMARY

PROPOSED BUILDING FOOTPRINT:	33,200 SF
PROPOSED BUILDING SQUARE FOOTAGE:	64,700 SF 1

PARKING SUMMARY

REQUIRED PARKING:	2.5 SPACES / CLASSROOMS 21 CLASSROOMS x 2.5 = 53 SPACES
ASSEMBLY HALL:	1 SPACE / 5 SEATS 800 SEATS / 5 = 160 SPACES
TOTAL REQUIRED PARKING:	213 SPACES
25% MAXIMUM REDUCTION:	53 SPACES
TOTAL PARKING PROVIDED:	162 SPACES
REQUIRED ADA PARKING:	7 SPACES
ADA PARKING PROVIDED:	10 SPACES
STANDARD PARKING PROVIDED (9' X 18'):	152 SPACES
BIKE PARKING REQUIRED:	3 RACKS - 15 BIKES
BIKE PARKING PROVIDED:	3 RACKS - 15 BIKES
FUTURE RESERVED PARKING:	53 SPACES

VEHICULAR QUEUE SUMMARY

K-10 STUDENT POPULATION:	516 STUDENTS
AVERAGE QUEUE:	2,197 FEET
30% HIGH DEMAND QUEUE:	659 FEET
DESIRED QUEUE:	2,856 FEET

THIS DESIGN PROVIDES:

SINGLE QUEUE:	0 FEET
DOUBLE QUEUE:	1,609 FEET
TOTAL QUEUE:	3,218 FEET*

*QUEUE DOES NOT INCLUDE 150' DROP OFF ZONE AND ADJACENT LANE

IMPERVIOUS SUMMARY

TOTAL AREA:	22.76 AC
DRIVES / PARKING AREAS:	3.37 AC
SIDEWALK AREA:	0.53 AC
BUILDING AREA:	0.83 AC
FUTURE IMPERVIOUS ALLOCATION:	0.41 AC
TOTAL PROPOSED IMPERVIOUS AREA:	5.15 AC
TOTAL PROPOSED IMPERVIOUS PERCENT:	22.4%

SEWER FLOW SUMMARY

AVERAGE DAY DESIGN FLOW: 6,192 GPD (516 STUDENTS x 12 GPD/STUDENT)
(12 GDP / STUDENT - SCHOOLS WITH CAFETERIA)*
* SCHOOL DOES NOT HAVE A CAFETERIA BUT DOES HAVE A GYM

TOWN OF HOLLY SPRINGS NOTES:

PLAN IS SUBJECT TO REVISION DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

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

SURVEY MONUMENT NOTE:

ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NSRS2011). ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD). UNITS OF MEASUREMENT ARE US SURVEY FEET.

GPS POSITION ACCURACY

1. CLASS OF SURVEY: *URBAN LAND CLASS (A)*
2. POSITIONAL ACCURACY: *0.07' (H)*
3. TYPE OF GPS FIELD PROCEDURE: *REAL TIME KINEMATIC -NC NETWORK*
4. DATES OF SURVEY: *MAY - JUNE 2019*
5. DATUM/EPOCH: *NAD83 (NSRS2011)*
6. PUBLISHED/FIXED CONTROL USED: *NC REAL TIME NETWORK*
7. GEOID MODEL: *GEOID 12a*
8. COMBINED SCALE FACTOR (AVG): *0.99988080 (GROUND TO GRID)*
9. UNITS: *US SURVEY FEET*

GEODETIC NOTE:

NEAREST WAKE COUNTY GEODETIC MONUMENT:
"MERGE"
INTERSECTION OF N. MAIN ST. AND ROSEWOOD CENTER DR.
"EASTON"
INTERSECTION OF N. MAIN ST.AND KATHA DRIVE

Developer:

Pine Springs Academy
220 Rosewood Center Drive, Suite 200
Holly Springs, NC 27540
919.439.9448 (m)
Contact: Kristen Stocking

Land Owner:

Jessie & Joeline McDougald
5300 US 401 N
Fuquay-Varina, NC 27526
919.552.1120 (o)

Architect:

Insight Architects, PA
1307 W. Morehead Street, Suite 108
Charlotte, NC 28208
704.344.0445 (o)
Contact: Vince Ciccarelli, ALI

Landscape Architect:

Southwell Design, PLLC
PO Box 37178
Raleigh, NC 27627
919.272.6729
Contact: Adam Southwell, PLA

Surveyor:

Taylor Land Consultants, PA
1600 Olive Chapel Road, Suite 140
Apex, NC 27502
919.801.1104 (o)
Contact: Jeremy Taylor, PLS

Civil Engineering:

The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
910.624.5215 (m)
Contact: Andy Petty, PE
andy@curryeng.com

TOWN OF HOLLY SPRINGS
WAKE COUNTY, NORTH CAROLINA

DEVELOPMENT PETITION

TOWN OF HOLLY PLANS PROJECT # 19-DP-10

1st SUBMITTAL TO TOWN OF HOLLY SPRINGS: JUNE 21, 2019
2nd SUBMITTAL TO TOWN OF HOLLY SPRINGS: JULY 26, 2019
3rd SUBMITTAL TO TOWN OF HOLLY SPRINGS: AUGUST 30, 2019
4th SUBMITTAL TO THE TOWN OF HOLLY SPRINGS: DECEMBER 13, 2019
FINAL SUBMITTAL TO TOWN OF HOLLY SPRINGS: FEBRUARY 7, 2020

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C-04	OVERALL SITE LAYOUT
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C-07	PARTIAL SITE LAYOUT III
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C-17	NORTH MAIN STREET ROADWAY IMPROVEMENTS
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D-03	WATER DETAILS II
D-04	SANITARY SEWER DETAILS
D-05	STORM DRAINAGE DETAILS
SW-01	PRE-DEVELOPMENT DRAINAGE AREA MAP
SW-02	POST-DEVELOPMENT DRAINAGE AREA MAP
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L-02	TREE PRESERVATION PLAN
L-03	OVERALL LANDSCAPE PLAN
L-04	LANDSCAPE PLAN ENLARGEMENT
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A101	OVERALL FLOOR PLANS 1
A102	OVERALL FLOOR PLANS
A111	LOWER FLOOR PLAN A
A112	LOWER FLOOR PLAN B
A113	GROUND FLOOR PLAN A
A114	GROUND FLOOR PLAN B
A115	UPPER FLOOR PLAN A
A116	UPPER FLOOR PLAN B
AC201	EXTERIOR ELEVATIONS
A451	DUMPSTER ENCLOSURE

TOWN OF HOLLY SPRINGS APPROVAL BOX:

VICINITY MAP
SCALE: 1" = 500'

UTILITY AGENCIES:

WATER & SEWER
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3938
CONTACT: MS. KENORA PARRISH, PE

NCDENR-DWQ SEWER
NCDENR RALEIGH
REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4232

NCDENR-PUBLIC WATER SUPPLY
NCDENR DIVISION OF WATER RESOURCES
RALEIGH REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4232

GOVERNING AGENCIES:

PLANNING/ZONING/LANDSCAPE:
TOWN OF HOLLY SPRINGS
PLANNING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3908
CONTACT: MS. GINA CLAPP

STORMWATER
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-2921
CONTACT: MR. DARIN EYSTER

ENGINEERING
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3938
CONTACT: MS. KENORA PARRISH, PE

EROSION CONTROL:
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-2921
CONTACT: MR. DARIN EYSTER

US ARMY CORPS OF ENGINEERS (USACE)
USACE RALEIGH FIELD OFFICE
3331 HERITAGE TRADE DR. SUITE 105
WAKE FOREST, NC 27587
919-554-4884
CONTACT: MR. JAMES LASTINGER

REVISIONS

1	7/26/2019	TOHS COMMENTS	
2	8/30/2019	TOHS COMMENTS	
3	12/13/2019	TOHS COMMENTS	
4	01/24/2020	TOHS COMMENTS	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JUNE 21, 2019 | HORZ. SCALE: AS SHOWN
FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NC LICENSED PROFESSIONAL ENGINEER 36823 ANDREW S. PETTY
02/07/2020

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING GROUP EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-0843
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Kristen Stocking

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDOUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
COVER SHEET

C-00

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-00 COVER SHEET.DWG
PLOTTED: 2/7/2020 3:37 PM

GENERAL CONSTRUCTION NOTES:

1. BOUNDARY DATA PERFORMED BY TAYLOR LAND CONSULTANTS. SURVEY IS REFERENCED TO NC GRID NAD 83. REFER TO EXISTING CONDITIONS PLAN.
2. ALL WORK, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS, LATEST EDITION.
3. ALL WORK, CONSTRUCTION AND MATERIALS WITHIN NCDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2018 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
4. ALL RIGHT OF WAYS SHALL BE PUBLIC.
5. THIS SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA MAPS 3720074000J DATED 5/2/2006.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT RIGHT-OF-WAY. TRAFFIC CONTROL SHALL BE MAINTAINED AT ALL TIMES WITH PROPER SIGNAGE, SIGNALS, LIGHTING, FLAGMEN. ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
7. COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION. THIS INCLUDES APPROVED CONSTRUCTION PLANS, APPROVED EROSION CONTROL PLANS, ENCROACHMENT AGREEMENTS, DRIVEWAY PERMITS, WATER/SEWER PERMITS, ETC.
8. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CONTACT THE NC ONE CALL CENTER AT LEAST 48 HOURS PRIOR TO DIGGING @ 1.800.632.4949. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. THE SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.
9. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY TOWN OR NCDOT DAMAGED PROPERTY. THE CONTRACTOR SHALL REPAIR THE DAMAGED PROPERTY TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE AGENCY HOLDING JURISDICTION AT NO COST TO THE OWNER.
11. ANY DAMAGE DONE TO PRIVATE PROPERTY OWNERS SIGNS, MAILBOX, DRIVEWAY CULVERTS, OR OTHER PROPERTY SHALL BE RESTORED TO ORIGINAL CONDITION.
12. CONTRACTOR IS RESPONSIBLE FOR FENCING AND SECURITY OF HIS LAYDOWN AND STORAGE AREA.
13. CONTRACTOR SHALL KEEP ALL ROADS FREE OF DIRT AND DEBRIS AT ALL TIMES.
14. CONTRACTOR SHALL PROTECT EXISTING PAVEMENTS AND UTILITIES FROM HEAVY EARTH MOVING EQUIPMENT. PROVIDE TRAFFIC CONTROL AND ADEQUATE PROTECTION METHODS AT ALL EQUIPMENT CROSSINGS.
15. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
16. ALL STRUCTURAL FILL MATERIAL SHALL BE FREE OF ALL STICKS, ROCKS, AND CLUMPS OF MUD. ALL ROCKS GREATER THAN 3" DURING EXCAVATION SHALL BE REMOVED.
17. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN AN APPROVED, LEGAL DISPOSAL SITE.
18. CONCRETE SIDEWALKS THAT ARE TO BE REMOVED SHALL BE CUT BACK TO NEAREST EXPANSION OR CONTROL JOINT AND REPLACED WITH 4-INCH CONCRETE SIDEWALK FINISHED TO MATCH EXISTING SIDEWALKS.
19. CONTRACTOR TO COORDINATE WITH TOWN OF HOLLY SPRINGS FOR TEMPORARY WATER NEEDED DURING CONSTRUCTION. IF PERMITTED TO CONNECT TO EXISTING FIRE HYDRANT A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER WILL BE REQUIRED.
20. THE TRANSITION OF PROPOSED ROADWAY TO EXISTING ROADWAY SHALL BE DONE WITH A MINIMUM 8-FT TRANSITION WHERE THE EXISTING PAVEMENT IS MILLED TO A MINIMUM DEPTH OF 1-1/2" AND OVERLAID.
21. ALL PAVEMENT SAW CUTS SHALL BE NEAT, STRAIGHT AND FULL DEPTH.
22. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 140N OR APPROVED EQUAL).
23. ALL EXCESS TOPSOIL AND UNCLASSIFIED EXCAVATION IS TO BE HAULED OFF-SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER TO AN APPROVED NCDENR LOCATION.
24. ALL SITE CONSTRUCTION MUST BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE FOLLOWING STAGES:
    A. COMPLETION OF GRADING SUBGRADE PRIOR TO PLACING STONE BASE.
    B. COMPLETION OF STONE PLACEMENT PRIOR TO PAVING.
    C. FINAL INSPECTION WHEN ALL WORK IS COMPLETE.
25. PRIOR TO PLACING CABC STONE BASE, THE CONTRACTOR SHOULD NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE PROOF ROLL OF THE SUBGRADE. ANY STONE PLACED WITHOUT PRIOR APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBJECT TO RE-CONSTRUCTION IF SUBGRADE DOES NOT MEET TOWN AND NCDOT STANDARDS & SPECIFICATIONS.
26. ALL UTILITY SERVICES, (POWER, TELEPHONE, CABLE, ETC.) ARE PROPOSED TO BE UNDERGROUND. DO NOT SEED OR MULCH DISTURBED AREAS UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE UTILITY SERVICE COMPANIES FOR ANY REQUIRED CONDUITS OR POINT OF CONTACT CONDITIONS.
27. ALL PUBLIC UTILITIES THAT REQUIRE AN ENGINEERING CERTIFICATION MUST BE INSPECTED BY A PROFESSIONAL ENGINEER ON A PERIODIC BASIS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER WHEN INSTALLING UTILITIES FOR PERIODIC INSPECTIONS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER AT THE TIME OF PRESSURE TESTING AND WATER LINE DISINFECTION. THE CONTRACTOR SHALL SUPPLY THE PROJECT ENGINEER PRESSURE TEST RESULTS.
28. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12 INCHES, WHICH EVER IS LESS, CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
29. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
30. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT. PREPARATION OF THE NECESSARY/REQUIRED AS-BUILT PLANS TO BE SUBMITTED TO TOWN OF HOLLY SPRINGS AND/OR ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH RELEASE OF BONDS.
31. THE CONTRACTOR SHALL INCLUDE IN THE PRICE, ANY AND ALL COSTS ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON SITE IF REQUIRED, DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES, UNDERGROUND UTILITIES, ETC. AS REQUIRED FOR AS-BUILT CERTIFICATION.
32. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. NCDOT, TOWN OF HOLLY SPRINGS & CURRY ENGINEERING ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
33. TESTING BY CONTRACTOR: CONTRACTOR SHALL EMPLOY AT HIS EXPENSE AN OUTSIDE INDEPENDENT SOIL TESTING SERVICE (APPROVED BY THE OWNER) TO PERFORM SOIL TESTING AND INSPECTION SERVICE FOR QUALITY CONTROL TESTING DURING EARTHWORK OPERATIONS. COPIES OF RESULTS OF TESTS SHALL BE SUBMITTED BY THE TESTING SERVICE DIRECTLY TO THE CONTRACTOR, THE OWNER, AND THE APPLICABLE APPROVING AGENCY. --THE TESTING SERVICE WILL CLASSIFY PROPOSED ON-SITE AND BORROW SOILS TO VERIFY THAT SOILS COMPLY WITH SPECIFIED REQUIREMENTS AND TO PERFORM REQUIRED FIELD AND LABORATORY TESTING. (MINIMUM REQUIRED SOIL BEARING CAPACITY IS NOTED ON THE STRUCTURAL DRAWINGS). --IN PAVED AND BUILDING SLAB AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 2000 SQUARE FEET OF FILL IN EACH COMPACTED FILL LAYER. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION. --IN FOUNDATION WALL AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH OF FILL IN EACH COMPACTED FILL LAYER, WITH NO LESS THAN TWO TESTS ALONG A WALL FACE. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION.
34. COMPACTION: COMPACT EACH LAYER OF BACKFILL AND FILL SOIL MATERIALS AND THE TOP 12" OF SUBGRADE IN CUT AREAS TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99 FOR STRUCTURES, SLABS, AND PAVEMENTS AND 95% OF MAXIMUM DENSITY FOR EMBANKMENTS OR UNPAVED AREAS. MAX LIFT THICKNESS FOR FILL AREAS IS 8 INCHES.
35. DISTURBED AREA IS IN EXCESS OF 1 ACRE AND FORMAL SEDIMENTATION & EROSION CONTROL PLAN APPROVAL IS REQUIRED AS A CONDITION OF CONSTRUCTION PLAN APPROVAL. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE KEPT ON SITE AT ALL TIMES. THE APPROVED SEDIMENTATION & EROSION CONTROL PLAN SHOULD BE REGARDED AS MINIMUM REQUIREMENTS; ADDITIONAL MEASURES SHALL BE PUT IN PLACE AS NEEDED TO ENSURE THAT NO SEDIMENT IS RELEASED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR PICKING UP AND PAYING FOR GRADING PERMIT ISSUED BY NCDENR LAND QUALITY
36. DESIGN/FIELD CONDITIONS QUITE EASILY MAY VARY FROM THAT REPRESENTED IN THE INITIAL SOILS REPORT AND/OR TOPOGRAPHICAL REPORT. ISOLATED AREAS MAY SHOW UP WEAK AND ADVERSE SOILS OR GROUNDWATER CONDITIONS MAY BE DISCOVERED THAT WERE NOT REVEALED DURING THE INITIAL SOILS INVESTIGATION. THEREFORE, THE OWNER/CLIENT IS TO BE AWARE THAT CURRY ENGINEERING GROUP, PLLC WILL NOT AND CANNOT BE HELD RESPONSIBLE FOR ANY FAILURES TO EITHER A STREET OR PARKING LOT PAVEMENT DESIGN UNLESS WE CAN BE FULLY AND TOTALLY INVOLVED IN THE CONSTRUCTION PROCESS WHICH MAY INCLUDE, BUT MAY NOT NECESSARILY BE LIMITED TO, TESTING SUBGRADE AND BASE DENSITY, ENGAGING THE GEOTECHNICAL ENGINEER FOR THE EVALUATION OF THE SUBGRADE AND FOR THE OBSERVATION OF PROOF ROLLING SUBGRADE AND BASE AT VARIOUS STEPS OF CONSTRUCTION, OPPORTUNITY FOR THE DESIGN ENGINEER TO CALL IN A GEOTECHNICAL ENGINEER FOR CONSULTATION AND ADVICE, ETC. - STEPS WHICH TAKEN ALTOGETHER WITH THE INITIAL DESIGN SHOWN ON THE PLANS, CONSTITUTE THE COMPLETE DESIGN OF THE ROAD, STREET OF PARKING AREA (PRIVATE OR PUBLIC). THE DESIGN ENGINEER MUST BE GIVEN THE FULL LATITUDE AND OPPORTUNITY TO COMPLETE THE DESIGN BY FULLY PARTICIPATING IN THE CONSTRUCTION PROCESS. PLAN DESIGN IS A SMALL PORTION OF THE DESIGN AND CANNOT BE SEPARATED FROM THE CONSTRUCTION PROCESS IF THE OWNER'S/CLIENT'S DESIRE IS TO HAVE THE DESIGN ENGINEER STAND BEHIND THE COMPLETED DESIGNED PROJECT.

GENERAL ABBREVIATIONS:

IDENTIFIER	DESCRIPTION
&	AND
℄	CENTERLINE
Ø	DIAMETER OR ROUND
₥	PROPERTY LINE
– A –	
ABC	AGGREGATE BASE ASPH
	ASPHALT
AVE	AVENUE
– B –	
BLVD	BOULEVARD
BLDG	BUILDING
BOC	BACK OF CURB
BW	BOTTOM OF WALL
– C –	
CB	CATCH BASIN
CI	CURB INLET
CIP	CAST IRON PIPE
CLS	CLASS
CJ	CONTROL JOINT
CO	CLEANOUT
CONC	CONCRETE
– D –	
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DR	DRIVE
– E –	
(XX)	EXISTING ELEVATION
E	EAST, EASTING
EL	ELEVATION
EJ	EXPANSION JOINT
EOP	EDGE OF PAVEMENT
EX	EXISTING
EVAP	EVAPORATIVE
– F –	
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FHA	FIRE HYDRANT ASSEMBLY
FL	FLOW LINE
FT	FOOT OR FEET
– G –	
G	GAS
GALV	GALVANIZED
GB	GRADE BREAK
GE	GENERAL ELECTRIC
GR	GRADE
– H –	
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HOV	HIGH OCCUPANCY VEHICLE
HP	HIGH POINT
– I –	
IAW	IN ACCORDANCE WITH
I.H.	INTERSTATE HIGHWAY
INV	INVERT
– L –	
LEN	LENGTH
LEV	LOW EMISSION VEHICLE
LF	LINEAR FEET
LP	LOW POINT

IDENTIFIER	DESCRIPTION
– M –	
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
– N –	
N	NORTH, NORTHING
NCDENR	NORTH CAROLINA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NTS	NOT TO SCALE
– O –	
OH	OVERHEAD
OCB	OFF-SET CATCH BASIN
– P –	
PCC	PORTLAND CEMENT CONCRETE
PE	POLYETHYLENE
PKWY	PARKWAY
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
– R –	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RPZ	REDUCED PRESSURE ZONE
– S –	
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDE	SIGHT DISTANCE EASEMENT
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
ST.STL	STAINLESS STEEL
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
– T –	
TB	TOP OF BARRIER
TO/TOC	TOP OF CURB
TD	TEMPORARY DIVERSION
TH	TEST HEADER
TOP	TOP OF PIPE
TP	TOP OF PAD
TYP	TYPICAL
TW	TOP OF WALL
– U –	
UG	UNDERGROUND
– V –	
VEG	VEGETATED
VERT	VERTICAL
– W –	
W	WEST
W/	WITH
W/O	WITHOUT
– Y –	
YI	YARD INLET

** ALL SYMBOLS & ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS DRAWING PACKAGE **

BEFORE YOU DIG, CALL 811 NORTH CAROLINA ONE CALL CENTER www.ncocc.org

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-01 CIVIL NOTES.DWG
PLOTTED: 2/7/2020 2:59 PM

REVISIONS

1	7/26/2019	TOHS COMMENTS
2	8/30/2019	TOHS COMMENTS
3	12/13/2019	TOHS COMMENTS
4	01/24/2020	TOHS COMMENTS

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JUNE 21, 2019 | HORZ. SCALE: NONE
FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL SEAL 36223 ENGINEER ANDREW S. PETTY
02/07/2020

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CLIENT
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Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Kristen Stocking
Pine Springs PREPARATORY ACADEMY

PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDOUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
CIVIL NOTES

C-01

LEGEND:

D.B.	DEED BOOK	OP — OP	OVERHEAD POWER
B.M.	BOOK OF MAPS	UP — UP	UNDERGROUND POWER
Pg.	PAGE	G — G	GAS MAIN
PIN	PARCEL ID NUMBER	SD — SD	STORM PIPE
S.F.	SQUARE FEET	SS — SS	SANITARY SEWER PIPE
Ac.	ACRES	W — W	WATER MAIN
	EX. PROPERTY CORNER	T — T	UNDERGROUND TELE.
	NEW 3/4" IRON PIPE	X — X	FENCE
	EX. CONCRETE MONUMENT		EASEMENT
	COMPUTED POINT		PROPERTY BOUNDARY
	CATCH BASIN	330	MAJOR CONTOUR
	STORM JUNCTION BOX		MINOR CONTOUR
	STORM GRATED INLET		TREE LINE
	FLARED-END SECTION		FENCE DEMOLITION
	STORM CLEANOUT		UTILITY DEMOLITION
	FIRE HYDRANT		STRUCTURE DEMOLITION
	WATER VALVE		GRAVEL / DIRT REMOVAL
	WATER METER		
	SANITARY SEWER MANHOLE		
	SANITARY SEWER MANHOLE (NON-SURVEY)		
	SANITARY SEWER CLEANOUT		
	FIBER OPTIC MARKER		
	TELEPHONE PEDESTAL		
	CABLE PEDESTAL		
	POWER POLE		
	POWER PEDESTAL		
	LAMP POST		

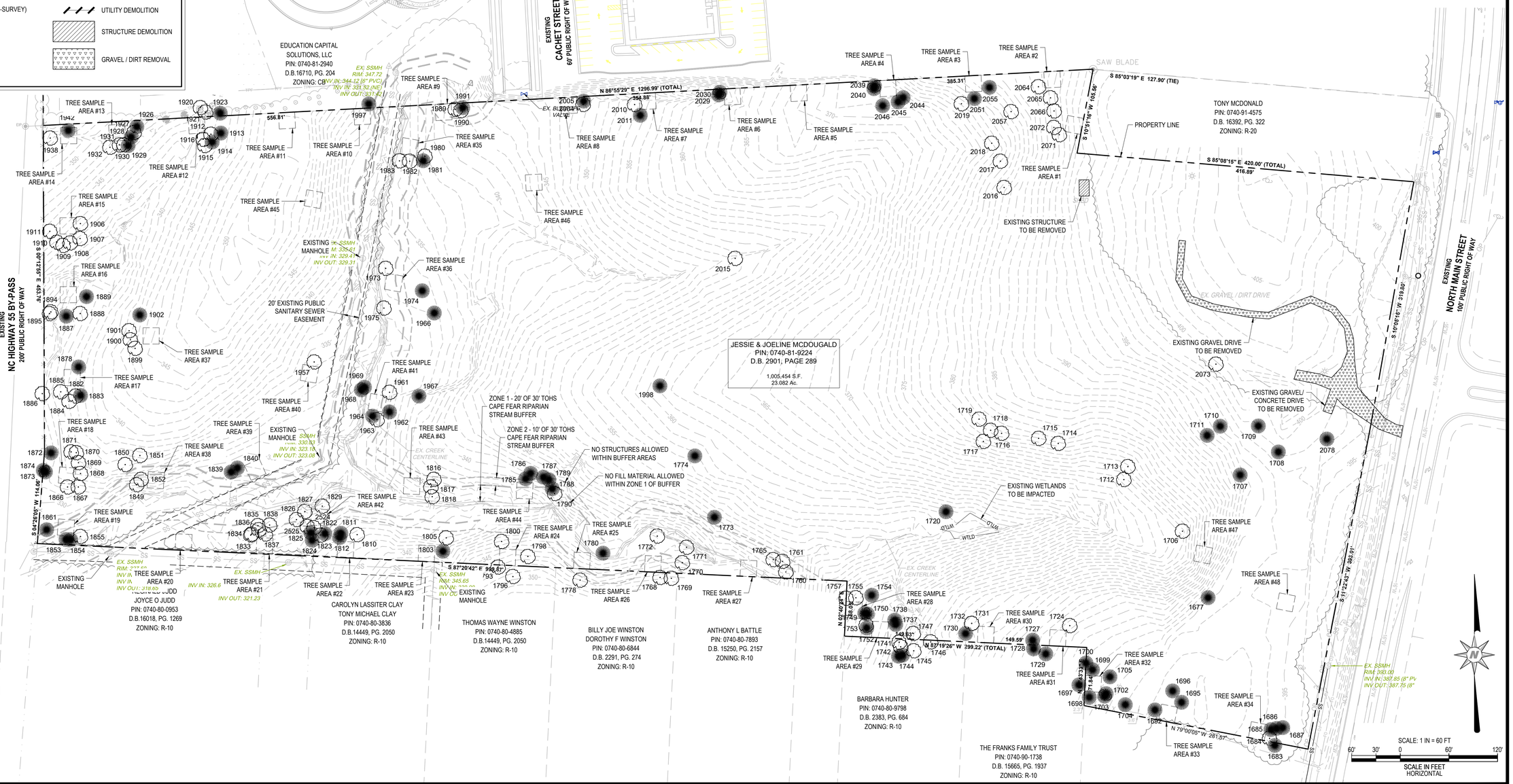
TREE SAMPLE CERTIFICATION

THE 20' X 20' TREE SAMPLE AREAS, PROVIDED BY TAYLOR LAND CONSULTANTS, PLLC & SOUTHWELL DESIGN, PLLC, ARE REPRESENTATIVE OF THE OVERALL VARIOUS AREAS OF TREE CANOPY THAT EXIST ON THE SITE.

CERTIFIED BY ADAM SOUTHWELL, REGISTERED LANDSCAPE ARCHITECT #1700

GENERAL NOTES:

1. THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY.
2. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY TAYLOR LAND CONSULTANTS AND IS NOT A RESULT OF A FIELD SURVEY BY CURRY ENGINEERING. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE SEAL AFFIXED TO THIS SHEET IS ONLY TO CERTIFY INFORMATION PERTAINING TO DEMOLITION ITEMS. THE INFORMATION SHOWN REPRESENTS A FIELD SURVEY CONDUCTED BETWEEN MAY-JUNE 2019.
3. THE ENGINEER UNDERSTANDS THE SURVEY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
   - HORIZONTAL DATUM = NAD83
   - VERTICAL DATUM = NAVD88
4. EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
5. WETLANDS & STREAM SHOWN ON PLAN SURVEYED BY TAYLOR LAND SURVEYING AS DELINEATED BY MITCHELL ENVIRONMENTAL AS CONCURRED BY NCDENR & USACE.
6. STREAM AND WETLAND IMPACTS TO BE PERMITTED THROUGH THE US ARMY CORP OF ENGINEERS AND THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES - DIVISION OF WATER RESOURCES. COPIES OF IMPACT APPROVALS TO BE PROVIDED PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS.
7. SEE C-03 FOR TREE SAMPLE AREAS.



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A Challenge Foundation Academy

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DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
EXISTING CONDITIONS AND DEMOLITION PLAN

C-02

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-02 EXISTING CONDITIONS AND DEMOLITION PLAN.DWG
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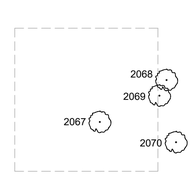
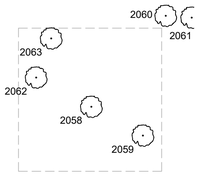


TREE SAMPLE AREA 1



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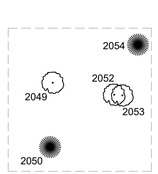

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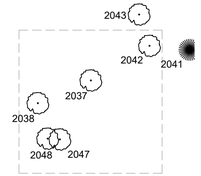

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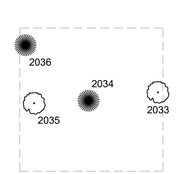

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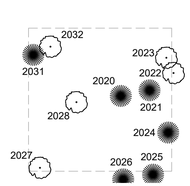

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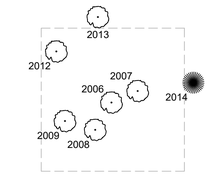

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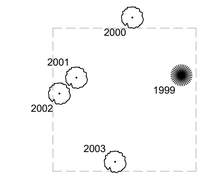

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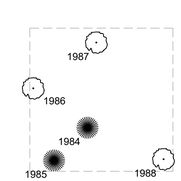

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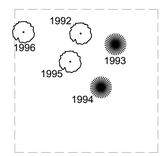

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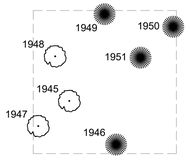

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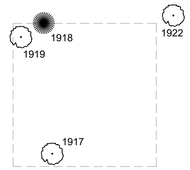

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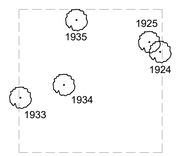

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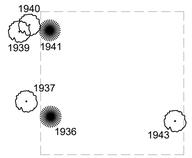

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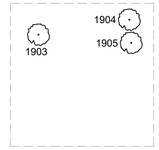

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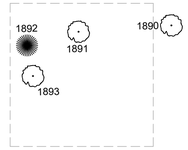

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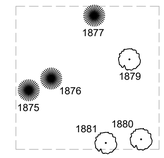

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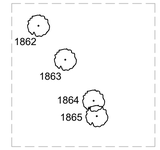

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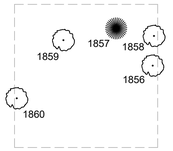

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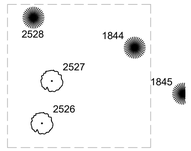

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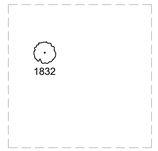
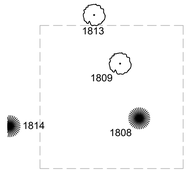
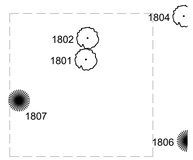


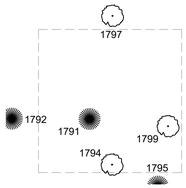
TREE SAMPLE AREA 21



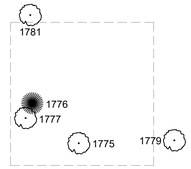
TREE SAMPLE AREA 22



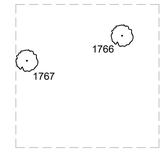
TREE SAMPLE AREA 23



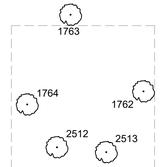
TREE SAMPLE AREA 24



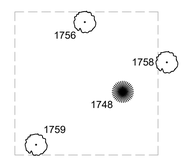
TREE SAMPLE AREA 25



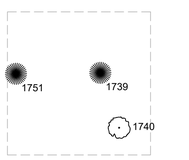
TREE SAMPLE AREA 26



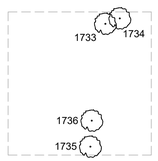
TREE SAMPLE AREA 27



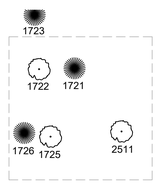
TREE SAMPLE AREA 28



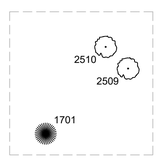
TREE SAMPLE AREA 29



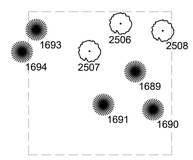
TREE SAMPLE AREA 30



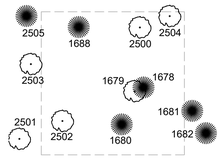
TREE SAMPLE AREA 31



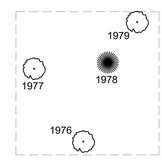
TREE SAMPLE AREA 32



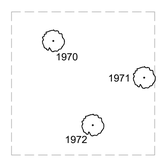
TREE SAMPLE AREA 33



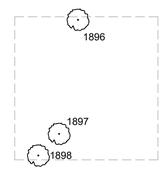
TREE SAMPLE AREA 34



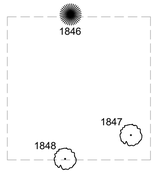
TREE SAMPLE AREA 35



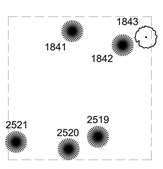
TREE SAMPLE AREA 36



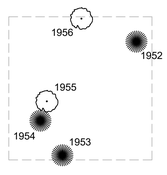
TREE SAMPLE AREA 37



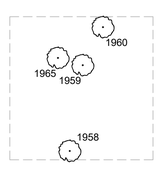
TREE SAMPLE AREA 38



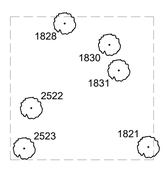
TREE SAMPLE AREA 39



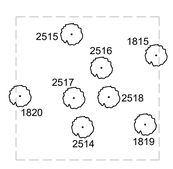
TREE SAMPLE AREA 40



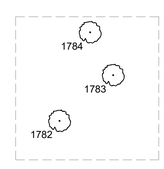
TREE SAMPLE AREA 41



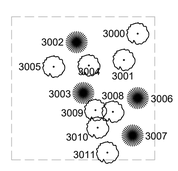
TREE SAMPLE AREA 42



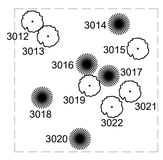
TREE SAMPLE AREA 43



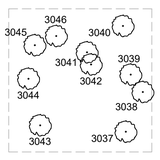
TREE SAMPLE AREA 44



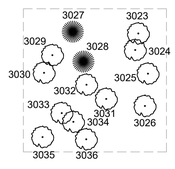
TREE SAMPLE AREA 45



TREE SAMPLE AREA 46



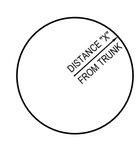
TREE SAMPLE AREA 47



TREE SAMPLE AREA 48

TREE LIST:

ID#	DIA.	SPECIES	1817	7"	Maple	1959	11"	Maple	2523	5"	Maple
			1818	14"	Oak	1960	4"	Hardwood	2524	5"	Maple
1677	25"	Pine	1819	7"	Maple	1961	15"	Maple	2525	4"	Hardwood
1678	21"	Pine	1820	12"	Oak	1962	18"	Pine	2526	4"	Maple
1679	4"	Maple	1821	5"	Oak	1963	9"	Hardwood	2527	4"	Gum
1680	18"	Pine	1822	11"	Pine	1964	24"	Pine	2528	4"	Pine
1681	18"	Pine	1823	6"	Hardwood	1965	3"	Maple	3000	4"	Maple
1682	17"	Pine	1824	8"	Pine	1966	29"	Pine	3001	2"	Maple
1683	30"	Pine	1825	16"	Pine	1967	25"	Pine	3002	4"	Pine
1684	4"	Gum	1826	15"	Maple	1968	19"	Pine	3003	13"	Pine
1685	14"	Pine	1827	9"	Poplar	1969	24"	Pine	3004	2"	Maple
1686	18"	Pine	1828	9"	Maple	1970	6"	Gum	3005	3"	Maple
1687	22"	Pine	1829	14"	Gum	1971	20"	Oak	3006	6"	Pine
1688	18"	Pine	1830	11"	Oak	1972	3"	Hardwood	3007	15"	Pine
1689	10"	Pine	1831	12"	Oak	1973	7"	Oak	3008	8"	Oak
1690	15"	Pine	1832	7"	Poplar	1974	27"	Pine	3009	3"	Maple
1691	15"	Pine	1833	13"	Maple	1975	22"	Maple	3010	2"	Dogwood
1692	30"	Pine	1834	10"	Maple	1976	3"	Hardwood	3011	1"	Maple
1693	9"	Pine	1835	6"	Oak	1977	14"	Hickory	3012	4"	Maple
1694	7"	Pine	1836	4"	Oak	1978	15"	Pine	3013	3"	Maple
1695	23"	Pine	1837	9"	Oak	1979	8"	Maple	3014	5"	Pine
1696	30"	Pine	1838	17"	Maple	1980	9"	Hickory	3015	4"	Maple
1697	22"	Pine	1839	9"	Pine	1981	17"	Pine	3016	10"	Pine
1698	20"	Pine	1840	8"	Pine	1982	10"	Hardwood	3017	8"	Pine
1699	15"	Pine	1841	6"	Pine	1983	4"	Hardwood	3018	12"	Pine
1700	17"	Pine	1842	6"	Pine	1984	15"	Pine	3019	3"	Maple
1701	5"	Cedar	1843	10"	Maple	1985	9"	Pine	3020	10"	Pine
1702	15"	4"	1844	8"	Pine	1986	8"	Oak	3021	4"	Maple
1703	16"	Pine	1845	7"	Pine	1987	4"	Hardwood	3022	2"	Maple
1704	25"	Pine	1846	22"	Pine	1988	12"	Oak	3023	5"	Poplar
1705	16"	Pine	1847	23"	Maple	1989	6"	Oak	3024	3"	Poplar
1706	28"	Poplar	1848	4"	Hardwood	1990	9"	Maple	3025	2"	Poplar
1707	27"	Pine	1849	19"	Oak	1991	12"	Pine	3026	1"	Poplar
1708	32"	Pine	1850	16"	Oak	1992	15"	Oak	3027	10"	Pine
1709	32"	Pine	1851	8"	Oak	1993	7"	Pine	3028	8"	Pine
1710	34"	Pine	1852	15"	Maple	1994	6"	Pine	3029	1"	Gum
1711	28"	Pine	1853	10"	Pine	1995	8"	Maple	3030	1"	Gum
1712	32"	Gum	1854	7"	Pine	1996	6"	Oak	3031	4"	Poplar
1713	34"	Gum	1855	14"	Oak	1997	12"	Pine	3032	2"	Gum
1714	24"	Maple	1856	8"	Gum	1998	29"	Pine	3033	3"	Poplar
1715	28"	Maple	1857	19"	Pine	1999	21"	Pine	3034	3"	Poplar
1716	29"	Gum	1858	7"	Hardwood	2000	4"	Maple	3035	4"	Poplar
1717	31"	Gum	1859	5"	Maple	2001	5"	Gum	3036	1"	Gum
1718	25"	Gum	1860	8"	Maple	2002	7"	Maple	3037	12"	Maple
1719	24"	Maple	1861	13"	Pine	2003	6"	Gum	3038	10"	Maple
1720	29"	Pine	1862	8"	Hardwood	2004	5"	Gum	3039	3"	Maple
1721	18"	Pine	1863	8"	Oak	2005	11"	Pine	3040	13"	Poplar
1722	7"	Maple	1864	9"	Oak	2006	9"	Oak	3041	4"	Maple
1723	12"	Pine	1865	12"	Oak	2007	1"	Dogwood	3042	4"	Maple
1724	14"	Hardwood	1866	8"	Oak	2008	7"	Oak	3043	18"	Poplar
1725	9"	Gum	1867	6"	Oak	2009	7"	Oak	3044	16"	Poplar
1726	21"	Pine	1868	18"	Oak	2010	3"	Maple	3045	20"	Poplar
1727	22"	Pine	1869	8"	Oak	2011	10"	Pine	3046	3"	Maple
1728	21"	Pine	1870	8"	Oak	2012	4"	Maple			
1729	22"	Pine	1871	10"	Hardwood	2013	2"	Maple			
1730	22"	Pine	1872	18"	Pine	2014	10"	Pine			
1731	13"	Maple	1873	19"	Pine	2015	25"	Maple			
1732	18"	Maple	1874	14"	Pine	2016	25"	Maple			
1733	14"	Maple	1875	17"	Pine	2017	26"	Gum			
1734	11"	Maple	1876	14"	Pine	2018	27"	Oak			
1735	3"	Gum	1877	10"	Pine	2019	24"	Oak			
1736	3"	Hardwood	1878	15"	Pine	2020	8"	Pine			
1737	10"	Pine	1879	8"	Oak	2021	10"	Pine			
1738	14"	Pine	1880	13"	Oak	2022	3"	Dogwood			
1739	15"	Pine	1881	11"	Oak	2023	8"	Oak			
1740	12"	Maple	1882	13"	Oak	2024	9"	Pine			
1741	7"	Maple	1883	7"	Pine	2025	15"	Pine			
1742	9"	Maple	1884	9"	Oak	2026	7"	Pine			
1743	17"	Pine	1885	11"	Hardwood	2027	3"	Dogwood			
1744	17"	Pine	1886	22"	Oak	2028	5"	Maple			
1745	17"	Maple	1887	14"	Pine	2029	11"	Pine			
1746	36"	Oak	1888	16"	Oak	2030	15"	Pine			
1747	17"	Oak	1889	20"	Pine	2031	6"	Pine			
1748	12"	Pine	1890	12"	Maple	2032	5"	Oak			
1749	9"	Pine	1891	6"	Hardwood	2033	13"	Oak			
1750	12"	Pine	1892	7"	Pine	2034	15"	Pine			
1751	15"	Pine	1893	11"	Oak	2035	10"	Oak			
1752	18"	Pine	1894	9"	Oak	2036	5"	Pine			
1753	5"	Oak	1895	16"	Hardwood	2037	4"	Oak			
1754	19"	Pine	1896	15"	Oak	2038	7"	Oak			
1755	16"	Oak	1897	9"	Hardwood	2039	9"	Pine			
1756	10"	Oak	1898	9"	Oak	2040	7"	Pine			
1757	10"	Hardwood	1899	8"	Hardwood	2041	9"	Pine			
1758	4"	Maple	1900	9"	Hardwood	2042	4"	Maple			
1759	4"	Maple	1901	7"	Hardwood	2043	3"	Oak			
1760	38"	Poplar	1902	16"	Pine	2044	18"	Pine			
1761	26"	Poplar	1903	12"	Oak	2045	14"	Pine			
1762	9"	Gum	1904	7"	Oak	2046	20"	Pine			
1763	20"	Oak	1905	10"	Hardwood	2047	7"	Oak			
1764	19"	Poplar	1906	11"	Oak	2048	5"	Oak			
1765	12"	Maple	1907	15"	Oak	2049	1"	Dogwood			
1766	19"	Oak	1908	9"	Hardwood	2050	10"	Pine			
1767	13"	Oak	1909	13"	Oak	2051	12"	Pine			
1768	14"	Oak	1910	7"	Hardwood	2052	6"	Gum			
1769	21"	Gum	1911	7"	Oak	2053	10"	Hardwood			
1770	10"	Maple	1912	12"	Oak	2054	19"	Pine			
1771	29"	Poplar	1913	17"	Pine	2055	21"	Pine			
1772	15"	Oak	1914	14"	Pine	2057	27"	Poplar			
1773	27"	Pine	1915	14"	Hardwood	2058	7"	Hickory			
1774	28"	Pine	1916	5"	Maple	2059	25"	Maple			
1775	13"	Hardwood	1917	7"	Maple	2060	12"	Maple			
1776	20"	Pine	1918	23"	Pine	2061	4"	Hardwood			
1777	9"	Oak	1919	12"	Maple	2062	6"	Poplar			
1778	10"	Maple	1920	15"	Hardwood	2063	8"	Poplar			
1779	10"	Maple	1921	13"	Maple	2064	8"	Maple			
1780	31"	Pine	1922	12"	Maple	2065	9"	Gum			
1781	9"	Maple	1923	25"	Pine	2066	25"	Oak			
1782	16"	Maple	1924	7"	Oak	2067	2"	Dogwood			
1783	11"	Gum	1925	6"	Maple	2068	22"	Poplar			
1784	7"	Maple	1926	22"	Pine	2069	18"	Poplar			
1785	10"	Pine	1927	3"	Dogwood	2070	9"	Hardwood			
1786	11"	Pine	1928	4"	Cedar	2071	17"	Maple			
1787	22"	Pine	1929	10"	Pine	2072	7"	Hardwood			
1788	20"	Pine	1930	3"	Dogwood	2073	26"	Pecan			
1789	7"	Pine	1931	6"	Oak	2074	29"	Pine			
1790	10"	Hardwood	1932	16"	Hardwood	2075	31"	Pine			
1791	14"	Pine	1933	4"	Oak	2076	29"	Pine			
1792	20"	Pine	1934	6"	Maple	2077	27"	Pine			
1793	7"	Gum	1935	14"	Oak	2078	29"	Pine			
1794	4"	Oak	1936	14"	Pine	2500	4"	Hardwood			
1795	8"	Pine	1937	5"	Dogwood	2501	9"	Gum			
1796	7"	Gum	1938	7"	Oak	2502	4"	Gum			
1797	10"	Hardwood	1939	6"	Oak	2503	6"	Gum			
1798	14"	Oak	1940	6"	Oak	2504	9"	Gum			
1799	4"	Maple	1941	8"	Pine	2505	7"	Pine			
1800	8"	Gum	1942	15"	Pine	2506	4"	Hardwood			
1801	8"	Maple	1943	5"	Hardwood	2507	3"	Hardwood			
1802	8"	Maple	1944	11"/14"	Twin Oak	2508	5"	Hardwood			
1803	25"	Pine	1945	7"	Oak	2509	4"	Maple			
1804	12"	Maple	1946	9"	Pine	2510	4"	Maple			
1805	20"	Poplar	1947	5"	Hardwood	2511	3"	Maple			
1806	14"	Pine	1948	10"	Oak	2512	2"	Maple			
1807	11"	Pine	1949	8"	Pine	2513	2"	Maple			
1808	13"	Pine	1950	14"	Pine	2514	5"	Maple			
1809	7"	Gum	1951	6"	Pine	2515	7"	Maple			
1810	10"	Oak	1952	14"	Pine	2516	6"	Maple			
1811	7"	Pine	1953	17"	Pine	2517	4"	Maple			
1812	11"	Pine	1954	19"	Pine	2518	3"	Oak			
1813	7"	Oak	1955	12"	Maple	2519	3"	Pine			
1814	18"	Pine	1956	3"	Hardwood	2520	3"	Pine			
1815	6"	Maple	1957	4"	Maple	2521	4"	Pine			
1816	8"	Oak	1958	15"	Maple	2522	4"	Maple			



NOTE: DISTANCE "X" FROM TREE SHALL BE A MINIMUM OF 6' OR 1' RADIUS PER 1" OF TREE DIAMETER, WHICH EVER IS GREATER.

1 / C-03 ROOT ZONE PROTECTION
SCALE: N.T.S

TREE SAMPLE CERTIFICATION

THE 20' X 20' TREE SAMPLE AREAS, PROVIDED BY TAYLOR LAND CONSULTANTS, PLLC & SOUTHWELL DESIGN, PLLC, ARE REPRESENTATIVE OF THE OVERALL VARIOUS AREAS OF TREE CANOPY THAT EXIST ON THE SITE.

CERTIFIED BY ADAM SOUTHWELL, REGISTERED LANDSCAPE ARCHITECT #1700

REVISIONS			
1	7/26/2019	TOHS COMMENTS	
2	9/30/2019	TOHS COMMENTS	
3	12/13/2019	TOHS COMMENTS	
4	01/24/2020	TOHS COMMENTS	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JUNE 21, 2019 | HORZ. SCALE: 1" = 10'
FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36623 ANDREW S. PETTY
02/07/2020

CONSULTANT
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CURRY ENGINEERING P.A. 1 0 NORTH CAROLINA
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Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDOUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
TREE SAMPLE PLAN

C-03

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-03 TREE SAMPLE PLAN.DWG
PLOTTED: 2/7/2020 3:02 PM

GENERAL NOTES:

THE FOLLOWING NOTES SHALL BE RELEVANT FOR ALL SITE LAYOUT SHEETS

1. ALL CONSTRUCTION SHALL BE PER TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
5. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
6. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE
7. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
10. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
12. DUMPSTER ENCLOSURE IS TO MATCH BUILDING MATERIALS. BRICK VERNEER IS TO MATCH BUILDING. FULL DESIGN DETAILS TO BE SUBMITTED AT CONSTRUCTION DOCUMENTS ON BUILDING PLANS
13. PARKING LOT STRIPING SHALL BE WHITE, SIGN POLES BLACK, AND TRAFFIC BOLLARDS AND LIGHT POLE BASES BLACK.
14. A SEPARATE SIGN PERMIT WILL HAVE TO BE SUBMITTED TO THE TOWN OF HOLLY SPRINGS FOR SIGNAGE.
15. ANY FLAG POLES SHALL BE NO MORE THAN 30' IN HEIGHT WITH A MAXIMUM FLAG SIZE OF 40 SQUARE FEET.
16. ANY RETAINING WALL OVER 4' TALL WILL REQUIRE A BUILDING PERMIT.
17. ALL DRIVE AISLES WILL BE ACCESSIBLE BY EMERGENCY SERVICES AND GARBAGE TRUCKS. THE MINIMUM PAVEMENT THICKNESS SHALL BE 3" S9.5B AND 8" CABC.

LEGEND:

- CARPOOL QUEUE DESIGNATION
- ACCESSIBLE ROUTE

SITE INFORMATION

PIN:	0740-81-9224
REID:	0100668
EXISTING LAND AREA:	23.08 AC
RIGHT OF WAY DEDICATION AREA:	0.32 AC
GROSS LAND AREA:	22.76 AC
WETLAND AREA:	0.03 AC
BUFFER AREA:	1.83 AC
EXISTING ZONING:	R-20
EXISTING USE:	VACANT
PROPOSED USE:	EDUCATION - PUBLIC SCHOOL
WATERSHED:	NONE
RIVER BASIN:	CAPE FEAR
TOWNSHIP:	HOLLY SPRINGS

LOT SUMMARY

MAXIMUM BUILDING HEIGHT:	35'
PROPOSED STRUCTURE HEIGHT:	42'
FRONT YARD / SETBACK RICHARDSON STREET (EAST):	20" VARIANCE
FRONT YARD / SETBACK RICHARDSON STREET (WEST):	10" VARIANCE
FRONT YARD / SETBACK N. MAIN STREET:	50'
FRONT YARD / SETBACK NC 55 BYPASS:	100'
REAR BUFFERYARD / SETBACK:	20'
SIDE BUFFERYARD / SETBACK:	20'

TREE PRESERVATION & OPEN SPACE SUMMARY

REQUIRED TREE PRESERVATION AREA:	2.30 AC (10%)
PROPOSED TREE PRESERVATION AREA:	2.63 (11%)
REQUIRED OPEN SPACE AREA:	0.12 AC (0.5%)
PROPOSED OPEN SPACE AREA:	0.18 AC (0.8%)

BUILDING SUMMARY

PROPOSED BUILDING FOOTPRINT:	33,200 SF
PROPOSED BUILDING SQUARE FOOTAGE:	64,700 SF

PARKING SUMMARY

REQUIRED PARKING:	2.5 SPACES / CLASSROOMS 21 CLASSROOMS x 2.5 = 53 SPACES
ASSEMBLY HALL:	1 SPACE / 5 SEATS 800 SEATS / 5 = 160 SPACES
TOTAL REQUIRED PARKING:	213 SPACES
25% MAXIMUM REDUCTION:	53 SPACES
TOTAL PARKING PROVIDED:	162 SPACES
REQUIRED ADA PARKING:	7 SPACES
ADA PARKING PROVIDED:	10 SPACES
STANDARD PARKING PROVIDED (9' X 18'):	152 SPACES
BIKE PARKING REQUIRED:	3 RACKS - 15 BIKES
BIKE PARKING PROVIDED:	3 RACKS - 15 BIKES
FUTURE RESERVED PARKING:	53 SPACES

VEHICULAR QUEUE SUMMARY

K-10 STUDENT POPULATION:	516 STUDENTS
AVERAGE QUEUE:	2,197 FEET
30% HIGH DEMAND QUEUE:	659 FEET
DESIRED QUEUE:	2,856 FEET

THIS DESIGN PROVIDES:

SINGLE QUEUE:	0 FEET
DOUBLE QUEUE:	1,609 FEET
TOTAL QUEUE:	3,218 FEET*

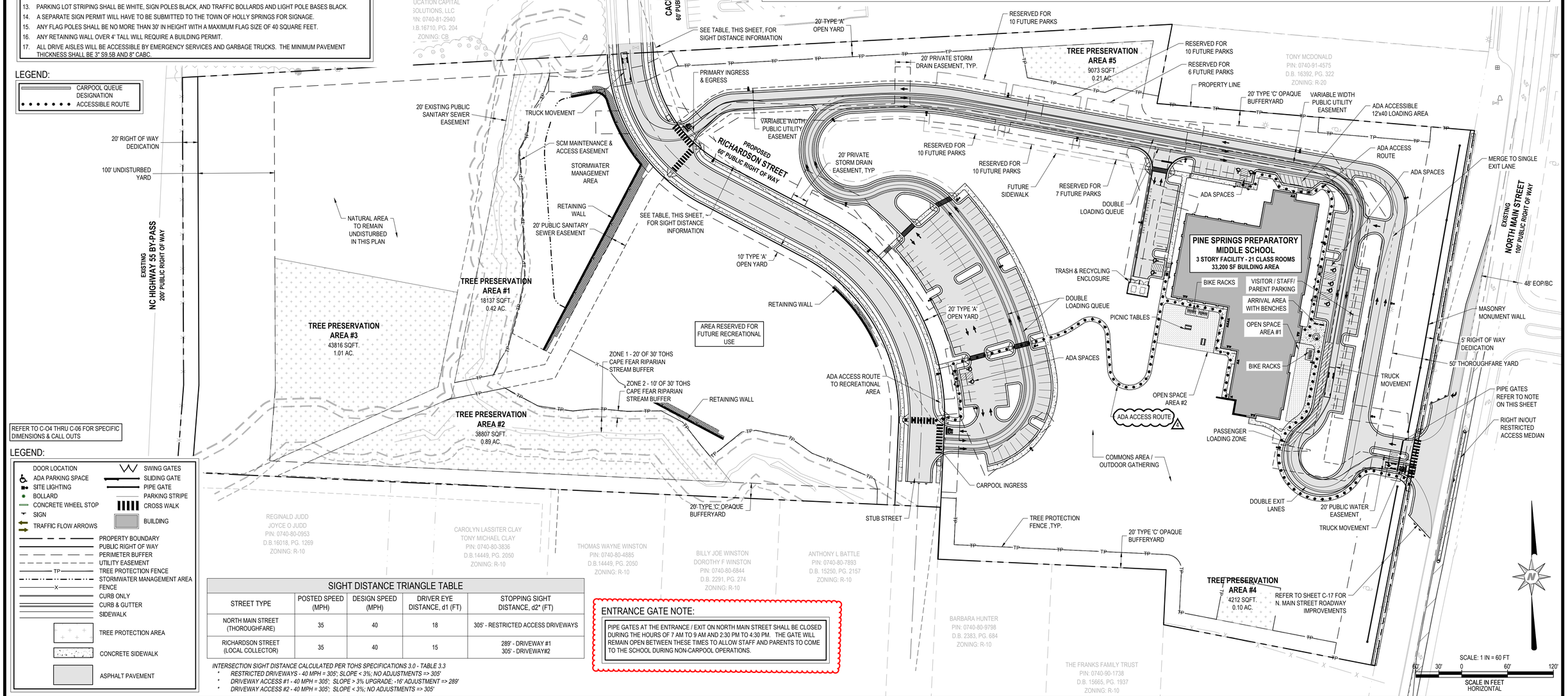
*QUEUE DOES NOT INCLUDE 150' DROP OFF ZONE AND ADJACENT LANE

IMPERVIOUS SUMMARY

TOTAL AREA:	22.76 AC
DRIVES / PARKING AREAS:	3.37 AC
SIDEWALK AREA:	0.53 AC
BUILDING AREA:	0.83 AC
FUTURE IMPERVIOUS ALLOCATION:	0.41 AC
TOTAL PROPOSED IMPERVIOUS AREA:	5.15 AC
TOTAL PROPOSED IMPERVIOUS PERCENT:	22.4%

SEWER FLOW SUMMARY

AVERAGE DAY DESIGN FLOW: 6,192 GPD (516 STUDENTS x 12 GPD/STUDENT)
(12 GDP / STUDENT - SCHOOLS WITH CAFETERIA)*
* SCHOOL DOES NOT HAVE A CAFETERIA BUT DOES HAVE A GYM



LEGEND:

- DOOR LOCATION
- ADA PARKING SPACE
- SITE LIGHTING
- BOLLARD
- CONCRETE WHEEL STOP
- SIGN
- TRAFFIC FLOW ARROWS
- SWING GATES
- SLIDING GATE
- PIPE GATE
- PARKING STRIPE
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- FENCE
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- CURB & GUTTER
- SIDEWALK
- TREE PROTECTION AREA
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT

SIGHT DISTANCE TRIANGLE TABLE

STREET TYPE	POSTED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE, d1 (FT)	STOPPING SIGHT DISTANCE, d2* (FT)
NORTH MAIN STREET (THOROUGHFARE)	35	40	18	305' - RESTRICTED ACCESS DRIVEWAYS
RICHARDSON STREET (LOCAL COLLECTOR)	35	40	15	289' - DRIVEWAY #1 305' - DRIVEWAY#2

INTERSECTION SIGHT DISTANCE CALCULATED PER TOHS SPECIFICATIONS 3.0 - TABLE 3.3
- *RESTRICTED DRIVEWAYS - 40 MPH = 305'; SLOPE < 3%; NO ADJUSTMENTS => 305'*
- *DRIVEWAY ACCESS #1 - 40 MPH = 305'; SLOPE > 3% UPGRADE; -16' ADJUSTMENT => 289'*
- *DRIVEWAY ACCESS #2 - 40 MPH = 305'; SLOPE < 3%; NO ADJUSTMENTS => 305'*

ENTRANCE GATE NOTE:

PIPE GATES AT THE ENTRANCE / EXIT ON NORTH MAIN STREET SHALL BE CLOSED DURING THE HOURS OF 7 AM TO 9 AM AND 2:30 PM TO 4:30 PM. THE GATE WILL REMAIN OPEN BETWEEN THESE TIMES TO ALLOW STAFF AND PARENTS TO COME TO THE SCHOOL DURING NON-CARPOOL OPERATIONS.

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FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL ANDREW S. PETTY
NOT FOR CONSTRUCTION FOR REVIEW ONLY

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PROPERTY INFORMATION
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PIN: 0740-81-9224
REID: 0100668
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DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
OVERALL SITE LAYOUT

C-04

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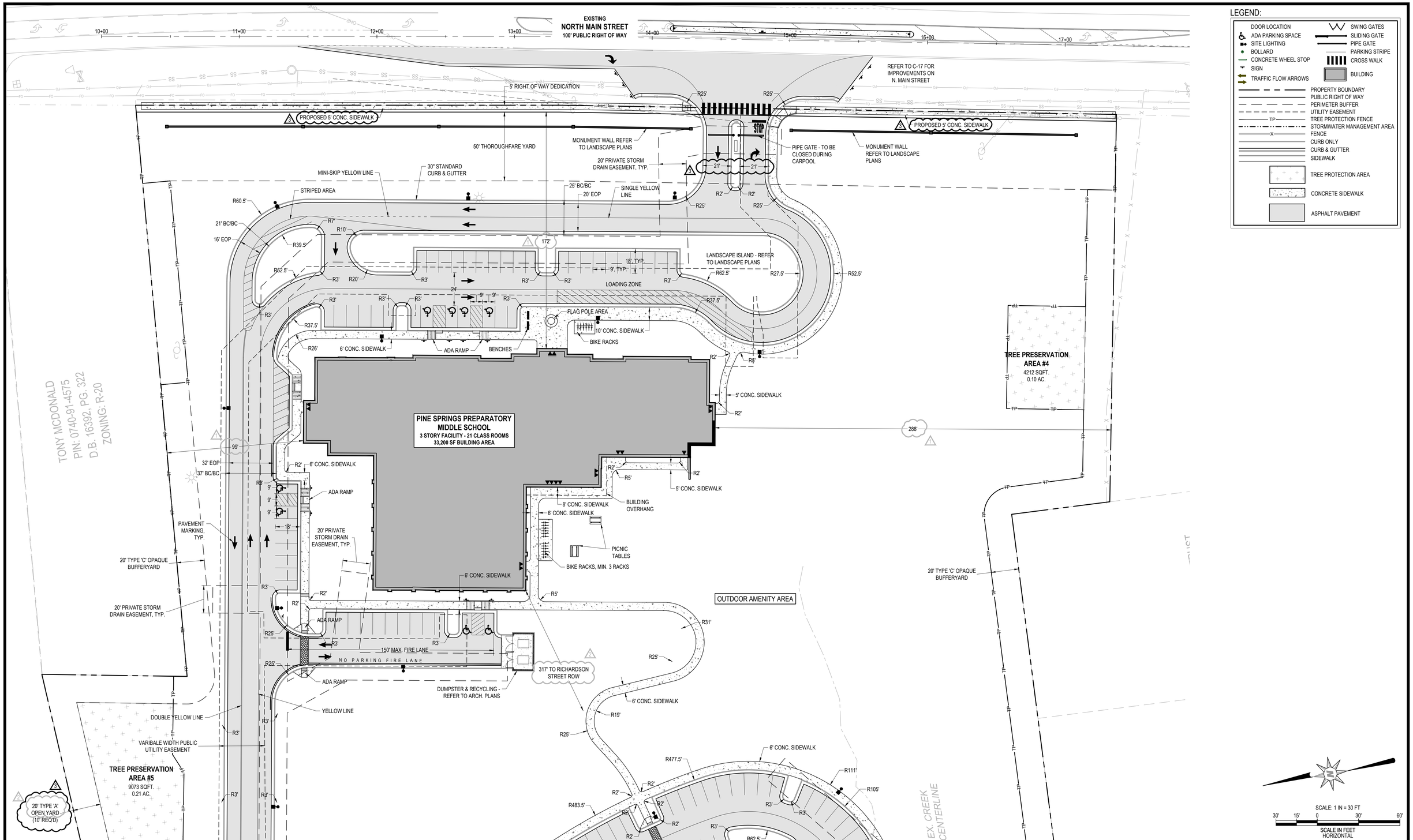

LEGEND:

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- ADA PARKING SPACE
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- ASPHALT PAVEMENT

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REVISIONS

1	7/28/2019	TOHS COMMENTS	
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PROFESSIONAL'S SEAL
PROFESSIONAL ENGINEER SEAL 36223 ANDREW S. PETTY
02/07/2020

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A Challenge Foundation Academy

PROPERTY INFORMATION
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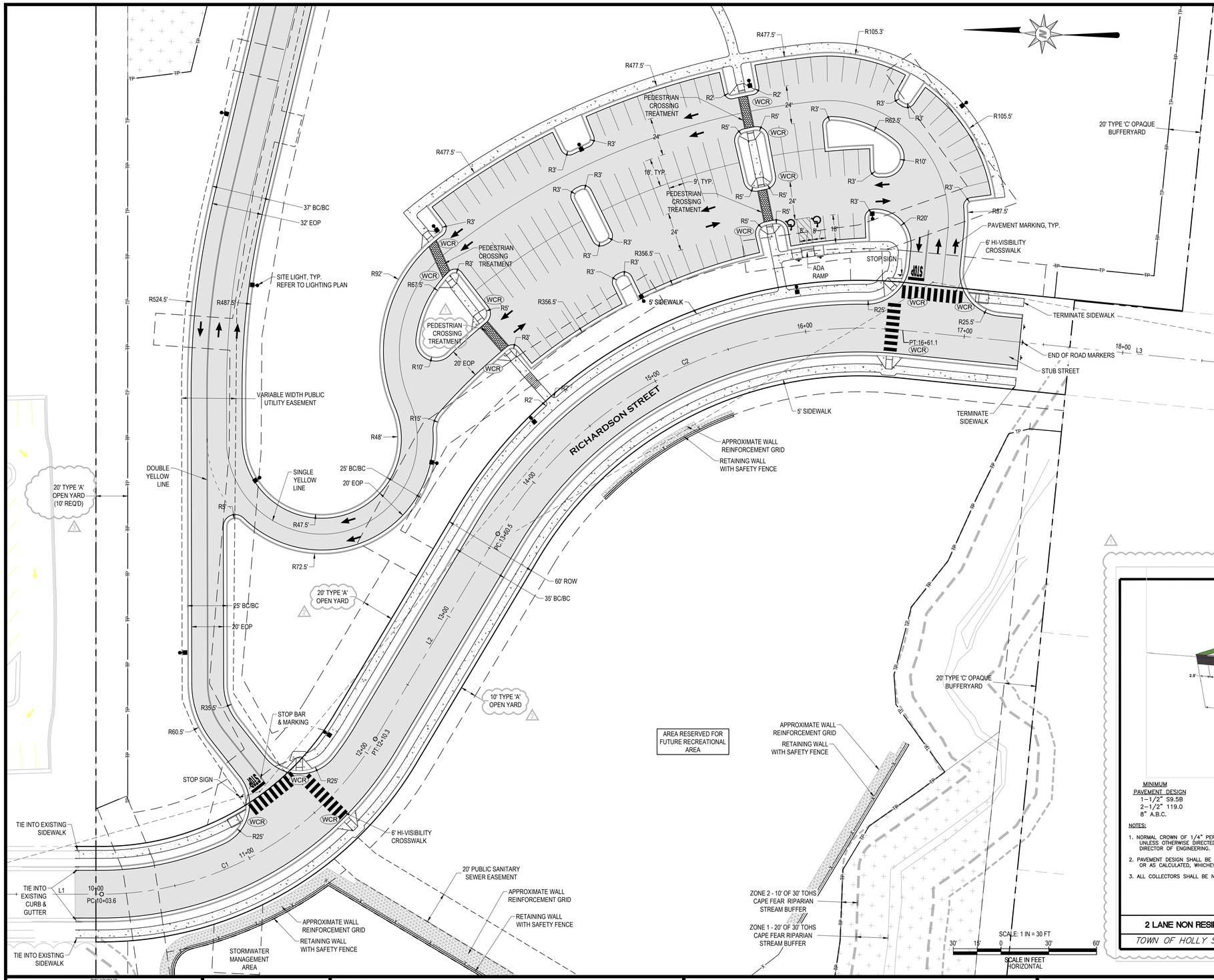
DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL SITE LAYOUT I

C-05



RICHARDSON STREET NOTES:

1. THIS ROADWAY IS LOCATED IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J. CONTRACTOR IS TO PROVIDE A PAVEMENT DESIGN PER TOWN OF HOLLY SPRINGS DESIGN STANDARDS BASED ON EXISTING SUBGRADE MATERIAL.
2. THE STANDARD ROADWAY CROSS-SECTION SHALL THE MOST RESTRICTIVE OF THE PAVEMENT DESIGN, AND NCDOT STANDARDS. AT A MINIMUM THE PAVEMENT SHALL BE WOVEN GEO-FABRIC ON ENTIRE ROAD, 10" ABC STONE, 4" OF I-19.0B INTERMEDIATE COURSE, PLUS A 3" OF S9.5C ASPHALT. ALL OVERLAID AREAS SHALL RECEIVE A MINIMUM OF 1.5" S9.5C ASPHALT WITH A MINIMUM
3. PRE-QUALIFIED GEO-TECHNICAL FIRM APPROVED BY THE TOWN MUST BE ON SITE FULL TIME WHILE THE UTILITIES AND ROADWAYS ARE BEING CONSTRUCTED.
4. DOCUMENTATION OF MOISTURE CONTENT, COMPACTION, DENSITY ETC. MUST BE PROVIDED TO TOWN INSPECTOR.
5. ALL ROADWAYS WILL HAVE TO BE PROOF-ROLLED AT BOTH SUB GRADE AND STONE GRADE BY TOWN INSPECTOR AS WELL.
6. INITIAL ONE-YEAR WARRANTY WITH EXTENDED 1 YEAR WARRANTY AFTER FINAL OVERLAY SHALL BE REQUIRED FOR ROADWAYS.
7. WHERE MANHOLES ARE LOCATED IN STREETS IT WILL BE REQUIRED TO HAVE SUITABLE OFF-SITE STRUCTURAL MATERIAL OR ABC STONE TO BACKFILL AROUND EXCAVATION OF MANHOLES UP TO SUBGRADE.
8. AN ADDITIONAL FOOT OF STONE WILL BE REQUIRED 10' EITHER SIDE OF MANHOLE FOR ENTIRE WIDTH OF ROADWAY.

LEGEND:

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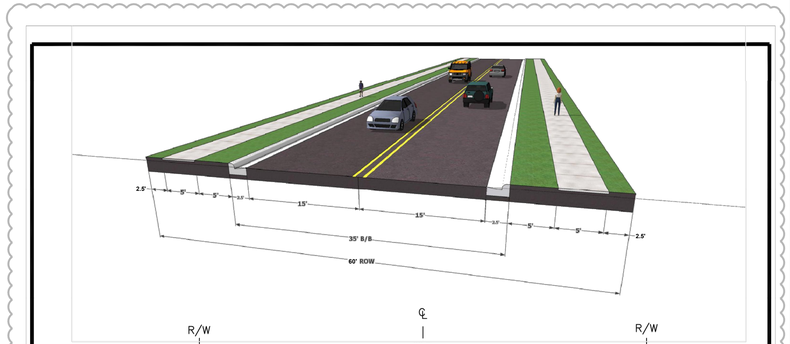
- CURB & GUTTER
- SIDEWALK
- TREE PROTECTION AREA
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT

LINE TABLE

NAME	ROADWAY	LENGTH	DIRECTION	BEGIN STATION	END STATION
L1	RICHARDSON STREET	192.18'	S3°03'23"E	8+11.44	10+03.62
L2	RICHARDSON STREET	150.24'	S62°15'37"E	12+10.28	13+60.53
L3	RICHARDSON STREET	305.55'	S2°43'59"W	16+61.13	19+66.68

CURVE TABLE

NAME	ROADWAY	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	BEGIN STATION	END STATION
C1	RICHARDSON STREET	200.00'	206.66'	197.59'	S32°39'30"E	10+03.62	12+10.28
C2	RICHARDSON STREET	265.00'	300.60'	284.74'	S29°45'49"E	13+60.53	16+61.13



MINIMUM PAVEMENT DESIGN
1-1/2" S9.5B
2-1/2" I19.0
8" A.B.C.

NOTES:

1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.
3. ALL COLLECTORS SHALL BE NO LOAD.

DRAWING NOT TO SCALE

2 LANE NON RESIDENTIAL COLLECTOR 35' BTB ON 60' R/W

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS305A
DATE 10/24/18 REVISIONS

HOLLY SPRINGS Discover the Source

REVISIONS			
1	7/26/2019	TOHS COMMENTS	
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02/07/2020

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DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL SITE LAYOUT II

C-06

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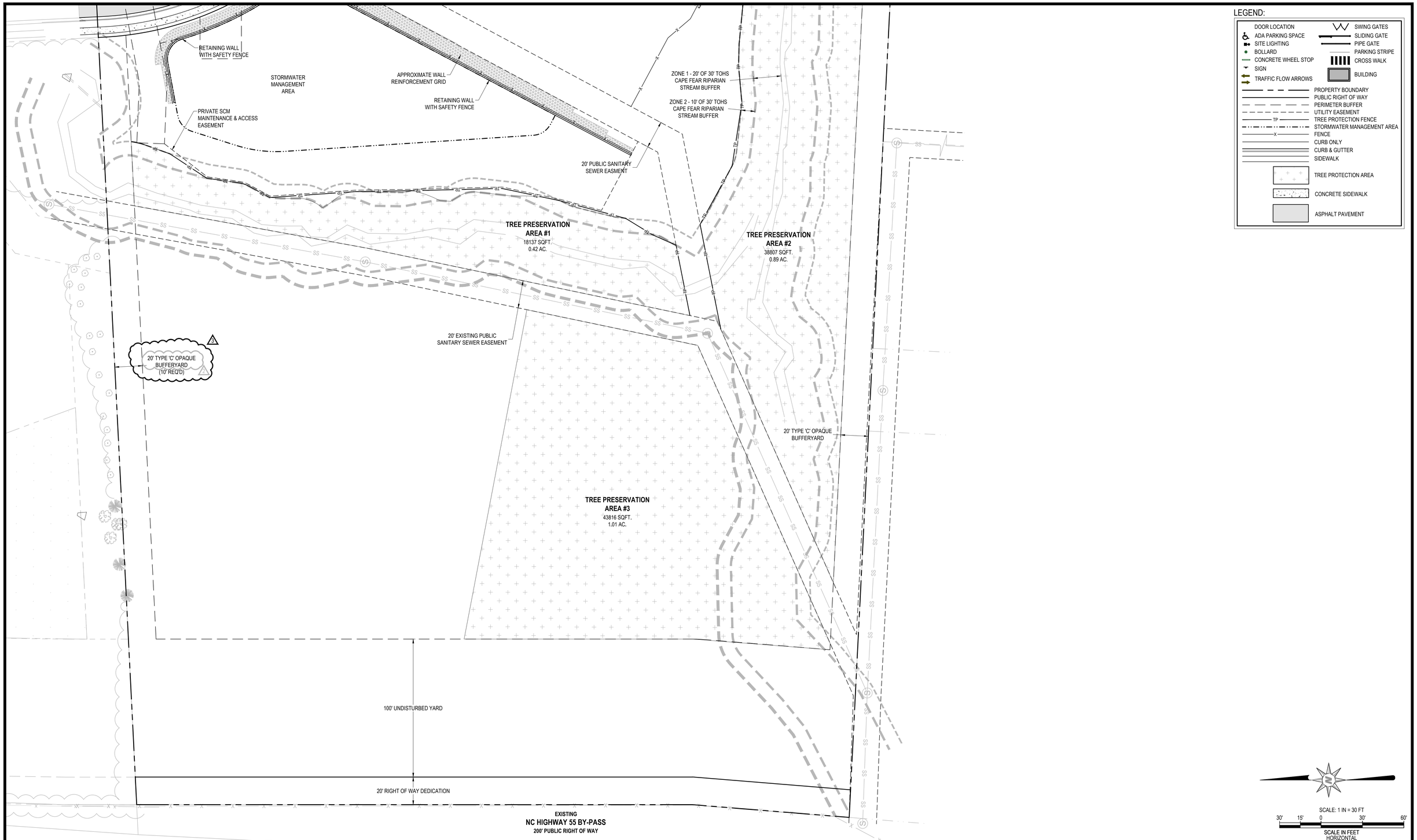

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CLIENT
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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Kristen Stocking
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDOUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

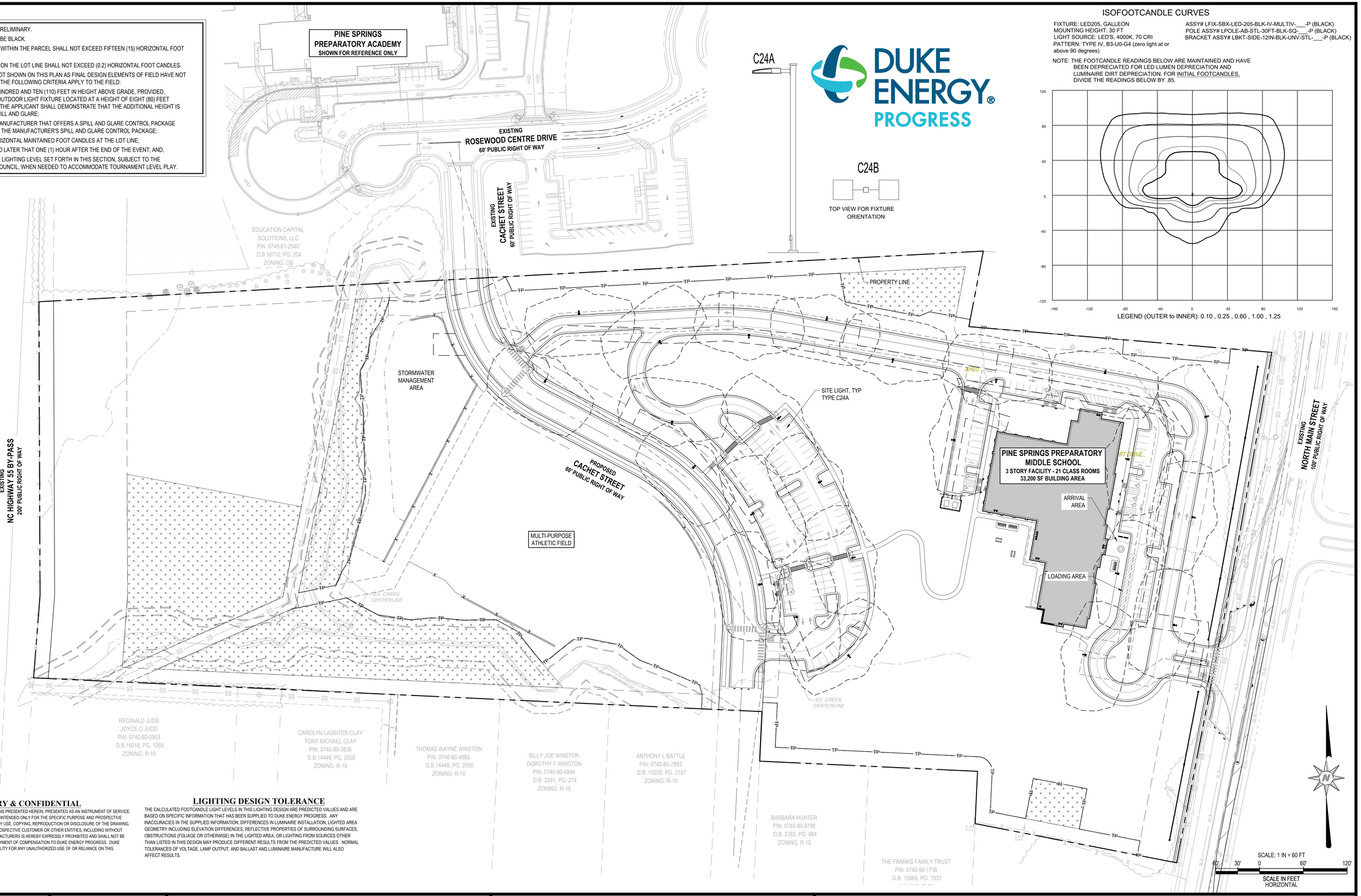
DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL SITE LAYOUT III

C-07

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-07 PARTIAL SITE LAYOUT III.DWG
PLOTTED: 2/7/2020 3:07 PM

GENERAL NOTES:

1. LIGHTING PLAN IS TO BE CONSIDERED PRELIMINARY.
2. ALL LIGHT POLES AND FIXTURES SHALL BE BLACK.
3. THE MAXIMUM LIGHT LEVEL PERMITTED WITHIN THE PARCEL SHALL NOT EXCEED FIFTEEN (15) HORIZONTAL FOOT CANDLES.
4. THE MAXIMUM LIGHT LEVEL PERMITTED ON THE LOT LINE SHALL NOT EXCEED (0.2) HORIZONTAL FOOT CANDLES.
5. LIGHTING FOR MULTI-PURPOSE FIELD NOT SHOWN ON THIS PLAN AS FINAL DESIGN ELEMENTS OF FIELD HAVE NOT BEEN DETERMINED. IT IS UNDERSTAND THE FOLLOWING CRITERIA APPLY TO THE FIELD:
   - A. SHALL NOT EXCEED ONE-HUNDRED AND TEN (110) FEET IN HEIGHT ABOVE GRADE, PROVIDED, HOWEVER, THAT FOR ANY OUTDOOR LIGHT FIXTURE LOCATED AT A HEIGHT OF EIGHT (80) FEET ABOVE GRADE OR HIGHER, THE APPLICANT SHALL DEMONSTRATE THAT THE ADDITIONAL HEIGHT IS NECESSARY TO REDUCE SPILL AND GLARE;
   - B. SHALL BE OF A TYPE AND MANUFACTURER THAT OFFERS A SPILL AND GLARE CONTROL PACKAGE AND SHALL BE FITTED WITH THE MANUFACTURER'S SPILL AND GLARE CONTROL PACKAGE;
   - C. SHALL NOT EXCEED 0.3 HORIZONTAL MAINTAINED FOOT CANDLES AT THE LOT LINE;
   - D. SHALL BE EXTINGUISHED NO LATER THAN ONE (1) HOUR AFTER THE END OF THE EVENT; AND,
   - E. MAY EXCEED THE MAXIMUM LIGHTING LEVEL SET FORTH IN THIS SECTION, SUBJECT TO THE APPROVAL OF THE TOWN COUNCIL, WHEN NEEDED TO ACCOMMODATE TOURNAMENT LEVEL PLAY.



ISOFOOTCANDLE CURVES

FIXTURE: LED205, GALLEON
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED'S, 4000K, 70 CRI
PATTERN: TYPE IV, B3-U0-G4 (zero light at or above 90 degrees)

ASSY# LFIX-SBX-LED-205-BLK-IV-MULTIV-___-P (BLACK)
POLE ASSY# LPOLE-AB-STL-30FT-BLK-SQ-___-P (BLACK)
BRACKET ASSY# LBKT-SIDE-12IN-BLK-UNV-STL-___-P (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.

LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.60 , 1.00 , 1.25

PROPRIETARY & CONFIDENTIAL

THIS DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, PRESENTED AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF DUKE ENERGY PROGRESS, AND IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND PROSPECTIVE CLIENT AS STATED IN THE TITLE BLOCK OF THIS DRAWING. ANY USE, COPYING, REPRODUCTION OR DISCLOSURE OF THE DRAWING, DESIGN OR ANY INFORMATION CONTAINED HEREIN BY THE PROSPECTIVE CUSTOMER OR OTHER ENTITIES, INCLUDING WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, OR EQUIPMENT MANUFACTURERS IS HEREBY EXPRESSLY PROHIBITED AND SHALL NOT BE PERMITTED ABSENT PRIOR WRITTEN CONSENT FROM, AND PAYMENT OF COMPENSATION TO DUKE ENERGY PROGRESS. DUKE ENERGY PROGRESS DISCLAIMS ANY LIABILITY OR RESPONSIBILITY FOR ANY UNAUTHORIZED USE OF OR RELIANCE ON THIS DOCUMENT.

LIGHTING DESIGN TOLERANCE

THE CALCULATED FOOTCANDLE LIGHT LEVELS IN THIS LIGHTING DESIGN ARE PREDICTED VALUES AND ARE BASED ON SPECIFIC INFORMATION THAT HAS BEEN SUPPLIED TO DUKE ENERGY PROGRESS. ANY INACCURACIES IN THE SUPPLIED INFORMATION, DIFFERENCES IN LUMINAIRE INSTALLATION, LIGHTED AREA GEOMETRY INCLUDING ELEVATION DIFFERENCES, REFLECTIVE PROPERTIES OF SURROUNDING SURFACES, OBSTRUCTIONS (FOLIAGE OR OTHERWISE) IN THE LIGHTED AREA, OR LIGHTING FROM SOURCES OTHER THAN LISTED IN THIS DESIGN MAY PRODUCE DIFFERENT RESULTS FROM THE PREDICTED VALUES. NORMAL TOLERANCES OF VOLTAGE, LAMP OUTPUT, AND BALLAST AND LUMINAIRE MANUFACTURE WILL ALSO AFFECT RESULTS.

REVISIONS

1	7/26/2019	TOHS COMMENTS	
2	8/30/2019	TOHS COMMENTS	
3	12/13/2019	TOHS COMMENTS	
4	01/24/2020	TOHS COMMENTS	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JUNE 21, 2019 | HORZ. SCALE: 1" = 60'
FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36623 ANDREW S. PETTY
02/07/2020

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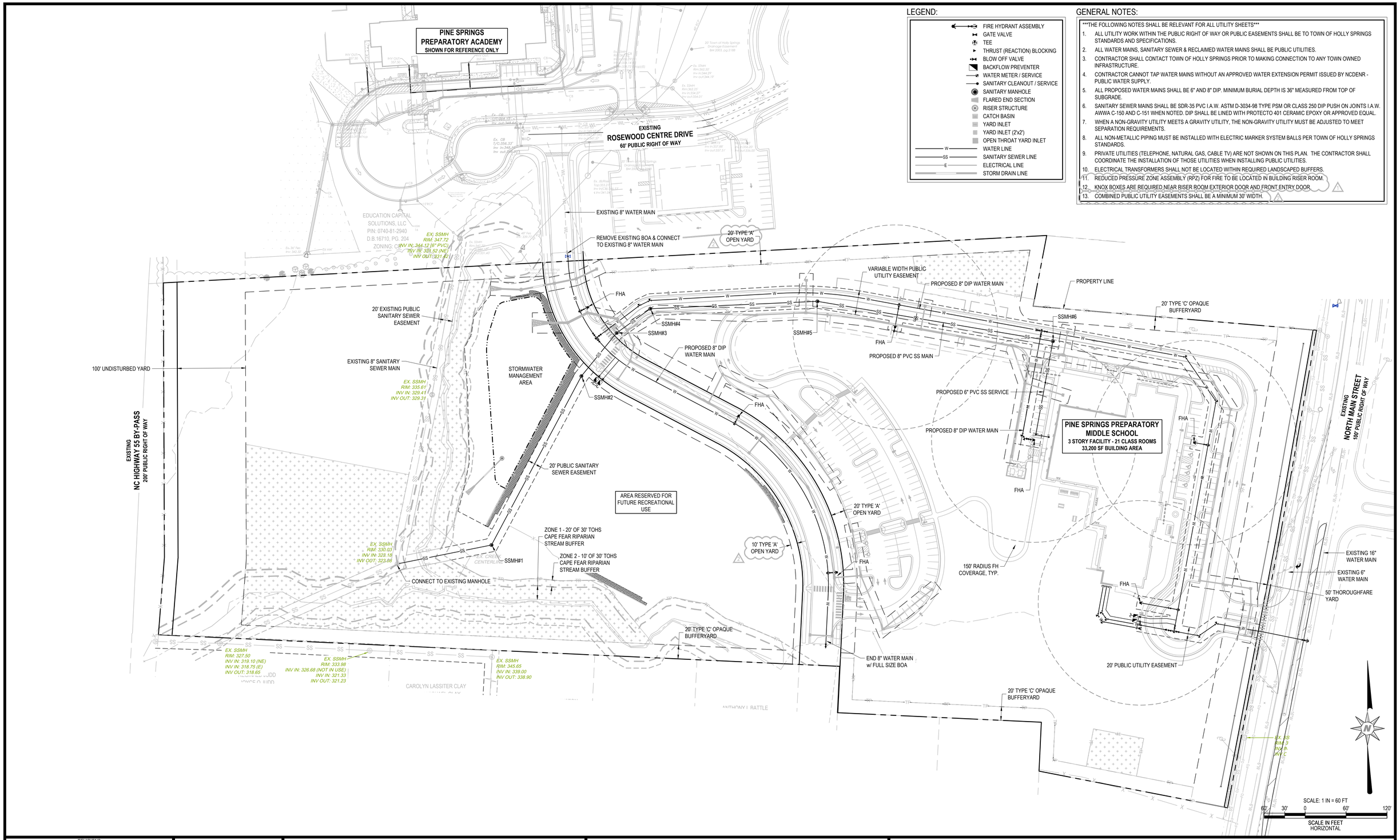
DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
LIGHTING PLAN

C-08

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-08 LIGHTING PLAN.DWG
PLOTTED: 2/7/2020 3:07 PM



LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- E — ELECTRICAL LINE
- STORM DRAIN LINE

GENERAL NOTES:

THE FOLLOWING NOTES SHALL BE RELEVANT FOR ALL UTILITY SHEETS

1. ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
2. ALL WATER MAINS, SANITARY SEWER & RECLAIMED WATER MAINS SHALL BE PUBLIC UTILITIES.
3. CONTRACTOR SHALL CONTACT TOWN OF HOLLY SPRINGS PRIOR TO MAKING CONNECTION TO ANY TOWN OWNED INFRASTRUCTURE.
4. CONTRACTOR CANNOT TAP WATER MAINS WITHOUT AN APPROVED WATER EXTENSION PERMIT ISSUED BY NCDENR - PUBLIC WATER SUPPLY.
5. ALL PROPOSED WATER MAINS SHALL BE 6" AND 8" DIP. MINIMUM BURIAL DEPTH IS 36" MEASURED FROM TOP OF SUBGRADE.
6. SANITARY SEWER MAINS SHALL BE SDR-35 PVC I.A.W. ASTM D-3034-98 TYPE PSM OR CLASS 250 DIP PUSH ON JOINTS I.A.W. AWWA C-150 AND C-151 WHEN NOTED. DIP SHALL BE LINED WITH PROTECTO 401 CERAMIC EPOXY OR APPROVED EQUAL.
7. WHEN A NON-GRAVITY UTILITY MEETS A GRAVITY UTILITY, THE NON-GRAVITY UTILITY MUST BE ADJUSTED TO MEET SEPARATION REQUIREMENTS.
8. ALL NON-METALLIC PIPING MUST BE INSTALLED WITH ELECTRIC MARKER SYSTEM BALLS PER TOWN OF HOLLY SPRINGS STANDARDS.
9. PRIVATE UTILITIES (TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING PUBLIC UTILITIES.
10. ELECTRICAL TRANSFORMERS SHALL NOT BE LOCATED WITHIN REQUIRED LANDSCAPED BUFFERS.
11. REDUCED PRESSURE ZONE ASSEMBLY (RPZ) FOR FIRE TO BE LOCATED IN BUILDING RISER ROOM.
12. KNOX BOXES ARE REQUIRED NEAR RISER ROOM EXTERIOR DOOR AND FRONT ENTRY DOOR.
13. COMBINED PUBLIC UTILITY EASEMENTS SHALL BE A MINIMUM 30' WIDTH.

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PROFESSIONAL'S SEAL
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DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
OVERALL UTILITY PLAN

C-09

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-09 OVERALL UTILITY PLAN.DWG
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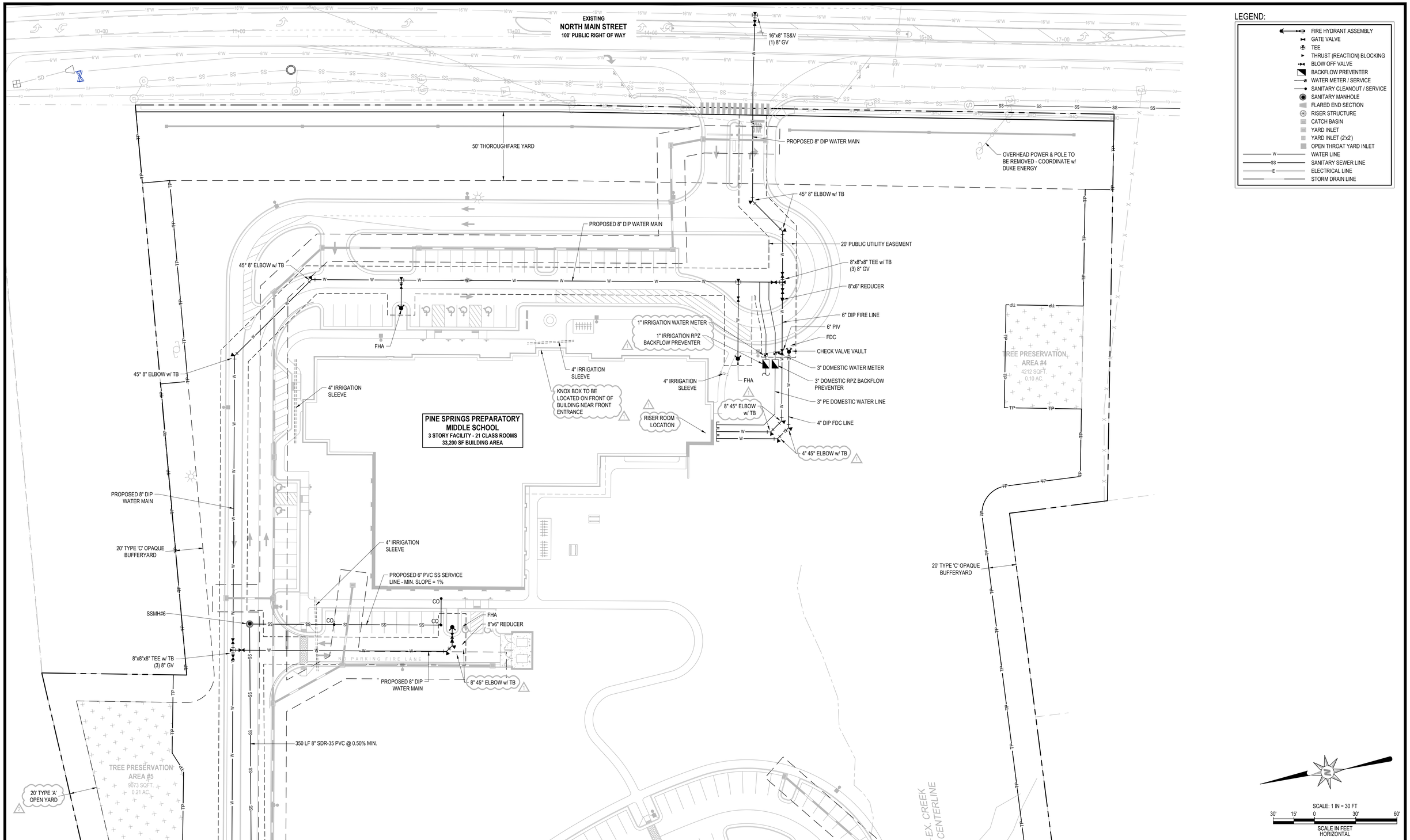

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- WATER LINE
- SANITARY SEWER LINE
- ELECTRICAL LINE
- STORM DRAIN LINE

REVISIONS

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PROFESSIONAL'S SEAL
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DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL UTILITY PLAN I

C-10

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-10 PARTIAL UTILITY PLAN I.DWG
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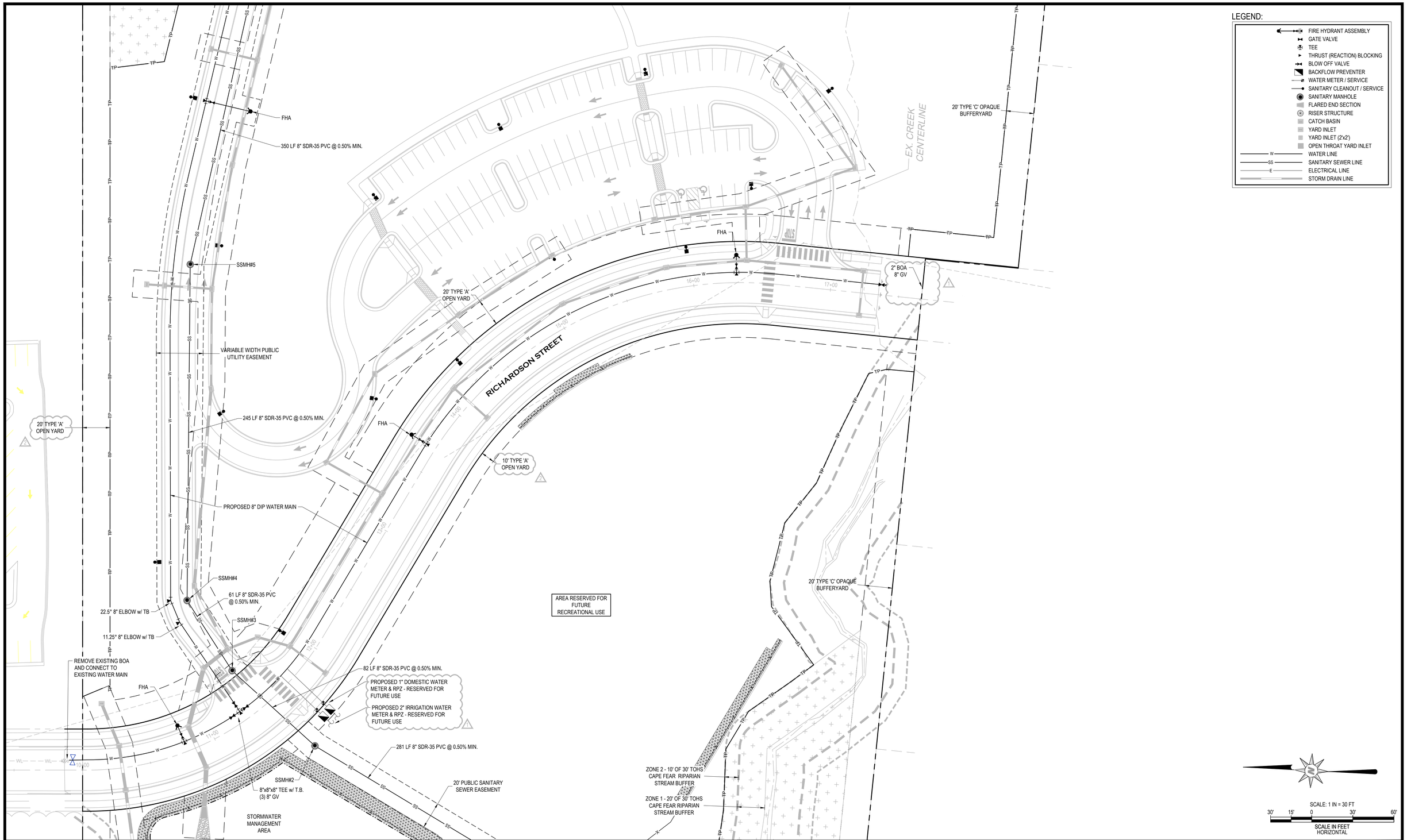

REVISIONS			
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PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36423 ANDREW S. PETTY
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DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL UTILITY PLAN II

C-11

Z:\PROJECTS FOLDER\ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-11 PARTIAL UTILITY PLAN II.DWG
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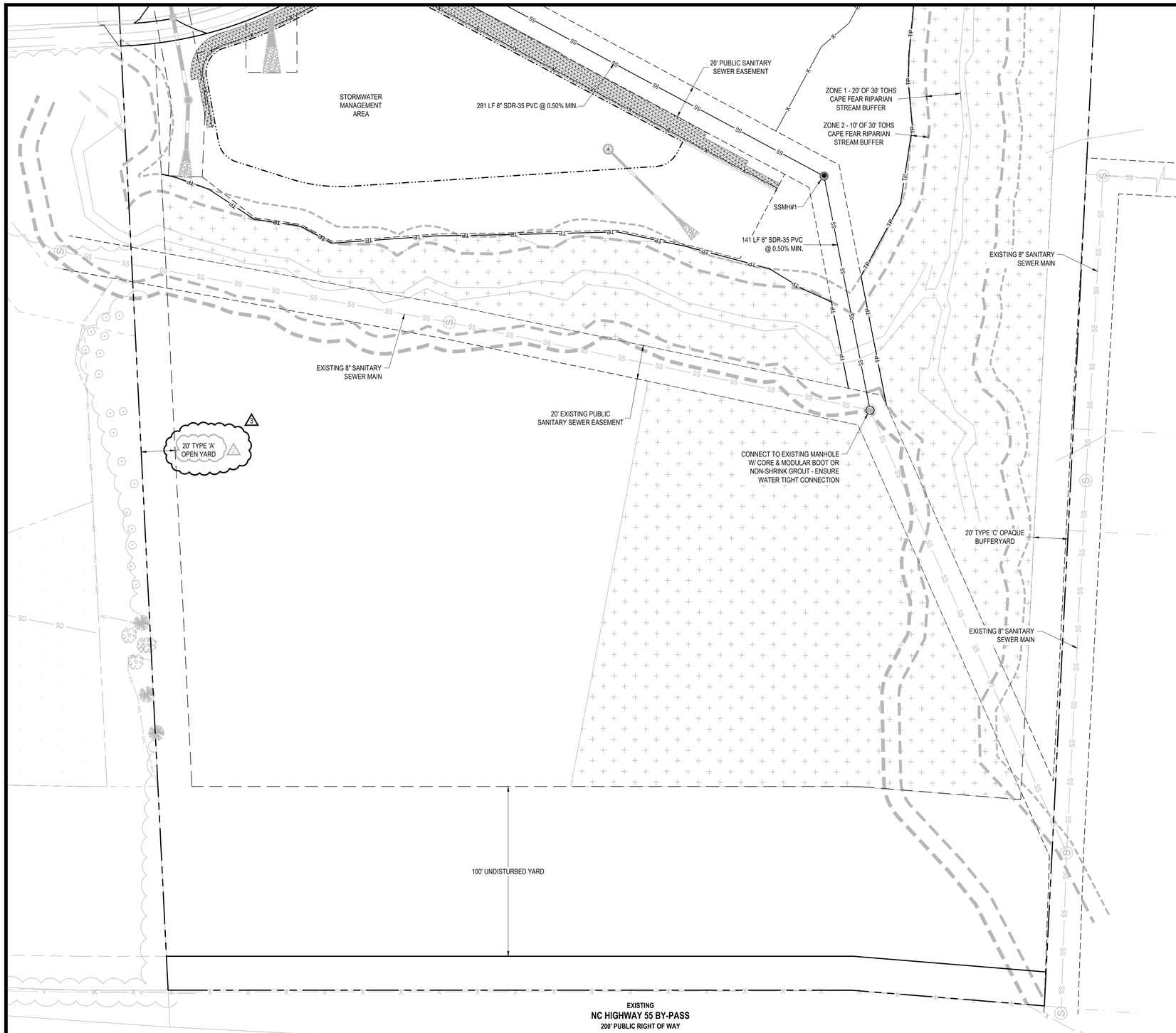

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- WATER LINE
- SANITARY SEWER LINE
- ELECTRICAL LINE
- STORM DRAIN LINE

SCALE: 1 IN = 30 FT

30' 15' 0 30' 60'

SCALE IN FEET HORIZONTAL

REVISIONS			
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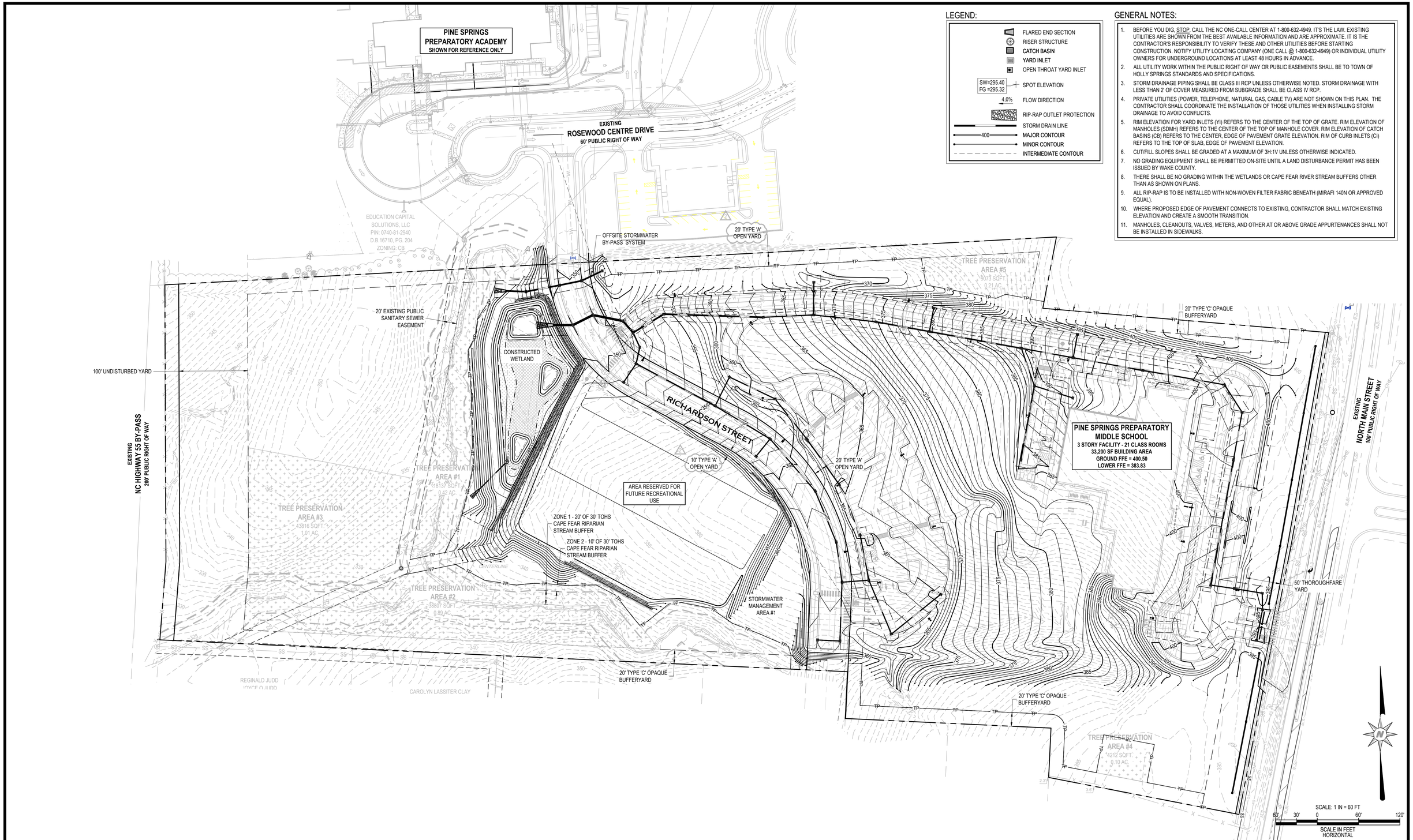
DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL UTILITY PLAN III

C-12

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-12 PARTIAL UTILITY PLAN III.DWG
PLOTTED: 2/7/2020 3:14 PM



LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- SW=295.40 / FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

GENERAL NOTES:

1. BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
2. ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
3. STORM DRAINAGE PIPING SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. STORM DRAINAGE WITH LESS THAN 2' OF COVER MEASURED FROM SUBGRADE SHALL BE CLASS IV RCP.
4. PRIVATE UTILITIES (POWER, TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING STORM DRAINAGE TO AVOID CONFLICTS.
5. RIM ELEVATION FOR YARD INLETS (YI) REFERS TO THE CENTER OF THE TOP OF GRATE. RIM ELEVATION OF MANHOLES (SDMH) REFERS TO THE CENTER OF THE TOP OF MANHOLE COVER. RIM ELEVATION OF CATCH BASINS (CB) REFERS TO THE CENTER, EDGE OF PAVEMENT GRATE ELEVATION. RIM OF CURB INLETS (CI) REFERS TO THE TOP OF SLAB, EDGE OF PAVEMENT ELEVATION.
6. CUT/FILL SLOPES SHALL BE GRADED AT A MAXIMUM OF 3H:1V UNLESS OTHERWISE INDICATED.
7. NO GRADING EQUIPMENT SHALL BE PERMITTED ON-SITE UNTIL A LAND DISTURBANCE PERMIT HAS BEEN ISSUED BY WAKE COUNTY.
8. THERE SHALL BE NO GRADING WITHIN THE WETLANDS OR CAPE FEAR RIVER STREAM BUFFERS OTHER THAN AS SHOWN ON PLANS.
9. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 140N OR APPROVED EQUAL).
10. WHERE PROPOSED EDGE OF PAVEMENT CONNECTS TO EXISTING, CONTRACTOR SHALL MATCH EXISTING ELEVATION AND CREATE A SMOOTH TRANSITION.
11. MANHOLES, CLEANOUTS, VALVES, METERS, AND OTHER AT OR ABOVE GRADE APPURTENANCES SHALL NOT BE INSTALLED IN SIDEWALKS.

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-13 OVERALL GRADING AND DRAINAGE PLAN.DWG
PLOTTED: 2/7/2020 3:16 PM

REVISIONS

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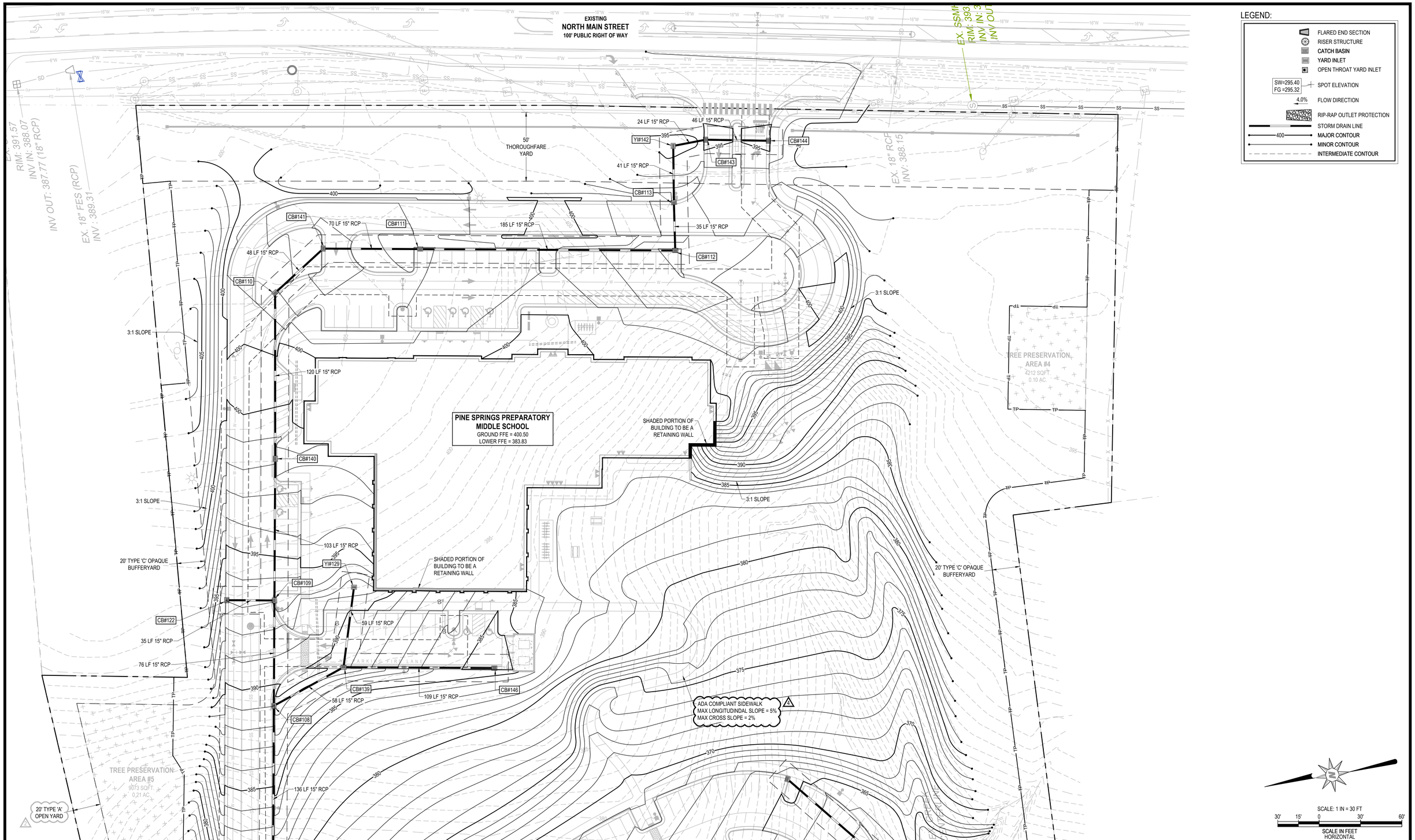
DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
OVERALL GRADING AND DRAINAGE PLAN

C-13



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PROFESSIONAL'S SEAL

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NORTH CAROLINA
02/07/2020

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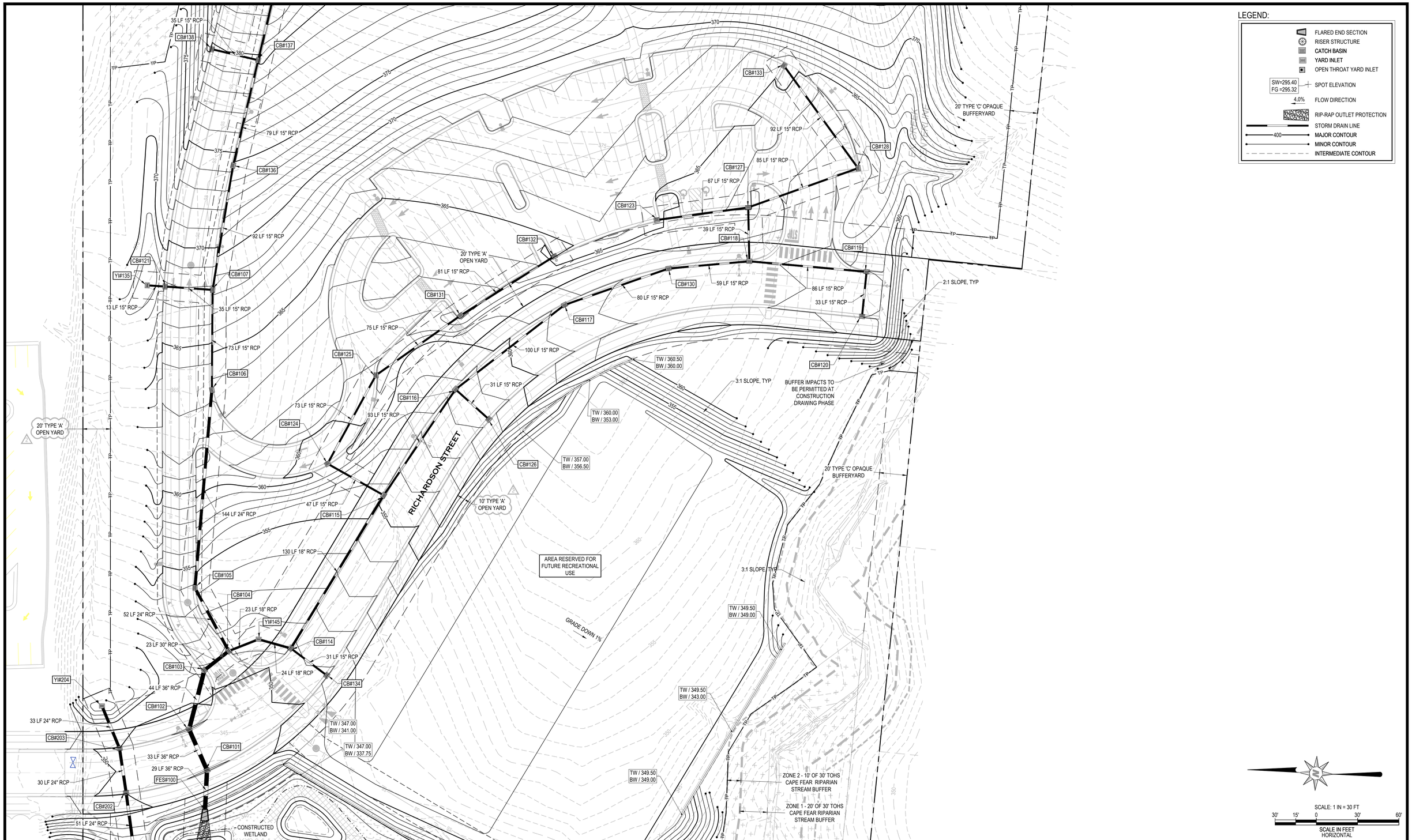
DEVELOPMENT PETITION PLANS

PSPA MIDDLE SCHOOL

PARTIAL GRADING AND DRAINAGE PLAN I

C-14

Z:\PROJECTS FOLDER\ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-14 PARTIAL GRADING AND DRAINAGE PLAN I.DWG
PLOTTED: 2/7/2020 3:18 PM



REVISIONS			
1	7/26/2019	TOHS COMMENTS	
2	8/30/2019	TOHS COMMENTS	
3	12/13/2019	TOHS COMMENTS	
4	01/24/2020	TOHS COMMENTS	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JUNE 21, 2019 | HORZ. SCALE: 1" = 30'
FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
36223
ENGINEER
ANDREW S. PETTY
02/07/2020

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 1010 NORTH CAROLINA
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F (919) 552-0343
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Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Kristen Stocking
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDOUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PARTIAL GRADING AND DRAINAGE PLAN II

C-15

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-15 PARTIAL GRADING AND DRAINAGE PLAN II.DWG
PLOTTED: 2/7/2020 3:19 PM

LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- SW=295.40 / FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

SCALE: 1 IN = 30 FT

30' 15' 0 30' 60'

SCALE IN FEET HORIZONTAL

REVISIONS			
1	7/26/2019	TOHS COMMENTS	
2	8/30/2019	TOHS COMMENTS	
3	12/13/2019	TOHS COMMENTS	
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FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL SEAL 36823 ENGINEER ANDREW S. PETTY

02/07/2020

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DEVELOPMENT PETITION PLANS

PSPA MIDDLE SCHOOL

PARTIAL GRADING AND DRAINAGE PLAN III

C-16

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-16 PARTIAL GRADING AND DRAINAGE PLAN III.DWG
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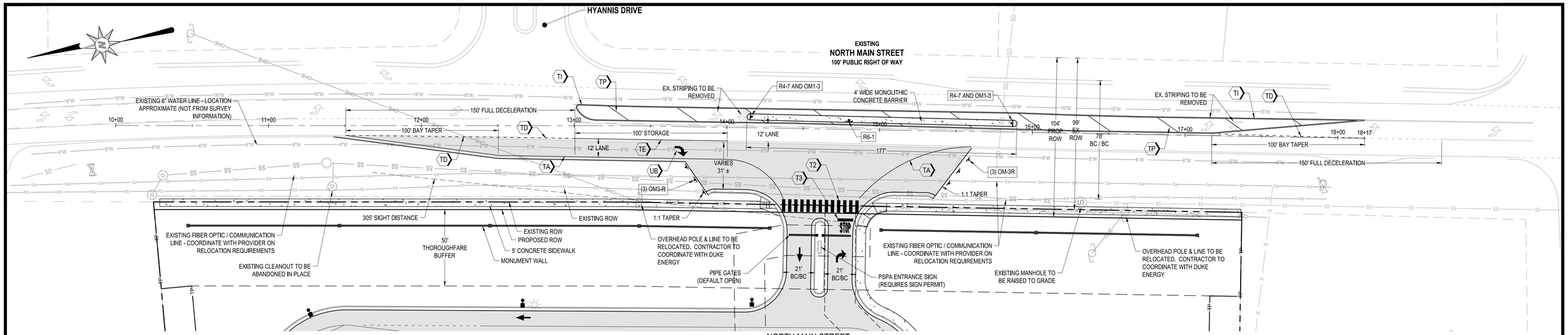


1 / C-17 NORTH MAIN STREET STATION: 10+00 - 18+17
SCALE: 1" = 30'

SCALE: 1 IN = 30 FT
30' 15' 0 30' 60'
SCALE IN FEET HORIZONTAL

SIGNAGE NOTES:

1. ALL SIGNS SHALL BE I.A.W. THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARDS & SPECIFICATIONS.
2. ALL SIGNS SHALL BE FABRICATED FROM ALUMINUM ALLOY SHEETS WITH HIGH INTENSITY SHEETING. COLORS SHALL BE RETROREFLECTIVE.
3. STOP & STREET SIGNS SHALL BE MOUNTED ON A 3" DIAMETER BLACK POWDER COATED ALUMINUM POST WITH DECORATIVE CAP AND BRACKET PER TOHS STANDARD HS361.
4. ALL OTHER SIGNS SHALL BE MOUNTED ON A 3-LB U-CHANNEL GALVANIZED STEEL (12 GUAGE) MOUNTING POST WITH MINIMUM CLEARANCE OF 84". SIGNS SHALL BE BURIED MINIMUM 3.5' FEET IN GROUND WITH A BREAKAWAYS.
5. MOUNTING HARDWARE FOR SIGNS SHALL BE GALVANIZED STEEL.
6. ALL SIGNS SHALL BE DESIGNATED AS FOLLOWS PER MUTCD STANDARDS.

KEY	DESCRIPTION	SIZE	BACKGROUND COLOR	LEGEND/SYMBOL COLOR	MUTCD STD.
S1-1	SCHOOL SIGN	36"x36"	YELLOW-GREEN	BLACK	S1-1
S4-5	REDUCE SPEED SCHOOL ZONE AHEAD SIGN - 35 MPH	36"	YELLOW-GREEN	BLACK	S4-5
S5-1	SCHOOL SPEED LIMIT WHEN FLASHING - 35 MPH*	24"x48"	WHITE	BLACK	S5-1
S5-2	END SCHOOL ZONE SIGN	24"x30"	YELLOW-GREEN	YELLOW-GREEN	S5-2
R1-1	STOP SIGN	30"	RED	WHITE	R1-1
R2-1	SPEED LIMIT SIGN - 45 MPH	24"x30"	WHITE	BLACK	R2-1
R4-7	KEEP RIGHT SIGN	24"x30"	WHITE	BLACK	R4-7
R6-1	ONE WAY SIGN	36"x12"	BLACK	WHITE ARROW	R6-1
OM1-3	OBJECT MARKER SIGN	18"	YELLOW	NONE	OM1-3
OM3-R	OBJECT MARKER SIGN	36"	YELLOW	BLACK	OM3-R
D3-1	STREET SIGN	VARIES	GREEN	WHITE	D3-1

* INCLUDE FLASHER SYSTEM WITH SIGN PER MUTCD STANDARDS

LEGEND:

- DOOR LOCATION
- ADA PARKING SPACE
- SITE LIGHTING
- BOLLARD
- CONCRETE WHEEL STOP
- SIGN
- TRAFFIC FLOW ARROWS
- SWING GATES
- SLIDING GATE
- PIPE GATE
- PARKING STRIPE
- CROSS WALK
- BUILDING
- PROPERTY BOUNDARY
- PUBLIC RIGHT OF WAY
- PERIMETER BUFFER
- UTILITY EASEMENT
- TP — TREE PROTECTION FENCE
- STORMWATER MANAGEMENT AREA
- X — FENCE
- CURB ONLY
- CURB & GUTTER
- SIDEWALK
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- MILL AND OVERLAY LIMITS

NORTH MAIN STREET IMPROVEMENTS NOTE:

IMPROVEMENTS OF NORTH MAIN STREET AS SHOWN ON THESE PLANS ARE THE IMPROVEMENTS PINE SPRINGS PREPARATORY ACADEMY IS WILLING TO COMMIT TO AS PART OF THE TRAFFIC IMPACT ANALYSIS CONDUCTED BY RAMEY KEMP & ASSOCIATES DATED AUGUST 2019. THE DETAIL SHOWN ON THIS PLAN IS BEING PROVIDED TO ILLUSTRATE THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS TRANSPORTATION PLAN AND UNIFIED DEVELOPMENT ORDINANCE FOR NORTH MAIN STREET WHICH REQUIRES CONSTRUCTION OF ONE-HALF THE 4-LANE MEDIAN DIVIDED THOROUGHFARE WITH BIKE LANES.

PER SESSION LAW 2017-57 AND SENATE BILL 257 PINE SPRINGS PREPARATORY ACADEMY (PSPA) IS NOT RESPONSIBLE FOR THE FULL IMPROVEMENTS TO NORTH MAIN STREET OF A 4-LANE MEDIAN DIVIDED THOROUGHFARE WITH BIKE LANES - SEE REFERENCE BELOW. AS SUCH ALL IMPROVEMENTS BEYOND THOSE SHOWN ON THIS PLAN WILL NOT BE PART OF THE CONSTRUCTION DRAWINGS AND WILL NOT BE CONSTRUCTED BY PSPA.

SECTION 34.6A (b):

A CITY MAY ONLY REQUIRE STREET IMPROVEMENTS RELATED TO SCHOOLS THAT ARE REQUIRED FOR SAFE INGRESS AND EGRESS TO THE MUNICIPAL STREET SYSTEM AND THAT ARE PHYSICALLY CONNECTED TO A DRIVEWAY ON THE SCHOOL SITE. THE REQUIRED IMPROVEMENTS SHALL NOT EXCEED THOSE REQUIRED PURSUANT TO G.S. 136-18(29). G.S. 160A-307 SHALL NOT APPLY TO SCHOOLS. A CITY MAY ONLY REQUIRE STREET IMPROVEMENTS RELATED TO SCHOOLS AS PROVIDED IN G.S. 160A-372. THE COST OF ANY IMPROVEMENTS TO THE MUNICIPAL STREET SYSTEM PURSUANT TO THIS SECTION SHALL BE REIMBURSED BY THE CITY. ANY AGREEMENT BETWEEN A SCHOOL AND A CITY TO MAKE IMPROVEMENTS TO THE MUNICIPAL STREET SYSTEM SHALL NOT INCLUDE A REQUIREMENT FOR ACQUISITION OF RIGHT-OF-WAY BY THE SCHOOL, UNLESS THE SCHOOL IS OWNED BY AN ENTITY THAT HAS EMINENT DOMAIN POWER. ANY RIGHT-OF-WAY COSTS INCURRED BY A SCHOOL FOR REQUIRED IMPROVEMENTS PURSUANT TO THIS SECTION SHALL BE REIMBURSED BY THE CITY.

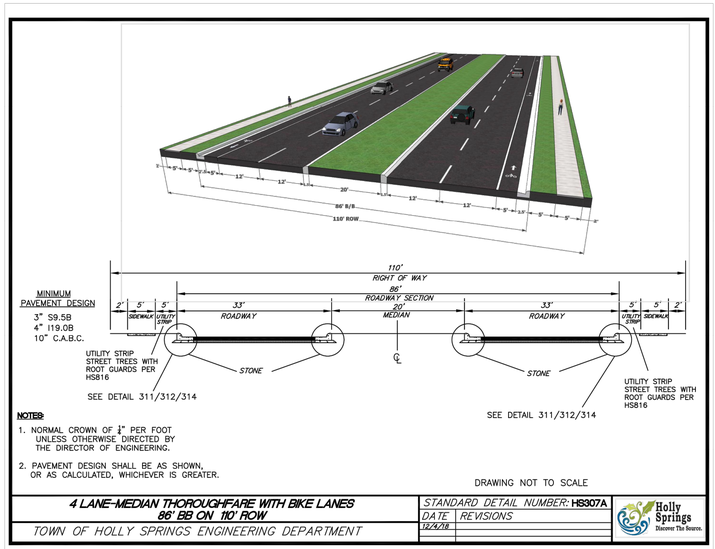
PAVEMENT MARKING NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE I.A.W. THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARDS & SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
3. ALL PAVEMENT MARKINGS SHALL BE DESIGNATED AS FOLLOWS PER NCDOT PAVEMENT MARKING SYMBOLS.

KEY	DESCRIPTION	SIZE	COLOR & MATERIAL	NCDOT STD.	KEY	DESCRIPTION	SIZE	COLOR & MATERIAL	NCDOT STD.
T2	STOP BAR	24 INCH	WHITE, THERMOPLASTIC	1205.01	TO	DIAGONAL LINE	8 INCH	WHITE, THERMOPLASTIC	1205.09
T3	CROSSWALK LINE (LONGITUDINAL)	24 INCH	WHITE, THERMOPLASTIC	1205.07	TP	DIAGONAL LINE (2:1 SLOPE)	8 INCH	YELLOW, THERMOPLASTIC	1205.09
T8	2'-6' TYPE MINI-SKIP	4 INCH	WHITE, THERMOPLASTIC	1205.01	TQ	CROSSWALK LINE (TRAVERSE)	8 INCH	WHITE, THERMOPLASTIC	1205.07
TA	EDGE LINE	4 INCH	WHITE, THERMOPLASTIC	1205.01	UA	LEFT TURN ARROW	STD.	WHITE, THERMOPLASTIC	1205.01
TC	10'-30' SKIP LINE	4 INCH	WHITE, THERMOPLASTIC	1205.01	UB	RIGHT TURN ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TD	3'-9' TYPE MINI-SKIP	4 INCH	WHITE, THERMOPLASTIC	1205.01	UC	STRAIGHT ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TE	SOLID LANE LINE	4 INCH	WHITE, THERMOPLASTIC	1205.01	UD	COMB. LEFT/RIGHT ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TF	10'-30' SKIP LINE	4 INCH	YELLOW, THERMOPLASTIC	1205.01	UE	COMB. RIGHT/STRAIGHT ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TH	SINGLE CENTER LINE	4 INCH	YELLOW, THERMOPLASTIC	1205.01	UF	COMB. LEFT/RIGHT ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TI	DOUBLE YELLOW LINE	4 INCH	YELLOW, THERMOPLASTIC	1205.01	UI	"SCHOOL" & 24" TRAVERSE BAND	STD.	WHITE, THERMOPLASTIC	1205.08 & 1205.10

ROADWAY NOTES:

1. THIS ROADWAY IS LOCATED IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J. CONTRACTOR IS TO PROVIDE A PAVEMENT DESIGN PER TOWN OF HOLLY SPRINGS DESIGN STANDARDS BASED ON EXISTING SUBGRADE MATERIAL.
2. THE STANDARD ROADWAY CROSS-SECTION SHALL BE THE MOST RESTRICTIVE OF THE PAVEMENT DESIGN, AND NCDOT STANDARDS. AT A MINIMUM THE PAVEMENT SHALL BE WOVEN GEO-FABRIC ON ENTIRE ROAD, 10" ABC STONE, 4" OF I-19.0B INTERMEDIATE COURSE, PLUS A 3" OF S9.5C ASPHALT. ALL OVERLAID AREAS SHALL RECEIVE A MINIMUM OF 1.5" S9.5C ASPHALT WITH A MINIMUM
3. PRE-QUALIFIED GEO-TECHNICAL FIRM APPROVED BY THE TOWN MUST BE ON SITE FULL TIME WHILE THE UTILITIES AND ROADWAYS ARE BEING CONSTRUCTED.
4. DOCUMENTATION OF MOISTURE CONTENT, COMPACTION, DENSITY ETC. MUST BE PROVIDED TO TOWN INSPECTOR.
5. ALL ROADWAYS WILL HAVE TO BE PROOF-ROLLED AT BOTH SUB GRADE AND STONE GRADE BY TOWN INSPECTOR AS WELL.
6. INITIAL ONE-YEAR WARRANTY WITH EXTENDED 1 YEAR WARRANTY AFTER FINAL OVERLAY SHALL BE REQUIRED FOR ROADWAYS.
7. WHERE MANHOLES ARE LOCATED IN STREETS IT WILL BE REQUIRED TO HAVE SUITABLE OFF-SITE STRUCTURAL MATERIAL OR ABC STONE TO BACKFILL AROUND EXCAVATION OF MANHOLES UP TO SUBGRADE.
8. AN ADDITIONAL FOOT OF STONE WILL BE REQUIRED 10' EITHER SIDE OF MANHOLE FOR ENTIRE WIDTH OF ROADWAY.



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FILE NO. 2018-063 ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL SEAL 36823 ENGINEER ANDREW S. DEWITT
02/07/2020

CONSULTANT
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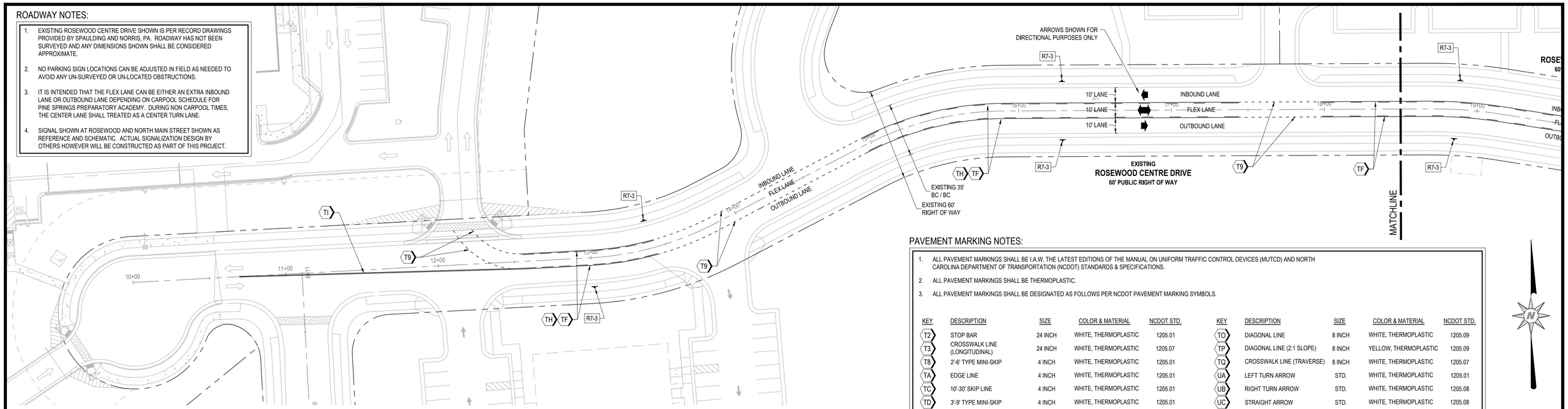
DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
NORTH MAIN STREET ROADWAY IMPROVEMENTS

C-17

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-17 NORTH MAIN STREET IMPROVEMENTS PLAN.DWG
PLOTTED: 2/7/2020 3:22 PM

ROADWAY NOTES:

1. EXISTING ROSEWOOD CENTRE DRIVE SHOWN IS PER RECORD DRAWINGS PROVIDED BY SPAULDING AND NORRIS, PA. ROADWAY HAS NOT BEEN SURVEYED AND ANY DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE.
2. NO PARKING SIGN LOCATIONS CAN BE ADJUSTED IN FIELD AS NEEDED TO AVOID ANY UN-SURVEYED OR UN-LOCATED OBSTRUCTIONS.
3. IT IS INTENDED THAT THE FLEX LANE CAN BE EITHER AN EXTRA INBOUND LANE OR OUTBOUND LANE DEPENDING ON CARPOOL SCHEDULE FOR PINE SPRINGS PREPARATORY ACADEMY. DURING NON CARPOOL TIMES, THE CENTER LANE SHALL TREATED AS A CENTER TURN LANE.
4. SIGNAL SHOWN AT ROSEWOOD AND NORTH MAIN STREET SHOWN AS REFERENCE AND SCHEMATIC. ACTUAL SIGNALIZATION DESIGN BY OTHERS HOWEVER WILL BE CONSTRUCTED AS PART OF THIS PROJECT.



1 / C-18 ROSEWOOD CENTRE DRIVE
STATION: 10+00 - 18+50
SCALE: 1" = 30'

SCALE: 1 IN = 30 FT
30' 15' 0 30' 60'
SCALE IN FEET HORIZONTAL

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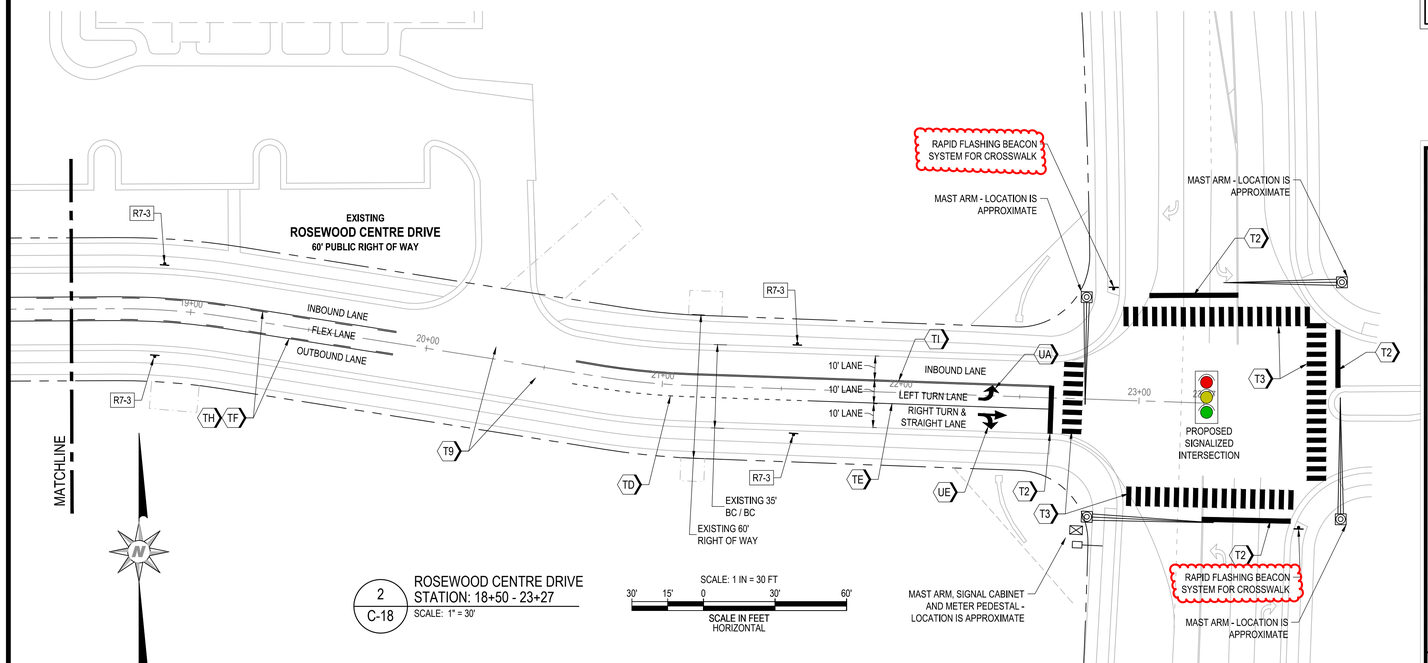
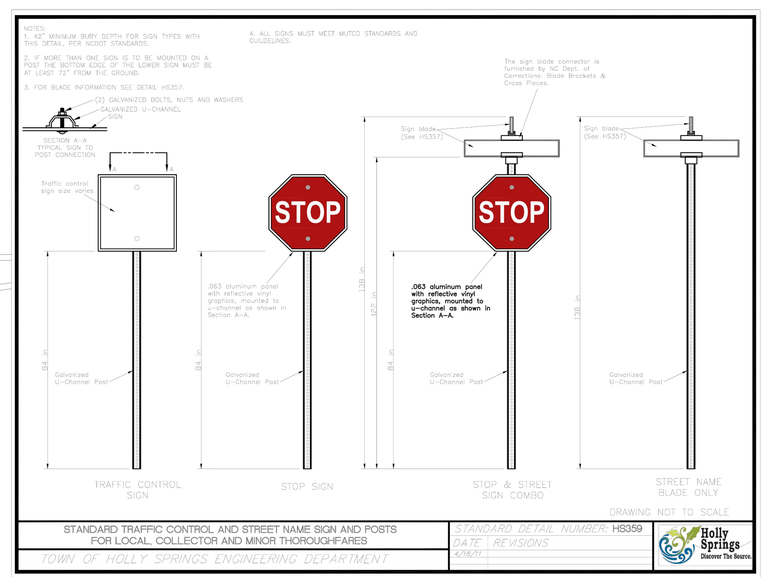


2 / C-18 ROSEWOOD CENTRE DRIVE
STATION: 18+50 - 23+27
SCALE: 1" = 30'

SCALE: 1 IN = 30 FT
30' 15' 0 30' 60'
SCALE IN FEET HORIZONTAL



RECTANGULAR RAPID FLASHING BEACON (RRFB)

R7-3
NO PARKING

REVISIONS			
1	7/26/2019	TOHS COMMENTS	
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DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
ROSEWOOD CENTRE STRIPING PLAN

C-18

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\C-18 ROSEWOOD CENTRE STRIPING PLAN.DWG
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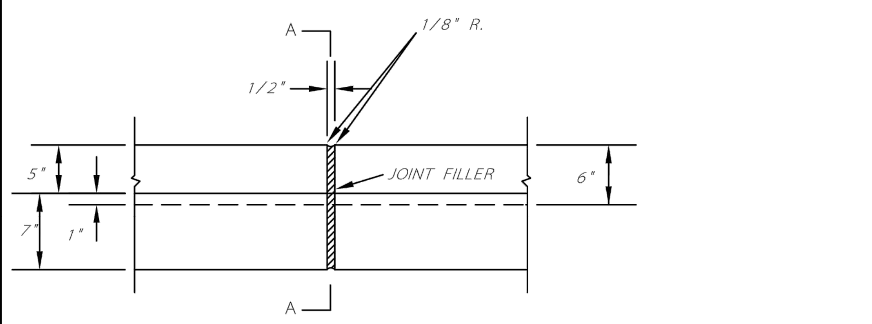
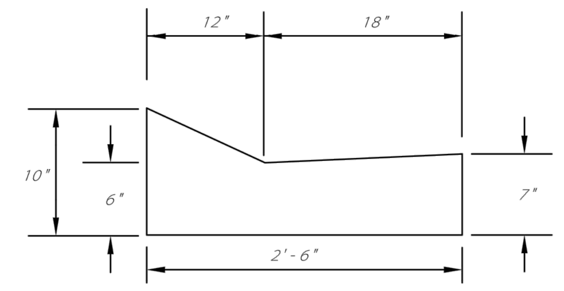
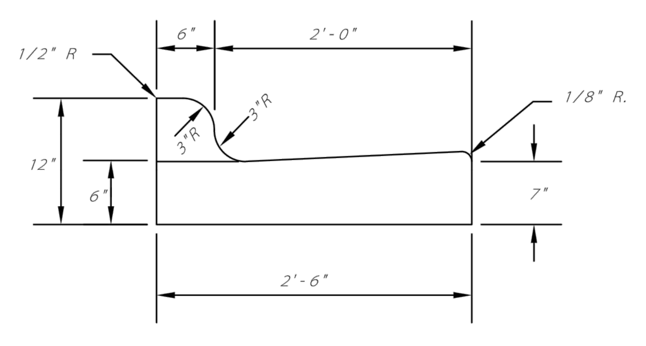


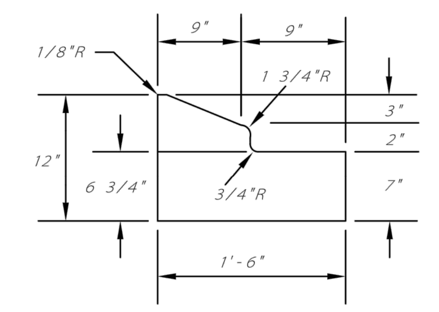
TRANSVERSE EXPANSION JOINT
FRONT ELEVATION



VALLEY CURB AND GUTTER
SIDE ELEVATION



SECTION A-A
SIDE ELEVATION
STANDARD CURB



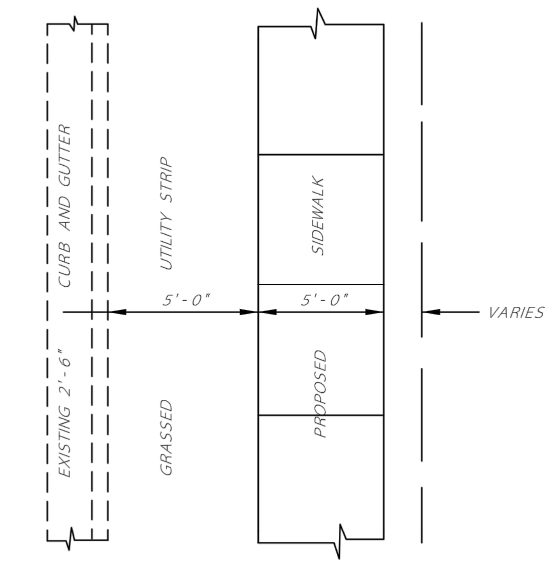
MEDIAN CURB AND GUTTER
SIDE ELEVATION

NOTES:

1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
4. MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER	STANDARD DETAIL NUMBER: HS321
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS

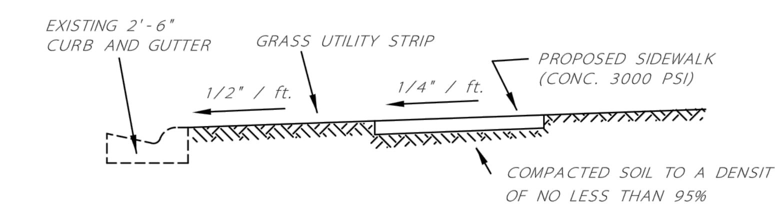


PLAN VIEW

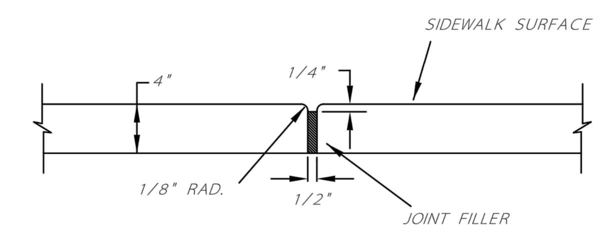
NOTES:

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

* VARIES – SEE APPROVED PROJECT PLANS



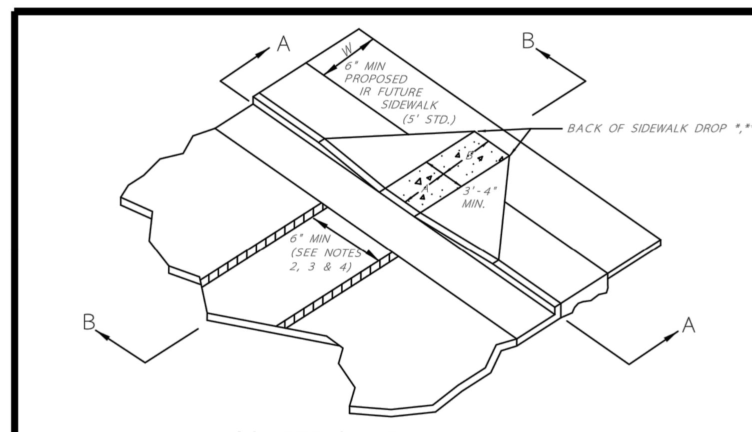
TYPICAL SECTION



TRANSVERSE EXPANSION JOINT

DRAWING NOT TO SCALE

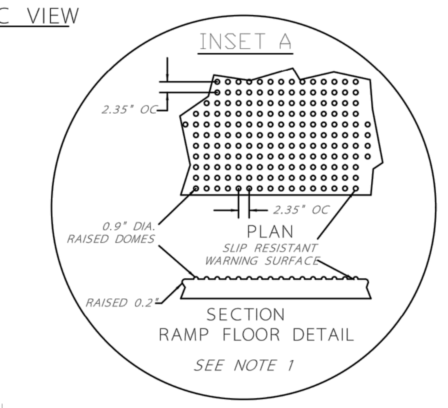
STANDARD CONCRETE SIDEWALK	STANDARD DETAIL NUMBER: HS327
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS



ISOMETRIC VIEW

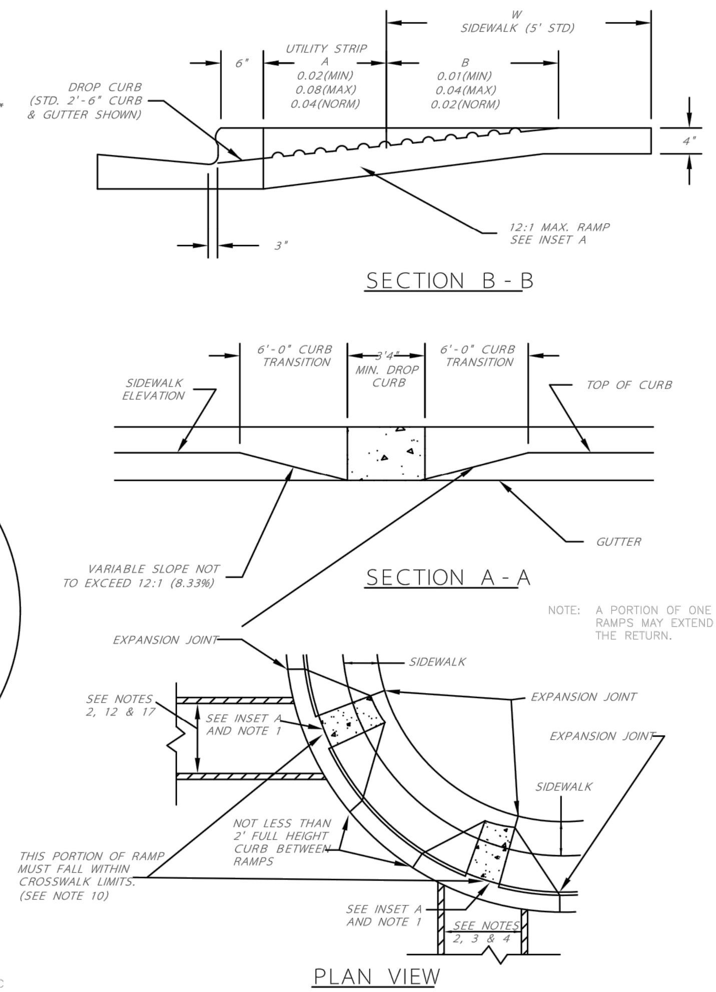
W	A	W+A+9"	X	B
5'	0.0'	5.8'	5.8'	5.0'*
6'	0.0'	6.8'	6.8'	6.0'**
7'	0.0'	7.8'	7.3'	6.5'**
8'	0.0'	8.8'	7.3'	6.5'**
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

B = X-(A+9)
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04



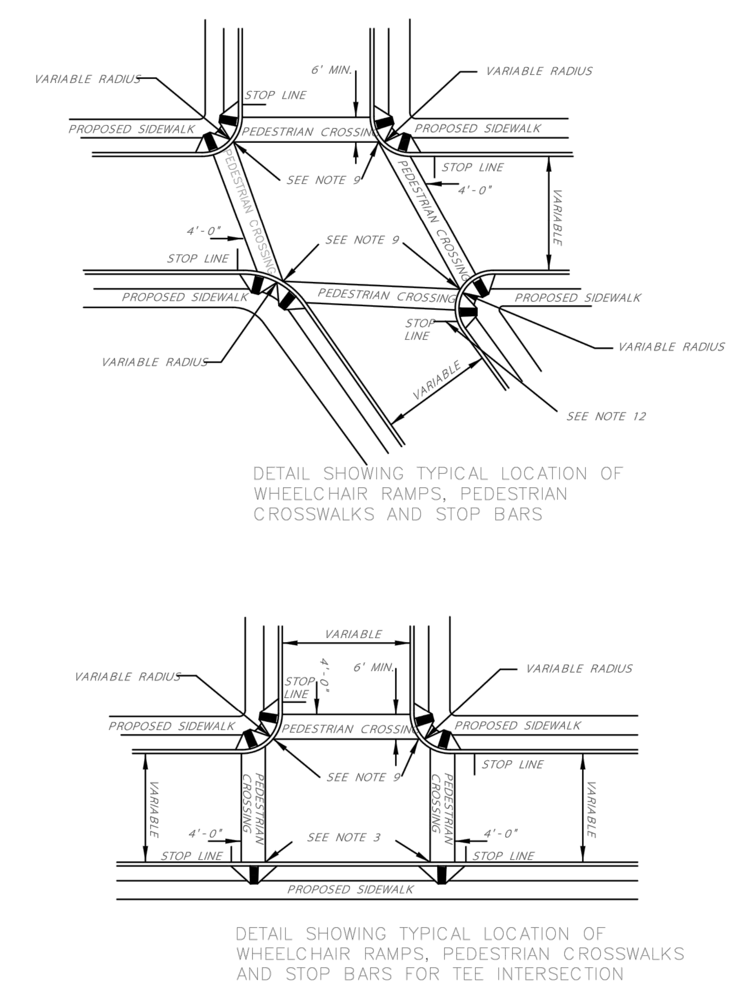
NOTES:

1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOMES SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9". A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY: MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY BISECTING THE INTERSECTION RADII. (SEE NOTE 14)
4. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.



DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP	STANDARD DETAIL NUMBER: HS331
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS



NOTES:

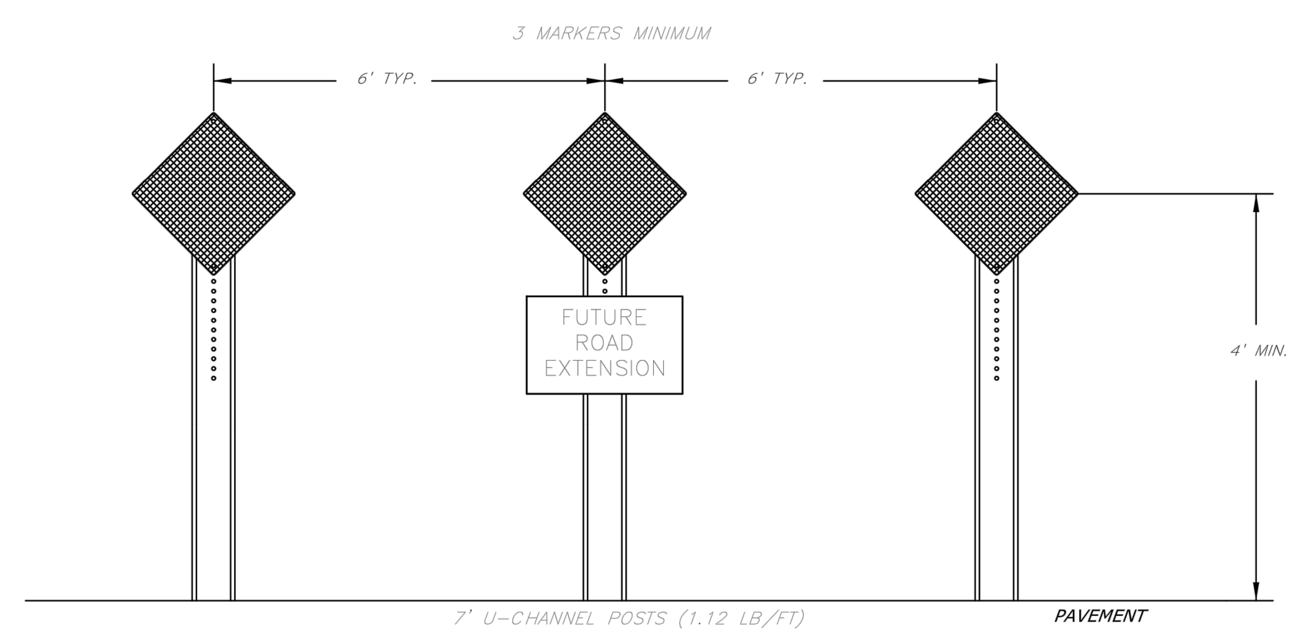
1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOMES SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9". A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY: MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. NORTH CAROLINA GENERAL STATUE 136-44 44 REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS REPAIRS, CORRECTION OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE WHEEL CHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED AND AT OTHER POINTS OF PEDESTRIAN FLOW.
IN ADDITION SECTION 228 OF THE 1973 FEDERAL AND HIGHWAY SAFETY ACT REQUIRES PROVISION OF CURB RAMPS ON ANY CURB CONSTRUCTION AFTER JULY 1, 1976 WHETHER A SIDEWALK IS PROPOSED INITIALLY OR IS PLANNED FOR FUTURE DATE
THE AMERICANS WITH DISABILITY ACT (ADA) OF 1990 EXTENDS TO INDIVIDUALS WITH DISABILITIES, COMPREHENSIVE CIVIL RIGHTS PROTECTIONS SIMILAR TO THOSE PROVIDED TO PERSONS ON THE BASIS OF RACE, SEX, NATIONAL ORIGIN AND RELIGION UNDER THE CIVIL RIGHTS ACT OF 1964. THESE CURB RAMPS HAVE BEEN DESIGNED TO COMPLY WITH TITLE 111 OF THE ADA, BECOMING EFFECTIVE ON JANUARY 26, 1992
4. WHEELCHAIR RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. WHEELCHAIR RAMPS SHALL BE LOCATED AS INDICATED IN THESE DETAILS. HOWEVER, THE LOCATION MAY BE ADJUSTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS ETC. AFFECT PLACEMENT. AT ALL LOCATIONS, NOT LESS THAN 2 FEET OF FULL HEIGHT CURB SHALL BE PLACED BETWEEN THE RAMPS.
5. NO SLOPE ON THE WHEELCHAIR RAMP SHALL EXCEED 1"/1' (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE WHEELCHAIR RAMP BE LESS THAN 40" (3'-4"). HOWEVER, WIDTH MAY EXCEED 40".
7. USE CLASS "B" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
8. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB.
9. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY BISECTING THE INTERSECTION RADII. (SEE NOTE 14)
10. THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SHALL BE COORDINATED SO THAT THE BEGINNING OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
11. THE MINIMUM WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 6 FEET. A CROSSWALK WIDTH OF 10' OR GREATER IS DESIRABLE.
12. STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTING ROADWAY.
13. PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
14. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP	STANDARD DETAIL NUMBER: HS332
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS

END OF ROAD MARKERS

TYPICAL APPLICATION AT END OF ROADWAY (DEAD END)
REGARDLESS OF WHETHER GUARDRAIL IS INSTALLED



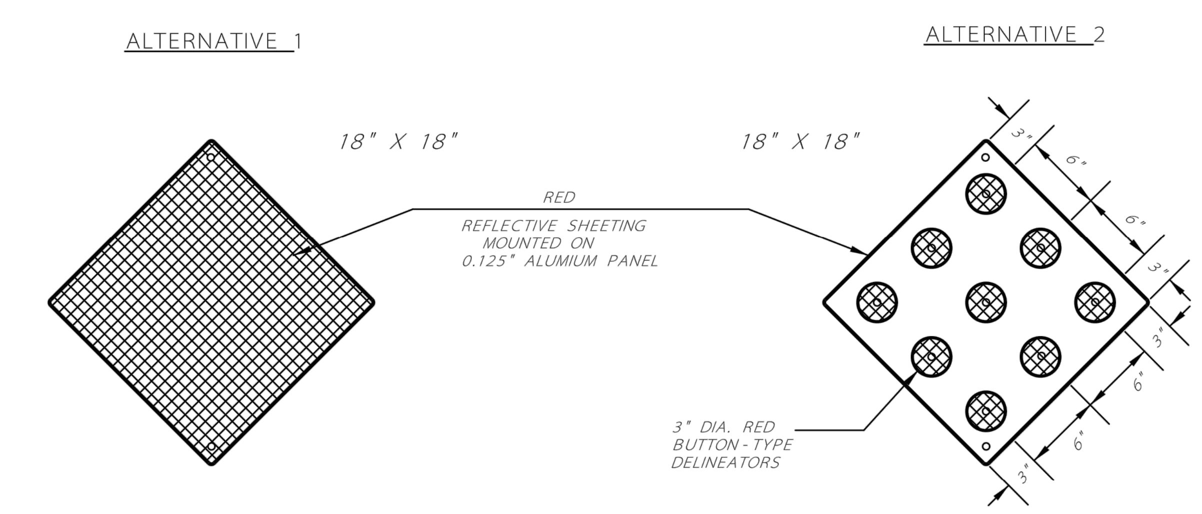
NOTE:

1. ADVANCED WARNING SIGNAGE W14-1(DEAD END) REQUIRED AS PER MUTCD FOR DEAD END JUST AFTER LAST INTERSECTING STREET.
2. MARKERS TO COVER ENTIRE STREET WITH SPACING STARTING AT CURB.

DRAWING NOT TO SCALE

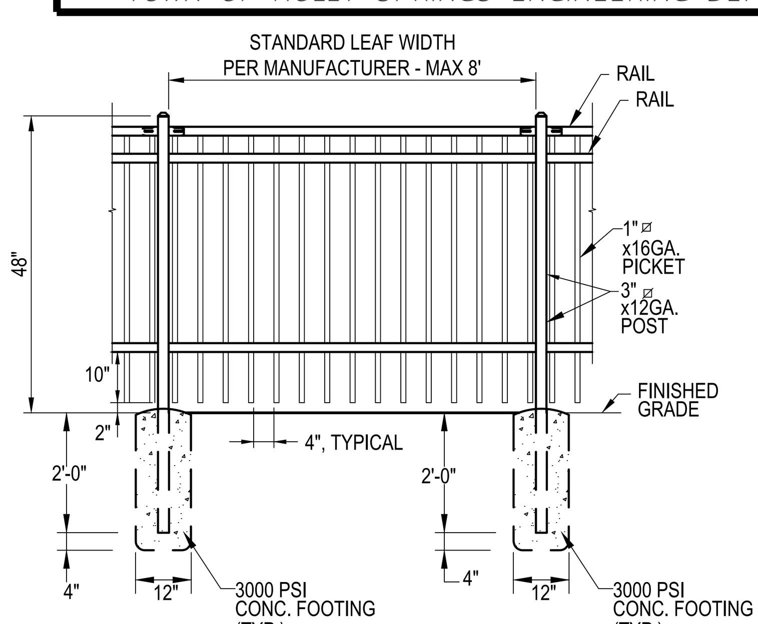
END OF ROAD MARKERS (DEAD END)	STANDARD DETAIL NUMBER: HS353
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/23/10 — REVISIONS

END OF ROAD MARKERS



DRAWING NOT TO SCALE

END OF ROAD MARKERS	STANDARD DETAIL NUMBER: HS354
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS



NOTES:

1. FENCE SHALL BE ALUMINUM POWER COATED WITH BLACK PAINT.
2. DIMENSIONS MAY VARY. MAX HEIGHT IS 48".

5 / D-01 DECORATIVE FENCE
SCALE: NTS

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\D-01 SITE DETAILS.DWG
PLOTTED: 2/7/2020 11:36 AM

REVISIONS		
1	7/26/2019	TOHS COMMENTS
2	8/30/2019	TOHS COMMENTS
3	12/13/2019	TOHS COMMENTS
4	01/24/2020	TOHS COMMENTS

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JUNE 21, 2019 — HORZ. SCALE: N.T.S.
FILE NO. 2018-063 — ORIG. SHEET SIZE: 24 x 36

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SEAL 36823 ENGINEER ANDREW S. PETTY
02/07/2020

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220 Rosewood Center Drive
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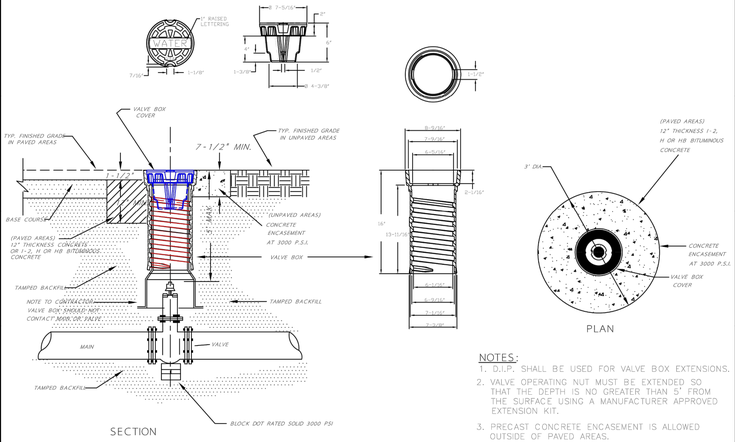
Contact: Kristen Stocking

PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDOUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
SITE DETAILS

D-01

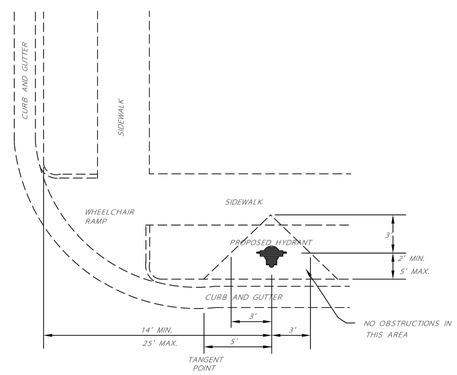


NOTES:

1. D.I.P. SHALL BE USED FOR VALVE BOX EXTENSIONS.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5' FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.
4. DOMESTIC MADE IN USA.

DRAWING NOT TO SCALE

STANDARD VALVE BOX INSTALLATION	STANDARD DETAIL NUMBER: HS601	DATE	REVISIONS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT		4/4/11	

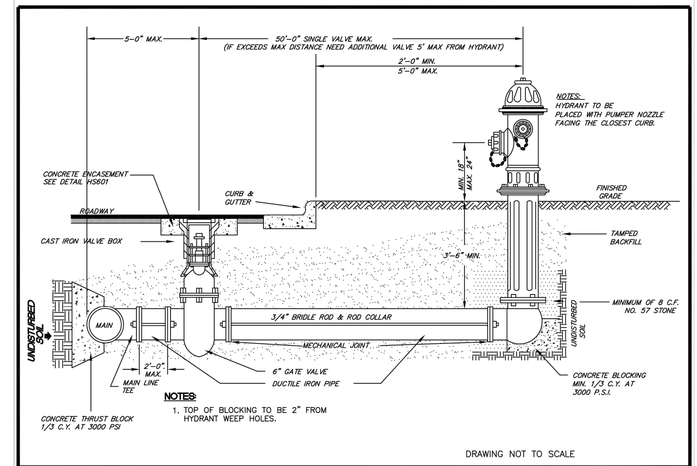


NOTES:

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

DRAWING NOT TO SCALE

STANDARD HYDRANT LOCATION	STANDARD DETAIL NUMBER: HS613	DATE	REVISIONS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT		3/26/13	



NOTES:

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

DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION	STANDARD DETAIL NUMBER: HS622	DATE	REVISIONS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT		7/8/14	

FIELD ADJUSTMENT INSTRUCTIONS

1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.

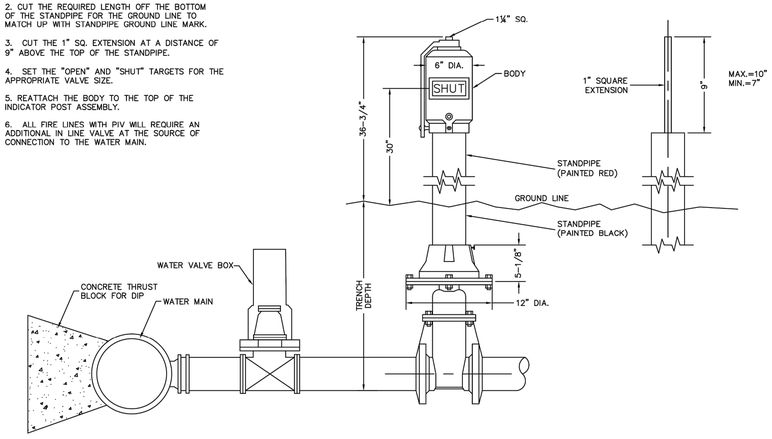
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.

3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.

4. SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.

5. REATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.

6. ALL FIRE LINES WITH PIV WILL REQUIRE AN ADDITIONAL IN LINE VALVE AT THE SOURCE OF CONNECTION TO THE WATER MAIN.



DRAWING NOT TO SCALE

POST INDICATOR VALVE	STANDARD DETAIL NUMBER: HS627	DATE	REVISIONS
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT		1/14/19	

REVISIONS			
1	7/26/2019	TOHS COMMENTS	
2	8/30/2019	TOHS COMMENTS	
3	12/13/2019	TOHS COMMENTS	
4	01/24/2020	TOHS COMMENTS	

STATUS
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FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

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Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
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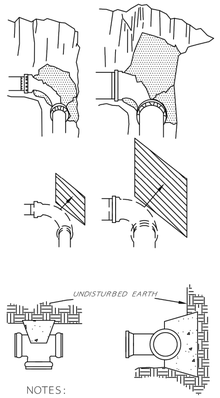
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
WATER DETAILS I

D-02

Z:\PROJECTS FOLDER\ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\D-02 WATER DETAILS I.DWG
PLOTTED: 2/7/2020 11:37 AM



MINIMUM CONCRETE BLOCKING (C.Y.)*					
NOM. PIPE DIA. IN.	TEES & DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1/3	1/3	1/3	1/3	1/3
6	1/3	1/3	1/3	1/3	1/3
8	1/3	1/2	1/3	1/3	1/3
10	2/3	3/4	1/2	1/3	1/3
12	3/4	1.0	2/3	1/3	1/3
14	1.0	1 1/2	3/4	1/2	1/3
16	1 1/3	2.0	1.0	1/2	1/3
18	1 2/3	2 1/3	1 1/3	2/3	1/3
20	2.0	3.0	1 2/3	3/4	1/2
24	3.0	4 1/3	2 1/3	1 1/3	2/3

*CONCRETE SHALL BE 3000 P.S.I. MIX.

NOTES:

1. 4 MIL PLASTIC MUST BE WRAPPED AROUND ALL FITTINGS PRIOR TO POURING CONCRETE.
2. NO CONCRETE SHALL COVER BOLTS OR GLANDS.

DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER HS624

DATE	REVISIONS
7/24/09	

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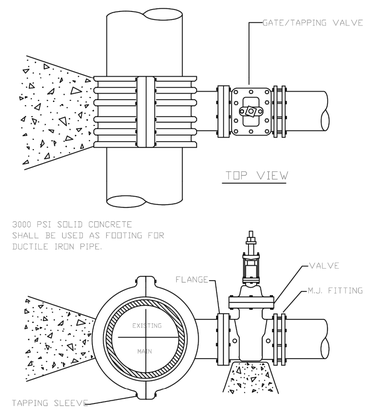

NOTES:

1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.

DRAWING NOT TO SCALE

4" – 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS628

DATE	REVISIONS
7/24/09	

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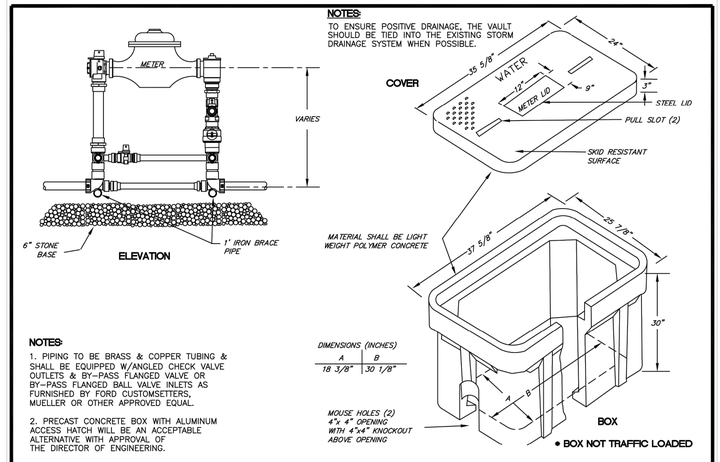

NOTES:

TO ENSURE POSITIVE DRAINAGE, THE VAULT SHOULD BE TIED INTO THE EXISTING STORM DRAINAGE SYSTEM WHEN POSSIBLE.

NOTES:

1. PIPING TO BE BRASS & COPPER TUBING & SHALL BE EQUIPPED W/ANGLED CHECK VALVE OUTLETS & BY-PASS FLANGED VALVE OR BY-PASS FLANGED BALL VALVE INLETS AS FURNISHED BY FORD CUSTOMSETTERS, MUELLER OR OTHER APPROVED EQUAL.

2. PRECAST CONCRETE BOX WITH ALUMINUM ACCESS HATCH WILL BE AN ACCEPTABLE ALTERNATIVE WITH APPROVAL OF THE DIRECTOR OF ENGINEERING.

DIMENSIONS (INCHES)

A	B
18 3/8"	30 1/8"

• BOX NOT TRAFFIC LOADED

DRAWING NOT TO SCALE

STANDARD 3" METER INSTALLATION AND VAULT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS631

DATE	REVISIONS
3/28/19	

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PLOTTED: 2/7/2020 11:37 AM

REVISIONS

1	7/26/2019	TOHS COMMENTS
2	8/30/2019	TOHS COMMENTS
3	12/13/2019	TOHS COMMENTS
4	01/24/2020	TOHS COMMENTS

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FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

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02/07/2020

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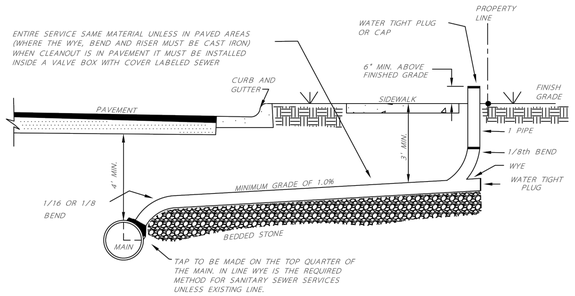
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS

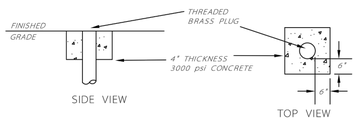
PSPA MIDDLE SCHOOL

WATER DETAILS II

D-03



OPTIONAL CLEAN OUT
(FOR WELL MAINTAINED AREA)

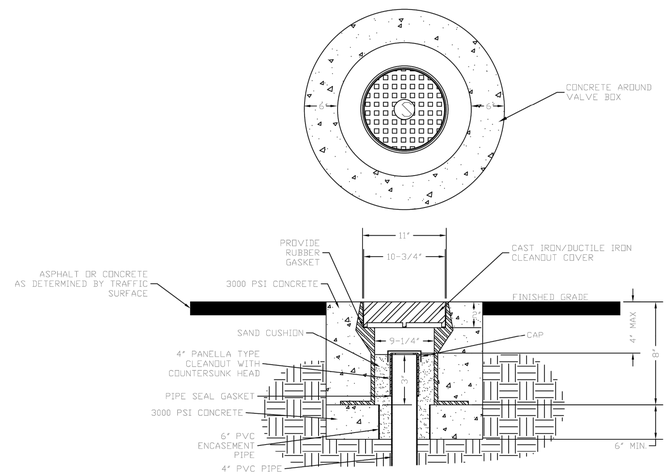


NOTES:

1. SANITARY SEWER SERVICES WHICH ARE 14 TO 20 FEET DEEP SHALL REQUIRE BEDDING IN ACCORDANCE WITH BEDDING DETAIL FOR FLEXIBLE PIPE.
2. SERVICES OVER 20' AND UNDER 3' DEEP SHALL BE D.I.P.
3. ALL SERVICES TO BE BEDDED IN STONE INCLUDING DUCTILE.

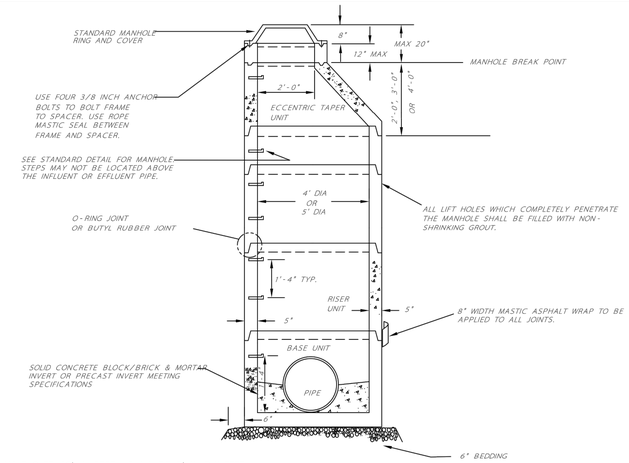
DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE	STANDARD DETAIL NUMBER HS715	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/09	



DRAWING NOT TO SCALE

SEWER MINI-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREAS	STANDARD DETAIL NUMBER HS723	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/09	

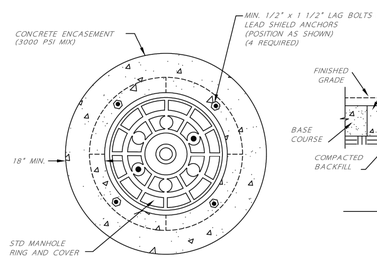


NOTES:

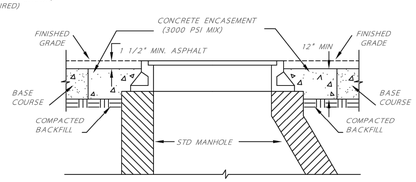
1. ANY MANHOLE OVER 20' IN DEPTH SHALL BE 5' IN DIAMETER.
2. NO FLAT TOPS ALLOWED.

DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE MANHOLE	STANDARD DETAIL NUMBER HS706	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/09	



PLAN



SECTION

NOTES:

1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H20 LOADING NCDOT NO 840.54.

DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS	STANDARD DETAIL NUMBER HS710	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/09	

REVISIONS

1	7/26/2019	TOHS COMMENTS	
2	8/30/2019	TOHS COMMENTS	
3	12/13/2019	TOHS COMMENTS	
4	01/24/2020	TOHS COMMENTS	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JUNE 21, 2019	HORZ. SCALE: N.T.S.
FILE NO. 2018-063	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S. PETTY
02/07/2020

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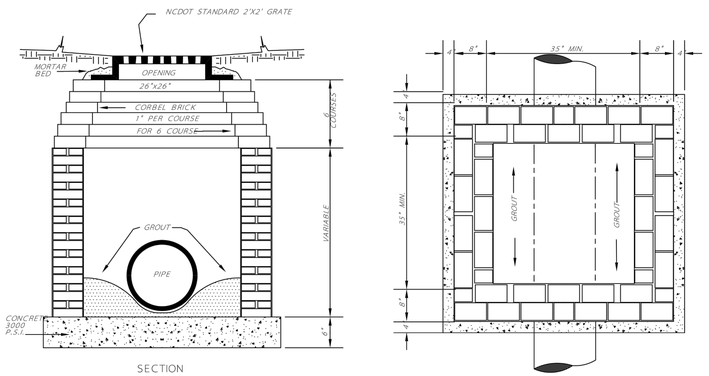
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: JESSIE & JOELINE MCDOUGALD
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
SANITARY SEWER DETAILS

D-04

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\D-04 SANITARY SEWER DETAILS.DWG
PLOTTED: 2/7/2020 11:37 AM



SECTION

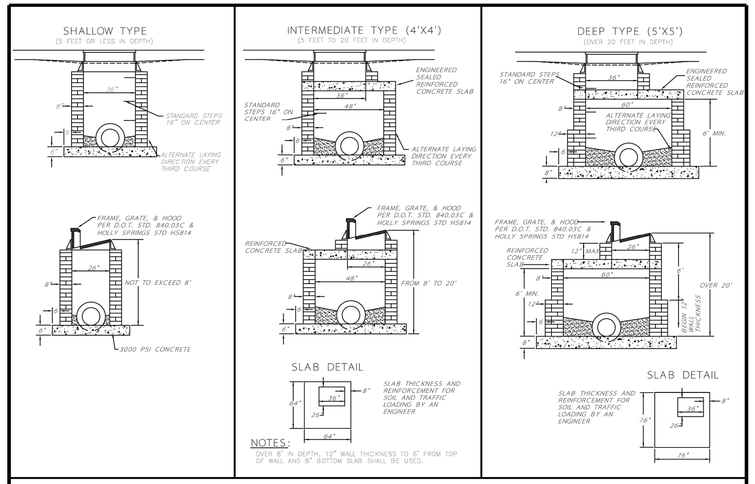
PLAN

NOTES:

1. EITHER SOLID BRICK, SOLID BLOCK OR PRECAST CONCRETE MAY BE USED.
2. FOR 24" R.C.P. AND LARGER USE PIPE DIA. PLUS 12" FOR MINIMUM INSIDE DIMENSION.
3. GRATED INLETS SHALL NOT BE USED WITHIN TRAVEL AREAS WITHOUT APPROVAL OF DIRECTOR OF ENGINEERING.
4. STANDARD STEPS REQUIRED @ 16" O.C. WHERE DEPTH EXCEEDS 3'.

DRAWING NOT TO SCALE

STANDARD YARD INLET WITH GRATE AND FRAME	STANDARD DETAIL NUMBER: HS802	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/09	

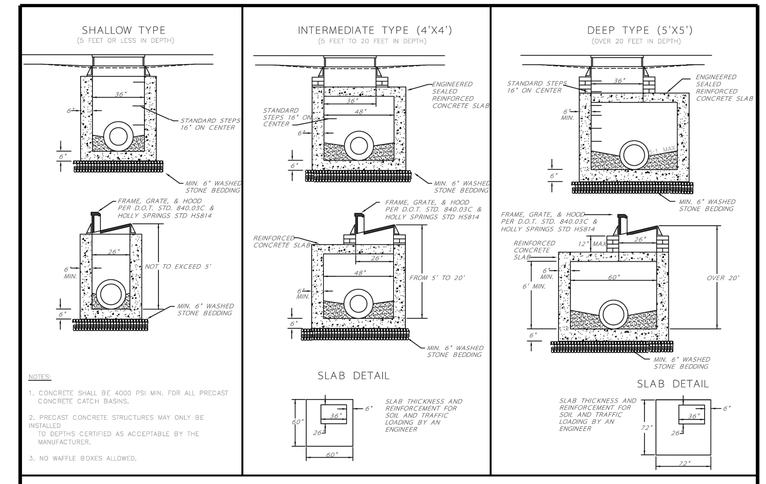


NOTES:

OVER 8' IN DEPTH, 12" WALL THICKNESS TO 6" FROM TOP OF WALL AND 8" BOTTOM SLAB SHALL BE USED.

DRAWING NOT TO SCALE

CONCRETE BLOCK OR BRICK CATCH BASIN	STANDARD DETAIL NUMBER: HS804	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/09	

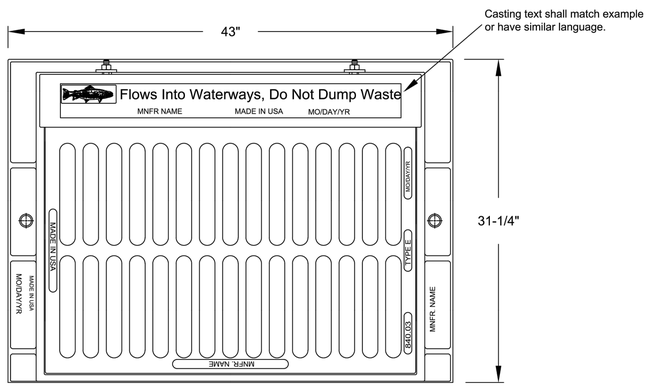


NOTES:

1. CONCRETE SHALL BE 4000 PSI MIN. FOR ALL PRECAST CONCRETE CATCH BASINS.
2. PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
3. NO WAFFLE BOXES ALLOWED.

DRAWING NOT TO SCALE

PRECAST CONCRETE CATCH BASINS	STANDARD DETAIL NUMBER: HS805	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/09	



MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING 840.03

DRAWING NOT TO SCALE

STANDARD FRAME LABEL FOR CATCH BASIN	STANDARD DETAIL NUMBER: HS814	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/09	

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\D-05 STORM DRAINAGE DETAILS.DWG
PLOTTED: 2/7/2020 11:37 AM

REVISIONS

1	7/26/2019	TOHS COMMENTS	
2	8/30/2019	TOHS COMMENTS	
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4	01/24/2020	TOHS COMMENTS	

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FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL SEAL 36023 ENGINEER ANDREW S. PETTY
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A Challenge Foundation Academy

PROPERTY INFORMATION
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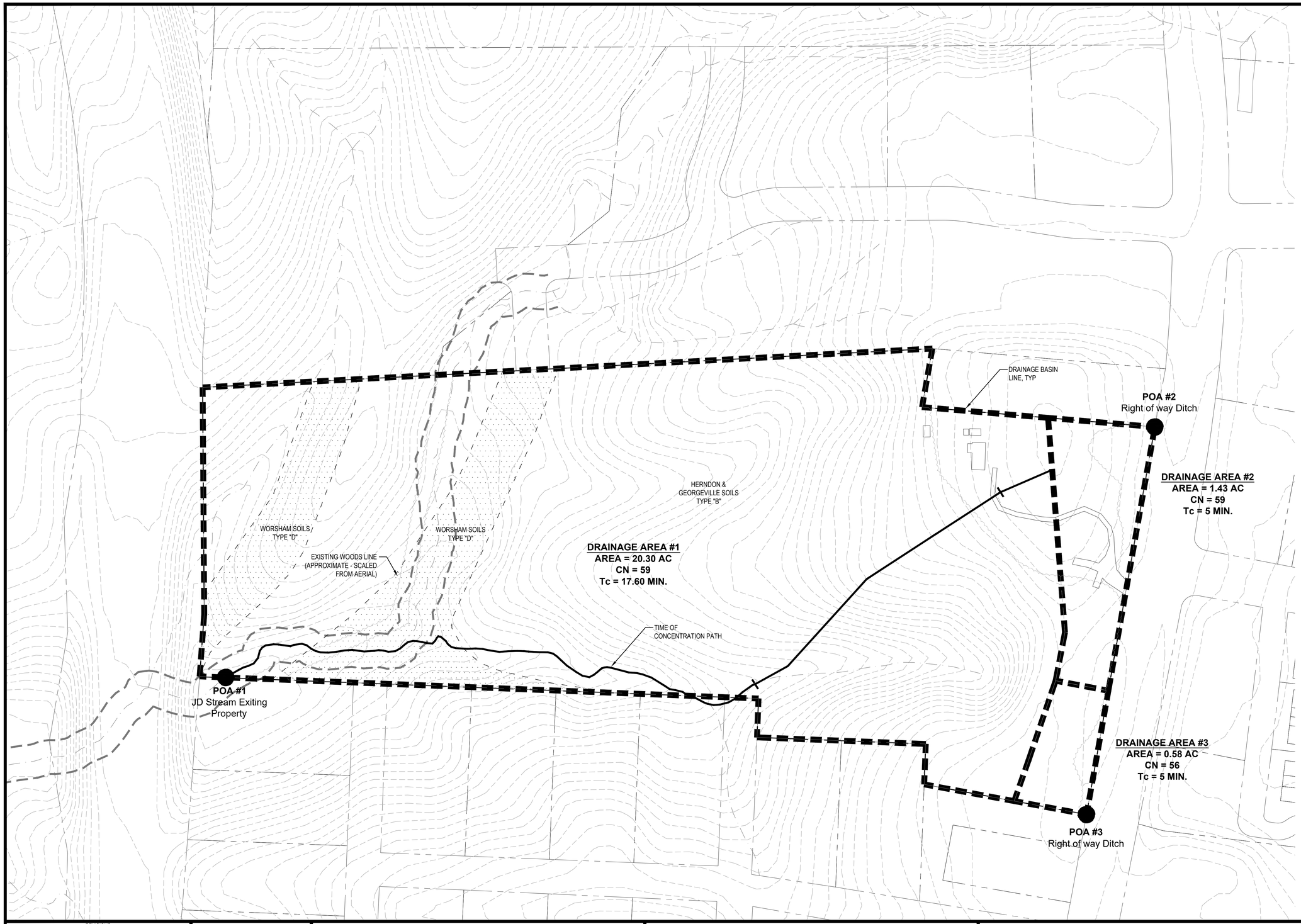
PIN: 0740-81-9224
REID: 0100668
ZONING: HOLLY SPRINGS, R-20
DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
STORM DRAINAGE DETAILS

D-05

GENERAL NOTES:

1. PLANIMETRICS & TOPOGRAPHY SHOWN PER WAKE COUNTY GIS
2. SOILS ARE OF HYDROLOGIC GROUP "B" & "D" SOILS. SOILS INFORMATION SHOWN PER WAKE COUNTY GIS.
3. DRAINAGE AREA ONLY INCLUDES ON-SITE DRAINAGE AND OFF-SITE DRAINAGE THAT IS DRAINS THROUGH PROJECT IN THE PRE & POST DEVELOPMENT.



REVISIONS			
1	7/26/2019	TOHS COMMENTS	
2	8/30/2019	TOHS COMMENTS	
3	12/13/2019	TOHS COMMENTS	
4	01/24/2020	TOHS COMMENTS	

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FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
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DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
PRE-DEVELOPMENT DRAINAGE AREA MAP

SW-01

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\SW-01 PRE-DEVELOPMENT DRAINAGE AREA MAP.DWG
PLOTTED: 2/7/2020 11:38 AM

GENERAL NOTES:

1. PLANIMETRICS & TOPOGRAPHY SHOWN PER WAKE COUNTY GIS
2. SOILS ARE OF HYDROLOGIC GROUP "B" & "D" SOILS. SOILS INFORMATION SHOWN PER WAKE COUNTY GIS.
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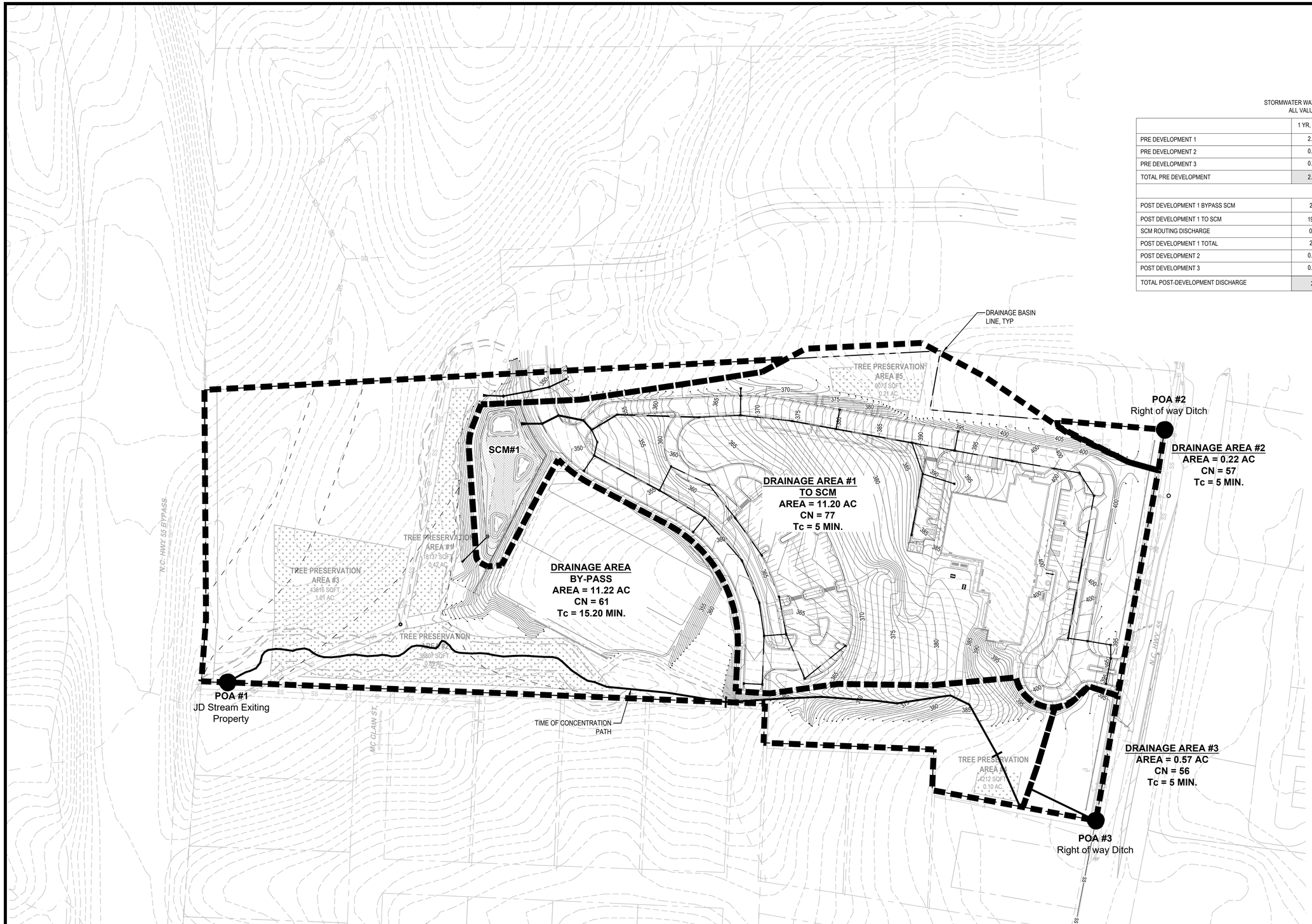
STORMWATER WATERSHED DISCHARGE SUMMARY INFORMATION
ALL VALUES IN CUBIC FEET PER SECOND (CFS)

	1 YR, 24 HR	2 YR, 24 HR	10 YR, 24 HR	25 YR, 24 HR	100 YR, 24 HR
PRE DEVELOPMENT 1	2.649	7.396	26.19	40.03	64.42
PRE DEVELOPMENT 2	0.357	0.948	3.039	4.537	7.154
PRE DEVELOPMENT 3	0.058	0.244	0.996	1.560	2.563
TOTAL PRE DEVELOPMENT	2.790	7.746	27.57	42.28	68.29
POST DEVELOPMENT 1 BYPASS SCM	2.11	5.02	15.78	23.48	36.93
POST DEVELOPMENT 1 TO SCM	19.82	28.63	53.08	68.30	93.08
SCM ROUTING DISCHARGE	0.49	0.84	9.75	19.77	68.68
POST DEVELOPMENT 1 TOTAL	2.21	5.54	25.51	43.13	101.00
POST DEVELOPMENT 2	0.032	0.109	0.407	0.627	1.015
POST DEVELOPMENT 3	0.057	0.24	0.98	1.53	2.52
TOTAL POST-DEVELOPMENT DISCHARGE	2.28	5.72	26.25	44.39	103.92



REVISIONS			
1	7/26/2019	TOHS COMMENTS	
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FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
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DEED BOOK: 2901
PAGE: 289

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
POST-DEVELOPMENT DRAINAGE AREA MAP

SW-02

Z:\PROJECTS FOLDER-ZEBULON\2018\2018-063 PINE SPRINGS ACADEMY EXPANSION - HOLLY SPRINGS\PLANS\MIDDLE SCHOOL - DEVELOPMENT PETITION\SHEET FILES\SW-02 POST-DEVELOPMENT DRAINAGE AREA MAP.DWG
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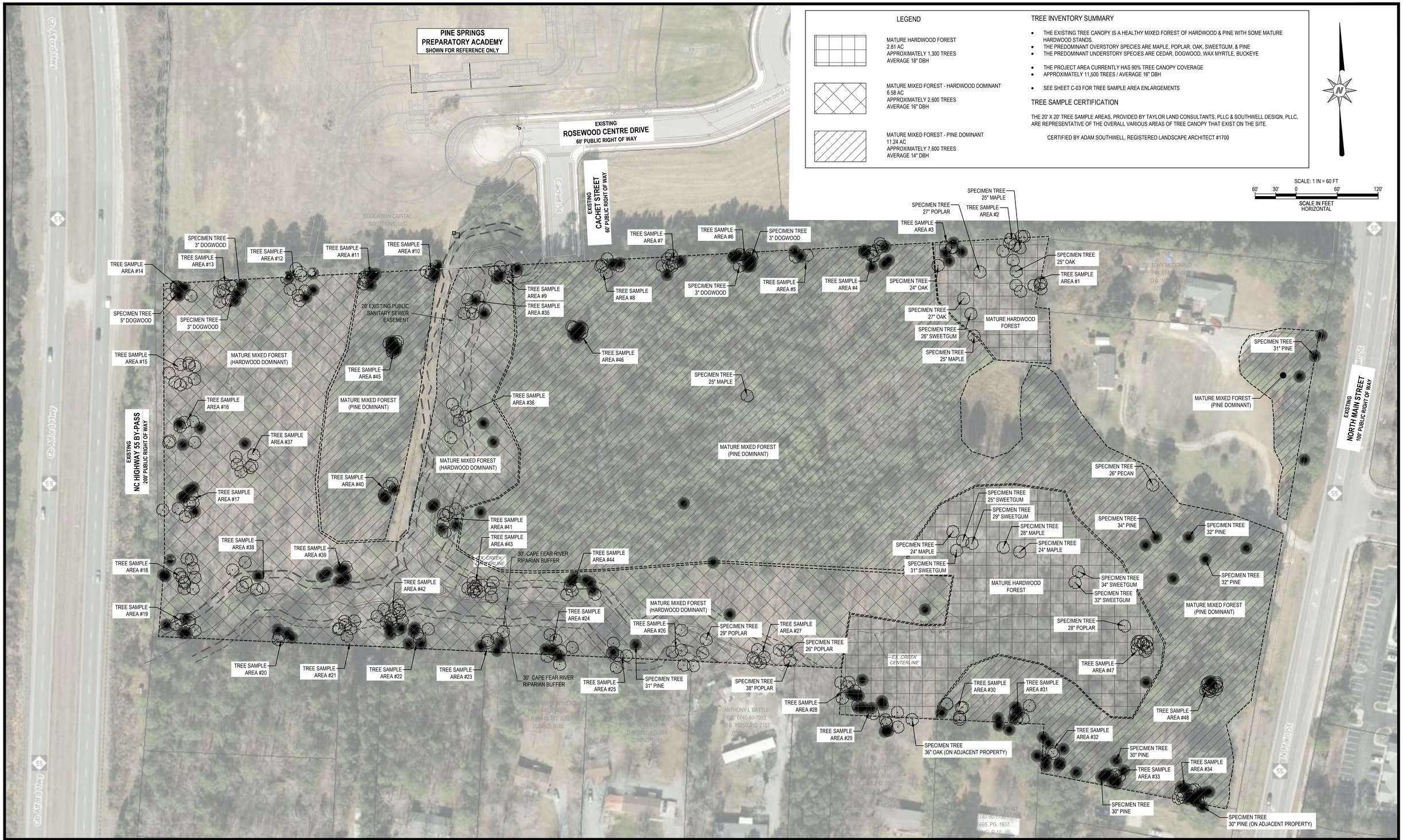

LEGEND

MATURE HARDWOOD FOREST
2.81 AC
APPROXIMATELY 1,300 TREES
AVERAGE 18" DBH

MATURE MIXED FOREST - HARDWOOD DOMINANT
6.58 AC
APPROXIMATELY 2,600 TREES
AVERAGE 16" DBH

MATURE MIXED FOREST - PINE DOMINANT
11.24 AC
APPROXIMATELY 7,600 TREES
AVERAGE 14" DBH

TREE INVENTORY SUMMARY

- THE EXISTING TREE CANOPY IS A HEALTHY MIXED FOREST OF HARDWOOD & PINE WITH SOME MATURE HARDWOOD STANDS.
- THE PREDOMINANT OVERSTORY SPECIES ARE MAPLE, POPLAR, OAK, SWEETGUM, & PINE
- THE PREDOMINANT UNDERSTORY SPECIES ARE CEDAR, DOGWOOD, WAX MYRTLE, BUCKEYE
- THE PROJECT AREA CURRENTLY HAS 90% TREE CANOPY COVERAGE
- APPROXIMATELY 11,500 TREES / AVERAGE 16" DBH
- SEE SHEET C-03 FOR TREE SAMPLE AREA ENLARGEMENTS

TREE SAMPLE CERTIFICATION

THE 20' X 20' TREE SAMPLE AREAS, PROVIDED BY TAYLOR LAND CONSULTANTS, PLLC & SOUTHWELL DESIGN, PLLC, ARE REPRESENTATIVE OF THE OVERALL VARIOUS AREAS OF TREE CANOPY THAT EXIST ON THE SITE.

CERTIFIED BY ADAM SOUTHWELL, REGISTERED LANDSCAPE ARCHITECT #1700

REVISIONS		
A	07/26/2019	RESPONSE TO TOHS COMMENTS #1
B	08/30/2019	RESPONSE TO TOHS COMMENTS #2
C	12/13/2019	RESPONSE TO TOHS COMMENTS #3
D	01/24/2020	RESPONSE TO TOHS COMMENTS #4

STATUS
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DATE: JUNE 21, 2019 | HORZ. SCALE: 1" = 60'
FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA LANDSCAPE ARCHITECT
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
Adam Southwell

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DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
TREE INVENTORY

L-01

C:\USERS\ADAMDESK\TOP\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\PSPA MIDDLE SCHOOL\CADL-01 TREE INVENTORY.DWG
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TREE PRESERVATION SUMMARY

- THE PROPOSED TREE PRESERVATION AREAS ARE A HEALTHY REPRESENTATIVE OF **SPECIMEN TREES** & **SIGNIFICANT TREE STANDS** AS OUTLINED IN SECTION J.5.c.(1) OF THE UDO
- THE PREDOMINANT OVERSTORY SPECIES ARE MAPLE, POPLAR, OAK, SWEETGUM, & PINE
- THE PREDOMINANT UNDERSTORY SPECIES ARE CEDAR, DOGWOOD, WAX MYRTLE, BUCKEYE

- TREE PRESERVATION AREA #1: APPROXIMATELY 200 TREES / AVERAGE 10" DBH
- TREE PRESERVATION AREA #2: APPROXIMATELY 600 TREES / AVERAGE 12" DBH
- TREE PRESERVATION AREA #3: APPROXIMATELY 500 TREES / AVERAGE 14" DBH
- TREE PRESERVATION AREA #4: 1 SPECIMEN TREE / 30" DBH
- TREE PRESERVATION AREA #5: APPROXIMATELY 6 TREES (3 SPECIMEN) / AVERAGE 25" DBH

- SEE SHEET C-03 FOR TREE SAMPLE AREA ENLARGEMENTS

TREE PRESERVATION CALCULATIONS

- EXISTING LAND AREA: 23.08 AC
- RIGHT OF WAY DEDICATION: 0.32 AC
- GROSS LAND AREA: 22.76 AC

- TREE PRESERVATION AREA REQUIRED: 2.3 AC (10%)
- TREE PRESERVATION AREA PROVIDED: 2.63 AC

- PRESERVED CANOPY WITHIN PROTECTED ENVIRONMENTAL AREAS: 22.8%

LEGEND

TREE PRESERVATION AREA

SCALE: 1 IN = 60 FT

60' 30' 0 60' 120'

SCALE IN FEET HORIZONTAL

PINE SPRINGS PREPARATORY ACADEMY
SHOWN FOR REFERENCE ONLY

EXISTING ROSEWOOD CENTRE DRIVE 60' PUBLIC RIGHT OF WAY

EXISTING CACHET STREET 60' PUBLIC RIGHT OF WAY

EXISTING NC HIGHWAY 55 BY-PASS 200' PUBLIC RIGHT OF WAY

EXISTING NORTH MAIN STREET 100' PUBLIC RIGHT OF WAY

20' EXISTING PUBLIC SANITARY SEWER EASEMENT

TREE SAMPLE AREA #35

TREE SAMPLE AREA #36

TREE PRESERVATION AREA #1 SIGNIFICANT TREE STAND 18,137 SF / 0.42 AC

TREE SAMPLE AREA #37

TREE SAMPLE AREA #40

TREE PRESERVATION AREA #3 SIGNIFICANT TREE STAND 43,816 SF / 1.01 AC

TREE SAMPLE AREA #38

TREE SAMPLE AREA #39

TREE SAMPLE AREA #41

TREE SAMPLE AREA #43

30' CAPE FEAR RIVER RIPARIAN BUFFER

TREE SAMPLE AREA #44

TREE SAMPLE AREA #42

TREE PRESERVATION AREA #2 SIGNIFICANT TREE STAND 38,807 SF / 0.89 AC

30' CAPE FEAR RIVER RIPARIAN BUFFER

SPECIMEN TREE 31" PINE

SPECIMEN TREE 27" POPLAR

SPECIMEN TREE 25" OAK

SPECIMEN TREE 24" OAK

TREE PRESERVATION AREA #5 SPECIMEN TREES 9073 SF / 0.21 AC

TREE PRESERVATION AREA #4 SPECIMEN TREE 4212 SF / 0.10 AC

SPECIMEN TREE 30" PINE

REVISIONS			
A	07/26/2019	RESPONSE TO TOHS COMMENTS #1	
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FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT
PRELIMINARY
DO NOT USE FOR CONSTRUCTION
R. Adam Southwell

CONSULTANT

Curry ENGINEERING

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A Challenge Foundation Academy

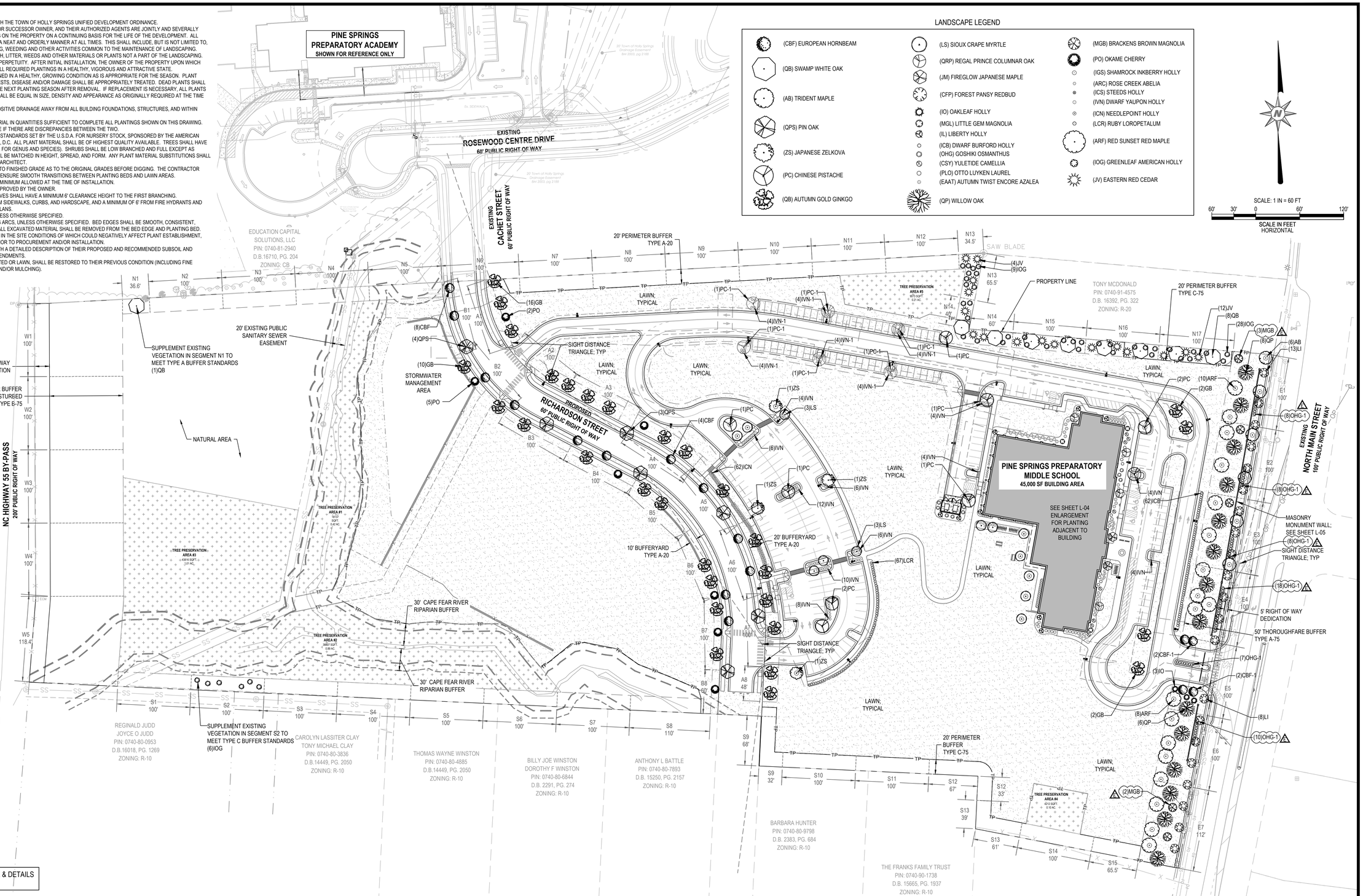
DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
TREE PRESERVATION PLAN

L-02

C:\USERS\ADAM\DESKTOP\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\PSPA MIDDLE SCHOOL\CADL-02 TREE PRESERVATION PLAN.DWG
PLOTTED: 1/23/2020 3:31 PM

LANDSCAPE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE.
2. THE PROPERTY OWNER, INCLUDING SUBSEQUENT OR SUCCESSOR OWNER, AND THEIR AUTHORIZED AGENTS ARE JOINTLY AND SEVERALLY RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
3. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPING.
4. REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY . AFTER INITIAL INSTALLATION, THE OWNER OF THE PROPERTY UPON WHICH THE LANDSCAPING IS INSTALLED SHALL MAINTAIN ALL REQUIRED PLANTINGS IN A HEALTHY, VIGOROUS AND ATTRACTIVE STATE.
5. ALL REQUIRED PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE SHALL BE APPROPRIATELY TREATED. DEAD PLANTS SHALL BE PROMPTLY REMOVED AND REPLACED WITHIN THE NEXT PLANTING SEASON AFTER REMOVAL. IF REPLACEMENT IS NECESSARY, ALL PLANTS AND OTHER NON-LIVING LANDSCAPE MATERIALS SHALL BE EQUAL IN SIZE, DENSITY AND APPEARANCE AS ORIGINALLY REQUIRED AT THE TIME OF THE APPROVAL OF THE DEVELOPMENT PERMIT.
6. THE CONTRACTOR SHALL MAINTAIN OR PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND WITHIN PLANTING BEDS.
7. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING. THE PLAN SHALL SUPERSEDE THE PLANT SCHEDULE IF THERE ARE DISCREPANCIES BETWEEN THE TWO.
8. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK, SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. ALL PLANT MATERIAL SHALL BE OF HIGHEST QUALITY AVAILABLE. TREES SHALL HAVE STRAIGHT TRUNKS AND FULL HEADS (APPROPRIATE FOR GENUS AND SPECIES). SHRUBS SHALL BE LOW BRANCHED AND FULL EXCEPT AS SPECIFIED. ALL MATERIAL OF THE SAME TYPE SHALL BE MATCHED IN HEIGHT, SPREAD, AND FORM. ANY PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADES BEFORE DIGGING. THE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM OF +/- ½% TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
10. PLANT SIZES SHOWN IN THE PLANT SCHEDULE ARE MINIMUM ALLOWED AT THE TIME OF INSTALLATION.
11. INSTALL A MINIMUM OF A 2" DEPTH OF MULCH AS APPROVED BY THE OWNER.
12. ALL TREES LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE A MINIMUM 6' CLEARANCE HEIGHT TO THE FIRST BRANCHING.
13. ALL TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS, AND HARDSCAPE, AND A MINIMUM OF 6' FROM FIRE HYDRANTS AND OTHER UTILITIES, UNLESS OTHERWISE NOTED ON PLANS.
14. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
15. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS, UNLESS OTHERWISE SPECIFIED. BED EDGES SHALL BE SMOOTH, CONSISTENT, TRENCHED 3 TO 4 INCHES DEEP, AND "V" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
16. IF THE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE SITE CONDITIONS OF WHICH COULD NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL, OR GUARANTEE, NOTIFY THE OWNER PRIOR TO PROCUREMENT AND/OR INSTALLATION.
17. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A DETAILED DESCRIPTION OF THEIR PROPOSED AND RECOMMENDED SUBSOIL AND PLANTING BED PREPARATION TECHNIQUES AND AMENDMENTS.
18. ANY DISTURBED AREAS THAT ARE NOT TO BE PLANTED OR LAWN, SHALL BE RESTORED TO THEIR PREVIOUS CONDITION (INCLUDING FINE GRADING UNEVEN AREAS, SEEDING OR SODDING, AND/OR MULCHING).



SEE SHEET L-05 FOR PLANT SCHEDULE & DETAILS
SEE SHEET L-06 FOR CALCULATIONS

REVISIONS			
A	07/26/2019	RESPONSE TO TOHS COMMENTS #1	
B	08/30/2019	RESPONSE TO TOHS COMMENTS #2	
C	12/13/2019	RESPONSE TO TOHS COMMENTS #3	
D	01/24/2020	RESPONSE TO TOHS COMMENTS #4	
E	02/27/2020	RESPONSE TO TOHS COMMENTS #5	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JUNE 21, 2019 | HORZ. SCALE: 1" = 60'
FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1700 Adam Southwell 2/27/2020

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Curry ENGINEERING
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A Challenge Foundation Academy

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
OVERALL LANDSCAPE PLAN

L-03

C:\USERS\ADAM\DESKTOP\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\PSPA MIDDLE SCHOOL\CAD\L-03 OVERALL LANDSCAPE PLAN.DWG
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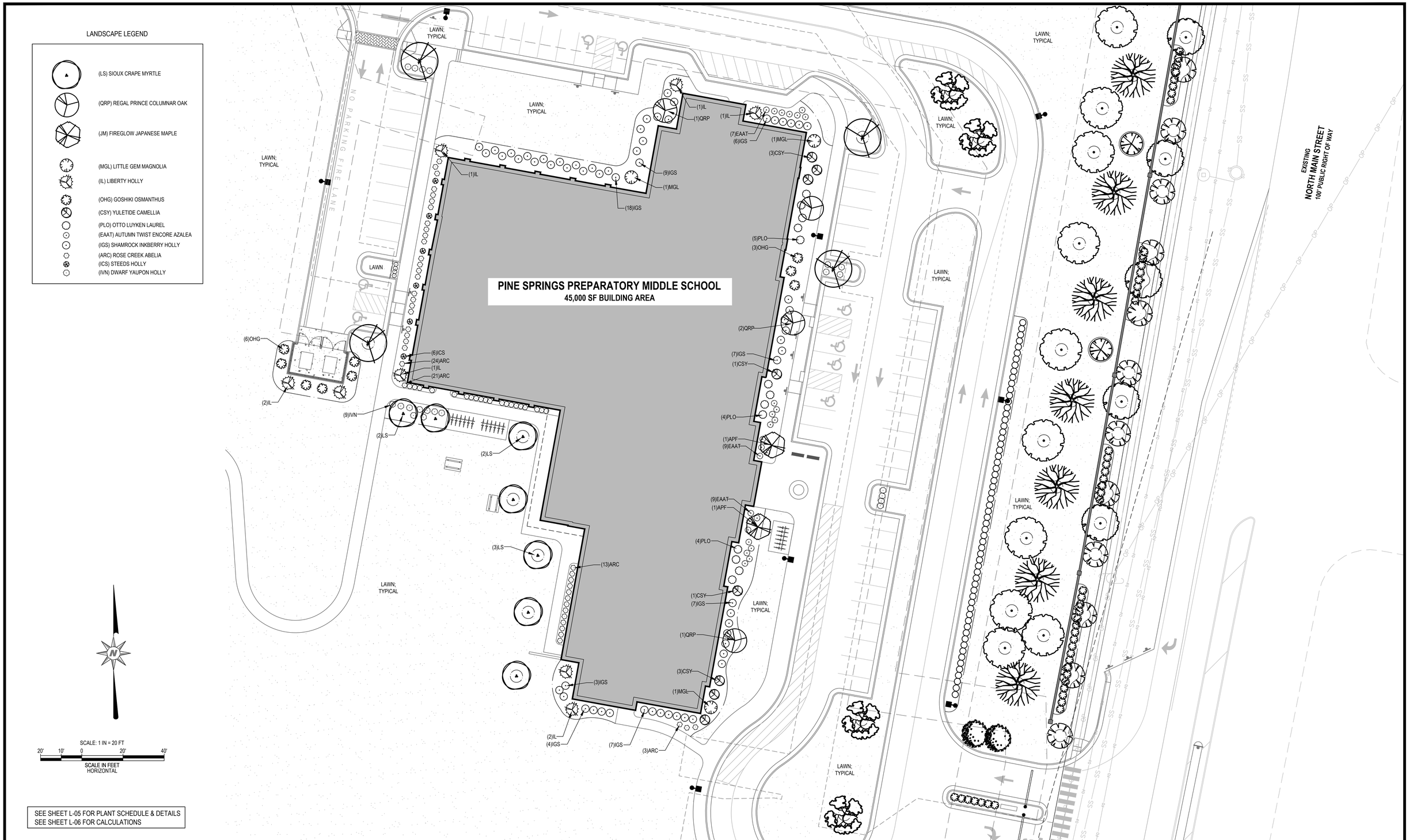

SEE SHEET L-05 FOR PLANT SCHEDULE & DETAILS
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C:\USERS\ADAM\DESKTOP\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\PSPA MIDDLE SCHOOL\CADD\L-04 LANDSCAPE PLAN ENLARGEMENT.DWG
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REVISIONS

A	07/26/2019	RESPONSE TO TOHS COMMENTS #1
B	08/30/2019	RESPONSE TO TOHS COMMENTS #2
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E	02/27/2020	RESPONSE TO TOHS COMMENTS #5

STATUS
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DATE: JUNE 21, 2019 | HORZ. SCALE: 1" = 20'
FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1700 Adam Southwell
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DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
LANDSCAPE PLAN ENLARGEMENT

L-04

PLANT SCHEDULE								
TYPE	USE	QUANTITY	SPECIES %	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COMMENTS
TREES								
LDT	BUFFER	6	2.47%	AB	Acer buergeranum	Trident Maple	2.5" cal MIN	B&B
SDT	FOUNDATION	2	0.82%	APF	Acer palmatum 'Fireglow'	Fireglow Japanese Maple	1.5" cal MIN	Container
LDT	BUFFER	18	7.41%	ARF	Acer rubrum 'Franksred'	Red Sunset® Red Maple	2.5" cal MIN	B&B
LDT	ST	12	4.94%	CBF	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	2" cal MIN	B&B
LDT	BUFFER	4	1.65%	CBF-1	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	2.5" cal MIN	B&B
LDT	BUFFER / PARK	30	12.35%	GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" cal MIN	B&B
LET	BUFFER	43	17.70%	IOG	Ilex opaca 'Greenleaf'	Greenleaf American Holly	6' ht MIN	B&B
SET	FOUNDATION	8	3.29%	IL	Ilex x Liberty 'Conty' PP#12009	Liberty Holly	6' ht MIN	B&B
SET	BUFFER	3	1.23%	IO	Ilex x Oakleaf' PP#9487	Oakleaf Holly	6' ht MIN	B&B
LET	BUFFER	16	6.58%	JV	Juniperus virginiana	Eastern Red Cedar	12' ht MIN	B&B
SDT	BUFFER	21	8.64%	LI	Lagerstroemia indica - Pink	Pink Crape Myrtle	1.5" cal MIN	B&B; Single Stem
SDT	FOUNDATION / PARK	13	5.35%	LS	Lagerstroemia indica x fauriei 'Sioux'	Sioux Crape Myrtle	1.5" cal MIN	B&B; 3-5 Stem
LET	BUFFER	10	4.12%	MGB	Magnolia grandiflora 'Brackens Brown'	Brackens Brown Southern Magnolia	12' ht MIN	B&B
SET	FOUNDATION	3	1.23%	MGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	6' ht MIN	B&B
2 LDT	PARK	9	3.70%	PC	Pistacia chinensis	Chinese Pistache	2" cal MIN	B&B
SDT	BUFFER	7	2.88%	PO	Prunus 'Okame'	Okame Cherry	1.5" cal MIN	B&B
LDT	BUFFER	9	3.70%	QB	Quercus bicolor	Swamp White Oak	2.5" cal MIN	B&B
LDT	BUFFER	14	5.76%	QP	Quercus phellos	Willow Oak	2.5" cal MIN	B&B
1 LDT	FOUNDATION	4	1.65%	QRP	Quercus x 'Regal Prince'"	Regal Prince Columnar Oak	2" cal MIN	B&B
LDT	ST	7	2.88%	QPS	Quercus palustris	Pin Oak	2.5" cal MIN	B&B
LDT	PARK	4	1.65%	ZS	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2" cal MIN	B&B
SHRUBS								
ES	FOUNDATION	61	13.32%	ARC	Abelia x 'Rose Creek'	Rose Creek Abelia	18" ht MIN	Container
ES	FOUNDATION	8	1.75%	CSY	Camellia sasanqua 'Yuletide'	Yuletide Camellia	24" ht MIN	Container
ES	PARK SCREEN	62	13.54%	ICB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	24" ht MIN	Container; 3'o.c.
ES	PARK SCREEN	62	13.54%	ICN	Ilex cornuta 'Needlepoint'	Needlepoint Holly	24" ht MIN	Container; 3'o.c.
ES	FOUNDATION	6	1.31%	ICS	Ilex crenata 'Steeds'	Steeds Holly	24" ht MIN	Container
ES	FOUNDATION	61	13.32%	IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	24" ht MIN	Container
1 ES	FOUNDATION / PARK	77	16.81%	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18" ht MIN	Container
ES	PARK SCREEN	67	14.63%	LCR	Loropetalum chinensis v.r. 'Ruby'	Ruby Loropetalum	24" ht MIN	Container; 3'o.c.
ES	FOUNDATION	9	1.97%	OHG	Osmanthus heterophyllus 'Goshiki'	Goshiki False Holly	24" ht MIN	Container
ES	BUFFER	7	1.53%	OHG-1	Osmanthus heterophyllus 'Goshiki'	Goshiki False Holly	36" ht MIN	Container
ES	FOUNDATION	13	2.84%	PLO	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	24" ht MIN	Container
ES	FOUNDATION	25	5.46%	EAAT	Rhododendron 'Conlep' PP#12133	Autumn Twist Encore Azalea	18" ht MIN	Container

TYPE/USE LEGEND

Plant Type: LDT = Large Deciduous Tree; SDT = Small Deciduous Tree; SET = Small Evergreen Tree; ES = Evergreen Shrub

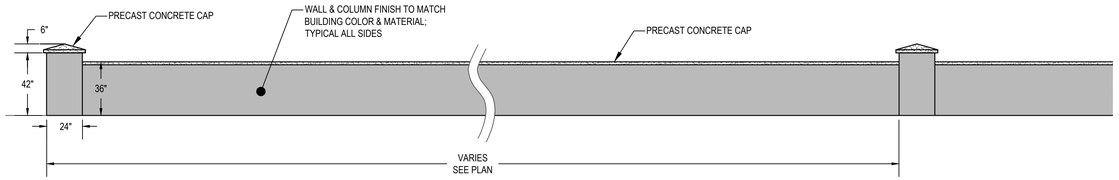
Plant Use: BUFFER = Perimeter / Streetscape Bufferyards; ST = Street Trees; PARK = Parking Lot Landscape; PARK SCREEN = Parking Lot Screening; FOUNDATION = Building Foundation Landscape

PLANT SCHEDULE - FUTURE PARKING							
TYPE	USE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COMMENTS
TREES							
LDT	FUTURE PARK	6	PC-1	Pistacia chinensis	Chinese Pistache	2" cal MIN	B&B
SHRUBS							
ES	FUTURE PARK	24	IVN-1	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18" ht MIN	Container

TYPE/USE LEGEND

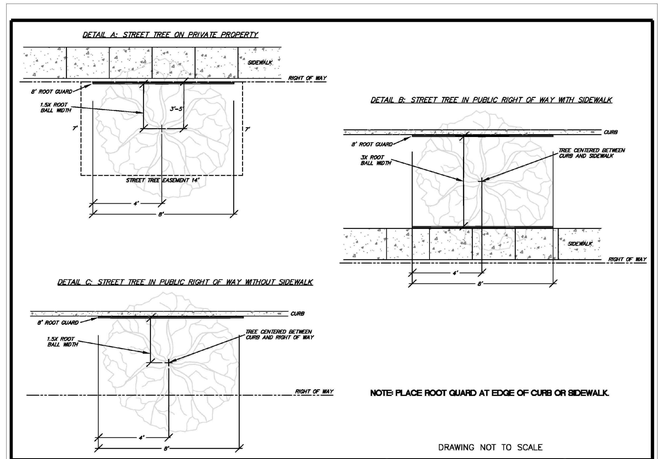
Plant Type: LDT = Large Deciduous Tree; ES = Evergreen Shrub

Plant Use: FUTURE PARK = Future Parking Lot Landscape

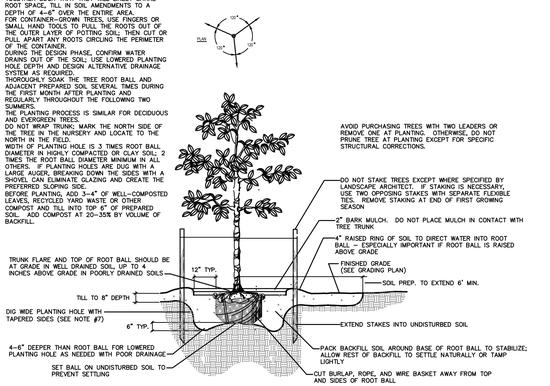


L-05.1 MASONRY MONUMENT WALL ELEVATION

NOT TO SCALE

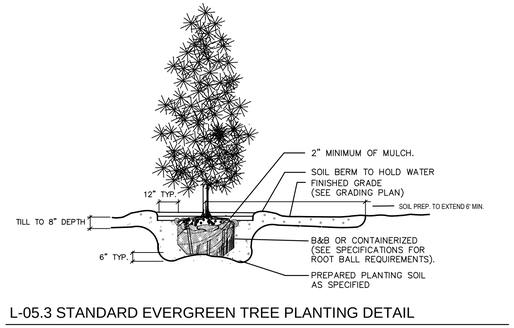


NOTES:
1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4–6" OVER THE ENTIRE AREA.
2. FOR CONTAINER–GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. DURING THE DESIGN PHASE, CONFIRM WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
6. DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
7. WIDTH OF PLANTING HOLE IS 3 TIMES ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2 TIMES THE ROOT BALL DIAMETER MINIMUM IN ALL OTHERS. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
8. BEFORE PLANTING, ADD 3–4" OF WELL–COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 4" OF PREPARED SOIL. ADD COMPOST AT 20–35% BY VOLUME OF BACKFILL.



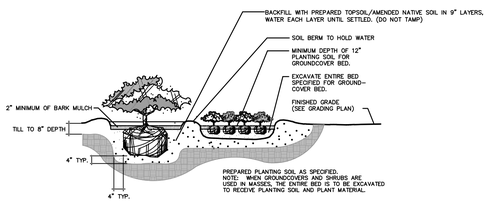
L-05.2 STANDARD DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



L-05.3 STANDARD EVERGREEN TREE PLANTING DETAIL

SCALE: NONE



L-05.4 STANDARD SHRUB & GROUNDCOVER PLANTING DETAIL

SCALE: NONE

UB 24-2 Specifications

24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root defector to prevent tree roots from damaging hard-scape and foundations. Barriers are to be installed in a circle with ends overlapped or butted for encircling root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 DeepRoot Tree Root Barriers, manufactured by Root Logic Inc. 35 Jet Streeboro, CA 92301-9581 (800) 599-7650, or approved equal. The barrier shall be Stock, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors, recyclable. Each panel shall have;

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 4" (10.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment being attached to the panel, the arc projecting outward 3/4" (19.05mm) from the panel, the nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An Integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

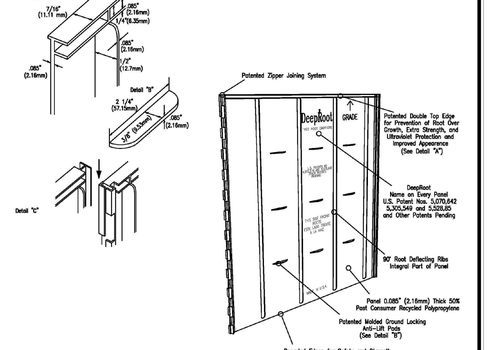
2.The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield — Mpa	D638	3.304 PSI
Tensile strength @ yield — Mpa	D638	2.848 PSI
Total Elongation — Mpa	D638	7.44%
Total Elongation — Mpa	D638	7.01%
Flexural Modulus	D790B	114.625 PSI
Notched Izod Impact — Mpa	D256A	3.24 (ft-lbs)
Rockwell Hardness r. scale — Mpa	D785A	84.4

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings



DRAWING NOT TO SCALE

STANDARD ROOT GUARD

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS817

DATE REVISIONS

HOLLY SPRINGS

REVISIONS			
A	07/26/2019	RESPONSE TO TOHS COMMENTS #1	
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DATE: JUNE 21, 2019 | HORZ. SCALE: NONE

FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA LANDSCAPE ARCHITECT LICENSE 1270 Ryan Adam Southwell

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 1979 NORTH CAROLINA

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DEVELOPMENT PETITION PLANS
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LANDSCAPE DETAILS

L-05

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BUFFER CALCULATIONS

INCREMENT	LANDSCAPE MATERIAL	QTY PER INCREMENT	PUV PER PLANT	PUV SUBTOTAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
N1* (36.6 LF)	Large Deciduous @ 2.5" caliper	1	8	8	8	100.0%	7.32
N2	Existing Large Deciduous @ 12" cal	5	18	90	180	100.0%	20
	Existing Large Deciduous @ 7" cal	5	18	90			
N3	Existing Large Deciduous @ 7" cal	5	18	90	180	100.0%	20
	Existing Large Deciduous @ 10"cal	5	18	90			
N4	Existing Large Deciduous @ 8" cal	4	18	72	192	100.0%	20
	Existing Large Deciduous @ 15" cal	4	18	72			
	Existing Large Deciduous @ 6" cal	4	12	48			
N5	Existing Large Deciduous @ 12" cal	5	18	90	240	100.0%	20
	Existing Large Deciduous @ 8" cal	5	18	90			
	Existing Large Deciduous @ 6" cal	5	12	60			
N6	Existing Large Deciduous @ 5" cal	1	12	12	24	100.0%	20
	Existing Large Evergreen @ 12' ht (credit for large deciduous)	1	12	12			
N7	Existing Large Deciduous @ 7" cal	10	18	180	270	100.0%	20
	Existing Large Deciduous @ 9" cal	5	18	90			
N8	Existing Large Deciduous @ 5" cal	10	12	120	210	100.0%	20
	Existing Large Deciduous @ 8" cal	5	18	90			
N9	Existing Large Deciduous @ 13" cal	5	18	90	180	100.0%	20
	Existing Large Deciduous @ 10" cal	5	18	90			
N10	Existing Large Deciduous @ 5" cal	5	12	60	260	100.0%	20
	Existing Large Deciduous @ 7" cal	10	18	180			
	Existing Large Deciduous @ 4" cal	10	12	120			
N11	Existing Large Deciduous @ 6" cal	5	12	60	150	100.0%	20
	Existing Large Deciduous @ 10" cal	5	18	90			
N12	Existing Large Deciduous @ 8" cal	5	18	90	240	100.0%	20
	Existing Large Deciduous @ 6" cal	5	12	60			
	Existing Large Deciduous @ 7" cal	5	18	90			
N13	Large Evergreen @ 12' height	4	8	32	77	100.0%	75
	Large Evergreen @ 6' height	9	5	45			
N14-N17	Large Evergreen @ 12' height	3	8	24	75	78.7%	75
	Large Evergreen @ 6' height	7	5	35			
	Large Deciduous @ 2.5" caliper	2	8	16		21.3%	
E1-E3	Large Deciduous @ 2.5" caliper	6	8	48	79	60.7%	75
	Small Deciduous @ 1.5" caliper	3	5	15		19.0%	
	Large Evergreen @ 12' height	2	8	16		20.3%	
E4	Large Deciduous @ 2.5" caliper	6	8	48	76	63.2%	75
	Small Deciduous @ 1.5" caliper	4	5	20		26.3%	
	Large Evergreen @ 12' height	1	8	8		10.5%	
E5	Large Deciduous @ 2.5" caliper	6	8	48	75	64.0%	75
	Small Deciduous @ 1.5" caliper	1	5	5		6.7%	
	Small Evergreen @ 6' height	3	5	15		20.0%	
	Large Shrub @ 36" ht	7	1	7		9.3%	
E6	Large Deciduous @ 2.5" caliper	6	8	48	76	63.2%	75
	Small Deciduous @ 1.5" caliper	4	5	20		26.3%	
	Large Evergreen @ 12' height	1	8	8		10.5%	
E7* (112 LF)	Large Deciduous @ 2.5" caliper	6	8	48	79	60.8%	78.4
	Small Deciduous @ 1.5" caliper	3	5	15		19.0%	
	Large Evergreen @ 12' height	2	8	16		20.2%	
S1	Existing Large Evergreen @ 12' height	12	12	144	192	100.0%	75
	Existing Large Deciduous @ 4" cal (credit for large evergreen)	8	6	48			
S2	Existing Large Deciduous @ 7" cal (credit for large evergreen)	5	9	45	75	100.0%	75
	Large Evergreen @ 6' height	6	5	30			
S3	Existing Large Deciduous @ 8" cal (credit for large evergreen)	5	9	45	165	100.0%	75
	Existing Large Evergreen @ 12' height	10	12	120			
S4	Existing Large Deciduous @ 8" cal (credit for large evergreen)	10	9	90	150	100.0%	75
	Existing Large Evergreen @ 12' height	5	12	60			
S5	Existing Large Deciduous @ 4" cal (credit for large evergreen)	10	6	60	120	100.0%	75
	Existing Large Evergreen @ 12' height	5	12	60			
S6	Existing Large Deciduous @ 9" cal (credit for large evergreen)	5	9	45	150	100.0%	75
	Existing Large Deciduous @ 13" cal (credit for large evergreen)	5	9	45			
	Existing Large Evergreen @ 12' height	5	12	60			
S7	Existing Large Deciduous @ 13" cal (credit for large evergreen)	5	9	45	90	100.0%	75
	Existing Large Deciduous @ 19" cal (credit for large evergreen)	5	9	45			
S8* (110 LF)	Existing Large Deciduous @ 19" cal (credit for large evergreen)	5	9	45	120	100.0%	82.5
	Existing Large Deciduous @ 9" cal (credit for large evergreen)	5	9	45			
	Existing Large Deciduous @ 2" cal (credit for large evergreen)	10	3	30			
S9	Existing Large Deciduous @ 10" cal (credit for large evergreen)	5	9	45	135	100.0%	75
	Existing Large Deciduous @ 4" cal (credit for large evergreen)	5	6	30			
	Existing Large Evergreen @ 12' height	5	12	60			
S10	Existing Large Deciduous @ 12" cal (credit for large evergreen)	5	9	45	165	100.0%	75
	Existing Large Evergreen @ 12' height	10	12	120			
S11	Existing Large Deciduous @ 3" cal (credit for large evergreen)	10	3	30	120	100.0%	75
	Existing Large Deciduous @ 14" cal (credit for large evergreen)	5	9	45			
	Existing Large Deciduous @ 11" cal (credit for large evergreen)	5	9	45			
S12	Existing Large Deciduous @ 9" cal (credit for large evergreen)	5	9	45	225	100.0%	75
	Existing Large Deciduous @ 3" cal (credit for large evergreen)	5	3	15			
	Existing Large Deciduous @ 7" cal (credit for large evergreen)	5	9	45			
	Existing Large Evergreen @ 12' height	10	12	120			
S13	Existing Large Deciduous @ 4" cal (credit for large evergreen)	10	6	60	120	100.0%	75
	Existing Large Evergreen @ 12' height	5	12	60			
S14	Existing Large Evergreen @ 12' height	20	12	240	240	100.0%	75
S15* (65.5 LF)	Existing Large Deciduous @ 4" cal (credit for large evergreen)	6	6	36	144	100.0%	49.2
	Existing Large Evergreen @ 12' height	9	12	108			

BUFFER CALCULATIONS

INCREMENT	LANDSCAPE MATERIAL	QTY PER INCREMENT	PUV PER PLANT	PUV SUBTOTAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
W1	Large Deciduous @ 5" cal (credit for large evergreen)	12	6	72	1152	43.8%	75
	Large Evergreen @ 12' height	36	12	432			
	Large Deciduous @ 4" caliper	12	12	144			
	Large Deciduous @ 14" caliper	12	18	216		56.2%	
	Large Deciduous @ 6" caliper	24	12	288			
W2	Large Deciduous @ 12" cal (credit for large evergreen)	25	9	225	900	50.0%	75
	Large Deciduous @ 7" cal (credit for large evergreen)	25	9	225			
	Large Deciduous @ 10" caliper	25	18	450		50.0%	
W3	Large Deciduous @ 11" cal (credit for large evergreen)	25	9	225	825	63.7%	75
	Large Evergreen @ 12' height	25	12	300			
	Large Deciduous @ 6" caliper	25	12	300		36.3%	
W4	Large Evergreen @ 12' height	75	12	900	2250	40.0%	75
	Large Deciduous @ 8" caliper	25	18	450			
	Large Deciduous @ 11" caliper	25	18	450		60.0%	
	Large Deciduous @ 13" caliper	25	18	450			
W5	Large Evergreen @ 12' height	14	12	168	1344	50.0%	75
	Large Deciduous @ 8" cal (credit for large evergreen)	14	9	126			
	Large Deciduous @ 9" cal (credit for large evergreen)	14	9	126			
	Large Deciduous @ 7" cal (credit for large evergreen)	14	9	126			
	Large Deciduous @ 12" cal (credit for large evergreen)	14	9	126			
	Large Deciduous @ 8" caliper	14	18	252		50.0%	
	Large Deciduous @ 5" caliper	14	12	168			
	Large Deciduous @ 8" caliper	14	18	252			
A1	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
A2** (37 LF)	Large Deciduous @ 2" caliper	2	6	12	12	100.0%	7.4
A3	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
A4	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
A5	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
A6	Large Deciduous @ 2" caliper	4	6	24	24	100.0%	20
A7	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
A8* (48 LF)	Large Deciduous @ 2" caliper	2	6	12	12	100.0%	9.6
B1	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
B2	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
B3	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
B4	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
B5	Large Deciduous @ 2.5" caliper	1	8	8	20	100.0%	20
	Large Deciduous @ 2" caliper	2	6	12			
B6	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
B7	Large Deciduous @ 2" caliper	3	6	18	23	78.3%	20
	Small Deciduous @ 1.5" caliper	1	5	5		21.7%	
B8* (60 LF)	Large Deciduous @ 2.5" caliper	1	8	8	13	61.5%	12
	Small Deciduous @ 1.5" caliper	1	5	5		38.5%	
*Note	Plant Unit Value (PUV) pro-rated over remaining increment as indicated						
**Note	Plant Unit Value (PUV) pro-rated due to easements						

LANDSCAPE CALCULATIONS

FOUNDATION LANDSCAPING

NORTH: 168 LF
- AREA REQUIRED: 168 LF X 2' = 336 SF
- AREA PROVIDED: 1,572 SF

PUV REQUIRED:	168 LF X 20 POINTS PER 100 LF	=	33.6
PUV PROVIDED:	(4)SMALL EVERGREEN 6'HT	=	20
	(24)SHRUBS 24"HT	=	12
	(7)SHRUBS 18"HT	=	1.75
	TOTAL PUV	=	33.75

EAST: 299 LF
- AREA REQUIRED: 299 LF X 2' = 598 SF
- AREA PROVIDED: 2,979 SF

PUV REQUIRED:	299 LF X 20 POINTS PER 100 LF	=	59.8
PUV PROVIDED:	(3)LARGE DECIDUOUS 2" CAL	=	18
	(2)SMALL DECIDUOUS 1.5" CAL	=	10
	(2)SMALL EVERGREEN 6'HT	=	10
	(38)SHRUBS 24"HT	=	19
	(18)SHRUBS 18"HT	=	4.5
	TOTAL PUV	=	61.5

SOUTH: 168 LF
- AREA REQUIRED: 168 LF X 2' = 336 SF
- AREA PROVIDED: 1,045 SF

PUV REQUIRED:	168 LF X 20 POINTS PER 100 LF	=	33.6
PUV PROVIDED:	(2)SMALL DECIDUOUS 1.5" CAL	=	10
	(2)SMALL EVERGREEN 6'HT	=	10
	(11)SHRUBS 24"HT	=	5.5
	(33)SHRUBS 18"HT	=	8.25
	TOTAL PUV	=	33.75

WEST: 299 LF
- AREA REQUIRED: 299 LF X 2' = 598 SF
- AREA PROVIDED: 1,536 SF

PUV REQUIRED:	299 LF X 20 POINTS PER 100 LF	=	59.8
PUV PROVIDED:	(2)LARGE DECIDUOUS 2" CAL	=	12
	(5)SMALL DECIDUOUS 1.5" CAL	=	25
	(1)SMALL EVERGREEN 6'HT	=	5
	(18)SHRUBS 24"HT	=	9
	(37)SHRUBS 18"HT	=	9.25
	TOTAL PUV	=	60.25

DUMPSTER: 60 LF
- AREA REQUIRED: 60 LF X 2' = 120 SF
- AREA PROVIDED: 560 SF

PUV REQUIRED:	60 LF X 20 POINTS PER 100 LF	=	12
PUV PROVIDED:	(2)SMALL EVERGREEN 6'HT	=	10
	(3)SHRUBS 24"HT	=	3
	TOTAL PUV	=	13

INTERIOR PARKING AREA LANDSCAPING

162 PARKING SPACES

PARKING ISLANDS/TREES REQUIRED:	17
TREES PROVIDED:	17
SHRUBS REQUIRED:	68
SHRUBS PROVIDED:	68

53 FUTURE PARKING SPACES

FUTURE PARKING ISLANDS/TREES REQUIRED:	6
FUTURE TREES PROVIDED:	6
FUTURE SHRUBS REQUIRED:	24
FUTURE SHRUBS PROVIDED:	24

C:\USERS\ADAMI\DESKTOP\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\PSPA MIDDLE SCHOOL\CADD\L-05 LANDSCAPE DETAILS.DWG
PLOTTED: 1/22/2020 3:41 PM

REVISIONS

A	07/26/2019	RESPONSE TO TOHS COMMENTS #1
B	08/30/2019	RESPONSE TO TOHS COMMENTS #2
C	12/13/2019	RESPONSE TO TOHS COMMENTS #3
D	01/24/2020	RESPONSE TO TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JUNE 21, 2019 | HORZ. SCALE: NONE
FILE NO. 2018-063 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA LANDSCAPE ARCHITECT ADAM SOUTHWELL
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

CONSULTANT

Curry ENGINEERING
CURRY ENGINEERING EST. 19 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

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

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

DEVELOPMENT PETITION PLANS
PSPA MIDDLE SCHOOL
LANDSCAPE CALCULATIONS

L-06

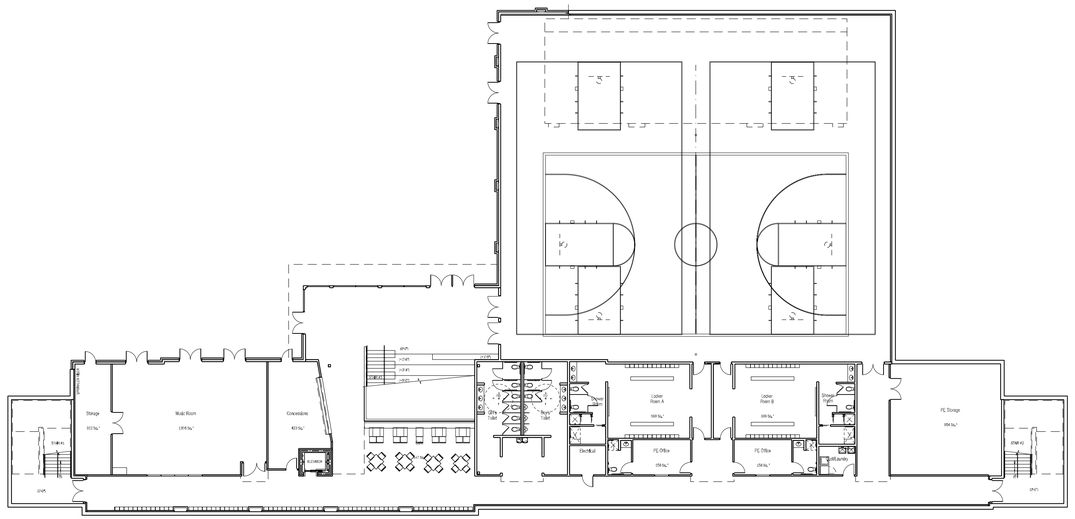
GENERAL NOTES

A. Do not scale drawings; dimensions govern. Verify dimensions with field conditions. If discrepancies are discovered between field conditions and the drawings, contact the architect for resolution before proceeding.

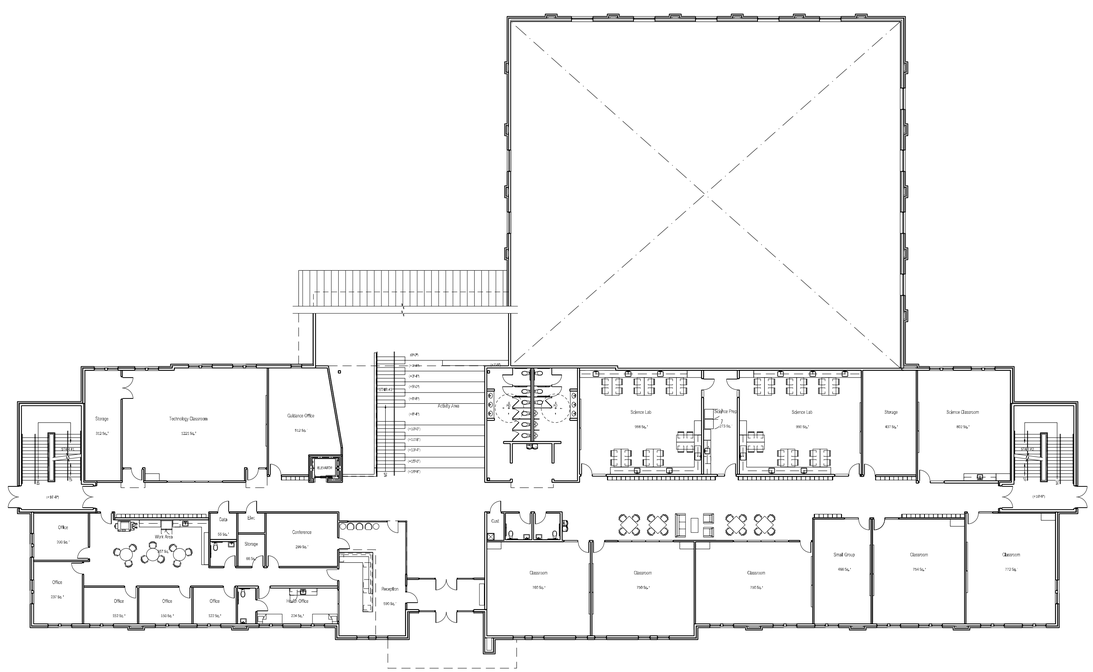
B. Horizontal dimensions indicated are taken to/from face of stud, masonry or concrete, unless noted otherwise.

C. All doors are 6" from adjacent wall or centered on wall, unless noted otherwise.

D. Provide flush, frameless, access panels in walls and ceilings where access is required to concealed items, such as valves, controls or switches. Finish panels to match adjacent construction. Contractor to determine and coordinate access panel locations w/the Architect prior to installation.



C1 LOWER FLOOR PLAN
1/16"=1'-0"



A1 GROUND FLOOR PLAN
1/16"=1'-0"

insight ARCHITECTS

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PINE SPRINGS PREPARATORY ACADEMY

Charter
Middle
School

N Main Street
Holly Springs, NC 28540

TOHS Project # 19-DP-10

Date	8-26-19
Architect's Project #	1901

REVISIONS

NUMBER	DATE

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OVERALL FLOOR PLANS

A101

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Charter Middle School

N Main Street
Holly Springs, NC 28540

TOHS Project # 19-DP-10

A1 UPPER FLOOR PLAN
1/16"=1'-0"
0 4 8 16 32 64

Date	8-26-19
Architect's Project #	1901

REVISIONS

NUMBER	DATE

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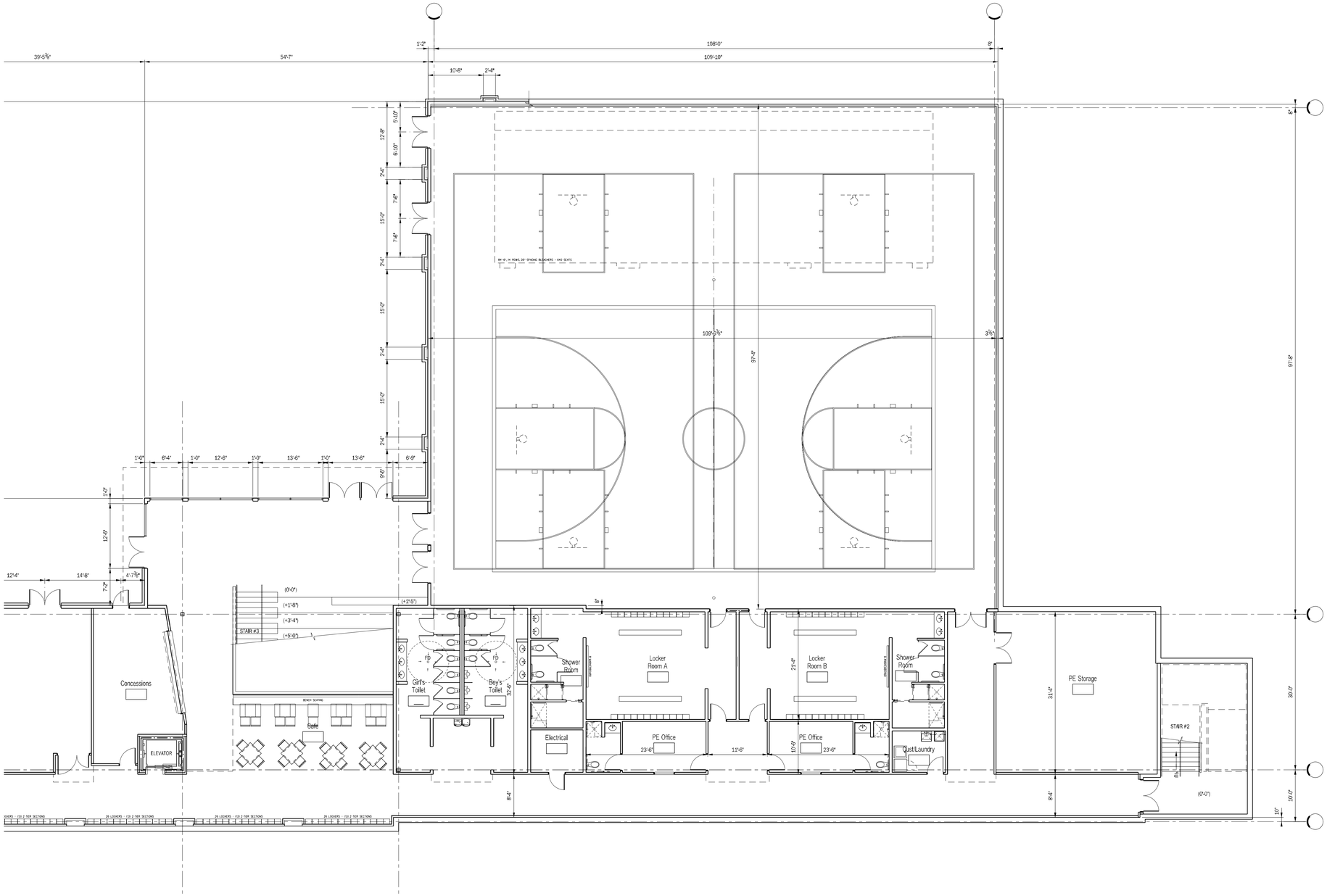
OVERALL FLOOR PLANS

A102



A1 LOWER FLOOR PLAN B
1/8"=1'-0"

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12-13-19

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Date	8-26-19
Architect's Project #	1901

REVISIONS

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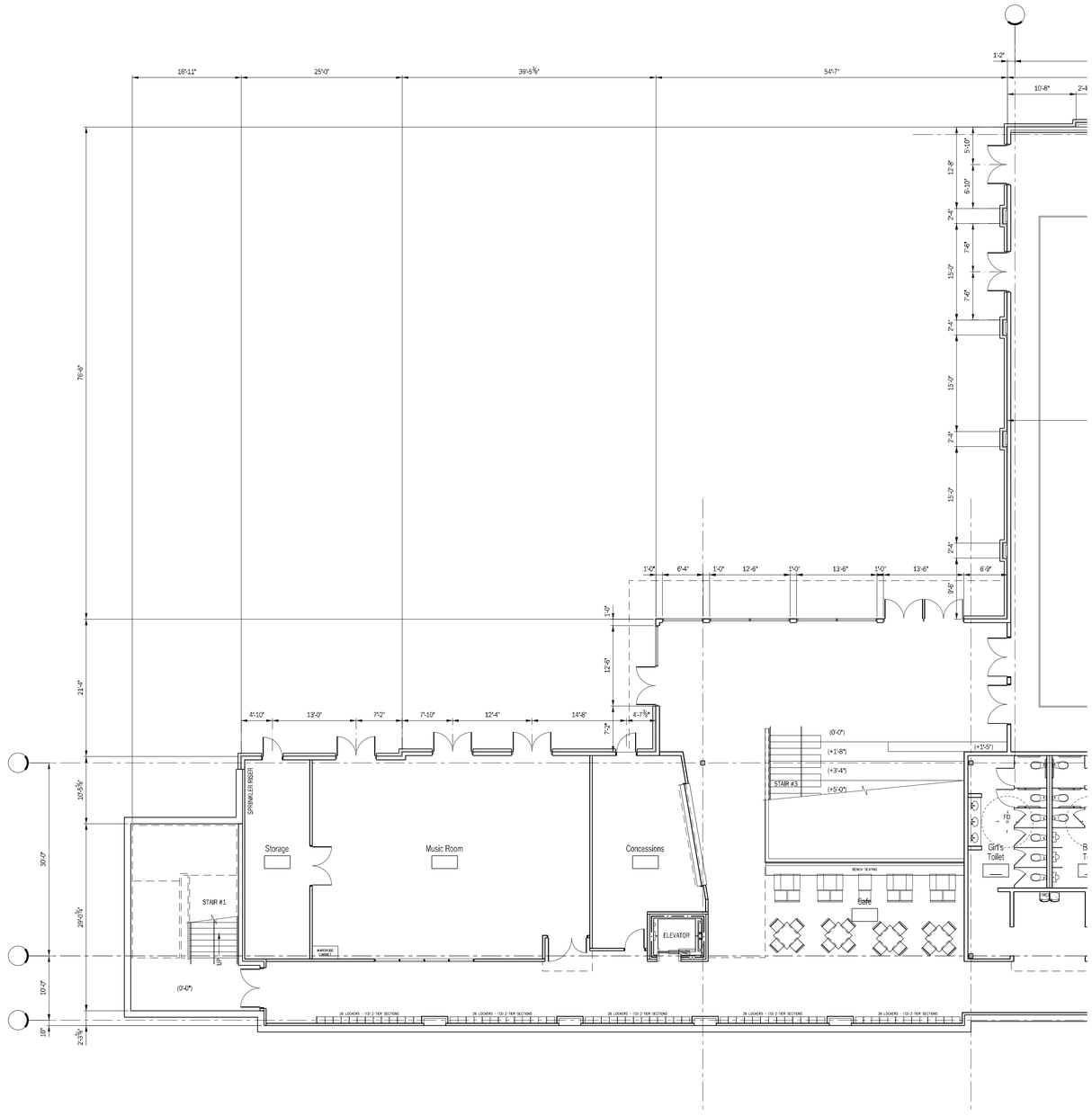
LOWER FLOOR PLAN B

A112



A1 LOWER FLOOR PLAN A
1/8"=1'-0"

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12-13-19

PINE SPRINGS PREPARATORY ACADEMY

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Date	8-26-19
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REVISIONS

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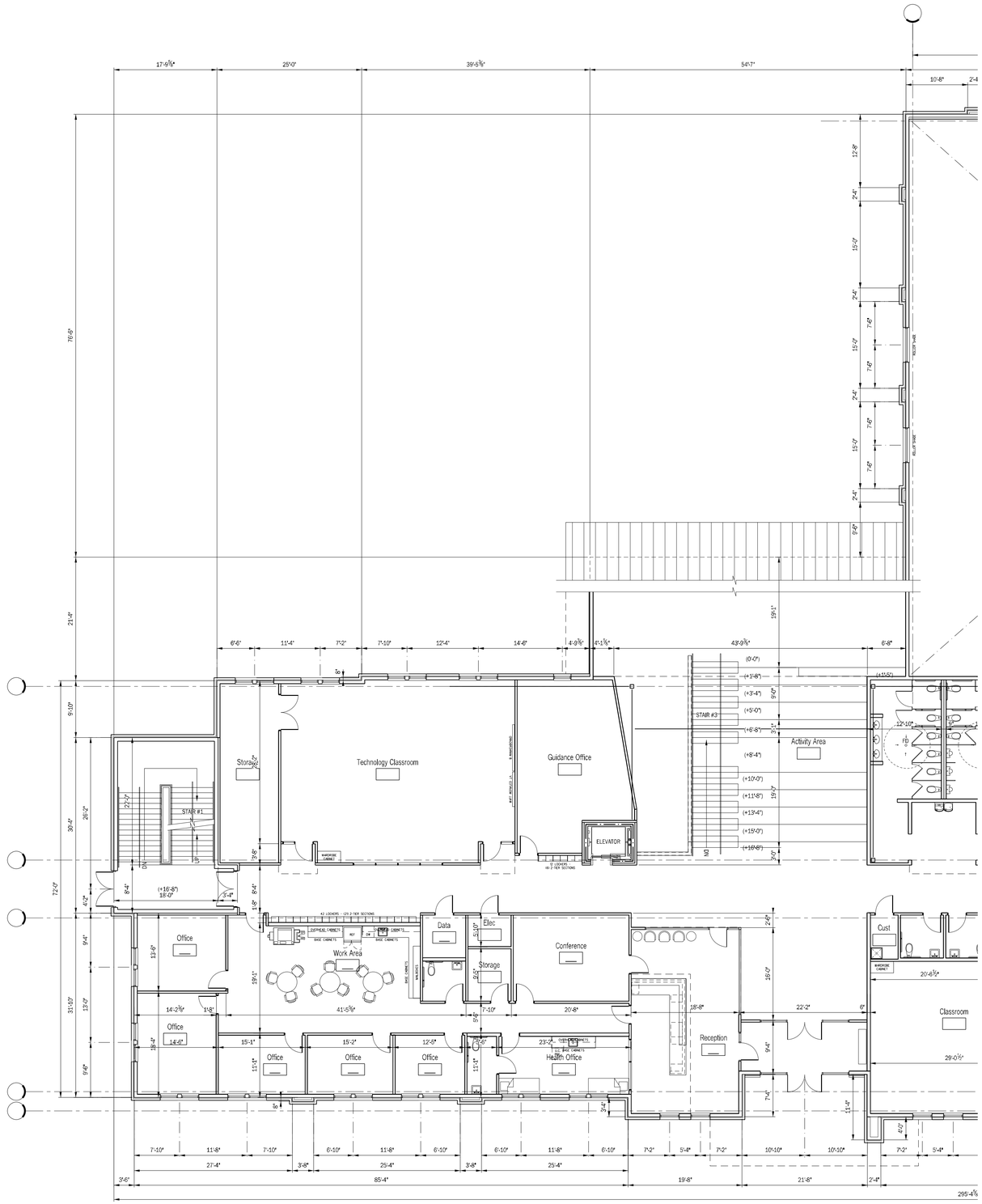
LOWER FLOOR PLAN A

A111



A1 GROUND FLOOR PLAN A
1/8"=1'-0"

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12-13-19

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Charter Middle School

N Main Street
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Date	8-26-19
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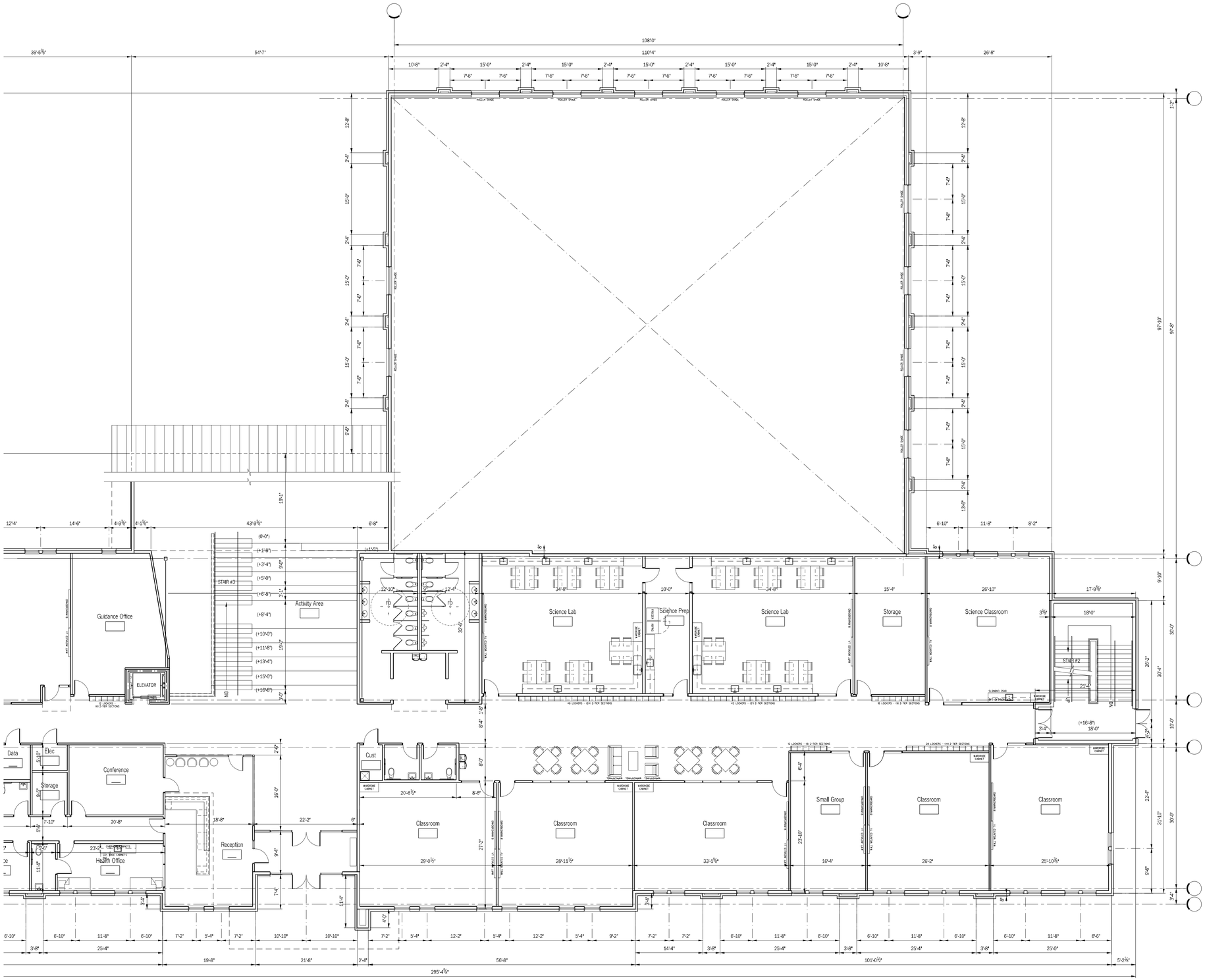
GROUND FLOOR PLAN A

A113



A1 GROUND FLOOR PLAN B
1/8"=1'-0"

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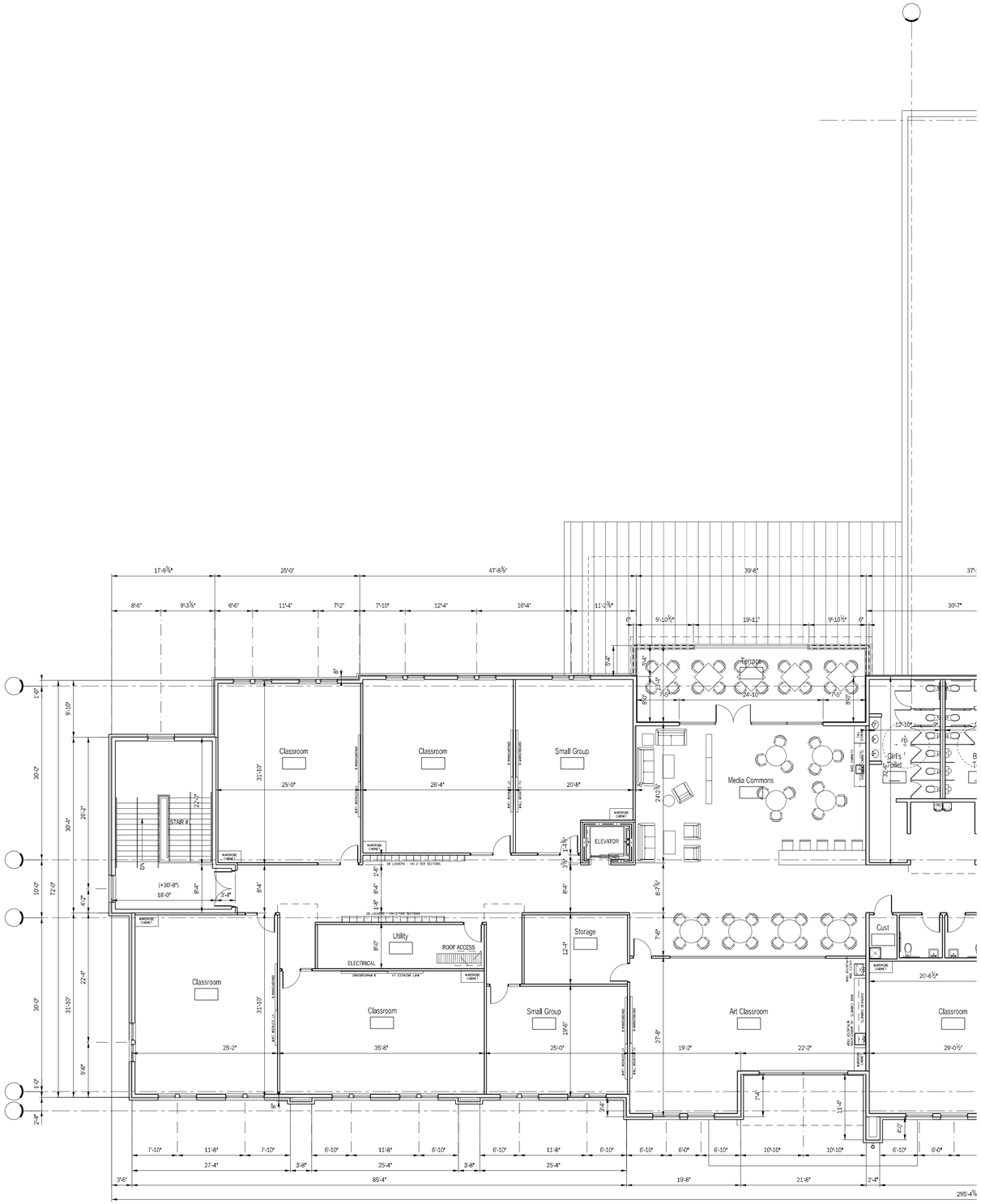
GROUND FLOOR PLAN B

A114



A1 UPPER FLOOR PLAN A
1/8"=1'-0"

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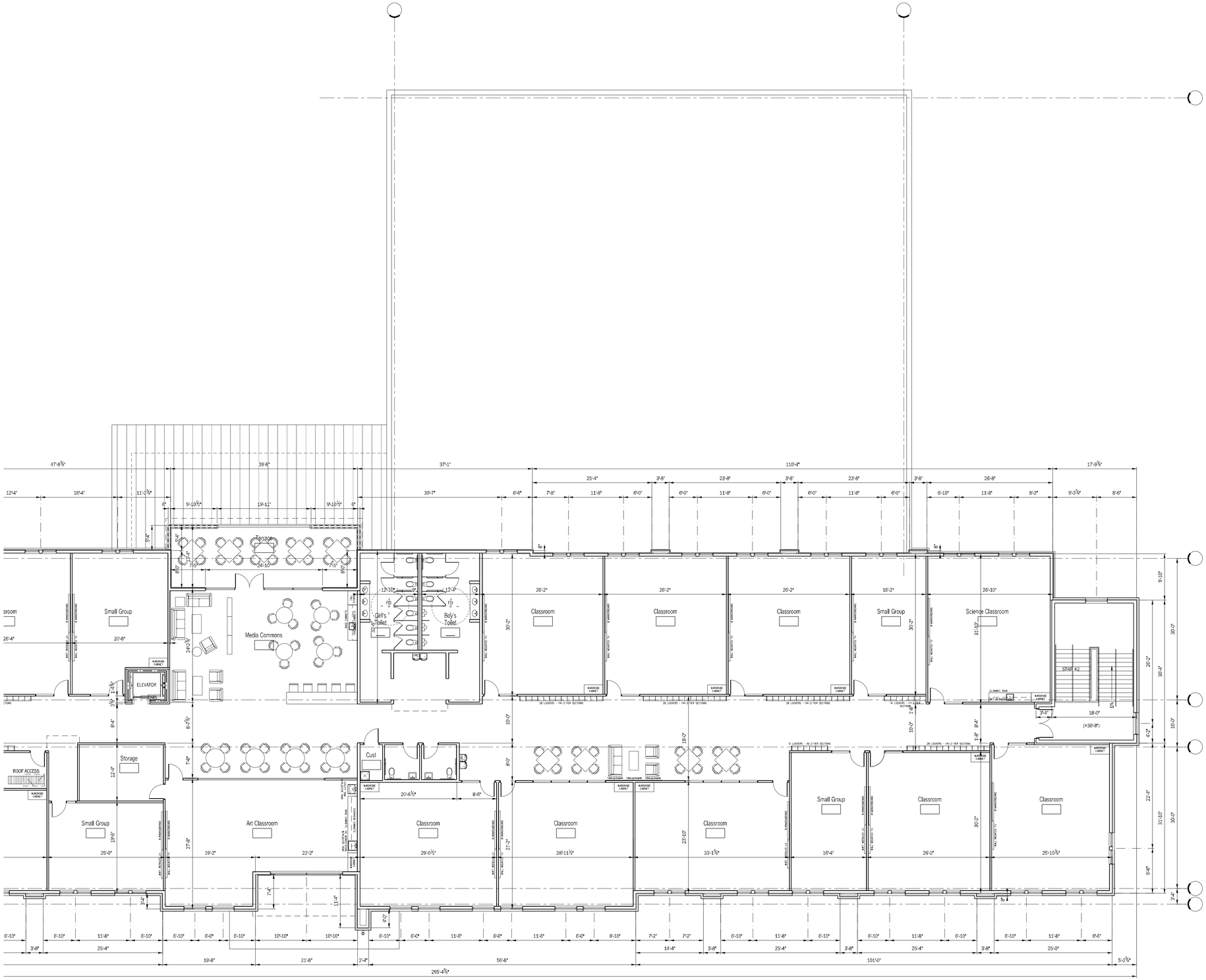
UPPER FLOOR PLAN A

A115



A1 UPPER FLOOR PLAN B
1/8"=1'-0"

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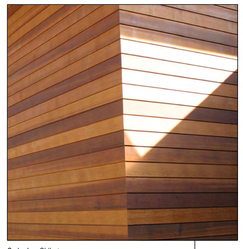
UPPER FLOOR PLAN B

A116

Palmetto Brick
Combination
0.75 Greystone (33%)
1.25 Greystone (33%)
2.0 Greystone (34%)

EIFS Color - Neutral

EIFS Color - Accent



Cedar Lap Siding
8" exposure
stained & sealed

Johnson Concrete Co.
Prestige Cast Stone,
JCLC #103 "Talc"

GENERAL ELEVATION NOTES

A. Exterior finish material and side returns at roof parapets shall extend to the rear of the parapet wall so that roofing is not visible on the exposed sides.

B. All mechanical equipment, meters, conduit, pipes, etc. mounted on exterior walls shall be painted to match the adjacent wall surface unless specifically indicated otherwise.

ELEVATION KEYNOTES

1. Aluminum coping
2. Brick veneer in running bond. Brick to be combination of 1.25 Greystone and 2.0 Greystone by Palmetto Brick. See colored elevations for locations of each brick color.
3. JCP Prestige Cast Stone, 24" x 8" x 4" in running bond with 2⅔" high courses at horizontal reveals.
4. Horizontal reveals, stretcher course recessed ⅜" at 16' O.C. vertically
5. Horizontal reveals, stretcher courses recessed ⅜" at 24' O.C. vertically.
6. Horizontal, brick stretcher courses projecting 1" at 8' O.C. vertically
7. Brick soldier courses, projecting ½"
8. Cast stone watertable
9. Aluminum storefront with insulating glass.
10. Aluminum fascia
11. Approximate grade at building- see Civil Drawings
12. EIFS
13. Projecting EIFS trim, 2⅔" high bands projecting 1" from adjacent EIFS and spaced at 8' O.C. vertically (to match projecting brick coursing.)
14. School logo by others. Signage is shown for illustrative purposes only and is to be permitted separately.
15. Aluminum entrance doors
16. Synthetic wood rainscreen siding
17. Sloped, brick sized rowlock sill
18. "Lambs tongue" overflow downspout nozzle
19. Brick running bond at 90° projecting ½" from face of adjacent brick veneer
20. Standing seam metal roof
21. Powder coated steel railing
22. Cement board soffit, painted.
23. Wall sconce light fixture
24. Rear of parapet beyond- gray TPO to underside of coping
25. JCP PRestige Cast Stone 23" x 8" x 4" in 1/3 running bond.
26. Window as scheduled
27. Metal panel roof screen beyond. Color to match EIFS.
28. Sloped brick rowlock sill
29. Cast stone course
30. Cast stone cap
31. EIFS reveal
32. Steel door and frame, painted
33. Brick stacked bond, recessed ½"
34. Prefabricated aluminum canopy
35. Approximate roof elevation beyond
36. Overflow scupper- 6'w x 12"h clear area
37. Expansion joint
38. Aluminum curtain wall with insulating glass

Primary Building Material Calculation
Total Solid Surface Wall Area 13,969 Sq. '
Total brick & CMU area 8,505 Sq. " (61%)

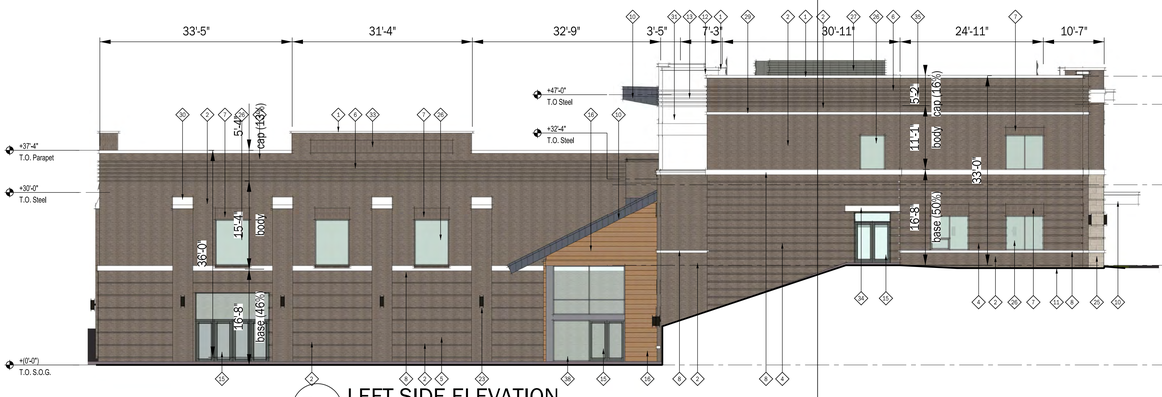
Ground Level Glazing Calculation
Total Solid Surface Wall Area to 10' 2,968 Sq. '
Total glazing area to 10' 735 Sq. 'sq.' (25%) - 20% required

Upper Level Glazing Calculation
Total solid srface wall area above 10' 10,057 Sq. '
Total glazing area above 10' 1,620 Sq. ' (16%) - 15% required

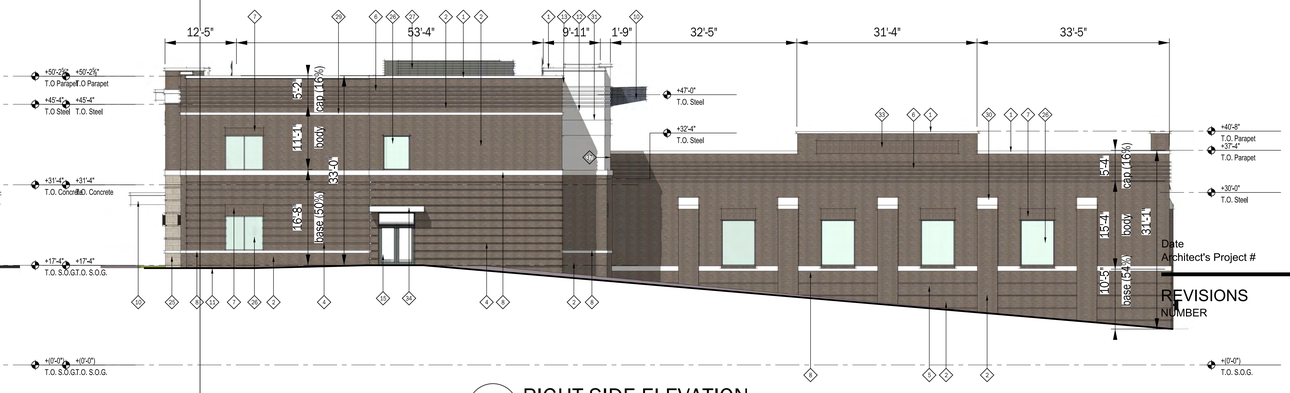
C3 REAR (RICHARDSON ST) ELEVATION
3/32" = 1'-0"

Primary Building Material Calculation
Total Solid Surface Wall Area 6,496 Sq. '
Total brick & CMU area 5,845 Sq. ' (90%)

Primary Building Material Calculation
Total Solid Surface Wall Area 5,354 Sq. '
Total brick & CMU area 5,203 Sq. ' (97%)



B5 LEFT SIDE ELEVATION
3/32" = 1'-0"



B1 RIGHT SIDE ELEVATION
3/32" = 1'-0"

Primary Building Material Calculation
Total Solid Surface Wall Area 9,853 Sq. '
Total brick & CMU area 9,224 Sq. ' (94%)

Ground Level Glazing Calculation
Total Solid Surface Wall Area to 10' 2,968 Sq. '
Total glazing area to 10' 841 Sq. ' (28%) - 20% required

Upper Level Glazing Calculation
Total solid srface wall area above 10' 5,342 Sq. '
Total glazing area above 10' 851 Sq. ' (16%) - 15% required

A3 FRONT (NORTH MAIN ST) ELEVATION
3/32" = 1'-0"

insight ARCHITECTS

1307 West Morehead Street
Suite 108
Charlotte, NC 28208

www.insightarch.com

t 704 344 0445
f 704 344 0446

VINCENT G. CICCARELLO REGISTERED ARCHITECT 7545 NORTH CAROLINA CHARLOTTE, N.C. 1-23-20

INSIGHT ARCHITECTS, P.C. CERTIFIED ARCHITECTURAL CORPORATION NORTH CAROLINA CERT. NO. 51477 CHARLOTTE, N.C.

PINE SPRINGS PREPARATORY ACADEMY

Charter
Middle
School

N Main Street
Holly Springs, NC 28540

TOHS Project # 19-DP-10

Date	5-27-2020
Architect's Project #	1901

REVISIONS

NUMBER	DATE

This Drawing is the property of Insight Architects and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project.

OVERALL EXTERIOR ELEVATIONS

AC201

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t 704 344 0445
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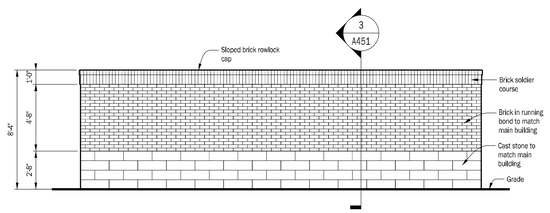
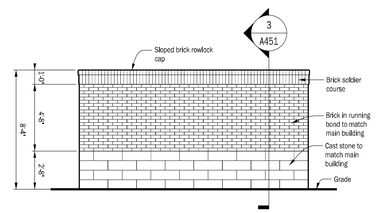
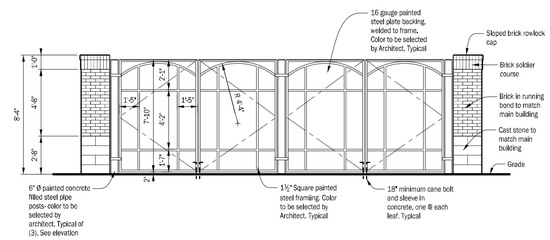


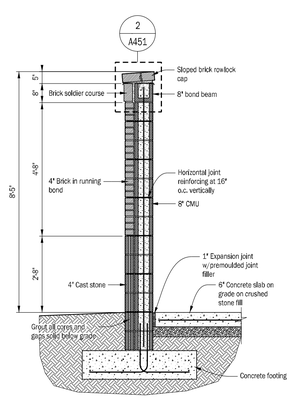
6 REAR ELEVATION
1/4"=1'-0"



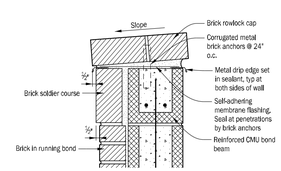
5 SIDE ELEVATION
1/4"=1'-0"



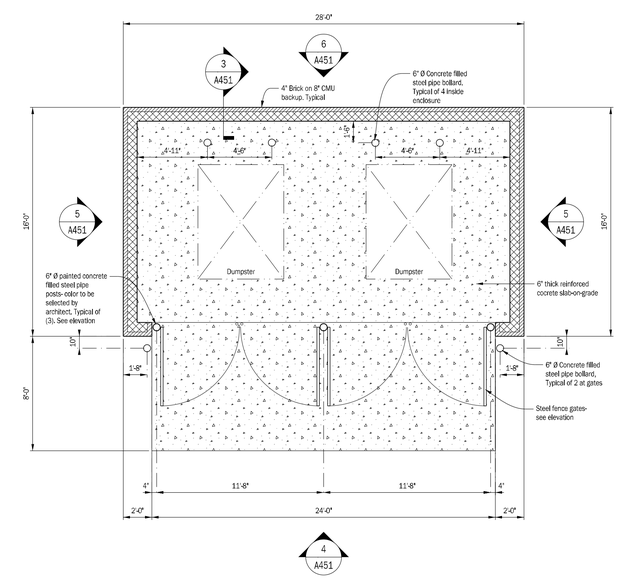
4 FRONT ELEVATION
1/4"=1'-0"



3 WALL SECTION
1/2"=1'-0"



2 WALL CAP DETAIL
1 1/2"=1'-0"



1 FLOOR PLAN
1/4"=1'-0"

PINE SPRINGS PREPARATORY ACADEMY

Charter
Middle
School

N Main Street
Holly Springs, NC 28540

TOHS Project # 19-DP-10

Date
Architect's Project # 1901

REVISIONS
NUMBER DATE

This Drawing is the property of Insight Architects and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project.

DUMPSTER ENCLOSURE

A451

Development Plan, Special Exception Use, and Variances 19-DP-10 / 19-SEU-06 for Pine Springs Preparatory Academy Middle School

---

Motion and Conditions of Approval:

Motion to make and accept the Findings of Fact for consideration of and to approve Special Exception Use 19-SEU-06 to allow for a Public School in the R-20 Residential District at the property located at 1729 N. Main Street, Wake County PIN 0740819224with the following conditions:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 19-SEU-06.

Motion to determine the appropriateness of the requested waivers to reduce the required amount of parking constructed, allow for more than 75% of the parking in a front yard along Richardson Street, to allow for the payment of a fee-in-lieu of undergrounding utilities, and to allow for more than 30 feet building bay, and to approve / deny / defer Development Plan 19-DP-10 for Pine Springs Preparatory Academy Middle School as submitted by Curry Engineering, Project Number 2018-063, dated Revised 05/27/2020, with the following conditions:

Waiver 19-WAV-27

1. Upon determination by the Planning Director that the reduced parking spaces are needed, the fifty-three (53) spaces placed into the land banked area as future off-street parking shall be constructed within 6 months receipt of such notice.

Waiver 19-WAV-41

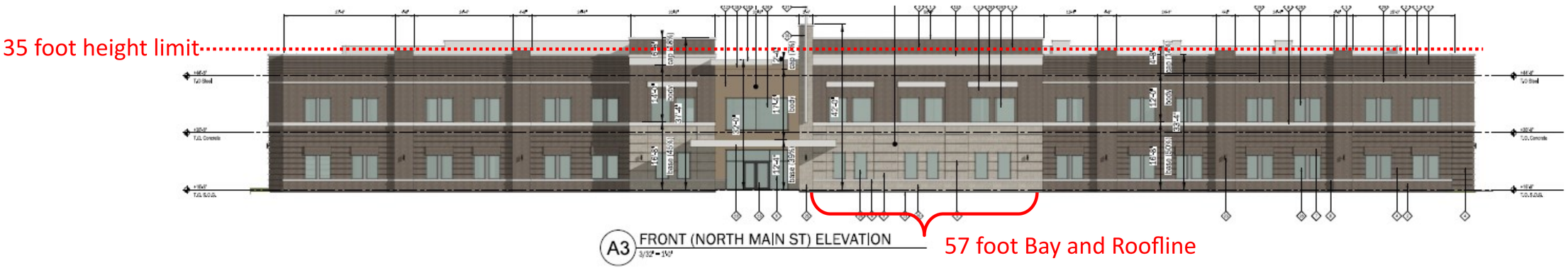
1. Payment of the fee-in-lieu of burying existing overhead power across the property frontage shall be required.

Development Plan 19-DP-10

1. 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 the Department of Planning & Zoning.
2. This project shall meet Town's NPDES Phase II Post Construction Stormwater ordinance.
3. The following must be addressed prior to or with 1st construction drawing submittal:
    a. Thoroughfares, collectors and boulevards will require a calculated pavement design and approval from Town and NCDOT.
    b. Documentation in the form of a recorded plat will be required for all right-of-way dedication provided with this project.
    c. All items listed on the Stormwater Submittal Checklist, Form #16003.
4. The following must be addressed prior to construction drawing approval and/or issuance of a land disturbance permit::
    a. Street Tree locations shall be shown with approved lighting fixture locations and shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
    b. Payment of the fee-in-lieu of burying existing overhead power across the property frontage.
    c. Approval of Stormwater Management Plan.
    d. Payment of the Stormwater Fee-in-Lieu.
    e. All environmental permits must be obtained for the entire project.
    f. 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 BMP is required at the end of the performance monitoring period for the project.
5. Should the Town Council approve this development plan and special exception use permit, the following will become a condition of approval:
    a. This project is responsible for the design and construction of the traffic signal, crosswalk and pedestrian signal (RRFB) located at the intersection of Rosewood Centre Drive/Osterville Drive/N. Main Street in accordance with Town and NCDOT design and construction standards. The Town will contribute $100,000 toward the estimate traffic signal design and installation costs for mast arm construction. The signal and crosswalk shall be completed and operational in coordination with the school opening.

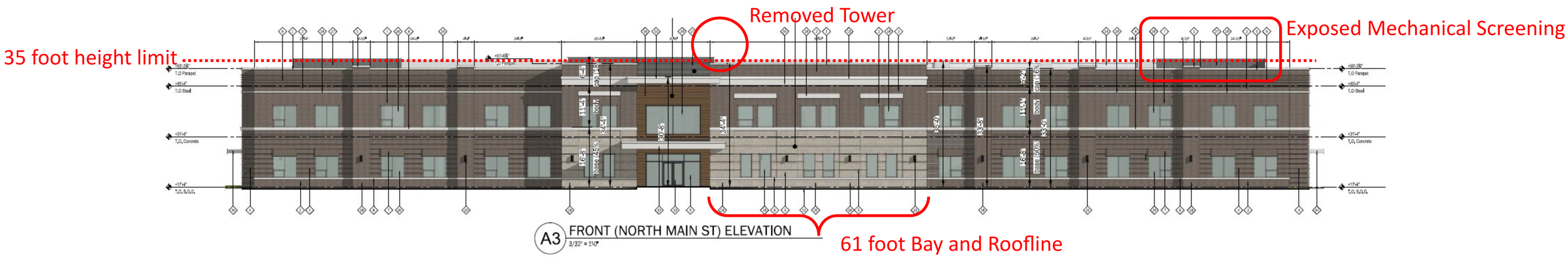
Original Proposed Elevations - N. Main Street

Height Variance to 42 feet; Building Bays increased from 30 feet to 57 feet, and Rooflines increased from 50 feet to 57 feet



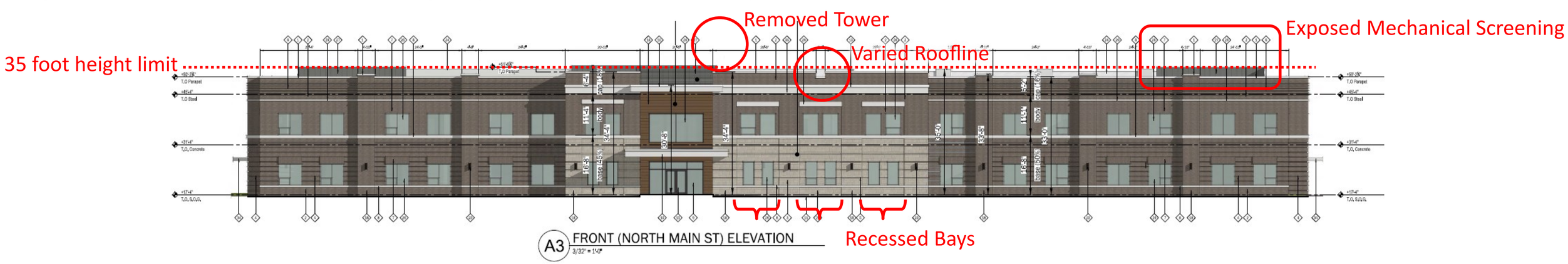
Draft Revised Elevations - N. Main Street

Height Variance eliminated; Building Bays increased from 30 feet to 61 feet, and Rooflines increased from 50 feet to 61 feet



Final Revised Elevations - N. Main Street

Height Variance eliminated; Building Bays and Roofline in compliance with minimum standards, no waivers needed



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Public Hearings
Title: Fiscal Year 2020-2021 Budget Public Hearing
Strategic Priority Area: Economic Prosperity & Diversity
Engaged, Healthy, & Active Community
Organizational Excellence
Responsible & Balanced Growth
Safe & Friendly
Staff Resource: Randy Harrington, Town Manager, Patty Dressen, Finance, Corey Petersohn, Finance

Action(s):
Receive input from the public on the Fiscal Year 2020-2021 Operating and Community Investment Plan Budget.

Explanation:

- The budget public hearing on the recommended Fiscal Year 2020-2021 budget provides an opportunity for the community to share feedback on the budget.
- The budget totals $68,270,969 and includes the following key recommendations:

1. A property tax rate of 42.16 cents per $100 valuation (the revenue neutral level)
2. Redesign of the Stormwater Program to address fee inequities and better respond to aging infrastructure repair needs. Increase of the residential Stormwater fee to $5.20 per month and $5.20 x Equivalent Residential Unit (ERU) for non-residential impervious area.
3. Fee increase of 49 cents/month for refuse and recycling due to private vendor pass through contract cost increases and a 50 cent/month increase for new yard waste collection equipment.
4. Water and sewer rates include a 3.6% increase to cover new purchased water cost increases from Harnett County and a portion of inflationary costs to provide the service.

- The recommended budget also includes a number of safeguards in the event of further economic impact associated from COVID-19.

Background:

- The Town Manager presented the recommended budget to the Mayor and Council on May 26, 2020.
- North Carolina General Statutes require that the Town Council adopt a new, annual fiscal year budget by July 1.
- Next steps include a Budget Workshop on June 4 at 6 p.m. at the Law Enforcement Center. Budget adoption is scheduled for the June 16 Council meeting at 7 p.m. at Town Hall.

Funding Source(s):

N/A

Attachment(s):

1. Affidavit of Publication - Public Hearing Notice

NANDO MEDIA COMPANY
consult. strategize. deliver.

Powered by McClatchy
The News & Observer
421 Fayetteville Street, Suite 104
Raleigh, NC 27601

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Cols	Lines
102945	0004647319	FY 2020-2021 Budget		1	39

Attention:

TOWN OF HOLLY SPRINGS
PO BOX 8
HOLLY SPRINGS, NC 27540

PUBLIC HEARING NOTICE
Proposed FY 2020-2021 Budget
The proposed Fiscal Year 2020-2021 municipal budget for the Town of Holly Springs has been presented to the Holly Springs Town Council and is available for public inspection from 8 a.m. to 5 p.m. weekdays in the Town Clerk's Office of Holly Springs Town Hall, 128 S. Main St. The proposed budget also is available on the town's website: www.hollyspringsnc.us. The proposed budget version may not reflect all ongoing changes that are made to the document until it is finally adopted.

There will be a public hearing on the budget proposal at 7 p.m. Tuesday, June 2, 2020 in the Council Chambers of Holly Springs Town Hall, and virtually, via Zoom at:

https://hollysprings.zoom.us/j/96682636740?pwd=TXhGWSt1ZnkzM3pFMjdTTjFHVkpOZz09

Or by Telephone at:
1-301-715-8592
Webinar ID: 966 8263 6740

Residents may make written comments by submitting statements to the Town Council; in care of Town Clerk Linda McKinney; P.O. Box 8; Holly Springs, NC 27540; or by email at linda.mckinney@hollyspringsnc.us.

Linda C. McKinney
Town Clerk

N&O: May 22, 2020

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Before the undersigned, a Notary Public of Johnston County, North Carolina, duly commissioned and authorized to administer oaths, affirmations, etc., personally appeared BETSY WOMBLE, who being duly sworn or affirmed, according to law, doth depose and say that he or she is Accounts Receivable Specialist of the News & Observer Publishing Company, a corporation organized and doing business under the Laws of the State of North Carolina, and publishing a newspaper known as The News & Observer, Wake County and State aforesaid, the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina, and that as such he or she makes this affidavit; and is familiar with the books, files and business of said corporation and by reference to the files of said publication the attached advertisement

1 Insertion(s)

Published On:
May 22, 2020

Betsy Womble

BETSY WOMBLE, Accounts Receivable Specialist

Wendy Dawson

Electronic Notary Public
State of North Carolina
Sworn to and subscribed before me this
22nd day of May, 2020

My Commission Expires: 7/10/2023

WENDY DAWSON
Notary Public
North Carolina
Johnston County

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Public Hearings
Title: Public Hearing on Pine Springs Academy Bond Issuance
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: John Schifano, Town Attorney

Action(s):
• Hold Public Hearing.
• Approve Resolution approving in principle the issuance of bonds by Pine Springs Academy.

Explanation:
• Pine Springs Academy desires to issue bonds not to exceed $50,000,000 of Public Finance Authority Educational Facilities Revenue Bonds, series 2020.
• The charter school is a non-profit 501(c)(3) and is located in Holly Springs. As such, under IRS regulations, they must hold a public hearing and gain approval of their bonds by a governmental agency.
• Bond Counsel for Pine Springs is requesting Council approve the Resolution approving in principle the issuance of said bonds.
• This creates no financial obligation on the Town.

Background:
• Pine Springs Academy is a publicly funded charter school, currently located at 220 Rosewood Drive, Holly Springs. In the previous agenda item, the Town Council considered a special exception use for the expansion of the campus, which if not approved, would likely negate this agenda item.
• A newspaper advertisement inviting public comment was issued at the expense of the school, pursuant to legal requirements. A copy of that notice is attached.
• 26 U.S. Code §147(f) states in relevant part that a private activity bond must be approved by "each governmental unit having jurisdiction over the area in which any facility, with respect to which financing is to be provided from the net proceeds of such issue, is located (except that if more than 1 governmental unit within a State has jurisdiction over the entire area within such State in which such facility is located, only 1 such unit need approve such issue)."

Funding Source(s):
N/A

Attachment(s):
1. Pine Springs Prep - TEFRA Hearing Materials (Holly Springs) (June 2 2020)
2. Affidavit of Publication of TEFRA Notice in NO on May 26 20202

EXTRACTS FROM MINUTES OF THE TOWN COUNCIL

A regular meeting of the Town Council of the Town of Holly Springs, North Carolina (the "Council") was held at 7:00 p.m. on June 2, 2020, after proper notice, and was called to order by the Presiding Officer. The meeting was held both in person and remotely.

Present:_____
_____
_____

Absent: _____
_____
_____

* * * * *

At __:__ p.m., the Presiding Officer announced that the Council would proceed to hold a public hearing and would hear anyone who wished to be heard on the proposed issuance by the Public Finance Authority, a public authority existing under the laws of the State of Wisconsin (the "Authority"), of its Education Revenue Bonds (Pine Springs Preparatory Academy) Series 2020 (the "Bonds"), in an aggregate principal amount not to exceed $50,000,000, the proceeds of which will be loaned to Pine Springs Foundation, LLC (the "Borrower"), a North Carolina limited liability company, of which Triangle Education Organization, Inc. d/b/a Pine Springs Preparatory Academy (the "Lessee"), a North Carolina nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), is the sole member, for the purpose of: (a) financing and refinancing the acquisition, construction, renovation, improvement, and equipping of certain land and charter educational facilities of the Lessee and the Borrower to be leased to the Lessee for use as a charter school known as Pine Springs Preparatory Academy (the "School") including, but not limited to: (i) the acquisition of land and an existing building located at 220 Rosewood Centre Drive, Holly Springs, North Carolina 27540; (ii) the acquisition of approximately 23 acres of land located at 1729 N. Main Street, Holly Springs, North Carolina 27540, upon which a new building will be constructed to be used as additional educational facilities for the School; and (iii) the funding of a traffic signal and related road improvements near the School (collectively, the "Project"); (b) funding capitalized interest on the Bonds, if any; (c) funding a debt service reserve fund for the Bonds; and (d) paying all or a portion of the costs of issuance of the Bonds.

The Project is located at 220 Rosewood Centre Drive, Holly Springs, North Carolina 27540 and 1729 N. Main Street, Holly Springs, North Carolina 27540. The Project will be owned by the Borrower and leased to and operated by the Lessee.

On May 26, 2020, a notice of public hearing was published in *The News & Observer*, a copy of the affidavit of publication being attached, setting forth a general, functional description of the type and use of the Project to be financed or refinanced, the maximum principal amount of the Bonds, the initial owner and operator of the Project and the location of the Project, among other things.

The names, address and testimony of the persons who offered comments on the proposed issuance of the Bonds or who responded in writing to the notice of public hearing are as follows:

The Presiding Officer of the Council inquired whether there were any other persons who wished to

speak at the public hearing. The Presiding Officer of the Council determined that there were no other persons who wished to speak at the public hearing.

After the Council had heard all persons who had requested to be heard, Councilperson _____ moved that the public hearing be closed. The motion was seconded by Councilperson _____ and was unanimously adopted.

Councilperson _____ introduced the following resolution, a copy of which had been distributed to each Councilperson and the title of which appeared on the agenda:

RESOLUTION OF THE TOWN COUNCIL OF HOLLY SPRINGS, NORTH CAROLINA, APPROVING THE ISSUANCE BY THE PUBLIC FINANCE AUTHORITY OF ITS EDUCATION REVENUE BONDS (PINE SPRINGS PREPARATORY ACADEMY) SERIES 2020 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $50,000,000

WHEREAS, Triangle Education Organization, Inc. d/b/a Pine Springs Preparatory Academy (the "Lessee"), a North Carolina nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and the sole member of Pine Springs Foundation, LLC (the "Borrower"), a North Carolina limited liability company, has requested that the Public Finance Authority, a public authority existing under the laws of the State of Wisconsin (the "Authority"), issue its Education Revenue Bonds (Pine Springs Preparatory Academy) Series 2020, in one or more series (the "Bonds"), in an aggregate principal amount not to exceed $50,000,000 and loan the proceeds thereof to Borrower, for the following purposes: (a) financing and refinancing the acquisition, construction, renovation, improvement, and equipping of certain land and charter educational facilities of the Lessee and the Borrower to be leased to the Lessee for use as a charter school known as Pine Springs Preparatory Academy (the "School") including, but not limited to: (i) the acquisition of land and an existing building located at 220 Rosewood Centre Drive, Holly Springs, North Carolina 27540; (ii) the acquisition of approximately 23 acres of land located at 1729 N. Main Street, Holly Springs, North Carolina 27540, upon which a new building will be constructed to be used as additional educational facilities for the School; and (iii) the funding of a traffic signal and related road improvements near the School (collectively, the "Project"); (b) funding capitalized interest on the Bonds, if any; (c) funding a debt service reserve fund for the Bonds; and (d) paying all or a portion of the costs of issuance of the Bonds;

WHEREAS, the proceeds of the Bonds will be used by the Borrower to acquire, construct, improve and equip the Project, which will then be leased by the Borrower to and operated by the Lessee;

WHEREAS, pursuant to Section 147(f) of the Code, prior to their issuance, the Bonds are required to be approved by the "applicable elected representative" of a governmental unit having jurisdiction over the area in which the Project is located, after a public hearing held following reasonable public notice;

WHEREAS, pursuant to Section 66.0304(11)(a) of the Wisconsin Statutes, prior to their issuance, bonds issued by the Authority must be approved by the governing body or highest ranking executive or administrator of the political jurisdiction within whose boundaries the project is located;

WHEREAS, the Town Council (the "Council") of Holly Springs, North Carolina (the "Town") is the "applicable elected representative" of the Town under the Code for the Project located within the Town;

WHEREAS, the Borrower has requested that the Council approve the Authority's issuance of the Bonds and the financing and refinancing of the Project located within the Town in order to satisfy the requirements of Section 147(f) of the Code;

WHEREAS, the Borrower has requested that the Council approve the financing and refinancing of the Project and the issuance of the Bonds in order to satisfy the requirements of Section 4 of the Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the "Joint Exercise Agreement"), and Section 66.0304(11)(a) of the Wisconsin Statutes, all of which govern the Authority;

WHEREAS, the Council, following notice duly given in the form attached hereto as Exhibit A (the "TEFRA Notice"), held a public hearing today regarding the Authority's issuance of the Bonds and the financing and refinancing of the Project and now desires to approve the Authority's issuance of the Bonds and the financing and refinancing of the Project in accordance with the Code; and

WHEREAS, the Bonds shall not be deemed to constitute a debt of the Town or a pledge of the faith and credit of the Town, but shall be special limited obligations of the Authority, and shall contain on the face thereof a statement to the effect that neither the faith and credit nor the taxing power of the Town is pledged to the payment of the principal of or interest on the Bonds;

WHEREAS, the Council has determined that approval of the issuance of the Bonds is solely to satisfy the requirements of Section 147(f) of the Code and the Authority's organizational documents and shall in no event constitute an endorsement of the Bonds or the Project or the creditworthiness of the Borrower or the Lessee, nor shall such approval in any event be construed to obligate the Town for the payment of the principal of or premium or interest on the Bonds or for the performance of any pledge, mortgage or obligation or agreement of any kind whatsoever which may be undertaken by the Authority, or to constitute the Bonds or any of the agreements or obligations of the Authority an indebtedness of the Town, within the meaning of any constitutional or statutory provision whatsoever;

NOW THEREFORE, BE IT RESOLVED by the Council as follows:

Section 1. Pursuant to and in accordance with the requirements of Section 147(f) of the Code and Section 66.0304(11)(a) of the Wisconsin Statutes and Section 4 of the Joint Exercise Agreement, the Council hereby approves (a) the Authority's issuance of the Bonds in an aggregate principal amount not to exceed $50,000,000 and (b) the financing and refinancing of the Project located in the Town.

Section 2. The Town has no responsibility for the payment of the principal of or interest on the Bonds or for any costs incurred by the Borrower or the Lessee with respect to the Bonds or the Project.

Section 3. This resolution is effective immediately on its passage.

On motion of Councilperson _____, seconded by Councilperson _____, the foregoing resolution entitled "**RESOLUTION OF THE TOWN COUNCIL OF HOLLY SPRINGS, NORTH CAROLINA, APPROVING THE ISSUANCE BY THE PUBLIC FINANCE AUTHORITY OF ITS EDUCATION REVENUE BONDS (PINE SPRINGS PREPARATORY ACADEMY) SERIES 2020 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $50,000,000**" was duly adopted by the following vote:

AYES:

NAYS:

STATE OF NORTH CAROLINA)
) ss:
COUNTY OF WAKE)

I, Linda McKinney, Clerk to the Town Council of Holly Springs, North Carolina, **DO HEREBY CERTIFY** that the foregoing is a true copy of so much of the proceedings of the Town Council of Holly Springs, North Carolina at a regular meeting held on June 2, 2020, as it relates to the adoption of a resolution entitled "**RESOLUTION OF THE TOWN COUNCIL OF HOLLY SPRINGS, NORTH CAROLINA, APPROVING THE ISSUANCE BY THE PUBLIC FINANCE AUTHORITY OF ITS EDUCATION REVENUE BONDS (PINE SPRINGS PREPARATORY ACADEMY) SERIES 2020 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $50,000,000**" and the holding of a public hearing related thereto, and that such proceedings will be recorded in the minutes of the Town Council of Holly Springs, North Carolina.

WITNESS my hand and the seal of the Town of Holly Springs, North Carolina, on this ___ day of _____, 2020.

_____
Linda McKinney
Clerk to the Town Council of
Holly Springs, North Carolina

(SEAL)

EXHIBIT A - FORM OF TEFRA NOTICE

NOTICE OF PUBLIC HEARING
FOR THE TOWN COUNCIL
OF HOLLY SPRINGS, NORTH CAROLINA
WITH RESPECT TO EDUCATION REVENUE BONDS
(PINE SPRINGS PREPARATORY ACADEMY) SERIES 2020
TO BE ISSUED BY THE PUBLIC FINANCE AUTHORITY
IN AN AMOUNT NOT TO EXCEED
$50,000,000

Notice is hereby given that on June 2, 2020, a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), will be held by the Town Council of Holly Springs, North Carolina (the "Council") with respect to the proposed issuance by the Public Finance Authority (the "Authority"), a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended, of its Education Revenue Bonds (Pine Springs Preparatory Academy) Series 2020, in one or more series (the "Bonds"), in an amount not to exceed $50,000,000. The hearing will commence at 7:00 p.m., or as soon thereafter as the matter can be heard. The meeting will be held at the Holly Springs Town Hall, Council Chambers, 128 S. Main Street, Holly Springs, North Carolina 27540, and can be attended in person or remotely. Further information about accessing the remote meeting can be found below.

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, by the Authority, and the proceeds from the sale of the Bonds will be loaned to Pine Springs Foundation, LLC (the "Borrower"), a North Carolina limited liability company and the sole member of Triangle Education Organization, Inc. d/b/a Pine Springs Preparatory Academy (the "Lessee"), a North Carolina nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the "Code"), and used for the following purposes: (a) financing and refinancing the acquisition, construction, renovation, improvement, and equipping of certain land and charter educational facilities of the Lessee and the Borrower to be leased to the Lessee for use as a charter school known as Pine Springs Preparatory Academy (the "School") including, but not limited to: (i) the acquisition of land and an existing building located at 220 Rosewood Centre Drive, Holly Springs, North Carolina 27540; (ii) the acquisition of approximately 23 acres of land located at 1729 N. Main Street, Holly Springs, North Carolina 27540, upon which a new building will be constructed to be used as additional educational facilities for the School; and (iii) the funding of a traffic signal and related road improvements near the School (collectively, the "Project"); (b) funding a debt service reserve fund for the Bonds; (c) paying capitalized interest on the Bonds, if any; and (d) paying all or a portion of the costs of issuance of the Bonds.

The Project is located at 220 Rosewood Centre Drive, Holly Springs, North Carolina 27540 and 1729 N. Main Street, Holly Springs, North Carolina 27540. The Project will be owned by the Borrower and leased to and operated by the Lessee.

The Bonds will be special limited obligations of the Authority payable solely from the loan repayments to be made by the Borrower to the Authority and certain funds and accounts established by the bond indenture for the Bonds. The Town will have no liability or financial obligation whatsoever for the repayment of the Bonds, and all obligations with respect to the Project and the Bonds are those of the Borrower and the Lessee.

The public hearing will provide an opportunity for all interested persons to express their views, both orally and in writing, on the proposed issuance of the Bonds and the financing and refinancing of the Project. Any person interested in the issuance of the Bonds may appear and be heard or submit written

comments. Any person wishing to submit written comments regarding the proposed issuance of the Bonds, the financing and refinancing of the Project or any matter related thereto should do so within 5 days after the date of publication of this notice by mailing written comments to the Town Council, c/o the Clerk of the Town Council of Holly Springs, North Carolina, Holly Springs, P.O. Box 8, Holly Springs, North Carolina 27540. This notice is given pursuant to the provisions of Section 147 of the Internal Revenue Code of 1986, as amended. Additional information concerning the Project may be obtained from Pine Springs Preparatory Academy, 220 Rosewood Centre Drive, Holly Springs, North Carolina 27540, ATT: Kristen Stocking, kpstocking@pinespringsprep.org, (617) 480-9286.

Members of the public may join the meeting through Zoom from their computer or smart phone. The link for the June 2, 2020 meeting will be available prior to the meeting at www.hollyspringsnc.us under Government – Mayor and Town Council – Council Meetings. Members of the public may also join the meeting through audio only via telephone: call telephone number: 1-301-715-8592; when prompted, enter webinar ID: 966-8263-6740. Long distance charges may apply. Attendance by Zoom or audio will be in listen only mode.

Public comments may be made either in person at the meeting or by submitting your comments in writing to the clerk, either by email to linda.mckinney@hollyspringsnc.us or by depositing your written comment in an envelope marked "Public Comment" in the pay drop box in the parking lot next to Town Hall. Comments should be submitted by 5 p.m. on Monday, June 1, 2020.

The Town Council does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Town Council's functions, including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting and/or needing this information in an alternative format because of a disability as provided for in the Americans with Disabilities Act should contact the Clerk to the Town Council by phone at (919) 557-3900, by fax at (919) 552-0654, or by e-mail at linda.mckinney@hollyspringsnc.us.

/s/ Linda McKinney
Clerk to the Town Council of
Holly Springs, North Carolina

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Attention:

MCGUIRE WOODS LLP
501 FAYETTEVILLE STREET
SUITE 500
RALEIGH, NC 27601

NOTICE OF PUBLIC HEARING
FOR THE TOWN COUNCIL
OF HOLLY SPRINGS, NORTH CAROLINA
WITH RESPECT TO EDUCATION REVENUE BONDS
(PINE SPRINGS PREPARATORY ACADEMY) SERIES 2020
TO BE ISSUED BY THE PUBLIC FINANCE AUTHORITY
IN AN AMOUNT NOT TO EXCEED
$50,000,000

Notice is hereby given that on June 2, 2020, a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), will be held by the Town Council of Holly Springs, North Carolina (the "Council") with respect to the proposed issuance by the Public Finance Authority (the "Authority"), a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended, of its Education Revenue Bonds (Pine Springs Preparatory Academy) Series 2020, in one or more series (the "Bonds"), in an amount not to exceed $50,000,000. The hearing will commence at 7:00 p.m., or as soon thereafter as the matter can be heard. The meeting will be held at the Holly Springs Town Hall, Council Chambers, 128 S. Main Street, Holly Springs, North Carolina 27540, and can be attended in person or remotely. Further information about accessing the remote meeting can be found below.

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/s/ Linda McKinney
Clerk to the Town Council of
Holly Springs, North Carolina

N&O: May 26, 2020

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Before the undersigned, a Notary Public of Johnston County, North Carolina, duly commissioned and authorized to administer oaths, affirmations, etc., personally appeared PAM OLENICZAK, who being duly sworn or affirmed, according to law, doth depose and say that he or she is Accounts Receivable Specialist of the News & Observer Publishing Company, a corporation organized and doing business under the Laws of the State of North Carolina, and publishing a newspaper known as The News & Observer, Wake County and State aforesaid, the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina, and that as such he or she makes this affidavit; and is familiar with the books, files and business of said corporation and by reference to the files of said publication the attached advertisement

1 Insertion(s)

Published On:
May 26, 2020

PAM OLENICZAK, Accounts Receivable Specialist

Electronic Notary Public
State of North Carolina
Sworn to and subscribed before me this
26th day of May, 2020

My Commission Expires: 7/10/2023

WENDY DAWSON
Notary Public
North Carolina
Johnston County

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Public Hearings
Title: 20-DP-01 / 20-SEU-03 / 20-VARTC-02 / 20-WAV-08: Duncan's Ridge Well #5
Strategic Priority Area: Responsible & Balanced Growth
Staff Resource: Sean Ryan, Planning & Zoning, Rachel Jones, Engineering

Action(s):

1. Conduct Quasi-Judicial Public Hearing to consider: Special Exception Use (SEU) to allow for a Non-municipal Water Treatment Plant in the R-30 Residential District, and Variance of Development Standards to allow for a variance of the asphalt, concrete, or other hard surface material requirement for all required off-street parking areas and any driveway, interior access driveway or interior access drive to and from such off street parking.
2. Adopt Resolution #20-10 to make and accept the Findings of Fact for consideration of and to approve SEU and Variance.
3. Determine appropriateness of a Waiver to the architectural requirements and to approve/deny/defer Development Plan for Duncan's Ridge Well #5 with the conditions stated in the attachment.

Explanation:

- A Special Use Permit is a Permitted Use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting an SEU must be able to demonstrate that all required Findings of Fact are being met. The Town Council, through the public hearing and sworn testimony, must be able to make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a Fact cannot be met or adhered to, then the Special Exception should be denied.
- Any Development Plan that is submitted along with an SEU is required to be reviewed by the Planning Board for recommendation to the Town Council and then ultimately acted upon by the Town Council after determination if the proposed SEU of the land is approved by resolution.
- The applicant has requested an SEU for a non-municipal water treatment plant for the Duncan's Ridge neighborhood.
- The property currently contains a private well house and the proposed SEU would expand the use of the property by adding additional structures.
- The associated Development Plan with the SEU contains a new 168 square foot filter building, backwash tank, and one parking space.
- A Variance has been requested to allow for a variance of the asphalt, concrete, or other hard surface material requirement for all required off-street parking areas and any driveway, interior access driveway or interior access drive to and from such off street parking.
- A waiver has been requested to allow alternate compliance with the architectural design requirements.

Planning Board Recommendation:
The Planning Board discussed the following issues and concerns on April 28, 2020:

- The maximum capacity of the well system and if there is potential for future expansion.
- If the Town has water service available to the area.
- How many trees are being removed.
- The storage of phosphate and chlorine and potential hazards to adjoining residents.

Planning Board Recommendation:
The Planning Board recommended approval (9-0-0)

Motions and Recommended Conditions: See Attachment

Background:

- A waiver of voluntary annexation was approved by the Town Manager on February 25, 2020 as authorized in the Development Procedures Manual Section 1, since this parcel is at the back end of the neighborhood, is not adjacent or close to the Town's Corporate Limits, access is via an NCDOT neighborhood road, and public utilities are not within a reasonable distance to this parcel for connection.
- Duncan's Ridge Subdivision Phase 4 was approved November 6, 2007 without annexation being required.
- Parcel was zoned R-30 on January 17, 2006 when the Extra Territorial Jurisdiction (ETJ) was extended to the property.

Funding Source(s):
N/A

Attachment(s):
1. 20DP01 DuncansRidgeWell5 PB Staff Report
2. 20DP01 Duncans Ridge Well Proposed Motions and Conditions
3. 20DP01 DuncansRidgeWell5 Petition and Plans
4. Resolution 20-10 20DP01 DuncansRidgeWell5

Town of Holly Springs
Staff Report to the Planning Board

REQUEST FOR SPECIAL EXCEPTION USE AND DEVELOPMENT PLAN
Duncan's Ridge Well 5
20-SEU-03 / 20-DP-01

APPICANT(S):
Marco Menendez
KCI Associates of NC
4505 Falls of Neuse Rd., Ste 400
Raleigh, North Carolina 27609

DEVELOPER(S):
Michael A. Melton
Aqua North Carolina, Inc
202 Mackenan Dr.
Cary, NC 27511

OWNER(S):
Michael A. Melton
Aqua North Carolina, Inc
202 Mackenan Dr.
Cary, NC 27511

LOCATION:

[ ] Within Corporate Limits of Holly Springs [**X**] Within Holly Springs ETJ [ ] Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board:	April 28, 2020
Town Council Public Hearing & Action:	May 19, 2020

STAFF CONTACTS: Sean Ryan, Planner II
Rachel Jones, Development Review Engineer

ATTACHMENTS: Site Plans, Petitioner's Response to the Special Exception Use Petition Findings of Fact, Waiver Petition and Response to Waiver Findings of Fact.

PARCEL INFORMATION			
OWNER	**PARCEL #**	**ZONING**	**AREA**
Aqua North Carolina INC	0647123876	R-30 Residential	±1.29 ac.
		TOTAL	±1.29 ac.

ADJACENT PROPERTY SITE DATA		
	ZONING	**EXISTING LAND USE**
Subject Property	R-30 Residential	Non-municipal Utility / Community Well
North	R-30 Residential	Single Family Residential (Duncan's Ridge Subdivision - ETJ)
South	R-30 Residential	Vacant
East	R-30 Residential	Single Family Residential (Ballenridge Subdivision - ETJ)
West	R-30 Residential	Single Family Residential (Duncan's Ridge Subdivision - ETJ)

PROPERTY HISTORY

Rezoning History
Project Number: Ordinance 06-01
Original Zoning: Wake County
Proposed Zoning: R-30
Description: ETJ Expansion
Approved by Town Council on: 01/17/2006

Waiver History
Project Number: 20-WAV-08
Description: Waiver of Annexation
Approved by Town Manager on: 02/25/2020

Subdivision History
Project Number: 07-MAS-02
Description: Duncan's Ridge Phase 4
Approved by Town Council on: 11/06/2007

SPECIAL EXCEPTION USE

Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 2.01 R-30 Residential District to allow for a Non-municipal Water Treatment Plant in the R-30 Residential District at the property located at 6237 Lauraca Ln., Wake County PIN 0647123876.

Special Exception Use Findings of Fact:
A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
b. The proposed use will not injure or adversely affect the adjacent area;
c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;

g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
j. 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.

WAIVER REQUESTS

1. 20-WAV-08: Request to allow for a Waiver of Regulations of UDO Section 3.08, A., 1., C. Primary Façade Building Materials, and Building Massing and Façade Treatment, to allow alternate compliance with the architectural design requirements in association with Development Plan Petition #20-DP-01 for Duncan's Ridge Well 5.

UDO Requirements:
Section 3.08, A., 1., C. Primary Façade Building Materials, and Building Massing and Façade Treatment

The façade, as determined in Section 3.08, A., 1., b., above, of all new buildings or building additions shall be constructed using the following building design and appearance requirements on each applicable façade:

(1) Building Materials
- (a) Primary Building Material (required) – The primary building material (excluding: windows; display windows; doors; roofing; fascia or soffit materials) constituting a minimum of sixty (60) percent of the façade shall be either:
  - (i) brick;
  - (ii) stone (e.g. natural/cultured, limestone, marble, or granite);
  - (iii) split-face block; or,
  - (iv) architectural concrete, if the surface is designed to simulate brick or stone.

(2) *Building* Massing and Façade Treatment.
- (a) Base, Body, and Cap.
  - (i) The composition of the building shall include a clearly recognizable base, body, and cap along the entire length of the façade.
  - (ii) A recognizable base shall consist of a minimum of nine (9) percent of the vertical height of the building wall and shall be constructed of a masonry material.
  - (iii) A recognizable cap shall consist of a minimum of seven (7) percent of the vertical height of the building wall and shall be designed with multiple 3-dimensional decorative layers.
- (b) Variation in Massing.
  - (i) Building walls shall consist of a building bay or structural building system that is a maximum of thirty (30) feet in width. Bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, no less than twelve (12) inches in width and four (4) inches in depth or an equivalent element that subdivides the wall into human scale proportions.
- (c) Animating Features.

(i) Building walls shall be subdivided and proportioned using a variety of features such as windows, entrances, arcades, arbors, awnings, trellises, friezes or alternate architectural detail that defines human scale, along no less than sixty (60) percent of the lineal length of the façade.

(ii) Windows and glass doors shall be provided on a minimum of two (2) building facades based on highest levels of pedestrian traffic and vehicular visibility as follows:

3. Ground level (first ten (10) feet measured vertically at street level) of office and institutional uses: twenty (20) percent minimum surface area.
4. Upper levels of all uses: fifteen (15) percent minimum surface area.

(d) Human Scale Design Elements.

Façades shall incorporate a minimum of two (2) continuous or repeating details refined to the scale of twelve (12) inches or less within the first fifteen (15) feet of the building facade, measured vertically from grade (e.g. quoins, change in brick pattern/belt course, decorative light fixtures, trim or molding, medallions, or sign frieze).

(g) Roof Treatment.

(i) Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a continuous plane for more than fifty (50) feet.

Alternate Compliance Findings of Fact:

1. The proposed development represents the use of (*building material*s, *building* massing and façade treatment, *building* orientation, *signs*, landscaping, lighting or *open space*) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the *use* or value of area properties;
3. The proposed development is consistent with the intent of the *Comprehensive Plan*; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

TOWN COUNCIL VARIANCE REQUESTS–
NOT FOR PLANNING BOARD DISCUSSION OR CONSIDERATION

1. 20-VARTC-02: Request to allow a Variance of Development Standards of UDO Section 7.04 D., 2. Surface of Parking Areas, to allow for a variance of the asphalt, concrete, or other hard surface material requirement for all required off-street parking areas and any driveway, interior access driveway or interior access drive to and from such off street parking in association with Development Plan Petition #20-DP-01 for Duncan's Ridge Well 5.

UDO Requirements:
UDO Section 7.04 D., 2. Surface of Parking Areas

a. All required off-street parking areas and any driveway, interior access driveway or interior access drive to and from such off street parking areas shall be hard surfaced with asphalt, concrete or other material to provide a durable, dust free surface, provided, however, a temporary or seasonal use permitted by the general use district in which such temporary or seasonal use is located may use an unimproved or gravel surface for the duration of the temporary or seasonal use. If a temporary gravel surface is provided, such gravel shall be removed and the off street parking area shall be returned to its prior condition immediately upon cessation of the temporary or seasonal use. Curb and gutter shall be required on all off-street parking areas as specified in Section 3.02, G. of the Town of Holly Springs Engineering Design & Construction Standards.

Variance Findings of Fact:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

STAFF ANALYSIS

PROJECT OVERVIEW

Part 1: Special Exception

A Special Exception Use is a Permitted Use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting a Special Exception Use must be able to demonstrate that all required Findings of Fact are being met. The Town Council, through the public hearing and sworn testimony, must be able to make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a Fact cannot be met or adhered to, then the Special Exception should be denied.

The applicant has requested a Special Exception Use for a non-municipal water treatment plant for the Duncan's Ridge neighborhood. The property currently contains a private well house and the proposed Special Exception Use would expand the use of the property by adding additional structures.

Part 2: Development Plan

Any Development Plan that is submitted along with a Special Exception Use is required to be reviewed by the Planning Board for recommendation to the Town Council and then ultimately acted upon by the Town Council after determination if the proposed Special Exception Use of the land is approved.

The associated Development Plan with the Special Exception Use contains a new 168 square foot filter building, backwash tank, and one parking space. The applicant is requesting a waiver of the Town's non-residential architectural standards as well as a variance for hard surface parking areas.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character

The Future Land Use map has this property designated as Residential Neighborhood. A Residential Neighborhood area includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units. Pedestrian-scale blocks and a grid street network support a well-connected, cohesive community. New Residential Neighborhood areas should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space in a Residential Neighborhood area

should connect to existing or future neighborhoods nearby. Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Infrastructure and Utilities
The Town of Holly Springs' rapid growth provides for challenges with respect to funding, environmental permitting, and installation of infrastructure utilities – water, wastewater, reclaimed water, stormwater, natural gas, electric, and telecommunications – needed to support existing citizens as well as future growth. The Town must prioritize existing and future infrastructure improvements and the dollars associated with those improvements to maintain quality service to existing citizens and promote growth consistent with its growth objectives while protecting the environment. For those infrastructures that the Town does not directly control – natural gas, electric, and telecommunications – the Town must progressively lobby those utility companies to insure good infrastructure access and networks.

Infrastructure and Utilities Policies that apply to this project include:

1) Provide infrastructure to meet the needs of residents and development while protecting the environment.
7) Work with other utility purveyors to supply and upgrade modern and competitive facilities within the Town.

PART 1: SPECIAL EXCEPTION USE

Non-municipal water treatment plants require a Special Exception Use to ensure they are not being located in a way that may be detrimental to other surrounding land uses. The subject property is currently being used as a community well site and the proposed project expands the use to provide additional services to the neighborhood currently using the community well.

PART 2: DEVELOPMENT PLAN

Development Standards
Lot Area: ±1.29 acres

Minimum Building Setbacks:
Required
North Building Setback – 30'
East Building Setback – 50'
South Building Setback – 20'
West Building Setback – 20'

Provided
North Building Setback – 92'
East Building Setback – 106'
South Building Setback –118'
West Building Setback – 96'

Building Height:
Maximum Permitted: 35'
Proposed: ±11'

Gross Floor Area:
Existing Facility: 80 sq. ft.
Additional Proposed: 168 sq. ft.

In addition to the new filter building, a backwash tank has also been proposed

Parking & Loading:

Required: 1 parking space

Provided: 1 parking space **20-VARTC-02 Requested variance of the hard surfaced with asphalt, concrete or other material requirement*

Landscape Requirements:

Perimeter Yard/Bufferyard

Required

North Bufferyard– 30' C-75
East Bufferyard– 20' C-75
South Bufferyard– 20' C-75
West Bufferyard– 20' C-75

Provided - Existing trees have been preserved to meet a portion of the landscape yard requirements

North Bufferyard– 30' C-75 using existing vegetation

East Bufferyard – 20' C-75 using existing vegetation

South Bufferyard– 20' C-75 using existing vegetation

West Bufferyard– 20' C-75 using existing vegetation

Foundation

Foundation landscaping has been calculated for the foundation of the structure and will be met using existing vegetation in the adjacent bufferyards.

Tree Preservation

The property is less than 2 acres and is exempt from the tree preservation standards. Tree preservation has been provided to meet the landscape bufferyard requirements.

General Regulations

Fences: No fencing is proposed.

Architectural and Site Design Requirements

Building Materials, Colors, Textures, Architecture, Roof Treatment, and Façade Modulation:

The proposed structure resembles a residential shed with a pitched roof, fiber cement siding, and block foundation. Because it does not meet the Town's typical requirements for non-residential structures, a waiver has been requested (20-WAV-08). The following standards are typically required for non-residential structures:

(1) Building Materials

(a) Primary Building Material (required) – The primary building material (excluding: windows; display windows; doors; roofing; fascia or soffit materials) constituting a minimum of sixty (60) percent of the façade shall be either:
(i) brick;
(ii) stone (e.g. natural/cultured, limestone, marble, or granite);
(iii) split-face block; or,
(iv) architectural concrete, if the surface is designed to simulate brick or stone.

(2) *Building* Massing and Façade Treatment.

(a) Base, Body, and Cap.

(i) The composition of the building shall include a clearly recognizable base, body, and cap along the entire length of the façade.
(ii) A recognizable base shall consist of a minimum of nine (9) percent of the vertical height of the building wall and shall be constructed of a masonry material.
(iii) A recognizable cap shall consist of a minimum of seven (7) percent of the vertical height of the building wall and shall be designed with multiple 3-dimensional decorative layers.

(b) Variation in Massing.

(i) Building walls shall consist of a building bay or structural building system that is a maximum of thirty (30) feet in width. Bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, no less than twelve (12) inches in width and four (4) inches in depth or an equivalent element that subdivides the wall into human scale proportions.

(c) Animating Features.

(i) Building walls shall be subdivided and proportioned using a variety of features such as windows, entrances, arcades, arbors, awnings, trellises, friezes or alternate architectural detail that defines human scale, along no less than sixty (60) percent of the lineal length of the façade.

(ii) Windows and glass doors shall be provided on a minimum of two (2) building facades based on highest levels of pedestrian traffic and vehicular visibility as follows:
3. Ground level (first ten (10) feet measured vertically at street level) of office and institutional uses: twenty (20) percent minimum surface area.
4. Upper levels of all uses: fifteen (15) percent minimum surface area.

(d) Human Scale Design Elements.

Façades shall incorporate a minimum of two (2) continuous or repeating details refined to the scale of twelve (12) inches or less within the first fifteen (15) feet of the building facade, measured vertically from grade (e.g. quoins, change in brick pattern/belt course, decorative light fixtures, trim or molding, medallions, or sign frieze).

(g) Roof Treatment.

(i) Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a continuous plane for more than fifty (50) feet.

Lighting:

No site lighting is proposed. The structure will have a small low intensity light fixture mounted to the side.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)
Walkways or Pedestrian/Bikeway System Design:

The UDO requires a private walkway to connect primary building entries with planned or existing public sidewalks on each public street frontage. The existing street does not contain sidewalks and no planned sidewalks are identified. This project is exempt from the pedestrian connection requirements.

PARKS & RECREATION

There are no proposed greenways on the subject property.

ENGINEERING

There are no additional utility or transportation improvements required with this project.
.

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: WAIVER OF REGULATIONS OF UDO Primary Façade Building Materials, and Building Massing and Façade Treatment

Motion to recommend the Town Council approve / deny waiver 20-WAV-08, a request to allow for a Waiver of Regulations of UDO Section 3.08, A., 1., C. Primary Façade Building Materials, and Building Massing and Façade Treatment, to allow alternate compliance with the architectural design requirements in association with Development Plan Petition #20-DP-01 for Duncan's Ridge Well 5, as submitted by KCI Associates of NC, Project Number 20-DP-01, dated Revised 3/20/20.

ACTION #3: SPECIAL EXCEPTION USE & DEVELOPMENT PLAN

Motion to recommend the Town Council approve / deny Special Exception Use #20-SEU-03 to allow for a Special Exception Use as specified in Unified Development Ordinance Section 2.01 R-30 Residential District to allow for a Non-municipal Water Treatment Plant in the R-30 Residential District, and Development Plan 20-DP-01 for Duncan Ridge Well 5, at the property located at 6237 Lauraca Ln., Wake County PIN 0647123876, as submitted by KCI Associates of NC, Project Number 20-DP-01, dated Revised 3/20/20.

Special Exception Use Conditions

1. **All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-03.**
2. **Prior to construction drawing approval and/or issuance of a land disturbance permit:**
   a. **All environmental permits must be obtained for the entire project.**

Agenda Item Completeness Checklist				
	Approved for Distribution			
Staff Member	**Yes**	**No**	**Initials**	**Comments**
Sean Ryan	X		SR	
Rachel Jones	X		RDJ	
Melissa Sigmund	X		MS	

20-DP-01 / 20-SEU-03 / 20-VARTC-02 / 20-WAV-08: Duncan's Ridge Well #5

Conditions of Approval:

Motion to make and accept the Findings of Fact for consideration of and to approve Special Exception Use 20-SEU-03 to allow for a Non-municipal Water Treatment Plant in the R-30 Residential District at the property located at 6237 Lauraca Ln., Wake County PIN 0647123876

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-03.

Motion to make and accept the Findings of Fact for consideration of and to approve Variance 20-VARTC-02 to allow for a variance of the asphalt, concrete, or other hard surface material requirement for all required off-street parking areas and any driveway, interior access driveway or interior access drive to and from such off street parking in association with Development Plan Petition #20-DP-01 for Duncan's Ridge Well 5

1. This variance shall only apply to 20-DP-01 Duncan's Ridge Well 5

Motion to determine the appropriateness of the requested waiver to allow alternate compliance with primary façade requirements, and to approve / deny / defer Development Plan 20-DP-01 for Duncan Ridge Well 5, at the property located at 6237 Lauraca Ln., Wake County PIN 0647123876, as submitted by KCI Associates of NC, Project Number 20-DP-01, dated Revised 3/20/20, with the following conditions:

1. Prior to construction drawing approval and/or issuance of a land disturbance permit: All environmental permits must be obtained for the entire project.

TOWN OF HOLLY SPRINGS

DPM Appendix #A.04
Supplement #15
December 2018

DEVELOPMENT PETITION

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

Petition Type:

☐ **Master Plan**
- ☐ New Detailed ☐ New Schematic
- ☐ Major Amendment ☐ Minor Amendment*

☐ **Preliminary Plan- Major Subdivision**
- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ **Development Plan** (check all that apply)
- ☒ New ☐ Major Amendment ☐ Minor Amendment*
- ☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
- ☐ Multifamily
- ☐ Residential Development Options or Infill Development Options

☒ **Special Exception Use**
- ☒ New ☐ Family Child Care Home

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

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

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: Duncan Ridge Well #5

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: 6237 Laurace Lane

Use street address. If none, use the closest intersection

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

PIN: 0647142387 6 Real Estate ID: 005599

Project Acreage (rounded to nearest tenth): 1.3 Partial Parcel: ☒ No ☐ Yes (additional fee)

Current Zoning: R-30 Proposed Use (see UDO Primary Use List): Non-Municipal Water Treatment

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): DPM Sect. 1, 7.04, 7.05

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

Scoping Meeting Date: 01/02/2020 Concept Meeting Date: 01/02/2020

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept 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 Marco Menendez Company KCI Associates of North Carolina, P.A.

Mailing Address 4505 Falls of Neuse Road, Suite 400

City Raleigh State NC Zip 27609

Telephone # (919) 783-9214 E-Mail marco.menendez@kci.com

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

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

Design Professional if different than Applicant/Contact

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

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

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

Developer

Name Andrew Norris Company Aqua North Carolina
Mailing Address 202 Mackenan Court
City Cary State NC Zip 27511
Telephone # (919) 653-6975 E-Mail abnorris@aquaamerica.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 Sabrina Tucker Company IBI Group
Mailing Address 421 Fayetteville Street, Suite 1609
City Raleigh State NC Zip 27601
Telephone # (919) 851-4211 (x55514) E-Mail sabrina.tucker@ibigroup.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 Timothy Hess Company KCI Associates of North Carolina
Mailing Address 4505 Falls of Neuse Road, Suite 400
City Raleigh State NC Zip 27609
Telephone # (919) 783-9214 E-Mail timothy.hess@kci.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 Michael Melton Company Aqua North Carolina
Mailing Address 4163 Sinclair Street
City Denver State NC Zip 28037
Telephone # (704) 489-9404 (x57238) E-Mail mamelton@aquaamerica.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, Marco Menendez, P.E., certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: _____ Date: 1/24/20

TOWN OF HOLLY SPRINGS

SPECIAL EXCEPTION USE FINDINGS OF FACT

DPM Appendix #A.04
Supplement #15
December 2018

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

Project Information:

Project Name: Duncan Ridge Well #5

For DPZ Use only
Project # _____
Date Received:

Special Exception Use:

UDO Section No.: 2.01.A.2.b Communication/Utilities
Special Exception Use: Non-Municipal Water Treatment Plant
Specific Special Exception Use Request:
An approximate 17 ft. x 12 ft. water treatment building for the removal of iron and manganese by a filtration system, in addition to a 1500 gallon water storage tank.

Findings of Fact:

A petition for Special Exception Use 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, community moral standards, convenience or general welfare:

The proposed building and associated water tanks will provide water treatment for the existing well. The buildings will be locked. The facilities will be screened from view.

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

The proposed facility will not injure, nor adversely affect the adjacent property values. The facility is located towards the interior of the property and screened from view. Typical operation will only require periodic staff visits to the site.

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

The structure will be relatively nondescript. The treatment building is necessary to continue to provide quality potable water to the adjacent community.

(4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):

We proposed to conform to the standards for the district, with the exception of the following requested waivers: 1) Request for no annexation; 2) waiver of shrubs imediately adjacent to building face; and hard surface drive + parking

(5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in <u>Section 7.09 – Pedestrian Circulation and Vehicular Area Design</u>; and, control and access in case of fire or other emergency:

Yes, requesting a 12 ft. x 35 ft. off-street loading space onsite.

(6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

There will be adequate parking and loading area for the occasional pickup truck for operational inspection and treatment supply delivery. No trash pickup will be required. The facility will not be a nuisance to the adjacent area.

(7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

The treatment facility does not have a need for bathroom nor cooking facility since there will be no staff onsite full-time.

(8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

The proposed facility will have no impact on existing town utilities and schools. The facility should have very little impact to police and fire.

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

The facility will be buffered, screened, and landscaped to integrate the structures with the adjoining property.

(10) The type, size, and intensity of the proposed use, including 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:

The relatively compact size of the facility, the very limited number of staff at the site on a limited basis, should not adversely impact the adjacent properties and 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: 1/24/20

Signature of Owner: _____ Date: 1/24/2020

TOWN OF HOLLY SPRINGS

WAIVER/ALTERNATE COMPLIANCE PETITION

DPM Appendix #A.06
Supplement #15
December 2018

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

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☑ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

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

☐ Initial ☐ Revised ☐ Final

Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name:	DUNCAN RIDGE WELL #5	Associated Project Number:	20-DP-01

Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

ALLOWANCE OF PROPOSED BUILDING ARCHITECTURAL FEATURES.

Contact Information

Waiver/Alternate Compliance Contact

Name MARCO MENENDEZ Company KCI ASSOCIATES OF NC
Mailing Address 4505 FALLS OF NEUSE ROAD, SUITE 400
City RALEIGH State NC Zip 27609
Telephone # (919) 783-9214 E-Mail marco.menendez@kci.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

FINDINGS OF FACT

DPM Appendix #A.06
Supplement #15
December 2018

Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐ Revised ☐ Final

(1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

THE PROPOSED BUILDING WILL MATCH THE EXISTING WELL HOUSE ON THE SITE. THE BUILDING IS LOCATED IN A RELATIVELY REMOTE AREA IN THE DUNCAN RIDGE NEIGHBORHOOD. THE INTENT IS TO PROVIDE A PLAIN APPEARANCE TO THE BUILDING.

(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

THE PROPOSED BUILDING AND SITE IS COMPATIBLE TO THE IMMEDIATE AREA AND WILL NOT REDUCE THE NEARBY PROPERTY VALUES.

(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

THE PROPOSED BUILDING AND SITE IMPROVEMENTS ARE REQUIRED FOR A WATER TREATMENT SYSTEM FOR POTABLE WATER SERVING THE DUNCAN RIDGE RESIDENTS. THE COMPREHENSIVE PLAN ALLOWS FOR THE NEEDS OF EXISTING PROJECTS.

(4) **The proposed development is consistent with the intent and purpose of this UDO.**

THE UDO PROVIDES FOR THE NEEDS OF EXISTING FACILITIES.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____ Date: 4/24/2020

TOWN OF HOLLY SPRINGS

VARIANCE OF DEVELOPMENT STANDARDS PETITION

DPM Appendix #A.16
Supplement #14
April 2018

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

Variance Request (please be specific)

UDO Section No.: 7.04.D.2

Section Title: Surface of Parking Area

Specific Variance Request: To use 8" of ABC stone for driveway and parking area in lieu of asphalt or concrete surface.

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

☐ BOA ☐ Town Council

Project Information

Project Name Duncan Ridge Well #5

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 6237 Lauraca Ln.

Use street address. If none, use the closest intersection

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

PIN 0647142387 6 Real Estate ID 005599

Project Acreage 1.29 Current Zoning R-30

Scoping Meeting Date : _____ Concept Meeting Date: _____

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept 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 Marco Menendez Company KCI Associates of North Carolina
Mailing Address 4505 Falls of Neuse Rd., Suite 400
City Raleigh State NC Zip 27609
Telephone # (919) 783-9214 E-Mail marco.menendez@kci.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 Andrew Norris Company Aqua North Carolina
Mailing Address 202 Mackenan Court
City Cary State NC Zip 27511
Telephone # (919) 653-6975 E-Mail abnorris@aquaamerica.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

Property Owner

Name Andrew Norris Company Aqua North Carolina
Mailing Address 202 Mackenan Court
City Cary State NC Zip 27511
Telephone # (919) 653-6975 E-Mail abnorris@aquaamerica.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

TOWN OF HOLLY SPRINGS

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT

DPM Appendix #A.16
Supplement #14
April 2018

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

Project Information

Project Name: Duncan Ridge Well #5

For DPZ Use only
Project #
Date Received:

Findings of Fact

A petition for Variance of Development Standards 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) **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

7.04 The request for variance is to use 8 inches of ABC stone in lieu of asphalt or concrete. While not a direct hardship to the developer, the construction costs will be applied to the users. Additionally, a hard surface is inviting to those not allowed onsite.

(2) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

The plan is to provide minimal site development. Construction costs are applied to the water users. The development funds are directed to the water treatment as much as possible.

(3) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

This is an existing well site utilized by Aqua to provide potable water to nearby residents.

(4) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

Public safety is secured. The property is not for public access. The ABC stone surface will provide a less inviting entrance to the property.

Certificate of Completion

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

Signature of Applicant: Date: 2/28/20

Signature of Owner: Date: 2/28/2020

THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, AND THE ADOPTED ENGINEERING DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS. THESE PLANS WERE PREPARED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN APPROVED BY THE TOWN. FURTHERMORE, THE ENGINEER WHOSE SEAL AND SIGNATURE APPEAR BELOW THIS CERTIFIES THAT THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION AND STANDARDS HAVE BEEN THOROUGHLY REVIEWED FOR APPLICABILITY TO THIS PARTICULAR PROJECT. THESE PLANS WERE PREPARED USING SURVEY GRADE DATA IN ALL AREAS WHERE WORK IS BEING PROPOSED INCLUDING UTILITY CROSSINGS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS. ANY PROPOSED EXCEPTIONS OR DEVIATIONS FROM EITHER THE STANDARDS AND/OR FROM THE APPROVED PRELIMINARY PLAN ARE LISTED BELOW:

1. GRAVEL DRIVE AND PARKING
2. ARCHITECTURAL WAIVER
3. ALTERNATE LANDSCAPE PLAN
4. REQUEST NOT TO BE ANNEXED

PIN / REAL ESTATE ID
06471423876 / 005599

ADDRESS: 6237 LAURACA LN., FUQUAY-VARINA, WAKE COUNTY NC 27526

ZONED: R-30

DEEDED ACRES: 1.29 (1 LOT)

-PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
-NO SEWER SERVICE FOR BUILDING.
-CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

INDEX OF DRAWINGS

NO.	SHEET	DESCRIPTION
1	T-1	TITLE SHEET
2	C-1	OVERALL SITE PLAN
3	C-2	SITE, GRADING, AND UTILITY LAYOUT PLAN
4	C-3	SITE DETAILS AND NOTES
5	C-4	SITE DETAILS
6	A-2	PLAN, ELEVATIONS, SECTIONS, AND DETAILS
7	A-3	SPECIFICATION NOTES AND DETAILS
8	L-1	LANDSCAPE PLAN AND DETAILS
9	L-2	LANDSCAPE PHOTOS AND DETAILS

DUNCAN RIDGE WELL #5

AQUA

CONSTRUCTION DRAWINGS

WAKE COUNTY, NORTH CAROLINA
JANUARY 24, 2020
REVISED: FEBRUARY 27, 2020
REVISED: MARCH 27, 2020

DEVELOPMENT PLAN

PROJECT NUMBER: 20-DP-01

OWNER:

AQUA NORTH CAROLINA, INC
202 MACKENAN DR
CARY, NORTH CAROLINA 27511
(877) 987-2782
PRESIDENT: SHANNON V. BECKER
ENG. MANAGER: MICHAEL MELTON

ENGINEER AND LANDSCAPE ARCHITECT:

KCI ASSOCIATES OF NC
4505 FALLS OF NEUSE ROAD, SUITE 400
RALEIGH, NORTH CAROLINA 27609
(919) 783-9214
ENGINEER: MARCO MENENDEZ
LANDSCAPE ARCHITECT: TIMOTHY HESS

ARCHITECT:

IBI GROUP
421 FAYETTEVILLE ST #1609
RALEIGH, NORTH CAROLINA 27601
(919) 851-4211
ARCHITECT: SABRINA TUCKER

VICINITY MAP
1" = 500'

MONUMENT CONTROL POINT #1
SET REBAR W/CAP
N:673046.689
E:2040955.556
ELEV:361.61

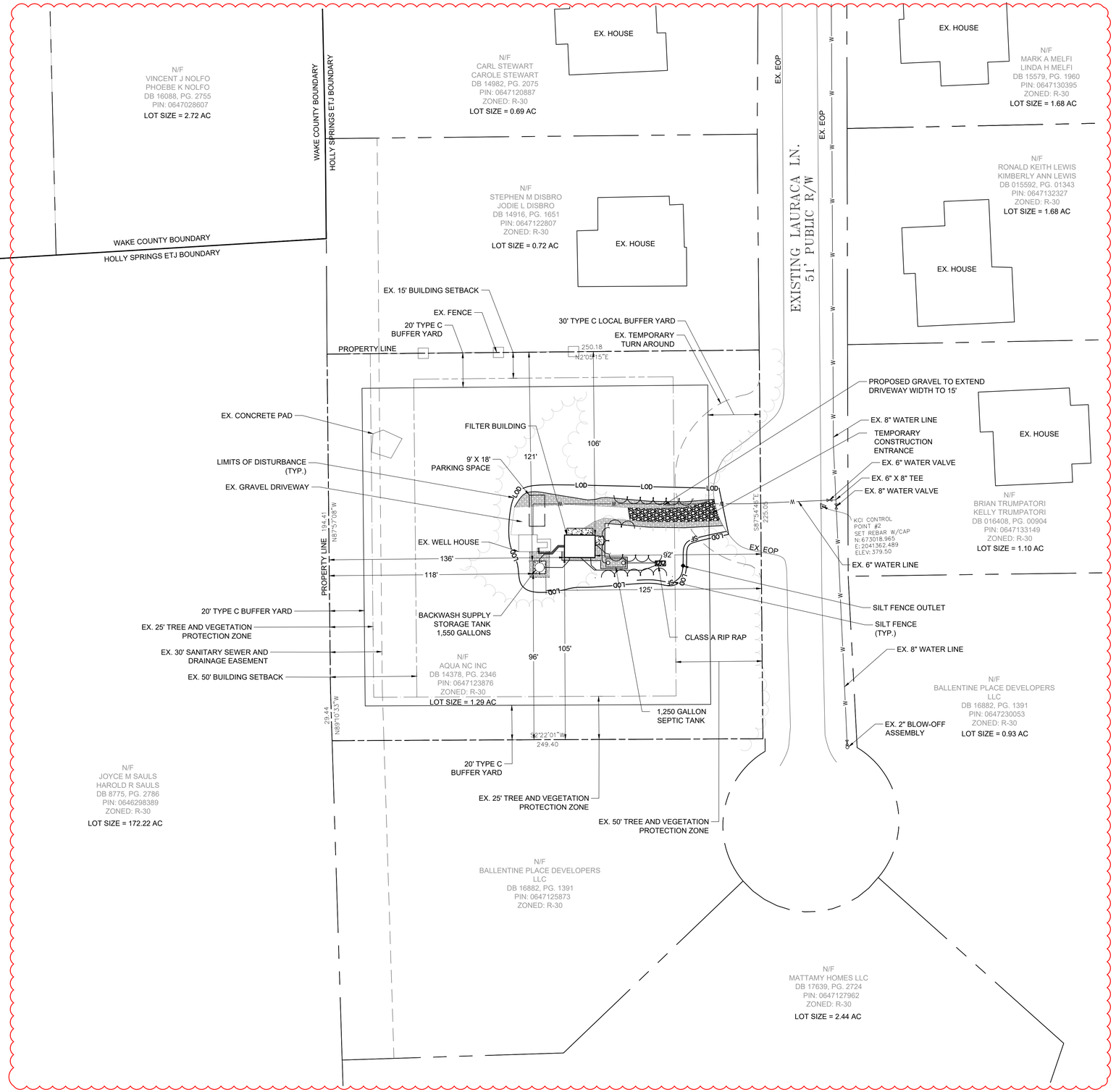
MONUMENT CONTROL POINT #2
SET REBAR W/CAP
N:673018.965
E:2041362.489
ELEV:379.50

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027324 MARCO R. MENENDEZ 3/27/20

KCI ASSOCIATES OF NORTH CAROLINA, P.A.
NORTH CAROLINA REGISTERED ENGINEERING FIRM C-764

KCI ASSOCIATES OF NC
Engineers
Planners
Scientists
Construction Managers
4505 Falls of Neuse Road
Suite 400
Raleigh, NC 27609
Phone (919)783-9214
Fax (919)783-9266
www.kci.com



2

LEGEND

- SILT FENCE OUTLET
- LIMITS OF DISTURBANCE
- SILT FENCE
- EXISTING EASEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED GRAVEL
- PROPOSED STRUCTURE
- PROPOSED CONCRETE
- TEMPORARY CONSTRUCTION ENTRANCE

SITE DATA

EXISTING IMPERVIOUS:	3,303 SF
PROPOSED IMPERVIOUS:	1,365 SF
TOTAL IMPERVIOUS:	4,668 SF
PERCENTAGE INCREASE:	29%
LIMITS OF DISTURBANCE:	0.1 AC
MAX. BUILDING HEIGHT ALLOWED BY ZONING:	35'
PROPOSED FILTER BUILDING HEIGHT:	10'-9.5"
PROPOSED BACKWASH SUPPLY STORAGE TANK HEIGHT:	10'-4"
PROPOSED SEPTIC TANK HEIGHT:	GROUND LEVEL
MAX. GROSS FLOOR AREA:	
EX. BLDG: 80 SF	
NEW BLDG: 168 SF	

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

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Rev:	Date:	Description:	By:
1	2/28/2020	RESPONSE TO TOHS COMMENTS	KCI
2	3/20/2020	RESPONSE TO TOHS COMMENTS	KCI

Prepared For and Owner:
Aqua North Carolina, Inc.
202 MacKenan Court
Cary, NC 27511
ATTN: Mr. Andrew B. Norris,
Project Engineer I
(919) 653-6975
ABNorris@aquaamerica.com

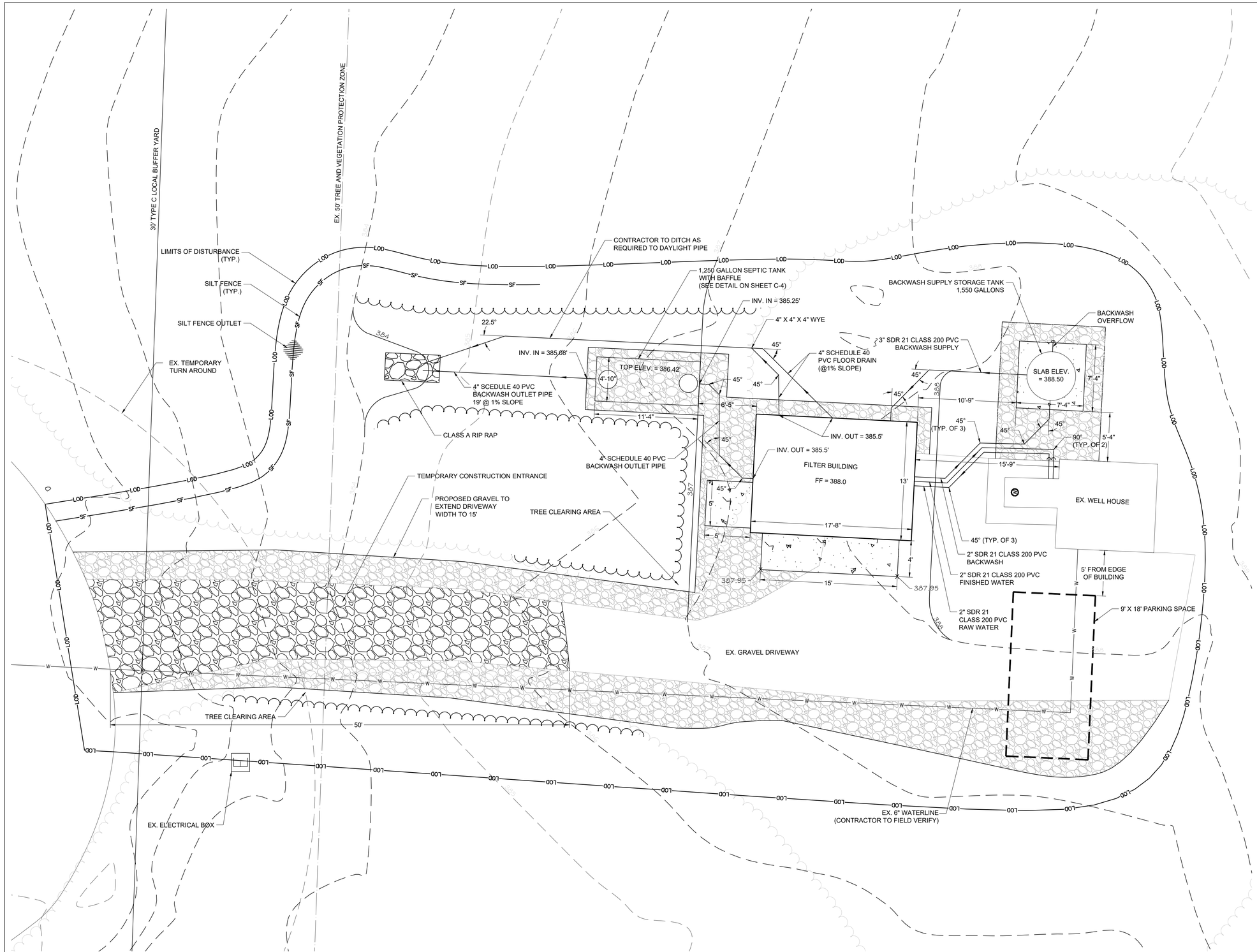
Project Name:
DUNCAN RIDGE WELL #5
WAKE COUNTY, NORTH CAROLINA

Date: 1/24/2020	Scale: 1" = 30'
Drawn By: AP	Designed By: MM
Approved By: MM	Project No: 20-DP-01

Sheet Title: OVERALL SITE PLAN

Seal: NORTH CAROLINA PROFESSIONAL SEAL 042324 ENGINEER MARCO R. MENENDEZ 3/20/20

Sheet Number: C-1



LEGEND

- PROPOSED WATER VALVE
- EXISTING WATER WELL
- SILT FENCE OUTLET
- LIMITS OF DISTURBANCE
- SILT FENCE
- EXISTING WATERLINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATERLINE
- EXISTING EASEMENT
- PROPERTY LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED GRAVEL
- PROPOSED STRUCTURE
- PROPOSED CONCRETE

SITE PLAN NOTES:

1. SEE SHEET M-1 FOR PIPING CONNECTIONS BETWEEN THE FILTER BUILDING AND THE TANKS.
2. SEE AQUA NC STANDARD DRAWINGS FOR PIPE TRENCH DETAILS.
3. DRIVEWAY DRIVE WIDTH SHALL BE INCREASED WITH GRAVEL SO THAT IT IS AT LEAST 12 FEET.
4. SEPTIC TANK SHALL HAVE INTERIOR BAFFLE WALL. SEE SHEET C-3 FOR DETAIL.
5. BACKWASH OUTLET PIPING SHALL BE LAID AT A 1% MINIMUM SLOPE.
6. ALL PRESSURE PIPE JOINTS SHALL BE RESTRAINED AS DETAILED IN SPECS.
7. PARKING REQUIRED: 1 SPACE, PARKING PROVIDED: 1 SPACE

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ABNorris@aquaamerica.com

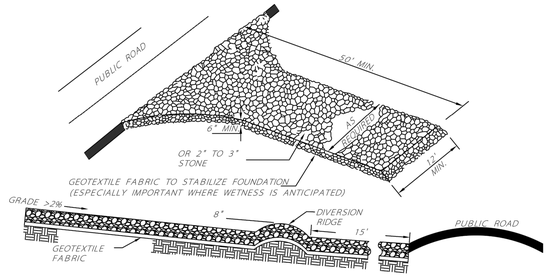
Project Name:
DUNCAN RIDGE WELL #5
WAKE COUNTY, NORTH CAROLINA

Date:	Scale:
1/24/2020	1" = 5'
Drawn By: AP	Designed By: MM
Approved By: MM	Project No: 20-DP-01

Sheet Title:
SITE, GRADING, AND UTILITY LAYOUT PLAN

Seal: NORTH CAROLINA PROFESSIONAL SEAL 027322 ENGINEER MARC R. MEMMOTT 3/27/20

Sheet Number:
C-2



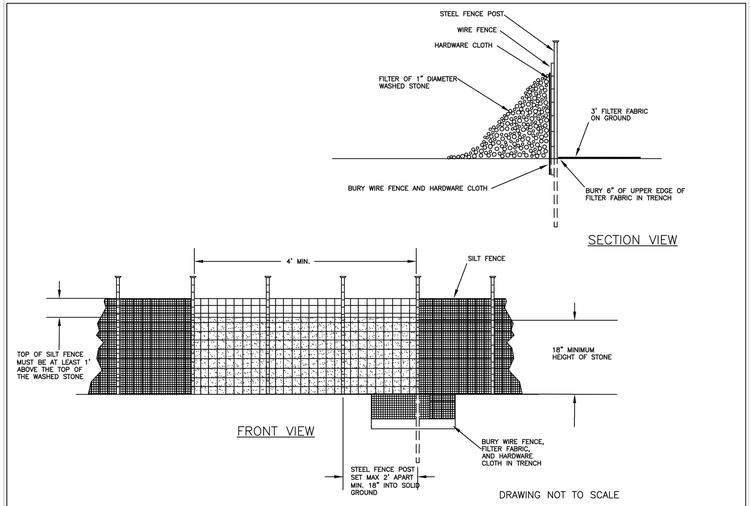
APPLICABLE AT ALL POINTS OF INGRESS & EGRESS UNTIL SITE IS STABILIZED.
FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.

NOTES:
A. TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGER TRUCKS IS TO BE PROVIDED.
B. ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILIZATION BY ALL CONSTRUCTION TRUCKS.
C. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF TRAFFIC ONTO STREETS. PERIODIC TOP DRESSING WITH STONE WILL BE NECESSARY, KEEP SOME ON HAND.
D. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED IMMEDIATELY.

DRAWING NOT TO SCALE

CONSTRUCTION ENTRANCE	STANDARD DETAIL NUMBER HS432	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	9/21/16	

Holly Springs Discover The Source.



DRAWING NOT TO SCALE

SILT FENCE OUTLET	STANDARD DETAIL NUMBER: HS404	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	4/8/07	

Holly Springs Discover The Source.

GENERAL NOTES:

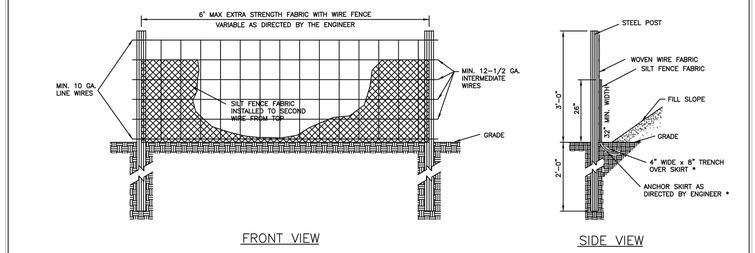
1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF AQUA, NORTH CAROLINA DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS UNDER THIS CONTRACT.
3. CONTRACTOR SHALL VISIT THE SITE TO ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS AND SHALL INCLUDE ANY AND ALL ITEMS OF WORK AND MATERIALS WHICH ARE EVIDENTLY NECESSARY FOR THE WORK SHOWN, EVEN THOUGH SUCH ITEMS MAY NOT BE EXPRESSLY SHOWN OR SPECIFIED.
4. THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA 811" AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY WORK.
5. TOPOGRAPHIC INFORMATION SHOWN I S BASED UPON FIELD RUN TOPOGRAPHY CONDUCTED BY KCI ASSOCIATES OF NORTH CAROLINA IN DECEMBER 2020 AND SUPPLEMENTED BY WAKE COUNTY GIS.
6. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREON BEFORE STARTING ANY WORK ON THESE PLANS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR THE COST OF ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES INDICATED TO REMAIN.
7. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THOSE CHANGES.
8. ALL DIMENSIONS AND FIELD CONDITIONS SHALL BE VERIFIED. ANY DISCREPANCIES IN DIMENSIONS, CONDITIONS, OR DOCUMENTS SHALL BE BROUGHT IMMEDIATELY TO THE ENGINEER'S ATTENTION.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
11. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
12. THE CONTRACTOR SHALL USE CAUTION WHEN DOING WORK IN THE AREAS OF EXISTING UTILITIES. ANY DAMAGE, NECESSARY REPAIRS OR SERVICE OUTAGES TO UTILITIES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL MONEY WILL BE PAID TO THE CONTRACTOR BY THE OWNER FOR DAMAGED UTILITIES AND THEIR ASSOCIATED REPAIR AND OR REPLACEMENT COSTS.
13. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR THE COST OF ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES TO REMAIN.
14. CONTRACTOR IS FULLY RESPONSIBLE FOR THE COORDINATION OF ALL BUILDING TRADES AND NECESSARY INSPECTIONS DURING AND AFTER CONSTRUCTION.
15. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AT ALL TIMES.
16. CONTRACTOR SHALL NOT EXPOSE, UNDERMINE, OR IMPACT THE ZONE OF INFLUENCE FOR FOOTINGS AND FOUNDATIONS OF ADJACENT BUILDINGS. CONTRACTOR WILL BE RESPONSIBLE FOR THE COST TO REPAIR ADJACENT BUILDINGS THAT ARE DAMAGED DUE TO HIS OPERATION.
17. ALL EXCAVATION FOR THE PROJECT SHALL BE CONSIDERED UNCLASSIFIED, UNLESS SPECIAL PROVISIONS ARE STATED IN THE CONTRACT DOCUMENTS.
18. IN ACCORDANCE WITH 15A NC AC 18C .0904, ALL SUBGRADE PIPING SHALL HAVE A MINIMUM COVER OF 30 INCHES. ADDITIONALLY, WHERE A WATER LINE CROSSES ANOTHER WATER LINE, A MINIMUM OF 12 INCHES OF SEPARATION IS REQUIRED.

6237
LAURACA LN

ADDRESS SIGN NOTES:

1. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND.
2. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS.
3. EACH CHARACTER SHALL BE NOT LESS THAN 6 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF ¾ INCH.
4. ADDRESS SIGN SHALL BE AFFIXED TO THE WELL HOUSE. WHERE THE BUILDING CAN NOT BE VIEWED FROM THE ROAD A SECOND SIGN SHALL BE MOUNTED ON A POST NEAR THE ACCESS ROAD THAT IS VISIBLE FROM THE PUBLIC RIGHT OF WAY.
5. CONTRACTOR SHALL PROVIDE ADDRESS IDENTIFICATION FOR THE WELL/FILTER BUILDING SITE, AT THE DRIVEWAY ENTRANCE AND ON THE PROPOSED FILTER BUILDING. AT THE DRIVEWAY ENTRANCE, THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ALL ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE BE NO LESS THAN 6 INCHES (153 MM) HIGH WITH A MINIMUM STROKE WIDTH OF ¾ INCH (20 MM).

ADDRESS SIGN
N.T.S.



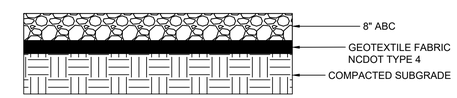
NOTE:
1. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
2. UV RESISTANT SILT FENCE FABRIC MUST BE USED NO ORANGE SILT FENCE PERMITTED.

* FOR REPAIR OF SILT FENCE FAILURES, USE No. 57 WASHED STONE. SILT FENCE SHOULD NOT BE USED AS INLET PROTECTION AROUND CATCH BASINS.

DRAWING NOT TO SCALE

STANDARD TEMPORARY SILT FENCE	STANDARD DETAIL NUMBER: HS401	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	1/24/08	

Holly Springs Discover The Source.



GRAVEL PAVEMENT DETAIL
N.T.S.

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Prepared For and Owner:
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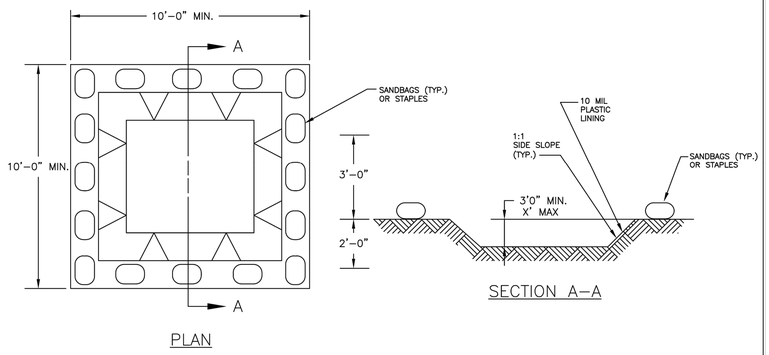
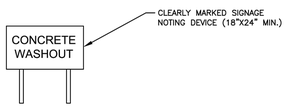
202 MacKenan Court
Cary, NC 27511
ATTN: Mr. Andrew B. Norris,
Project Engineer I
(919) 653-6975
ABNorris@aquaamerica.com

Project Name:
DUNCAN RIDGE WELL #5
WAKE COUNTY, NORTH CAROLINA

Date: 1/24/2020	Scale: N.T.S.	Sheet Title: SITE DETAILS AND NOTES	Seal:	Sheet Number: C-3
Drawn By: AP	Designed By: MM			
Approved By: MM	Project No: 20-DP-01			





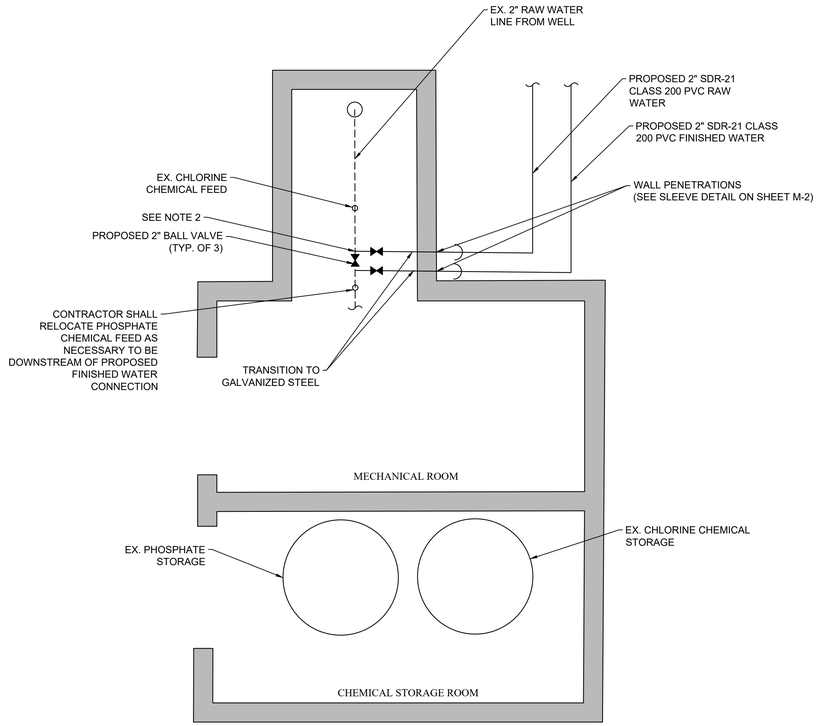
Notes:

1. The Concrete Washout Structures Shall Be Maintained When The Liquid And/Or Solid Reaches 75% Of The Structures Capacity.
2. Concrete Washout Structure Needs To Be Clearly Marked With Signage Noting Device.

DRAWING NOT TO SCALE

BELOW GRADE WASHOUT STRUCTURE	STANDARD DETAIL NUMBER: HS435	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	4/25/19	

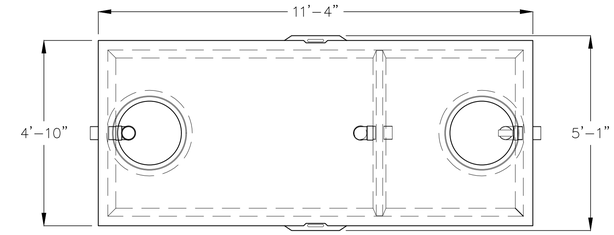
Holly Springs Discover The Source.



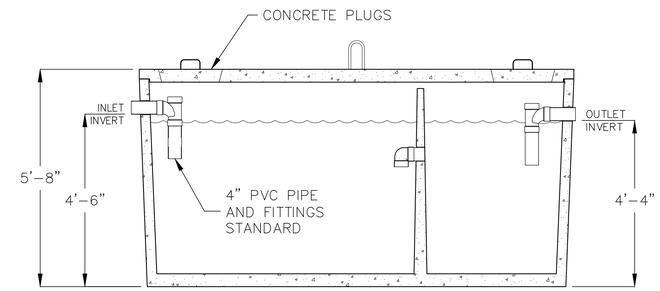
NOTES:

1. ALL EXPOSED EXTERIOR PIPING SHALL BE HEAT TRACED AND INSULATED AS DETAILED IN THE MECHANICAL DRAWINGS
2. CONTRACTOR SHALL INSTALL RAW WATER LINE AND FINISHED WATER LINE WITH BALL VALVE IN BETWEEN THE CONNECTIONS, ON THE EXISTING RAW WATER LINE FROM THE WELL. THE LOCATION OF THIS CONNECTION SHALL BE DOWNSTREAM OF THE EXISTING 2" CHECK VALVE, 2" BALL VALVE, SODIUM HYPOCHLORITE FEED CONNECTION, AND WYE STRAINER. CONTRACTOR SHALL RELOCATED EXISTING PIPING AND APPURTENANCES AS NECESSARY.

EXISTING WELL HOUSE MODIFICATIONS
N.T.S.



PLAN VIEW
(COVERS NOT SHOWN)



ELEVATION SECTION

OPERATING CAPACITY: 1250 GALLONS.

DESIGN LOAD: NON-TRAFFIC WITH DRY SOIL CONDITIONS (WATER TABLE BELOW TANK) EARTH COVER NOT TO EXCEED 3 FEET.

SUITABLE SUB-BASE BEDDED WITH GRANULAR MATERIAL SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.

MINIMUM EXCAVATION
5'-10" x 12'-4"
x REQ'D DEPTH

1,250 GALLON SEPTIC TANK DETAIL
N.T.S.

TABLE 4.1
SEEDING EROSION CONTROL SCHEDULE
(MAXIMUM SLOPE 3:1)

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, AND BROWNTOP MILLET OR SORGHUM-SUDAN HYBRID*	35 LBS/ACRE

*Temporary – Reseed according to optimum season for desired vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.

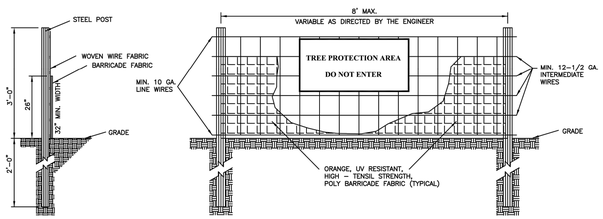
**Seeding dates will vary depending on weather conditions (e.g. temperature, rainfall, etc.)

Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

RIPARIAN AREAS TO BE RESEEDED WITH NATIVE GRASS MIX/ VEGETATION

SEEDING EROSION CONTROL SCHEDULE – TABLE 4.1	STANDARD DETAIL NUMBER: HS429	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	9/21/16	

Holly Springs Discover The Source.

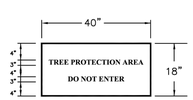


SIDE VIEW

FRONT VIEW

NOTES:

1. NO ORANGE SILT FENCE PERMITTED.
2. ORANGE, UV RESISTANT, HIGH-TENSIL STRENGTH, POLY BARRICADE FABRIC MUST BE USED.
3. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
4. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
5. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
6. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
7. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
8. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
9. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
10. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.
11. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.



WARNING SIGN DETAIL

DRAWING NOT TO SCALE

STANDARD TREE PROTECTION DETAIL	STANDARD DETAIL NUMBER: HS403	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	1/24/19	

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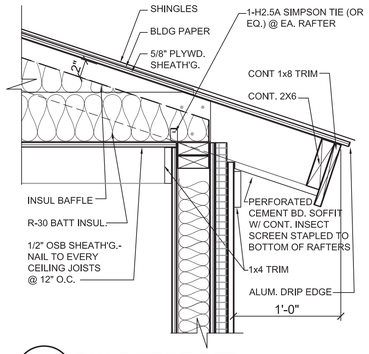
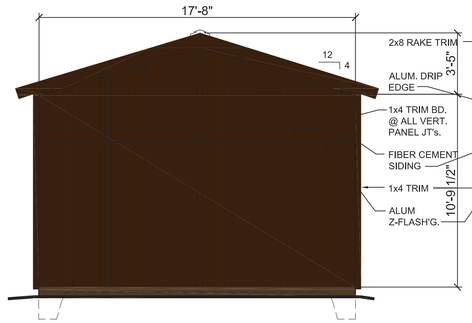
Project Name: DUNCAN RIDGE WELL #5
WAKE COUNTY, NORTH CAROLINA

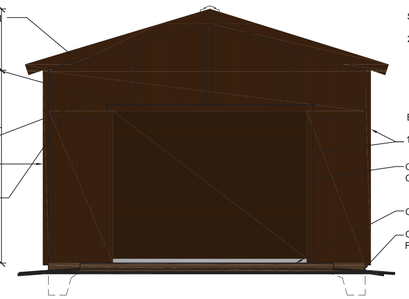
Date: 1/24/2020	Scale: N.T.S.	Sheet Title: SITE DETAILS	Seal: NORTH CAROLINA PROFESSIONAL ENGINEER MARK R. MENDOZA 3/27/20	Sheet Number: C-4
Drawn By: AP	Designed By: MM			
Approved By: MM	Project No: 20-DP-01			



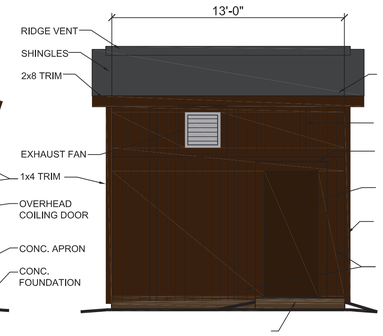
10 A-2 ROOF EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



5 A-2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-2 SOUTH ELEVATION (NORTH ELEVATION O.H., SIM)
SCALE: 1/4" = 1'-0"

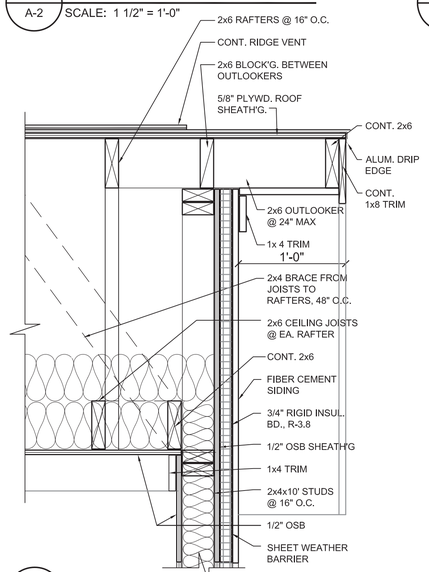
FRONT ELEVATION AREA OF FINISHES

MATERIAL	SF	%
BROWN FIBER CEMENT SIDING	112 SF	50%
INTEGRAL BROWN CMU BLOCK	10 SF	5%
DOORS AND TRIM (PTD. TO MATCH SIDING)	101 SF	45%
TOTAL	223 SF	100%

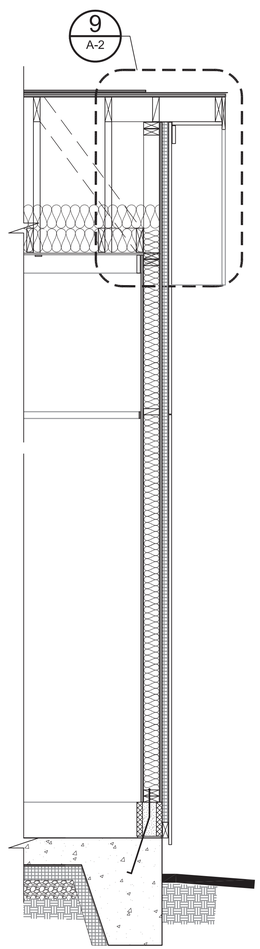
SIDE ELEVATION(S) AREA OF FINISHES

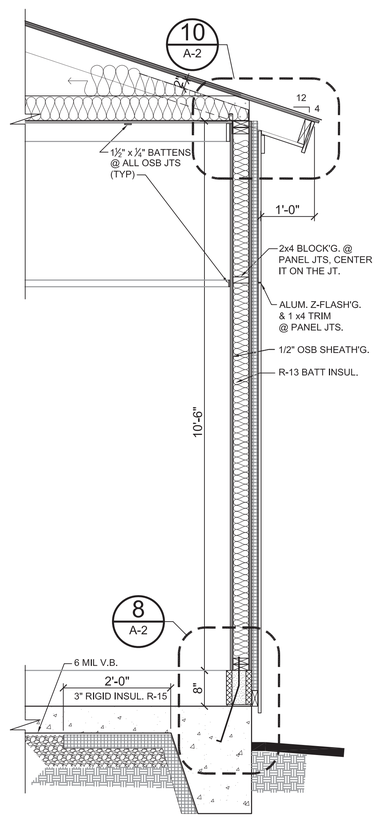
MATERIAL	SF	%
BROWN FIBER CEMENT SIDING	449 SF	86%
INTEGRAL BROWN CMU BLOCK	28 SF	5%
DOORS AND TRIM (PTD. TO MATCH SIDING)	44 SF	9%
TOTAL	521 SF	100%

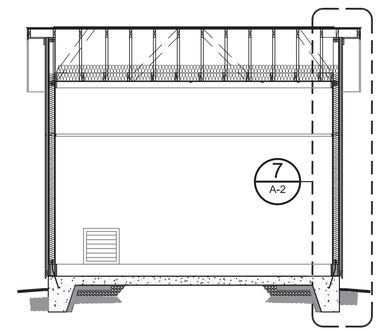
NOTE: CONTRACTOR MAY ELECT TO PROVIDE RAFTER/JOIST ROOF FRAMING AS INDICATED OR USE PRE-ENGINEERED WOOD TRUSSES, PROVIDED APPEARANCE, INCLUDING TRIM PROFILES ARE UNCHANGED.



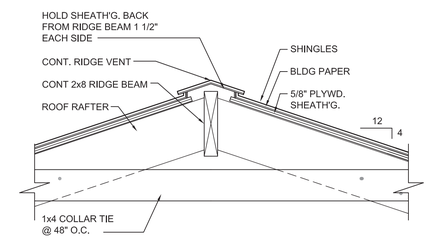
9 A-2 GABLE/RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



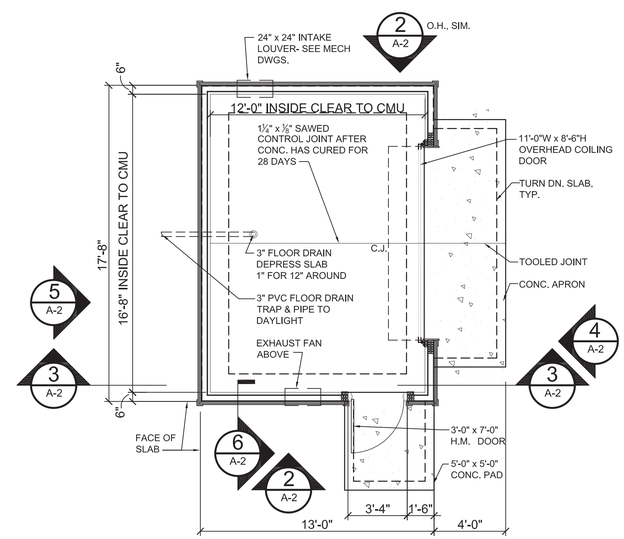




3 A-2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



11 A-2 ROOF RIDGE DETAIL
SCALE: 1 1/2" = 1'-0"



8 A-2 DETAIL
SCALE: 1 1/2" = 1'-0"

7 A-2 WALL SECTION
SCALE: 3/4" = 1'-0"

6 A-2 WALL SECTION
SCALE: 3/4" = 1'-0"

PLAN NORTH

1 A-2 FILTER BLDG. PLAN
SCALE: 1/4" = 1'-0"

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Rev:	Date:	Description:	By:
1	2020/02/28	RESPONSE TO TOHS COMMENTS	IBI
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Prepared For and Owner:
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202 MacKenan Court
Cary, NC 27511
ATTN: Mr. Andrew B. Norris,
Project Engineer I
(919) 653-6975
ABNorris@aquaamerica.com

Project Name:
DUNCAN RIDGE WELL #5
WAKE COUNTY, NORTH CAROLINA

Date: JANUARY 23, 2020
Scale: AS NOTED
Drawn By: S. TUCKER
Designed By: M. PEERY
Approved By: M. PEERY
Project No: 20-DP-01

Sheet Title: PLAN, ELEVATIONS, SECTIONS and DETAILS

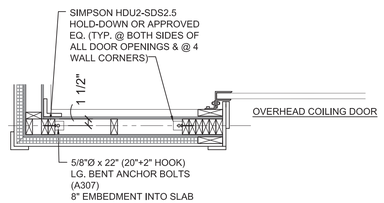
Seal: SABRINA L. TUCKER REGISTERED ARCHITECT 11127 02/28/2020 NORTH CAROLINA RALEIGH, N.C.
SEAL NOT VALID UNLESS SIGNED AND DATED

Sheet Number: A-2

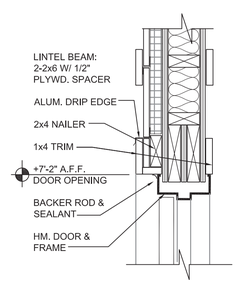
10 / A-3 TYP. BACKWASH WATER SUPPLY TANK
SCALE: N.T.S.

9 / A-3 EXISTING WELL HOUSE
SCALE: N.T.S.

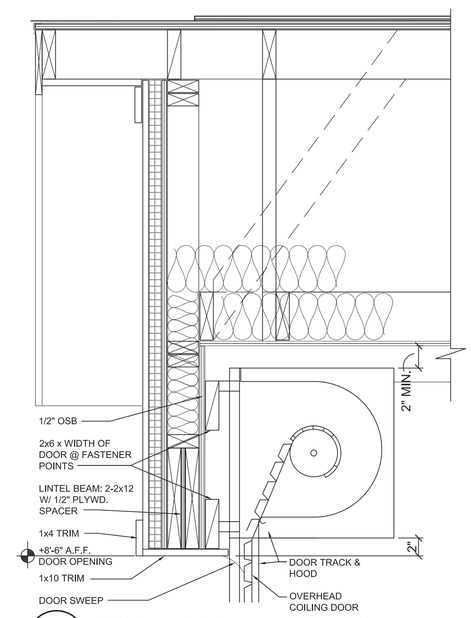
8 / A-3 TYPICAL FILTER BUILDING
SCALE: N.T.S.



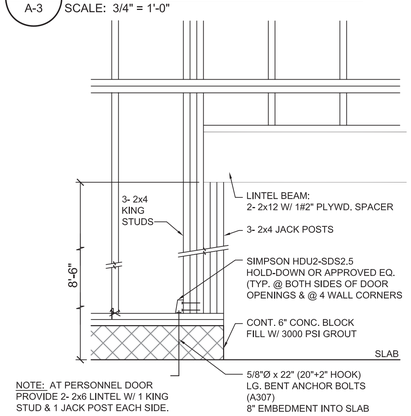
7 / A-3 WALL/DOOR PLAN DETAIL
SCALE: 3/4" = 1'-0"



5 / A-3 DOOR HEAD DETAIL
SCALE: 1 1/2" = 1'-0"

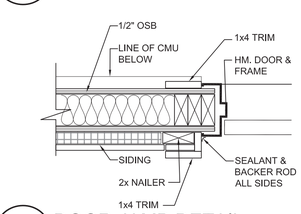


3 / A-3 DOOR HEAD DETAIL- COILING
SCALE: 1 1/2" = 1'-0"

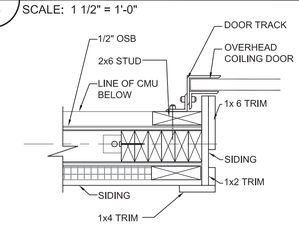


NOTE: AT PERSONNEL DOOR
PROVIDE 2- 2x6 LINTEL W/ 1 KING
STUD & 1 JACK POST EACH SIDE.

6 / A-3 WALL OPENING FOR COILING DOOR
SCALE: 3/4" = 1'-0"



4 / A-3 DOOR JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



2 / A-3 DOOR JAMB DETAIL- COILING
SCALE: 1 1/2" = 1'-0"

SPECIFICATIONS AND NOTES

GENERAL

1. ALL SAFETY REGULATIONS ARE TO BE FOLLOWED STRICTLY. METHODS OF CONSTRUCTION AND ERECTION OF THE STRUCTURAL MATERIAL IS CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND COORDINATING ALL DIMENSIONS. IN CASE OF CONFLICT, THE CONTRACTOR SHALL BRING TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
3. WORK NOT INDICATED ON A PART OF THE DRAWING BUT IS REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.

WOOD FRAMING

1. ALL WOOD FRAMING SHALL BE SPRUCE-PINE-FIR (SPF) #2.
2. ALL LUMBER IN CONTACT WITH CONCRETE/CMU OR GROUND SHALL BE PRESSURE TREATED.
3. DO NOT CUT FRAMING MEMBERS FOR PLUMBING/ ELECTRIC WITHOUT AUGMENTING MEMBERS TO ORIGINAL CAPACITY (MOMENT AND SHEAR).
4. BRACE ALL WALLS UNTIL PLYWOOD OR O.S.B. SHEATHING (ROOF AND WALLS) IS IN PLACE.
5. ALL RAFTERS SHALL BE ATTACHED TO WALL TOP PLATE WITH 3-WAY METAL CONNECTION AS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.
6. STUDS SHALL BE CONTINUOUS FROM SI LL PLATE TO TOP PLATE. NO INTERMEDIATE BANDS OR PLATES THAT WILL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOORS AND OTHER OPENINGS.
7. COLUMNS IN STUD WALLS CONSISTING OF INDIVIDUAL WOOD STUDS SHALL HAVE ADJACENT STUDS IN THE COLUMN NAILED TOGETHER WITH FOLLOWING NAIL PATTERN:
   1) 2- 2X6 ' S - TWO ROWS OF 1OD NAILS SPACED AT 6" O.C. (VVITH 1-1/2" EDGE DISTANCE), ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES.
   2) 3-2X6'S - TWO ROWS OF 30D NAILS SPACED AT 8" O.C. (WITH 1-1/2" EDGE DISTANCE), ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES.

OTHER MATERIAL SPECIFICATIONS

1. MASONRY: 6" NORMAL WEIGHT CONCRETE BLOCK, TYPE S MORTAR, W/3000 PSI GROUT FILL. EXTERIOR CMU PAINTED INTEGRAL BROWN COLOR ON TO MATCH BUILDING.
2. FASTENERS: PROVIDE TYPES, SIZES, NUMBERS, AND PATTERN OF FASTENERS AS REQUIRED BY THE NC STATE BUILDING CODE, AND AS RECOMMENDED BY MATERIAL MANUFACTURER. FASTENERS FOR SHEATHING, AND ROOFING, TRIM SHALL BE GALVANIZED. FASTENERS FOR SIDING AND TRIM SHALL BE STAINLESS STEEL.
3. ROOF SHEATHING: 5/8" EXT PLYWOOD SHEATHING.
4. WALL SHEATHING: 1/2" OSB.
5. INTERIOR WALL & CEILING SURFACES: 1/2" OSB WITH 1½" x ½" BATTENS ON ALL JOINTS.
6. ROOF INSULATION: R-30 FIBERGLASS BLANKET WITH KRAFT FACING.
7. WALL INSULATION: R-13 FIBERGLASS BLANKET WITH KRAFT FACING IN STUD CAVITIES, 3/4" POLYISOCYANURATE BOARD WITH FOIL FACING, APPLIED ON OUTSIDE FACE OF SHEATHING.
8. SLAB INSULATION: 3" TYPE IV EXTRUDED POLYSTYRENE BOARD.
9. SIDING: VERTICAL GROOVE FIBER CEMENT PANELS, WITHOUT FACTORY FINISH, BY JAMES HARDIE OR EQUAL, INSTALL PER MFR'S INSTRUCTIONS. DARK BROWN COLOR AS INDICATED.
10. TRIM: FIBER CEMENT TRIM BOARDS, SIZES AS INDICATED. COLOR TO MATCH SIDING.
11. ROOF SHINGLES: "ROYAL SOVEREIGN" 3-TAB SHINGLES OR EQUAL.
12. BUILDING PAPER: NO. 30, ASPHALT IMPREGNATED.
13. WEATHER BARRIER: TYVEK BUILDING WRAP OR EQUAL.
14. RIDGE VENT: GAF COBRA 3 OR EQUAL.
15. PERSONNEL DOOR: 3-0 X 7-0, 16 GAGE, INSULATED STEEL DOOR AND 14 GAGE STEEL FRAME. PAINT EXTERIOR TO MATCH FIBER CEMENT SIDING.
16. HARDWARE: STAINLESS STEEL NRP HINGES; STAINLESS STEEL PADLOCK HASP, NEOPRENE WEATHER-STRIPPING, ALUMINUM THRESHOLD.
17. COILING DOOR: 12' W X 9' H, TRACRITE 955WL OR EQUAL. COLOR TO MATCH FIBER CEMENT SIDING.

PAINTING

Surface	Application	Vehicle Type	Sheen	Coat No	Coating System	DFT (mils)
Concrete Masonry Units	Brush or Spray	Acrylic	Semi-gloss	1 2 3	Tnemec Envirofil Series 130 Tnemec Endurotone Series 1029 Tnemec Endurotone Series 1029	4.0 4.0 4.0
Interior/exterior OSB, Fiber Cement Panels, and Trim	Brush or Spray	Acrylic	Semi-gloss	1 2 3	Tnemec Primer Series 10-99 W Tnemec Endurotone Series 1029 Tnemec Endurotone Series 1029	2.0 4.0 4.0
Steel Personnel Door/Frame (Do not paint coiling door)	Brush or Spray	Alkyd	Gloss	1 2	Tnemec Tneme-Gloss Series 2H Tnemec Tneme-Gloss Series 2H	4.0 4.0
Equipment, Pumps, Motors, Valves and Piping	Brush or Spray	Acrylic	Gloss	1 2 3	Tnemec Series 66 Tnemec Series 66 Tnemec Series 73 Endura-Shield	2.0 4.0 3.0

Contractor shall coordinate colors with Owner.
Paint interior wall and ceiling surfaces before installing any wall mounted items. Touch up after installation of those items.

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202 MacKenan Court
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ATTN: Mr. Andrew B. Norris,
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ABNorris@aquaamerica.com

Project Name: DUNCAN RIDGE WELL #5
WAKE COUNTY, NORTH CAROLINA

Date: JANUARY 23, 2020	Scale: AS NOTED
Drawn By: S. TUCKER	Designed By: M. PEERY
Approved By: M. PEERY	Project No: 20-DP-01

Sheet Title: SPECIFICATION NOTES and DETAILS

Seal: SABRINA L. TUCKER REGISTERED ARCHITECT 11127 02/28/2020 NORTH CAROLINA RALEIGH, N.C.
SEAL NOT VALID UNLESS SIGNED AND DATED

Sheet Number: A-3

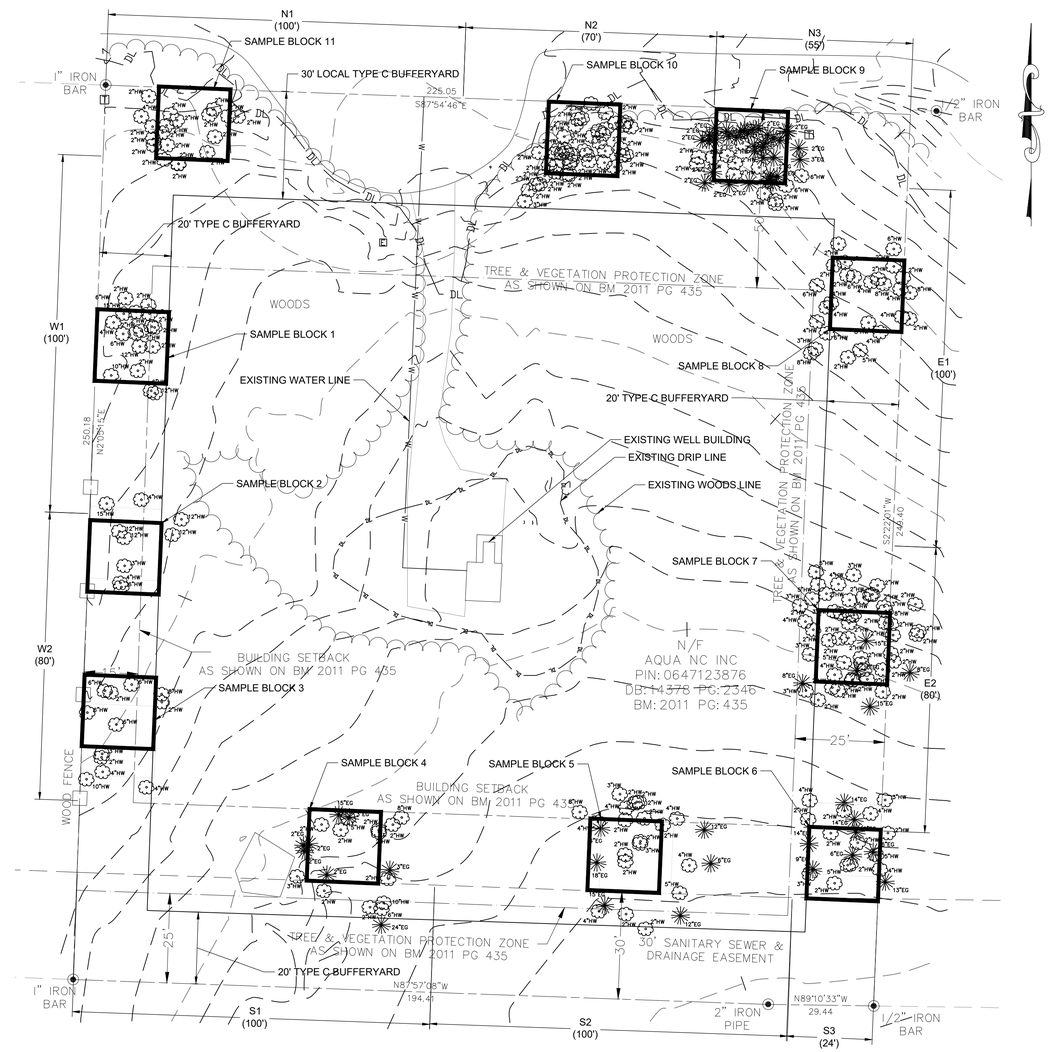
Perimeter Yard Preservation Calculations				Permiter Yard C-75 P.U.V Required (Preservation)																			
				W1		W2				S1		S2		S3		E2		E1		N3		N2		N1	
				Sample Block 1		Sample Block 2		Sample Block 3		Sample Block 4		Sample Block 5		Sample Block 6		Sample Block 7		Sample Block 8		Sample Block 9		Sample Block 10		Sample Block 11	
Required Plant Categories and Minimum Sizes	Plant Categories of Trees to be Preserved	Minimum Size	P.U.V.	QTY.	P.U.V. CREDIT	QTY.	P.U.V. CREDIT	QTY.	P.U.V. CREDIT	QTY.	P.U.V. CREDIT	QTY.	P.U.V. CREDIT	QTY.	P.U.V. CREDIT	QTY.	P.U.V. CREDIT	QTY.	P.U.V. CREDIT	QTY.	P.U.V. CREDIT	QTY.	P.U.V. CREDIT	QTY.	P.U.V. CREDIT
Small Deciduous Trees (1 1/2" Caliper)	Small Deciduous	1" - 3" Caliper	4	0	0	0	0	0	0	0	0	0	0	4	16	4	16	0	0	5	20	0	0	0	0
		3"-5" Caliper	8	0	0	0	0	0	0	1	8	0	0	0	0	0	0	0	0	0	0	1	8	0	0
		>5" Caliper	12	1	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Large Deciduous	2"-4" Caliper	6	0	0	0	0	0	0	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0
		4"-6" Caliper	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		>6" Caliper	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Large Deciduous Trees (2" Caliper)	Small Evergreen	3'-5' High	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		5'-10' High	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		>10' High	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Large Evergreen	6'-8' High	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		8'-12' High	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		>12' High	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small Evergreen Trees (4' high)	Small Deciduous	1" - 3" Caliper	2	8	16	0	0	0	0	0	0	0	0	0	0	13	26	6	12	0	0	34	68	0	0
		3"-5" Caliper	4	1	4	0	0	0	0	0	0	0	0	3	12	1	4	4	16	0	0	0	0	0	0
		>5" Caliper	6	0	0	0	0	0	0	0	0	0	0	0	0	2	12	3	18	0	0	0	0	0	0
	Large Deciduous	2"-4" Caliper	3	0	0	1	3	1	3	4	12	4	12	0	0	0	0	0	0	23	69	0	0	10	30
		4"-6" Caliper	6	1	6	2	12	4	12	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0
		>6" Caliper	9	2	18	2	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Large Evergreen Trees (6' High)	Small Evergreen	3'-5' High	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		5'-10' High	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		>10' High	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Large Evergreen	6'-8' High	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		8'-12' High	8	0	0	0	0	0	0	3	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		>12' High	12	0	0	0	0	0	0	1	12	2	24	4	48	2	24	0	0	0	0	0	0	0	0
Total P.U.V. Existing Deciduous				21%	**12**	0%	**0**	0%	**0**	14%	**8**	13%	**6**	21%	**16**	20%	**16**	0%	**0**	22%	**20**	11%	**8**	0%	**0**
Total P.U.V. Existing Evergreen				79%	**44**	100%	**33**	100%	**15**	86%	**48**	88%	**42**	79%	**60**	80%	**66**	100%	**46**	78%	**69**	89%	**68**	100%	**30**
Total P.U.V. Provided				56		33		15		56		48		76		82		46		89		76		30	
Factor for Incremental Area*				5		2		2		5		5		1.2		4		5		2.75		3.5		5	
P.U.V. for Existing Incremental Area				280		66		30		280		240		91.2		328		230		244.75		266		150	
P.U.V. per Section				280		96				280		240		91.2		328		230		244.75		266		150	

*Factors were prorated for increments less than 100'

AQUA - DUNCAN RIDGE

PUV SITE REQUIREMENTS

BUFFERYARD PLANTING REQUIRED	C-75		
CODE REQUIREMENT	75	PUVS PER 100'	
IF EXISTING VEGETATION MEETS 80% OF PUVS THAN BUFFER REQUIREMENT IS MET.			
BUFFERYARD REQUIREMENTS MET WITH EXISTING VEGETATION			
SEE ABOVE CHART FOR BOUNDARY PUVS	84 TO 328	PUVS	IN EXISTING VEGETATION
ALL BOUNDARIES EXCEED	75	PUVS	CODE REQUIRMENT
ALL BOUNDARIES EXCEED 80% OFF PUVS	60	PUVS	EXISTING VEGETATION CODE ALLOWANCE



PRESERVATION LANDSCAPE PLAN

1 inch = 20 ft

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft

KCI ASSOCIATES OF NORTH CAROLINA, P.A.
NORTH CAROLINA REGISTERED ENGINEERING FIRM C-764

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1	2/28/2020	RESPONSE TO TOHS COMMENTS	KCI
2	3/20/2020	RESPONSE TO TOHS COMMENTS	KCI

Prepared For and Owner:
Aqua North Carolina, Inc.
202 MacKenan Court
Cary, NC 27511
ATTN: Mr. Andrew B. Norris,
Project Engineer I
(919) 653-6975
ABNorris@aquaamerica.com

Project Name:
DUNCAN RIDGE WELL #5
WAKE COUNTY, NORTH CAROLINA

Date:	Scale:
1/24/2020	1" = 20'
Drawn By: AP	Designed By: TH
Approved By: TH	Project No: 20-DP-01

Sheet Title:
LANDSCAPE PLAN AND DETAILS

Seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030 TIMOTHY S. HESS 3/20/20

Sheet Number:
L-1

AQUA - DUNCAN RIDGE

PUV SITE REQUIREMENTS

PARKING AREA SCREENING REQUIREMENT

CODE REQUIREMENT 33 PUV'S PER 100' (1 PLANT EVERY THREE FEET

LENGTH PARKING LOT SCREENING	84.3	FEET	
PUV'S REQUIRED FOR LENGTH	28	PLANTS REQUIRED	
CONVERSION TO PUV'S 24" PLANT X 28	56	PUVS	REQUIRED (28.x..50)

ALTERNATE LANDSCAPE PLAN APPROVAL REQUEST

PARKING ONLY ON WEST SIDE OF SITE AND ONLY VISIBLE FROM WEST SIDE OF SITE.

REQUEST PARKING LOT SCREEING PUV'S BE COVERED THROUGH THE EXCESS BOUNDARY PUV'S

				BOUNDARY EXISTING PUV	REQUIRED FOR BOUNDARY PUV	REMAINING PUV'S THAT PROVIDE PARKING LOT SCREENING
PARKING IS SCREENED BY	50%	OF SECTION	W1	140	75	65
	100%	OF SECTION	W2	84	75	9
	100%	OF SECTION	S1	280	75	205
TOTAL BOUNDARY PUV'S UTILIZED TO MEET PARKING LOT SCREENING PUVS						279

	REQUIRED	PROVIDED
REQUIRED PARKING LOT SCREENING PUV IS MET WITH EXCESS BOUNDARY PUV'S	**56**	**279**

PERIMETER FOUNDATION SCREENING REQUIREMENT

CODE REQUIREMENT 20 PUV'S PER 100 LINEAR FEET

LENGTH FOUNDATION SCREENING BASED ON LENGTH SHOWN ON PLAN	81.3	FEET
PUV'S REQUIRED FOR LENGTH	17	PUVS

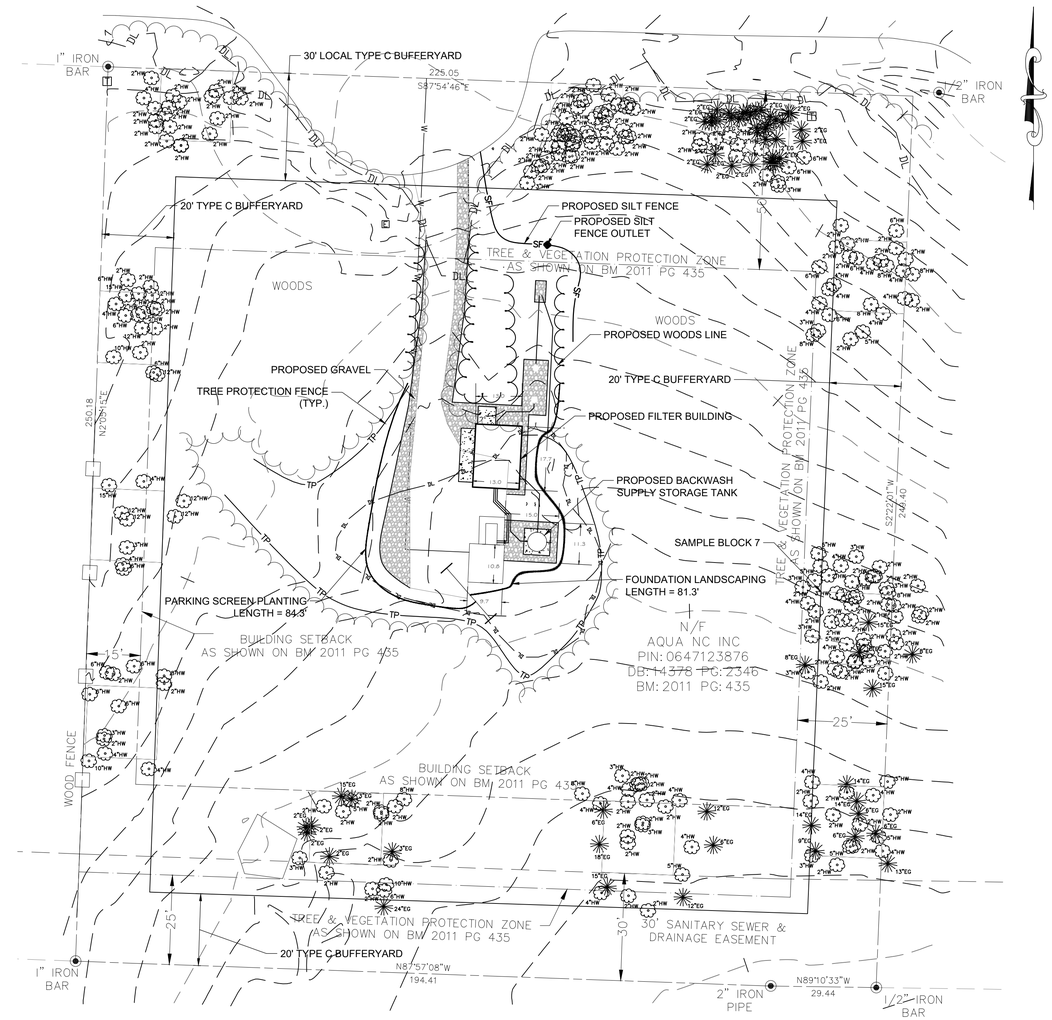
ALTERNATE LANDSCAPE PLAN APPROVAL REQUEST

BUILDING IS ONLY VISIABLE ON THE SOUTH AND EAST SIDES - (PARKING LOT SCREENING COVERS WEST AND OTHER HALF OF FOUNDATION)

REQUEST FOUNDATION SCREEING PUV'S BE COVERED THROUGH THE EXCESS BOUNDARY PUV'S

	PERCENT OF SECTION		SECTION	BOUNDARY EXISTING PUV	REQUIRED FOR BOUNDARY	REMAINING PUV'S THAT PROVIDE PARKING LOT SCREENING
PARKING IS SCREENED BY	80%	OF SECTION	S2	35	75	-40
	100%	OF SECTION	S3	91.2	75	16.2
	100%	OF SECTION	E2	328	75	253
	50%	OF SECTION	E1	115	75	40
TOTAL BOUNDARY PUV'S UTILIZED TO MEET FOUNDATION SCREENING PUVS						269.2

	REQUIRED	PROVIDED
REQUIRED FOUNDATION SCREENING PUV IS MET WITH EXCESS BOUNDARY PUV'S	**17**	**279**



FOUNDATION LANDSCAPE PLAN

1 inch = 20 ft

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft

KCI ASSOCIATES OF NORTH CAROLINA, P.A.
NORTH CAROLINA REGISTERED ENGINEERING FIRM C-764

KCI ASSOCIATES OF NC
Engineers
Planners
Scientists
Construction Managers
4505 Falls of Neuse Road
Suite 400
Raleigh, NC 27609
Phone (919)783-9214
Fax (919)783-9266
www.kci.com

AQUA SM

Rev:	Date:	Description:	By:
1	2/28/2020	RESPONSE TO TOHS COMMENTS	KCI
2	3/20/2020	RESPONSE TO TOHS COMMENTS	KCI

Prepared For and Owner:

Aqua North Carolina, Inc.
202 MacKenan Court
Cary, NC 27511
ATTN: Mr. Andrew B. Norris,
Project Engineer I
(919) 653-6975
ABNorris@aquaamerica.com

Project Name:

DUNCAN RIDGE WELL #5

WAKE COUNTY, NORTH CAROLINA

Date: 1/24/2020	Scale: 1" = 20'
Drawn By: AP	Designed By: TH
Approved By: TH	Project No: 20-DP-01

Sheet Title: LANDSCAPE PLAN AND DETAILS

Seal: NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030 TIMOTHY S. HESS 3/20/20

Sheet Number: L-2

Resolution No.: 20-10
Date Adopted: June 2, 2020
Effective Date: June 2, 2020

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR SPECIAL EXCEPTION USE (20-SEU-03); VARIANCE OF DEVELOPMENT STANDARDS (20-VARTC-02); WAIVERS FOR ARCHITECTURAL AND DESIGN REQUIREMENTS (20-WAV-08); IN ASSOCIATION WITH DEVELOPMENT PETITION 20-DP-01 FOR DUNCAN'S RIDGE WELL 5

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in November 2002; and

WHEREAS, pursuant to NCGS §§160A-361 & 388 and the UDO, the town council of Holly Springs ("Town Council") has the authority to grant special exception uses, variances, and waivers if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Special Exception Use Findings of Fact:
A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
b. The proposed use will not injure or adversely affect the adjacent area;
c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any

other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;

h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
j. 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.

Variance Findings of Fact:
A *variance* may be granted by the Board if competent and substantial evidence is presented by the applicant which persuades the Board to either reach each of the following conclusions independently or be reasonably able to meet these conclusions upon implementation of conditions by the Board:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Waiver for Alternate Compliance with Architectural Design Requirements Findings of Fact:
A petition for a waiver of regulations of UDO Section 3.08, A., waiver for Alternate Compliance with Architectural Design Requirements may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. The proposed development represents the use of building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Petitioner's written findings of fact into the minutes (Exhibit A) and have received site plans and elevations depicting the requested WAIVERS (Exhibit B) for the following requested Special Exception Uses, Variance of Development Standards, & Waivers:

Special Exception Use

1. 20-SEU-03: Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 2.01 R-30 Residential District to allow for a Non-municipal Water Treatment Plant in the R-30 Residential District at the property located at 6237 Lauraca Ln., Wake County PIN 0647123876.

Variance

1. 20-VARTC-02: Request to allow a Variance of Development Standards of UDO Section 7.04 D., 2. Surface of Parking Areas, to allow for a variance of the asphalt, concrete, or other hard surface material requirement for all required off-street parking areas and any driveway, interior access driveway or interior access drive to and from such off street parking in association with Development Plan Petition #20-DP-01 for Duncan's Ridge Well 5.

Waiver for Alternate Compliance with Architectural Design Requirements

1. 20-WAV-08: Request to allow for a Waiver of Regulations of UDO Section 3.08, A., 1., C. Primary Façade Building Materials, and Building Massing and Façade Treatment, to allow alternate compliance with the architectural design requirements in association with Development Plan Petition #20-DP-01 for Duncan's Ridge Well 5.

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

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact for Special Exception Use (20-SEU-03); Variance Of Development Standards (20-VARTC-02); and Waiver For Architectural And Design Requirements (20-WAV-08), as submitted by KCI Associates of NC.

Adopted by the Holly Springs Town Council on this, the 2nd day of June 2020.

Town of Holly Springs by **ATTEST**:

_____ _____

Dick Sears, Mayor Linda McKinney, Town Clerk

Office of the Mayor
P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us
Email: dick.sears@hollyspringsnc.us

RESOLUTION EXHIBIT A

20-SEU-03 FINDINGS OF FACT SUBMITTED BY PETITIONER

TOWN OF HOLLY SPRINGS

SPECIAL EXCEPTION USE FINDINGS OF FACT

DPM Appendix #A-04
Supplement #15
December 2018

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

Project Information:

Project Name: Duncan Ridge Well #5

Special Exception Use:

For DPZ Use only
Project # _____
Date Received:

UDO Section No.: 2.01.A.2.b Communication/Utilities

Special Exception Use: Non-Municipal Water Treatment Plant

Specific Special Exception Use Request:

An approximate 17 ft. x 12 ft. water treatment building for the removal of iron and manganese by a filtration system, in addition to a 1500 gallon water storage tank.

Findings of Fact:

A petition for Special Exception Use 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, community moral standards, convenience or general welfare:

The proposed building and associated water tanks will provide water treatment for the existing well. The buildings will be locked. The facilities will be screened from view.

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

The proposed facility will not injure, nor adversely affect the adjacent property values. The facility is located towards the interior of the property and screened from view. Typical operation will only require periodic staff visits to the site.

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

The structure will be relatively nondescript. The treatment building is necessary to continue to provide quality potable water to the adjacent community.

(4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):

We proposed to conform to the standards for the district, with the exception of the following requested waivers: 1) Request for no annexation; 2) waiver of shrubs immediately adjacent to building face, and hard surface drive & parking.

(5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in <u>Section 7.09 – Pedestrian Circulation and Vehicular Area Design</u>; and, control and access in case of fire or other emergency:

Yes, requesting a 12-ft x 35 ft. off-street loading space onsite.

(6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

There will be adequate parking and loading area for the occasional pickup truck for operational inspection and treatment supply delivery. No trash pickup will be required. The facility will not be a nuisance to the adjacent area.

(7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

The treatment facility does not have a need for bathroom nor cooking facility since there will be no staff onsite full-time.

(8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

The proposed facility will have no impact on existing town utilities and schools. The facility should have very little impact to police and fire.

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

The facility will be buffered, screened, and landscaped to integrate the structures with the adjoining property.

(10) The type, size, and intensity of the proposed use, including 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:

The relatively compact size of the facility, the very limited number of staff at the site on a limited basis, should not adversely impact the adjacent properties and 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: 1/24/20

Signature of Owner: _____ Date: 1/24/2020

TOWN OF HOLLY SPRINGS

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT

DPM Appendix #A.16
Supplement #14
April 2018

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

Project Information

Project Name: Duncan Ridge Well #5

For DPZ Use only
Project #
Date Received:

Findings of Fact

A petition for Variance of Development Standards 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) **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

7.04 The request for variance is to use 8 inches of ABC stone in lieu of asphalt or concrete. While not a direct hardship to the developer, the construction costs will be applied to the users. Additionally, a hard surface is inviting to those not allowed onsite.

(2) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

The plan is to provide minimal site development. Construction costs are applied to the water users. The development funds are directed to the water treatment as much as possible.

(3) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

This is an existing well site utilized by Aqua to provide potable water to nearby residents.

(4) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

Public safety is secured. The property is not for public access. The ABC stone surface will provide a less inviting entrance to the property.

Certificate of Completion

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

Signature of Applicant: Date: 2/28/20

Signature of Owner: Date: 2/28/2020

TOWN OF HOLLY SPRINGS
UDO SECTION 3.08 OR 4.05: ALTERNATE COMPLIANCE WITH ARCHITECTURAL AND SITE DESIGN REQUIREMENTS IN LB, CB, OR, GB & BT, RT, IT

FINDINGS OF FACT

DPM Appendix #A.06
Supplement #15
December 2018

Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

For DPZ Use only
Project # _____
Date Received:

☐ Initial ☐ Revised ☐ Final

(1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

THE PROPOSED BUILDING WILL MATCH THE EXISTING WELL HOUSE ON THE SITE. THE BUILDING IS LOCATED IN A RELATIVELY REMOTE AREA IN THE DUNCAN RIDGE NEIGHBORHOOD. THE INTENT IS TO PROVIDE A PLAIN APPEARANCE TO THE BUILDING.

(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

THE PROPOSED BUILDING AND SITE IS COMPATIBLE TO THE IMMEDIATE AREA AND WILL NOT REDUCE THE NEARBY PROPERTY VALUES.

(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

THE PROPOSED BUILDING AND SITE IMPROVEMENTS ARE REQUIRED FOR A WATER TREATMENT SYSTEM FOR POTABLE WATER SERVING THE DUNCAN RIDGE RESIDENTS. THE COMPREHENSIVE PLAN ALLOWS FOR THE NEEDS OF EXISTING PROJECTS.

(4) **The proposed development is consistent with the intent and purpose of this UDO.**

THE UDO PROVIDES FOR THE NEEDS OF EXISTING FACILITIES.

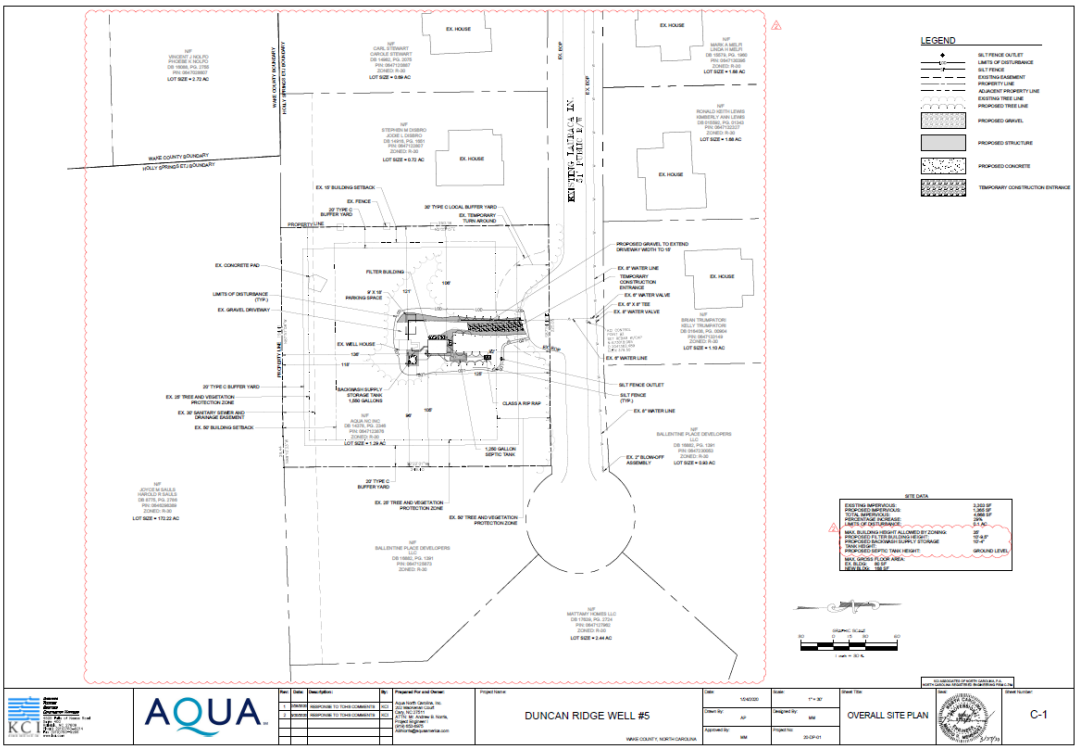
Certificate of Completion

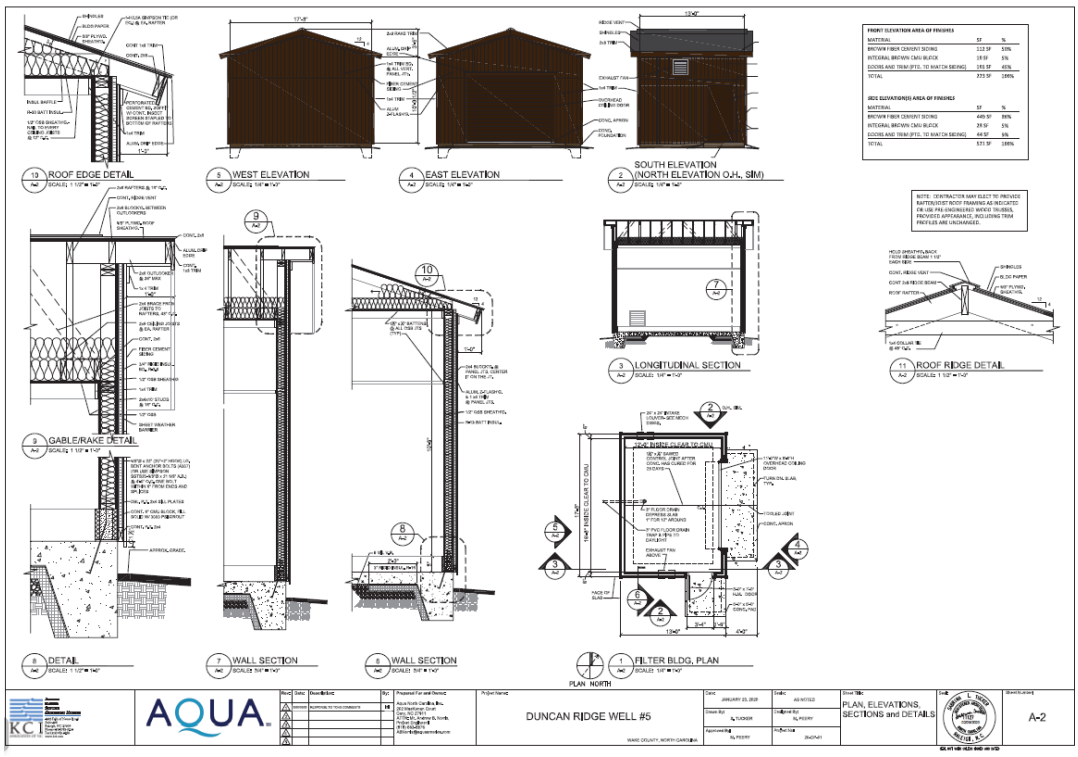
I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____ Date: 4/24/2020

RESOLUTION EXHIBIT B

SITE PLANS & ELEVATIONS





Office of the Mayor
P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us
Email: dick.sears@hollyspringsnc.us

RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

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

The Town Council made the following additional findings:

SPECIAL EXCEPTION USES

1. 20-SEU-03

X No additional findings

VARINACE OF DEVELOPMENT STANDARDS

1. 20-VARTC-02

X No additional findings

WAIVERS FOR ARCHITECTURAL AND DESIGN REQUIRMENTS

1. 20-WAV-08

X No additional findings

RESOLUTION EXHIBIT D

CONDITIONS OF APPROVAL

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

SPECIAL EXCEPTION USES

1. 20-SEU-03
    1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 20-SEU-03.

VARINACE OF DEVELOPMENT STANDARDS

1. 20-VARTC-02
    1. This variance shall only apply to 20-DP-01 Duncan's Ridge Well 5

WAIVERS FOR ARCHITECTURAL AND DESIGN REQUIRMENTS

1. 20-WAV-08

X No conditions of approval

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda

Title: Approve the minutes of May 19, 2020 Business Meeting and the May 26, 2020 Budget Meeting.

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Approve the minutes of the Council's business meeting held May 19, 2020 and the budget presentation workshop held May 26, 2020.

Explanation:

- Minutes in draft form are attached for the Council's review.
- If there are any corrections, please call the Town Clerk at 919-557-3900 in advance of Tuesday night's meeting so that corrected versions of the draft minutes can be circulated for review before adoption of the Consent Agenda.

Background:

Funding Source(s):

N/A

Attachment(s):

1. May 19, 2020 minutes - draft
2. May 26, 2020 Budget meeting minutes - draft

MINUTES

1. Call to Order

2. Pledge of Allegiance
The Pledge of Allegiance was recited.

3. Invocation
An invocation was given by Mayor Sears.

4. Adjustment and approval of May 19, 2020 meeting agenda
The May 19, 2020 meeting agenda was adopted with changes, if any, as follows: none.

PUBLIC COMMENT PERIOD:

Public Comments were received in opposition to Pine Springs Academy's expansion due to traffic concerns (5) in opposition due to the school in general (1) in favor of the expansion (1) and requesting Town Council assist small businesses affected by the COVID-19 pandemic. *The comments are attached to these minutes.*

PUBLIC HEARINGS:

5. Pine Springs Preparatory Academy Middle School Development Plan, Special Exception Use and Variances of Development Standards (19-DP-10 / 19-SEU-06 / 19-VARTC-02 / 19-VARTC-03)

Councilmember Villadsen asked to recuse himself on this item due to his connection to the school. Motion to recuse was made by Mayor Pro Tem Berry, seconded by Councilman McGrath and passed with a unanimous vote. Councilman Villadsen left the chamber.

Sean Ryan, Planning & Zoning, said that the purpose of this hearing was to request approval of the development plan, special exception use, variances, and associated waivers for Pine Springs Preparatory Academy. A public school is a special exception use in an R-20 Residential District and the applicant is also requesting variances to allow a reduction in the Collector Street front yard from 30 feet to 10 feet and to allow an increase in maximum building height from 35 feet to 42 feet. The applicant has proposed a development plan for a 64,700 square foot middle school. The building is 42 feet tall and will be oriented toward N. Main Street. A predominantly brick and stone block building with Exterior Insulated and Finish Systems (EIFS) accents, including landscaping, parking and internal driveways, is proposed for this site. A waiver has been requested to allow a reduction in the number of off-street parking spaces of 25%, or 53 spaces. A waiver has been requested to allow for greater than 75% of the provided parking between the front building line and front lot line along Richardson Street. A waiver has been requested to allow for a waiver of the underground utility requirement along N. Main Street. A waiver has been requested to allow rooflines to exceed 50 feet in a continuous plane along the N. Main Street building façade, and a waiver has been requested to allow building bays to exceed 30 feet along the N. Main Street building façade, Richardson Street façade, and the north and south side façades. Mr. Ryan explained the tree buffering and preservation plans, and the landscaping plan.

Rachel Jones, Engineering, showed the submitted utility plan. Utility connections will be provided with this project. There are existing connections at the north and south ends of the property. Sewer will connect to an existing manhole. The applicant has submitted a waiver to pay a fee-in-lieu of burying the overhead utilities along N. Main Street, due to the minimum length not being met. Traffic impact analysis was completed with the project. The new access point will be off Main Street with a new traffic signal proposed. She explained the

traffic improvements proposed with the project. Ms. Jones explained that in 2017 the NC General Assembly created NCGS § 160A-307.1 which limits the town's ability to require street improvements for schools, including charter schools. The town would need to reimburse the school for road improvements, absent an agreement otherwise. Through negotiations between the Town and the applicant, the applicant has committed to completing the recommendations identified in the Traffic Impact Analysis (TIA) except for the thoroughfare widening required in the UDO, due to general statute limitations. The applicant will dedicate the right of way required to widen the street across the frontage. The applicant is committed to design and install the signal, but not to fully fund it. To achieve this, the Town would have to commit up to $100,000 towards the signal.

Rick Madoni of the Planning Board said the biggest question they had was traffic.

The Planning Board discussed the following issues and concerns on February 25, 2020:

1. Traffic impacts, including: if a connection to G.B. Alford Highway was considered? Emergency access points the future connection to the existing Richardson Street, the addition of a stop light at Rosewood Centre Drive and N. Main Street. Why widening is not being completed on N. Main Street?
2. If there are concerns with landfill odors?
3. Why a parking reduction is needed and if this will cause problems during events?
4. How many students will be located at the new school and how many total between the existing school and new school?

Planning Board Recommendation:

Waivers:

The Planning Board recommended approval (8-1-0)

Those voting against the motion were: Mr. Crandall stated traffic infrastructure is not sufficient for the project as proposed and encouraged the Town Council to listen to a recording of the meeting.

Special Exception Use and Development Plan:

The Planning Board recommended approval (9-0-0)

The Planning Board included an additional condition of approval: the stop light on Rosewood and Main Street must be complete before the project is complete and school opens.

Staff has modified Development Plan condition 5.b. to reflect the Planning Board condition.

Note: A minor change to the landscape plan has been made after Planning Board consideration to modify the location of some plants in the N. Main Street landscape yard and remove a portion of a decorative wall beneath the above ground power lines at the request of Planning Staff. The modifications do not reduce the amount of landscaping provided.

A minor change to the plan has been made after Planning Board consideration to include the traffic signal and pedestrian signal at the intersection of Rosewood Centre Drive and N. Main Street. In addition, a note has been added to the plans that further clarifies the intended use of the proposed access off of N. Main Street.

MPT Berry asked if the underground utility waiver stopped the fee in lieu. Mr. Ryan said that if they waiver is approved the fee-in-lieu is required.

With that explanation given, Mayor Sears opened the public hearing. The following input was received:

Paul Stam, Pine Springs' attorney, introduced Andy Petty and said they would go through the first 4 findings of fact rapidly, and then they will go more slowly forward. He said that the plan coordinated with the Town's strategic plan.

Andy Petty, Curry Engineering, said he was a licensed professional engineer. He has been working on this project for about a year. He said he is knowledgeable in traffic design and engineering. His firm has worked with the staff, and with the traffic engineer. Mr. Stam asked him to elaborate on the first four findings of fact. Mr. Petty said: Finding 1: Educational facilities are an allowable use. The purpose of the middle school is to expand the educational use. Finding 2. The proposed use will not injure or adversely affect the adjacent area or property values. Neighborhoods are sought after when they are surrounded by schools, especially those with A ratings. We believe it will make the surrounding neighborhoods more sought after. Finding 3. The proposed plan will be consistent with the existing character. This is an allowable use, the comprehensive plan allows for mixed use, and the school fits in with the other uses without being mixed

use itself. Finding 4. The proposal conforms to all development standards. With the exception of some of the waivers we have asked for and it conforms to the UDO. He skipped Finding 5 to allow the traffic engineer to address that one during his testimony. Finding 6. Parking and trash and other service areas: We have tried to place the majority of parking as far away from Main St. as we could to avoid its being seen from street, and also to make it more convenient to the school. Finding 7. Fire codes, it meets all the Holly Springs fire codes. Finding 8. Sanitary facilities have been approved and will not adversely impact the town. The current infrastructure is adequate to handle the proposed use. Finding 9. The location screening buffering will balance the appearance with not distracting people driving by. They have incorporated the natural fall so as not to clear as many trees. They are providing all perimeter buffers.
Josh Reinke with Ramey Kemp said he has been practicing for 16 years. Findings 5 and 10: He said that in the TIA it was scoped with the NCDOT and the Town. DOT was not interested and so Ramey Kemp came in. He testified that to meet the town and NCDOT standards for development of this site, several traffic mitigation measures are necessary, which are the installation of a traffic signal at Rosewood and Main, corridor timing of the signal, the extension of Richardson Street to stub to the property to create a potential future connection, and restriping Rosewood Street to create a third lane.
Mr. Stam asked if he believes the mitigating measures will satisfy the Town's need for traffic control. Mr. Reinke said it meets or exceeds the development ordinance and the NCDOT standards.

Variance 19-VARTC-02: Mr. Petty said the property is constrained by the location of a stream and the location of existing sub streets. He testified that the need for the variance for the street setback was that environmental features of the property necessitated a reduction in the street setback which would allow for increased open space. The streets do not align so it's not a straight shot and the curve required to connect the street cuts the land in thirds. He said, from a safety perspective, the internal buffer is to allow line of sight on all the students. Finally, the parking area next to the school can serve double duty as a recreation area. Mr. Petty testified in favor of the parking reduction waiver that during the instructional time, the parking remains empty, the lack of buses at the school allows for the reduction, and for environmental reasons a reduction of parking spaces would be proper. He further testified that if it were later determined that additional parking is necessary, the applicant would be willing to install additional parking.
Variance 19-VARTC-03: Mr. Petty said we discussed this with the architect and due to the site grade and the need to accommodate NCDOT queuing requirements, Town parking requirements, provide a new public road, provide on-site play areas and include all space program needs for the new school, the building needs to be taller.
Mr. Petty addressed the requested Waivers as follows:
Wavier 19-WAV27: reduced parking: Because the gym is not used for activities except during evening hours, when the school is not at full capacity, they do not need that number of spaces. By eliminating 53 spots it allows about 8,000 sq. ft. of additional permeable surface. And the cost is not warranted. The site plan has reserved areas on site for the addition of parking if it is needed at a later time.
Waiver 19-WAV-31: Mr. Petty testified in favor of 19-WAV-31 to allow more than 75% of parking on the front of the building, that because of the installation of Richardson Street, the building now has two fronts - one on Richardson, and one on Main Street. Not to park on the “front” according to the UDO would be to push the parking to adjacent residential uses. The best place to park is on the frontage opposite Main Street for aesthetic reasons, which is the area fronting Richardson Street. Moving the majority of the parking near Richardson Street keeps the parking away from Main Street and sends the traffic down Richardson Street.
Waiver 19-WAV-40: Architect wants to change the roofline from 50 to 57 to keep it proportional to building size and fit the character as an institutional use.
Wavier 19-WAV-41: Underground utilities: Because the thoroughfare widening is not reaching its full capacity they do not want to bury the power lines and then have to move them. It is not the full frontage of the property. They are also in communication with Duke Energy on all power and lighting needs.
Wavier 19-WAV-42: Building mass requirements: To get the building to meet the shape of the property and still look proportional, applicants feel they need this waiver.

Jessie Dewar, speaking for the Easton Acres community. (According to Wake County property tax records, of 1609 N. Main Street.) She said that this is her community, and she has lived there for more than 50 years. She questioned why they were going to build a school there. When our kids were in school they had to go all the

way to Cary. The traffic on 55 is already terrible. Why would you put a school there?

Cecilia McCullers, 5629 Easton Street. She said she has lived there for 30 years. She is on the opposite side of McClain where Richardson runs adjacent to Katha Dr. She is not opposed to the school but is concerned with the adjacent road, because Richardson St. is proposed to be the main road going in and out of the school She sees the other schools in town where neighborhoods have issues with the parking. Specifically Holly Grove Middle. She said they are going to have the same issues, where parents are parking in the neighborhood to walk their kids to school. As a parent she knows that people are impatient, they will take Easton St. when 55 has a line on it. She thinks that if there is another option for a different entrance or exit she would feel differently. The elderly members of the neighborhood who are really going to be affected are not able to be here tonight. She didn't hear a number of how many cars will be coming. The school originally projected 500 students and now there are 700. She sees this as an issue. They are building a playground. Is it going to incorporate a football field? Track field? These things will bring more traffic than an hour in the morning and afternoon that they talked about. She is speaking on her behalf, but also on behalf of the elderly who are not here.

Claudia Cofield (according to Wake County property tax records, of 5636 Easton Street) shared the same concerns as her neighbors and the Planning Board. Speaking for a neighbor at 5700 McClain and Katha Dr. The corner of her house at McClain St - is it going to be a straight through street? She asked what a collector street is. Will it be a through street or a connector? With the reduced parking, when the school traffic increases the parking will be a problem. She doesn't think the signs advertising the public hearing were clear. Information should not have just been sent to Katha Dr. residents when it is going to affect the entire community. Residents on one side of the street were notified, but not the neighbors on the other side. She said they had to investigate to find out what was planned and we still do not know where McClain is going to connect. Councilman McGrath said we may not have sufficient facts for the public to understand the scope of this project due to the misunderstanding of the connections that are or not part of the plan.

Marvia Burt, (according to Wake County property tax records of 3912 Richardson Street) said she owns property on Richardson Street. With the building of this school, if the traffic is going to be on Richardson Street, she wants to know how that traffic is going to impact her. And she agrees with everything the speakers before her said. The neighborhood has been there and this project is invading the neighborhood without letting the residents know how their neighborhood will be impacted.

Frances Perkins (according to Wake County property tax records of 109 Fountain Springs Road) said she has been a resident of Arbor Creek for 20 years. She said she was here to speak for Holly Springs and the whole community. She told Council that they represent the people and they need to be mindful of the people and not just an isolated group of people. She said she works in RTP and it is a nightmare getting out of the neighborhood. The SRO Officer was doing the best he could but even that was not sufficient to control the traffic. Please, as a council, do not think of the moment, think of the impact over time to an area that is already over capacity. There are a day care center, a sports center, there's a lot in the area. Is it fair to those who have been there for years who do not understand what is happening? She asked the board to listen to the people. We are trying to let it be known that some do not understand, and we need to make it possible for them to understand. People are feeling like they don't belong. Don't take the homey feeling away from everyone. She said she has grandchildren in the neighborhood. She doesn't want to have to leave for work early because she wants to make sure her grandchildren get on the bus for school safely. People are driving above the speed limit and it is not safe. She agreed with the previous speakers. Please keep us all in mind.
MPT Berry asked if she was concerned about the traffic at Arbor Creek, at Rosewood Drive. Ms. Perkins said she was also concerned about the traffic on Hyannis Drive, and she said she understands that they will not have school buses. There are already 700 students, and they want to bring more without buses. MPT Berry asked if she believed a traffic light there would help. And if the school adds the traffic light there would it be safe? Ms. Perkins said that would be an improvement. She said we need to be fair, to the elderly residents as well as the kids. She is not opposed to the school. She loves Holly Springs and believes education is important. She is passionate about the people. She believes the Town needs to take care of its residents - all of them.

Councilwoman Kelly asked her how she knew about the hearing. Ms. Perkins said she is part of Arbor Creek association and they sent out information about it.

Kristen Stocking, 136 Kingsport, said she is on the board of directors at Pine Springs. She apologized for not bringing her support team. She said they had created an online survey. She presented a petition signed by parents in support of the expansion. She wanted to apologize to the school's neighbors. She said she sat down with Brad Itzkowitz, the HOA president, and came up with the idea of installing the traffic light. They increased communication to parents. With the light parents can turn onto Main St. and not have to go through Arbor Creek. She said they want to be good neighbors. She didn't communicate with Easton Acres because she didn't know they had an association. They want to make their building available to the community at times. She said she wanted to be here to answer questions as someone who has been part of the school since before it was built. She said Mr. Petty would have some comments to make the traffic patterns more clear. She is happy to give her phone number to any community member who has questions. The school is desperate for more space. They just put in a $200,000 playground. The new playground is available to the public. This offers us the opportunity to put in a lacrosse field and places for the older students to be outside. She said that start times would be staggered. There will be a full-time SRO officer directing traffic. Councilwoman Kelly asked if she knew what the neighbors' concerns were and what they are willing to do to be a good neighbor. Ms. Stocking said she said some portion of their property is open to the public some of the time. She doesn't see any way traffic will make it into Easton Acres. She said there will be about 31 acres and they can get creative with the community with the land that has not been built on. There is about a third of the land that is being left wooded at this time, but they foresee building a theater building or an outdoor amphitheater in the future. They envision renting out space to the community in the future.
Councilwoman Kelly asked if there was a plan to have buses. Ms. Stocking said buses are not part of their model for next year, but they would love to have them in the future. Many of their students carpool.
Councilwoman Kelly asked if there were other locations the school looked at. Ms. Stocking said they looked at several different properties, but none of them worked out for one reason or another. They weren't ready to consider a middle school, but then the property went on the market, and they decided to explore it. They are a K-8 school, not an elementary school and a middle school. Councilwoman Kelly asked what their plan was if this doesn't go through. Ms. Stocking said they have a certain capacity at the existing building, but no plans to pursue another property at this point.
MPT Berry asked how they would respond to the need for a traffic light at Rosewood and Osterville and the need to ask the tax payers to pay for it. Ms. Stocking said they had a certain amount of money in the budget that they were willing to use for traffic improvements. They know it is not required by statute, but they wanted to put forth a certain amount of investment. Even though it is not required they decided they had to do something. The light was the one that rose to the top. Between engineering and their team, they came up with the proposal to pay $150,000 toward the light, so that they do not need more public money.

Baxter Walker, 305 Acorn Falls Court, said he was watching via Zoom and felt the need to come as a parent to speak for the school. He read the letter he had previously provided to the Council, which is attached to these minutes.

Sergeant Brienzi with the Holly Springs Police Department, is the Sergeant over SRO Division. He said there is obviously an issue with that intersection. The growth of the school has caused the officer to double stack the traffic into the school to make the traffic as safe as possible. The issue is one SRO working 4 lanes of travel. Being right turn only currently causes significant amount of traffic to make U-Turns. Without a light we have required right turn only for safety, as drivers do not always yield. Pine Springs has done a good job of working with us, communicating with parents and assisting us as much as they can. MPT Berry asked if he thought the light was needed today. Sgt. Brienzi said it was needed before today. MPT Berry asked if the new light would solve the issue with the new school and additional students. Sgt. Brienzi said if they do not stagger, then even a light will not handle that much traffic. They work with schools all over town to stagger start and end times. But he said he does not know if it will completely solve the problem.
Councilman McGrath asked what effect Sportsmanship Way has had on this. Would it help the traffic? Sgt. Brienzi said it is possible that it would be an option for parents. But traffic will detour wherever it detours and we have to deal with it where it is. Hopefully there will not be sporting events going on at the afternoon

dismissal time.
Councilman Wolff asked if every one of our schools has an SRO directing traffic. Sgt. Brienzi said that every school has an SRO, but they do not always direct traffic. It depends on the need. The primary role of an SRO is for the safety of the students and the teachers and staff at the school. They direct traffic as a courtesy, but it is not an optimum role for the SRO. The officer has to make a judgement on what is most important at any given time. Councilman Wolff asked if an SRO would still be needed to direct traffic with the implementation of a signal. Sgt. Brienzi said probably not on a daily basis. But any time you change a traffic pattern you have to wait for people to adjust. It sometimes get worse before it gets better. The hope would be that the SRO would be inside the school, and not directing traffic.

Councilman Wolff asked what the school was not agreeing to that we would normally require. Ms. Jones said they are not being required to widen Main Street, but only re-stripe it. Councilman Wolff asked if the town would have to do that in the future, and how much it would cost. Ms. Jones said that the Town would have to widen Main Street and she did not have an estimate of how much that would cost. Councilman Wolff asked how the cost of the traffic light was being divided. Ms. Jones said that the school was paying for design and installation of the light and crosswalks and they would be reimbursed up to $100,000, and the terms of that reimbursement would have to be finalized. Councilman Wolff asked if there have been any fee-in-lieu from any developments in this area in the past. Ms. Jones said there have been, from the day care and a professional office building. Councilman Wolff asked how much had been collected. Ms. Jones said about $10,000 total. Ms. Jones said she wanted to clarify that the concrete median prevents left turns into the new site access. Also, Richardson Street shown on the map is the new 2 lane cross section - it does not extend beyond the property line. The Easton Acres site is about 300 feet south. There is right of way for a future connection, but there is no plan funded at this time. Councilman Wolff said, to clarify, unless Easton Acres sells to a developer to extend the road, there is no plan to do so. Ms. Jones said that was correct. MPT Berry said our ordinance would normally require a connection. Is the reason we're not requiring the connection because it's not stubbed? Ms. Jones said it is not a standard requirement to go off-site, so it is not required for the school to connect to Katha. The DOT preferred that the access be off N. Main rather than through a neighborhood. Councilman McGrath said there is no current or future plan to expand N. Main up to Sunset Lake, which soon becomes Apex. Even if we were to widen a small portion it would complicate the traffic, right? Because it would bottleneck where it becomes 2 lanes again. Ms. Jones said that was correct. The final buildout would be 4 lane, but there is no project funded at this time to create a larger cross-section to accommodate.
Councilwoman Kelly said instead of having traffic go through Osterville Dr., could there be a light that prevented traffic from going through Osterville Drive - to not allow them to go straight across. Ms. Jones said that might be something the officer would have to direct during certain times. We would have to talk to DOT, but we can keep it in mind as we look at signal design. Councilwoman Kelly asked would there be consideration for an entrance off 55 instead of having it on Main St. Ms. Jones said that 55 is a restricted highway owned by DOT and an access point would not be supported for a single development. It would need to serve a more regional need.
Councilman McGrath asked if there was a possibility that we only allow right in right out at Rosewood and Osterville, forcing people to take Sportsmanship Way. Ms. Jones said that this would have to go to the traffic engineer to see how it would work. She doesn't know how preventing left turns might impact the congestion on N. Main. They could explore that option and see what the data analysis would show. Without that she could not say.
Councilwoman Kelly asked what a solution would be for the folks in Easton Acres who have trouble making a left turn. Ms. Jones said they have full access here today, but they indicate that they are having trouble making left turns. Without the connection with Katha, there is no alternate access at this time. As far as a signal at that location, staff does not have any data analysis or traffic count, so they don't know if it would be warranted by DOT. Councilwoman Kelly asked about the school's ability to evacuate. Ms. Jones said the access off of N. Main is right in right out, but the school has access at Rosewood Center also.
MPT Berry said with the signalized intersection there will be a gap in cars. It will be much easier to get out. Ms. Jones said that was correct. A signal should eliminate a lot of the backup we see today and keep the traffic more efficient.
Councilwoman Kelly asked about the light and noise impact to the neighborhoods. Mr. Ryan said the Town has not required the parking area to have lighting. If the school does add lights, then they would be required to

have a photometric plan to make sure light does not bleed overly onto adjacent properties. The Town does have higher light limits for recreation fields, so if they build a field the requirements would be different from lighting the parking lot. Councilwoman Kelly asked when the neighbors were notified. Mr. Ryan said the statute requires notification to adjacent property owners. The Town goes farther and notifies anyone within 200 feet of the property. In addition the property was posted at any point where there was another street. Those signs have been posted since February 25th. Staff sent notification for all three potential hearings - March 17, April 7, and tonight. They were notified 3 times. Notification was sent to 40 or 41 addresses.
Councilman McGrath asked what the current zoning allows in terms of density. Mr. Ryan said R-20 is 2.25 units per acre. However R-20 allows a Special Exception Use for schools, churches, and other applications that would be compatible but could have an impact on the neighborhood. Councilwoman Kelly said that earlier we heard from Ms. Stocking that condos had been explored for that lot, but that could not happen. Mr. Ryan said that for a higher density, the property would have to be rezoned. Councilwoman Kelly asked if a single family home development there would be required to make the traffic improvements. Ms. Jones said any other development would be required to make these same improvements.

Councilman Wolff asked applicant to come up and discuss the traffic patterns. Mr. Petty said the extension of Richardson St. does not tie in to where Richardson St. is now - it's an extension of Katha St. They didn't want to route traffic through a neighborhood. A collector street is a 2 lane road with sidewalk on both sides of the street. This street does not dump traffic into Easton Acres. Mr. Petty stated that it is highly unlikely that there would be any adverse impact to the neighbors by way of parents dropping children off at Katha Drive because of the long distance through the woods and the 50 foot elevation change that children would have to traverse to get to school, instead of going through the carpool lane. Part of the reason it was designed this way, was because they wanted to keep stacking on the property. The entrance on N. Main is not for normal entry and exit. It will be gated during carpool hours. It is meant for fire/rescue and for non-carpool times. As to why they are only contributing $150,000 towards the signal, the statute says you have to contribute what your impact is. Mr. Reinke said the DOT likes to see a longer time of heavy traffic before they recommend a signal, and when we did the original TIA DOT did not want a signal. Now, because of the heavier traffic, they are accepting of a signal. With a signal people usually drive less aggressively, because they know they will get their turn. MPT Berry asked if he thought that if the elementary school wasn't there, the traffic would not be as bad and we wouldn't need the signal. Mr. Reinke said that it might or might not be needed. MPT Berry asked what the percentage of impact was that got you to the $150,000. Mr. Reinke said the school is 40% or below. We looked at the peak periods and both schools combined were about 41% of the overall traffic. Mr. Petty testified that NCDOT rules require a developer to contribute its percentage share of a traffic signal, and in his opinion the school is contributing more than its share. However when cross examined by MPT Berry on the issue of the school’s contribution of a traffic signal and whether the intersection met warrants for a new signal Josh Reinke, Traffic Engineer testified that with the proposed addition of the middle school during the AM Peak times, it does meet warrants, and it is necessary for safety. He further testified that with a signal people take less changes on turning on to Main Street, which currently has a failing level of service. Reinke testified that the complete school (existing elementary and proposed middle) at peak periods contributes approximately 40% of the need for a traffic signal.
Councilwoman Kelly asked where the bus lane is in this plan. Mr. Petty said they do not have a bus lane because there is no plan for buses. He said he thought Ms. Stocking was talking about a plan to talk to Ting to have a park-and-ride there, where people would park and buses would deliver kids to the school. If buses becomes a reality they could add a lane in. He said that he looked at this property with another client as a mixed use property. It would have to be rezoned, but it would have created more traffic. Something eventually is going to go there. At least with a school you will get non-traditional peak use. It will be more predictable than a shopping center. Councilwoman Kelly asked if this is a good location for a school, in the middle of an old residential neighborhood. Mr. Petty said he didn't think there would be an impact on the neighborhood because Richardson St. is not connecting to Katha. Councilwoman Kelly asked about the noise. Mr. Petty said they are doing all the buffering they can to try to keep the noise down as much as possible. The entire area between GB Alford and the stream will not be developed. There is not enough room for a football field and that is not the mission of the school. There is room for a soccer field or a lacrosse field, maybe. The school is looking at that possibility.
Councilman Wolff said part of the reasoning of the parking waiver is the difference between when activities

would happen and when students would be there. But with Ms. Stocking saying the gym could be rented out, what about those events. Mr. Petty said you would not rent out the gym when school is in session, so the two populations would not overlap. There is full pedestrian connectivity between the elementary and middle schools, so there would be overflow parking in the elementary lot and they could walk over. Councilwoman Kelly asked if they are aware of concerns from nearby businesses. Ms. Stocking asked if she was referring to the Dance Studio. Councilwoman Kelly asked how she felt about being a good neighbor, when neighbors all around are struggling with this. Ms. Stocking said the dance school came in after Pine Springs was in existence. She said the owner was amendable to the improvements they were making. She said she thinks it is a matter of communication. When she sits down and explains it to them and they see the plans, they understand. Councilwoman Kelly said the Arbor Creek HOA President sent in testimony saying he feels the expansion is unsafe. Ms. Stocking said when she met with him he did not have that concern. She told him they would work with him on a crosswalk. Mr. Petty said we also heard from the neighbors saying they didn't oppose the school, they opposed the traffic and we are not bringing the traffic through their neighborhood. Mr. Reinke said they looked at the TIA with no staggered times, so if they stagger the two schools, the signal will be better than the existing situation for both sides of the traffic.

Councilman McGrath asked how much the town has taken in as fee-in-lieu for that signal and if Arbor Creek contributed any. He said $150,000 is more than their fair share. Randy Harrington, Town Manager said the town has around $10,000. Some of the developments came in before fees-in-lieu were required. Ms. Jones said that the original development predates a time that the Town was expecting to need a signal, and before we were collecting fees-in-lieu. As we've seen the need increase we have tried to plan in advance.

Councilman Kelly said, in the Findings of Fact - whether it is a good school or not is not part of what we are trying to decide. She has heard that it will be injurious to the general safety, health, and general welfare, so she cannot find that fact. Councilman McGrath said he took an alternate view on this question. There would be little buffer required if it became a single family development. If it comes to that there would not be an SEU hearing for that. What they could have would be greatly more injurious than a school that operates a short part of the day. From the traffic perspective, he doesn't think an R-20 development would be better for the traffic. Unless we could get Apex to do something it would not improve the traffic to do something else.

Councilman Wolff reminded him that they were evaluating this proposal, not comparing it to a different, hypothetical proposal. He said the traffic on N .Main is not getting better any time soon. It is a mess. Will a signal change that? He said he thought they had heard testimony that it would help. Would it mitigate the impact the school has? He was not convinced. The traffic is spilling through the neighborhood because N Main is too congested. Will the signal fix that? He said he was not sure it would. He said he thought that the applicants have gone above and beyond what the statutes require of them, and they should be commended. But he does not know if it goes far enough to spare the community from any injury.

MPT Berry said he was conflicted. What he kept coming back to is that the Council's hands are tied in terms of the traffic improvements, and he is not thrilled. He said he was not thrilled that local municipalities are saddled with traffic improvements that are unfunded. $100,000 is a lot of money. Next year's budget is already going to be short on sales tax revenue and we would have to find a lot of money. He recognizes that we have to operate under the laws that the General Assembly writes. Schools, whether public or charter, are a big part of the community. He said the Town is growing, with more kids who need to go to school, and schools are capped, so he thinks there is a need for more capacity for schools. Council needs to look to the future and think about the generations who aren't already here. The light is not going to solve the problem on N. Main but it will make it better. Some of the facts presented in the application are shaky, but he looks at the future and wants the courage to face the requirements.

Councilwoman Kelly said that the Town does need schools, looking at the future. But it also needs to look back and recognize how Holly Springs got where it is. She said she wants to think about the people who elected her, and represent them.

Mayor Sears asked Mr. Harrington if it would be possible to budget the money for the signal. Mr. Harrington said that if Council approved this item, he would assume that they wanted to move forward with the signal. There is always an opportunity cost, with anything you do. But if you intend to go forward, the budget presented next week would include the $150,000 for the signal.

There was a short recess while the Town Attorney consulted with the attorney for Pine Springs about cross examination of any witnesses, and Mr. Stam declined to cross examine any witness. He also discussed parliamentary procedure of breaking the resolution out into its component parts. Council decided to vote on

each variance separately, and then the Development Plan and SEU if appropriate.
Council decided to vote on the Variances separately, and before taking any other vote.

Motion 1: Motion to approve the variance 19-VARTC-02.
Moved: McGrath
Second: Berry
Vote: Unanimous (Villadsen recused)

Motion 2: Motion to approve the variance 19-VARTC-03.
Moved: Berry
Second: McGrath
Vote: (Villadsen recused)
Yes: Berry, Wolff, McGrath
No: Kelly
The motion to grant variance failed to receive the 4/5 majority as required under NCGS160A-388(e).

Motion 3: Motion to defer to the June 2, 2020 meeting, for staff to answer question on the necessity for variance 19-VARTC-03.
Moved: McGrath
Second: Berry
Vote: Unanimous (Villadsen recused)

6. Public He
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Pro Tem Ber

Randy Harrin
moved. MPT
seconded by
Councilman

8. Recogr

Mayor Sears thanked Chief Herring's family for coming and for waiting so patiently. He asked the Chief to come to the podium and be joined by his family. He said that John Herring started his 26 year career on April 1st, 1994 and there were only three officers at the time. Holly Springs was a smaller town then. He thanked Chief Herring for always being available to him and for his work in the Town. He then turned the proceedings over to the Town Manager.
Randy Harrington, Town Manager, and Daniel Weeks, Assistant Town Manager, spoke of Chief Herring's long and distinguished career with the Holly Springs Police Department, from a 5 person department to today's Department with 86 positions. Mr. Weeks presented Chief Herring with a plaque honoring him for his service to the Town. Then Lt. Robert Parrish spoke. He said this was not the occasion he was planning for the Chief's retirement, but due to the COVID-19 situation this was the opportunity he had. He spoke glowingly of the years working together, and presented Chief Herring with the Old North State Award from the Governor to recognize "dedication and service beyond expectation and excellence to the Great State of North Carolina."
Next each Councilmember spoke of their gratitude to Chief Herring for his service to the Town of Holly Springs.

Chief Herring spoke saying he was honored and humbled, but he wants to recognize the members of the Department, because one cannot do anything alone - it takes a good team. He said he was proud to have been part of the careers of each of the members of the Department. He thanked his family, specifically his wife and his mother for their support, and expressed appreciation to this Council and the ones that came before. He said that even though he is retiring, he is not going anywhere, because Holly Springs is his home and will always be.

7. Unified Development Ordinance Text Amendments Land Use & Character Plan Amendments (19-UDO-05)

Sean Ryan, Planning & Zoning said the purpose of this item was to consider modifications to the Unified Development Ordinance (UDO) to bring it into accord with the Land Use & Character Plan developed through the ReVision Holly Springs process. He reviewed the findings of the ReVision Holly Springs process, and outlined the proposed changes to bridge the gap until the full rewrite of the UDO could be completed. He said that there are no changes that weren't presented to Council last January. He discussed infill development options, modifications to require 2.5% open space in all neighborhoods, and to allow for stormwater areas to count as open space if they are provided with amenities. Other changes would be that auto-based businesses would be changed to SEU uses, address minimum heights, minimum stories, and changes to mixed-use options to make them consistent across parts of the UDO.

Planning Board Recommendation: The Planning Board recommended approval with a vote of 9-0-0.
Councilwoman Kelly asked about introducing 2 bedrooms as a standard for infill, and whether there were size restrictions otherwise. Mr. Ryan said the two bedroom limit for accessory dwelling units is currently in the ordinance, what is being proposed is dropping the requirement that the accessory dwelling be part of another unit like a garage. No other requirement changes are being proposed. Councilwoman Kelly asked if relating to businesses, is there anything that identifies more modern businesses, like tattoo parlors? Mr. Ryan said there is no mention of those types of businesses in the current UDO, but that will be addressed in the new UDO.

With that explanation given, Mayor Sears opened the public hearing. The following input was received: none. Mayor Sears then closed the public hearing.

Councilman McGrath asked how the open space requirement compares to surrounding towns. Mr. Ryan said that other municipalities regulate open space in different ways. Some require a playground, some measure the space in square feet. We wanted to keep it reasonable, since we are already asking developers to set aside tree preservation, etc. we are allowing these to overlap, but are trying to get in a meaningful amount of open space. Councilman McGrath asked for clarification that the town isn't trying to incentivize infill. Mr. Ryan said no, it would be an option in specific areas of town, like mixed-use areas. And there are changes to the findings of fact to say that is this still an appropriate use.
Councilman McGrath asked if allowing townhouses at the edge of the Village District was still desirable since Council discussed changing the Village District boundaries. Mr. Ryan said that staff is recommending that it be removed as a permitted use in the Village District because we are trying to increase the commercial downtown, not letting more residential seep in. Councilman McGrath said he would like to strike the language around affordable housing because it is premature given were we are in the process.
Councilwoman Kelly said she was comfortable leaving that language in. MPT Berry said he agreed that section *3.09(B)(3)(a)(1)* surprised him as there was no mention of it on the summary sheet. He said he would like to strike that language. Additionally he asked what the minimum percentage changes in the mixed-use option were. Mr. Ryan said it was 20% in the residential category, and 50% in the commercial, in an attempt to limit the amount of single family units.
Regarding the density bonus for affordable housing, Mr. Ryan said it is a common tool that municipalities use to increase affordable housing, without requiring the Town to invest any money. Staff also felt it was a good idea to require that the units are spread out in the development so that they are not all in one place, and there is a requirement for it to be brought to Council. Staff thought it was important to bring this to Council, but it is written in a way that it can be stricken from the Ordinance without damaging the Ordinance. MPT Berry said that the negotiations will take up staff time and he is not ready to agree to that yet.
Councilman Wolff said he understood what MPT Berry is saying but there is concern over whether Council is setting a precedent with Village Gate, and when developers come there are no guidelines for Council to use to evaluate their proposals. This UDO amendment is not permanent. It will be discussed as we move through the UDO re-write, but it is a good stopgap in the meantime to provide a framework for future discussions.
Councilman McGrath said he thinks density increases traffic, so he doesn't think this is the way. He is willing to listen to what developers bring forth but he doesn't believe Council has agreed on a path forward and he does

not want to put this in policy. Councilman Wolff said he understands where Councilman McGrath was coming from, but density does not equal traffic in a linear faction. He believes this section gives Council a framework to have these discussions. MPT Berry said he believes that what Council incentivized with Village Gate was infrastructure, not affordable housing. He understands the desire to have a framework, but thinks there is more discussion to be had. Councilman Villadsen said the current discussion indicates that this amendment has gone beyond where we are right now and needs more discussion and discovery.
Councilwoman Kelly said those are valid points about the framework, but she is concerned about whether Council is going to move forward with a housing study. It makes sense to have something that is similar to other communities, unless we are going to have a housing study sooner rather than later. Councilman McGrath said he doesn't want to throw out all the work staff has done, but he wants to strike that language.

Action: Motion to adopt UDO Text Amendment Ordinance 20-01 to adopt the statement of compatibility and to adopt 19UDO-05 UDO text amendments to implement the Land Use & Character Plan as amended, striking section 3.09(B)(3)(a)(1) in its entirety.
Moved: Berry
Second: McGrath
Vote:
Yes: Berry, McGrath, Villadsen, Kelly
No: Wolff
The motion passed.

RECOGNITIONS:

9. National Public Works Week
Scott Chase, Assistant Town Manager, said this was an appropriate time to recognize Public Works, due to the extra yard work due to COVID-19 and the sidewalk project on Main Street. Randy Harrington, Town Manager said these are employees who do things that people do not always notice. They work in the sun, rain, heat and cold; they get water to our houses and out again; they fix pot holes.
Councilwoman Kelly said when she sees them working they are always friendly and waving and it makes her happy to see them. Mayor Sears said that in the winter, the news mentions how much clearer Holly Springs' streets are than those in neighboring towns. Our Public Works department is the best.

CONSENT AGENDA:

10. Approve the minutes of May 5, 2020 Business Meeting and the May 12, 2020 Workshop Meeting.
The Council approved minutes of the Council business meeting held May 5, 2020 and the Council workshop meeting held May 12, 2020.

11. Monthly Budget Amendment Report -
The Council received a report of monthly administrative budget amendments approved by the Town Manager. A copy of the budget amendment report is attached to these minutes.

12. Retirement of LEO Service Weapon and Badge to Chief Herring –
The Council authorized the award of badge and sale of service side arm to retiring Police Chief John Herring per N. C. General Statute 20-187.2. A copy of Resolution 20-09 is attached to these minutes.

13. Cleaning Contract for Holly Springs Cultural Center –
The Council approved Non-Core Business Solutions' contract in the amount of $40,000 to clean the Holly Springs Cultural Center and Branch Library for FY21

NEW BUSINESS:

14. Parks and Recreation Advisory Committee Appointments

Linda McKinney, Town Clerk, said that there were three openings on the Parks and Recreation Advisory Board beginning July 1, 2020. The town advertised the openings on the web site, through social media, and at town owned facilities, and 16 applications were received. Council voted by ballot and the vote count was as follows:

Christine Walorz - 2
Chuck Johnson - 0
Edward Odjaghian - 0
John Lemoncelli - 0
Karen Garmon - 0
Karen Sorio McGowen - 0
Nil Basu - 0
Robert Hazle - 0
Stephen Brauer - 2
Thad Ellington - 0
Tony McDermott - 1
Val Atkinson - 5
Whitney Staub - 0
William Davis - 0
Sydney Loy - 2
Christopher Cook - 3

A run off was held between Christine Waltz, Stephen Brauer, and Sydney Loy and the votes were as follows: Christine Waltz 2, Stephen Brauer 3, Sydney Loy 0.

Action: Motion to appoint Val Atkinson, Christopher Cook, and Stephen Brauer to the Holly Springs Parks and Recreation Advisory Committee for three year terms from July 1, 2020 to June 30, 2023.
Motion: Villadsen
Second: Berry
Vote: Unanimous
The ballots are attached to these minutes.

15. Tree Advisory Committee Appointments

Linda McKinney, Town Clerk, said that there were three openings for regular members on the Tree Advisory Committee. Two were for three year terms, and one was to fill the remaining year of an unexpired term. There is one opening for a junior member. The town advertised the openings on the web site, through social media, and at town owned facilities, and 5 applications were received. Council voted by ballot and the vote count was as follows:

Amanda Bowen - 5
Jennifer Bell - 2
Jill Kerr - 3
Kristine Natt och Dag - 5
Julia Janosko, junior member - 5

Action: Motion to appoint the following people to the Tree Advisory Committee: Amanda Bowen and Kristine Natt och Dag to three year terms ending June 30, 2023, Jill Kerr to a one year term ending June 30, 2021, and Julia Janosko as Junior Member to a one year term ending June 30, 2021.
Motion: Wolff
Second: Villadsen

Vote: Unanimous
The ballots are attached to these minutes.

16. Unified Development Ordinance Re-Write Consultant Contract

Melissa Sigmund, Planning & Zoning, said that through the FY 2019-2020 budget process, Town Council authorized staff to move forward with a rewrite of the Unified Development Ordinance (UDO) in conjunction with the October 2019 adoption and implementation of the Land Use & Character Plan (LUCP). The preparation of a new UDO will allow for implementation of the LUCP through land use regulations that support policy goals of the plan and provide for more streamlined and transparent processes and regulations. The LUCP is the vision, and the UDO are the tools that allow the Town to achieve that vision.
Ms. Sigmund said that the RFP for the UDO rewrite was developed and reviewed by a multi-departmental committee. Eight proposals were submitted and interviews conducted with the top ranked teams. The consultant proposals were ranked on a number of criteria, including the consulting teams' relevant experience, proposed project strategy, and ordinance creation skills demonstrated in work samples. Stantec partnered with the Irvin Law Group and brings a wealth of experience in writing ordinances for municipalities across the state of North Carolina and beyond. Stantec has a familiarity with state laws, experience working on similar projects in similarly situated municipalities (i.e. similar size and growth rates) a deep bench of professionals with experience in a wide range of development fields such as architecture, land use planning, engineering, land use planning, engineering, landscape architecture, and land use law. In addition, Stantec offers individuals highly skilled in project management, effective public engagement, graphic design, and document creation.
Ms. Sigmund said there was an expected timeline of about 18 months, with the project kick-off in June. The consultant team would do background research, and begin a public engagement plan that takes our current situation into account. The UDO Steering Committee would include a Councilmember, a staff member, and other stakeholders. This process would be getting down to the nitty-gritty details. Next steps would be Plan and Ordinance Review, Public Engagement Plan, and the creation and engagement of a UDO Steering Committee.

Action: Motion to award a contract to Stantec for the Unified Development Ordinance (UDO) Re-Write Project, to include community engagement and preparation of a new UDO, in the amount of $197,100.
Motion: Kelly
Second: Wolff
Vote: Unanimous

UNFINISHED BUSINESS:

17. Consideration of Non-profit Grants to Support COVID-19 Relief Efforts

Randy Harrington said that on April 21, 2020 Council had made a grant to the Chamber Foundation of $15,000 as a matching grant for assistance to small businesses affected by COVID-19.
He said that Council received a request for funding from Western Wake Crisis Ministry, and at their May 5, 2020 meeting Council voted to authorize a grant to them. At that same meeting Council discussed offering grant money to two other organizations who are working to assist those economically affected by COVID-19. Council voted to delay consideration of any other grants pending receiving formal requests from the Holly Springs Food Cupboard and the Western Regional Food Security Action Group.

Councilman McGrath asked how the Town made sure we targeted the public interest of Holly Springs in the grant to West Wake Crisis Ministry because their publicity seems to indicate otherwise. He said he doesn't want taxpayer dollars spent on people who don't live in Holly Springs. Wake County, the state, and the federal government are spending money. How do we make sure this money is spent in our community? Mr. Harrington said that it is part of our grant reporting requirement to these agencies that they say how the funds are spent in Holly Springs. Councilwoman Kelly said she is out there working with the agencies, and she is confident that it is going to assist Holly Springs' residents. Councilman Wolff said he thinks the messaging might have been confusing, but we required them to enter into an agreement. John Schifano, Town Attorney, said no money has been spent because yet because there is not yet an agreement yet, but that is Council's

direction and that is what we are going to do. MPT Berry said the food programs are more palatable to him than some of the others. Council has supported the Food Cupboard and he is passionate about it. The only concern he has on the Western Regional Food Security Action Group is how they are funded. Mr. Harrington said that the Food Security Action Group is a 501(c)(3) organization. Linda McKinney, Town Clerk, said that the agreement would be signed by the Pastor of Pleasant Grove Church who is in charge of the agency. Councilman McGrath asked if anyone has a clear idea of how much the food is costing that is being delivered? Councilwoman Kelly said she did not know the cost. Mayor Sears said that he believes it is a good investment as long as it is used in Holly Springs. There was discussion about the amount of funds to provide to the agencies, given the amount available to Council.

Action: Motion to authorize the Town Manager to enter into the following COVID-19 relief grant contracts as determined by Council for the following amounts:

$2,500 to Holly Springs Food Cupboard

$2,500 to Western Regional Food Security Action Group.

Motion: Villadsen
Second: Wolff
Vote: Unanimous

OTHER BUSINESS:

Mayor Sears said the number of COVID-19 cases has increased, but the percentage of positive cases is staying steady. Seventy percent of the COVID-19 deaths are in nursing homes. As of Monday Holly Springs has 19 confirmed cases and no deaths.

Councilwoman Kelly said she would like to talk about affordable housing sooner rather than later.

Councilman Wolff said that this is our first meeting together in a while. If we can all think back to the pre-COVID world, we were having a budding conversation about the safety of our town facilities Since then I have heard concerns from residents about the lack of safety restrictions on the carrying of weapons on town facilities, particularly in areas where children gather. With that in mind and in hopes of creating a safe environment for people enjoying town facilities and for employees at work I would like to consider a motion to ask the Town manager and the Town Attorney to consider drafting an ordinance to prevent the carrying of lethal weapons on town properties. Councilwoman Kelly said she has also heard many requests. MPT Berry said he does not support anything of this kind and would like to know what the statutes would allow. Councilman Wolff said that for town facilities the statutes do give that power. There are some restrictions, which is why he would like the town attorney to have a look at it.

John Schifano, Town Attorney, said Council has the authority to regulate property that the Town owns - buildings, well-defined athletic fields, etc. You are able to regulate both open carry and concealed carry one or both. Right now the Town has no restrictions.

Councilman McGrath said he wants a more robust discussion before we send staff off to draft an ordinance. You may be able to regulate it in a building but not on the sidewalk outside the building. There might be people who are afraid, but there are others who are not. He would prefer more analysis before we draft any legislation. He asked if it could be put it on the next agenda. Randy Harrington, Town Manager said that it was at the pleasure of the Council. Councilman McGrath said he thought looking into it and putting it on the next agenda would be appropriate. Councilman Wolff said he would like to put it on the agenda with a sample ordinance to discuss. He wanted to put it out in an open meeting to be as transparent as possible, which is why he waited until Council met in person. He said he would like something to have the discussion based off of.

Councilman Villadsen said he would like more discussion, but didn't know that a sample ordinance was necessary. He wants to look at what other municipalities do. MPT Berry said he was afraid there was a pattern of looking for solutions for problems that they have not defined. It is concerning to him and it needs far more vetting and more discussion. He asked if the Parks & Rec Committee had this discussion. Councilman McGrath said he didn't want to move forward unless someone comes forward with incidents that happened or nearly happened, rather than acting without data. Councilman Wolff said he understood his colleague's points, but this is not capricious, it is more proactive. If we wait for an incident there could be a tragedy. It is not arbitrary. He said he wouldn't broach it if there were not widespread concern in the community, including from firearm owners. He also would not frame it as something brought up to satisfy an agenda. It's a proactive

measure to prevent accidents and mishaps. Mayor Sears said he would be happy to look into what other towns are doing and move forward.
Councilman Villadsen said a workshop might be more conducive to discussion, but he understood that would be later in June. Councilman McGrath asked if that was enough time to establish what we are doing. He said he thought it would take a month to get data and look at this. He would rather bring this to a workshop in July. MPT Berry said he would like to do it after the budget. Staff should be spending their time on the budget right now and we can get into these discussions later. Councilwoman Kelly said she was fine with waiting until July. Councilman Wolff said he was a little disheartened that his would be considered a political issue. What he would propose is to prevent people from bringing guns into places where our kids are watching puppet shows, or playing soccer. As a parent he considers it necessary and he doesn't think Council should wait. MPT Berry said that there are lots of laws on the books and you're to going to stop bad actors.
Councilman Wolff asked the Town Manager how long it would take to pull together enough information to have a discussion on this issue. Mr. Harrington said that If this is something Council wants to take up and take up quickly, we will reprioritize time and make it happen. He said he thought MPT Berry had a fair point about the budget, but we can have multiple large projects going if that is the will of the Council. It might be nice to have more clarity about what kinds of information would be helpful for your conversation.
Councilwoman Kelly said what she heard was that we are having a discussion about what other towns are doing and a proposal of other ordinances. She said she thought that was worth discussing. She does hear concerns. If we put it on the agenda, people can come and talk to us about it and that will give us the chance to hear both sides. But she would be happy to wait until after the budget. Mr. Harrington said that as far as outlining what state law does and does not allow, staff can make it happen tomorrow, or in a month and a half, whatever your desire is. Councilman Wolff said it is on the Parks and Rec Committee's mind, and if Council doesn't do something soon, we may have to do it before we discuss it. Councilman McGrath said that Councilman Wolff had an emotional reaction, and he understand why, but he wants to hear facts. He doesn't want to hear emotions. Councilman Wolff said that this is not political and it is not emotional. He believes that this is good public policy and will keep the town safer. He said he was not proposing this as a political stunt or out of my personal experience, but because it's the best thing for the town. He asked if Council could discuss this issue at the June workshop. Councilman McGrath said he wanted to wait until July and not divert staff work from the budget. MPT Berry said he had not changed his opinion on the budget taking priority.
Consensus was to discuss it at the July Workshop

MANAGER'S REPORT:
Randy Harrington, Town Manager, said the budget presentation is next Tuesday, in the Chamber, at 6 pm. Given the time frame tonight, he suggested that Council could move the two closed session items to after that meeting. Consensus was to do so.

CLOSED SESSION: None.

ADJOURNMENT:
Councilman Villadsen made a motion to adjourn at 11:57 pm. It was seconded by Councilwoman Kelly and passed with a unanimous vote.
Respectfully Submitted on Tuesday, June 2, 2020.

Linda C. McKinney

Linda C. McKinney, Town Clerk
Addenda pages as referenced in these minutes follow and are a part of the official record.

Mayor and Council Special Meeting
6 p.m. May 26, 2020
Town Hall, Council Chambers

MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, May 26, 2020 in the Council Chambers of Holly Springs Town Hall, 128 S. Main Street and virtually via Zoom. Mayor Sears presided, calling the meeting to order at 6:00 p.m. A quorum was established as the mayor and five council members attended.

Council Members Present: Mayor Sears, Councilmen Dan Berry, Peter Villadsen, and Shaun McGrath and Councilwomen Christine Kelly.

Council Members Absent: none.

Staff Members Present: *In the Chamber:* Randy Harrington, Town Manager; Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; Linda McKinney, Town Clerk (recording the minutes); John Schifano, Town Attorney, Corey Petersohn, Finance; Mark Andrews, Communications and Marketing; Patty Dressen, Interim Director, Finance; Cassie Hack, Director, Communications and Marketing; Gina Clapp, Director, Planning and Zoning. *Attending electronically:* Irena Krstanovic, Director, Economic Development; LeeAnn Plumer, Director, Parks and Recreation; Kendra Parish, Director Engineering; Leroy Smith, Fire Chief; Erika Phillips, Director, Human Resources; Jeff Wilson, Director, IT; John Herring, Chief of Police; Seann Byrd, Director, Water Quality; Luncie McNeil, Director, Public Works; Daniel Pope, Director, Code Enforcement.

Staff Resource: Randy Harrington, Town Manager

2. Recommended Budget Presentation

Randy Harrington, Town Manager presented the proposed 2020-2021 Operating and Community Investment Plan Budget. He said that the budget was developed with COVID-19 economic impacts in mind. It enhances long-term planning for future public infrastructure, redesigns the Stormwater Program to address fee inequities and to better respond to aging infrastructure repair needs, recommends a revenue-neutral property tax rate of 42.16 cents, and continues strong investment in Town employees. Mr. Harrington said that the population of Holly Springs has grown tremendously over the last ten years, and is projected to reach 50,000 by 2024. Likewise, the corporate limits have expanded from just over one square mile to approximately 18 square miles since the founding of the Town. He outlined the Strategic Priority areas determined by Council. He showed graphically where town revenues come from, and where the money is spent. Public Safety is the greatest percentage of expenditures in the town's budget. He said that the proposed changes to the budget fit in with the five Strategic Priority areas.

Mr. Harrington showed the major components of the General Fund and the services that municipalities are expected to provide. He outlined the proposed increases in refuse, recycling, and yard waste. The monthly increase comes to $0.99 per household. He showed how sales tax growth was impacted by the COVID-19 pandemic. Showing the growth in property values in town, he then showed that Holly Springs is one of only three jurisdictions in Wake County to recommend a revenue neutral property tax rate. The current tax rate in Holly Springs is 48.25¢, and this budget recommends the revenue neutral rate of 42.16¢. He discussed the allocation of

a portion of property tax revenue to be spent on debt service and a portion on General Fund. Next he highlighted how the proposed budget reinforced the Strategic Priority Areas and went on to show the amount of property tax paying for various Town services from a median home value of $333,777.

Mr. Harrington discussed the Utility Fund's support of the Strategic Priority Areas, and compared the proposed water/sewer rate to other municipalities in a 50 mile radius, 100 mile radius, and across the state, showing that Holly Springs' proposed rate is 7 – 10% lower than other utility customer averages in those groups. He discussed how the budget would fix inequities in the stormwater fee structure and address aging infrastructure. This would begin the process of bringing Holly Springs from a level of service D to a level of service C, and ensure that the Town maintains compliance with federal and state regulations. The new rates would be effective on January 1, 2021.

Mr. Harrington discussed the Community Investment Plan, which is a 5 year plan that matches the Town's infrastructure needs with anticipated financial resources. He highlighted them by Strategic Priority area. The intent is to match the town's infrastructure needs with anticipated financial (cash and debt) resources. This includes a new Pay-as-You-Go plan for smaller projects.

Mr. Harrington then discussed employee investment, including merit based pay increases and benefit changes, including Elder Care Leave and Community Involvement Leave. He discussed some potential realigning of the organization to meet future needs. Finally he reviewed Town budget safeguards in light of the unknowns brought on by COVID-19. He said that many municipalities in Wake County are dipping into their Fund Balance to balance their budgets, but he is not recommending that for Holly Springs. He believes the proposed budget can be balanced without that, but it is available as an option should Council desire.

Mr. Harrington announced that the Budget Public Hearing is set for June 2nd. The Mayor and Council's budget workshop will be on June 4th, and adoption of the budget is set for the June 16th meeting.

3. Closed Session: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(6) to discuss the disposition of 127N. Main St. and acquisition of real property for a potential Public Works sight.

Motion by: Berry
Second by: Kelly
Vote: Unanimous

4. Adjournment: There being no further business for the evening, Motion to return to open session and adjourn was made by Councilman Villadsen second by Councilwoman Kelly and passed with a unanimous vote. The May 26, 2020 special meeting of the Holly Springs Town Council was adjourned at 7:20 pm.

Respectfully Submitted on Tuesday, June 2, 2020.

Linda C. McKinney

Linda McKinney
Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda
Title: Budget Amendment to Recognize Engineering Review Fee Revenue
Strategic Priority Area: Responsible & Balanced Growth
Safe & Friendly
Staff Resource: Kendra Parrish, Engineering

Action(s):
Approve budget amendment by increasing general fund revenues by $20,000 and expenses in the same amount for developer contribution for development traffic impact analysis reviews.

Explanation:
- The sole purpose of the budget amendment is to formally appropriate revenue and associated expenditures for required development review.
- Development proposals are required to submit special studies such as traffic impact analysis, water, sewer, and stormwater during preliminary plan review.
- These studies are outsourced for an independent review. The Town must pay the independent review fee, however, an invoice in the equal amount is then charged back to the developer. This results in a wash of revenues and expenses.
- Based on the rate of development, there is an adjustment needed for this line item in the department's operating budget.

Background:
- An increase was appropriated in January 2020. However, with the rate of development from January through April, another adjustment is warranted for this line item in the department's operating budget.

Funding Source(s):
- Budget amendment to increase General Fund revenue account 10 320.13 in the amount of $20,000 in order to increase 10 432 12.09 (Professional & Technical Service Department Review).

Attachment(s):
1. Budget Amendment for review fees

Town of Holly Springs
Budget Amendment Request

BE IT ORDAINED by the Governing Board of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2020.

Department: Engineering

Date Submitted: 5/19/2020

Reason for Budget Amendment: Special study reviews have increased dramically due to an increase in development project volume and special study requirements.

(round to nearest $25, $50, $75 or $100; no cents)

Account Description	Account #	Increase	Decrease
Development Fees-TIA	10 320.13	20,000	
Professional & Technical Service Development Review	10 432 12.09	20,000	
Total			-

Department Head Signature

Finance Director Signature

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

Budget amendments under $15,000, between departments, or reallocating funds from Capital Outlay or Salaries/Benefits must be approved by the Town Manager before submitting to Finance. Notified to Town Council at next meeting.
Budget amendments that increase the overall budget need the Town Manager's signature and Council approval.
Budget amendments $15,000 and over need the Town Manager's signature and Council approval.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda
Title: Reconciliation of Trinity Creek IRA Reimbursement and Fees Paid
Strategic Priority Area: Responsible & Balanced Growth
Safe & Friendly
Staff Resource: Kendra Parrish, Engineering

Action(s):
Approve transferring revenue to Capital Reserve Fund for system development fee, which is increasing Water System Development Fee Account by $133,916.00 and reducing Developer Infrastructure Reimbursements by the same amount to reconcile fees paid per lot that exceed eligible reimbursement per lot.

Explanation:
- The sole purpose of this request is to reconcile the excess amount in the reimbursement account to the water system development account where normal non-reimbursable fees are deposited.
- In accordance with the Infrastructure Reimbursement Agreement (IRA) for Trinity Creek Subdivision, the developer is entitled to a total reimbursement of water system development fees in the amount of $2,193.00 per lot.
- The eligible amount is less than the water system development fee charged for each lot. Therefore, there is an excess amount deposited in the developer reimbursement account.

Background:
- An IRA was previously approved for Trinity Creek Subdivision in March 15, 2015.
- Since water system development fees for the Trinity Creek subdivision are eligible for partial reimbursement through the IRA, payment of these potentially reimbursable fees are directed to a reimbursement account as fees are paid.
- In accordance with the IRA for Trinity Creek, reimbursement on 85 lots has been previously approved and processed for payment to the developer.

Funding Source(s):
- Transfer $133,916.00 from Deposits Infrastructure Reimbursement account 30-210.06 to Water System Development Fees account 30-322.05.

Attachment(s):
1. Reconciliation for reimbursement #2

Trinity Creek IRA Reimbursement #2							
Lot #	Street Address	Water Cap Fee paid into acct 30 210.06	Water Cap Fee paid into acct 61 322.13	Potential amount of reimbursement	Less previously reimbursed amount	Total amount eligible for reimbursement	Excess amount in acct 30 210.06
001	104 Cedar Wren Ln		$ 2,850.00	$ 2,193.00		$ 2,193.00	$ (2,193.00)
002	108 Cedar Wren Ln		$ 2,850.00	$ 2,193.00		$ 2,193.00	$ (2,193.00)
003	112 Cedar Wren Ln		$ 2,850.00	$ 2,193.00		$ 2,193.00	$ (2,193.00)
007	128 Cedar Wren Ln		$ 2,850.00	$ 2,193.00	$ 625.00	$ 1,568.00	$ (1,568.00)
008	132 Cedar Wren Ln		$ 2,850.00	$ 2,193.00	$ 625.00	$ 1,568.00	$ (1,568.00)
009	136 Cedar Wren Ln		$ 2,850.00	$ 2,193.00	$ 625.00	$ 1,568.00	$ (1,568.00)
010	140 Cedar Wren Ln		$ 2,850.00	$ 2,193.00	$ 625.00	$ 1,568.00	$ (1,568.00)
011	144 Cedar Wren Ln	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
090	204 Cedar Wren Ln	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
091	208 Cedar Wren Ln	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
092	212 Cedar Wren Ln	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
114	117 Cedar Wren Ln	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
115	121 Cedar Wren Ln	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
117	129 Cedar Wren Ln	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
119	201 Cedar Wren Ln	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
120	205 Cedar Wren Ln	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
121	209 Cedar Wren Ln	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
132	201 Trinity Creek Ln	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
133	205 Trinity Creek Ln	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
137	308 Cedar Wren Ln	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
138	312 Cedar Wren Ln	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
139	200 Trinity Creek Dr	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
141	104 Sweetbriar Rose	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
142	108 Sweetbriar Rose	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
145	208 Sweetbriar Rose	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
154	304 Sweetbriar Rose	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
155	308 Sweetbriar Rose	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
156	312 Sweetbriar Rose	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
157	316 Sweetbriar Rose	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
159	313 Sweetbriar Rose	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
160	309 Sweetbriar Rose	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
161	305 Sweetbriar Rose	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
163	153 Crested Coral Dr	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
179	304 Trinity Creek Dr	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
180	308 Trinity Creek Ln	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
192	221 Sweetbriar Rose Ct	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
194	229 Sweetbriar Rose Ct	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
195	233 Sweetbriar Rose Ct	$ 4,054.00		$ 2,193.00		$ 2,193.00	$ 1,861.00
197	316 Trinity Creek Dr	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
198	320 Trinity Creek Ln	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
199	313 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00

200	309 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
201	305 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
202	301 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
203	281 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
204	277 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
209	257 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
210	253 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
211	249 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
213	241 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
214	237 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
215	233 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
216	229 Scaralet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
218	221 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
219	217 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
220	213 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
221	209 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
226	104 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
228	200 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
229	204 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
230	208 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
231	212 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
232	216 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
233	220 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
235	228 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
236	232 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
237	236 Scarlet Tanager Cir	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
238	300 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
239	304 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
240	308 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
241	312 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
242	316 Scarlet Tanager Cir	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
246	309 Trinity Creek Dr		$ 2,850.00	$ 2,193.00	$ 625.00	$ 1,568.00	$ (1,568.00)
290	329 Chicksaw Plum Dr	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
292	321 Chicksaw Plum Dr	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
294	313 Chicksaw Plum Dr	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
296	305 Chicksaw Plum Dr	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
297	301 Chicksaw Plum Dr	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
319	324 Chicksaw Plum Dr	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
320	320 Chicksaw Plum Dr	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
321	316 Chicksaw Plum Dr	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
322	312 Chicksaw Plum Dr	$ 2,850.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 1,282.00
323	308 Chicksaw Plum Dr	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
324	304 Chicksaw Plum Dr	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
325	300 Chicksaw Plum Dr	$ 4,054.00		$ 2,193.00	$ 625.00	$ 1,568.00	$ 2,486.00
	TOTALS	**$ 278,446.00**	**$ 22,800.00**	**$ 186,405.00**	**$ 41,875.00**	**$ 144,530.00**	**$ 133,916.00**

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda

Title: Amend Town Council Meeting Calendar to add a business meeting on Monday, June 22, 2020

Strategic Priority Area: Organizational Excellence
Responsible & Balanced Growth

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Amend the Town Council 2020 Meeting Calendar to add a business meeting on Monday, June 22, 2020 at 6:00 p.m. in the Council Chamber.

Explanation:

- Over the past two months staff has had to reduce the number of Planning & Zoning items coming before Council due to the public meeting challenges associated with COVID-19.
- This has lead to a backlog of Planning and Zoning items needing the Council's attention.
- In order to get back on schedule, an additional meeting on June 22 is proposed to address Planning and Zoning items.

Background:

- Council set its calendar for 2020 at its meeting on December 3, 2019.
- N.C.G.S. 143-318.12(a) requires that changes to the calendar of a municipal board be made in the same manner that the calendar was originally adopted, and at least seven days before the first meeting affected by the change.

Funding Source(s):

N/A

Attachment(s):

1. 2020 TC Calendar of Meetings - amended

First Tuesday:	Council Regular meeting 7 p.m. in Town Hall Council Chambers.
Second Tuesday:	Council Work Session 6 p.m. in Town Hall, Holleman Room.
Third Tuesday:	Council Regular meeting 7 p.m. in Town Hall Council Chambers.

	Jan. 7	7:00 p.m. Council Regular meeting
	Jan. 14	**6:00 p.m. Council Workshop**
	Jan. 21	7:00 p.m. Council Regular meeting
	Feb. 4	7:00 p.m. Council Regular meeting
	Feb. 11	**6:00 p.m. Council Workshop**
	Feb. 21-22	**2020 Council Annual Retreat - Mid Pines**
	Feb. 18	7:00 p.m. Council Regular meeting
	Mar. 3	7:00 p.m. Council Regular meeting
	Mar. 10	**6:00 p.m. Council Workshop - Purim**
	Mar. 17	7:00 p.m. Council Regular meeting
	Apr. 7	7:00 p.m. Council Regular meeting
	Apr. 14	**6:00 p.m. Council Workshop**
	Apr. 21	7:00 p.m. Council Regular meeting
	May 5, 2020	7:00 p.m. Council Regular meeting
	May 12, 2020	**6:00 p.m. Council Workshop (in chamber)**
	May 19, 2020	7:00 p.m. Council Regular meeting
	May 26, 2020	**6:00 p.m. Budget Presentation**
	June 2, 2020	7:00 p.m. Council Regular meeting
	June 4, 2020	**6:00 pm Budget Workshop**
	June 9, 2020	**6:00 p.m. Council Workshop**
	June 16, 2020	7:00 p.m. Council Regular meeting
	June 22, 2020	6:00 p.m. Council Business meeting for Planning & Zoning items
	July 14, 2020	**6:00 p.m. Council Workshop**
	July 21, 2020	7:00 p.m. Council Regular meeting
	Aug. 18	7:00 p.m. Council Regular meeting
	Sept. 1	7:00 p.m. Council Regular meeting
	Sept. 8	**6:00 p.m. Council Workshop**
	Sept. 15	7:00 p.m. Council Regular meeting
	Oct. 6	7:00 p.m. Council Regular meeting
	Oct. 13	**6:00 p.m. Council Workshop**
	Oct. 20	7:00 p.m. Council Regular meeting
	Nov. 3	7:00 p.m. Council Regular meeting
	Nov. 10	**6:00 p.m. Council Workshop**
	Nov. 17	7:00 p.m. Council Regular meeting
	Dec. 1	7:00 p.m. Council Regular meeting
	Dec. 8	**6:00 p.m. Council Workshop**
	Dec. 15	7:00 p.m. Council Regular meeting